



## **Town Council Meeting**

**April 22, 2024 at 6:00 PM**

**Howey-in-the-Hills Town Hall  
101 N. Palm Ave.,  
Howey-in-the-Hills, FL 34737**

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### **MINUTES**

Mayor MacFarlane called the Town Council Meeting to order at 6:02 p.m.

Resident Tim Everline interrupted Mayor MacFarlane to state that he was protesting the meeting. Mr. Everline stated his reason for protesting the meeting was that Councilor Miles' wife, Suong Miles, had passed away that morning. Mr. Everline stated that it was extremely disrespectful for the meeting to be held.

Mayor MacFarlane led the attendees in the Pledge of Allegiance to the Flag.  
Councilor Reneé Lannamañ delivered an invocation.

Resident Frances Wagler interrupted the meeting and gave her own prayer for Suong Miles.

### **ROLL CALL**

Acknowledgement of Quorum

### **MEMBERS PRESENT:**

Councilor Reneé Lannamañ | Councilor George Lehning | Mayor Pro Tem Marie V. Gallelli | Mayor Martha MacFarlane

### **MEMBERS EXCUSED ABSENT:**

Councilor David Miles

### **STAFF PRESENT:**

Sean O'Keefe, Town Manager | Tom Wilkes, Town Attorney | Tom Harowski, Town Planner | John Brock, Town Clerk

### **AGENDA APPROVAL/REVIEW**

**Motion made by Councilor Lannamañ to approve the meeting's agenda while moving item #8 (Consideration and Approval: Planning and Zoning Board Member Selection) and item #11 (Presentation: Woodard & Curran Clean Water Study) to appear directly after the Consent Agenda; seconded by Councilor Lehning. Motion approved unanimously by voice-vote.**

### **Voting**

**Yea:** Councilor Lannamañ, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

**Nay:** None

## **CONSENT AGENDA**

*Routine items are placed on the Consent Agenda to expedite the meeting. If Town Council/Staff wish to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on the remaining item(s); and (3) Discuss each pulled item and vote.*

1. The approval of the minutes and ratification and confirmation of all Town Council actions at the March 11, 2024, Town Council Meeting.
2. The approval of the minutes and ratification and confirmation of all Town Council actions at the March 25, 2024, Town Council Meeting.

**Motion made by Councilor Lannamañ to approve the Consent Agenda items; seconded by Mayor Pro Tem Gallelli. Motion approved unanimously by voice-vote.**

### **Voting**

**Yea:** Councilor Lannamañ, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

**Nay:** None

## **NEW BUSINESS (AGENDA ITEMS #8 AND #11 WERE MOVED TO APPEAR BETWEEN THE CONSENT AGENDA AND PUBLIC HEARINGS)**

8. Consideration and Approval: **Planning and Zoning Board Member Selection (MOVED TO THIS SECTION OF THE MEETING DURING AGENDA APPROVAL)**

Sean O’Keefe, Town Manager, explained that the Town had received two applications from residents interested in serving on the Town’s Planning and Zoning Board. Those individuals were Joshua Husemann and Teresa Pileggi.

Mayor MacFarlane asked Joshua Husemann to come forward and introduce himself. Mr. Husemann gave a brief history of his background and explained why he wanted to serve on the Planning and Zoning Board. Mr. Husemann explained that he was also serving on the Parks and Recreation Board and would like to remain on that board as well.

Teresa Pileggi was not in attendance at the meeting.

Mayor MacFarlane opened Public Comment for this item only.

**Frances Wagler, 408 W. Central Ave.** – Mrs. Wagler was concerned that the Planning and Zoning Board had not been notified of the opening on the Board. Mrs. Wagler was also concerned that the Planning and Zoning Board had not interviewed the candidates prior to them coming before the Town Council.

**Tim Everline, 1012 N. Lakeshore Blvd.** – Mr. Everline recommend that that Town Council choose the resident that was not already serving on another Board.

Mayor MacFarlane closed Public Comment for this item.

