

Town Council Meeting

June 23, 2025 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/88600766400?pwd=ra9Gu2wqdc2HdB8aVduaiG4qPhHQsy.1

Meeting ID: 886 0076 6400 | Passcode: 297297

AGENDA

Call the Town Council Meeting to order Pledge of Allegiance to the Flag Invocation by Councilor Reneé Lannamañ

ROLL CALL

Acknowledgement of Quorum Present and Proper Notice Given

WELCOME AND INTRODUCTION OF GUESTS

AGENDA APPROVAL/REVIEW

PUBLIC QUESTION & COMMENT

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. The general Public Question & Comment period will be limited to a maximum of thirty (30) minutes unless extended by the Presiding Officer.

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 June 09, 2025, Town Council Meeting.
- 2. Consideration and Approval: Police Department Utility Vehicle Approval

PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

- **3.** Consideration and Approval: **Selection of Dates for FY25-26 Budget Workshops**
- 4. Consideration and Approval: Hillside Groves Minor Amendment Request

- 5. Discussion: Oak Groves / ISBA Approach
- 6. Consideration and Approval: Oak Groves Court Reporter Fee Request
- 7. Discussion: **Town Auditor RFP Update**
- 8. Consideration and Approval: Final Plat Brock Replat of Poco Sierra and Griffin Village
- 9. Consideration and Approval: Resolution 2025-010 Mid-Year FY2025 Budget Amendment
- 10. Consideration and Approval: Remote Work and Leave Usage

DEPARTMENT REPORTS

11. Town Manager

COUNCIL MEMBER COMMENT

- 12. Mayor Pro Tem Everline
- 13. Councilor Arnold
- 14. Councilor Miles
- 15. Councilor Lannamañ
- 16. Mayor Wells

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-STS) and Enhanced Speech to Speech.

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.

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

Topic: Town Council Meeting

Time: Jun 23, 2025 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

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Meeting ID: 886 0076 6400

Passcode: 297297 Dial by your location +1 646 558 8656 US (New York)

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Passcode: 297297

Find your local number: https://us06web.zoom.us/u/kdJBkhcBdZ



Town Council Meeting

June 09, 2025 at 6:00 PM Howey-in the-Hills Town Hall 101 N. Palm Ave., Howey-in-the-Hills, FL 34737

MINUTES

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

ROLL CALL

Acknowledgement of Quorum Present and Proper Notice Given

MEMBERS PRESENT:

Mayor Pro Tem Tim Everline | Councilor Jon Arnold | Councilor Reneé Lannamañ | Councilor David Miles | Mayor Graham Wells

STAFF PRESENT:

Sean O'Keefe, Town Manager | Tom Wilkes, Town Attorney (via Zoom) | Rick Thomas, Police Chief | Public Services Director, Morgan Cates | April Fisher, Town Planner | Oscar Ojeda, Finance Supervisor | John Brock, Deputy Town Manager / Town Clerk

WELCOME AND INTRODUCTION OF GUESTS

None

AGENDA APPROVAL/REVIEW

Motion made by Councilor Miles to approve the agenda and pull agenda item #15 (Discussion: Road Infrastructure Funding Solutions) from the agenda with the intent to bring back at a later meeting; seconded by Councilor Lannamañ. Motion approved by voice vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Lannamañ, Councilor Miles, Mayor Wells

Nay: Councilor Arnold

PUBLIC QUESTION & COMMENT

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. The general Public Question & Comment period will be limited to a maximum of thirty (30) minutes unless extended by the Presiding Officer.

Andi Everline, 1012 N. Lakeshore Blvd. - Town resident, Mrs. Andi Everline, addressed the Council to express her concern regarding public participation in meetings conducted online. She stated that, during a recent meeting,

she had attempted to raise her hand virtually (on Zoom) to speak about a candidate for the Library Board but was not acknowledged or called upon. Mrs. Everline shared her disappointment and emphasized that the opportunity to speak was important, particularly because she had intended to advocate for Gavin Scheel, a 19-year-old with a disability, whom she felt was unfairly overlooked for the board appointment. She underscored Gavin's intellectual capabilities and longstanding involvement with the library, urging the Council to be more attentive to online participants who may be trying to engage during meetings.

CONSENT AGENDA

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Mayor Pro Tem Everline requested to have Agenda Items #2, #3, and #7 pulled from the Consent Agenda and talked about separately. Councilor Miles requested to have Agenda Items #2 and #4 pulled from the Consent Agenda and talked about separately.

- 1. The approval of the minutes and ratification and confirmation of all Town Council actions at the May 27, 2025, Town Council Meeting.
- 5. Consideration and Approval: Florida Commerce (CDBG-DR) Grant HI016 Lift Station #1 Bypass Pump Project Grant
- 6. Consideration and Approval: Florida Commerce (CDBG-DR) Grant HI018 Lift Station #2 Bypass Pump Project Grant

Motion made by Councilor Lannamañ to approve Consent Agenda Items #1 (Councilor Miles' edit of the minutes), #5, and #6; seconded by Councilor Miles. Motion approved unanimously by voice vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells **Nay:** None

2. Consideration and Approval: Lakeside Capture Phase 1 - Stormwater Project

Mayor Pro Tem Everline initiated discussion on a pulled agenda item concerning a stormwater infrastructure project, inquiring about the prolonged delay in funding from Lake County. Public Services Director, Morgan Cates, explained that the project had initially been funded with a \$110,000 grant from the Lake County Water Authority, but when bids were solicited, all came in significantly over budget. As a result, the Town applied for and recently received additional grant funding and a sixmonth extension, bringing the total awarded grant amount to approximately \$140,975. However, due to inflation and time delays, the lowest bidder increased their price by roughly \$7,000, resulting in a new total project cost of \$195,414. The Town's required contribution, to be funded from the Stormwater Maintenance Fund, is \$54,440.

Town Manager, Sean O'Keefe, clarified that the grant is a reimbursement-type agreement and that the Town has the funding in place to proceed. Councilor Miles expressed concern about the bidding timeline, recalling that the bids had been rejected over a year ago. Mr. Cates and other Councilors clarified that the bids had not been rejected but held over while additional funding was pursued. Councilor Lannamañ and Councilor Miles agreed that rebidding the project now might result in higher costs. The Council discussion concluded with consensus that the original vendor remains the most cost-effective option, even with the slight price increase.

Motion made by Councilor Miles to approve agenda item #2; seconded by Councilor Lannamañ. Motion approved unanimously by roll call vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells **Nav:** None

3. Consideration and Approval: E. Gardenia St. Road Reconstruction Project Proposal

Mayor Pro Tem Everline expressed concern that the project had already been underway for over a week despite being listed on the agenda for Council consideration and approval. While he acknowledged the necessity of the project, he emphasized the importance of maintaining procedural integrity by securing formal approval before initiating work.

Town Manager, Sean O'Keefe, responded by explaining that the vendor, Paquette, had been properly procured and the project was already included in the approved Capital Improvement Plan (CIP) and budget. He noted that the project had been discussed numerous times as part of the Town's road reconstruction planning. The decision to proceed immediately was made in order to take advantage of the contractor's availability, but it was subsequently realized that the specific quote had not yet been formally presented for Council approval. Mr. O'Keefe characterized the item as a matter of housekeeping, reaffirming that Council had consistently expressed support for the project.

Councilor Arnold wryly summarized the situation as a case of "ready, fire, aim," to which Mr. O'Keefe agreed. No members of the public provided comment on the item.

Motion made by Councilor Miles to approve agenda item #3; seconded by Councilor Lannamañ. Motion approved unanimously by roll call vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells **Nav:** None

4. Consideration and Approval: Budget Transfer 119 - PD - Golf Cart Budget Approval

Councilor Miles initiated discussion on the proposed purchase of two refurbished golf carts for the Police Department, raising concerns about both transparency and the age of the equipment. While acknowledging no objection to the intended use of the golf carts for events and medical response, he noted that, although the Town Manager had stated that three quotes were obtained, only one was presented for review. He also questioned the \$10,000 price tag for two 2010 model-year carts, suggesting that brand-new golf carts might be a better long-term investment.

Police Chief Thomas responded that fully equipped new carts typically start at \$15,000 each. He explained that the proposed carts had been thoroughly refurbished by a vendor in The Villages, with all major components replaced. Chief Thomas personally inspected the carts and was satisfied with their condition. He noted that the vendor had been holding the units for two months pending Council consideration and had offered to assist with any post-sale repairs. However, Chief Thomas acknowledged he would need to confirm the specific warranty terms.

Councilor Reneé Lannamañ asked about mileage and the feasibility of negotiating a reduced price, suggesting that the vendor be asked whether both carts could be acquired for \$8,000. She also requested a clear estimate of additional costs for medical equipment and mounting, which Chief Thomas estimated at approximately \$200 per cart. Council members expressed general agreement that more information was needed before proceeding.

Councilor Miles and Mayor Wells supported obtaining additional quotes for new, preferably American-made, golf carts, citing concerns over the reliability and long-term cost of older equipment. It was also

noted that the Police Department had sufficient funds in its impact fee account to support a higher-quality purchase without straining the budget.

Mayor Wells opened Public Comment for this item only.

Clay Ormsbee, 301 N. Lakeshore Blvd. – Resident Ormsbee sought clarification during public comment, and the Chief and Council clarified the intended next steps.

Motion made by Councilor Miles to table this item to next meeting to give Police Chief Thomas time to research other options; seconded by Councilor Lannamañ. Motion approved unanimously by voice vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells **Nav:** None

7. Consideration and Approval: **LEAD Municipal/County Cost Sharing Study**

Mayor Pro Tem Everline raised concerns about the Town's participation in the proposed County-wide cost-sharing study, questioning whether the \$3,000 contribution would yield valuable or actionable information, and suggesting the effort may be more symbolic than practical. Town Manager, Sean O'Keefe, explained that the study originated from the private-sector group LEAD (Lake Economic Area Development) in partnership with County economic development officials. He emphasized that the study is intended to clarify the division of service responsibilities and funding between the County and municipalities, particularly in light of recurring disputes, such as police dispatch service billing and public claims that the County subsidizes municipal services. Mr. O'Keefe noted the goal of the study is to establish a fact-based framework to support future intergovernmental discussions, and that nearly all other Lake County municipalities are participating, with Leesburg offering to contribute a larger share to ensure the project moves forward.

Mayor Wells acknowledged skepticism about the potential outcomes but agreed the Town should be involved in order to have a voice in follow-up discussions. He noted that the \$3,000 share is relatively modest compared to the study's estimated \$70,000 total cost. Councilor Lannamañ expressed support for the study based on her own research, citing the potential value of the data in understanding the Town's role and positioning amidst county-wide development and legislative changes, including the impacts of "home rule" discussions and commercial growth indicators.

In response to Councilor Lannamañ's inquiry, Mr. O'Keefe stated that the study is expected to have a turnaround time of less than 90 days once funded. When asked how the unbudgeted \$3,000 would be covered, staff indicated the amount could be absorbed within the General Fund, specifically under finance and administrative contractual services, without significant fiscal impact.

Following discussion, the item was opened for public comment, but no members of the public addressed the Council.

Motion made by Councilor Lannamañ to approve the LEAD Cost Sharing Study for \$3,000; seconded by Councilor Miles. Motion approved unanimously by roll call vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells **Nav:** None

PUBLIC HEARING

8. Consideration and Approval: Esch Veterinary Office Preliminary Site Plan (PSP) Submittal

Town Planner, April Fisher, presented a preliminary site plan application submitted by Dr. Esch for a veterinary clinic, which previously received a conditional use permit. Mrs. Fisher confirmed that all staff comments had been addressed and recommended approval of the site plan subject to six conditions. These included:

- 1) Allow a waiver from the 50% storefront window provision for the West and North elevations, as they do not function as primary or secondary façade entrances nor do they abut right-of-way, with the condition that the West and North elevations add the massing/articulation detail of awnings over the doors located on each of these elevations and incorporate the required second massing technique, such as building wall offsets on these two elevations.
- 2) Revise the dumpster enclosure height on Sheet A0-3 to show a 6-foot-high wall on the enclosure elevations. The landscaping details also need to be provided, compliant with LDC Sec. 7.04.03 (B) at Final Site Plan.
- 3) Provide a landscape, hardscape, and buffer Plan at Final Site Plan that complies with Chapter 7.
- 4) Provide a tree mitigation plan including the required replacement data, and tree protection detail at Final Site Plan that complies with LDC Chapter 7.
- 5) The accessible parking spaces are to be relocated directly adjacent to the building so that people who need to use these spaces do not have to cross a drive isle to get to the building.
- 6) A lighting/photometric plan will be provided at Final Site Plan.

Mrs. Fisher noted that the Planning and Zoning Board had unanimously recommended approval at their May 29 meeting.

Bob Ziegenfuss of Z Development Services, representing Dr. Esch, confirmed agreement with all six staff-recommended conditions and offered to answer Council questions. Dr. Esch clarified that the clinic will serve cats and dogs only. In response to a question from Councilor David Miles regarding utility connections, Mr. Ziegenfuss stated that the site will initially use well water and a septic system, with provisions to connect to public utilities once they are available. He noted that the team would research existing plans from nearby developments, such as Hillside Groves and Watermark, to evaluate the feasibility of early connection.

Town Clerk, John Brock, confirmed that the Town's prior zoning approvals included a requirement that the property connect to Town utilities once they are located within the statutory distance. Mr. Ziegenfuss expressed willingness to comply and noted the additional permitting work required with state agencies such as FDOT and the Water Management District. He estimated construction could begin after 6–7 months of permitting, with an opening targeted around late 2026, aligning with the expiration of Dr. Esch's current lease.

Mayor Wells opened Public Comment for this item only. Seeing no comments, Mayor Wells closed Public Comment.

Motion made by Councilor Miles moved to approve the Esch Veterinary Office Preliminary Site Plan (PSP) Submittal with the six conditions as outlined by the Town Planner; seconded by Councilor Lannamañ. Motion approved unanimously by roll call vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells **Nay:** None

 Consideration and Approval: (Transmittal Hearing) Ordinance 2025-003 - EAR Comprehensive Plan Amendment Town Council considered Ordinance 2025-003, the transmittal of the Evaluation and Appraisal Report (EAR)-based amendments to the Town's Comprehensive Plan. Councilor Lannamañ initiated discussion by moving to table the item, citing insufficient time to thoroughly review the material. Councilor Miles seconded and proposed holding a workshop, recalling the previous year's intensive, multi-session review process. It was confirmed that the document must be adopted by August 28, 2025, necessitating immediate transmittal to the State to meet the 60-day review period.

Town Planner, April Fisher, clarified that the current EAR-based amendments do not propose substantive policy or land use changes but rather bring the plan into conformance with State requirements and update general information. Mrs. Fisher noted that although some population projections and subdivision names are outdated or inaccurate, altering them now could raise flags at the State level, as the prior planner had already submitted an outline of the expected updates. She advised against revising major data points at this stage but supported correcting scrivener's errors, typographical mistakes, and clearly inaccurate figures such as subdivision names and unit counts.

Mayor Wells and several Councilors expressed concerns about specific errors, such as incorrect population projections and mislabeled subdivisions. However, all agreed that more substantial changes could be deferred to a future update following adoption. Mrs. Fisher assured Council that a second hearing following State review would allow for additional edits and corrections.

Mayor Wells read Ordinance 2025-003 out loud by title only:

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, AMENDING THE TOWN'S COMPREHENSIVE PLAN, AS ADOPTED BY ORDINANCE NO. 2024-09, BASED ON THE EVALUATION AND APPRAISAL OF THE TOWN'S COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3191, FLORIDA STATUTES; AMENDING AND UPDATING THE FUTURE LAND USE ELEMENT, TRANSPORTATION ELEMENT, HOUSING ELEMENT, PUBLIC FACILITIES ELEMENT, CONSERVATION ELEMENT, RECREATION AND OPEN SPACE ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, CAPITAL IMPROVEMENTS ELEMENT, CONCURRENCY MANAGEMENT ELEMENT, PUBLIC SCHOOL ELEMENT, PROPERTY RIGHTS ELEMENT, AND DEFINITIONS; AUTHORIZING TRANSMITTAL TO THE FLORIDA COMMERCE DEPARTMENT; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor Wells opened Public Comment for this item only. Seeing no comments, Mayor Wells closed Public Comment.

After public comment was closed and additional discussion clarified the scope and timeline, Councilor Lannamañ amended her motion to approve the transmittal of Ordinance 2025-003 with the inclusion of scrivener's corrections and updates to inaccurate subdivision names and housing unit numbers. The motion was seconded and supported by consensus, with Council reaffirming the importance of revisiting more complex changes, such as population methodology, in future workshops.

Motion made by Councilor Lannamañ to approve transmittal of the EAR Comprehensive Plan amendments to the State after staff fixes scrivener errors and misnamed subdivisions; seconded by Councilor Arnold. Motion approved unanimously by roll call vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells **Nav:** None

OLD BUSINESS

10. Consideration and Approval: Resolution 2025-008 - Town's Electronic Sign Usage

During the discussion on Resolution 2025-008, concerning the use of the Town's electronic sign, Towh-Manager, Sean O'Keefe, explained that the proposed policy would formalize existing practices followed by staff since the sign's installation in April 2022. He clarified that the non-profit group, Friends of the Library, had contributed \$10,000 toward the total installation cost of \$36,392 of the sign. The resolution aimed to codify those operational practices and clarify administrative authority.

Mayor Pro Tem Everline proposed broadening the permitted uses of the sign to include not just official Town and library events, but also community events such as charity fundraisers, athletic achievements by local youth, and cultural happenings like the music series and Garden Club activities, even if held outside Town limits. He framed this broader use as civic engagement that strengthens community identity.

Councilor Miles expressed support for consistency and equity, suggesting that, if the sign policy is to be restrictive, it should be uniformly restrictive. He proposed that the Friends of the Library be reimbursed for their contribution and that all non-Town entities be excluded from use of the sign. Councilor Arnold recommended textual edits, including removing the phrase "and civic engagement" from the resolution's stated purpose and eliminating the clause that grants special access to the Friends of the Library.

Town Clerk, John Brock, raised concerns about message saturation, potential abuse by commercial interests, and the physical limitations of the sign, which can only cycle a limited number of slides.

Councilor Lannamañ cautioned against opening the Town to liability by allowing discretionary use of the sign, emphasizing that uneven enforcement or ambiguous standards could result in lawsuits. Town Attorney, Tom Wilkes, affirmed that the Town may set clear and legally enforceable parameters for sign usage and modify them over time as needed.

