



TOWN OF HOWEY- IN-THE- HILLS, FLORIDA
PETITION FOR CONDITIONAL USE
CHECKLIST AND REQUIREMENTS

SPECIAL EXCEPTION CHECKLIST

- General land Development Application
- Application Fee and Estimated Deposit
- Description of the proposed conditional use and how it meets the applicable criteria
- 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).
- List of property owners within 300 feet

PUBLIC NOTIFICATION (Sec. 4.12.04)

The applicant shall provide written notice to property owners within 300 feet regarding his intention to seek a variance. 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 variance. 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 (10) 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.

CONDITIONAL USE APPROVAL PROCESS (Section 4.12.03)

All requests for conditional use shall be reviewed administratively by the Development Review Committee. The DRC shall prepare a report of its findings for presentation to the Planning and Zoning Board. The Planning and Zoning Board shall schedule a public hearing to consider the application and make a recommendation to the Town Council.

Upon receipt of the recommendation from the Planning and Zoning Board, the Town Council shall schedule a public hearing to consider the conditional use application. Following the public hearing, the Town Council shall approve, approve with conditions, or deny the conditional use.

WRITTEN PETITION FOR A CONDITIONAL USE

The following items must be completed in sufficient detail to allow the Town to determine if the application complies with the Section 4.12.02 of the land development code.

Describe the requested conditional use. Attach any supplemental information that can assist in understanding how the request complies with the purpose and intent of the code.

Requesting a conditional use permit to put a 6,000 sf Veterinary Clinic on a property that we have submitted a rezone application for, to rezone to NC (Neighborhood Commercial). Buildings over 5,000 sf are a conditional use in NC (Neighborhood Commercial) zoning. The building needs to be 6,000 sft to be large enough for exam rooms and equipment needed. Site is currently zoned VMU/PUD.

1. Is it inconsistent with the purpose or intent of the zoning district? YES NO Explain.
The purpose of the NC Zoning district is to provide attractive and functional areas to meet the daily needs of residents and visitors. A Veterinary office is consistent with this Zoning District.

2. Is it inconsistent with any element of the comprehensive plan? YES NO Explain.
A Veterinary Clinic provides convenience services for the surrounding areas.

3. Will it adversely affect the public interest? YES NO Explain.
The Veterinary Clinic will be a positive addition to the community.

4. Does it meet the expressed requirements of the applicable conditional use? YES NO Explain.
A Veterinary Clinic provides services in close proximity to the neighboring community, so it meets the expressed requirement of the NC Zoning district.

5. Is the applicant able to meet all requirements imposed by federal, state or local governments, or by the town council? YES NO Explain.

Yes, the business will abide by all requirements imposed..

6. Will it generate undue traffic congestion? YES NO Explain.

A Veterinary Clinic will have a limited number of exam rooms and that will limit the amount of traffic visiting the site at one time.

7. Will it create a hazard or a public nuisance, or be dangerous to individuals or to the public? YES NO Explain.

The Veterinary Clinic will be a good neighbor and provide a needed service to the surrounding neighbors. There is nothing loud or dangerous from this type of business.

8. Will it materially alter the character of surrounding neighborhoods, or adversely affect the value of surrounding land, structures or buildings? YES NO Explain.

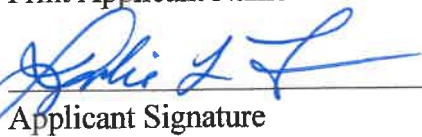
A nice looking building will be a boost, in place of the current vacant lot.

9. Will it adversely affect the natural environment, natural resources or scenic beauty, or cause excessive pollution? YES NO Explain.

A Veterinary Clinic will have minimal impact on their surroundings or environment. A developed site will be much more visually appearing than a vacant lot.

Julie Farr

Print Applicant Name



Applicant Signature

4/3/24

Date

X Application deposit made payable to: Town of Howey-in-the-Hills in the amount directed by the Town Clerk

Staff Use Only

Complete Application Received By & Date: _____

Incomplete Application Received By & Date: _____

Missing Items: _____

Scheduled Application Closing Date: _____

Scheduled Planning Board Meeting Date: _____

Scheduled City Commission Meeting Date: _____

Payment Received: Check Amount: \$ _____ **Date Paid:** _____