**Motion made by Councilor Lannamañ to approve Joshua Husemann to serve on the Planning and Zoning Board; seconded by Mayor Pro Tem Gallelli.**

### **Voting**

**Yea:** Councilor Lannamañ, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

**Nay:** None

11. Presentation: **Woodard & Curran Clean Water Study (MOVED TO THIS SECTION OF THE MEETING DURING AGENDA APPROVAL)**

Mayor MacFarlane asked the representative from Woodard and Curran to come forward and give their presentation. Justin deMello (Principal and Project Manager for Woodard and Curran) introduced himself and explained that the Town had been awarded a grant of \$3.185 million to plan and design a centralized sewer system. Mr. deMello stated that the first step was to create an alternatives evaluation (what are sewer alternatives for the Town, as well as the costs and timelines for those alternatives).

Mr. deMello stated that the next step was to create a Facility Plan (this is an evaluation of what the Town's sewer alternatives are.) Producing that plan will take between 6 to 9 months for the technical evaluation. Once that plan is complete, the Town will have the necessary information to make a decision as to what direction the Town would like to take.

Mayor Pro Tem Gallelli asked what Woodard and Curran needed from the Town. Mr. deMello stated that, with the Town Council's permission, he would like to share a proposal with the Town Manager for Woodard and Curran to do the work of creating the alternatives plan. Mr. deMello stated that their proposal would be ready by the next Town Council meeting.

Mayor MacFarlane opened Public Comment for this item only.

**Peter Tuite, 30 E Croton Way** – Mr. Tuite recommended that the Town look into partnering with the City of Leesburg.

**Eric Gunesch, 448 Avila Pl.** – Mr. Gunesch stated that he was in favor of the Town working with the Central Lake CDD.

**Paul Redmond, 309 N. Lakeshore Blvd.** – Mr. Redmond was concerned about mandatory sewer hookups if sewer lines are run in the older sections of the Town.

**Francis Wagler, 409 W. Central Ave.** – Mrs. Wagler stated that she hopes that Town Councilors take the comments from residents seriously.

**Ann Griffin, 215 E Laurel Ave.** – Mrs. Griffin had questions about the Central Avenue Downtown Sewer project and why it was not mandatory for all residents and business to hook up to it.

Mayor MacFarlane closed Public Comment for this item.

**PUBLIC HEARING**

3. Consideration and Approval: (second reading) **Ordinance 2024-001 Mission Rise PUD Rezoning**

Town Attorney, Tom Wilkes, read Ordinance 2024-001 out loud by title only:

**AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO LAND USE; REZONING FOUR PARCELS OF LAND LOCATED GENERALLY IN THE SOUTHWEST PART OF THE TOWN AND COMPRISING THE PROPOSED PLANNED UNIT DEVELOPMENT TO BE KNOWN AS "MISSION RISE" ON AN L-SHAPED AGGREGATE OF ABOUT 243.3 ACRES WEST AND SOUTH OF THE DEVELOPMENT KNOWN AS "THE RESERVE AT HOWEY-IN-THE-HILLS" (NOW ALSO KNOWN AS "HILLSIDE GROVES"), WITH PART OF THE LANDS BEING SOUTH OF NUMBER TWO ROAD AND EAST OF SILVERWOOD LANE AND OTHER PARTS OF THE LAND BEING WEST OF STATE ROAD 19 AND SOUTH OF REVELS ROAD, THE FOUR PARCELS BEING IDENTIFIED WITH LAKE COUNTY PROPERTY APPRAISER ALTERNATE KEY NUMBERS 1780616, 1780811,**

**1030421, AND 3835991; AMENDING THE TOWN’S ZONING MAP TO APPROVE PLANNED-UNIT-DEVELOPMENT (PUD) ZONING FOR THE PARCELS; PROVIDING FINDINGS OF THE TOWN COUNCIL; APPROVING PUD ZONING FOR THE PARCELS, WITH DEVELOPMENT TO BE GOVERNED BY A DEVELOPMENT AGREEMENT AND A REVISED CONCEPTUAL LAND USE PLAN AND BY THE TOWN’S LAND DEVELOPMENT CODE AND OTHER TOWN ORDINANCES GOVERNING THE DEVELOPMENT OF LAND; REPEALING PRIOR ORDINANCES AND SUPERSEDING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.**

Town Manager, Sean O’Keefe, explained that the applicant for this project has requested a continuance of this item to the second May 2024 Town Council Meeting (5/28/2024 Town Council Meeting).