After discussion, a motion was made by Councilor Miles and seconded by Councilor Arnold to approve the resolution with two changes: (1) removing the phrase "and civic engagement" from the purpose statement, and (2) deleting the fifth sub-bullet under "Authorized Content" that granted Friends of the Library special access. Mayor Wells suggested that alternate communication methods, such as a newsletter inserted into utility bills, could address the community's broader informational needs. Councilor Lannamañ and others expressed continued concern about balancing community benefit with liability exposure.

Mayor Wells opened Public Comment for this item only.

Gavin Scheel, 123 E Oak St. – Resident Gavin Scheel commended the Council for their ideas and offered a constructive alternative. He suggested that, rather than expanding the use of the electronic sign for announcements such as student recognitions or community events, the Town consider implementing a monthly newsletter. Mr. Scheel proposed what Mayor Wells had just proposed: that the newsletter be distributed with water bills to ensure broad reach and noted that it could also be shared through social media channels to extend its visibility.

Councilors expressed support for the concept. Mayor Wells noted that a newsletter could be published in the water bill and also circulated through platforms such as Howey-in-the-Hills Unedited Facebook group, neighborhood social media groups in Talichet and Venezia, and personal sharing networks, as demonstrated by the Town's promotional efforts for Founders Day.

Mr. Scheel volunteered to draft the newsletter, highlighting his experience in preparing monthly newsletters for the library. Councilors responded appreciatively, with Councilor Lannamañ affirming the value of his initiative and Councilor Miles thanking him for stepping forward, noting it aligned with encouragement he had previously given Mr. Scheel to stay engaged.

Diana Ballou, 1005 N. Tangerine Ave. – Town Resident, Diana Ballou, addressed the Council, stating that she did not have a strong opinion on the matter being discussed. She stated that the Town could still be sued for written items or items communicated through social media (in addition to the communications on the Town's electronic sign).

Andi Everline, 1012 N. Lakeshore Blvd. – Town resident, Andi Everline, commented that, when the Town Attorney was previously consulted, he did not appear to have concerns about the board being used for purposes beyond those currently specified. She noted that, since no immediate controversy or complaint is underway, there is not an active issue for the attorney to respond to. Councilor Lannamañ clarified that her concern lies not in current circumstances, but in potential future allegations of discrimination or unfair treatment if events are excluded from the electronic board. Mrs. Everline responded that she believes the attorney is capable of handling such matters, though Councilor Lannamañ cautioned that doing so would incur legal costs.

Mayor Pro Tem Everline interjected to express frustration, suggesting that the Town has a history of disregarding the legal advice it pays for. Councilor Lannamañ reaffirmed her position, emphasizing her ongoing concern about liability. Mrs. Everline concluded by stating her belief that the board's use could be structured in a way that minimizes legal risk.

Clay Ormsbee, 301 N. Lakeshore Blvd. – Town resident, Clay Ormsbee, reflected on the Town's previous use of a newsletter, stating that it had been highly successful during its run roughly 20 years ago, before being discontinued due to a budget crisis. He emphasized that many residents, including dozens he knows personally, are not active on social media, and that the mailed newsletter had been an effective communication tool for reaching the broader community. Mr. Ormsbee pointed out that, in all the years the newsletter was active, it never generated legal issues or lawsuits. He cautioned against allowing fear of potential litigation to hinder progress, suggesting that excessive caution could become a barrier to meaningful action. As an alternative to the contested signboard, he proposed selling it, estimating that the proceeds could fund a significant number of newsletter mailings. He described the current discussion over the sign's content and usage as unproductive and urged the Council to consider the newsletter as a more efficient and less contentious communication tool. As a suggestion for the first newsletter, Mr. Ormsbee raised the issue of unsafe and possibly illegal golf cart use along Lakeshore Boulevard, especially by underage drivers and overloaded vehicles operating off designated paths. He recommended that the Town mail out a clear set of golf cart rules to all relevant residents, noting that confusion over proper use appears widespread. He concluded that a newsletter would be a practical vehicle for conveying such information and welcomed the option to receive it via email.

Ann Griffin, 215 E Laurel Ave. – Town resident, Ann Griffin, supported the idea of a newsletter to clarify Town rules. She noted that many long-time residents are unsure about current regulations, such as RV parking and vehicles on grass, and she often refers them to Town Hall due to the lack of clear information. Mrs. Griffin added that, when the Venezia neighborhood was developed, rules should have been provided to new homeowners, as relying on builders for accurate information has led to confusion and unintended violations.

Joshua Husemann, 671 Avila Pl. – Town resident, Joshua Husemann, expressed appreciation for Mayor Pro Tem Everline's comments on community engagement but cautioned against broadening access to the Town sign. Drawing on his experience in the school system, he warned that loosening restrictions could lead to significant complications. Mr. Husemann supported limiting use of the sign to official Town entities, such as the Town itself and the library. He cautioned that allowing outside groups, including private companies or religious organizations, could lead to disputes over moral or religious disagreements, and raise concerns about the Town appearing to endorse particular beliefs or viewpoints.

Tom Ballou, 1005 N Tangerine Ave. – Town Resident, Tom Ballou, suggested just putting date, time, and temperature on the Town sign.

Town Attorney Tom Wilkes clarified that both the sign and a potential newsletter are instruments of the Town and do not constitute public forums, meaning the Town retains full editorial discretion over their content. He emphasized that the Town Council should base its decisions on what it believes is best for the community, rather than being overly concerned about liability. Mr. Wilkes explained that the Town is legally permitted to share announcements of general public interest, such as congratulatory messages or event notices, even if the Town is not directly sponsoring those events. However, he advised caution regarding religious content, which could raise more complex legal issues. He reassured the Council that if the chosen approach proves unmanageable, they can later revise or tighten their policy. Ultimately, he encouraged the Council to focus on the value and purpose of the sign for the community, asserting that legal concerns can be navigated appropriately.

Motion made by Councilor Miles approve Resolution 2025-08 with two changes to Exhibit A (in the purpose paragraph, put a period after the word "business" in the third line and eliminate the last three words, and remove the fifth sub-bullet under Policy Guidelines #1 Authorized Content); seconded by Councilor Arnold. Motion approved by roll call vote.

Voting

Yea: Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells

Nay: Mayor Pro Tem Everline

Mayor Wells called for a recess at 8:08 p.m.

Mayor Wells reconvened the meeting at 8:16 p.m. All five Town Councilors were present at the time that Mayor Wells reconvened the Town Council Meeting.

NEW BUSINESS

11. Presentation: Woodard and Curran

Kevin Becotte of Woodard & Curran presented a preliminary wastewater facility plan for the Town of Howey-in-the-Hills, focusing on a proposed septic-to-sewer conversion in Old Howey. The plan includes approximately 56,800 feet of gravity sewer lines, 12,400 feet of force mains, and ten lift stations, serving 597 parcels at a projected cost of \$32.4 million.

Mr. Becotte outlined four treatment alternatives: (1) do nothing, which poses continued environmental risk to the lake; (2) connect to the existing Central Lake CDD wastewater facility using reserved capacity at an additional \$2.7 million in CIAC fees; (3) build a force main to Groveland, which has a higher estimated cost of \$43.7 million due to additional infrastructure and impact fees; and (4) acquire or partner with the Central Lake CDD plant, potentially investing \$39.8 million with an optional \$8.7 million to expand capacity for future growth and resale to developers.

Councilor Arnold asked whether the Central Lake CDD had been contacted, and Mr. Becotte confirmed that outreach had not yet been made but could be made with the Town's approval. Councilor Miles observed the plan closely resembled a 2023 presentation he and the Town Manager had developed, noting that costs had significantly increased. Councilor Miles raised concerns about affordability and suggested phasing the project into smaller, incremental sections to allow for gradual progress and grant eligibility.

Mayor Wells questioned the viability of Groveland as a partner, given reports of infrastructure issues, which Mr. Becotte acknowledged but confirmed Groveland is developing a new facility. Mayor Pro Tem Everline asked about newer, improved OnSyte septic systems as a potentially lower-cost alternative. Mr. Becotte responded that, while advanced systems exist, installation on private property presents logistical and legal challenges and would not significantly reduce per-property costs.

Councilor Miles also recalled a previous \$500,000–\$600,000 FDEP grant that was forfeited due to inaction by prior leadership. He urged that the current \$3.2 million grant be used strategically by connecting homes within 300 feet of existing sewer lines, covering both connection costs and septic abandonment, thus expanding the system in affordable, grant-funded stages. This approach, he argued, would allow the Town to demonstrate measurable progress and improve eligibility for future funding, using a leapfrog strategy to extend sewer service throughout the community.

Mayor Wells made a motion to extend the Town Council meeting by an hour. This was done at 8:47 p.m. The motion was seconded by Councilor Arnold. Motion approved unanimously by voice vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells Nay: None

Following the presentation by Kevin Becotte of Woodard & Curran, Council and staff engaged in an extended discussion covering legal, financial, logistical, and strategic concerns.

Councilors Miles and Lannamañ questioned whether the Town's \$3.2 million SAHFI grant could be used to fund sewer lateral connections from the street to individual homes, as well as septic tank abandonment. Town Manager, Sean O'Keefe, noted that, even if permissible, the Town lacks additional wastewater capacity under the current agreement with the Central Lake CDD, as the 1,600 ERUs allocated have already been used. Mr. Becotte added that most grants only cover work on public property, not private connections, and offered to have Woodard & Curran's funding team investigate further.

Mayor Wells and Councilor Miles discussed discrepancies in ERU calculations, particularly whether the capacity figure should be based on 250 gallons per day per unit, noting that the Central Lake CDD may have recalibrated its estimates downward. Mr. Becotte clarified that, while daily flow averages are typically lower, plant capacity must be sized for peak flow conditions. He also stated that the ERU expansion potential was based on the facility's total permitted capacity of 870,000 gallons per day, with some already reserved by the CDD for its own use.

Mayor Wells opened Public Comment

Ann Griffin, 215 E Laurel Ave. – Town resident, Ann Griffin, asked why homes along Central Avenue, where sewer lines were previously installed, had not been connected.

Mr. O'Keefe explained that the decision was voluntary at the time, as the strong mayor system then in place combined project planning and execution, and the mayor and Town Council declined to mandate connections. The lack of reserved capacity further complicated future hookups.

Mayor Wells closed Public Comment.

Multiple councilors expressed frustration with the cost and scope of the \$185,000 study, calling it redundant and lacking in actionable planning detail. Councilor Arnold stressed the need for a comprehensive strategy addressing both wastewater and potable water infrastructure, noting that both are scarce resources in Florida. Mayor Pro Tem Everline voiced concern that the study failed to provide clear incremental cost strategies, while Mr. Arnold urged that the Town needed a phased plan, starting with treatment capacity expansion, before pursuing broader sewer installation.

Public Services Director, Morgan Cates, emphasized the importance of coordinating sewer installation with future road reconstruction plans, as most sewer lines are proposed to run down the center of roads. He confirmed the \$32.4 million estimate includes road work costs, though not the cost of acquiring or

expanding the treatment plant. Directional boring was discussed as a less invasive installation method, but Mr. Cates clarified that it is only viable in short segments due to the Town's long roadway stretches.

In conclusion, Council members called for further exploration of grant eligibility, treatment capacity expansion, phasing strategies, and a more detailed and comprehensive utility infrastructure plan to be discussed during upcoming budget meetings.

12. Consideration and Approval: Talichet Lift Station Transfer

The Town Council discussed and approved the conditional transfer of the Talichet lift station from the Talichet, Venezia-North HOA, to the Town, pending HOA membership approval. Town Manager, Sean O'Keefe, explained that legal negotiations had resulted in an agreement capping the project cost at \$90,000, which includes the \$83,193.30 estimate plus limited legal fees. HOA representative, Mr. Joshua Husemann, provided a detailed update on community outreach efforts, noting extensive door-to-door engagement and widespread support, with at least 52 proxy votes already secured and additional votes expected at the HOA's formal vote scheduled for June 11. He reported that residents could either pay a one-time fee of approximately \$800 or opt into a \$68/month payment plan over a year.

Town staff recommended a three-part motion: (1) to add the Talichet lift station to the Town's assets, (2) to approve the work to be done by Town utility contractor Utility Repair Experts (URE) to bring the station up to Town standards, and (3) to amend the budget accordingly at a future meeting.

Mr. Husemann addressed anticipated delinquencies and explained that payments would be handled via a separate HOA account, monitored by the treasurer and management company. Delinquency rates were reported as low, with the HOA prepared to take standard enforcement actions if needed. The Town expects to front no more than \$15,000 due to most residents opting to pay in full at closing, and all funds are projected to be recouped within 12 months. The motion passed following clarification that the approval included the transfer agreement itself.

Motion made by Councilor Miles to approve the Transfer Agreement with Talichet at Venezia North Homeowners' Association, Inc., bringing in the Talichet lift station into the Town's assets, approve the work to be done by Town utility contractor Utility Repair Experts (URE), and to direct staff to amend the Town's budget accordingly at a future meeting, contingent on the Talichet at Venezia North Homeowners' Association's approval; seconded by Mayor Pro Tem Everline. Motion approved unanimously by roll call vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells **Nay:** None

13. Consideration and Approval: Rescheduling the July 14, 2025, Town Council Meeting

The Town Council considered rescheduling the July 14, 2025, regular Council meeting. After brief discussion, Councilors confirmed their availability for alternate dates. Councilor Arnold initially suggested vacating the meeting entirely, citing precedent from the holiday season; however, Councilor Lannamañ expressed concern about falling behind on Town business. Town Manager, Sean O'Keefe, reminded the Council that two budget workshops would also need to be scheduled during that period, and that a regular meeting might be combined with a workshop if business was limited. Town Clerk, John Brock, recommended Thursday, July 10, as the rescheduled date to maintain proper spacing between meetings.

Motion made by Mayor Pro Tem Everline to reschedule the July 14, 2025, Town Council Meeting to July 10, 2025; seconded by Councilor Lannamañ. Motion approved by voice vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Lannamañ, Councilor Miles, Mayor Wells

Nay: Councilor Arnold

14. Consideration and Approval: Willdan Impact Fee Study Proposals

The Town Council considered a proposal from Willdan Financial Services to conduct a comprehensive series of impact fee and fee-related studies, including updates to the Town's existing water, parks and recreation, and police impact fees, and evaluations for new potential fees for sewer (wastewater), transportation (mobility), stormwater, and administration.

Town Manager, Sean O'Keefe, explained that only Willdan had responded to the Town's solicitation for proposals, and that the existing impact fees had not been updated in many years. He recommended revisiting these fees in light of upcoming capital needs, including a new police station, water system expansion, and potential sewer infrastructure. The proposed fees include:

- Five core studies (water, sewer, police, parks and rec, mobility): \$7,500 each
- Stormwater: \$10,000 for Phase 1 of a rate study
- Two new studies added during discussion: a building impact fee and an administrative processing fee, both capped at \$7,500 each

Councilor Miles emphasized that the proposed sewer impact fee must cover both collection and treatment infrastructure, not just the collection system as originally written. He also noted that the Town will need a reliable funding source for treatment capacity, regardless of whether it contracts with the Central Lake CDD or constructs its own facilities.

Mayor Wells proposed including a building impact fee and a separate administrative charge that would go to the general fund, revenue that could be used flexibly. He shared that, in past experience, such a fee could generate substantial unrestricted revenue, citing \$181 per residential unit as an example from another jurisdiction.

Mr. O'Keefe clarified that existing impact fee balances cannot be used to fund the studies themselves. The Town will need to amend the budget and allocate funds from the water and wastewater utility funds and the general fund. He confirmed that bundling the public hearings for multiple studies would save time and cost.

Motion made by Councilor Miles to approve the Willdan Impact Fee Study Proposals, adding a building impact fee study and an administrative processing fee study (both studies cost to be capped a \$7,500 apiece), and that the sewer impact fee study should include treatment as well as collection in its study; seconded by Mayor Pro Tem Everline. Motion approved unanimously by roll call vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells Nay: None

Mayor Wells notes that the meeting was running over the extend period of time.

Motion by Councilor Arnold to 9:45 p.m. to extend the meeting by 30 minutes; seconded by Councilor Lannamañ. Motion approved unanimously by voice vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells **Nay:** None

15. Discussion: Road Infrastructure Funding Solutions

Agenda Item was pulled during Agenda Approval

16. Discussion: Oaks Grove Development/Annexation

Town Manager, Sean O'Keefe, updated the Council on the June 4th Lake County Planning and Zoning Board meeting, where a proposed development adjacent to the Town's borders was reviewed. Mayor Pro Tem Everline stated that the Town submitted a formal letter of opposition outlining planning and infrastructure concerns, but that the letter was sent late in the day before the meeting, which likely limited its impact. The Lake County Planning and Zoning Board nonetheless approved the proposal to proceed to the Board of County Commissioners (BCC). Mayor Pro Tem Everline and Councilor Miles, who both attended the meeting and spoke, noted that all public comments except those of the developer were in opposition.

Council members discussed the recurring issue of developers bypassing the Town's stricter standards by seeking higher-density approvals directly from the County. Councilor Miles pointed out that this was the second instance where a development inside the Town's Interlocal Service Boundary Agreement (ISBA) area pursued County approval for a density that would not be permitted under Town code, only to later seek access to Town water and sewer services. He emphasized the need for the Town to reconsider how it responds to these situations to avoid being saddled with incompatible development.

Mayor Pro Tem Everline voiced concern that the Town Manager had not spoken at the Lake County Planning and Zoning meeting to read the submitted letter into the record, which he felt would have added weight to the Town's position. Mr. O'Keefe responded that, in previous County meetings, he had been told verbal comments were unnecessary when a letter was submitted, but he acknowledged the concern and indicated he had already received follow-up communication from a County Commissioner, suggesting greater openness to collaboration moving forward.

Councilor Lannamañ clarified that Mrs. Brock, one of the developers, resides at the subject property and had sent out a post-meeting invitation to Town officials for a meet-and-greet on June 21st. Mr. O'Keefe confirmed this and noted that Mrs. Brock also owns other parcels within Town limits.

Mayor Wells opened Public Comment for this item only.

William Sullivan, 36336 SR 19, Howey-In-the-Hills (unincorporated Lake County) - County resident, William Sullivan, addressed the Council, warning that the developer's request was not for 49 units, but potentially up to 64 multi-family units allowed under the R-4 zoning designation. He accused the applicant of misrepresenting the project to the community and emphasized the significant impact this would have on the Town's gateway. Mr. Sullivan called on the Town to consider legal preparations, such as funding a court reporter for the BCC meeting, in case an appeal becomes necessary. He also urged the Town to push back against the perception that it is seeking mass annexation, noting that the developer may be using that narrative to divide local sentiment.

