



## Town Council Meeting

June 24, 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 6:00 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 Manager | Tom Wilkes, Town Attorney | Tom Harowski, Town Planner

### AGENDA APPROVAL/REVIEW

Mayor MacFarlane announced that there was no Consent Agenda for the evening's meeting

**Motion made by Councilor Lannamañ to remove the Consent Agenda and to move agenda item #6 (Introduction of Lake County Fire Rescue - Chief Vitta) to appear before the Public Hearings; seconded by Mayor Pro Tem Gallelli. 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 Month DD, YYYY Town Council Meeting.

**Mayor MacFarlane announced that there were no items in the Consent Agenda for the evening's meeting.**

**NEW BUSINESS** (Agenda Item #6 was moved to appear before the Public Hearing portion of the meeting during the Agenda Approval section of the meeting)

6. Discussion: **Introduction of Lake County Fire Rescue - Chief Vitta**

Lake County Fire Rescue Chief Michael Vitta came forward and introduced himself. Chief Vitta announced that he was present at the meeting in an effort to improve customer service. Chief Vitta announced that he was the *de facto* Fire Chief for Howey-in-the-Hills and was available for any questions or concerns in the future.

**PUBLIC HEARING**

2. Consideration and Recommendation: **440 Avila PL Variance Application**

Town Planner, Tom Harowski, introduced and explained this agenda item. Mr. Harowski stated that the applicant was seeking a variance approval for the placement of a workshop/shed that had already been erected and placed in his side yard. Mr. Harowski stated the workshop was erected without a permit, and they are working now to try and resolve the permit issues. The Planning and Zoning Board considered the request and their recommendation to the Town Council was to approve the workshop at its present location with the requirement that, because of the size of the workshop, that it be painted to match the color of the house.

Mr. Harowski stated that the Public Works Director has expressed an issue with the current location of the workshop. Based on the survey of the property, the workshop is encroaching into the rear yard, drainage easement.

Councilor Lannamañ stated that she agreed with the Public Works Director, that the workshop should be relocated out of the drainage easement.

Mayor MacFarlane asked the owners to come forward, identify themselves, and speak on their behalf. Eric and Nardy Graves came forward and identified themselves as the owners. Mr. Graves stated that the shed was a prefab shed that was placed four inches into a drainage easement and that he had not been issued a building permit for his shed. Mr. Graves stated that he had applied for the permit, but after 2 months he had not been issued the permit, so he had them place the shed.

Mayor MacFarlane opened Public Comment for this item only. Seeing no public comment, Mayor MacFarlane closed Public Comment for this item.

**Motion made by Councilor Miles to approve the variance; however, the workshop must be moved 4 inches so that it is outside of the drainage easement, the workshop must be adequately secured for hurricane purposes (to the extent of what the code requires), and the workshop must be painted to match the color of the house; 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

3. Consideration and Approval: (adoption hearing) **Ordinance 2023-013 - Comprehensive Plan Amendment - Future Land Use Element**

Town Attorney, Tom Wilkes, read Ordinance 2024-013 out loud by title only:

**AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE ELEMENT (FLUE) OF THE TOWN'S ADOPTED COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3184 OF FLORIDA STATUTES; DESCRIBING THE ANALYSIS AND REEVALUATION UNDERTAKEN BY TOWN COUNCIL REGARDING RESIDENTIAL DENSITIES AND LOT SIZES IN POST-2010 RESIDENTIAL DEVELOPMENT IN THE TOWN; AMENDING CERTAIN FLUE POLICIES AND TABLES (i) TO MODIFY THE REQUIREMENTS IN THE "VILLAGE TOWN CENTER" AND "MEDIUM DENSITY RESIDENTIAL" LAND-USE DESIGNATIONS REGARDING DWELLING UNITS PER ACRE, LOT SIZES, MAXIMUM BUILDING HEIGHTS, OPEN-SPACE REQUIREMENTS, AND PARKS AND RECREATION REQUIREMENTS AND (ii) TO ADD A LAND-USE DESIGNATION FOR HIGH-DENSITY RESIDENTIAL DEVELOPMENT; AMENDING OTHER RELATED REQUIREMENTS FOR THOSE LAND-USE DESIGNATIONS; PROVIDING CONFORMING CHANGES; AMENDING POLICY 1.2.6 OF THE FUTURE LAND USE ELEMENT TO LIMIT THE AREAS WHERE THE TOWN MAY ALLOW RESIDENTIAL DEVELOPMENT ON LOTS SMALLER THAN ONE-FOURTH ACRE (10,890 SQ. FT.); PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.**

Mayor MacFarlane opened Public Comment for this item only.

