



Town Council Workshop

January 22, 2024 at 4:00 PM

Howey-in-the-Hills Town Hall

101 N. Palm Ave.,

Howey-in-the-Hills, FL 34737

MINUTES

Mayor MacFarlane called the Town Council Workshop to order at 4:00 p.m.

ROLL CALL

Acknowledgement of Quorum

MEMBERS PRESENT:

Councilor Reneé Lannamañ (via Zoom) | Councilor David Miles (Zia Zoom) | Councilor George Lehning | Mayor Pro Tem Marie V. Gallelli | Mayor Martha MacFarlane

STAFF PRESENT:

Sean O’Keefe, Town Manager | Tom Wilkes, Town Attorney | John Brock, Town Clerk

Motion made by Mayor MacFarlane to allow Councilor Miles and Councilor Lannamañ to participate and vote remotely via Zoom; seconded by Mayor Pro Tem Gallelli. Motion passed unanimously by voice-vote.

Voting

Yea: Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

Nay: None

OLD BUSINESS

1. Discussion: **Ordinance 2023-013 - Comprehensive Plan Amendment - Future Land Use Element**

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE ELEMENT (FLUE) OF THE TOWN’S ADOPTED COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3184 OF FLORIDA STATUTES; DESCRIBING THE ANALYSIS AND REEVALUATION UNDERTAKEN BY TOWN COUNCIL REGARDING RESIDENTIAL DENSITIES AND LOT SIZES IN POST-2010 RESIDENTIAL DEVELOPMENT IN THE TOWN; AMENDING CERTAIN FLUE POLICIES TO MODIFY THE REQUIREMENTS IN THE “VILLAGE TOWN CENTER” AND “MEDIUM DENSITY RESIDENTIAL” LAND-USE DESIGNATIONS REGARDING DWELLING UNITS PER ACRE, LOT SIZES, AND OPEN SPACE; AMENDING OTHER RELATED REQUIREMENTS FOR THE TWO LAND-USE DESIGNATIONS; AMENDING POLICY 1.2.6 OF THE FUTURE LAND USE ELEMENT TO SPECIFY AREAS WHERE THE TOWN MAY ALLOW LOTS SMALLER THAN ONE-

FOURTH ACRE (10,890 SQ. FT.); PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor MacFarlane asked the Town Manager to read out loud the comments on the Comprehensive Plan amendments that Councilor Miles had emailed the Town Manager. Sean O’Keefe, Town Manager, read out the comments that had been submitted to him. Mr. O’Keefe read out loud:

Message 1

Just to be sure I have two changes to the attachment to Ordinance 2023-013 that I would like to see as follows:

- 1. Page I-29, 3rd paragraph: Change minimum lot area from “10,800 square feet” to “10,890 square feet” for consistency throughout the rest of the document.*
- 2. Page I-37, policy 1.2.6 starting after the colon change to read: “areas in or adjacent to the Town Center (e.g. the Town central commercial district) and areas abutting major arterial and collector road corridors such as state roads, county roads, and major Town collector roads, such as Central Avenue and N. Citrus Avenue, but not neighborhood roads...”*

Message 2

Page I-29, 3rd paragraph: Change to read as follows; “One hundred percent (100%) of single family lots must have a minimum lot area of 10,890 square feet, exclusive of any wetlands or waterbodies that might be included with the lot.”:

Mayor MacFarlane stated that her recollection was that the Town Council wanted to go from 40% to 50% of single family lots must have a minimum lot area of 10,890, not 100%. Mr. O’Keefe stated that he believed that confusion comes from different statements being made at different times. Councilor Miles stated that the discussion in December was that all lots were to be 10,890 square feet. Mayor MacFarlane then agreed with Councilor Miles.

Councilor Lehning stated that on page I-9 of the proposed ordinance, under the Village Mixed Use (VMU) section, he wanted the section that states “town council may allow up to four dwelling units per acre if the development includes substantial recreation facilities for field sports, court games, and/or indoor recreation facilities.” to be removed. Councilor Lehning stated that after that section was removed, he would like a sentence added that would describe what sort of parks and recreation facilities he would like to see added into VMU developments. Councilor Lehning stated that, after that sentence, he would like an addition of a requirement that 10% of all land would need to be set aside for parks and recreational facilities.