Mr. Sullivan requested that the Town help pay for the court reporter that he intended to have at the Lake County Board of County Commissioners meeting. Councilor Miles stated to the Town Manager that he wanted the Town Manager to place Mr. Sullivan's court reporting funding request on the agenda for the next Town Council meeting. Councilor Miles also asked Mr. Sullivan to present Mr. O'Keefe with cost for the request prior to the next Town Council meeting.

The discussion concluded with concerns about the density implications of the proposed development, the need for better coordination and earlier response from the Town, and the strategic importance of asserting control overgrowth at the Town's borders.

17. Discussion: Merging Infrastructure and Transportation Funds

Council deliberated on the topic of potentially re-merging the Town's Transportation Fund and Infrastructure Fund. Town Manager, Sean O'Keefe, introduced the topic, noting it originated from a request by Councilor Miles, who expressed strong concern that the previous splitting of the funds had inadvertently undermined funding for road projects, most notably, the planned reconstruction of Holly Street in the current fiscal year. Councilor Miles detailed his objections to the January/February restructuring, arguing that it reduced transparency and diverted resources from long-established capital priorities. He stated that day-to-day expenditures, such as pothole repair and street lighting, had been moved from the General Fund into the newly created Transportation Fund without a corresponding revenue transfer, effectively draining funds earmarked for capital roadwork. He further asserted that the fund split diluted the Council's ability to execute its multi-year road reconstruction plan and cited a Governmental Accounting Standards Board (GASB) principle recommending a minimal number of funds. Miles proposed returning to a single, consolidated fund structure and also funding Holly Street's reconstruction as originally budgeted in FY25.

Mayor Wells and Mr. O'Keefe responded with clarifications. Mayor Wells stated the fund changes had been made transparently, with the goal of aligning expenditures with their appropriate revenue sources: infrastructure funds derived from the local option sales surtax, and transportation funds from gas taxes and state revenue sharing. He emphasized that the restructuring had been collaborative and not conducted solely by the Town Manager. Mr. O'Keefe acknowledged that some expenditures were shifted without a full offset in transportation revenue, resulting in a shortfall. He noted, however, that future fund transfers from the General Fund could still be considered by Council to cover project costs. He and Mayor Wells both rejected the characterization of the process as deceitful.

The exchange became heated, with Councilor Miles initially accusing the administration of underhanded conduct, later retracting that remark but reaffirming his opposition to the fund separation. The Mayor responded firmly, defending the process and warning that continued personal attacks might deter future participation from staff and volunteers, including the Finance Supervisor. Councilor Lannamañ spoke in favor of maintaining the current fund separation, citing increased transparency for the public and non-accountants. The discussion concluded without formal action, as the agenda item was for discussion only.

DEPARTMENT REPORTS

18. Town Hall

This report was supplied in the meeting's packet.

19. Police Department

This report was supplied in the meeting's packet.

20. Code Enforcement

This report was supplied in the meeting's packet.

21. Lake County Fire Rescue

This report was supplied in the meeting's packet.

22. Public Services Department

This report was supplied in the meeting's packet.

23. Parks & Recreation

This report was supplied in the meeting's packet.

24. Library / Community Events

This report was supplied in the meeting's packet.

25. Town Attorney

None

26. Finance Supervisor

This report was supplied in the meeting's packet.

27. Town Manager

None

COUNCIL MEMBER COMMENT

28. Mayor Pro Tem Everline

None

29. Councilor Arnold

None

30. Councilor Miles

None

31. Councilor Lannamañ

None

32. Mayor Wells

None

Item 1.

ADJOURNMENT

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

The Meeting adjourned at 10:31 p.m.	Attendees: 48	
ATTEST:		Graham Wells, CMC, Mayor
ATTEST.		
John Brock, Town Clerk		



Date: June 20, 2025

To: Mayor and Town Council

From: Rick Thomas, Police Chief

Re: Consideration and Approval: Police Department Utility Vehicle Approval

Objective:

To approve the purchase of two (2) utility vehicles for the use of the Police Department through a future Budget Amendment.

Summary:

On June 9, 2025, the Town Council recommend we research new vehicles vs. buying used. I have contacted several vendors and discussed golf carts & utility vehicles. The one thing that was clear from all the vendors was to stay with a brand name, Ez-Go, Yamaha & Club Car. I could only find a very limited number of new dealerships that sell these brands. After numerous conversations about the pros & cons of golf carts, I decided to look into utility vehicles as well. This was a suggestion from a Councilor as well.

Golf carts range from \$13,500-17,000, with added features like roofs & windshields, your medium cost is about \$15,000 for American base models. I have found that we can purchase utility vehicles for almost the same price. The utility vehicles have mesh doors & seatbelts, where the golf carts have no door and seatbelts are accessories. The utility vehicles have more flexibility and can be used during storms to carry chainsaws & gas and are American made. In addition, they can pull small trailers, like what Public Works use for tree work, etc.

Other Considerations:

The other thing I considered was depreciation value. American made & UTVs will hold value vs. an imported model. The availability of parts and service was another factor. If we had to build a golf cart, lead time is about 4 months out. A few dealers want to unload 2024 models vs. a 2025 model. The UTVs are ready for purchase.

Estimated Budget:

Two UTVs: \$33,000

Upfitting: \$5,014.90 (lights and winch)

Decals: \$500.00

Estimated Total Budget: \$38,514.90

Budget Amendment Requirements:

Add \$40,000 to the Police Impact Fee Fund (142), Law Enforcement Account (521), Capital Outlay Vehicle (650).

Possible Motions

The Town Council has the following options:

1. Motions to approve the Police Department purchase of two UTVs and to direct staff to a Budget Amendment

or

2. Motion to deny the Police Department purchase of two UTVs.

Fiscal Impact:

The purchase of the two utility vehicles and equipment will cost an estimated \$38,514.90 and will be paid out of Police Impact Fee Fund (142), Law Enforcement Account (521), Capital Expenditure Vehicle Object (650).

Staff Recommendation:

Staff recommend that the Town Council approve the purchase of two UTVs for the Howey-in-the-Hills Police Department in the amount of \$40,000, utilizing available Police Impact Fee funds. The acquisition supports the Department's operational readiness and event safety capabilities by providing effective means of emergency access and mobility during community events.

This investment will improve the Town's preparation for medical incidents in areas with restricted vehicle access and will enhance the overall efficiency and responsiveness of law enforcement personnel. Staff further recommends that Council authorize the Town Manager to execute the necessary procurement actions in coordination with the Police Chief.

Item 2.

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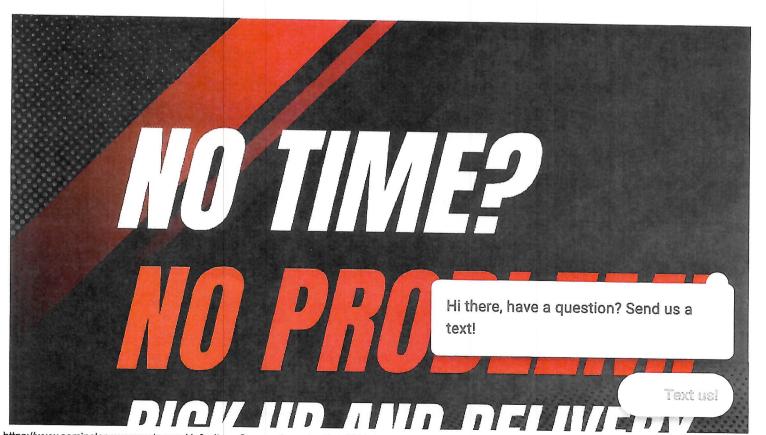
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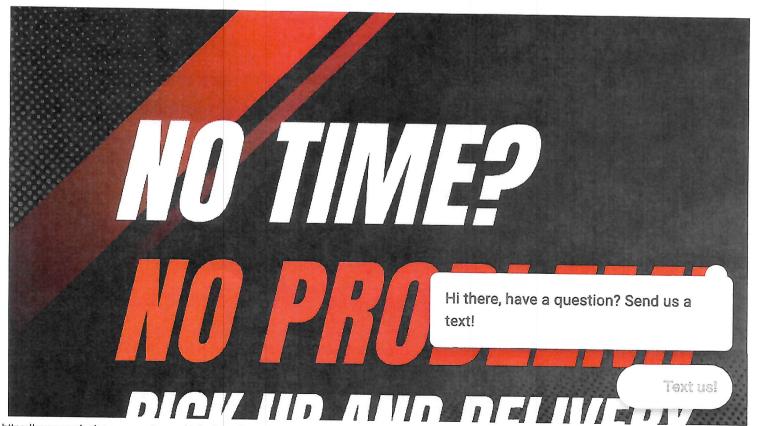
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2025 Yamaha Viking VI EPS Ranch Edition

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Date: June 19, 2025

To: Mayor and Town Council

From: John Brock, Town Clerk / Deputy Town Manager

Re: Consideration and Approval: Selection of Dates for FY25-26 Budget Workshops

Objective:

To select two dates for FY25–26 Budget Workshops, continuing the Town's practice of holding two three-hour sessions dedicated to budget planning, and aligning with the Council's July 2025 meeting schedule.

Summary:

Each fiscal year, the Town Council holds two dedicated budget workshops to review and discuss the proposed budget in detail. For FY25–26, staff recommends selecting two dates in July 2025 that do not conflict with regular Council meetings on July 10 and July 28. To ensure full staff support, including the presence of the Town Clerk, dates between July 14 and July 16 should be avoided.

Possible Motions:

I move for the Town Council to hold a Budget Workshop on (*Date and Time*) and again on (*Date and Time*).

Fiscal Impact:

N/A

Staff Recommendation:

Staff recommends that the Town Council select two dates in July 2025 for the FY25–26 Budget Workshops, each scheduled for three hours. To accommodate existing Council meetings and the Town Clerk's unavailability from July 14 through July 16, staff suggests considering workshop dates during the weeks of July 7 and July 21, excluding July 10 and July 28. Preferred options include July 8, 9, 22, and 23, pending Council availability.



ZONING MEMORANDUM

June 20, 2025
Prepared for
Town of Howey-in-the-Hills
Attn: Sean O'Keefe, Town Manager



Hillside Groves-Request for Determination of a Minor PUD Amendment

Applicant: Meritage Homes

Request

The applicant is requesting an amendment to the Amended and Restated Developer's Agreement for The Reserve at Howey in the Hills, now known as Hillside Groves PUD, to reduce the current 27-foot wide lot sizes to 24-foot wide lot sizes through a minor amendment process.

Section 5 of the Developer's Agreement provides that "minor amendments shall include items such as minor adjustments of roads, trails and pedestrian ways based on more detailed site-specific data; modifications to the phasing schedule; adjustments to utility locations based on more detailed engineering data; or, adjustments to parks and open space based on more detailed subdivision design." This Section also provides that "major amendments shall include items such as changes to the location of individual land uses; any increase in the total number of residential units; or relocation of roads and routes for pedestrian and bicycle facilities."

It does not provide that a reduction in the lot widths may be considered a minor amendment. Therefore, staff find that this request should go through the major amendment process defined in the Developer's Agreement.

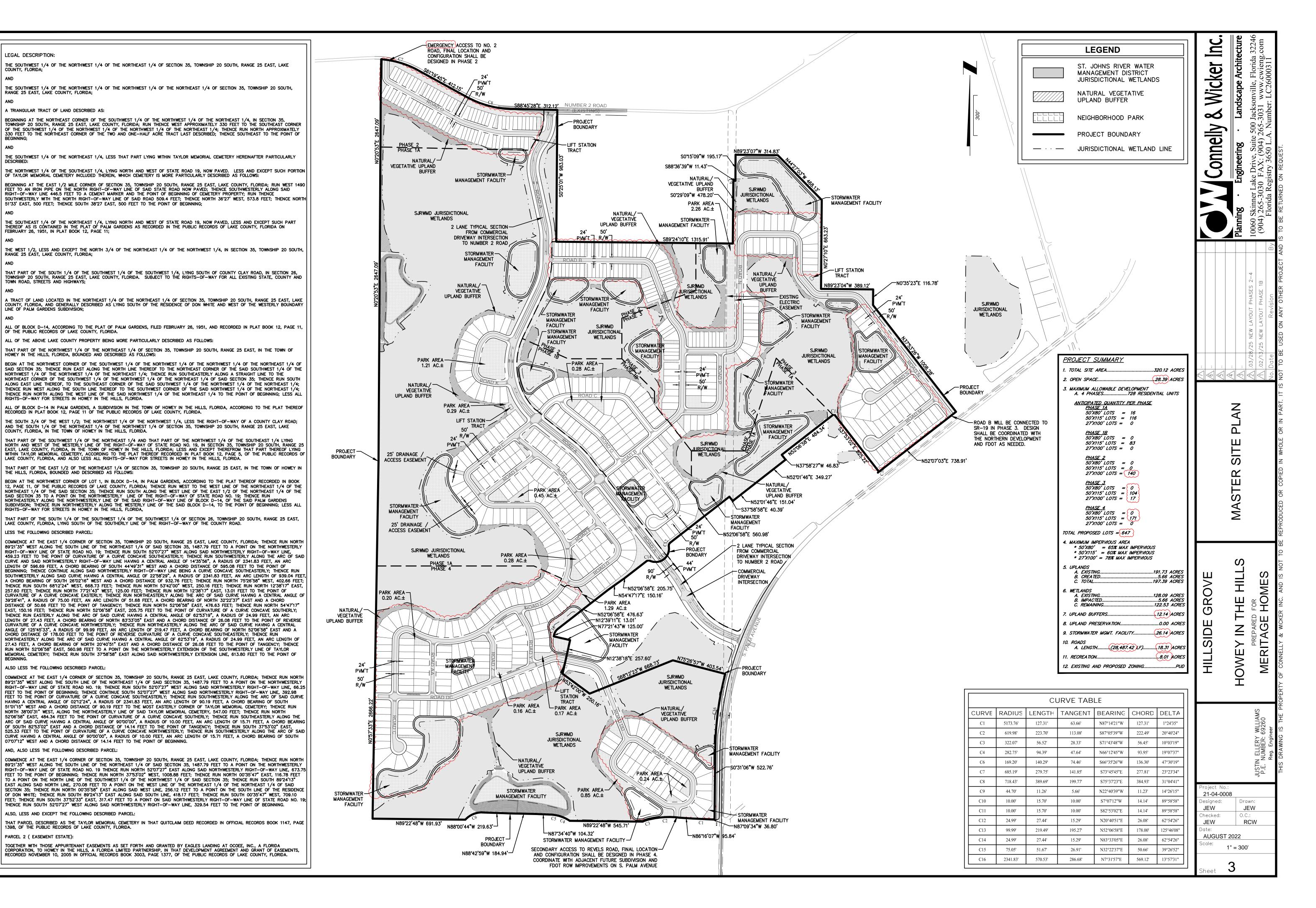
The applicant disagrees with this determination and is asking Town Council to determine if their request for a reduction in the lot sizes may be processed and considered as a minor amendment.

The Developer's Agreement provides that minor amendments shall be automatically incorporated into the Agreement and replace the previously approved Plan to the extent of such amendments to the Plan, and do not require an amendment to the Agreement. Minor amendments may also be reviewed and approved by Town Council or Town staff.





Major amendments are required to follow the same procedure as was used for the adoption of the original Developer's Agreement, which requires a public hearing process before the Planning and Zoning Board and Town Council.



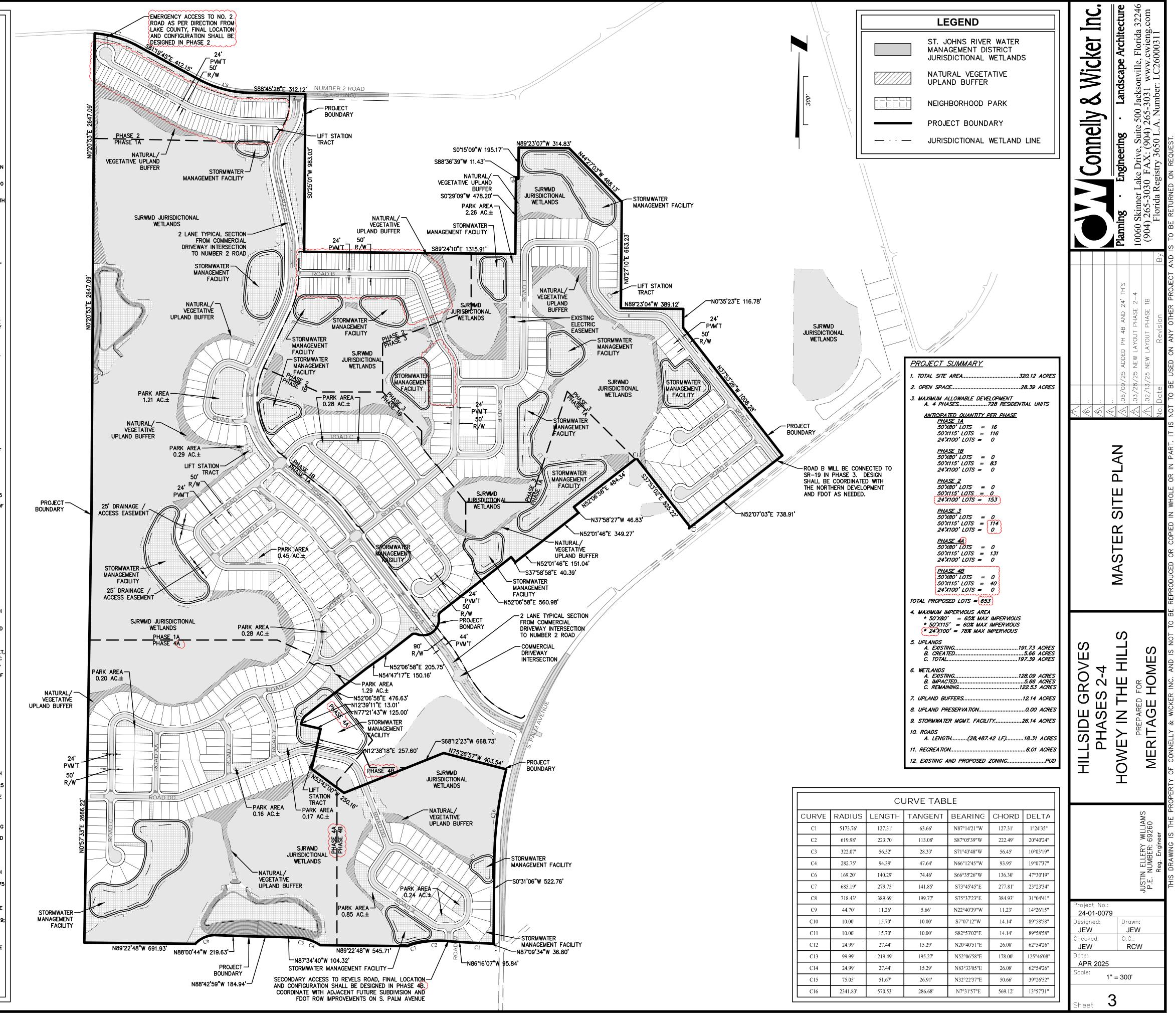
COMMENCE AT THE EAST 1/4 CORNER OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; THENCE RUN NORTH 89°21'35" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, 1487.79 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19; THENCE RUN SOUTH 52'07'27" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 66.25 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE SOUTH 52'07'27" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 392.98
FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 02"12'24", A RADIUS OF 2341.83 FEET, AN ARC LENGTH OF 90.19 FEET, A CHORD BEARING OF SOUTH 51°01'15" WEST AND A CHORD DISTANCE OF 90.19 FEET TO THE MOST EASTERLY CORNER OF TAYLOR MEMORIAL CEMETERY; THENCE RUN NORTH 38°00'31" WEST, ALONG THE NORTHEASTERLY LINE OF SAID TAYLOR MEMORIAL CEMETERY, 547.00 FEET; THENCE RUN NORTH 52'06'58" EAST, 484.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 15.71 FEET, A CHORD BEARING OF SOUTH 82'53'02" EAST AND A CHORD DISTANCE OF 14.14 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 37'53'02" EAST, 525.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 90'00'00". A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 15.71 FEET, A CHORD BEARING OF SOUTH 07°07'12" WEST AND A CHORD DISTANCE OF 14.14 FEET TO THE POINT OF BEGINNING.

