

**MINUTES OF THE HOWEY-IN-THE-HILLS TOWN COUNCIL MEETING
HELD MAY 08, 2017**

Mayor Sears called the Town Council Meeting of May 8, 2017 to order at 6:08 p.m.

Boy Scout and Cub-Boy Scout Troop No. 245 led the Pledge of Allegiance to the Flag.

Public Services Director Ernest led the Invocation.

Present: Mayor Sears, Mayor Pro-Tem David Nebel, Councilor Conroy, Councilor Scott and Councilor Mabry.

Also Present: Town Planner Harowski, Public Services Director Ernest, Chief Thomas and Administrative Assistant II Burke

CONSENT AGENDA

Minutes of the April 13, 2017 Town Council Special Session.

Mayor Pro-Tem David Nebel, seconded by Councilor Conroy moved to approve the consent agenda as presented. Motion carried 5-0 with a roll call vote.

PUBLIC HEARING

First Reading of Ordinance No. 2017-001 AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA RELATING TO MEDICAL MARIJUANA TREATMENT CENTERS; AMENDING SECTION 1.12.00.B. OF THE TOWN'S LAND DEVELOPMENT CODE TO ADD DEFINITIONS OF LOW-THC CANNABIS, MEDICAL CANNABIS, AND MEDICAL MARIJUANA TREATMENT CENTERS; AMENDING SECTION 2.02.07 OF THE TOWN'S LAND DEVELOPMENT CODE TO ADD MEDICAL MARIJUANA TREATMENT CENTERS TO THE LIST OF PERMITTED USES IN THE LIGHT INDUSTRIAL (IND) ZONING DISTRICT; ADDING A NEW SECTION 6.02.11 TO THE TOWN'S LAND DEVELOPMENT CODE TO SPECIFY SUPPLEMENTAL STANDARDS APPLICABLE TO MEDICAL MARIJUANA TREATMENT CENTERS; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

Mayor Pro-Tem David Nebel, seconded by Councilor Mabry moved to approve the first Reading of Ordinance No. 2017-001 AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA RELATING TO MEDICAL MARIJUANA TREATMENT CENTERS; AMENDING SECTION 1.12.00.B. OF THE TOWN'S LAND DEVELOPMENT CODE TO ADD DEFINITIONS OF LOW-THC CANNABIS, MEDICAL CANNABIS, AND MEDICAL MARIJUANA TREATMENT CENTERS; AMENDING SECTION 2.02.07 OF THE TOWN'S LAND DEVELOPMENT CODE TO ADD MEDICAL MARIJUANA TREATMENT CENTERS TO THE LIST OF PERMITTED USES IN THE LIGHT INDUSTRIAL (IND) ZONING DISTRICT; ADDING A NEW SECTION 6.02.11 TO THE TOWN'S LAND DEVELOPMENT CODE TO SPECIFY SUPPLEMENTAL STANDARDS APPLICABLE TO MEDICAL MARIJUANA TREATMENT

MAYOR AND COUNCIL COMMENTS

Councilor Mabry-No Comments

Councilor Conroy asked Mayor Sears if he had a plan for all the personal reviews for the Department Directors. **Mayor Sears** said he would be meeting with the Department Directors in May 2017.

Mayor Pro-Tem David Nebel said he talked to Town Clerk Brasher and she was very ill but had no update on her dad's health. He added that he participated in the interviews at Town Hall and there were good candidates that applied for the Administrative Assistant II position.

Councilor Scott asked if the monument signs had to wait for the streetscape design to be completed in order to install them on the outskirts of the Town. **Mayor Sears** replied no, that he will get with engineering to bring them back before the Town Council.

Councilor Scott then asked if Mayor Sears had received any information regarding the Light Emitting Diode (LED) light bulbs down Lakeshore Blvd. **Mayor Sears** replied that he is working with Jerry and hopes to have some information soon.

Mayor Sears said that last week he met with the gentleman who has a contract on the Howey Mansion. He met with the gentleman and Town Planner Harowski to discuss the possibilities of re-zoning. He said the buyer wants to work with the Town and host Town events there. He then said Town Planner Harowski had written a memorandum in regards to the possible zoning for the Howey Mansion.

Town Planner Harowski said this report is regarding the treatment of historic properties under the Town's land development regulations. With the recent sale of the Howey Mansion the issue of adaptive re-use of historic properties is moving to the forefront of items the Town needs to consider. Except in unusual circumstances it appears that continuation of the Howey Mansion as a private residence is unlikely, and if the Town is to continue to have the mansion as a part of the historic fabric of the community, the Town needs to consider options for allowing "adaptive reuse" of historic properties. This is a common theme with historic properties and has the goal of maintaining the historic property in good condition when the original use of the property is no longer economically viable. The adaptive reuse is intended to allow for an economically viable use of the property that is sensitive to the property's placement in the community and provides the income necessary for the restoration and maintenance of the historic asset.

Mayor Sears said he didn't want to get to in-depth tonight but wanted to lay out some details and introduce the buyer Brad Cowherd.

Brad Cowherd, Howey Mansion Buyer, believes the Howey Mansion should be open to the public. Some ideas they are considering is a bed and breakfast or event venue. They would like to partner with the Town. He said that he would also like the Town Council to consider reducing the utility lien as they are having to pay that on top of the purchasing price of the Howey Mansion.

Councilor Conroy said he thought that at the last meeting the Town Council authorized Mayor Sears to reduce the lien but not to exceed twenty percent (20%) of the \$19,384.46. **Mayor Sears** said yes but he thought it was dealing with the bank and come to find out that it was Mr. Cowherd who had to pay the lien.

Town Planner Harowski said that he would like to bring the proposal to the Planning and Zoning Board at their May 25, 2017 meeting.

Councilor Scott said he would like to see an exact break down of the utility lien. **Mayor Sears** said he would get the break down from Town Hall.

Councilor Conroy asked if Brad Cowherd had talked to the Historic Board. **Mayor Sears** replied no.

PUBLIC COMMENTS

Sal Gallelli, 1104 N Tangerine, said he was glad to see that the Howey Mansion was purchased and everyone is on the same page.

The meeting adjourned the at 6:40 p.m.

Chris Sears, Mayor

ATTEST:

Dairian Burke
Administrative Assistant II