Mayor MacFarlane opened Public Comment for this item only.

**Eric Gunesch, 448 Avila Pl.** – Mr. Gunesch stated that he did not believe that continuing this item was a bad idea.

Mayor MacFarlane closed Public Comment for this item.

**Motion made by Councilor Lannamañ to continue this item to the May 28, 2024, Town Council Meeting; seconded by Mayor Pro Tem Gallelli. Motion approved unanimously by voice-vote.**

**Voting**

**Yea:** Councilor Lannamañ, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

**Nay:** None

4. Consideration and Recommendation: **Lake Hills - Preliminary Subdivision Plan Submittal**

Mayor MacFarlane asked Town Attorney, Tom Wilkes, to review the proposed motion for this item that Councilor Miles had asked him to write up. Mr. Wilkes reviewed the following proposed motion with the Town Council:

*I move approval of the “Preliminary Subdivision Plan for Lake Hills,” comprised of its cover sheet and pages C0.01, C1.00 through C1.04, and C2.00 through C2.03 and dated October 27, 2023 (the “PSP”), subject to the following conditions:*

1. *The request to construct the “paired homes” (duplexes) without alley access is granted.*
2. *The request to relocate the four-acre public park from POD 4 to the location shown on the PSP is granted, subject to the park facilities, furnishings, and equipment all being constructed, installed, and completed and the park open to the public no later than the issuance of the 50th residential building permit.*
3. *The stormwater pond in the four-acre park may retain an amount of stormwater runoff from the PUD connector road equal only to the amount of runoff from the segment of the connector road abutting the park.*
4. *Plans showing the scope of facilities and equipment to be constructed and installed on or in parks, recreation areas, community centers, and open spaces included in the PSP must be presented to Town Council for its review and approval no later than the first application for final plat approval of all or part of the residential portion of the PUD.*
5. *Prior to or as part of the application for final plat approval of all or a part of the residential portion of the PUD the applicant must document to the reasonable satisfaction of the Town Manager the manner in which, and the location where, a minimum of 66 acres of open*

space will be provided and dedicated within the PUD as a whole, all as required under the Town's Land Development Code.

6. Before issuance of a building permit, land-clearing permit, site-development permit, subdivision-development permit, or grading-and-filling permit, the applicant must demonstrate to the Town Manager that it complies with Land Development Code requirements to preserve no fewer than 50% of specimen trees and 100% of historic trees.

7. Before issuance of a certificate of occupancy for a residence, construction of the PUD connector road from State Road 19 to County Road 48 must be completed.

8. Before issuance of a certificate of occupancy for a residence the applicant must demonstrate and document to the reasonable satisfaction of the Town Manager the following:

a. The applicant's fair share of the cost of improvements needed for the intersection of SR 19 and CR 48; and

b. The applicant's assurance that payment to the Florida Department of Transportation, Lake County, or the Town, as applicable, of its fair share of the cost of improvements to the SR 19 / CR 48 intersection will be made timely; and

c. The applicant's assurance that it will design and construct, or will provide funding for the capital cost of designing and constructing, traffic circles at the intersections of the PUD connector road with both SR 19 and CR 48, as and when each traffic circle is warranted or otherwise approved, respectively, by FDOT and Lake County.

9. The covenants, conditions, and restrictions recorded for the owners' association for the PUD and binding all successors in interest must contain the following provisions to the reasonable satisfaction of the Town Manager:

a. A restriction for the residential properties in the PUD that each residential property owner waives the owner's right to apply for a variance from setback requirements for swimming pools and other accessory structures.

b. A restriction of all residents to no younger than 55 years of age, with the restriction irrevocable without prior approval by the Town Council and, if required by the Town Council, retroactive payment of school impact fees at the rates and amounts then published by Lake County Public Schools. Alternatively, if requirements of LCPS are sufficient to enforce the age restrictions as are asserted by the applicant, the Town Manager may waive this requirement.

