

MINUTES OF THE HOWEY IN THE HILLS TOWN COUNCIL MEETING  
HELD SEPTEMBER 24, 2018

Mayor Sears called the Town Council pre-work session to order at 5:46 p.m.

Present: Mayor Sears, Mayor Pro-Tem David Nebel, Councilor Scott, Councilor Conroy and Councilor MacFarlane

Also Present: Town Planner Harowski, Town Clerk Burke, Town Attorney Ramos

Mayor Sears closed the Town Council pre-work session to at 5:48 p.m.

Mayor Sears called the Town Council Meeting of September 24, 2018 to order at 6:00 p.m.

Mayor Sears led the Pledge of Allegiance to the Flag

Public Services Director Ernest led the Invocation

Present: Mayor Sears, Mayor Pro-Tem David Nebel, Councilor Scott, Councilor Conroy and Councilor MacFarlane

Also Present: Town Planner Harowski, Town Clerk Burke, Town Attorney Ramos

### **PUBLIC HEARINGS**

Consideration and action on behalf of applicants Red Jacket Development Group LLC and Bredco Development Group for the project known as Whispering Hills for rezoning 60.88 acres of property located east of North Buckhill Road, Lake County Property Appraiser parcel numbers 36-20-25-000400000900, 36-20-25-000400001500 and alternate key numbers 3564219, and 3907438 from Medium Density Residential 1 (MDR-1) to Medium Density Residential 2 (MDR-2).

***ORDINANCE NO. 2018-008. AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA REZONING 60.88 ACRES OF PROPERTY LOCATED EAST OF NORTH BUCKHILL ROAD, LAKE COUNTY PROPERTY APPRAISER PARCEL NUMBERS 36-20-25-000400000900, 36-20-25-000400001500 AND ALTERNATE KEY NUMBERS 3564219, AND 3907438 FROM MEDIUM DENSITY RESIDENTIAL 1 (MDR-1) TO MEDIUM DENSITY RESIDENTIAL 2 (MDR-2); PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.***

**Town Attorney Ramos** suggested that the reading be tabled because Planning and Zoning had not heard it yet.

**Mayor Sears** agreed and asked for a motion.

**Town Planner Harowski** stated that P&Z was ready to consider it but it was the applicant that requested that it be deferred

**Town Attorney Ramos** asked for a date for the reading.

**Mayor Sears** deferred the reading to October 8, 2018 at 6:00 p.m.

**Councilor Scott** seconded by **Councilor Conroy** moved to table the Consideration and action on behalf of applicants Red Jacket Development Group LLC and Bredco Development Group for the project known as Whispering Hills for rezoning 60.88 acres of property located east of North Buckhill Road, Lake County Property Appraiser parcel numbers 36-20-25-000400000900, 36-20-25-000400001500 and alternate key numbers 3564219, and 3907438 from Medium Density Residential 1 (MDR-1) to Medium Density Residential 2 (MDR-2). ORDINANCE NO. 2018-008. AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA REZONING 60.88 ACRES OF PROPERTY LOCATED EAST OF NORTH BUCKHILL ROAD, LAKE COUNTY PROPERTY APPRAISER PARCEL NUMBERS 36-20-25-000400000900, 36-20-25-000400001500 AND ALTERNATE KEY NUMBERS 3564219, AND 3907438 FROM MEDIUM DENSITY RESIDENTIAL 1 (MDR-1) TO MEDIUM DENSITY RESIDENTIAL 2 (MDR-2); PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE. Motion carried 5-0 with a roll call vote.

Consideration and action on behalf of applicants Bruce and Karen Johnson to rezone a 5.4-acre parcel of property located on South Lakeshore Blvd, Lake County Property Appraiser parcel number 35-20-25-015000004700, alternate key number 1257743 from Medium Density Residential 1 (MDR-1) to Rural Estates (RE).

**First Reading ORDINANCE NO. 2018-009. AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE HILLS, FLORIDA REZONING A 5.4 ACRE PARCEL OF PROPERTY LOCATED ON**

**SOUTH LAKESHORE BOULEVARD, LAKE COUNTY PROPERTY APPRAISER PARCEL NUMBER 35-20-25-015000004700 AND ALTERNATE KEY NUMBER 1257743 FROM MEDIUM DENSITY RESIDENTIAL (MDR-1) TO RURAL ESTATES; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.**

Consideration and action on behalf of applicants Bruce and Karen Johnson to amend table 2.00.02(C) in Chapter 2 of the Town's Land Development Code to indicate that a Rural Estates zoning district is permissible in a Medium Density Residential 1 future land use category.

**First Reading ORDINANCE NO. 2018-010 AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS AMENDING THE TOWN'S LAND DEVELOPMENT CODE; REVISING TABLE 2.00.02(C) IN CHAPTER 2 OF THE TOWN'S LAND DEVELOPMENT CODE TO ALLOW A RURAL ESTATES (RE) ZONING DISTRICT TO BE PERMISSIBLE IN A MEDIUM DENSITY RESIDENTIAL 1 (MDR-1) FUTURE LAND USE CATEGORY; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.)**

**Mayor Sears** read by title.

**Town Planner Harowski** asked that items 2 and 3 be heard at the same time because they relate to the same thing.

**Town Attorney Ramos** read the ordinances

**Mayor Sears** asked Town Planner Harowski to walk the Council through the Ordinances.

**Town Planner Harowski** stated the application is to rezone a parcel on Lakeshore on the west side of the road, south of the school. The Planning & Zoning Board unanimously recommended the change. The request meets the three requirements to rezone.

