

**MINUTES OF THE HOWEY-IN-THE-HILLS TOWN COUNCIL MEETING  
HELD JANUARY 25, 2016**

**Mayor Sears** called the Town Council Meeting of January 25, 2016 to order at 6:03 p.m.

**Cub Scout Troop and Boy Scout Troop No. 254** led the Pledge of Allegiance to the Flag.

**Public Services Supervisor Ernest** led the Invocation.

Present: Mayor Sears, Mayor Pro-Tem David Nebel, Councilor Conroy, Councilor Mabry and Councilor Kearney.

Also Present: Town Attorney Blom-Ramos, Town Planner Harowski, Chief Thomas, Public Services Supervisor Ernest and Town Clerk Brasher.

**Mayor Sears** opened the Local Planning Agency Meeting.

**Town Council Sitting as the Local Planning Agency  
Comprehensive Plan Consistency Determination for Ordinance No. 2016-001, AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA AMENDING THE TOWN'S COMPREHENSIVE PLAN BY AMENDING CHAPTER 1, THE FUTURE LAND USE ELEMENT, TO REVISE POLICIES 1.1.1, 1.4.6, 1.4.7, 1.4.8 AND TABLE 3 CONCERNING THE TOWN CENTER MIXED USE (TCMU) LAND USE CLASSIFICATION; AUTHORIZING TRANSMITTAL; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE**

**Town Attorney Blom-Ramos** read by title only, Ordinance No. 2016-001.

*The Public Hearing was opened. As no one wished to speak, the Public Hearing was closed.*

**Councilor Kearney**, seconded by **Mayor Pro-Tem Nebel**, moved to recommend adoption of Ordinance No. 2016-001 to the Town Council. Motion carried 5-0 with a roll call vote.

**Mayor Sears** closed the Local Planning Agency Meeting.

**TOWN COUNCIL MEETING**

**PUBLIC HEARING**

Lake Hills PUD Development Agreement (approve, approve with revisions, or deny)

**Councilor Mabry, seconded by Mayor Pro-Tem David Nebel, moved to approve the Lake Hills PUD Development Agreement. Motion carried 5-0 with a roll call vote.**

**Second Reading of Ordinance No. 2015-005, AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS, LAKE COUNTY FLORIDA, ADOPTING AMENDMENTS TO THE CONCEPTUAL LAND USE PLAN FOR THE LAKE HILLS MIXED PLANNED UNIT DEVELOPMENT ADOPTED BY ORDINANCE 2011-008; PROVIDING CONDITIONS OF APPROVAL; PROVIDING FOR SEVERABILITY; REPEALING ALL CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE**

**Town Attorney Blom-Ramos read by title only, Ordinance No. 2015-005.**

*The Pubic Hearing was opened. As no one wished to speak, the Public Hearing was closed.*

**Mayor Pro-Tem David Nebel, seconded by Councilor Kearney, moved to adopt Ordinance No. 2015-005. Motion carried 5-0 with a roll call vote.**

**First Reading of Ordinance No. 2016-001, AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA AMENDING THE TOWN'S COMPREHENSIVE PLAN BY AMENDING CHAPTER 1, THE FUTURE LAND USE ELEMENT, TO REVISE POLICIES 1.1.1, 1.4.6, 1.4.7, 1.4.8 AND TABLE 3 CONCERNING THE TOWN CENTER MIXED USE (TCMU) LAND USE CLASSIFICATION; AUTHORIZING TRANSMITTAL; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE**

**Town Attorney Blom-Ramos ready by title only, Ordinance No. 2016-001.**

**Town Planner Harowski gave detailed background on the proposed changes.**

*The Public Hearing was opened. As no one wished to speak, the Public Hearing was closed.*

**Councilor Kearney, seconded by Mayor Pro-Tem David Nebel, moved to adopt the first reading of Ordinance No. 2016-001. Motion carried 5-0 with a roll call vote.**

**First Reading of Ordinance No. 2016-002, AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA AMENDING CHAPTER 2 OF THE LAND DEVELOPMENT CODE BY AMENDING SECTION 2.02.17 TO REVISE**

REQUIREMENTS FOR DEVELOPMENT WITHIN THE TOWN CENTER COMMERCIAL (TC-C) ZONING DISTRICT AND BY AMENDING SECTIONS 2.02.04.D.12, 2.02.15.D.9, 2.02.16.D.9 AND THE LAND DEVELOPMENT CODE TABLE OF ZONING DISTRICT DIMENSIONAL REQUIREMENTS TO REDUCE THE REQUIRED MINIMUM SQUARE FOOTAGE OF A PRINCIPAL DWELLING FROM 2,000 SQUARE FEET TO 1,700 SQUARE FEET; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE

Town Attorney Blom-Ramos ready by title only, Ordinance No. 2016-002.

*The Public Hearing was opened. As no one wished to speak, the Public Hearing was closed.*

Mayor Pro-Tem Nebel discussed the adjustments of the setbacks. Town Planner Harowski said there are not a large amount of parcels that have odd shapes and discussed the hardship portion of a Variance.

Councilor Mabry, seconded by Mayor Pro-Tem David Nebel, moved to adopt the first reading of Ordinance No. 2016-002. Motion carried 5-0 with a roll call vote.

## **BOARD REPORTS**

Library Board Minutes – No comments

Parks & Recreation Advisory Board Report (Sarah Maude Nature Preserve Update) and Minutes

Parks & Recreation Advisory Board Chairman Ernest have background on this item.

Planning & Zoning Board Minutes – No comments

## **TOWN BUSINESS**

Appointment to the Metropolitan Planning Organization (MPO) to Replace Mayor Pro-Tem David Nebel

Councilor Conroy, seconded by Councilor Mabry, moved to appoint Councilor Kearney to the MPO. Motion carried 5-0 with a roll call vote.

## **DEPARTMENT REPORTS**

Code Enforcement/Police Department Report – Chief Thomas presented his report.

Finance Report – No comments

Library Director Report & Video Presentation – Library Director Hall did a video presentation which was thanking the Library for book donations.

**Public Services Report – No comments**

**Town Hall Report – No comments**

**Discussion of Town Reserves**

**Mayor Sears** gave background on this item. A lengthy discussion ensued.

**Discussion of Training Session for Town Council and Planning & Zoning Advisory Board**

**Mayor Sears** gave background on this item. Discussion ensued.

**MAYOR AND COUNCIL COMMENTS**

**Mayor Sears – No comments**

**Mayor Pro-Tem David Nebel – No comments**

**Councilor Conroy – No comments**

**Councilor Mabry – No comments**

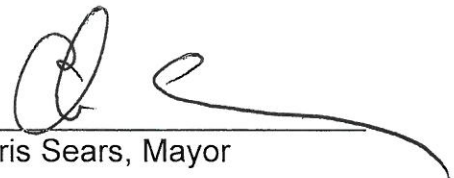
**Councilor Kearney – No comments**

**PUBLIC COMMENTS**

**Peggy Ernest** asked for clarification regarding **Parks & Recreation Impact Fees**.

**Mayor Sears** gave background.

**The meeting adjourned at 7:29 p.m.**



Chris Sears, Mayor

**ATTEST:**

  
Brenda Brasher, MMC  
Town Clerk