



Town Council Meeting

May 09, 2022 at 6:00 PM

Howey-in the-Hills Town Hall

101 N. Palm Ave.

Howey-in-the-Hills, FL 34737

Join Zoom Meeting:

<https://us06web.zoom.us/j/89898027969?pwd=VW9PYzdMemZSelR6NHBFYjZ3NHhwZz09>

Meeting ID: 898 9802 7969 | Passcode: 527773

AGENDA

Call the Town Council Meeting to order
Pledge of Allegiance to the Flag
Invocation

ROLL CALL

Acknowledgement of Quorum

AGENDA APPROVAL/REVIEW

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 April 25, 2022 Town Council Meeting.
2. Consideration and Approval: **Letter of Support for Lake County "DANGEROUS USE OF PUBLIC RIGHTS-OF-WAY" Ordinance**

PUBLIC HEARING

3. Consideration and Approval: **(Second Reading) Ordinance 2022-010 Cemetery Maintenance**

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO THE TOWN CEMETERY; REVISING SECTION 73-7 OF THE TOWN'S CODE OF ORDINANCES TO IMPOSE CERTAIN ADDITIONAL RESTRICTIONS AND REQUIREMENTS PERTAINING TO CEMETERY MAINTENANCE; PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

- Mayor MacFarlane will read the Ordinance title
- Town Administrator/Code Enforcement Officer will explain Ordinance 2022-010
- Mayor MacFarlane will open Public Comment and Questions for this item only.
- Mayor MacFarlane will close Public Comment.

- Motion to approve Ordinance 2022-010
- Council Discussion
- Roll Call Vote

4. Consideration and Approval: **Ordinance 2022-007 Town Landfill Comp Plan Amendment**

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO LAND USE; AMENDING THE FUTURE LAND USE MAP OF THE TOWN'S COMPREHENSIVE PLAN FOR A 4.96-ACRE PARCEL LOCATED SOUTH OF EAST REVELS ROAD AND WEST OF SUNSET DRIVE, AS LEGALLY DESCRIBED IN THE ORDINANCE, FROM LAKE COUNTY DESIGNATION OF "RURAL TRANSITION" TO THE TOWN'S DESIGNATION OF "RURAL LIFESTYLE"; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

- Mayor MacFarlane will read the Ordinance title
- Town Administrator/Town Planner will explain Ordinance 2022-007
- Mayor MacFarlane will open Public Comment and Questions for this item only.
- Mayor MacFarlane will close Public Comment.
- Motion to approve Ordinance 2022-007
- Council Discussion
- Roll Call Vote

5. Consideration and Approval: **Ordinance 2022-004 Hixson Comp Plan Amendment**

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO LAND USE; AMENDING THE FUTURE LAND USE MAP OF THE TOWN'S COMPREHENSIVE PLAN FOR A 1.82-ACRE PARCEL LOCATED SOUTH OF EAST REVELS ROAD AND WEST OF SUNSET DRIVE, AS LEGALLY DESCRIBED IN THE ORDINANCE, FROM LAKE COUNTY DESIGNATION OF "RURAL TRANSITION" TO THE TOWN'S DESIGNATION OF "RURAL LIFESTYLE"; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

- Mayor MacFarlane will read the Ordinance title
- Town Administrator/Town Planner will explain Ordinance 2022-004
- Mayor MacFarlane will open Public Comment and Questions for this item only.
- Mayor MacFarlane will close Public Comment.
- Motion to approve Ordinance 2022-004
- Council Discussion
- Roll Call Vote

OLD BUSINESS

6. Consideration and Approval: **Lake County / OnSyte / FDEP Contracts Approval**

NEW BUSINESS

7. Consideration and Approval: **Law Enforcement Proclamation**

8. Consideration and Approval: (First Reading) **Ordinance 2022-011**

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO THE TOWN CHARTER; PROVIDING FINDINGS OF TOWN COUNCIL REGARDING THE CURRENT TOWN CHARTER AND A PROPOSED REVISION OF ITS FORM OF GOVERNMENT; REVISING THE CHARTER TO CHANGE FROM A "STRONG MAYOR" FORM OF MUNICIPAL GOVERNMENT TO A "COUNCIL-MANAGER" FORM; REVISING

