



Town Council Meeting

April 10, 2023 at 6:00 PM

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

MINUTES

Mayor MacFarlane called the Town Council Meeting to order at 6:00 p.m. Mayor MacFarlane led the attendees in the Pledge of Allegiance to the Flag. Councilor Reneé Lannamañ delivered an invocation.

ROLL CALL

Acknowledgement of Quorum

MEMBERS PRESENT:

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

STAFF PRESENT:

Sean O'Keefe, Town Administrator | John Brock, Town Clerk | Tom Wilkes, Town Attorney | Tom Harowski, Town Planner | Rick Thomas, Police Chief

AGENDA APPROVAL/REVIEW

Motion made by Councilor Miles to approve the meeting's agenda; seconded by Councilor Lannamañ. Motion approved unanimously by voice vote.

Voting

Yea: Councilor Lannamañ, Councilor Miles, 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 27, 2023 Town Council Meeting.

Motion made by Councilor Miles to approve the Consent Agenda; seconded by Councilor Lannamañ. Motion approved unanimously by voice vote.

Voting

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

Nay: None

PUBLIC HEARING

2. Consideration and Recommendation: (First Reading / Transmittal Hearing) **Ordinance 2023-006 - Comp. Plan FLU Amend. Cedar Creek**

Martha MacFarlane, Mayor, read Ordinance 2023-006 out loud by title only:

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO LAND USE; PROVIDING FINDINGS OF THE TOWN COUNCIL; AMENDING THE FUTURE LAND USE MAP DESIGNATION OF THE TOWN'S COMPREHENSIVE PLAN FOR FOUR PARCELS OF LAND TOTALING APPROXIMATELY 160 ACRES AND LOCATED GENERALLY NORTH OF NUMBER TWO ROAD AND EAST OF BLOOMFIELD AVENUE, ALL AS LEGALLY DESCRIBED IN ATTACHMENT A TO THE ORDINANCE, FROM LAKE COUNTY DESIGNATIONS OF "RURAL" AND "RURAL TRANSITION" TO TOWN DESIGNATIONS OF "MEDIUM DENSITY RESIDENTIAL," "PUBLIC/UTILITY," AND "CONSERVATION;" PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

Mayor MacFarlane asked Town Planner, Tom Harowski, to introduce and explain this item. Mr. Harowski presented his staff report on the proposed Comprehensive Plan Amendment and Rezoning Ordinances. Mr. Harowski explained that the applicant was asking for three land use designations on their parcels, Medium Density Residential, Public/Utility, and Conservation. Mr. Harowski explained that during their last meeting, the Planning and Zoning Board voted to recommend Low Density Residential for the property, not the Medium Density Residential that the applicant has requested. The Planning and Zoning Board also recommended Single Family Residential (SFR) zoning instead of the Medium Density Residential-2 (MDR-2) that the applicant had asked for.

Mayor MacFarlane asked the applicant to give their presentation. Alex Stringfellow, Principle with Stringfellow Planning & Design, and Tim Loucks, owner representative, spoke for the applicant and gave a prepared presentation.

Mayor MacFarlane opened Public Comment for this item only.

Matthew Beasley, 24987 Turkey Lake Rd., Howey-in-the-Hills (unincorporated Lake County) – Mr. Beasley was concerned about building a package plant and recommended the Town partner with other municipalities.

William Sullivan, 26336 State Road 19, Howey-in-the-Hills (unincorporated Lake County) – Mr. Sullivan was upset about the prospect of a wastewater package plant in this project.

Brittany Lerch, 25926 Bloomfield Ave., Howey-in-the-Hills (unincorporated Lake County) – Mrs. Lerch was concerned about the narrow width of Number Two Rd. stating that it was too small and she was not in favor of this proposed development.

Terri Blessing, 24913 Blue Sink Rd, Howey-in-the-Hills (unincorporated Lake County) – Ms. Blessing was not in favor of this proposed development.

John Blodgett, 9350 Number Two Rd., Howey-in-the-Hills (unincorporated Lake County) - Mr. Blodgett was not in favor of this proposed development.

CJ Forward, 25248 Blue Sink Rd., Howey-in-the-Hills (unincorporated Lake County) – Mrs. Forward was not in favor of this proposed development.

