



VARIANCE APPLICATION

Howey-in-the-Hills

PLEASE PRINT LEGIBLY

Property Owner (if there are multiple owners, please provide all the information on the attached ownership list): _____

Property Owner's Contact Information (If multiple owners, please provide mailing address, daytime phone, and fax and/or email for each owner):

First Owner: Marcus Flamingo
Mailing Address: 229 Messina Pl.
Daytime Phone: 609 310 2505
Fax and/or Email: Scrapbookboxing@gmail.com

Second Owner: Veronica Lucien
Mailing Address: 229 Messina Pl.
Daytime Phone: 609 336 1777
Fax and/or Email: _____

If more than two owners, please attach additional information.

Applicant (If different from owner): _____

1/14
Mailing Address: _____
Daytime Phone: _____
Fax and/or Email: _____

If the Applicant does not own the property, or is not the sole owner, please complete the Authorized Agent Affidavit form, attached.

2/14
If the Applicant is Not the Owner of the Property, is the Applicant:

- _____ A Tenant
- _____ An Authorized Agent for the Owner
- _____ Other (please explain): _____

Property's Physical Address: LOT 44 VENEZIA SOUTH
The attached Verified Legal Description Form must also be completed as part of the application.

A survey of the property, showing all current improvements on the site, to scale, is required as part of the application submittal. The survey can be no larger than 11" X 17" in size.

An additional copy of the survey or a site plan drawn to scale should be included as part of the application which specifically shows any improvements that are being requested as part of the variance. Again, this site plan can be no larger than 11" X 17" in size.

Property Information: Tax Parcel ID: _____ Alt Key #: _____

Please identify below the current land uses located on the site and all adjacent properties. For example, land uses would be identified as single family home, office, grocery store, etc.

Subject Site: LOT 44 VENEZA SOUTH

Adjacent property to the North: _____

Adjacent property to the South: _____

Adjacent property to the East: _____

Adjacent property to the West: _____

Does the property currently have:

Town Water:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Central Sewer:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Potable Water Well:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Septic Tank:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

How long has the current owner owned the property? 6 yr
Please attach property tax records or other documentation to verify how long the current owner has owned the property.

What specific Code requirement is the applicant seeking a variance from?

S.01.08F set back shall be 10 feet from the rear lot line.

What, in the applicant's point of view, are the specific special conditions or circumstances that exist on the property?

What, in the applicant's point of view, is the unnecessary and undue hardship that exists to provide justification for the variance?

To complete the agreed structure of the swimming pool and deck.

The applicant should provide any additional information that may be helpful to the Town in rendering a decision on the requested variance.

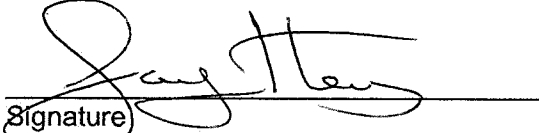
Additional information may be necessary. The applicant is required to provide a daytime telephone number where he/she can be reached.

The applicant is required to provide the names and mailing addresses of all property owners within 300 feet of the subject property, in the form of mailing labels. Three (3) sets of labels are required. These names and addresses may be obtained from the Lake County Property Appraiser's Office.

The Town will also provide a sign which must be posted on the subject property, visible from the adjacent right-of-way or road access. The sign must be posted at least one week prior to the Planning and Zoning Board meeting where this application will be on the agenda and the sign must remain posted until the Town Council public hearing.

A \$400 application fee is due and payable at the time this application is submitted to the Town. In addition to this application fee, a \$1,000 review deposit is required. By signing this application, the applicant acknowledges that the \$400 application fee covers advertising costs, mailings, and the time spent on the application by the Town Clerk. The applicant also acknowledges by his/her signature below that he/she understands he or she will be responsible for any additional costs that the Town incurs as a result of having Town consultants review the application. Once those additional costs are paid by the applicant, the Town will return the balance of the \$1,000 review deposit to the applicant. By signing this application, the applicant also acknowledges that he/she understands that variances expire if not acted upon within the timeframes outlined in the Town's Land Development Regulations.