**10. [ NOTE – Town Council to select one of the following two options ]**

The request to install a "soft" gate or gates in the right-of-way for the PUD connector road is granted. However, the covenants, conditions, and restrictions recorded for the owners' association for the PUD must contain the following provisions to the reasonable satisfaction of the Town Manager:

The Town will have the right in perpetuity to place one or more gates in a permanently open position, or to remove one or more gates entirely, or otherwise to disable a gate function on any right-of-way in the PUD. Exercise of the Town's right is conditioned on the Town Manager reasonably determining that the gate(s) on the road are either financially too costly or operationally unworkable or unsafe.

OR

*The request to install a “soft” gate or gates in the right-of-way for the PUD connector road is denied.*

11. *If as of the second anniversary of the approval of this preliminary subdivision plan the applicant has failed or refused to obtain a contract right to treatment and disposal by the Central Lake Community Development District of all wastewater generated within the residential portion of the PUD, the Town may terminate this PSP approval by vote of its Town Council. The vote must occur no later than (i) the third anniversary of the approval of this PSP or (ii) the date the applicant obtains such a contract right from the CD district, whichever occurs first.*

12. *The validity and enforceability of this preliminary subdivision plan is subject to the validity as of the date of this PSP approval of that certain Lake Hills PUD Development Agreement entered into as of February 15, 2016 (its “Effective Date”) by the Town and Lake Harris (Orlando) ASLI VII Owner #1, LLC, Lake Harris (Orlando) ASLI VII Owner #2, LLC, and Lake Harris (Orlando) ASLI VII Owner #3, LLC. [ NOTE: **this condition may be dropped once the Town Attorney completes his analysis.** ]*

Mr. Wilkes explained that, if the Town Council chose to use the proposed motion, that there were two components that the Council would need to decide on. The first item was whether the Town Council wanted to push to include roundabouts at both entrances to the development. If so, the Council should choose to include item 8 (C) in the motion.

Mr. Wilkes stated that the second item that the Council would need to make a decision on was whether or not to allow the developer to put soft gates on both entrances into the community. Councilor Lehning stated that he was not in favor of allowing the soft gates. Councilor Lannamañ stated that she was in favor of the soft gates as long as the Town would incur no costs. Mayor Pro Tem Gallelli stated that she was not in favor of the soft gates on a public road and Mayor MacFarlane agreed with her.

**Motion made by Councilor Lehning to approve the Preliminary Subdivision Plan for Lake Hills, utilizing Mr. Wilkes’ proposed motion, keeping item 8(c) in the motion and rejecting soft gates on both ends of the PUD connector road; seconded by Mayor Pro Tem Gallelli.**

Mayor MacFarlane invited the applicant’s representatives to speak. Mark Watts (Land Use Attorney with the firm of Cobb Cole) spoke on behalf of the applicant. Mr. Watts stated that the applicant was comfortable with the terms of the proposed motion. Mr. Watts stated that, as far as the intersection on SR 19, he wanted to make sure the terms that the residential developer had to agree to would be consistently enforced on the commercial developer as well.

Mr. Watts reinforced that, if a soft gate were to be allowed, all costs for the gate would have been paid by the developer, HOA, or CDD and not the Town.

Mayor MacFarlane opened Public Comment for this item only.

**Peter Tuite, 300 E. Croton Way** – Mr. Tuite gave a tribute to Suong Miles, stating that he, like Councilor Miles, had served in the Vietnam War, and the true heroes of the war were the Vietnamese survivors like Suong.

**Tim Everline, 1012 N. Lakeshore Blvd.** – Mr. Everline stated that he believed this development was like the Villages and he was not in favor of that here in Howey. Mr. Everline stated that he believed that the developer should be forced to follow the new codes that the Town was in the process of implementing. Mr. Everline questioned if the emergency order extensions for the Development Agreement were valid.