Mike Bethea, 399 S Dixie Dr. – Mr. Bethea was not in favor of this proposed development.

Dr. Lucile Heald-Oldham, 25320 Punkin Center Rd., Howey-in-the-Hills (unincorporated Lake County) – Dr. Oldham was not in favor of this proposed development.

Vance Jochim, 12619 Milwaukee Ave, Tavares – Mr. Jochim explained that he ran a fiscal rangers blog site. Mr. Jochim believes the issue with the proposed development was the level of traffic that it would generate.

Josh Lerch, 25926 Bloomfield Ave. Howey-in-the-Hills (unincorporated Lake County)– Mr. Lerch was concerned about the wastewater treatment plant and how the houses in the proposed development would get their water.

Tim Everline, 1012 N Lakeshore Blvd. – Mr. Everline stated that residents in Howey-in-the-Hills were also fighting development excess that was proposed for the Town.

Beth Flack, 607 S Florida Ave. – Mrs. Flack was not in favor of the proposed development.

Christine Graf, 10904 Elwood Terrace, Howey-in-the-Hills (unincorporated Lake County) – Mrs. Graf was not in favor of the proposed development.

Archie Sagers, 109 E Magnolia Ave. – Mr. Sagers was not in favor of the proposed development.

Yvonne Newsome, 25233 Blue Sink Rd., Howey-in-the-Hills (unincorporated Lake County) – Mrs. Newsome was not in favor of the proposed development.

Donna Joy Hunter, 9511 Number Two Rd., Howey-in-the-Hills (unincorporated Lake County) – Mrs. Hunter asked the Town Council to take no action on this proposal due to it not being contiguous to the Town.

Janna Bartoli, 8711 Number Two Rd., Howey-in-the-Hills (unincorporated Lake County) – Mrs. Bartoli stated that the proposed development was not contiguous to Town property, and she thought that it was illegal to annex.

Mike Walther, 26405 Bloomfield Ave., Howey-in-the-Hills (unincorporated Lake County) – Mr. Walther was not in favor of the proposed development.

Mayor MacFarlane closed Public Comment for this item.

Councilor Lehning made a motion to approve Ordinance 2023-006 and it was seconded by Councilor Lannamañ.

Councilor Miles stated that he wasn't sure why the Ordinance was presented the way it was, since the Planning and Zoning Board had recommended that the future land use be Low Density Residential, and not the Medium Residential Density that the applicant had requested. Councilor Miles stated that he thought the future land use should be Low Density Residential. Councilor Miles stated that he believes the Town's land use and zoning do not match up very well. Councilor Miles stated that he thinks the Town needs a new zoning designation available for Low Density land use.

Councilor Miles made a motion to amend the current land use designation in Ordinance 2023-006 to Low Density Residential from Medium Density Residential. This motion to amend the original motion was seconded by Mayor Pro Tem Gallelli.

Mayor MacFarlane called a quick 5-minute recess to the meeting.

Councilor Lannamañ discussed other developments around Howey-in-the-Hills, such as Drake's Point. Councilor Lehning suggested that, if Councilor Miles' amendment to his motion is passed, the developer may walk away from the Town and try to submit through the County.

Mayor Pro Tem Gallelli took back her second to Councilor Miles' motion. No other Town Councilor would second Councilor Miles' motion.

Motion made by Councilor Lehning to approve Ordinance 2023-006; seconded by Councilor Lannamañ. Motion approved by roll-call vote.

Voting

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

Nay: Councilor Miles

OLD BUSINESS

None

NEW BUSINESS

3. Consideration and Recommendation: (First Reading) **Ordinance 2023-007 - Rezoning for Cedar Creek proposed development**

Martha MacFarlane, Mayor, read Ordinance 2023-007 out loud by title only:

AN ORDINANCE OF THE TOWN OF HOWEY IN THE HILLS, FLORIDA, PERTAINING TO LAND USE; PROVIDING FINDINGS OF THE TOWN COUNCIL; AMENDING THE TOWN'S OFFICIAL ZONING MAP TO REZONE FOUR PARCELS OF LAND TOTALING APPROXIMATELY 160 ACRES AND LOCATED GENERALLY NORTH OF NUMBER TWO ROAD AND EAST OF BLOOMFIELD AVENUE, AS MORE PARTICULARLY DESCRIBED IN ATTACHMENT A TO THE ORDINANCE, FROM LAKE COUNTY "AGRICULTURE" ZONING TO TOWN "MEDIUM DENSITY RESIDENTIAL 2" ZONING; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

Mayor MacFarlane opened Public Comment for this item only.