**Councilor Conroy** said that it is an excellent idea because of its proximity to Sara Maude.

**Town Attorney Ramos** said that the motions should be considered separately and that it is the first reading.

**Councilor Scott** seconded by **Councilor Conroy** moved to approve First Reading ORDINANCE NO. 2018-009. AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE HILLS, FLORIDA REZONING A 5.4 ACRE PARCEL OF PROPERTY LOCATED ON SOUTH LAKESHORE BOULEVARD, LAKE COUNTY PROPERTY APPRAISER PARCEL NUMBER 35-20-25-015000004700 AND ALTERNATE KEY NUMBER 1257743 FROM MEDIUM DENSITY RESIDENTIAL (MDR-1) TO RURAL ESTATES; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE. Motion carried 5-0 with a roll call vote.

**Councilor Scott** seconded by **Councilor Conroy** moved to approve the First Reading ORDINANCE NO. 2018-010 AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS AMENDING THE TOWN'S LAND DEVELOPMENT CODE; REVISING TABLE 2.00.02(C) IN CHAPTER 2 OF THE TOWN'S LAND DEVELOPMENT CODE TO ALLOW A RURAL ESTATES (RE) ZONING DISTRICT TO BE PERMISSIBLE IN A MEDIUM DENSITY RESIDENTIAL 1 (MDR-1) FUTURE LAND USE CATEGORY; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.) Motion carried 5-0 with a roll call vote.

## **NEW BUSINESS**

### **Discussion: Irrigation Wells**

**Mayor Sears** said that we've had a draught in irrigations well requests but now it's coming back.

**Councilor Conroy** asked to be reminded of past policy and that of the county.

**Town Attorney Ramos** stated that the Town Code has requirements for permits for wells.

**Public Services Director Ernest** stated that we currently use Lake County to manage well permits.

**Mayor Sears** said that if anyone wants a well they go to the Country to get a permit and they can use it for irrigation

**Mayor Pro-Tem David Nebel** asked if the issue is Venezia and what do we do with the irrigation meters if there's a well?

**Mayor Sears** said that we will have Heather take it back and do some research on what would be a responsible action on our behalf

**Public Services Director Ernest** stated that a meter cost is roughly \$800 installed plus the monthly service charge

**Town Clerk Burke** said that even off is \$24.23 availability fee.

**Public Services Director Ernest** said whether it's on or not, it cannot be removed because we're required to have them.

**Mayor Sears** said that we have to do the research because we have a lot of assets installed that we're paying for.

**Councilor Conroy** asked what other cities do. The Town has other sub-divisions coming, it's a good area for public discussion and we have to plan for it.

**Mayor Sears** said the Town Council will take it back up in October and see which direction they want to go.

## **BOARD REPORTS**

### **Library Board Minutes**

**Library Director Hall** said the County is requiring an inventory and that's what we've been doing for the last month, over 12,000 items. Many projects in the works including an early reader project.

**Councilor Conroy** complemented Library Director Hall on the Third Friday events stating it adds culture to the Town.

### **Parks & Recreation Advisory Board Report & Minutes-No Comments**

## **Planning & Zoning Board Minutes**

**Town Clerk Burke** said the minutes are not complete due to focus on the budget.

### **DEPARTMENT REPORTS**

#### **Code Enforcement/Police Department Report**

**Chief Thomas** reminded everyone to lock their cars, we've had car burglary issues with unlocked cars.

**Councilor Conroy** asked about the activity on Palm today

**Chief Thomas** stated that the Sheriff's office and FL. Department of Law Enforcement served a search warrant on S. Palm and then connected the activity to an adjacent house with a shared internet connection. Howey PD was not informed of the details.

#### **Finance Report - No Comments**

#### **Impact Fee Balance**

**Councilor Conroy** asked how many lots, permits to be pulled are still available in Venezia.

**Town Clerk Burke** said Meritage purchased all remaining lots, they are in the process of getting the models approved.

#### **Library Director Report - No Comments**

#### **Public Services Report (Staff Meeting Minutes) - No Comments**

#### **Town Hall Report - No Comments**

### **MAYOR AND COUNCIL COMMENTS**

**Mayor Sears** said that he is in discussions with the school on the possible walkway from Venezia.

**Councilor Conroy** asked if there had been any discussion with the people purchasing the land on Lakeshore.

**Mayor Sears** replied no.

### **PUBLIC COMMENTS**

**Sal Gallelli 1104 N. Tangerine** said that he wished there was a way to notify residents when there is an event like the car illegal entry, email or other options.

**Mayor Sears** stated that we spoke about this at the last meeting and the Chief is looking into it.

**Chief Thomas** said that work on the budget has taken his time but they are looking at the best way to get it done, email blast, social media and public record requirements.

**Don Elis, 135 W. Magnolia**, asked for an update on the golf cart crossing.

**Chief Thomas** is waiting to hear back from FDOT's engineer, a list of proposed crossing was sent to FDOT and we're waiting for them respond.

**Don Elis, 135 W. Magnolia**, asked if a state representative could help.

**Chief Thomas** said we are down one representative but it couldn't hurt to talk to them.

**Marie Gallelli 1104 N. Tangerine** asked if it would be an option to include crime report information on the water bill for residents that don't use social media and wasn't tonight the night Council was to hear from Talichet?

**Mayor Sears** stated that it was the developer's option and he withdrew the request.

**Marie Gallelli 1104 N. Tangerine** asked for an explanation of the 2 water meters in Venezia.

**Public Services Director Ernest** said they have 2 meters, one for potable water and one for irrigation.

**Mayor Sears** said that that is what the Town is discussing, what will we do. There is an ongoing cost with the CUP so we have to determine the costs and make sure we are covering those costs if we remove the irrigation meter.

**Marie Gallelli, 1104 N. Tangerine**, stated that Howey needs to stay out of the well permit process.

The Meeting adjourned at 6:30 p.m.

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David Nebel, Mayor

ATTEST:

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Dairian Burke  
Town Clerk