Witnesses:

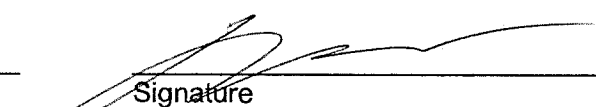

Signature

Fay Henry
Print Name


Signature

Bradley Braunstein
Print Name

Applicant:


Signature

Marcus Flamingo
Print Name

Please hand deliver completed application and fee to:

Town Clerk
Town of Howey in the Hills
101 N. Palm Avenue
Howey in the Hills, FL 34737

Please make application fee and review deposit checks payable to the Town of Howey in the Hills.

The Town Clerk may be reached at 352-324-2290 or by visiting Town Hall during normal business hours.

FOR TOWN CLERK OFFICE USE ONLY

Date Received: _____

- _____ 3 sets of labels attached?
- _____ current survey attached?
- _____ site plan attached showing proposed improvements?
- _____ verified legal description form attached?
- _____ authorized agent affidavit attached?
- _____ ownership list attached?

APPLICATION NO. _____

Reviewed and Accepted By: _____

Provided to Town Planner on: _____

Planning & Zoning Board meeting date: _____

Town Council meeting date: _____



Ownership List

(must be completed by all owners)

Owner's Name: Marcus Flamingo
Ownership Interest: Co-owner
Mailing Address: 229 Messina Pl Howey in the Hill Fl 34737
Legal Description: _____

[Signature]
Signature

12-10-2024
Date

The foregoing instrument was acknowledged before me on 12/16/2024 by MARCUS FLAMINGO who is personally known to me or has presented DRIVERS LICENSE as identification and who did _____ or did not take an oath.

Seal
KIMBERLY M BOHRER
Notary Public
State of Florida
Comm# HH489099
Expires 2/5/2028

[Signature]
Notary Public

Owner's Name: Veronica Lucien
Ownership Interest: Co-owner
Mailing Address: 229 Messina Pl Howey in the Hills, FL 34737
Legal Description: _____

[Signature]
Signature

12-10-2024
Date

The foregoing instrument was acknowledged before me on 12/16/2024 by VERONICA LUCIEN who is personally known to me or has presented _____ as identification and who did _____ or did not take an oath.

Seal
KIMBERLY M BOHRER
Notary Public
State of Florida
Comm# HH489099
Expires 2/5/2028

[Signature]
Notary Public

MULTIPLE COPIES OF THIS FORM MAY BE MADE AND ATTACHED AS NECESSARY.

December 2024

Greeting to the Neighbors surrounding our address of 229 Messina please Howey-In-The-Hills Fl 34737 Venezia Development. Our family have decided to finally have an in-ground swimming pool placed in our back yard (Lot 44). We have met the protective guidelines concerning small children and animals with an enclosure -cage and partition fence surrounding the property that will have locks securing the pool. A variance has been filed to complete the setback of 7ft, which many developments in lake county allow that will be needed to complete the design of the pool, deck, and enclosure. The Town of Howey in the Hills is asking a 10 ft setback which will remove 3 ft from the design of our pool, deck, and enclosure. Our family is asking for your full support in this matter by signing an "ok" to complete this lifelong dream of ours. It will require your name and address that will be part of our case with the Howey Township Municipal, as well as the HOA. We will be visiting the homes within the radius of 300 ft of our home.

Thank you in advance for your full support.

Marcus and Veronica.

