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MEMORANDUM

TO: Howey-in-the-Hills Town Council
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Ord. 2023-013 Future Land Use Policy Amendment
DATE: January 17, 2024

The Town Council has scheduled a workshop to review the recommendations from the Planning Board regarding amendments to the Future Land Use Element policies regarding residential density, lot sizes and development parameters for the Village Mixed Use developments. The expectation is that the workshop will proceed through the revisions as presented in the draft Ordinance 2023-013 in discussion with the legal and planning staff. The Town Council may direct staff to make revisions to the draft ordinance in preparation for a transmittal public hearing to send the proposed amendments to the Florida Department of Commerce and other agencies for review and comment.

The transmittal hearing will need to be advertised and the Town Council will need to vote to transmit the amendments for review. The review period is typically 60 days to allow for comments from the state and local governments. Once the review period is completed, the Town may adopt the amendments as proposed or adopt with further revisions.

In other words, the Town Council is not bound by the amendments it sends to the Dept. of Commerce at the transmittal hearing. At the final adoption hearing the Council can make further amendments and revisions as it believes are in the best interests of the Town and its residents.