

**NOTICE OF PUBLIC HEARING  
TOWN OF HOWEY-IN-THE-HILLS, FLORIDA**

Marcus Flamingo and Veronica Lucien have requested a variance from Section (5.01.08) of the Howey-in-the-Hills Land Development Code to permit construction of a swimming pool, pool deck, and enclosure at 229 Messina Place, Howey-in-the-Hills, Florida. The proposed swimming pool, pool deck, and enclosure would not meet the required ten (10) feet setback from the rear property line. The applicant is seeking a variance of three feet to allow the pool and pool deck to extend within seven feet of the rear property line.

The Planning and Zoning Board for the Town of Howey-in-the-Hills will hold a public hearing for this variance application on January 23, 2025, at 6:00 P.M. (or as soon thereafter as the matter may be considered). All public hearings will be held in Town Hall at 101 North Palm Avenue, Howey-in-the-Hills, Florida.

The Howey-in-the-Hills Town Council acting as the Board of Adjustment will hold a public hearing for this variance application on February 10, 2025, at 6:00 P.M. (or as soon thereafter as the matter may be considered). All public hearings will be held in Town Hall at 101 North Palm Avenue, Howey-in-the-Hills, Florida.

The purposes of the hearings are to take public comment, both written and oral, concerning the Variance Application.

No final action regarding the proposed variance will be made at the public hearing before the Planning and Zoning Board. Following the Planning and Zoning Board public hearing, the Planning and Zoning Board shall provide a recommendation on the application and proposed variance to the Board of Adjustment. The Board of Adjustment will take final action on the request.

Copies of the documents regarding the Variance Application are available in the Town Clerk's Office. 101 N. Palm Ave., Howey-in-the-Hills, FL 34737 for inspection during normal business hours of Mon-Thurs 8 a.m. – 5 p.m. In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation for this meeting should contact the Town Clerk at least 48 hours before the meeting.

Persons are advised that if they decide to appeal any decision made at this meeting, they will need a record of the proceeding, and for such purposes, they may need to ensure that a verbatim record of the proceeding is made which includes testimony and evidence upon which the appeal is based per Section 286.0105 of the Florida Statutes.

John Brock, Town Clerk  
Town of Howey-in-the-Hills  
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