William Sullivan, 26336 State Road 19, Howey-in-the-Hills (unincorporated Lake County) – Mr. Sullivan recommended a minimum lot width size of at least 80 feet.

Brittany Lerch, 25926 Bloomfield Ave., Howey-in-the-Hills (unincorporated Lake County) – Mrs. Lerch questioned why the Town rejected the OnSite distributed septic system.

Wendy Zermeno, 25896 Bloomfield Ave., Howey-in-the-Hills (unincorporated Lake County) – Mrs. Zermeno was not in favor of this proposed development project.

Terri Blessing, 24913 Blue Sink Rd, Howey-in-the-Hills (unincorporated Lake County) – Ms. Blessing was not in favor of this proposed development project.

CJ Forward, 25248 Blue Sink Rd., Howey-in-the-Hills (unincorporated Lake County) – Mrs. Forward was not in favor of this proposed development project.

John Blodgett, 9350 Number Two Rd., Howey-in-the-Hills (unincorporated Lake County) - Mr. Blodgett questioned how the Town or developer would get easements off of Number Two Road and was not in favor of this proposed project.

Mike Bethea, 399 S Dixie Dr. – Mr. Bethea was not in favor of this proposed development project.

Frances O’Keefe Wagler, 409 W. Central Ave. – Mrs. Wagler reminded the Town Council that the Planning and Zoning Board had recommended low density for this proposed development project.

Bill Dixon, 121 E. Magnolia Ave. – Mr. Dixon was not in favor of this proposed project and stated that he was upset that it appeared that residents were being ignored.

Vance Jochim, 12619 Milwaukee Ave, Tavares – Mr. Jochim stated that he sees people with hidden motives within the Town Council. Mr. Jochim stated that he believed that it needed to be investigated.

Tony Hill, 8650 Number Two Rd., Howey-in-the-Hills (unincorporated Lake County) – Mr. Hill stated that he did not think Howey-in-the-Hills was ready to grow.

Matthew Beasley, 24987 Turkey Lake Rd., Howey-in-the-Hills (unincorporated Lake County) – Mr. Beasley proposed that the developer should have to widen Number Two Road, from the proposed development to State Road 19, to a width of twenty feet.

Archie Sagers, 109 E Magnolia Ave. – Mr. Sagers was not in favor of this proposed development project.

Mayor MacFarlane closed Public Comment for this item.

Councilor Lannamañ asked if the proposed zoning for the development would allow just single-family resident homes.

Alex Stringfellow, Principle with Stringfellow Planning & Design, stated that the proposed zoning would only allow single-family residences, not multi-family. Mr. Stringfellow stated that the developer would accept a condition that limits the development to 174 homes or fewer. Mr. Stringfellow stated that the developer was willing to take responsibility for their proportionate share of the cost for improving Number Two Road.

Councilor Gallelli stated that she would prefer to see the lot sizes larger than what MDR-2 requires (which is 75 feet by 120 feet). Councilor Gallelli stated that she would rather see the lots at 80 feet by 120 feet or 90 feet by 120 feet.

Councilor Miles stated that he would like the lots to be 80 feet by 135 feet and the buffer area around wetlands to be reduced from 50 feet to 35 feet.

Councilor Miles made a motion to approve Ordinance 2023-007 but to amend the approved lot minimum size to 80 feet by 135 feet and reduce the buffer area around wetlands from 50 feet to 35 feet. Councilor Lehning seconded the motion.

Councilor Lannamañ suggested making the minimum lot size 80 feet by 130 feet so that the buffer around wetlands would not need to be reduced by as much. Councilor Miles then amended his own motion.

Motion made by Councilor Miles restated to approve Ordinance 2023-007, while amending the minimum lot size to 80 feet by 130 feet and reducing the wetland buffer area to 40 feet; seconded by Councilor Lehning. Motion approved unanimously by roll-call vote.

