



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: NC - Neighborhood Commercial

Requested Zoning: NC - Neighborhood Commercial

Zoning on Adjacent Parcels: North: PUD (Mission Rise)

East: ROW / MDR - Medium Density Residential 1

South: Country A (Agriculture Dist)

West: PUD (Mission Rise)

Parcel Size: Total parcel 4.45 acres, veterinary +/- 2.0 acres. Flood Zone Area 59,798 sf

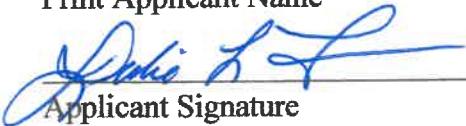
REZONING REQUIREMENTS

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? Yes.
2. Describe any changes in circumstances of conditions affecting the property and the surrounding area that support a change in the current zoning. Adjacent parcel to the north developed a commercial retail business.
3. Will the proposed rezoning have any negative effects on adjacent properties? No.
4. Will the proposed rezoning have any impacts upon natural resources? No.
5. Will the proposed rezoning have any impacts upon adjacent properties? No.
6. Will the rezoning create any impacts on services including schools, transportation, utilities, stormwater management and solid waste disposal? The impacts would be to transportation, utilities, stormwater management and solid waste disposal.
7. Are there any mistakes in the assignment of the current zoning classification?
Possibly, it was mentioned during the pre-application meeting that the parcel is too small to meet the minimum requirements for a VMU/PUD project. It was discussed with staff that this may have been done in error.

Julie Farr

Print Applicant Name



Applicant Signature

4/3/24

Date