ARTICLE 2 OF THE CHARTER TO PROVIDE FOR A TOWN MANAGER AND TO DESIGNATE THE TOWN MANAGER AS THE CHIEF EXECUTIVE OFFICER OF THE TOWN; CONFORMING THE CHARTER POWERS AND AUTHORITY OF THE TOWN MAYOR TO THE COUNCIL-MANAGER FORM OF GOVERNMENT; REVISING SECTION 8 OF ARTICLE 2 OF THE CHARTER TO SPECIFY THE POWERS, AUTHORITY, AND DUTIES OF THE TOWN MANAGER; REVISING SECTION 8 TO SPECIFY THE HIRING, COMPENSATION, AND REMOVAL OF THE TOWN MANAGER; SPECIFYING THE POWERS AND DUTIES OF THE TOWN COUNCIL UNDER THE COUNCIL-MANAGEMENT FORM OF GOVERNMENT; SPECIFYING THE DUTY OF THE TOWN COUNCIL TO OVERSEE THE TOWN MANAGER; REVISING THE AUTHORITY AND DUTIES OF THE TOWN CLERK UNDER THE COUNCIL-MANAGEMENT FORM OF GOVERNMENT; PROVIDING NUMEROUS CONFORMING AND CLARIFYING CHANGES IN ARTICLE 2 CONSISTENT WITH THE CHANGE TO THE COUNCIL-MANAGEMENT FORM OF GOVERNMENT; AUTHORIZING AND DIRECTING THE FILING AND PUBLICATION OF THE TOWN CHARTER AS REVISED; DECLARING THE LEGAL AUTHORITY FOR ENACTMENT OF THE ORDINANCE; CALLING A REFERENDUM FOR ELECTORS OF THE TOWN TO VOTE ON WHETHER TO APPROVE THE PROPOSED REVISIONS TO THE CHARTER; PROVIDING THE BALLOT TITLE AND BALLOT SUMMARY FOR THE REFERENDUM; PROVIDING FOR OTHER RELATED MATTERS; PROVIDING EFFECTIVE DATES.

- Mayor MacFarlane will read the Ordinance title
- Town Administrator/Town Attorney will explain Ordinance 2022-011
- Mayor MacFarlane will open Public Comment and Questions for this item only.
- Mayor MacFarlane will close Public Comment.
- Motion to approve Ordinance 2022-011
- Council Discussion
- Roll Call Vote

9. Consideration and Approval: (first reading) Ordinance 2022-12

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO THE TOWN CHARTER; PROVIDING FINDINGS OF TOWN COUNCIL REGARDING THE LIMITATION IN SECTION 6 OF ARTICLE 2 OF THE CHARTER ON THE AGGREGATE PRINCIPAL AMOUNT OF DEBT TO BE INCURRED BY THE TOWN; AMENDING SECTION 6 OF ARTICLE 2 OF THE CHARTER TO SPECIFY ADDITIONAL EXCEPTIONS TO THE LIMITATION ON TOWN DEBT; AUTHORIZING AND DIRECTING THE FILING AND PUBLICATION OF THE TOWN CHARTER AS AMENDED; DECLARING THE LEGAL AUTHORITY FOR ENACTMENT OF THE ORDINANCE; CALLING A REFERENDUM FOR ELECTORS OF THE TOWN TO VOTE ON THE PROPOSED AMENDMENT TO SECTION 6 OF ARTICLE 2 OF THE CHARTER; PROVIDING THE BALLOT TITLE AND BALLOT SUMMARY FOR THE REFERENDUM; PROVIDING FOR OTHER RELATED MATTERS; PROVIDING EFFECTIVE DATES.

- Mayor MacFarlane will read the Ordinance title
- Town Administrator/Town Attorney will explain Ordinance 2022-012
- Mayor MacFarlane will open Public Comment and Questions for this item only.
- Mayor MacFarlane will close Public Comment.
- Motion to approve Ordinance 2022-012
- Council Discussion
- Roll Call Vote

10. Consideration and Recommendation: Ordinance 2022-009 Food Trucks

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO LAND USE; AMENDING SECTION 5.02.01 OF THE TOWN'S LAND DEVELOPMENT CODE TO ADDRESS MOBILE FOOD TRUCKS AS TEMPORARY USES; CREATING SECTION 5.02.09, FOOD TRUCKS, TO PROVIDE REGULATION FOR FOOD TRUCKS OPERATING AS TEMPORARY USES WITHIN THE TOWN; ESTABLISHING CERTAIN REQUIREMENTS, RESTRICTIONS, AND PROHIBITIONS FOR FOOD TRUCKS AS TEMPORARY USES; PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

- Mayor MacFarlane will read the Ordinance title
- Town Administrator/Code Enforcement Officer will explain Ordinance 2022-009
- Mayor MacFarlane will open Public Comment and Questions for this item only.
- Mayor MacFarlane will close Public Comment.
- Motion to approve Ordinance 2022-009
- Council Discussion
- Roll Call Vote

11. Consideration and Approval: Ordinance 2022-006 Town Landfill Annexation

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO TOWN BOUNDARIES; ANNEXING INTO THE TOWN PURSUANT TO SECTION 171.044, FLORIDA STATUTES, AN ENCLAVE PARCEL OF APPROXIMATELY 4.96 ACRES LOCATED GENERALLY SOUTH OF EAST REVELS ROAD AND WEST OF SUNSET DRIVE; PROVIDING FOR RECORDING AND FOR NOTICE TO THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY; PROVIDING AN EFFECTIVE DATE.