**Eric Gunesch, 448 Avila Pl.** – Mr. Gunesch stated that there should be no approvals until the review of the emergency order extensions on the Development Agreement was completed by the Town Attorney. Mr. Gunesch stated that he believes that his development would be too densely populated.

**Frances Wagler, 409 W. Central Ave.** – Mrs. Wagler stated that, even though Mr. Watts had stated that the development would remove the soft gate if requested in the future, she did not believe them.

Mayor MacFarlane closed Public Comment for this item.

Mr. Harowski stated that his staff report, which was included in the meeting’s packet, had responses to the Planning and Zoning Board’s questions about this project.

Mr. Wilkes addressed the issue of whether this Development Agreement for this project was still valid. Mr. Wilkes stated that his law firm is still researching the full extent of the extension to the sunset date in the Development Agreement. Mr. Wilkes stated that there were two questions as it relates to the extensions to the sunset date of the Development Agreement (due to emergency orders). Mr. Wilkes stated that the first question was whether the Development Agreement was currently valid, and Mr. Wilkes stated that the Lake Hills Development Agreement was still currently valid. Mr. Wilkes stated that the second question was if the Development Agreement would be valid out to the proposed date in 2029 and that was still to be determined.

**Motion made by Councilor Lehning to approve the Preliminary Subdivision Plan for Lake Hills, utilizing Mr. Wilkes’ proposed motion, keeping item 8(c) in the motion and rejecting soft gates on both ends of the PUD connector road; seconded by Mayor Pro Tem Gallelli. Motion approved unanimously by roll call vote.**

**Voting**

**Yea:** Councilor Lannamañ, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

**Nay:** None

Mayor MacFarlane called a 5-minute recess at 7:29 p.m. The meeting reconvened at 7:35 p.m.

**OLD BUSINESS**

5. Discussion: **Community Development Districts within PUDs**

Mayor MacFarlane stated that she thought this item should be tabled until Councilor Miles was available to attend, due to his extensive knowledge of CDDs.

Mark Watts, land use attorney for the Lake Hills residential project, agreed with the Mayor that this item should be tabled but requested that his firm be allowed to begin the noticing required for the item to have public hearings. Mr. Watts explained that the notices were required for four weeks in a row prior to the final hearing.

Mayor MacFarlane opened Public Comment for this item only.

**Francis Wagler, 409 W. Central Ave.** – Mrs. Wagler thanked Mr. Watts for agreeing to tabling the item.

**Paul Redmond, 309 N Lakeshore Blvd.** – Mr. Redmond identified himself as a realtor with some experience with CDDs. Mr. Redmond stated that he was concerned about the Town allowing a CDD to be formed for the Lake Hills neighborhood. Mr. Redmond stated that CDDs were great for developers because they allow the developers the ability to fund projects based off of future taxes that the CDD

would collect. Mr. Redmond stated that allowing the CDD will have no benefit to the Town and will lower the taxable value of the land.

**Eric Gunesch, 448 Avila Pl.** – Mr. Gunesch stated that the Town Attorney had recommended rejection of the proposed CDD during the last meeting and Mr. Gunesch feels that the Town Council should have rejected this item then.

Mayor MacFarlane closed Public Comment for this item.

**Motion made by Mayor MacFarlane tabled to next meeting; seconded by Mayor Pro Tem Gallelli. Motion approved unanimously by voice-vote.**

**Voting**

**Yea:** Councilor Lannamañ, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

**Nay:** None

6. Consideration and Approval: (First Reading) **Ordinance 2024-003 - Land Development Code (LDC) Amendment – Signs**

Town Attorney, Tom Wilkes, read Ordinance 2024-003 out loud by title only:

**AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO SIGNS; AMENDING SECTIONS 5.03.04 THROUGH 5.03.07 OF THE LAND DEVELOPMENT CODE TO REVISE REGULATIONS GOVERNING TEMPORARY SIGNAGE; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.**

Mr. Wilkes that there was a Supreme Court ruling that had been issued about 10 years ago and that this Ordinance was to bring the Town’s sign rules into compliance with that ruling.