AND, ALSO LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA: THENCE RUN NORTH 89°21'35" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, 1487.79 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19 THENCE RUN NORTH 52°07'27" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 673.75 FEET TO THE POINT OF BEGINNING: THENCE RUN NORTH 37'53'02" WEST, 1008.88 FEET: THENCE RUN NORTH 00'35'47" EAST, 116.78 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE RUN SOUTH 89'24'13" EAST ALONG SAID NORTH LINE, 270.08 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE RUN NORTH 00"35"58" EAST ALONG SAID WEST LINE, 256.12 FEET TO A POINT ON THE SOUTH LINE OF THE RESIDENCE OF DON WHITE; THENCE RUN SOUTH 89'24'13" EAST ALONG SAID SOUTH LINE, 418.17 FEET; THENCE RUN SOUTH 00'35'47" WEST, 709.10 FEET: THENCE RUN SOUTH 37'52'33" EAST. 317.47 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19 THENCE RUN SOUTH 52'07'27" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 329.54 FEET TO THE POINT OF BEGINNING. ALSO, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

THAT PARCEL DESCRIBED AS THE TAYLOR MEMORIAL CEMETERY IN THAT QUITCLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1147, PAGE 1398, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. PARCEL 2 (EASEMENT ESTATE):

TOGETHER WITH THOSE APPURTENANT EASEMENTS AS SET FORTH AND GRANTED BY EAGLES LANDING AT OCOEE, INC., A FLORIDA CORPORATION, TO HOWEY IN THE HILLS, A FLORIDA LIMITED PARTNERSHIP, IN THAT DEVELOPMENT AGREEMENT AND GRANT OF EASEMENTS, RECORDED NOVEMBER 10, 2005 IN OFFICIAL RECORDS BOOK 3003, PAGE 1377, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



INSTRUMENT#: 2022026503 OR BK 5903 PG 1507 PAGES: 37 2/25/2022 9:08:24 AM GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA

REC FEES: \$316.00

Item 4.

12-9-2021

Record and Return to:

Thomas J. Wilkes Gray Robinson, P.A. 301 East Pine Street, Suite 1400 Orlando, FL 32801

As approved by Town Council for the Town of Howey-in-the-Hills, Florida

AMENDED AND RESTATED DEVELOPER'S AGREEMENT

THE RESERVE AT HOWEY-IN-THE-HILLS

This AMENDED AND RESTATED DEVELOPER'S AGREEMENT for THE RESERVE AT HOWEY-IN-THE-HILLS ("Agreement") is made as of the 8th day of November, 2021, among the Town of Howey-in-the-Hills, Florida, a Florida municipal corporation, whose address for purposes of this Agreement is 101 North Palm Avenue, Howey-in-the-Hills, Florida 34737 (the "Town"), Eagle's Landing at Ocoee, LLC, a Florida limited liability company f/k/a Eagles Landing at Ocoee, Inc., a Florida corporation, whose address for purposes of this Agreement is P.O. Box 770609, Winter Garden, Florida 34777, Howey In the Hills, Ltd., a Florida limited partnership, whose address for purposes of this Agreement is 10165 NW 19th Street, Miami, Florida 33172 and REO Funding Solutions, IV, LLC, a Georgia limited liability company whose address for purposes of this Agreement is 100 N Tampa ST Suite 1850, Tampa, Florida 33602 (collectively, the "Owners").

RECITALS

- A. The Owners are the owners of an approximately 378-acre parcel of property more particularly described on **Exhibit "A"** ("the Property").
- B. The Property is within the corporate limits of the Town. The Town has assigned the Property a future-land-use designation of Village Mixed Use and has zoned the Property for PUD-Planned Unit Development.
- C. The Property is subject to The Reserve at Howey-in-the-Hills Developer's Agreement, among the Town, Florida, Eagle's Landing at Ocoee, Inc., a Florida corporation, and Howey-in-the-Hills, Ltd., a Florida limited partnership, recorded July 30, 2007, in Official Records Book 3480, Page 221 of the Public Records of Lake County, Florida, and the Owners and the Town desire to amend and restate same.
- D. The Owners intend to develop the Property as a mixed-use planned development consisting of single-family residential, multi-family residential, commercial and institutional land uses as more specifically set forth herein ("the Project").

E. The Town and the Owners desire to enter into this Agreement in order to set forth the negotiated terms and conditions of approval for the development of the Property.

NOW, THEREFORE, the Town and the Owners agree as follows:

- 1. <u>Recitals</u>. The foregoing recitals are true and correct and are hereby incorporated as terms.
- 2. <u>Authority</u>. This Agreement is entered into by the Town under the home rule powers granted to it by the Florida Constitution (including Article VIII, Section 2(b) thereof), the home-rule powers granted municipalities by statute and otherwise (including Chapters 163 and 166, Florida Statutes), and the Town's Charter. This Agreement does not constitute a "development agreement" under the Florida Local Government Development Agreement Act.
- 3. Relationship to Land Development Regulations. The Owners shall abide by and comply in all respects with the requirements of the Town's Land Development Regulations, including without limitation, those pertaining to planned unit developments and this Agreement. However, in the event of conflict between this Agreement and the Town's Land Development Regulations, this Agreement shall control to the extent of such conflict.
- 4. <u>Amendment and Restatement of Prior Developer's Agreement</u>. The Owners or their predecessors in interest previously entered into The Reserve at Howey-in-the-Hills Developer's Agreement, among the Town, Eagle's Landing at Ocoee, Inc., a Florida corporation, and Howey-in-the-Hills, Ltd., a Florida limited partnership, recorded July 30, 2007 in Official Records Book 3480, Page 221, of the Public Records of Lake County, Florida ("2007 Agreement"). The Owners and the Town desire to amend and restate that 2007 Agreement as set forth herein.
- 5. Howey in the Hills PUD Plan. The Owners shall develop the Property in compliance with **The Reserve At Howey in the Hills PUD** prepared by Connelly & Wicker, Inc., for the Project and approved by the Town concurrently herewith and attached hereto as **Exhibit "B"** and incorporated herein by reference (the "Plan"). However, in the event of conflict between this Agreement and the Plan, this Agreement shall control to the extent of such conflict.

As depicted on the Plan, the Owners shall have the right to develop the Property with up to 740 single-family residential units, comprised of a mix of detached and attached (townhomes) units, and up to 105,716 square feet of Office/Storage use. The Owners may develop the Property with up to 300,000 square feet of Retail/Office Commercial use and up to 100,000 square feet of Institutional use in conformance with both the Plan and the building pads, building elevations, and square footages set forth on **Exhibit "C"** and **Exhibit "D"** to this Agreement.

Any amendments to the Plan that occur after the effective date of this Agreement shall take effect only if and when approved by the Town Council or Town staff as applicable. Major amendments shall include items such as changes to the location of individual land uses; any increase in the total number of residential units; or relocation of roads and routes for pedestrian and bicycle facilities. Major amendments shall be approved using the same procedure as for adoption of this agreement. Minor amendments shall include items such as minor adjustments of

roads, trails and pedestrian ways based on more detailed site-specific data; modifications to the phasing schedule; adjustments to utility locations based on more detailed engineering data; or adjustments to parks and open space based on more detailed subdivision design. Minor amendments may be approved by the Town Council or Town staff as applicable. Minor amendments to the Plan shall automatically be incorporated into this Agreement and shall modify or replace the Plan to the extent of such amendment to the Plan, without the necessity for an amendment to this Agreement. Whether a proposed amendment is major or minor under this Agreement shall be determined by the Mayor or his/her successor.

The Town hereby acknowledges and agrees that the Project, as depicted on the Plan (and any amendments to the Plan, which amendments must first be approved by the Town Council), is consistent with its Comprehensive Plan and Land Development Regulations. The proposed plans as presented in Exhibit B shall be deemed to meet the requirements for a preliminary subdivision plan provided that a complete survey with boundaries, topography and trees is presented with each phase of the project proposed for approval of a final subdivision plan or final site plan.

Unless the Town Council grants an extension of time, the Owners shall submit a final subdivision plan or final site plan for Phase I or at least one other Phase as designated on the Plan to the Town within eighteen months following the date of execution of this Agreement.

- 6. <u>Phasing Schedule</u>. The phasing schedule shall be as shown on the Plan. It is recognized that this Phasing Schedule is general in nature and may be modified by notification to the Town and approved by the Town as a minor amendment to this development agreement. The Owner agrees to include the completion of the spine road from the Phase 1 boundary to Number Two Road as part of the Phase 1 improvements.
- 7. <u>Signage</u>. Entrance signs and informational signage may be located in buffers, setbacks and/or signage easements as approved by the Planning and Zoning Commission.
- 8. <u>Wetlands</u>. Impacts to wetlands, if any, and wetland buffering shall be subject to the St. Johns River Water Management District regulations.

9. Setbacks.

- 9.1 SR 19 Setbacks. All buildings shall have a minimum setback distance of 100 feet from the centerline of State Road 19; provided, however, the minimum setback requirement may be reduced to 75 feet from such centerline if a landscape-buffer easement is utilized, which buffer contains, at a minimum, a similar planting schedule and requirement as that approved by the Town for the Venezia South project located adjacent to the Property to the east.
- 9.2 <u>Perimeter Setbacks</u>. Perimeter setbacks shall as identified in the approved Plan.
- 9.3 Wetlands Setbacks. Wetlands setbacks shall be as required by the St. Johns River Water Management District.

- 10. Water, Wastewater and Reclaimed Water Service. The Owners currently have a contract with the Central Lake Community Development District ("CDD") under which the Project will receive wastewater treatment and disposal services from the CDD's wastewater facilities. The Town shall provide potable water and reclaimed water in accordance with all applicable ordinances, resolutions, operating regulations, policies and procedures. Except as may be set forth otherwise in this Agreement, the Owners shall install on-site facilities, connect to the Town's systems, and pay applicable capital and connection charges and other Town rates, fees, and charges.
- 10.1 Reclaimed Water. The Owners shall install reclaimed water lines, as required by the Town's Code of Ordinances, and shall obtain reclaimed water service for the Project at such time the Town constructs its reclaimed water lines to the Project's boundaries. Until such time as the Town supplies reclaimed water, the Owners may use the reclaimed water lines to irrigate properties within the Project boundaries with stormwater from on-site wet stormwater detention ponds or alternative and available sources acceptable to Owners and the Town.

10.2 Water.

i. <u>Water Service</u>. If and to the extent allowed by, and subject to the limitations and requirements of, the permits issued to the Town from time to time by the St. John's River Water Management District in connection with water consumption, the Town shall provide potable water service to the Property in sufficient quantities as to allow for development of the Project as contemplated herein. Notwithstanding the foregoing, the Town acknowledges and agrees that it has the actual capacity to serve the Property with potable water service in sufficient quantities as to allow for development of the Project as contemplated herein and that such capacity shall be reserved upon the payment of impact fees to the Town.

The Owners shall construct, at their expense, the facilities (exclusive of water treatment plants), lines and appurtenances necessary to serve the Project. The route of any off-site lines shall be according to engineering plans produced by the Owners and approved by the Town Council, which approval shall not be unreasonably withheld, conditioned or delayed. If roads within the Project are private, the Owners shall provide the utility owner with utility easements for waterlines and sewer lines.

ii. <u>Town's Option to Oversize Water Lines</u>. Within ninety (90) days of the date of this Agreement, the Town Council may elect to oversize such lines, improvements or appurtenances for the Town's use in the expansion of its potable water system and will inform the Owners in writing of the specifications for such oversizing. In the event the Town so elects to oversize such improvements, then the Town shall be responsible for the difference in the cost of design, materials and construction to oversize the improvements based on plans and cost estimates provided by the Owners to the Town, and approved by the Town Council, which approval shall not be unreasonably withheld, conditioned or delayed. The Town

shall reimburse the Owners for the difference in such costs in the form of cash. The Town shall make such reimbursement to the Owners within sixty (60) days following a written request therefor from the Owners, accompanied by such supporting documentation as is reasonably necessary to demonstrate that the Owners have incurred and paid the costs which are attributable to such oversizing in keeping with the plans and cost estimate previously approved by the Town Council.

- Permit-Induced Costs, Restrictions, Requirements, and Risks. iii. Under state and federal laws and regulations, the Town may provide its potable water service to the Property and the Owners only if the Town first has been issued certain permits, and the Owners acknowledge that the permits are inevitably conditioned with requirements and restrictions that typically impose costs and risks. The Owners further acknowledge that, for the Town to operate its potable water system in an orderly, dependable, and cost-effective manner, the Town must have the ability legally to spread the costs and risks among its customers and property owners who benefit from the service. The Owners acknowledge, therefore, (i) that from time to time the Town may impose fees and charges and may issue potable water system regulations and policies that impose restrictions and requirements on its customers and benefiting property owners, such as the Owners, and (ii) so long as the Owners are required to pay only their fair share for such fees and charges, then the imposition of such fees and charges and the issuance of such system regulations are not prohibited by or otherwise a breach of this Agreement.
- iv. <u>Water Meters and Reuse Meters</u>: In lieu of individual water meters and reuse water meters for each property served, the Owners may propose and the Town may approve the use of master meters for either or both water and reuse water services.
- 10.3 Wastewater. The parties acknowledge and agree that the Owners have entered into that certain Agreement and Commitment for Utility Services, dated June 21, 2005 (the "Utilities Commitment"), with the CDD, the terms of which provide, in relevant part, that the Project will receive wastewater treatment and disposal service from the wastewater facilities of the CDD.

The Owners acknowledge that (i) from time to time the Town may impose fees and charges and may issue wastewater-system regulations and policies that impose restrictions and requirements on its wastewater customers and benefiting property owners, such as the Owners, and (ii) the imposition of such fees and charges and the increase of such regulations are not prohibited by or otherwise a breach of this Agreement.

11. Owner's Associations.

11.1 Association Responsibilities. The Owners or a homeowner's association and/or a property owner's association created by the Owners, but not the Town, shall be responsible for maintaining any and all parks, open space areas, streetlights, stormwater

management areas, entrance features, boundary walls and/or fences, access tracts and landscaped tracts within the Project. The Town shall maintain waterlines within the Project and the sewer lines which serve the property within the Project.

11.2 Requirement for Plat Recording. Before a plat may be recorded for the Property and the Project, the Owners shall furnish to the Town copies of the pertinent documents for the homeowners' or property owners' association and the covenants, conditions and restrictions for the Property, setting forth the requirements and restrictions enumerated in this section 11 and other applicable parts of this Agreement.

12. Streets, Sidewalks, and Parking.

- 12.1 Streets. All streets shall be public and shall be dedicated to and maintained by the Town, with the exception of alleys as defined and depicted on Exhibit B, which shall be private and maintained by a homeowners' association and/or a property owners' association. No streets in the Project may be gated or otherwise restricted or obstructed by the Owners, by a homeowners' or property owners' association, or by any other person or entity.
- 12.2 Sidewalks. All sidewalks within rights-of-way shall be dedicated to and maintained by the Town.
- phase of the Project, the Owners shall convey to the Town a five-foot (5') utility easement to be located adjacent to, and on both sides of, the right-of-way of any street (public or private) serving such phase of the Project. The planting of trees within any such easement shall be prohibited.
- 14. <u>Irrigation.</u> On-site wet ponds shall be used to irrigate the common landscaped areas, unless prohibited by the St. John's River Water Management District.
- 15. Necessity of a Letter of Credit. Construction and dedication to the Town of any new public facilities or improvements that are required to be constructed as part of this Agreement will be a condition precedent to final plat approval; provided, however, in lieu of such construction and dedication, the Owners may post a letter of credit with the Town for one hundred twenty-five percent (125%) of the cost of such improvements, in which event the condition precedent to final plat approval will be deemed satisfied.
- 16. <u>Transportation</u>. The Owners have submitted to the Town a traffic analysis prepared by Traffic & Mobility Consultants, LLC and dated November 2021 (the "Study"). If the results of the Study require any mitigation for traffic generation, the Town and the Owners work together and with any other applicable jurisdiction as required by applicable law to address such mitigation requirements. Any connections to SR-19 shall be approved by permit from the Florida Department of Transportation and any connection to Number Two Road shall be approved by permit from Lake County.
- 17. <u>School Concurrency</u>. The Project shall be placed on the Town's "exempt" status list to be provided to Lake County and exempted from school concurrency requirements if the following requirements are completed on or before the date that the school concurrency element is adopted by the Town: (i) the Project has Preliminary Plan approval with no outstanding

conditions, and (ii) this Developer's Agreement has been finalized and executed by all parties hereto. Inclusion on the "exempt" status list will not guarantee that the Project will remain on the list until after a formal determination has been rendered by the Town Council as to whether the Project is vested for school concurrency purposes in accordance with Florida law. With submittal of the initial final subdivision plan or site plan, the Owner shall provide written confirmation from the School Board of Lake County confirming the Project's exempt status or otherwise meeting the concurrency requirements of the District.