Councilor Lehning stated that he would like to see something regulating the minimum width of roads and parking added to the Comprehensive Plan. Councilor Lehning stated that he knows these regulations are in other areas of Town Code, but his fear is that the Town Council will never get around to changing those sections. Councilor Lehning said that he wanted to see 24’ width roads, with additional parking space on both sides of the road, added into all zoning categories. Mayor MacFarlane stated that the Town Clerk had noted that road sizes and parking requirements were in the Land Development Code (LDC). Councilor Lehning said that he feared that the Council would not get around to changing the LDC.

Town Attorney, Tom Wilkes, said that he was just about completed with another ordinance that would be making the requested changes to the LDC, which would include the road widths and parking requirements in the Ordinance. Mr. Wilkes stated that a draft of the ordinance, which would make the

requested changes to the LDC, would be sent to the Town Councilors for review within the next two weeks. Mr. Wilkes stated that the Town Councilors should be able to vote on the ordinance to amend the LDC even earlier than they will be able to adopt any amendments to the Town's Comprehensive Plan.

Councilor Lannamañ said that all Town Councilors should keep in mind that HOAs will have their own declarations. As an example, Councilor Lannamañ stated the Venezia HOA declaration does not allow any parking on the roads overnight.

Councilor Miles stated that he did not see the necessity to put road widths and parking within the Comprehensive Plan, that they should stay in the LDC. It was decided that the road widths and parking requirements would be left within the LDC.

Councilor Lehning stated that he would like to identify what sort of recreational facilities he wanted to see in the VMU developments, and not leave it up to the developers. Councilor Lehning stated that when there is an area identified as a park, he wants it to be a larger size, not just the size of a leftover lot. Councilor Miles suggested that prior to construction, or the issuance of any permits, the developer must get approval of all recreational facilities in those parks. Mr. Wilkes stated that, in anticipation of that request, he had already added that into the proposed LDC amendment ordinance.

Councilor Lehning stated that he believed that the Council should state what a minimum size for a park should be. Councilor Lehning stated that he was open to discussion from other Councilors, but that 2 acres was what he thought the minimum size of a park should be. Mayor MacFarlane stated that she was concerned that too much of the Town's park space was dedicated to passive parks, and she wanted to see more active areas.

Councilor Miles reiterated that, prior to construction, or the issuance of any permits, the developer has to get approval of all recreational facilities in those parks.

Mr. Wilkes stated that he had already placed in the proposed LDC amendment that the Town Council would need to approve the plans for the developments prior to the approval of the first final plat for a development.

Councilor Lehning stated that he wanted to require developers to get a bond for the construction of parks and recreational facilities that were to be built in later phases.

Councilor Lehning summarized that what he was looking for was larger lots, bigger setbacks, wider roads, more parks.

Councilor Lannamañ stated that she agreed with Councilor Lehning and wanted to know what parks would look like prior to approval.

Mayor MacFarlane asked the Town Council to do their due diligence more, and if they know that an item is coming before the Council, that has been noticed, to get with the staff ahead of time if they want changes to the ordinance. This was so that the cost of noticing the hearing is not wasted.

Councilor Miles stated that he wanted the staff to follow the Town Council's directions more closely.

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.

Eric Gunesch, 448 Avila Pl. – Mr. Gunesch suggested changes to Councilor Lehning's wording of the 10% requirement for park space and recreation facilities. Mr. Gunesch stated that he would like to see the open space

requirement for VMU be increased from 25% to 30%, reduce the residential area to a minimum of 60% to a maximum of 70%, and remove all reference to any wetlands being used as open space. Mr. Gunesch stated that all the changes that were just recommended would also need to be changed on I-29.

Tim Everline, 1012 N Lakeshore Blvd. – Mr. Everline stated that the Town should know the plan for the parks even earlier, prior to grading, not the issuance of building permits. Mr. Everline had questions about Councilor Miles’ other suggestions that were read out earlier.

Joshua Huseman, 671 Avila Pl. – Mr. Huseman suggested that the Town specify how much park space would have to be active versus passive park space.,

Mayor MacFarlane suggested that half of the required 10% area set aside for parks and recreation facilities needed to be active parks. There was a consensus from the Town Council that half of the required 10% had to be structured, active parks.

Tom Ballou, 1105 N. Tangerine Ave. – Mr. Ballou thanked the Town Councilors for their hard work.

Councilor Lehning said that the staff was much too slow with this amendment process.

ADJOURNMENT

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

The Meeting adjourned at 5:02 p.m. | **Attendees: 18**

Mayor Martha MacFarlane

ATTEST:

John Brock, Town Clerk