



## Town Council Meeting

April 22, 2024 at 6:00 PM

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

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### Join Zoom Meeting:

<https://us06web.zoom.us/j/89115467620?pwd=mobRBzgUaNSbsZfgCWAoRL7YZdHJqh.1>

Meeting ID: 891 1546 7620 | Passcode: 218951

### AGENDA

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

#### ROLL CALL

Acknowledgement of Quorum

#### AGENDA APPROVAL/REVIEW

#### CONSENT AGENDA

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

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

#### PUBLIC HEARING

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

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

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

- Mayor MacFarlane will read the Ordinance title
- Town Planner will explain Ordinance 2024-001
- Mayor MacFarlane will open Public Comment for this item only.
- Mayor MacFarlane will close Public Comment.
- Motion to approve Ordinance
- Council Discussion
- Roll Call Vote

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

**OLD BUSINESS**

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

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

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

- Mayor MacFarlane will read the Ordinance title
- Town Attorney will explain Ordinance 2024-003
- Mayor MacFarlane will open Public Comment and Questions for this item only.
- Mayor MacFarlane will close Public Comment.
- Motion to approve Ordinance 2024-003
- Council Discussion
- Roll Call Vote

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

**AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA AMENDING THE CAPITAL IMPROVEMENTS ELEMENT IN CHAPTER 8 OF THE TOWN'S COMPREHENSIVE PLAN BY UPDATING THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS TO INCLUDE ESTIMATED CAPITAL IMPROVEMENTS FOR FISCAL YEAR 2023-2024 THROUGH FISCAL YEAR 2028-2029 PURSUANT TO THE REQUIREMENTS OF CHAPTER 163 OF THE FLORIDA STATUTES; PROVIDING FOR CONFLICT, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.**

- Mayor MacFarlane will read the Ordinance title
- Town Administrator will explain Ordinance 2024-005
- Mayor MacFarlane will open Public Comment and Questions for this item only.

- Mayor MacFarlane will close Public Comment.
- Motion to approve Ordinance 2024-005
- Council Discussion
- Roll Call Vote

### **NEW BUSINESS**

8. Consideration and Approval: **Planning and Zoning Board Member Selection**
9. Consideration and Approval: **Proclamation - National Police Week**
10. Consideration and Approval: **Proclamation - Professional Municipal Clerks Week**
11. Presentation: **Woodard & Curran Clean Water Study**
12. Discussion: **High Density Zoning Land Use Proposal**
13. Discussion: **Mid-Year Budget Workshop Date Selection**

### **DEPARTMENT REPORTS**

14. Town Manager

### **COUNCIL MEMBER REPORTS**

15. Mayor Pro Tem Gallelli
16. Councilor Lehning
17. Councilor Miles
18. Councilor Lannamañ
19. Mayor MacFarlane

### **PUBLIC COMMENTS**

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

### **ADJOURNMENT**

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

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

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

Topic: **Town Council Meeting**

Time: **Apr 22, 2024 06:00 PM Eastern Time (US and Canada)**

Join Zoom Meeting

<https://us06web.zoom.us/j/89115467620?pwd=mobRBzgUaNSbsZfgCWAoRL7YZdHJqh.1>

Meeting ID: 891 1546 7620

Passcode: 218951

Dial by your location

**+1 646 558 8656 US (New York)**

**+1 346 248 7799 US (Houston)**

Meeting ID: 891 1546 7620

Passcode: 218951

Find your local number: <https://us06web.zoom.us/u/kcVoJ0Nrd2>

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.