Name	Address
Eileen A. Meyer	230 Messina Place
Alexander Neil	228 Messina Place
Dwight	224 Messina Place
Alyssa Sutterfield	227 Messina Place
Brad Montgomery	334 Terracotta Terrace
Cassandra Johnston	336 Terracotta Ter
Richard Standifer	225 MESSINA PL.
Joseph A Finelli #	332 Terracotta Ter
C. Howard	231 Messina Pl

TOWN OF HOWEY IN THE HILLS LAND DEVELOPMENT CODE
ACCESSORY AND TEMPORARY USES AND STRUCTURES **CHAPTER 5**

12/5/24

- F. Fences and walls shall be erected with the finished side facing out. Posts shall be placed along the inside of the fence. In residential and commercial zoning districts posts shall be securely anchored with concrete. All fencing must be uniform in material, design, and color, except for chain link fencing as allowed in Subsection H. Additions or repairs to existing fences or walls must maintain a uniformity of materials, design and color with that of the existing fence or wall.
- G. With the exception of the Agricultural and Rural Estates zoning districts, electrified fences are prohibited.
- H. Chain link fencing is allowed in Agricultural, Rural Estates, Industrial, Institutional, Recreation I, and Public zoning districts.
- I. The use of barbed wire, razor wire, or the like for fencing is permitted only in the Agricultural, Industrial and Public zoning districts.
- J. Permitted barbed wire or razor wire shall be six (6) feet or more above the ground level. The barbed or razor wire shall be turned, pointed, or directed inward toward the property enclosed by the fence.
- K. Columns for walls may be a maximum of 8 feet in height, or as approved through the architectural review process.
- L. Walls shall be designed with either a stucco or brick finish.