**Tim Everline, 1012 N Lakeshore Blvd.** – Mr. Everline was concerned about the empty lots in the Town Center Overlay. Mr. Everline had questions about what roads were collector roads and he was concerned about Citrus Ave. being considered a collector road.

**Peter Tuite, 300 E. Croton Way** – Mr. Tuite was concerned about high density zoning areas and wanted them removed.

**Larry Morris, 800 N Citrus Ave.** – Mr. Morris was opposed to N. Citrus Ave being considered a collector road.

**Ellen Yarckin, 800 N Citrus Ave** – Mrs. Yarckin did not want smaller lots allowed into the Town.

**Frances Wagler, 409 W. Central Ave.** – Mrs. Wagler was concerned about the Town Center Overlay area being so large.

**Motion made by Councilor Miles to approve Ordinance 2023-013 with 10 amendments to the Ordinance:**

- 1) On page i-43, line 10 remove the words "and North Citrus Avenue"
- 2) On page i-12, under the High density section of the table, replace the word "ration" with "ratio"
- 3) On page i-10, under the iii section of minimum requirements for Village Mixed Use have 5% active recreation uses changed to 3%.
- 4) On page i-11, in the first line of the table change 5% to 3%
- 5) On page i-31, in the table, change the sentence "Maximum building height is 2-1/2 stories and no higher than 30 feet." to read "Maximum building height is 35 feet."
- 6) On page i-33 in the table change the active recreational uses requirement from 5% to 3% in two places.
- 7) On page i-36, change the HDR density from 12.0 to 10.0 dwelling units per acre and the townhouse units from 8.0 to 6.0 units per acre.
- 8) On page i-36, in the table change the word "unites" to "units".
- 9) on page i-41, move the High Density Residential block on the table to appear directly after the Medium Density Residential block, rather than at the end of the table.
- 10) On page i-43, remove section (i) entirely from Policy 1.2.6 and insert the words "single family"

between “residential” and “development” in the first sentence.

**Motion 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 2024-007 Esch Parcel Comprehensive Plan Amendment**

Town Attorney, Tom Wilkes, read Ordinance 2024-007 out loud by title only:

**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 4.45-ACRE PARCEL LOCATED ON THE WEST SIDE OF STATE ROAD 19, SOUTH OF REVELS ROAD, AS LEGALLY DESCRIBED IN THE ORDINANCE, FROM ITS CURRENT DESIGNATION OF “VILLAGE MIXED USE” TO THE DESIGNATION OF “NEIGHBORHOOD COMMERCIAL”; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.**

Town Planner, Tom Harowski, stated that the presentation for Ordinance 2024-007 and Ordinance 2024-008 (which appears as Agenda Item #5) would be combined and that discussion and Public Comment for the items should be combined as well. Mr. Wilkes stated that, if that were the case, he should read out loud the title block for Ordinance 2024-008.

Mr. Wilkes, read Ordinance 2024-008 out loud by title only:

**AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO LAND USE; REZONING A 4.45-ACRE PARCEL OF LAND LOCATED ON THE WEST SIDE OF STATE ROAD 19 AND SOUTH OF REVELS ROAD AND IDENTIFIED WITH LAKE COUNTY PROPERTY APPRAISER PARCEL NUMBER 02-21-25-0002-000-00500 AND ALTERNATE KEY NUMBER 1704171; AMENDING THE TOWN’S ZONING MAP TO ZONE THE PROPERTY FROM “VILLAGE MIXED USE PLANNED USE DEVELOPMENT” TO “NEIGHBORHOOD COMMERCIAL”; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.**

Mr. Harowski explained that the applicant wanted to eventually build two buildings on his property. The first building would be for his veterinary business. Mr. Harowski reviewed the Town Planner staff report with the Town Council.

Mayor MacFarlane asked if there was a representative from the applicant. Bob Ziegenfus from Z Development Services introduced himself, complimented Mr. Harowski for his presentation on their project, and said he was available to answer questions.

Mayor MacFarlane opened Public Comment for this item only.

**Elen Yarckin, 800 N Citrus Ave.** – Mrs. Yarckin wanted to know what kind of veterinarian was wanting to come into town.

**Peter Tuite, 300 E Croton Way** – Mr. Tuite was concerned that allowing the rezoning to neighborhood commercial would hurt the Town’s fight over the rezoning of the Asma parcel.

Mayor MacFarlane closed Public Comment for this item.

