



TOWN OF HOWEY-IN-THE-HILLS, FLORIDA
GENERAL LAND DEVELOPMENT APPLICATION

101 N. Palm Avenue, Howey-in-the-Hills, Florida 34737
Phone: (352) 324-2290 • Fax: (352) 324-2126

Date Received:

Application ID:

Received By:

REQUESTED ACTION

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Comp Plan Amendment | <input type="checkbox"/> Variance | <input type="checkbox"/> Site Plan (check one below) |
| <input type="checkbox"/> PUD | <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision Minor | <input type="checkbox"/> Final |
| <input type="checkbox"/> Land Development Code Text | <input type="checkbox"/> Other | <input type="checkbox"/> Subdivision (check one below) |
| | | <input type="checkbox"/> Preliminary Subdivision |
| | | <input type="checkbox"/> Final Subdivision |
| | | <input type="checkbox"/> Final Plat |

Describe Request: Request to amend the future land use map to MDR and the zoning map to MDR-2 on the subject property.

APPLICANT INFORMATION:

Name: Blue Sky Capital LLC

E-Mail: tim@pibland.com

Address: 103 Commerce Street, Suite 160 Lake Mary Fl. 32746 Phone: 407-963-1036 Fax: _____

☐ Owner

☒ Agent for Owner

☐ Attorney for Owner

OWNER INFORMATION:

Name: Blue Sky Capital Group LLC

Contact: Tim Loucks
E-Mail: tim@pibland.com

Address: 103 Commerce Street, Suite 160
Lake Mary, FL 32746

Phone: 407-963-1036
Fax: _____

PROPERTY INFORMATION:

Address: Number 2 Road

General Location: West and North of Number 2 Road approximately 0.3 miles west of Heald Lane.

Current Zoning: A

Current Land Use: Rural Transition

Parcel Size: +/- 161.3 Acres

Tax Parcel #:

Legal Description Attached ☒ Yes ☐ No

Survey Attached ☒ Yes ☐ No

Pre-Application Meeting Date: _____
(Attach Pre-Application Form)

Application Fee: \$ _____

Applicant's Signature: _____
(Signature) (Date)

(Print)

Owner's Signature: _____ 12/16/2022
(Provide letter of (Signature) (Date)
Authorization)

Sadique Jaffer - Managing Member
(Print)

Applications must be complete to initiate the review process.



TOWN OF HOWEY-IN-THE-HILLS, FLORIDA

PETITION FOR REZONING CHECKLIST AND REQUIREMENTS

VARIANCE APPLICATION CHECKLIST

- ☐ General Land Development Application
- ☐ Application Fee and Estimated Deposit
- ☐ Description of Requested Zoning Amendment
- ☐ List of property owners within 300 feet
- ☐ One signed and sealed survey of the property (no more than 2 years old).
- ☐ Legal Description
- ☐ Notarized Authorization of Owner (if applicant is other than owner or attorney for owner).

PUBLIC NOTIFICATION (Sec. 4.13.03)

The applicant shall provide written notice to property owners within 300 feet regarding his intention to seek a rezoning. Notice shall be sent by certified mail no later than ten (10) days prior to the scheduled meeting and shall include the date, time and place of the public hearing and a description of the proposed rezoning. A notice letter will be provided to the applicant by the Town.

In addition to written notice Town staff shall also post a notice on the subject property ten days prior to the public hearing and publish a notice of the hearing in a newspaper of general circulation at least ten (10) days prior to the public hearing.

REZONING HEARING PROCESS

The Planning and Zoning Board shall review the application for rezoning at its next available meeting following receipt of a completed application. The Planning and Zoning Board shall make a recommendation to the Town Council as to whether to approve, approve with changes or deny the rezoning. Upon receipt of the recommendation from the Planning and Zoning Board, the Town Council shall schedule a public hearing on the rezoning application and shall approve, approve with changes or deny the rezoning.

REZONING REQUEST

The applicant is seeking a rezoning of the property described in the attached legal description as follows:

Proposed Zoning:

Requested Zoning: MDR - 2

Zoning on Adjacent Parcels: North: A and PUD (County)

East: PUD (County)

South: PUD and R-1 (County)

West: A (County)

Parcel Size:

REZONING REQUIREMENTS

The following items must be completed in sufficient detail to allow the Town to determine if the application complies with the criteria for approving a rezoning. Attach any supplemental information that can assist in understanding the rezoning request.

1. Is the rezoning request consistent with the Town's comprehensive plan? Refer to justification document.
2. Describe any changes in circumstances of conditions affecting the property and the surrounding area that support a change in the current zoning. The applicant believes the provisions of utilities for this site is more feasible than in the recent past, making this property viable for development.
3. Will the proposed rezoning have any negative effects on adjacent properties? The project does not currently have any occupied buildings within close proximity to its property line. Any effects will be minimal.
4. Will the proposed rezoning have any impacts upon natural resources? Wetland impacts are minimized to isolated wetlands only and the applicant is providing ample Open Space.
5. Will the proposed rezoning have any impacts upon adjacent properties? Any impacts will be offset by improvements to infrastructure, as agreed to by the developer and City.
6. Will the rezoning create any impacts on services including schools, transportation, utilities, stormwater management and solid waste disposal? Refer to school concurrency determination and traffic study. The remaining services will be adequately provided to all residents of the development.
7. Are there any mistakes in the assignment of the current zoning classification? No.

Blue Sky Capital Group LLC - Sadique Jaffer, Managing Member

Print Applicant Name

Applicant Signature

12/16/2022

Date