



Planning & Zoning Board Meeting

May 23, 2024 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/86534270305?pwd=vqRPYyo9RHrZwfOMddw3w6mGbiaoyM.1>

Meeting ID: 865 3427 0305 | Passcode: 467854

AGENDA

CALL TO ORDER ROLL CALL

CONSENT AGENDA

Routine items are placed on the Consent Agenda to expedite the meeting. If a Planning & Zoning Board Member wishes 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. Consideration and Approval of the April 25, 2024, Planning and Zoning Board Meeting minutes.

PUBLIC HEARING

2. Consideration and Recommendation: **440 Avila PL Variance Application**
3. Consideration and Recommendation: **Ordinance 2024-007 Esch Parcel Comprehensive Plan Amendment**

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO LAND USE; AMENDING THE FUTURE LAND USE MAP OF THE TOWN'S COMPREHENSIVE PLAN FOR A 4.45-ACRE PARCEL LOCATED ON THE WEST SIDE OF STATE ROAD 19, SOUTH OF REVELS ROAD, AS LEGALLY DESCRIBED IN THE ORDINANCE, FROM ITS CURRENT DESIGNATION OF "VILLAGE MIXED USE" TO THE DESIGNATION OF "NEIGHBORHOOD COMMERCIAL"; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

- Board Chair St. Clair will read the Ordinance title
- Town Planner will explain Ordinance 2024-007
- Board Chair St. Clair will allow the applicant to make their presentation.
- Board Chair St. Clair will open Public Comment and Questions for this item only.
- Board Chair St. Clair will close Public Comment.
- Motion to approve Ordinance 2024-007

- Board Discussion
- Roll Call Vote

4. Consideration and Recommendation: **Esch Parcel Variance Application**
5. Consideration and Recommendation: **Esch Parcel Conditional Use Application**

OLD BUSINESS

NEW BUSINESS

6. Consideration and Recommendation: **Ordinance 2024-008 - Esch Parcel Rezoning to Neighborhood Commercial**

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO LAND USE; REZONING A 4.45-ACRE PARCEL OF LAND LOCATED ON THE WEST SIDE OF STATE ROAD 19 AND SOUTH OF REVELS ROAD AND IDENTIFIED WITH LAKE COUNTY PROPERTY APPRAISER PARCEL NUMBER 02-21-25-0002-000-00500 AND ALTERNATE KEY NUMBER 1704171; AMENDING THE TOWN'S ZONING MAP TO ZONE THE PROPERTY FROM "VILLAGE MIXED USE PLANNED USE DEVELOPMENT" TO "NEIGHBORHOOD COMMERCIAL"; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

- Board Chair St. Clair will read the Ordinance title
- Town Planner will explain Ordinance 2024-008
- Board Chair St. Clair will allow the applicant to make their presentation.
- Board Chair St. Clair will open Public Comment and Questions for this item only.
- Board Chair St. Clair will close Public Comment.
- Motion to approve Ordinance 2024-008
- Board Discussion
- Roll Call Vote

7. Discussion: **Review of Chapter 03 - Comprehensive Plan (Housing Element)**

PUBLIC COMMENTS

Any person wishing to address the Planning and Zoning Board and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker.

BOARD COMMENTS

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-STTS) and Enhanced Speech to Speech.

NOTICE: ONE OR MORE COUNCILORS MAY BE PRESENT TO HEAR OR PARTICIPATE IN DISCUSSION REGARDING MATTERS WHICH MAY COME BEFORE TOWN COUNCIL FOR

ACTION.

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

Topic: Planning & Zoning Board Meeting

Time: May 23, 2024 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/86534270305?pwd=vqRPYyo9RHrZwfOMddw3w6mGbiaoyM.1>

Meeting ID: 865 3427 0305

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Dial by your location

+1 646 558 8656 US (New York)

+1 720 707 2699 US (Denver)

+1 346 248 7799 US (Houston)

Meeting ID: 865 3427 0305

Passcode: 467854

Find your local number: <https://us06web.zoom.us/u/kbBlvdbJkz>

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.