5.01.08 Swimming Pools and Pool Enclosures

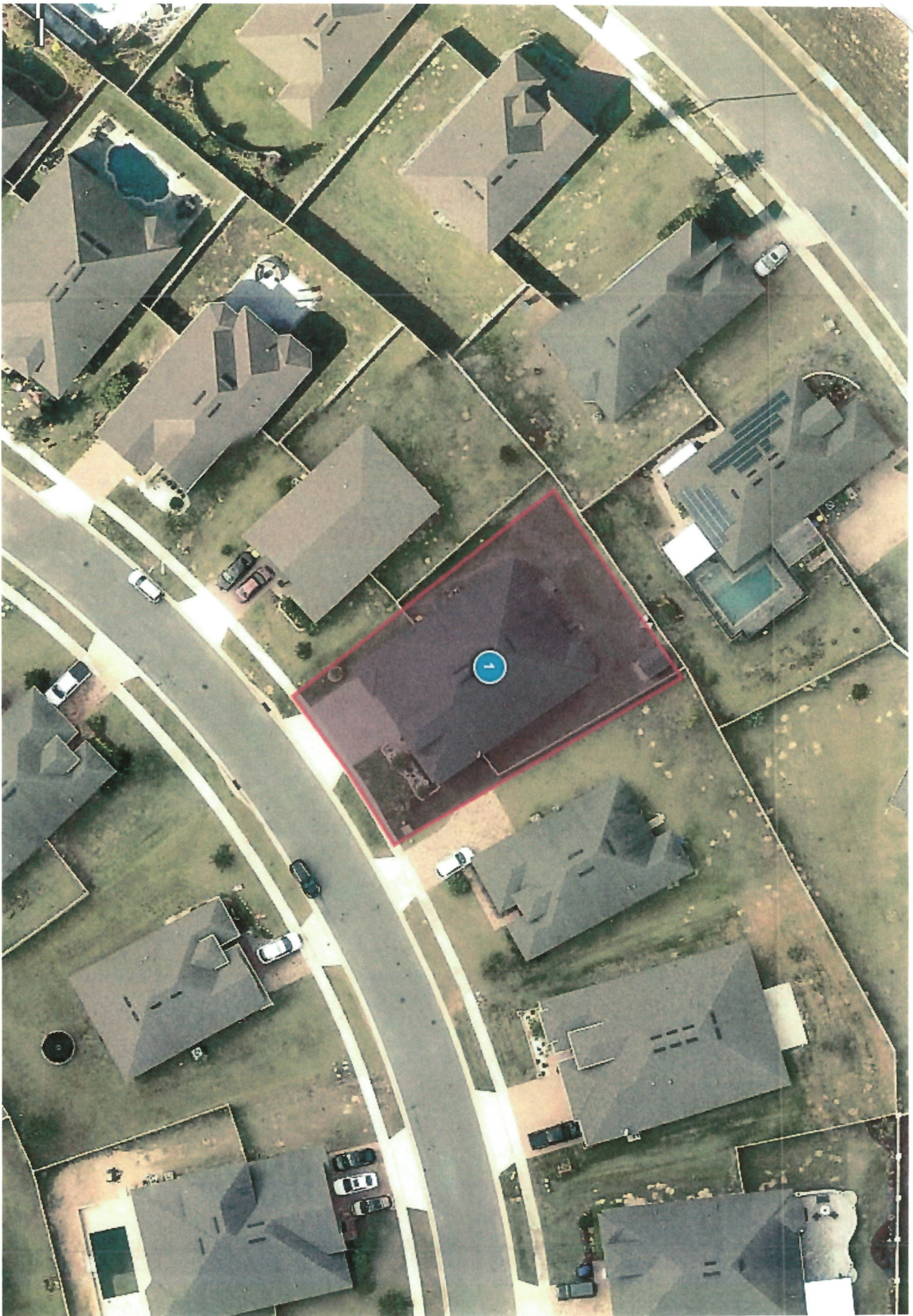
- A. All pools shall provide fencing or enclosures in compliance with the requirements of the Florida Building Code.
- B. A screen enclosure may be installed instead of, or in addition to, a fence or wall, provided that the screen enclosure meets all the following requirements:
 - 1. A pool screen enclosure shall be set back from the side lot line a minimum of ten (10) feet;
 - 2. A pool screen enclosure shall not be closer than ten (10) feet to the rear lot line; and
 - 3. A pool screen enclosure shall not exceed twenty-five (25) feet or the height of the principal structure, whichever is lower.
- C. No overhead electric power lines shall pass over any pool, nor shall any power line be nearer than fifteen (15) feet horizontally or vertically from the pool edge.
- D. Pool equipment may be located within the side yard setback, but not closer than five (5) feet to side yard and ten (10) feet to the rear yard lot lines.
- E. Lights used to illuminate any swimming pool shall be shielded and directed to avoid illumination of adjoining properties.
- F. Pools and pool decks shall meet the following setbacks:
 - 1. All pools and pool decks shall not be located in the front yard;
 - 2. The minimum side setback shall be ten (10) feet from the side lot line; and
 - 3. The minimum rear setback shall be not less than ten (10) feet from the rear lot line.

5.01.09 Storage Sheds

**TOWN OF HOWEY-IN-THE-HILLS
ZONING DISTRICT DIMENSIONAL REQUIREMENTS**

District	Lot Size	Lot Width	Lot Depth	Building Setbacks				Building Height		Floor Area	Max. FAR	Lot Coverage (%)
				Front	Street Side	Side	Rear	Stories	Feet			
Agriculture	2 ac.	150	200	50	50	25	50	2.5	35	1500	.15	
Residential Estate	2 ac.	150	200	50	50	25	50	2.5	35	1500	.15	
Single Family Residential	.5 ac.	100	150	35	35	20	30	2.5	35	1800	.20	
Medium Density Residential 1	15,000 sf	100	120	35	12.5	12.5	25		35	2000		50
Medium Density Residential 2	9000 sf	75	120	25	12.5	12.5	25	2.5	35	1200		50
Neighborhood Commercial	.5 ac	100	150	30	30	20	30	2.5	35	a.	.50	70
Industrial	.5 ac	100	150	30	30	20	30	2.5	35		.60	70
Institutional 1	.5 ac	100	150	30	30	20	30	2.5	35		.25	40
Institutional 2	.5 ac	100	150	30	30	20	30	2.5	35		.25	40
Recreation 1	.5 ac	100	150	30	30	20	30	2.5	35		.20	30
Recreation 2	.5 ac	100	150	30	30	20	30	2.5	35		.20	30
Public	.5 ac	100	150	30	30	20	30	1.0	30		.25	50
Town Center Residential	9000 sf	100		25	25	12.5	30		35	2000		50
Town Center Flex	9000 sf	100		25	25	12.5	30		35	2000		40
Town Center Commercial								2.0	35		2.0	