- 18. <u>Binding Effect</u>. This Agreement is binding upon and enforceable by and against the parties hereto and their successors in interest. This Agreement runs with the land and is binding on and enforceable by and against all successors in interest. However, no Lot Owner shall have the rights or obligations of the Owners under this Agreement. For that purpose, a "Lot Owner" means an end-user of a lot created within the Property with a completed residential unit constructed thereon, for which a certificate of occupancy has been issued. Each party covenants to each other party that this Agreement is a legal, valid, and binding agreement, enforceable against the party in accordance with its terms. Finally, no persons or entities other than the Owners and the Town and their respective successors in interest have any rights under this Agreement. To that end, the parties declare there are no third-party beneficiaries.
- 19. <u>Notices</u>. All notices or payments required to be made hereunder shall be made at the following addresses:

To Town:

Hon. Martha MacFarlane, Mayor, Town of Howey-in-the-Hills 101 North Palm Avenue Howey-in-the-Hills, FL 34737 mmacfarlane@howey.org

With copies to:

Sean O'Keefe, Town Administrator

Town of Howey-in-the-Hills 101 North Palm Avenue Howey-in-the-Hills, FL 34737

sokeefe@howey.org

Thomas J. Wilkes Gray Robinson, P.A.

301 East Pine Street, Suite 1400

Orlando, FL 32801

twilkes@gray-robinson.com

To Owner:

Eagles Landing at Ocoee, Inc.

Attention: Randy June

June Engineering Consultants, Inc.

23 W. Joiner Street

Winter Garden, Florida 34787

randy@jec3.com

With a copy to:

C. Nick Asma, Esquire

Asma & Asma, P.A. 884 South Dillard Street

Winter Garden, Florida 34787

Phone: 407-656-5750 | Fax: 407-656-0486

Nick.Asma@asmapa.com

To Owner:

Howey in the Hills, Ltd. Attention: Edward J. Easton 10165 NW 19th Street

Miami, FL 33172

With copies to:

Joe Hernandez

Weiss, Serota Helfman Cole and Bierman, P.L.

2525 Ponce de Leon Blvd. Suite 700

Coral Gables, Florida 33134 jhernandez@wsh-law.com

Lennar

Attn. Mark McDonald

6675 Westwood Boulevard, 5th Floor

Orlando, Florida 32821

Mark.McDonald@Lennar.com

To Owner:

REO Funding Solutions IV

100 N Tampa ST

Suite 1850,

Tampa, FL 33602

With copies to:

Turnstone Group

Attn: Jason Humm

1170 Peachtree St. NE, STE 1150

Atlanta, Georgia 30309

ilumm@turnstonegroup.com

Mike Ripley, Senior Advisor 399 Carolina Ave, Suite 200 Winter Park, Florida 32789 o|407.425.5988 c|407.310.6701 mripley@landadvisors.com

Jonathon Huels

Lowndes

215 North Eola Drive Orlando, Florida 32801

Jonathan.huels@lowndes-law.com

- 20. <u>Entire Agreement</u>. This Agreement constitutes the entire agreement of the parties with respect to the transactions contemplated herein, and it supersedes all prior understandings or agreements between the parties relating to this Agreement. No amendment to the terms of this Agreement shall be effective unless it is in writing signed by all parties hereto. Amendments to this Agreement will take effect and will be binding against the Town only if approved by a vote of the Town Council.
- 21. <u>Waiver</u>. The failure of any party hereto to insist upon or enforce any right or privilege granted hereunder shall not constitute or operate as a waiver thereof and nothing shall constitute a waiver of any party's right to insist upon strict compliance with the terms hereof. Provided however, any party may, in writing, waive the benefit of any provision or condition for its benefit which is contained herein. Waivers of material provisions of either this Agreement or the Town's Land Development Regulations will be valid and binding against the Town only if approved by a vote of the Town Council.
- 22. <u>Governing Law</u>. This Agreement shall be governed by the law of the State of Florida. Venue for any judicial proceeding pertaining to the Agreement shall be in the Fifth Judicial Circuit of Florida, in Lake County, Florida.
- 23. <u>Severability</u>. If any provision of this Agreement is found by a court of competent jurisdiction to be invalid or unenforceable to any extent, the remainder of this Agreement shall not be affected thereby and shall remain enforceable to the greatest extent permitted by law.
- 24. <u>Recording</u>. This Agreement shall be recorded in the Public Records of Lake County, Florida, by the Owners, at their expense.
- 25. Negotiated Agreement. The land uses, densities, intensities and all of the conditions of approval of the Plan have been negotiated and agreed to by all the Owners and the Town. The Plan constitutes an agreement among the parties with the knowledge that the Owners' successors in title, the future homeowners and other landowners within the Property, as well as the Town all will rely justifiably on the agreed-to mix of land uses, densities, and intensities being authorized hereby for the Property. For that reason, the Owners and the Owners' successors in interest have the contract right to develop the PUD with the uses, densities and intensities approved by the Town, subject to the restrictions and requirements in the conditions of approval. Neither the Owners (or their successors in interest) nor the Town shall have the right in the future to rezone or downzone the property, or otherwise alter the uses, densities and intensities, or delete, waive or amend any conditions of approval except through an amendment to the Plan (i) negotiated and approved by the Town and the Owner of the thensubject parcel or (ii) as set forth in Section 5 above. This section shall survive the termination and expiration of this Agreement.
- 26. <u>Effective Date</u>. This Agreement shall become effective concurrently with the effectiveness of Ordinance 2021-10 after its approval by the Town Council and execution of this Agreement by all parties.

[Signatures on the following pages]

IN WITNESS WHEREOF, the parties have executed this instrument as of the day and year first above written.

TOWN OF HOWEY-IN-THE HILLS, FLORIDA

By: its Town Council

Martha MacFarlane, Mayor

Attest:

Ву: _

John Brock, Town Clerk

Approved as to form and legality: (for the use and reliance of the Town only)

By: •

Thomas J. Wilkes, Town Attorney

STATE OF FLORIDA COUNTY OF LAKE

The foregoing instrument was executed, sworn to and acknowledged before me by means of physical presence or online notarization, this 4 day of February, 2021, 2022 by MARTHA MACFARLANE, as Mayor of TOWN OF HOWEY-IN-THE-HILLS, a Florida municipal corporation, on its behalf.

(SEAL)

Notary Public State of Florida Herbert R. Thomas My Commission HH 148981 Expires 07/05/2026 Signature of Notary Public

Name of Notary Public (Typed, Printed or stamped)

Personally Known V OR Produced Identification

(Type of Identification Produced)

Signed, sealed and delivered

Item 4.

IN WITNESS WHEREOF, the parties have executed this instrument as of the day and year first above written.

in the presence of: "WITNESSES" "OWNER" EAGLES LANDING AT OCOEE, LLC, a Florida limited liability company f/k/a Eagles Landing at Ocoee, Inc., a Florida corporation Printed Name: By: Printed Name: As its: MANACE STATE OF FLORIDA COUNTY OF The foregoing instrument was executed, sworn to and acknowledged before me by means of physical presence or online notarization, this in day of January, 2022, by THEATH OF TIME II, as MANAGEL OF EAGLES LANDING AT OCOEE, LLC, a Florida limited liability company f/k/a Eagles Landing at Ocoee, Inc., a Florida corporation, on its behalf. Signature of Notary Public Notary Public State of Florida Charles Nicholas Asma Name of Notary Public (Typed, Printed or stamped) Personally Known V OR Produced Identification ___ (Type of Identification Produced)

(Type of Identification Produced)

Item 4.

IN WITNESS WHEREOF, the parties have executed this instrument as of the day and year first above written.

"OWNER" Signed, sealed and delivered in the presence of: HOWEY IN THE HILLS, LTD., a Florida limited partnership "WITNESSES" By: Steven Printed Name: Printed Name: Title: STATE OF FLORIDA COUNTY OF Miami - Dade The foregoing instrument was executed, sworn to and acknowledged before me by means of _______ physical presence or ______ online notarization, this ______ day of _______, 20212.
by _______ by ______ as ______________ of HOWEY IN THE HILLS, LTD., a Florida limited partnership, on its behalf. (SEAL) otary Public - State of Florida Name of Notary Public Commission # HH 167678 My Comm. Expires Nov 29, 2025 (Typed, Printed or stamped) Bonded through National Notary Assn. **OR** Produced Identification _ Personally Known

Signed, sealed and delivered

Item 4.

IN WITNESS WHEREOF, the parties have executed this instrument as of the day and year first above written.

in the presence of: "WITNESSES" "OWNER" REO FUNDING SOLUTIONS IV, LLC, a Printed Name: Matthew Silling Georgia limited liability company Printed Name: As its: STATE OF FLORIDA MIMESOTA COUNTY OF ____ The foregoing instrument was executed, sworn to and acknowledged before me by means of \times physical presence or ____ online notarization, this ___ day of ______ ____, as Vice President of REO FUNDING SOLUTIONS IV, LLC., a Georgia limited liability company, on its behalf. (SEAL) Brad Lee Halbersma NOTARY PUBLIC MINNESOTA Name of Notary Public (Typed, Printed or stamped) Personally Known X OR Produced Identification _____ (Type of Identification Produced)

Exhibit A

to

Amended & Restated Developer's Agreement The Reserve at Howey-in-the-Hills

LEGAL DESCRIPTION

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE RUN EAST ALONG THE NORTH LINE THEREOF TO THE NORTHEAST CORNER OF THE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE RUN SOUTHEASTERLY ALONG A STRAIGHT LINE TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE RUN SOUTH ALONG THE EAST LINE THEREOF, TO THE SOUTHEAST CORNER OF THE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE RUN WEST ALONG THE SOUTH LINE THEREOF TO THE SOUTHWEST CORNER OF THE SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE RUN NORTH ALONG THE WEST LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 TO THE POINT OF BEGINNING; LESS ALL RIGHTS OF WAY FOR STREETS IN HOWEY IN THE HILLS, FLORIDA.

AND ALSO:

ALL OF BLOCK D-14 IN PALM GARDENS, A SUBDIVISION IN THE TOWN OF HOWEY IN THE HILLS, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 11, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ANDO ALSO:

THE SOUTH 3/4 OF THE WEST 1/2; THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE RIGHT OF WAY OF A COUNTY CLAY ROAD; AND THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, IN THE TOWN OF HOWEY IN THE HILLS, FLORIDA.

AND ALSO:

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING NORTH AND WEST OF THE WESTERLY LINE OF THE RIGHT OF WAY OF STATE ROAD NO. 19, IN SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, IN THE TOWN OF HOWEY IN THE HILLS, FLORIDA; LESS AND EXCEPT THEREFROM THAT PART THEREOF LYING WITHIN TAYLOR MEMORIAL CEMETERY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 5, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND ALSO LESS ALL RIGHTS OF WAY FOR STREETS IN HOWEY IN THE HILLS, FLORIDA.

1

AND ALSO:

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN THE TOWN OF HOWEY IN THE HILLS, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 1, IN BLOCK D-14, IN PALM GARDENS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 11, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN WEST TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SAID SECTION 35; THENCE RUN SOUTH ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SAID SECTION 35 TO A POINT ON THE NORTHWESTERLY LINE OF THE RIGHT OF WAY OF STATE ROAD NO. 19; THENCE RUN NORTHEASTERLY ALONG THE NORTHWESTERLY ALONG THE WESTERLY LINE OF THE SAID BLOCK D-14, TO THE POINT OF BEGINNING; LESS ALL RIGHTS OF WAY FOR STREETS IN HOWEY IN THE HILLS, FLORIDA.

AND ALSO:

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE COUNTY ROAD. DENOTES PARCEL DESIGNATION FOR CLARITY PURPOSES.

AND ALSO:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; THENCE RUN N89°21'35"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, 1487.79 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. THENCE RUN S52°07'27"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 459.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE HAVING A CENTRAL ANGLE OF 14°35'56", A RADIUS OF 2341.83 FEET, AN ARC LENGTH OF 596.69 FEET, A CHORD BEARING OF \$44°49'31"W AND A CHORD DISTANCE OF 595.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG NORTHWESTERLY RIGHT-OF-WAY LINE BEING A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 22°58'29", A RADIUS OF 2341.83 FEET, AN ARC LENGTH OF 939.04 FEET, A CHORD BEARING OF S26°02'16"W AND A CHORD DISTANCE OF 932.76 FEET; THENCE RUN N75°26'58"W, 402.66 FEET; THENCE RUN S68°12'24"W, 668.73 FEET; THENCE RUN N53°42'00"W, 250.16 FEET; THENCE RUN N12°38'17"E, 257.60 FEET; THENCE RUN N77°21'43"W, 125.00 FEET; THENCE RUN N12°38'17"E, 13.01 FEET TO THE POINT OF

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CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 39°28'41", A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 51.68 FEET, A CHORD BEARING OF N32°22'37"E AND A CHORD DISTANCE OF 50.66 FEET TO THE POINT OF TANGENCY; THENCE RUN N52°06'58"E, 476.63 FEET; THENCE RUN N54°47'17"E, 150.16 FEET; THENCE RUN N52°06'58"E, 205.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 62°53'19", A RADIUS OF 24.99 FEET, AN ARC LENGTH OF 27.43 FEET, A CHORD BEARING OF N83°33'05"E AND A CHORD DISTANCE OF 26.08 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE MORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 125°45'33", A RADIUS OF 99.99 FEET, AN ARC LENGTH OF 219.47 FEET, A CHORD BEARING OF N52°06'58"E AND A CHORD DISTANCE OF 178.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 62°53'19", A RADIUS OF 24.99 FEET, AN ARC LENGTH OF 27.43 FEET, A CHORD BEARING OF N20°40'51"E AND A CHORD DISTANCE OF 26.08 FEET TO THE POINT OF TANGENCY; THENCE RUN N52°06'58"E, 560.98 FEET TO A POINT ON THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF TAYLOR MEMORIAL CEMETERY; THENCE RUN S37°58'58"E ALONG SAID NORTHWESTERLY EXTENSION LINE, 613.80 FEET TO THE POINT OF BEGINNING.

AND ALSO:

INSTRUMENT# 2022026503

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; THENCE RUN N89°21'35"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, 1487.79 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19; THENCE RUN S52°07'27"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 66.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S52°07'27"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 392.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 02°12'24", A RADIUS OF 2341.83 FEET, AN ARC LENGTH OF 90.19 FEET, A CHORD BEARING OF S51°01'15"W AND A CHORD DISTANCE OF 90.19 FEET TO THE MOST EASTERLY CORNER OF TAYLOR MEMORIAL CEMETERY; THENCE RUN N38°00'31"E (N38°00'31"W), ALONG THE NORTHEASTERLY LINE OF SAID TAYLOR MEMORIAL CEMETERY, 547.00 FEET; THENCE RUN N52º06'58"E, 484 34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 15.71 FEET, A CHORD BEARING OF S82°53'02"E AND A CHORD DISTANCE OF 14.14 FEET TO THE POINT OF TANGENCY; THENCE RUN

PAGE 17 of 37

S37°53'02"E, 525.33 TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 15.71 FEET, A CHORD BEARING OF S07°07'12"W AND A CHORD DISTANCE OF 14.14 FEET TO THE POINT OF BEGINNING.

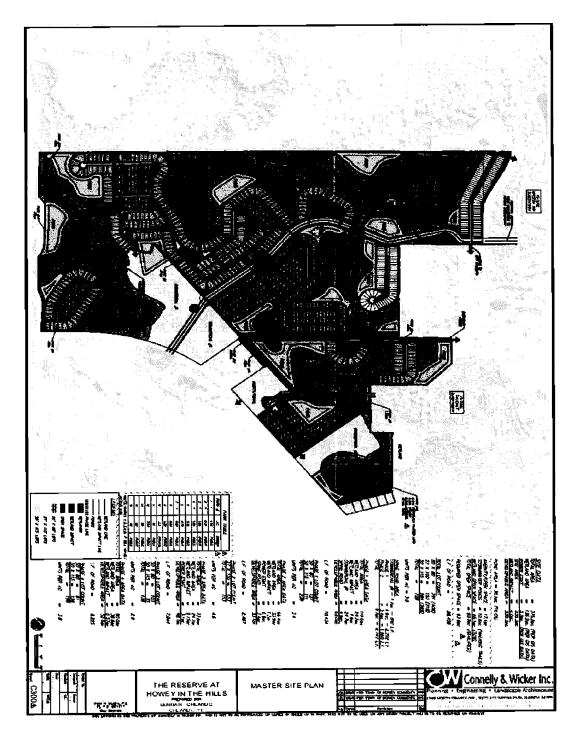
AND ALSO:

INSTRUMENT# 2022026503

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; THENCE RUN N89°21'35"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, 1487.79 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. THENCE RUN N52°07'27"E ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 673.75 FEET TO THE POINT OF BEGINNING; THENCE RUN N37°53'02"W, 1008.88 FEET; THENCE RUN N00°35'47"E, 116.78 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST (NORTHEAST) 1/4 OF SAID SECTION 35; THENCE RUN S89°24'13"E ALONG SAID NORTH LINE, 270.08 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE RUN NO0°35'58"E ALONG SAID WEST LINE, 256.12 FEET TO A POINT ON THE SOUTH LINE OF THE RESIDENCE OF DON WHITE; THENCE RUN S89°24'13" (S89°24'13"E) ALONG SAID SOUTH LINE, 418.17 FEET; THENCE RUN S00°35'47"W, 709.10 FEET; THENCE RUN S37°52'33"E, 317.47 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19; THENCE RUN S52°07'27"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 329.54 FEET TO THE POINT OF BEGINNING.