Town Planner, Tom Harowski, explained that the Planning and Zoning Board had recommended this Ordinance unanimously.

Mayor MacFarlane opened Public Comment for this item only, but seeing no comments closed Public Comment.

**Motion made by Councilor Lannamañ to approve this Ordinance to its second public hearing; seconded by Mayor Pro Tem Gallelli. Motion approved unanimously by roll call vote.**

**Voting**

**Yea:** Councilor Lannamañ, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

**Nay:** None

7. Consideration and Approval: (First Reading) **Ordinance 2024-005 Capital Improvement Schedule FY2024**

Town Attorney, Tom Wilkes, read Ordinance 2024-005 out loud by title only:

**AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA AMENDING THE CAPITAL IMPROVEMENTS ELEMENT IN CHAPTER 8 OF THE TOWN’S COMPREHENSIVE PLAN BY UPDATING THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS TO INCLUDE ESTIMATED CAPITAL IMPROVEMENTS FOR FISCAL YEAR 2023-2024 THROUGH FISCAL YEAR 2028-2029 PURSUANT TO THE**



**REQUIREMENTS OF CHAPTER 163 OF THE FLORIDA STATUTES; PROVIDING FOR CONFLICT, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.**

Town Planner, Tom Harowski, reviewed his staff report and explained that this is a state requirement to update the five-year schedule in the Capital Improvements Element of the Town Comprehensive Plan each year. Mr. Harowski also stated that the Planning and Zoning Board had recommended this Ordinance to the Town Council.

Mayor MacFarlane opened Public Comment for this item only.

**Tim Everline, 1012 N. Lakeshore Blvd.** – Mr. Everline was concerned that the total potential expenditures were set at \$30 million. Mr. Everline stated that he believed the Town’s two biggest assets are the mansion and lake. Mr. Everline was upset that only \$320,000 was earmarked for the improvement of the lakefront area, while the park (Peak Park) that was set to be built on top of the retired town landfill was set at over \$900,000 in expenditures. Mr. Everline also wanted to know what the final cost of the new Water Treatment Plant would be.

**Eric Gunesch, 448 Avila Pl.** – Mr. Gunesch stated that he thought more money should be budgeted for improving the lakefront area.

**Andi Everline, 1012 N. Lakeshore Blvd.** – Mrs. Everline was concerned about the state of the Town’s finger piers and thinks they should be repaired sooner.

**Ann Griffin, 215 Laurel Ave.** – Mrs. Griffin was not in favor of any more money being spent on Peak Park.

Mayor MacFarlane closed Public Comment for this item.

Councilor Lannamañ stated that she wanted to have Peak Park removed from the 5-year schedule and Mayor MacFarlane agreed. Mayor MacFarlane reiterated that she wanted to see Peak Park removed from the 5-year schedule and would like to see money added into the Lake Front Improvements or the kayaking improvement.

Councilor Lehning stated that he wanted to know what is in writing about the proposed donation of land of the 5 acres of land near the Town’s 9-acre parcel. Mr. Wilkes stated that the Town has sent them an agreement, but he did not think that Dr. Lynch had signed anything yet.

Resident Frances Wagler stated she knew that Public Comment had been closed, but that she wanted to say that she thought it was a good idea to have the Simpson Parcel developers still construct the road to the proposed Peak Park. Mrs. Wagler also wanted to know if trees in Pine Park would need to be removed to make it a park and exactly how many would be removed. Mrs. Wagler also recommended having trees planted at Peak Park.

Mr. O’Keefe reiterated that the consensus of Council was to remove all funding on the 5-year schedule for Peak Park in fiscal years 2027 and 2028 and move that funding to Lakeshore Improvements.

Town Clerk, John Brock, stated that he had understood from earlier in the meeting that the Council wanted to show deference to items that Council Miles would have been very invested in. Mr. Brock suggested that the Council wait to amend the 5-year schedule to the next reading when Councilor Miles should return due to his high level of interest in Peak Park. There was still a consensus from the Town Council to remove the funding for Peak Park.