- a. Maximum building size is 5,000 square feet
- b. Conservation District has no dimensional requirements
- c. Public District allows two stories and 35 feet for facilities other than buildings.



BOB'S POOLS & SCREENS

www.bobspoolsandscreens.com

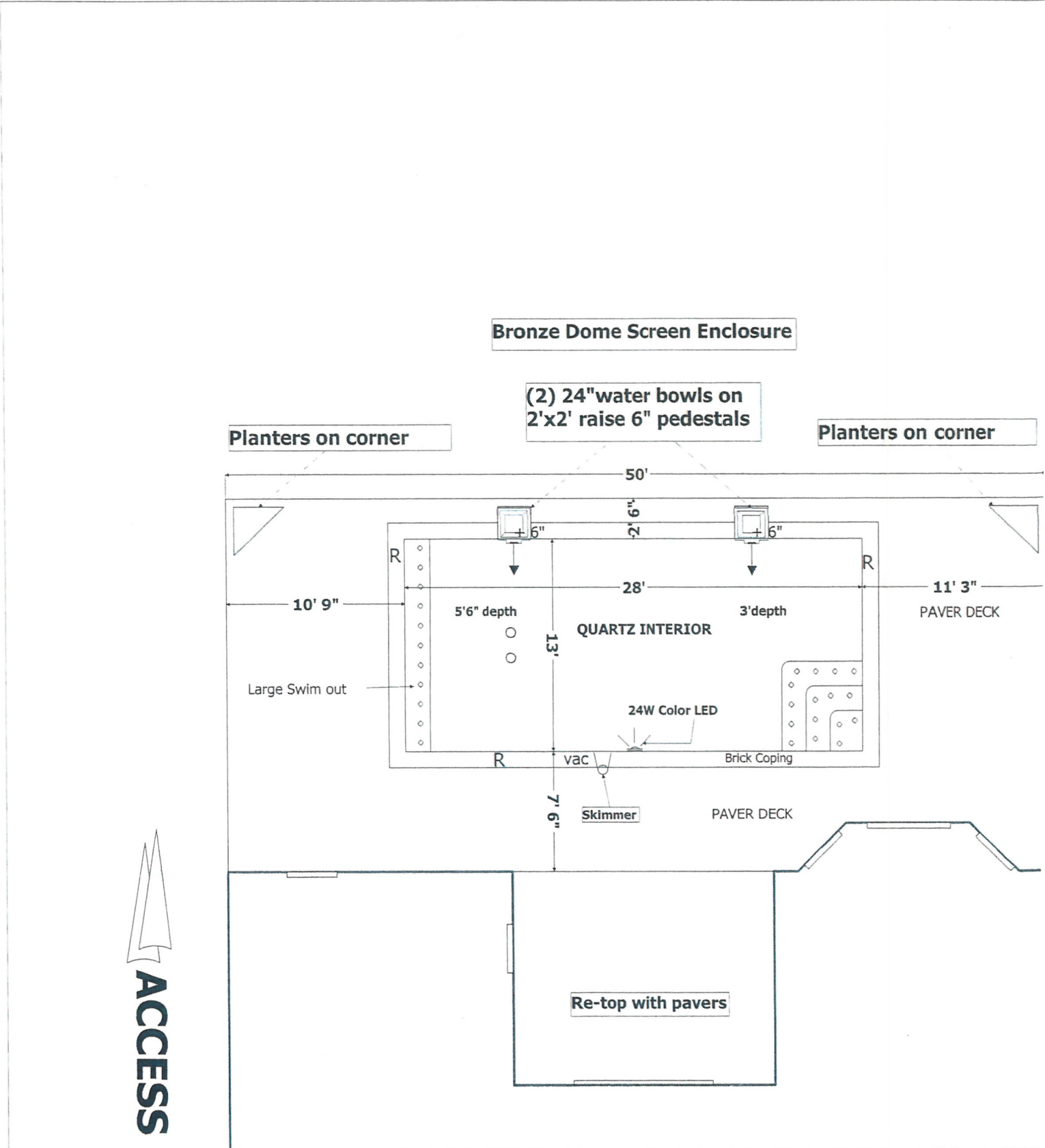
Designer: Paulo Ungaro
 Address: 850 E. Semoran Blvd
 City: Casselberry
 State/Zip: FL 32707
 Phone: (407) 834-7100
 Cell: 407-718-1121
 Email: paulu@bobspoolsandscreens.com
 License #: CPC1457513