3KC3 LEGAL2.DOC REV'D OS/17/07 SVB INSTRUMENT# 2022026503

Exhibit B to Amended & Restated Developer's Agreement The Reserve at Howey-in-the-Hills

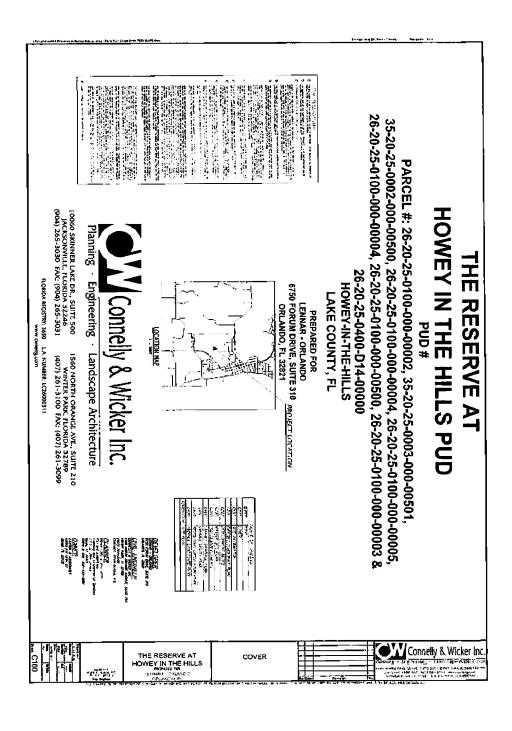


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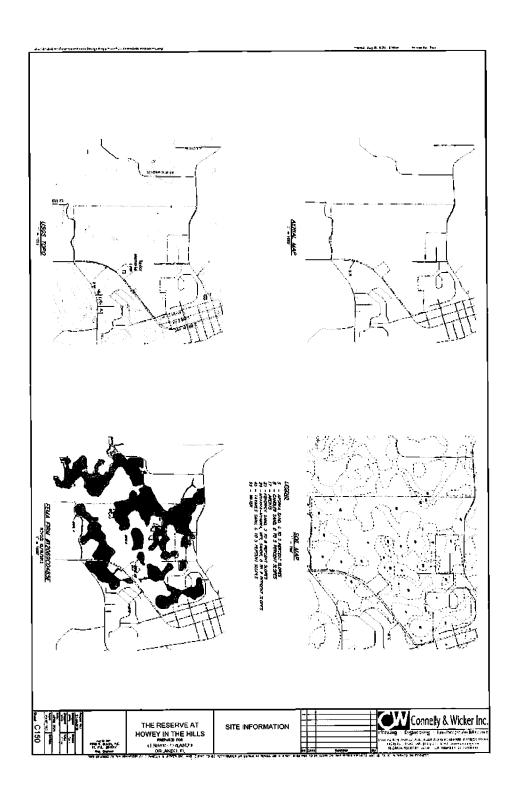
Exhibit C to Amended & Restated Developer's Agreement The Reserve at Howey-in-the-Hills

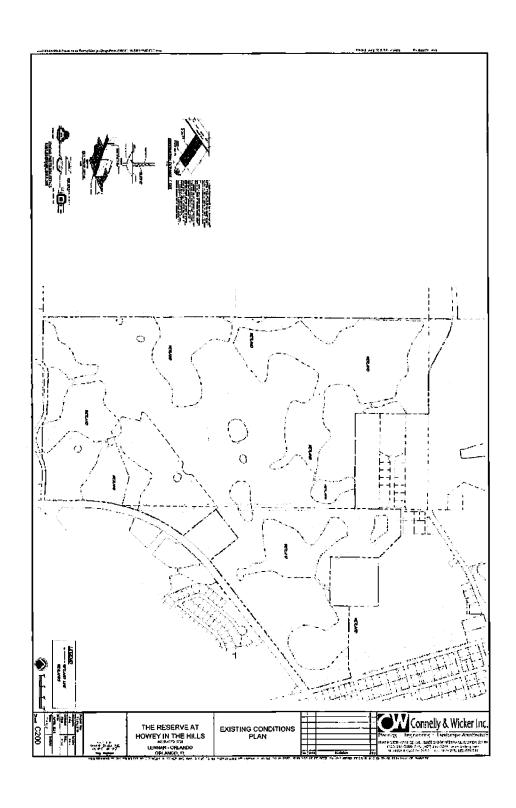
PAGE 19 of

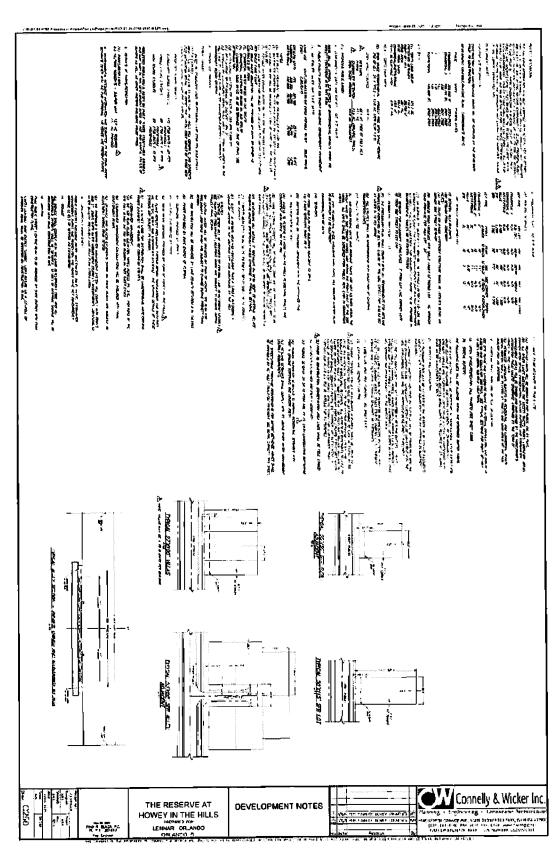
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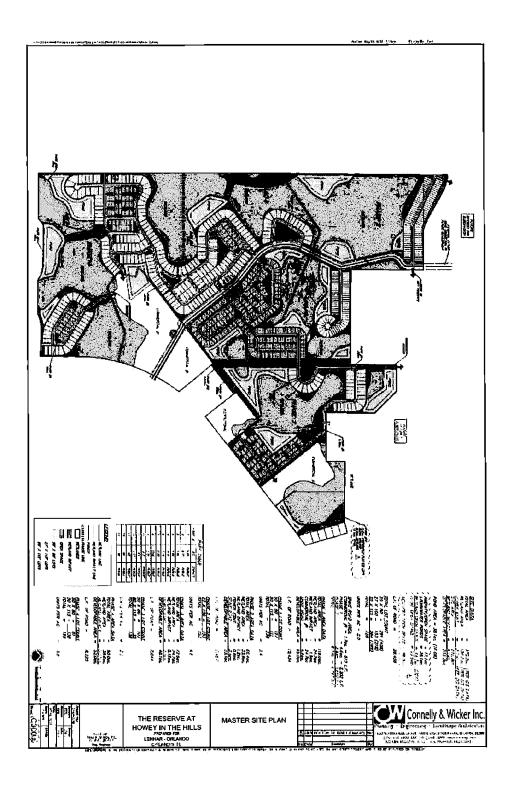


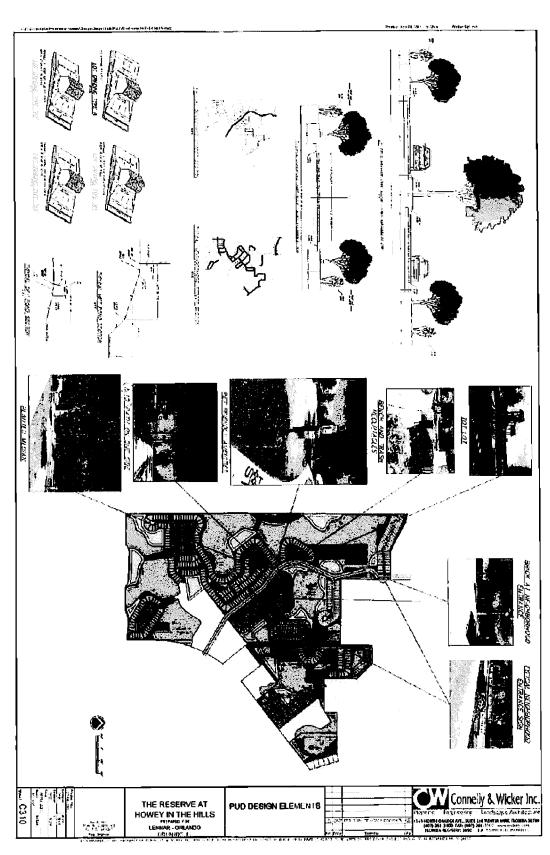


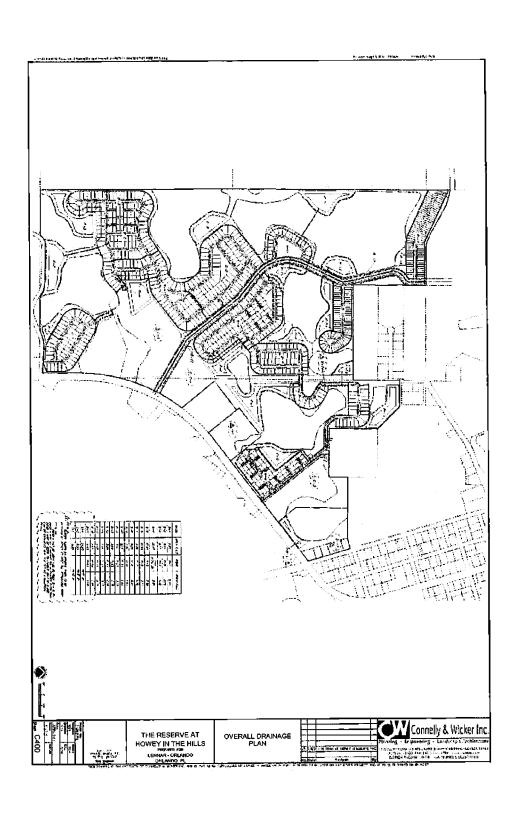


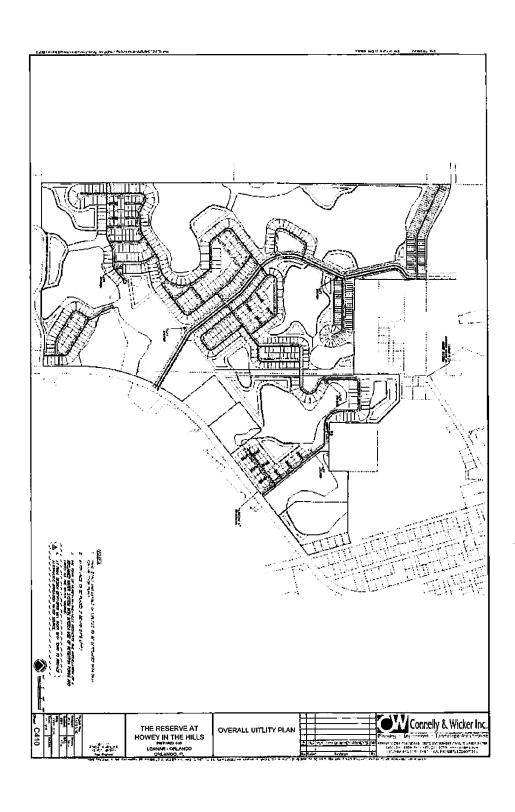
INSTRUMENT# 2022026503

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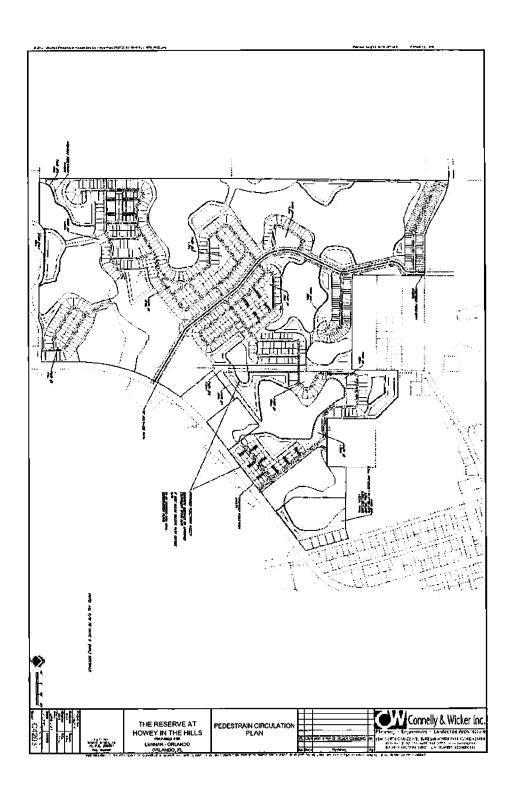


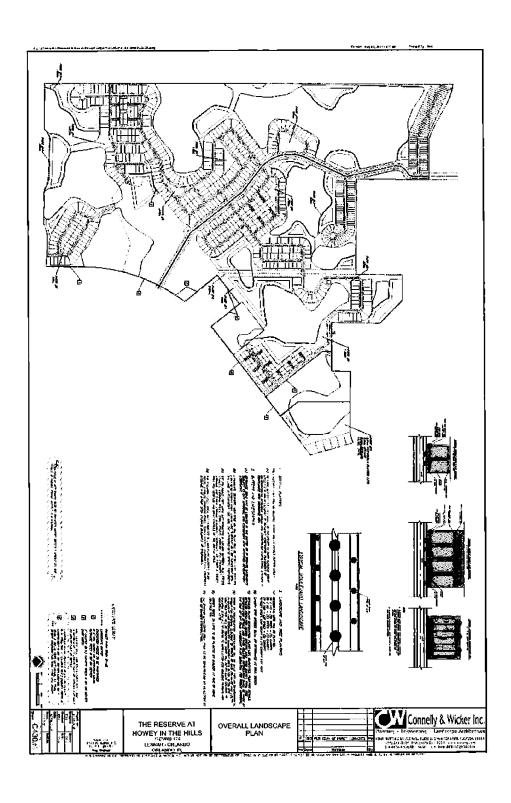


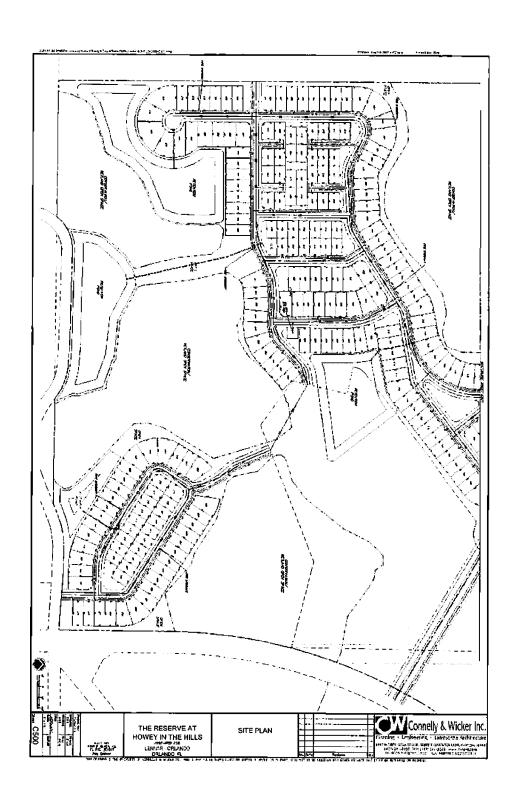


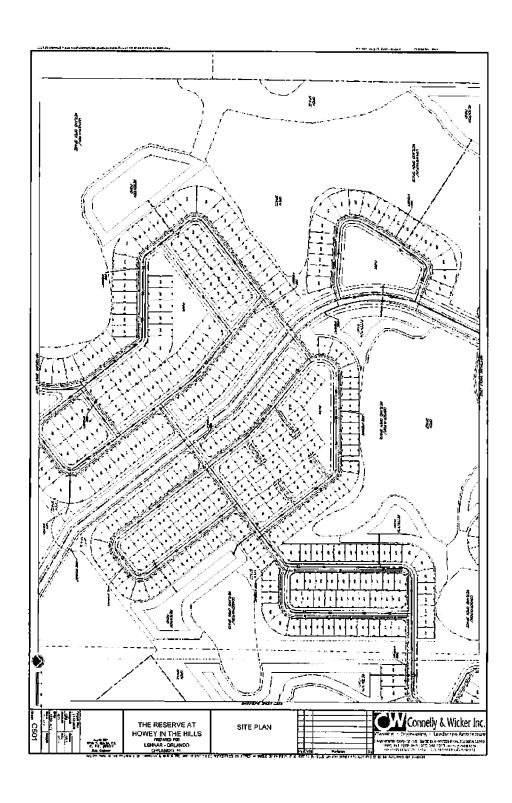
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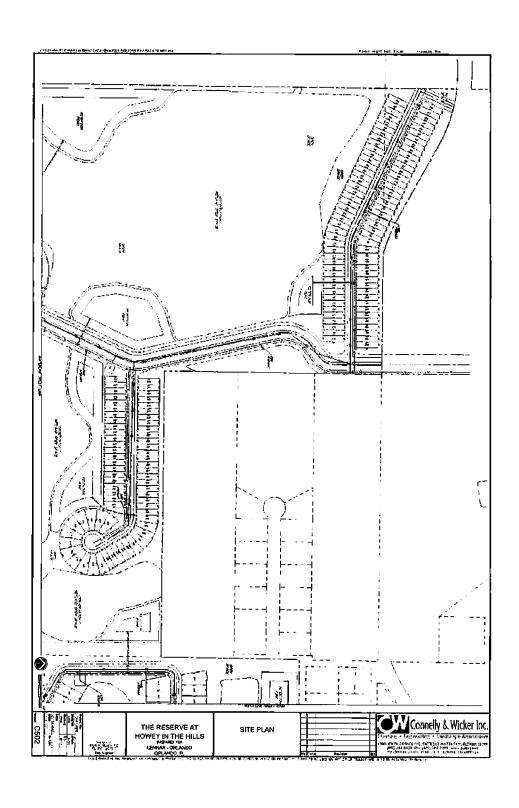
PAGE 27 of 37