**Councilor Lannamañ made a motion to approve Ordinance 2024-005 to the second Public Hearing and amend the five-year schedule to remove Peak Park, moving the funding listed for Peak Park to Lakeshore Improvements. Mayor Pro Tem Gallelli seconded the motion.**

Councilor Lehning suggested that the Town have a proposed scope of work for Lakeshore Improvements that merited a fiscal increase prior to earmarking money on the 5-year schedule.

Mayor MacFarlane suggested that Parks and Recreation Board Member, Joshua Husemann, speak up about parks issues. Mr. Husemann stated that the Parks and Recreation Board has shown over the last year and a half that the Board has had very little interest in improving or creating Peak Park. Mr. Husemann also gave a general update on the Board's status with bringing in kayaking and other improvements.

**Ann Griffin, 215 E Laurel Ave.** – Mrs. Griffin said that the Town needs to be very careful about the repair state of the finger piers and she was worried that they could be dangerous.

**Tom Ballou, 1005 N. Tangerine Ave.** – Mr. Ballou stated that he wanted to see the speaker system in Town Hall repaired or replaced.

**Motion reiterated by Councilor Lannamañ to approve Ordinance 2024-005 to the second Public Hearing and amend the five-year schedule to remove Peak Park, moving the funding listed for Peak Park to Lakeshore Improvements; seconded by Mayor Pro Tem Gallelli. Motion approved unanimously by roll call vote.**

**Voting**

**Yea:** Councilor Lannamañ, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

**Nay:** None

**NEW BUSINESS**

8. Consideration and Approval: **Planning and Zoning Board Member Selection** (*THIS ITEM WAS MOVED TO APPEAR BETWEEN THE CONSENT AGENDA AND PUBLIC HEARINGS*)

9. Consideration and Approval: **Proclamation - National Police Week**

Mayor MacFarlane read out loud the Proclamation supporting Nation Police Week.

**Motion made by Councilor Lehning to approve the Proclamation supporting Nation Police Week; seconded by Councilor Lannamañ. Motion approved unanimously by voice-vote.**

**Voting**

**Yea:** Councilor Lannamañ, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

**Nay:** None

10. Consideration and Approval: **Proclamation - Professional Municipal Clerks Week**

Mayor MacFarlane read out loud the Proclamation supporting Professional Municipal Clerks Week.

**Motion made by Mayor Pro Tem Gallelli to approve the Proclamation supporting Professional Municipal Clerks Week; Seconded by Councilor Lannamañ. Motion approved unanimously by voice-vote.**

**Voting**

**Yea:** Councilor Lannamañ, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

**Nay:** None

11. Presentation: **Woodard & Curran Clean Water Study** (*THIS ITEM WAS MOVED TO APPEAR BETWEEN THE CONSENT AGENDA AND PUBLIC HEARINGS*)

12. Discussion: **High Density Zoning Land Use Proposal**

Mayor MacFarlane stated that she wanted to see this item tabled to a future meeting that Councilor Miles would be in attendance at, because Councilor Miles was the one that suggested this item.

**Motion made by Mayor Pro Tem Gallelli table agenda item to the next Town Council meeting; seconded by Councilor Lannamañ. Motion approved unanimously by voice vote.**

**Voting**

**Yea:** Councilor Lannamañ, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

**Nay:** None

13. Discussion: **Mid-Year Budget Workshop Date Selection**

Town Manager, Sean O’Keefe stated that the Town Council would need to select a time for a Mid-Year Budget Workshop. Thursday, 5/23/ 2024 from 1:30 p.m. to 3:30 p.m. was selected as the time for this workshop.

**DEPARTMENT REPORTS**

14. Town Manager

Town Manager, Sean O’Keefe, reminded the audience and Council of the Town’s Founder’s Day Event scheduled for May 4<sup>th</sup>.

**COUNCIL MEMBER REPORTS**

15. Mayor Pro Tem Gallelli

Mayor Pro Tem Gallelli stated that she likes and appreciates comments from the public.