I have reviewed and I give my approval to proceed with the construction of this project.

X

Customer _____ Date _____

SITE
 ACCESS
 ACCESS
 WATER
 METER
 LANAI
 WALLS
 SIDEW.



CS

TH: 8'9"
ER: N/A
: CITY
TION: ON RIGHT
CK ELEVATION:
_ MATERIAL: N/A
ES

REMOVE BEFORE DIG

SOD: 1,138
FENCE: YES
TREE/STUMPS: BY OWNER
CONCRETE: N/A
OTHER: PAVERS BY OWNER

POOL SPECS

SIZE: 13' X 28' SQFT: 364
DEPTH: 3' TO 5'6" PERIMETER: 82
EST. TOTAL GALLONS: 10,500

SPA SPECS

SIZE: N/A SQFT: N/A
SPA BEAM THICKNESS: N/A PERIMETER: N/A
RAISED HEIGHT: JETS: BLOWER:

L.D.S.

ANGLE OF REPOSE: N/A
ELEVATION:
BRANCH: 3"
TRUNK: 2.5"
SUCTION: 2.5"
RETURN: 2.5"
HAUL: YES DROP: N/A

PLUMBING

RETURNS: 3 SKIMMERS: 1
POOL MAIN DRAINS: 2 SPA MAIN DRAINS: N/A
PUMP HP: 1.85 VS AUX HP: N/A
VAC LINES: 1 AUTO FILL/DRAIN: N/A
WATER FEATURES: (2) 24" WATER BOWLS WATER FEATURES: N/A
POOL LIGHTS: (1) 24W COLOR LED SPA LIGHTS: N/A

POOL ENCLOSURE

SCREEN COLOR: BROMZE
STYLE: DOME
STORYS: ONE
APPROX SQFT: 2456
DOORS: 2
ELITE ROOF: N/A

DECK

DECK TYPE: PAVERS COPING: BRICK
DECK SQFT: 882 DECK DRAIN: COLOR TAN
LANAI: INCLUDED BOX DRAIN: N/A
FOOTER LNFT: 116 CONCRETE YD: N/A

Fence LNFT: N/A
Type: N/A
Height: N/A Gate: N/A

EQUIPMENT

POOL PUMP: VSFHP185DV2AS 2ND PUMP: N/A
FILTER & SIZE: CS-150 CHLORINATOR: TRU-CLEAR
HEATER: N/A NAT: N/A LP: N/A
HEAT PUMP: JRT3000F BTU: 130 TIMER: SPEEDSET
LIGHT SWITCH: N/A REMOTE: YES AUTOMATION: N/A
BABY FENCE: N/A LNFT: N/A ALARMS: FLOATING

SPECIAL NOTES

24" WATER BOWLS WHITE
** 6" RAISED PEDESTALS **
**TRU-CLEAR SALT SYSTEM **
**2 PLANTERS ON CORNERS **
** QUARTZ POOL INTERIOR **
JANDY HEAT PUMP VERSATEMP