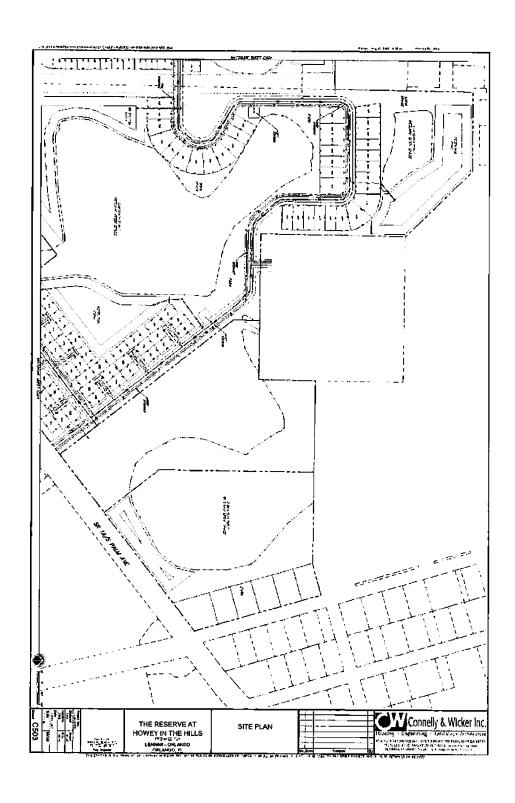


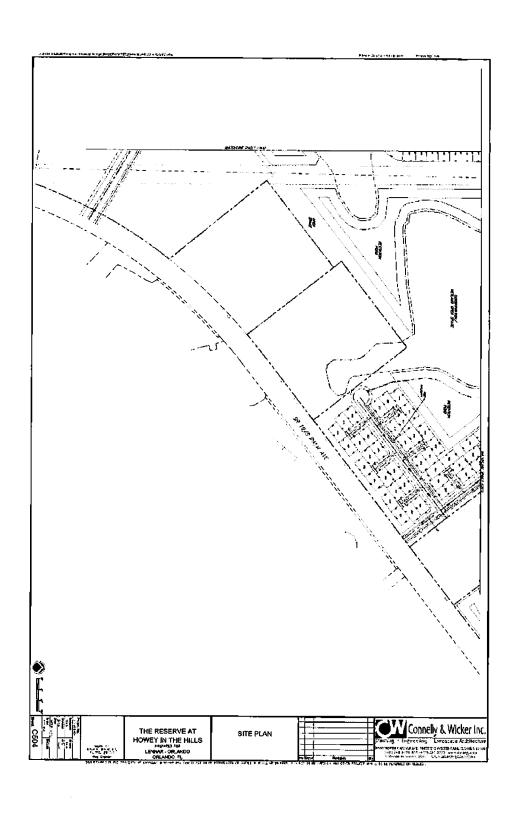










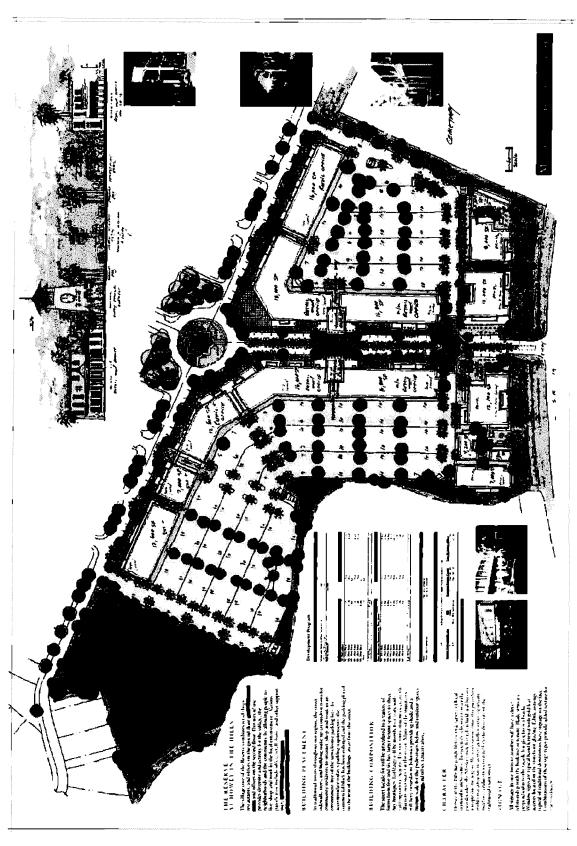


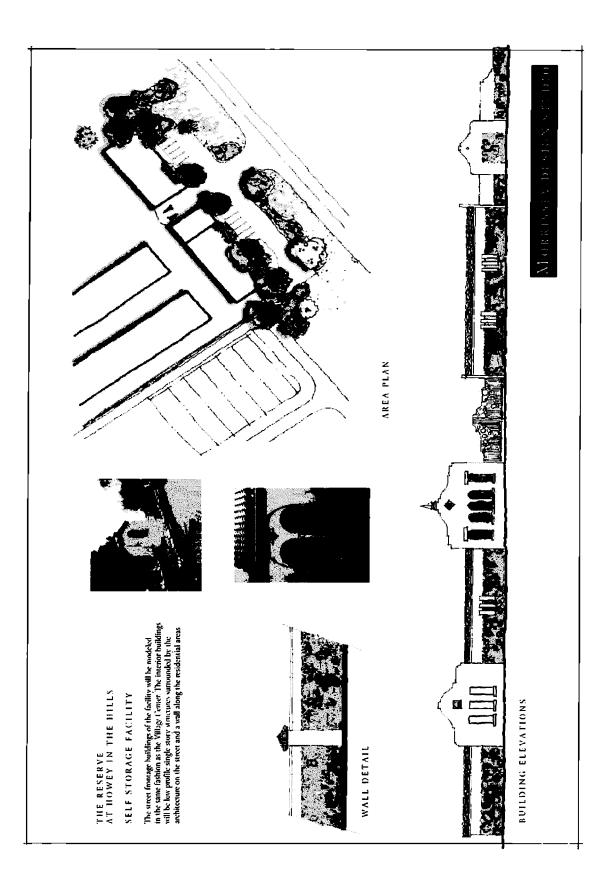
INSTRUMENT# 2022026503

Item 4.

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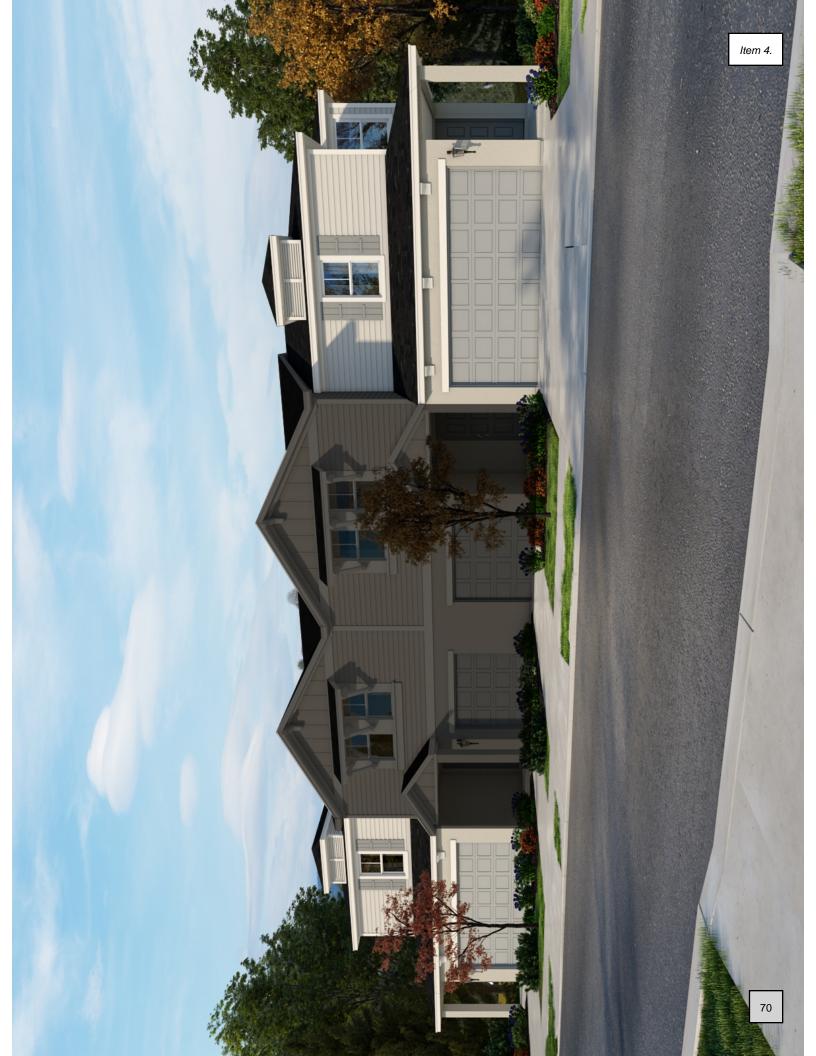
Exhibit D to Amended & Restated Developer's Agreement The Reserve at Howey-in-the-Hills





#45231950 v9









ZONING MEMORANDUM

June 20, 2025
Prepared for
Town of Howey-in-the-Hills
Attn: Sean O'Keefe, Town Manager



Oaks Grove – Lake County Rezoning Application Interlocal Service Boundary Agreement (ISBA)

The Oaks Grove application for a rezoning from Agriculture (A) zoning district to Medium Suburban Residential (R-4) to develop a residential subdivision with a maximum of 49 dwelling units, is currently being considered by Lake County government. The application was heard by the County Planning and Zoning Board on June 4, 2025 and is planned to be on the Board of County Commissioners agenda July 1, 2025.

As directed by Town Council, staff prepared a letter in objection to this application and formally provided it to Lake County for consideration. There have also been additional informal discussions.

The proposed development would result in a density of approximately 3 dwelling unit/acre, which is a higher density development pattern than the maximum density allowed in the Town for a Low Density Residential Future Land Use designation. Properties surrounding the project are zoned Agriculture, Rural Residential, or Estate Residential.

The ISBA provides that development applications submitted to Lake County government which are in unincorporated jurisdiction and within the ISBA area for Howey-in-the-Hills concern, will be treated as a joint development application and that a joint meeting will be held. The ISBA does not indicate whether this is a meeting between staff or between the elected bodies but that it includes the County, Town, and the landowner. The ISBA specifically states "City (Town) and County shall work together to minimize any conflicts in regulations and to make the permitting process as efficient as can be."

If it is the pleasure of Town Council, staff proposes that the Town make a formal request to the Lake County Board of Commissioners to continue consideration of the Oaks Grove rezoning until the two jurisdictions can have a formal meeting to review the application and determine a density pattern amicable to both jurisdictions for the development project.



To: Mayor and Town Council

From: Sean O'Keefe

Re: Consideration and Approval: Oak Groves – Court Reporter Fee Request

Objective:

To consider sharing some amount of the cost associated with having a court reporter at a County meeting.

Summary:

At the June 9th, 2025 Town Council meeting, a county resident (William Sullivan) proposed that the Town participate in sharing the cost of a court reporter to attend the upcoming Board of County Commissioners' meeting regarding the Oak Groves project on July 1, 2025. At that meeting, Councilor Miles asked that this item be added to today's agenda.

Although Mr. Sullivan has not yet provided the court report cost as of the time this staff report was being published, the topic was asked to be brought back to Council, and this is the last Town Council Meeting before the County's meeting on July 1st, 2025.

It is Town staff's opinion that working directly with County staff and elected officials, including participating in the 1:00 pm June 30, 2025 JPA roundtable at the Venetian Center in Leesburg, will produce better results.

Fiscal Impact:

Without having an exact cost quote, the estimated cost would be \$450-\$700 dollars for a three-hour period of court reporter attendance and related transcription.

Staff Recommendation:

Staff recommends *not* spending any Town funds on a court reporter for the Oak Groves item on the July 1, 2025 Board of County Commissioners' agenda.



To: Mayor and Town Council

From: Sean O'Keefe, Town Manager

Re: Discussion: Town Auditor RFP Update

Objective:

To obtain Town Council direction regarding the Town Auditor Request for Proposals (RFP), which closed on June 16, 2025.

Summary:

The Town issued an RFP seeking qualified firms to provide independent auditing services. The RFP solicitation closed Monday, June 16, 2025. At the time of closing, the Town received one proposal. That proposal has not yet been opened or reviewed.

As a result, the Town Council must determine whether to proceed with opening and evaluating the single response received or to extend the RFP deadline to solicit additional proposals. Proceeding now may allow for a more expedited appointment, while extending the RFP may provide for a more competitive selection process.

Possible Motions:

- Move to open and evaluate the sole proposal received at July 10th Town Council meeting <u>OR</u>
- Move to extend the RFP deadline to solicit additional proposals for an additional three weeks until July 14th

Fiscal Impact:

Costs associated with auditor services will be considered as part of the final contract awarded through the RFP process.

Staff Recommendation:

Staff recommends that Town Council discuss the available options and provide direction...



To: Mayor and Town Council

From: Sean O'Keefe, Town Manager

Re: Consideration and Approval: Final Plat - Brock Replat of Poco Sierra and Griffin Village

Objective:

To obtain Town Council approval of the proposed replat of Citrus Avenue in support of the Town's planned road reconstruction project.

Summary:

The proposed replat of Citrus Avenue directly supports the Town's upcoming road reconstruction project by correcting right-of-way alignments and clarifying property boundaries. While no new development is being proposed as part of this replat, it is necessary to vacate and amend prior plats to ensure that the layout and legal descriptions are accurate and consistent with current conditions. All affected property owners have consented to the replat, and it complies with applicable requirements of Chapter 177, Florida Statutes.

Staff, the Town's legal counsel, and the reviewing surveyor have reviewed the replat for compliance with state statutes and applicable portions of the Town's Land Development Code. Final execution by all parties, including the Town, will follow Council approval.

Fiscal Impact:

Associated administrative and legal costs have been incorporated into the broader road reconstruction planning process.

Staff Recommendation:

Staff recommends approval of the replat of Citrus Avenue.

USE OF THE PUBLIC.

OWNER: FRANCES COLON

OWNER: MARGARET D. BROCK

OWNER: JEFFREY W. FELLOWS

OWNER: JOSE RAMON ROSADO

OWNER: KENNETH L. GREEN

STATE OF FLORIDA COUNTY OF LAKE

IDENTIFICATION.

WITNESS

OWNER: JONATHAN COLON MERCADO

BROCK REPLAT OF POCO SIERRA AND GRIFFIN VILLAGE

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS, DO HEREBY

EXPRESSED AND DEDICATE THE ROAD RIGHT-OF-WAYS AND EASEMENTS TO THE PERPETUAL

WITNESS

WITNESS

WITNESS

WITNESS

WITNESS

DEDICATE SAID LANDS AND PLAT SHOWN FOR THE USES AND PURPOSES THEREIN

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF

FELLOWS, JOSE RAMON ROSADO, KENNETH L. GREEN AND MICHELE N. GREEN,

BY JONATHAN COLON MERCADO, FRANCES COLON, MARGARET D. BROCK, JEFFREY W.

WHO ARE [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED ______ AS

CONSENT OF MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS THAT LOT 3 IS PRESENTLY SECURED BY THAT CERTAIN MORTGAGE TO MERS (MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC), AS MORTGAGEE

SIGNATURE

PRINT NAME AND TITLE

AND SUCCESS MORTGAGE PARTNERS, INC., AS LENDER, RECORDED IN OFFICIAL RECORDS BOOK 6266, PAGE 2202 (INSTRUMENT #2025002059 13 PAGES), OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE MORTGAGEE JOINS IN AND RATIFIES THE PLAT AND ALL

[] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION,

THIS , DAY OF _____, 2025,

NOTARY PUBLIC - STATE OF FLORIDA

DEDICATIONS AND RESERVATIONS THEREON.

STATE OF FLORIDA, COUNTY OF LAKE:

NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

MY COMMISSION EXPIRES: _____

Item 8.

BROCK REPLAT OF POCO SIERRA AND GRIFFIN VILLAGE

A REPLAT OF POCO SIERRA - LOTS 2, 3, 4, BLOCK C, AS RECORDED IN PLAT BOOK 11, PAGE 32 AND GRIFFIN VILLAGE - LOTS 1, 2, 3, BLOCK A-5 AS RECORDED IN PLAT BOOK 12, PAGE 27 HOWEY IN THE HILLS, SECTION 25, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA

LAND DESCRIPTION:

A PORTION OF LOTS 2, 3, AND 4, BLOCK C OF POCO SIERRA, AS RECORDED IN PLAT BOOK 11, PAGE 32, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND LOTS 1, 2, AND 3, BLOCK A-5 OF GRIFFIN VILLAGE, AS RECORDED IN PLAT BOOK 12, PAGE 27, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING WITHIN SECTION 25, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN 8"x8" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF SAID SECTION 25; THENCE NORTH 89°27'46" WEST, ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 390.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°27'46" WEST, A DISTANCE OF 352.50 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2166, PAGE 2356; THENCE, LEAVING SAID NORTH LINE, SOUTH 00°56'07" WEST, ALONG EAST LINE OF SAID LANDS, A DISTANCE OF 351.53 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH CITRUS AVENUE (RIGHT-OF-WAY VARIES); THENCE, LEAVING SAID EAST LINE AND SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 81°57'26" EAST, A DISTANCE OF 76.34 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK A-6 OF SAID GRIFFIN VILLAGE AND BEING ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 441.68 FEET, A CENTRAL ANGLE OF 12°11'05", AND A CHORD BEARING AND DISTANCE OF NORTH 50°44'55" EAST, 93.75 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 93.93 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST CAMELLIA WAY (60 FOOT RIGHT-OF-WAY); THENCE SOUTH 89°27'40" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 206.68 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH HAMLIN AVENUE (60 FOOT RIGHT-OF-WAY); THENCE NORTH 00°41'16" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 280.14 FEET TO THE POINT OF BEGINNING. CONTAINING ±105,863.37 SQUARE FEET (±2.43 ACRES), MORE OR LESS.

SURVEYOR'S NOTES:

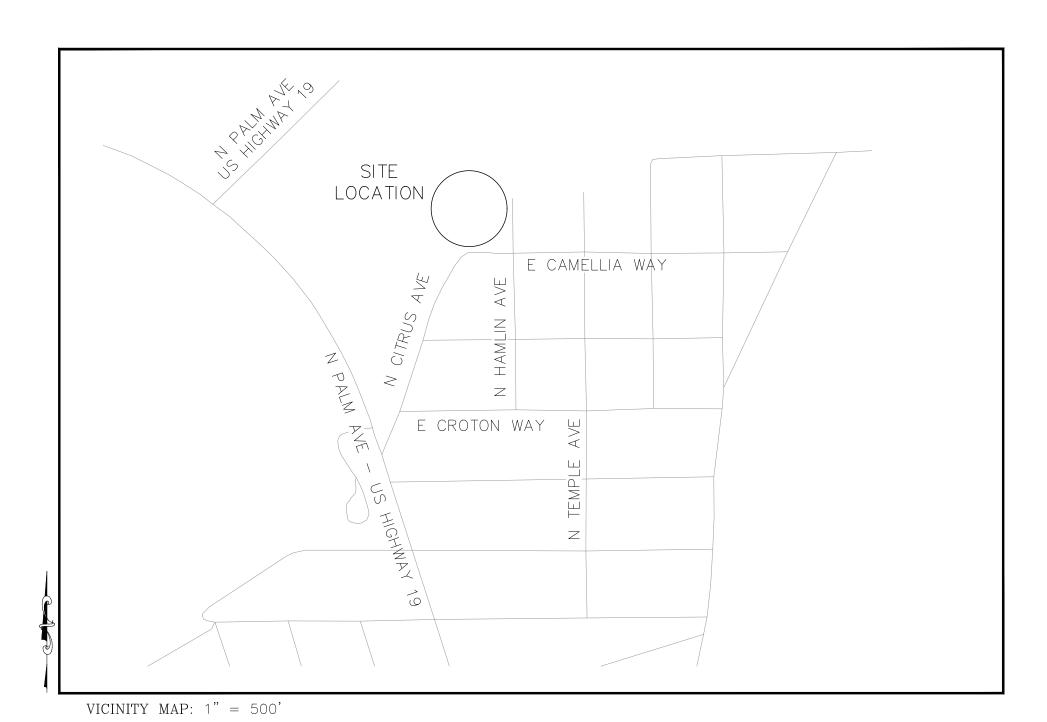
1. BEARINGS AND SHOWN HEREON ARE BASED ON NAD83, FLORIDA STATE PLANE, EAST ZONE, WITH A REFERENCE BEARING OF NORTH 89°27'46" WEST FOR THE NORTH LINE OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA. 2. HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON NAD83, FLORIDA STATE PLANE, EAST ZONE, AS ESTABLISHED BY REAL TIME KINEMATIC- GLOBAL POSITIONING SYSTEM (RTK GPS) OBSERVATIONS WITH CORRECTION SIGNALS PROVIDED BY FLORIDA DEPARTMENT OF TRANSPORTATION FPRN GPS SURVEY NETWORK.

3. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

4. AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12069C0485E, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE DECEMBER 18, 2012.

5. AS PER THE TOWN OF HOWEY-IN-THE-HILLS ZONING MAP, DATED 10/25/2021, THIS PROPERTY IS CURRENTLY ZONED (MDR-1) MEDIUM DENSITY RESIDENTIAL 1.

6. THIS PLAT CONSISTS OF 5 TOTAL LOTS AND 1 ROADWAY AND CONTAINS 105,863.37 SQUARE FEET (2.43 ACRES), MORE OR LESS. 7. THIS PLAT IS 2 PAGES IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER.



<u>NOTICE</u>

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PRELIMINARY FOR REVIEW NOT FOR RECORDING

FORGOING PLAT V	IFY, THAT ON THE DAY OF, 2025, THE WAS OFFICIALLY APPROVED BY THE TOWN COUNCIL, FOR THE TOWN OF HILLS, LAKE COUNTY, FLORIDA, THIS DAY OF
APPROVED:	
TOWN COUNCIL	
	APPROVAL BY ATTORNEY
FORGOING PLAT AI REVIEWED AND AP	TY, THAT ON THE DAY OF, 2025, THE ND ALL DOCUMENTS AND SURETIES RELATING THERETO HAVE BEEN
FORGOING PLAT AI REVIEWED AND AP	TY, THAT ON THE DAY OF, 2025, THE ND ALL DOCUMENTS AND SURETIES RELATING THERETO HAVE BEEN PROVED AS TO LEGAL FORM AND CONTENT BY THE ATTORNEY FOR THE
FORGOING PLAT AI REVIEWED AND AP TOWN OF HOWEY-	TY, THAT ON THE DAY OF, 2025, THE ND ALL DOCUMENTS AND SURETIES RELATING THERETO HAVE BEEN PROVED AS TO LEGAL FORM AND CONTENT BY THE ATTORNEY FOR THE -IN-THE-HILLS, FLORIDA.
FORGOING PLAT AI REVIEWED AND AP TOWN OF HOWEY- PRINT NAME THIS IS TO CERTIF	TY, THAT ON THE DAY OF, 2025, THE ND ALL DOCUMENTS AND SURETIES RELATING THERETO HAVE BEEN PROVED AS TO LEGAL FORM AND CONTENT BY THE ATTORNEY FOR THE IN-THE-HILLS, FLORIDA. BY: ATTORNEY APPROVAL BY TOWN CONSULTING ENGINEER Y, THAT ON THE DAY OF, 2025, THE AS OFFICIALLY APPROVED BY THE CONSULTING ENGINEER FOR THE TOWN

CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY

REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINT, OR

DATE

MEASUREMENTS SHOWN ON THIS PLAT.

JONATHAN H. GIBSON

REGISTRATION No. 1S 6851

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, BEING A PROFESSIONAL

SURVEYOR AND MAPPER CERTIFY THAT I HAVE PREPARED THE FOREGOING PLAT AND IT WAS MADE UNDER MY DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUES; AND THAT SAID LAND IS LOCATED IN LAKE COUNTY, FLORIDA.

I DO HEREBY CERTIFY THAT ON THIS DAY APPEARED BEFORE ME, {NAME}

MORTGAGEE AND SUCCESS MORTGAGE PARTNERS, INC., AS LENDER, WHO ARE

WITNESS MY HAND & OFFICIAL SEAL THIS , DAY OF ______, 2025.

{TITLE} _____ OF MERS (MORTGAGE ELECTRONIC SYSTEMS, INC.) AS

[] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

CERTIFICATE OF SURVEYOR AND MAPPER

DAVID M. DEREN, PSM FLORIDA REGISTRATION NO. 6946 GEORGE F. YOUNG, INC. REGISTRATION NUMBER L.B. 21 4605 N.W. 6TH STREET, SUITE H GAINESVILLE, FL 32609 (352)378-1444

<u>PROVISION</u>

PRM) 4"x4" CONCRETE MONUMENT WITH DISK

IN ACCORDANCE WITH 177.0914(7), F.S.

STAMPED "PRM LB 021" TO BE SET

(IRCF) IRON ROD AND CAP FOUND

(IPF) IRON PIPE FOUND

O.R.B. OFFICIAL RECORDS BOOK

C.C.R. CERTIFIED CORNER RECORD

B.S.L. BUILDING SETBACK LINE (TYPICAL)

PRM PERMANENT REFERENCE MARKER

RLS REGISTERED LAND SURVEYOR

PSM PROFESSIONAL SURVEYOR AND MAPPER

F.S. FLORIDA STATUTES

LB LICENSED BUSINESS

ID. IDENTIFICATION N: NORTHING

E: EASTING R/W RIGHT-OF-WAY P.B. PLAT BOOK

D.B. DEED BOOK PG. PAGE

DOC. DOCUMENT

<u>LEGEND:</u>

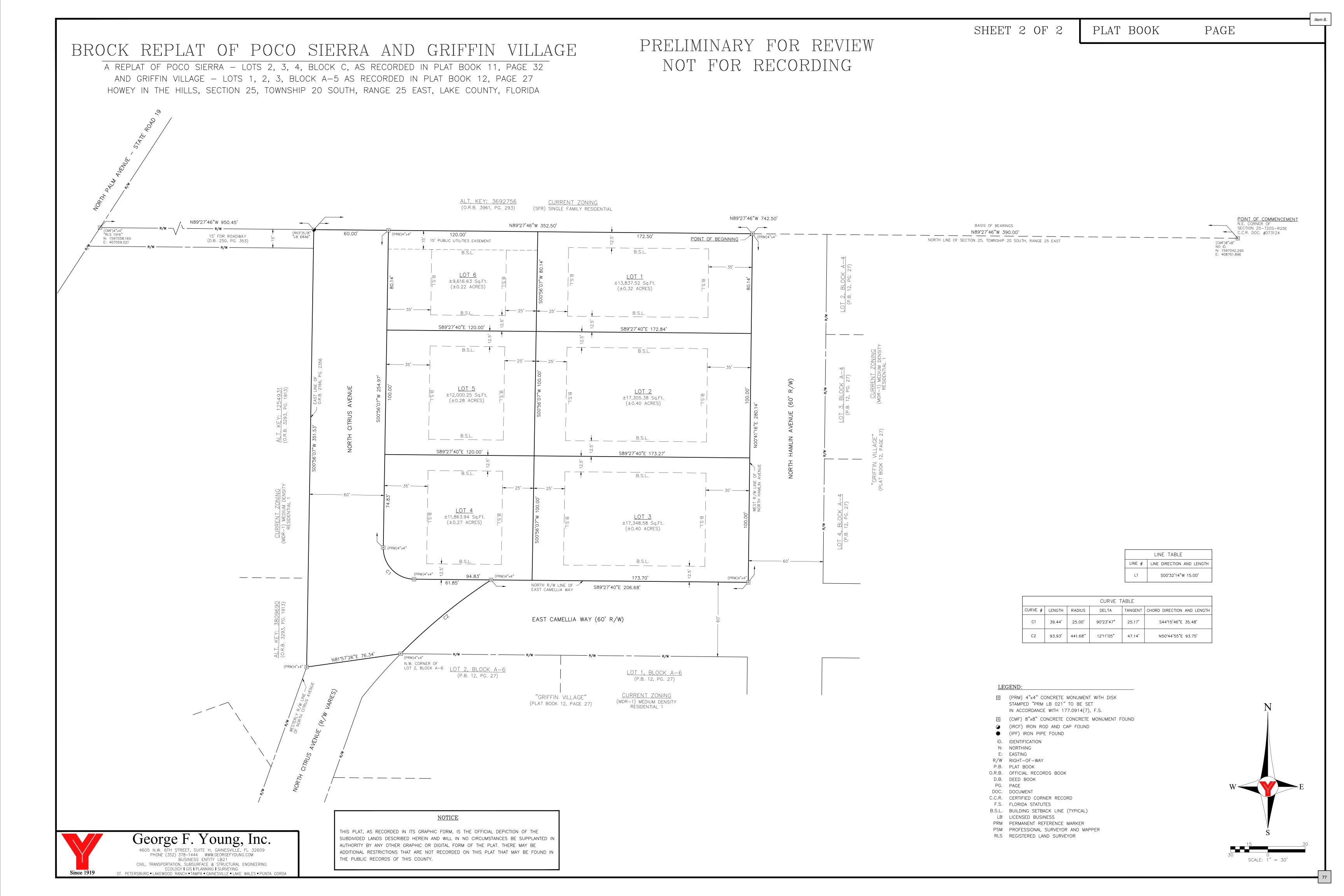
NO AMENDMENTS SHALL BE MADE TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WITHOUT PRIOR APPROVAL OF THE TOWN OF HOWEY IN THE HILLS WITH REGARD TO CHANGES TO OR TRANSFER OF ANY PORTION OR COMPONENT OF THE SUBDIVISION INFRASTRUCTURE AND ANY CHANGE IN OWNERSHIP OR MAINTENANCE PROVISIONS OF THE COMMON AREAS.

4605 N.W. 6TH STREET, SUITE H. GAINESVILLE, FL 32609 PHONE (352) 378-1444 WWW.GEORGEFYOUNG.COM BUSINESS ENTITY LB21

CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING

FCOLOGY LGIS LPLANNING LSURVEYING

ST. PETERSBURG = LAKEWOOD RANCH = TAMPA = GAINESVILLE = LAKE WALES = PUNTA GORDA



RESOLUTION 2025-010

A RESOLUTION OF THE TOWN OF HOWEY-IN-THE-HILLS, LAKE COUNTY, FLORIDA, AUTHORIZING THE FINAL BUDGET AMENDMENT, AMENDING THE GENERAL FUND AND WATER/SANITATION FUND, FOR THE BUDGET YEAR 2024/2025.

WHEREAS, it is hereby found and determined by the Town Council of the Town of Howey–in-the-Hills, Lake County, Florida, that the following budget amendments are necessary for the Fiscal Year October 1, 2024 to September 30, 2025.

NOW, THEREFORE, BE IT RESOLVED, that the above said budget amendments of the Town of Howey-in-the-Hills for the Fiscal Year 2024-2025 are hereby adopted.

ı - General	ı runa:					
521.650	Capital Outlay-Veh	nicles	Increase Expenditures	\$ 40,860.45		
334.200	State Grant Public	Safety	Increase Revenues	\$ 40,860.45		
140. Water	Impact Fund					
533.640	Capital Outlay-Equ	ipment	Increase Expenditures	\$86,241.00		
334.310	State Grant Public	Safety	Increase Revenues	\$86,241.00		
DONE AN	D RESOLVED this 23	3rd day of Jur	ne 2025 by the Town of Howey in	n the Hills, Florida.		
ATTEST:			Graham Wells, CMC, May	/or		
John Brock	, Town Clerk					
foregoing R	ember Resolution. Motion was motion the vote was as	seconded by	ed the passage and adoption of Council Member	of the above and and upon roll		
COUNCII	L MEMBER	YEA	NAY			
Mayor We	ells					
Mayor Pro	o-Tempore Everline					
Councilor	Lannamañ					
Councilor	Miles					
Council A	rnold					

Data Entry: Oscar Ojeda

BT#: Requested / Reviewed by: Sean O'Keefe

Item 9. 120

Limited to 200 characters

Summary:	
----------	--

Description		(I) Increase /								
(Limited to 30 characters)	Line#	(D) Decrease	AMOUNT	FUND	FUND DESCRIPTION	ACCOUNT	ACCOUNT DESCRIPTION	OBJECT	OBJECT DESCRIPTION	Notes
	1	1	40,860.45	1	GENERAL FUND	521000	Law Enforcement	650	Cap Outlay - Vehicles	Police Outfitting
	2	1	40,860.45	1	GENERAL FUND	334200	State Grant Public Safety			Police Outfitting
	4	1	86,241.00	140	WATER IMPACT FEES	334310	State Grant Public Safety			Well 5 & 6 Drilling
	5	1	86,241.00	140	WATER IMPACT FEES	533000	Water Utility Services	640	Cap Outlay - Equipment	Well 5 & 6 Drilling



To: Mayor and Town Council

From: John Brock, HR Director/Deputy Town Manager/ Town Clerk

Re: Consideration and Approval: Remote Work and Leave Usage

Objective:

To affirm the Town Manager's operational availability and leave usage during a scheduled period of remote work.

Summary:

The Town Manager has proactively informed all members of Council, in writing and through personal phone calls, of a planned period of remote work in the upcoming month. During this time, the Town Manager will remain fully engaged in all day-to-day responsibilities from a secure, fixed location with internet connectivity. Two workdays at the beginning and two workdays at the end of this period are designated as personal travel and will be covered using accrued vacation leave.

The Town Manager has confirmed full participation in all Council meetings and all scheduled budget workshops via video conferencing and will remain consistently available via phone, email, and video conferencing. To ensure seamless operational coverage, all department directors have been briefed, and the Deputy Town Manager will manage in-person matters as needed. There is no disruption to continuity of governance or service delivery.

While there is no legal or policy requirement for Council approval of Town Manager leave or remote work, this item has been added to the agenda at the request of Mayor Pro Tem Everline. As Council has already been privately briefed on the logistical details, public discussion of the details of the Town Manager's private residential or family arrangements in an open session would introduce avoidable personal security risks and falls outside the bounds of operational oversight.

Fiscal Impact:

There is no direct fiscal impact.

Staff Recommendation:

Staff recommends acknowledgment of the Town Manager's planned remote work and use of accrued leave as consistent with established practice, with no further action required.



Lake-Sumter MPO

Governing Board Agenda

Date | Time: June 18, 2025 | 2 PM

Lake~Sumter MPO - June 2025 MPO Governing Board Meeting

Please register for Lake~Sumter MPO - June 2025 MPO Governing Board Meeting on Jun 18, 2025, 2:00 PM EDT at:

https://attendee.gotowebinar.com/register/5316130367163898455

After registering, you will receive a confirmation email containing information about joining the webinar.

2 p.m. Call to Order by the Chair

- A. Invocation / Pledge of Allegiance
- B. Proper Noticing
- C. Roll Call Determination of Quorum
- D. Motion to allow virtual voting by members online
- E. Chair's Announcements
- F. Proposed revisions to today's Agenda

I. OPPORTUNITY FOR PUBLIC COMMENT (on agenda or general comments)

At this point in the meeting the Board will hear questions, comments, and concerns from the citizens. If the issue raised is not on today's agenda, action will not be taken by the Board at this meeting. Questions may be answered by staff or referred for appropriate staff action. If further action is necessary, the item may be placed on a future Governing Board agenda. Public comment shall be limited to three minutes per person.

II. CONSENT AGENDA

Consent approval is requested of the following items:

- A. Consideration to approve, April 23, 2025, MPO Governing Board Meeting Minutes
- B. Authorization for the Chair to sign the Executive Director's timesheets and mileage reports for January March 2025.
- C. Consideration of **Quarterly Financial Report** as presented by Milestone Professional Services, Inc.
- D. Consideration to approve Resolution 2025-7 approving the FY 25-26 MPO Budget.
- E. Consideration of Approval of Resolution 2025-8 Authorizing Execution of Transportation Disadvantaged Trust Fund Grant Agreements.
- F. Consideration of Approval for the annual salary increase of 5% for Doris LeMay, Financial Coordinator for the Lake~Sumter MPO.
- G. Approval of the 2025-2026 Unified Planning Work Program (UPWP) Amendment #3 –



Lake-Sumter MPO

Governing Board Agenda

Date | Time: June 18, 2025 | 2 PM

Attachment: 2025 DRAFT List of Priority Projects (LOPP), 2025 LOPP Presentation
Staff recommends approval of Resolution 2025-5 adopting the 2025 List of Priority
Projects

IV. DISCUSSION ITEMS:

A. 2050 Long Range Transportation Plan Major Update (LRTP) 2050 LRTP Webpage

The Long Range Transportation Plan (LRTP or 2050 Plan) establishes the vision of Central Florida's entire transportation system for Lake and Sumter Counties. This plan for the year 2050 will identify current and future transportation needs. Projects must be included in the plan to receive federal and state funding. The plan is updated every five years to reflect the changing dynamics of the region.

2050 LRTP Presentation

Stakeholder Hub Site Needs Assessment Public Update

V. REPORTS, PRESENTATIONS,

- A. FDOT Report Chuck Koppernolle
- B. FTE Report Siaosi Fine
- C. Transit Report Bill Hearndon, Lake County Transit
- D. County, City Updates, Committee Member Comments
- E. AASHTO Policy Recommendations to Congress and the Administration on Surface Transportation Reauthorization
- F. FDOT D5 Compass Points Newsletter
- G. Upcoming Regional Transportation Meetings:
 - Metropolitan Planning Organization Advisory Council (MPOAC) July 24, 2025, in Orlando
 - Central Florida Safety Strategic Plan Steering Committee September 26, 2025, in Casselberry.

VI. BOARD MEMBER COMMENTS:

VII. ADJOURNMENT NEXT MEETING: OCTOBER 22, 2025 @ 2:00 P.M.

Lake Sunter MPO/com/planning





The Lake-Sumter MPO (LSMPO) **2050 Long Range Transportation Plan (LRTP)** is a planning document required by federal and state law that is updated every 5 years. This document reflects the transportation goals, objectives, and priorities of a region.

The 2050 LRTP Goals include:











Safety



Preservation

The 2050 Needs Assessment is currently underway. The project team

The project team is updating and consolidating the transportation project needs within the Lake-Sumter region.

We need your help!

Participate in the 2050 Needs Assessment by completing the Online ArcGIS survey. The survey can be found by scanning the QR code or following the link provided.



Scan the QR Code



Or follow the link below to take the survey:

qr.fm/PswjDm