- Mayor MacFarlane will read the Ordinance title
- Town Administrator/Town Planner will explain Ordinance 2022-006
- Mayor MacFarlane will open Public Comment and Questions for this item only.
- Mayor MacFarlane will close Public Comment.
- Motion to approve Ordinance 2022-006
- Council Discussion
- Roll Call Vote

12. Consideration and Approval: Ordinance 2022-008 Town Landfill Rezoning

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO LAND USE; REZONING A 4.96-ACRE PARCEL OF PROPERTY LOCATED SOUTH OF EAST REVELS ROAD AND WEST OF SUNSET DRIVE AND IDENTIFIED WITH LAKE COUNTY PROPERTY APPRAISER PARCEL NUMBER 35-20-25-0100-000-02301 AND ALTERNATE KEY NUMBER 1257727; AMENDING THE TOWN'S ZONING MAP TO ZONE THE PROPERTY FOR TOWN AGRICULTURE; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

- Mayor MacFarlane will read the Ordinance title
- Town Administrator/Town Planner will explain Ordinance 2022-008
- Mayor MacFarlane will open Public Comment and Questions for this item only.
- Mayor MacFarlane will close Public Comment.
- Motion to approve Ordinance 2022-008
- Council Discussion
- Roll Call Vote

13. Consideration and Approval: Ordinance 2022-003 Hixson Annexation

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO TOWN BOUNDARIES; ANNEXING INTO THE TOWN PURSUANT TO SECTION 171.044, FLORIDA STATUTES, AN ENCLAVE PARCEL OF APPROXIMATELY 1.82 ACRES LOCATED GENERALLY SOUTH OF EAST REVELS ROAD AND WEST OF SUNSET DRIVE; PROVIDING FOR RECORDING AND FOR NOTICE TO THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY; PROVIDING AN EFFECTIVE DATE.

- Mayor MacFarlane will read the Ordinance title
- Town Administrator/Town Planner will explain Ordinance 2022-003
- Mayor MacFarlane will open Public Comment and Questions for this item only.
- Mayor MacFarlane will close Public Comment.
- Motion to approve Ordinance 2022-003
- Council Discussion
- Roll Call Vote

14. Consideration and Approval: Ordinance 2022-005 Hixson Rezoning

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO LAND USE; REZONING A 1.82-ACRE PARCEL OF PROPERTY LOCATED SOUTH OF EAST REVELS ROAD AND WEST OF SUNSET DRIVE AND IDENTIFIED WITH LAKE COUNTY PROPERTY APPRAISER PARCEL NUMBER 35-20-25-0100-000-02300 AND ALTERNATE KEY NUMBER 3771630; AMENDING THE TOWN'S ZONING MAP TO ZONE THE PROPERTY FOR TOWN AGRICULTURE; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

- Mayor MacFarlane will read the Ordinance title
- Town Administrator/Town Planner will explain Ordinance 2022-005
- Mayor MacFarlane will open Public Comment and Questions for this item only.
- Mayor MacFarlane will close Public Comment.
- Motion to approve Ordinance 2022-005
- Council Discussion
- Roll Call Vote

DEPARTMENT REPORTS

15. Town Hall
16. Police Department
17. Code Enforcement
18. Public Works
19. Library
20. Parks & Recreation Advisory Board / Special Events
21. Town Attorney
22. Town Administrator / Finance Manager - Finance and Development Reports

COUNCIL MEMBER REPORTS

23. Mayor Pro-Tem Conroy

24. Councilor Lehning

25. Councilor Gallelli

26. Councilor Klein

27. Mayor MacFarlane

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.

ADJOURNMENT

To Comply with Title II of the Americans with Disabilities Act (ADA):

Qualified individuals may get assistance through the Florida Relay Service by dialing 7-1-1. Florida Relay is a service provided to residents in the State of Florida who are Deaf, Hard of Hearing, Deaf/Blind, or Speech Disabled that connects them to standard (voice) telephone users. They utilize a wide array of technologies, such as Text Telephone (TTYs) and ASCII, Voice Carry-Over (VCO), Speech to Speech (STS), Relay Conference Captioning (RCC), CapTel, Voice, Hearing Carry-Over (HCO), Video Assisted Speech to Speech (VA-STTS) and Enhanced Speech to Speech.

Howey Town Hall is inviting you to a scheduled Zoom meeting.

Topic: **Town Council Meeting**

Time: **May 9, 2022 06:00 PM Eastern Time (US and Canada)**

Join Zoom Meeting

<https://us06web.zoom.us/j/89898027969?pwd=VW9PYzdMemZSeiR6NHBFYjZ3NHhwZz09>

Meeting ID: 898 9802 7969

Passcode: 527773

Dial by your location

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+1 346 248 7799 US (Houston)

Meeting ID: 898 9802 7969

Passcode: 527773

Find your local number: <https://us06web.zoom.us/j/kcaac8BUdl>

Please Note: In accordance with F.S. 286.0105: Any person who desires to appeal any decision or recommendation at this meeting will need a record of the proceedings, and that for such purposes may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The Town of Howey-in-the-Hills does not prepare or provide this verbatim record. Note: In accordance with the F.S. 286.26: Persons with disabilities needing assistance to participate in any of these proceedings should contact Town Hall, 101 N. Palm Avenue, Howey-in-the-Hills, FL 34737, (352) 324-2290 at least 48 business hours in advance of the meeting.