Voting

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

Nay: None

4. Consideration and Approval: (First Reading) **Ordinance 2023-008 Cedar Creek Annexation Ordinance**

Martha MacFarlane, Mayor, read Ordinance 2023-008 out loud by title only:

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO TOWN BOUNDARIES; ANNEXING INTO THE TOWN PURSUANT TO (i) CHAPTER 171, FLORIDA STATUTES, AND (ii) THE 2013 INTERLOCAL SERVICE BOUNDARY AGREEMENT AMONG THE TOWN, LAKE COUNTY, AND CERTAIN OTHER MUNICIPALITIES, AS AMENDED, FOUR PARCELS OF LAND TOTALING APPROXIMATELY 160 ACRES LOCATED GENERALLY NORTH OF NUMBER TWO ROAD AND EAST OF BLOOMFIELD AVENUE; PROVIDING FOR RECORDING AND FOR NOTICE TO THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY; PROVIDING EFFECTIVE DATES AND A POTENTIAL SUNSET DATE.

Mayor MacFarlane asked Town Attorney, Tom Wilkes, to introduce and explain this item. Mr. Wilkes explained that, due to the property not being contiguous to the Town boundaries, the Lake County Board of County Commissioners would need to approve of the annexation. Also, Ordinance 2023-006, which amends the Town Comprehensive Plan, would need to be sent to the State of Florida's Department of Economic Opportunity for review.

Mayor MacFarlane opened Public Comment for this item only.

Vance Jochim, 12619 Milwaukee Ave, Tavares – Mr. Jochim thanked the Mayor for ensuring everyone got to make their comments. Mr. Jochim also recommended two or three community meetings prior to proposed developments going before the Planning and Zoning Board or Town Council.

William Sullivan, 26336 State Road 19, Howey-in-the-Hills (unincorporated Lake County) – Mr. Sullivan wasn't sure if Number Two Road was really a road and believes that this item should be postponed.

John Blodgett, 9350 Number Two Rd., Howey-in-the-Hills (unincorporated Lake County) - Mr. Blodgett stated that he (or the other property owners in attendance) owned both sides of Number Two Road and that they would not allow the road to be widened.

Terri Blessing, 24913 Blue Sink Rd, Howey-in-the-Hills (unincorporated Lake County) – Ms. Blessing recommended tabling this item for a future Town Council meeting.

Brittany Lerch, 25926 Bloomfield Ave., Howey-in-the-Hills (unincorporated Lake County) – Mrs. Lerch was not in favor of this annexation or the proposed development.

Mayor MacFarlane closed Public Comment for this item.

Motion made by Mayor Pro Tem Gallelli to approve Ordinance 2023-008, Seconded by Councilor Lannamañ. Motion approved unanimously by roll-call vote.

Voting

Yea: Councilor Lannamañ, Councilor Miles, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor

MacFarlane
Nay: None

Mayor MacFarlane made a motion to defer every other agenda item in the meeting to a future meeting with the exception of Item #5 and Public Comment; seconded by Councilor Lannamañ. Motion approved unanimously by voice vote.

Voting

Yea: Councilor Lannamañ, Councilor Miles, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane
Nay: None

5. Discussion: **Mid-Year Budget Review Workshop Date Selection**

It was decided that the Mid-Year Budget Review Workshop would take place on Tuesday, May 2, 2023, from 11:30 am. to 2:00 pm.

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.

Tim Everline, 1012 N. Lakeshore Blvd. – Mr. Everline stated that he did not believe that the Town Council listened to the Planning and Zoning Board. Mr. Everline also stated that he doesn't believe that the Town Council listened to the people that made public comments during the meeting.

Councilor Miles asked for an update from Sean O'Keefe, Town Manager, on the status of the Citrus Ave. project. Mr. O'Keefe stated that he and Public Works Director Cates are working with Lake County to get the County to dedicate the ROW on Citrus Ave. to the Town.

ADJOURNMENT

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

The Meeting adjourned at 9:21 p.m. | **Attendees: 76**

Mayor Martha MacFarlane

ATTEST:

John Brock, Town Clerk