



## Planning & Zoning Board Meeting

January 23, 2025 at 6:00 PM  
Howey-in the-Hills Town Hall  
101 N. Palm Ave.,  
Howey-in-the-Hills, FL 34737

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Join Zoom Meeting: <https://us06web.zoom.us/j/83707381246?pwd=gcuizoBKFDtjaag3inDnIv7DBQeJPw.1>  
Meeting ID: 837 0738 1246 | Passcode: 244391

### AGENDA

**BOARD CHAIR CALLS THE MEETING TO ORDER**  
**PLEDGE OF ALLEGIANCE**  
**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 October 24, 2024, Planning and Zoning Board Meeting minutes.

#### PUBLIC HEARING

2. Consideration and Recommendation: **229 Messina Pl. Variance Application**
3. Consideration and Recommendation: **204 W. Myrtle St. Variance Application**
4. Consideration and Recommendation: **Ordinance 2024-012 - Watermark Rezoning**

**AN ORDINANCE OF THE TOWN OF HOWEY IN THE HILLS, FLORIDA, PERTAINING TO LAND USE; PROVIDING FINDINGS OF THE TOWN COUNCIL; AMENDING ORDINANCE 2022-16 AND THE TOWN'S OFFICIAL ZONING MAP TO INCLUDE WITHIN THE PLANNED UNIT DEVELOPMENT (PUD) KNOWN AS WATERMARK PUD CERTAIN ADDITIONAL LANDS LOCATED TO THE SOUTH OF THE WATERMARK PUD, AS MORE PARTICULARLY DESCRIBED IN ATTACHMENT A TO THIS ORDINANCE; PROVIDING THAT THE CONDITIONS, REQUIREMENTS, RESTRICTIONS, AND OTHER TERMS IN ORDINANCE 2022-16 GOVERN THE USE AND DEVELOPMENT OF THE ADDITIONAL LANDS; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, RATIFICATION, AND AN EFFECTIVE DATE.**

- Board Chair will read the Ordinance title.
- Town Planner will explain Ordinance 2024-012.
- Board Chair will open Public Comment and Questions for this item only.

- Board Chair will close Public Comment.
- Motion to recommend Ordinance 2024-012.
- Board Discussion.
- Roll Call Vote.

## **OLD BUSINESS**

## **NEW BUSINESS**

### **5. Presentation: Annual Sunshine Laws / Code of Core Values Presentation**

## **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: **Jan 23, 2025 06:00 PM Eastern Time (US and Canada)**

Join Zoom Meeting

<https://us06web.zoom.us/j/83707381246?pwd=gcuizoBKFDtjaag3inDnIv7DBQeJPw.1>

Meeting ID: 837 0738 1246

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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)

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Find your local number: <https://us06web.zoom.us/j/83707381246?pwd=gcuizoBKFDtjaag3inDnIv7DBQeJPw.1>

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.