



Town Council Meeting

September 28, 2026 at 6:00 PM

Howey-in-the-Hills Town Hall

101 N. Palm Ave.,

Howey-in-the-Hills, FL 34737

Join Zoom Meeting: <https://us06web.zoom.us/j/88407969629?pwd=NacuxXbSbKisvJfIY3ZrwQsiGb3Pb.1>

Meeting ID: 884 0796 9629 | **Passcode:** 478106

AGENDA

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

ROLL CALL

Acknowledgement of Quorum Present and Proper Notice Given

WELCOME AND INTRODUCTION OF GUESTS

AGENDA APPROVAL/REVIEW

PUBLIC QUESTION & COMMENT

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. The general Public Question & Comment period will be limited to a maximum of thirty (30) minutes unless extended by the Presiding Officer.

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 September 14, 2026, Town Council Meeting.

PUBLIC HEARING

OLD BUSINESS

- 2.** Discussion: **Downtown Sewer Update**
- 3.** Consideration and Approval: **Regency at Lake Hills Public Park - Playground Equipment and Landscaping Final Approval**

NEW BUSINESS

- [4.](#) Consideration and Approval: **Confirmation of Police Chief Hire (Rich Lane)**
- [5.](#) Consideration and Approval: **Planning and Zoning Board Chair Selection Confirmation (Paul Johns)**
- [6.](#) Consideration and Approval: **Library Board Member Selection**
- [7.](#) Consideration and Approval: **Parks and Recreation Advisory Board Member Selection**
- [8.](#) Consideration and Approval: (first reading) **Ordinance 2026-009 - Natural Gas**

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, BY AMENDING THE TOWN OF HOWEY-IN-THE-HILLS LAND DEVELOPMENT CODE, BY AMENDING CHAPTER 8, “DEVELOPMENT STANDARDS”, BY AMENDING SECTION 8.06.00 “OTHER UTILITIES”, BY ADDING NEW SECTION 8.06.03 “NATURAL GAS INSTALLATION”; PROVIDING FOR INSTALLATION OF NATURAL GAS LINES WITHIN SUBDIVISIONS OR RE-SUBDIVIDED AREAS; PROVIDING FOR DEVELOPER PAYMENT OF COSTS OF INSTALLATION AND MATERIALS; PROVIDING FOR COST SHARING FOR GAS MAIN EXTENSIONS UNDER CERTAIN CONDITIONS; PROVIDING FOR CONSTRUCTION OF INSTALLATION AND MAIN EXTENSION; PROVIDING FOR EASEMENTS AND PERMITS; PROVIDING FOR OWNERSHIP AND MAINTENANCE; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

- Mayor will read the Ordinance title.
- Town Attorney will explain Ordinance 2026-009.
- Mayor will open Public Comment and Questions for this item only.
- Mayor will close Public Comment.
- Mayor will ask for a motion to Approve Ordinance 2026-009.
- Town Council Discussion.
- Roll Call Vote.

- [9.](#) Discussion: **Town Manager Annual Review Date Selection**

- [10.](#) Consideration and Approval: (first reading) **Ordinance 2026-008 - Impact Fees**

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, RELATING TO IMPACT FEES; PROVIDING FINDINGS; AMENDING CHAPTER 110 OF THE CODE OF ORDINANCES OF THE TOWN ENTITLED “IMPACT FEES,” TO: (1) REVISE THE METHODOLOGY AND INCREASE THE POLICE PROTECTION AND PARKS AND RECREATION IMPACT FEES; (2) ESTABLISH IMPACT FEES FOR MUNICIPAL FACILITIES AND MOBILITY FACILITIES; AND (3) INCLUDE WASTEWATER FACILITIES WITHIN THE WATER IMPACT FEES AND RENAME THE WATER AND WASTEWATER IMPACT FEES AS “UTILITY IMPACT FEES”; ADOPTING THE WILLDAN FINANCIAL SERVICES IMPACT FEE STUDY DATED SEPTEMBER 2026; ADOPTING THE IMPACT FEE SCHEDULE SET FORTH IN THE STUDY; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

- Mayor will read the Ordinance title.
- Town Attorney will explain Ordinance 2026-008.
- Mayor will open Public Comment and Questions for this item only.
- Mayor will close Public Comment.
- Mayor will ask for a motion to Approve Ordinance 2026-008.
- Town Council Discussion.
- Roll Call Vote.

11. Consideration and Approval: (first reading) **Ordinance 2026-010 - Synthetic Turf**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, RELATING TO THE REGULATION OF SYNTHETIC TURF; PROVIDING FINDINGS; AMENDING SECTION 7.04.01 OF THE LAND DEVELOPMENT CODE; PROVIDING MINIMAL STANDARDS FOR THE INSTALLATION OF SYNTHETIC TURF ON SINGLE-FAMILY RESIDENTIAL PROPERTIES OF ONE ACRE OR LESS; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

- Mayor will read the Ordinance title.
- Town Attorney will explain Ordinance 2026-010.
- Mayor will open Public Comment and Questions for this item only.
- Mayor will close Public Comment.
- Mayor will ask for a motion to Approve Ordinance 2026-010.
- Town Council Discussion.
- Roll Call Vote.

12. Consideration and Approval: **GFL Default Letter**

DEPARTMENT REPORTS

13. Town Manager

COUNCIL MEMBER COMMENT

14. Mayor Pro Tem Everline

15. Councilor Arnold

16. Councilor Miles

17. Councilor Lannamañ

18. Mayor Wells

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-STs) and Enhanced Speech to Speech.

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

Topic: **Town Council Meeting**

Time: **Sept 28, 2026 06:00 PM Eastern Time** (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/88407969629?pwd=NacuxXbSbKisvJfIY3ZrwQsiGb3Pb.1>

Meeting ID: 884 0796 9629

Passcode: 478106

One tap mobile

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Join instructions

https://us06web.zoom.us/join/88407969629?signature=48OMvIcQIPYkd6lVAr0lSdxHa5jt_qwU-wV39nSY8Us

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.