**Motion made by Councilor Miles to approve Ordinance 2024-007 to a second reading; seconded by Mayor MacFarlane. Motion approved by roll call vote.**

**Voting**

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

**Nay:** None

**OLD BUSINESS**

None

**NEW BUSINESS**

5. Consideration and Approval: (First Reading) **Ordinance 2024-008 - Esch Parcel Rezoning to Neighborhood Commercial (DISCUSSION FOR THIS ITEM WAS COMBINED INTO AGENDA ITEM #4)**

**Motion made by Councilor Miles to approve Ordinance 2024-008 to a second reading; 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

6. Discussion: **Introduction of Lake County Fire Rescue - Chief Vitta**

**This Agenda Item was moved to appear before the Public Hearing section of the meeting during the Agenda Approval section of the meeting.**

7. Consideration and Approval: **Selection of Dates for FY24-25 Budget Workshops**

July 12, 2024, at 3:00 p.m. was selected for the first budget workshop and July 26, 2024, at 9:00 a.m. was selected.

8. Discussion: **Central Lake CDD Agreement**

Town Attorney, Tom Wilkes, reviewed a proposed wastewater treatment Central Lake CDD Agreement amendment with the Town Council. A lengthy discussion ensued.

Mayor MacFarlane opened Public Comment for this item only.

**Tim Everline, 1012 N Lakeshore Blvd.** – Mr. Everline stated that he believed the wastewater treatment plant should be independently inspected at the cost of the Central Lake CDD.

**Larry Morris, 800 N Citrus Ave.** – Mr. Morris stated that the Central Lake CDD wastewater treatment plant was installed in 2007, and replacement parts will be expensive.

**John Manning, 108 E Holly St.** – Mr. Manning had questions about sewer capacity as it relates to the Downtown Sewer Project.

## **DEPARTMENT REPORTS**

### 9. Town Manager

Town Manager, Sean O’Keefe, stated the Asma hearing date has been selected, and it will take place on September 27, 2024, at 9:00 a.m. in the Town’s library. The hearing will be public.

## **COUNCIL MEMBER REPORTS**

### 10. Mayor Pro Tem Gallelli

Mayor Pro Tem Gallelli asked the Town Attorney who could speak at the Asma Special Magistrate Hearing. Mr. Wilkes stated that, aside from official Town representatives, only abutting property owners or members of the public who spoke during previous meetings in which the Asma Parcel was discussed were allowed to speak.

### 11. Councilor Lehning

None

### 12. Councilor Miles

Councilor Miles asked the Town Manager when paving on N Citrus Ave would start. Mr. O’Keefe stated that he hoped they would be able to start in 2 to 6 months.

Councilor Miles asked about the status of the grant funding for the two backup pump/generators for the Venezia lift stations. Mr. O’Keefe stated that the Town was still awaiting a response from FDEM. Councilor Miles stated that the Town should look for alternative ways to fund the project.

Councilor Miles spoke about the Talichet lift station. Councilor Miles stated that he believed this lift station should be owned and managed by the Town. Councilor Miles wanted the Town to speak with the HOA about this topic.

### 13. Councilor Lannamañ

Councilor Lannamañ was concerned about the Town being dependent on the Central Lake CDD. Councilor Lannamañ stated she believes that the Town needed to be more independent.

### 14. Mayor MacFarlane

Mayor MacFarlane asked about the status of Water Treatment Plant #3. James South, Public Utilities Supervisor, gave a status update on the project.

Mayor MacFarlane stated that she would like the Town to have a mandatory time-off policy in the Town’s Personnel Policy.

## **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 was concerned with speeding on Lakeshore Blvd. Mr. Everline also thought the Town should investigate purchasing its own fogging machine so that it could fog for mosquitoes and midges.

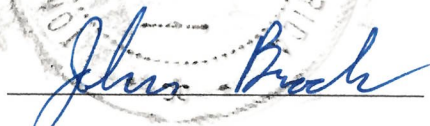
**Fran Wagler, 409 W Central Ave.** – Mrs. Wagler had questions about the Town Water Bill and N. Citrus Ave project.

**ADJOURNMENT**

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

The Meeting adjourned at 9:02 p.m.

ATTEST:



A handwritten signature in blue ink, reading "John Brock", is written over a circular official seal. The seal contains the text "TOWN OF HOWEY-IN-THE-HILLS, CALIFORNIA" and "CORPORATE SEAL".

John Brock, Town Clerk



A handwritten signature in blue ink, reading "Martha MacFarlane", is written over a horizontal line. Below the line, the text "Mayor Martha MacFarlane" is printed.