



August 6, 2025

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



Land Development Code Amendment- Pool Setbacks

Applicant: Town initiated

At their April 24, 2025 meeting, the Planning and Zoning Board directed the Town Planner to draft language to amend the Land Development Code (LDC) providing alternative regulations regarding pool setbacks based on Board discussion.

Currently, pool setbacks, including decking and screen enclosures, are required to meet a 10-foot setback from the rear and side property lines. The Planning and Zoning Board has received frequent variance applications seeking relief from these setback standards.

Ordinance 2025-004 proposes to amend the LDC so that in situations where lots are 9600 square feet or less in size, the rear setback for pools, decks, and screen enclosures and pool equipment may meet a five-foot rear setback instead of ten feet.

Additionally, the Ordinance proposes the side setback on any size of lot shall be equal to that of the principal home or a minimum of ten feet, whichever is less. This respects that some smaller lots have a side setback for the principal building less than ten feet currently.

Pool equipment would also be allowed in the side yard setback area of any size of lot and there is the added stipulation that none of the structures may be located in an easement.

Staff Recommendation: recommend Town Council adopt Ordinance 2025-004.

Planning Board Recommendation: At their July 24, 2025, public hearing, the Planning and Zoning Board voted 4-3 to recommend approval of Ordinance 2025-004, with the addition of a definition for "pool equipment."

Motion Examples:

1. Adopt Ordinance 2025-004, with the addition of a definition of "pool equipment," defined as *"ancillary mechanical, electrical, or heating equipment for swimming pool operation."*
2. Deny Ordinance 2025-004 based on [specify reasons for recommendation of denial], or
3. Continue consideration of Ordinance 2025-004 pending additional information [specify information needed] from the applicant.