Mayor Pro Tem Gallelli stated that she is working with Mr. Cates to ensure the fire truck gets repaired.

Mayor Pro Tem Gallelli stated that she has heard from members of the public that they have not seen the Town’s Police Department pulling over speeders like it should be.

16. Councilor Lehning

Councilor Lehning stated he would like to see the maps that are in the Town Development Code updated so that they are more legible.

Councilor Lehning stated that he has noticed the surveyor has been working on Citrus Ave. for a long time and wondered if there was something wrong. Mr. O’Keefe stated that it was a complicated job and that someone had been pulling up the survey stakes before the surveyor was finished with the section that they were working on.

Councilor Lehning stated that he agreed that needing more of a police presence looking for dangerous drivers and speeders was necessary.

17. Councilor Miles

None

18. Councilor Lannamañ

Councilor Lannamañ stated that she agreed that speeding through Town was an issue.

19. Mayor MacFarlane

Mayor MacFarlane asked about openings in the police department. Mr. O’Keefe stated that the only current opening in the police department was for a Lieutenant position.

Mayor MacFarlane stated that she believed the Town needed some mapping software, so that maps could be made in-house, or the Town should look into hiring a contractor.

Mayor MacFarlane suggested that the Town look into ADA grants for money to repair the finger piers on the lake.

Mayor MacFarlane reminded the members of the audience who had suggested that the Town Council meeting should have been cancelled (due to Councilor Miles’ wife having passed away earlier in the day) that this had never been considered in the past. Mayor MacFarlane reminded the public that the Town still had work that needed to be done.

Councilor Lannamañ stated that the street signs at Venezia Blvd and SR 19 were peeling up and needed to be addressed.

### **PUBLIC COMMENTS**

*Any person wishing to address the Mayor and Town Council and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker.*

**Frances Wagler, 409 W Central Ave.** – Mrs. Wagler submitted an application for and endorsed Eric Gunesch for an opening on the Parks and Recreation Board.

Mrs. Wagler stated that the hub for Founders Day was at the Howey Mansion from 10 a.m. to 3 p.m.

Mrs. Wagler stated that she was disappointed the Town had continued with the evening’s meeting and felt that it should have been rescheduled.

**Lay Brother Steven Gerard Sidlovsky, 1109 W. 8<sup>th</sup> St., Laureano OH.** – Lay Brother Sidlovsky spoke up for unborn and asked for the Town to pass a Resolution in support of his cause and that the Town change its Charter to support his cause.

**Andi Everline, 1012 N. Lakeshore Blvd.** – Mr. Everline stated that she thinks that the Founders Day event at the mansion should be advertised on the Town electronic sign and the posters for the Town’s event.

**Brittany Lerch, 25926 Bloomfield Ave., Howey-in-the-Hills (unincorporated Lake County)** – Mrs. Lerch spoke about issues related to traffic on Number Two Rd. and was not in favor of any additional development within Town.

**Banks Helfrich, 9100 Sams Lake Rd. Clermont Fl** – Mr. Helfrich spoke about the theme of community resilience.

**Terri Blessing, 25913 Blue Sink Rd. Howey-in-the-Hills (unincorporated Lake County)** – Mrs. Blessing echoed Mrs. Lerch’s comments and spoke about issues related to traffic on Number Two Rd.

**Tim Everline, 1012 N. Lakeshore Blvd** – Mr. Everline said that it was disrespectful not to reschedule or cancel the evening’s meeting.

**Eric Gunesch, 448 Avila Pl** – Mr. Gunesch spoke about a problem he was having with building permits taking a long time. Mr. Gunesch spoke out against the Lake Hills Development PSP approval.

**ADJOURNMENT**

**There being no further business to discuss, a motion was made by Mayor Pro Tem Gallelli to adjourn the meeting; Councilor Lannamañ seconded the motion. Motion was approved unanimously by voice vote.**

The Meeting adjourned at 9:03 p.m. | **Attendees: 59**

\_\_\_\_\_  
Mayor Martha MacFarlane

ATTEST:

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John Brock, Town Clerk