MATERIALS & COLORS

TILE SUPPLIER: KEYSTONE TILE COLOR: CORAL BLUE KM1769
TILE LNFT: 94 STEP TILE: DIAMOND INLAYS
GROUT: DOVE GRAY SPILLWAY: N/A
STONE SUPPLIER: N/A STONE COLOR: N/A
PAVER SUPPLIER: FLAGSTONE PAVER PATTERN: RANDOM
PAVER COLOR: WHITE/TAN/CHARCOAL PAVER SHAPE: VICTORY
COPING: REGULAR BULLNOSE COPING COLOR: WHITE
INTERIOR FINISH: CUSTOM QUARTZ INTERIOR COLOR: CLEAR BLUE

CUSTOMER INFORMATION

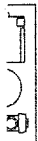
NAME: VERONICA LUCIEN & MARCUS FLAMINGO
ADDRESS: 229 MESSINA PLACE
CITY: HOWEY IN THE HILLS STATE/ZIP: FL 34737
PHONE: 609-336-1777 GATE CODE: N/A
EMAIL: VERONICALUCIEN@YAHOO.COM

FIELD SUPER

NAME:
PHONE:

JOB#: 7838 LOT#: 44

SUBDIVISION: VENEZIA SOUTH



BOUNDARY & AS-BUILT SURVEY

DESCRIPTION: (AS FURNISHED)

LOT 44, VENEZIA SOUTH

AS RECORDED IN PLAT BOOK 65, PAGE(S) 92-97, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



ADDRESS:

229 MESSINA PLACE
 HOWEY IN THE HILLS, FLORIDA 34737

FOR THE BENEFIT AND EXCLUSIVE USE OF:

MARCUS K. FLAMINGO AND VERONICA E. LUCIEN
 1ST 2ND MORTGAGE COMPANY OF N.J., INC.
 FIDELITY NATIONAL TITLE INSURANCE COMPANY

OFFICIAL HOME BUILDER OF THE JACKSONVILLE JAGUARS



NOTES:

1. ALL DIRECTIONS AND DISTANCES HAVE BEEN FIELD VERIFIED, INCONSISTENCIES HAVE BEEN NOTED ON THE SURVEY, IF ANY.
2. PROPERTY CORNERS SHOWN HEREON WERE SET/FOUND ON 11-28-17, UNLESS OTHERWISE SHOWN.
3. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	64.53'	440.00'	8°24'12"	S55°46'56"W	64.48'
C2	372.03'	415.00'	51°21'47"	S64°51'39"W	359.70'
C3	89.82'	415.00'	12°24'04"	S45°22'48"W	89.65'
C4	282.21'	415.00'	38°57'43"	S71°03'41"W	276.80'

LEGEND:

- CENTERLINE
- - - RIGHT OF WAY LINE
- DRAINAGE FLOW
- XX.XX EXISTING ELEVATION
- A/C AIR CONDITIONER
- CONCRETE
- BRICK PAVERS
- CBW CONCRETE BLOCK WALL
- CNA CORNER NOT ACCESSIBLE
- CP CONCRETE PAD
- CS CONCRETE SLAB
- C/W CONCRETE WALK
- F.E.M.A. FEDERAL EMERGENCY MANAGEMENT AGENCY
- F.I.R.M. FLOOD INSURANCE RATE MAP
- FOUND 1/2" IRON ROD NO IDENTIFICATION
- ▲ FOUND NAIL AND DISC LS #7514
- FOUND 5/8" IRON ROD AND CAP LB #7514
- (P) PER PLAT
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVE
- PCP PERMANENT CONTROL POINT
- PI POINT OF INTERSECTION
- PK PARKER KALON
- POC POINT ON CURVE
- POL POINT ON LINE
- PRP POINT OF REVERSE CURVATURE