

Development Review Committee

February 08, 2024 at 2:00 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/81011448181?pwd=t52VxwAbOtTYB7awFZ0KyaPfFnmrsV.1 Meeting ID: 810 1144 8181 | Passcode: 415932

AGENDA

CALL TO ORDER ATTENDANCE

NEW BUSINESS

1. Discussion: Lake Hills Shopping Center - Preliminary Site Plan | Variance Application

PUBLIC COMMENTS

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

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-STS) and Enhanced Speech to Speech.

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

Topic: Development Review Committee

Time: Feb 8, 2024 02:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

https://us06web.zoom.us/j/81011448181?pwd=t52VxwAbOtTYB7awFZ0KyaPfFnmrsV.1

Meeting ID: 810 1144 8181

Passcode: 415932 Dial by your location

+1 646 558 8656 US (New York)

+1 346 248 7799 US (Houston)

Meeting ID: 810 1144 8181

Passcode: 415932

Find your local number: https://us06web.zoom.us/u/kdy3A6JShE

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.



TMHConsulting@cfl.rr.com 97 N. Saint Andrews Dr. Ormond Beach, FL 32174

PH: 386.316.8426

MEMORANDUM

TO: Howey-in-the-Hills Development Review Committee

CC: J. Brock, Town Clerk

FROM: Thomas Harowski, AICP, Planning Consultant SUBJECT: Lake Hills Commercial 1/11/24 Resubmittal

DATE: January 29, 2024

The following comments are offered in response to the resubittal package for the Lake Hills Commercial preliminary site plan.

- 1. Response to Town Comment 3: The Town's engineer will need to evaluate the proposal excluding the noted lane omissions.
- Response to Comment 6: This plan needs to show the proposed connection, even if the location needs to be revised once the development proposal for Outparcel A is submitted. This is the most effective way to keep track of the access commitment.
- 3. Response to Comment 11: The tree information is still unreadable. Enlarging the drawing did not result in a layout that can be reviewed. As noted in the last set of comments, the tree data is needed with the preliminary site and not deferred to a future submittal. In this case the trees seem to be at the periphery of the parcels, so preservation should be relatively easy. A calculation of historic and specimen trees is required and not provided. A tabulation is cited in the comment, but could not be located in the submittal package.
- 4. Response to Comments 12 and 13: As noted in the earlier staff review comments, the Town's sign code is limiting in terms of signage allowed. The applicant should evaluate the current code in comparison to the project proposals so that any differences between the desired signage and the signage allowed by code can be addressed. Deferring this analysis to a future submittal will likely contribute to future problems with plan approvals.
- 5. Response to Comment 17: While the detailed landscaping design may be deferred to the final site plan submittal, the designation of the landscaped buffer areas cannot be deferred (Section 7.01.01 B). The requested buffer along the rear property line is not identified on the plan and needs to be shown. This requirement applies to the exterior property lines of the outparcels as well.

- 6. Response to Comment 18: This response is inadequate. Deferring the required buffer until after a determination is made on the sale of the outparcel(s) is likely to result in there being no room for the buffer. Reading Section 7.02.02 requires a ten foot buffer along the property line of the primary parcel and the outparcels.
- 7. Response to Comment 21: The Town engineer will need to partcipate in decisions on site grading and retaining wall construction. Site grading should not result in the elimination of trees that could otherwise remain with the use of a retaining wall.
- 8. Outparcel A includes a 50-foot ingress/egress easement and a access from SR-19. Why are these proposed? To maintain traffic flow on SR 19, access points should be kept to a minimum.
- 9. The access to Outparcel C is too close to SR-19 and needs to be relocated.
- 10. The sidewalk on the SR-19 frontage needs to be extended across the front of Outparcel C.

11. Traffic Impact Assessment:

- a. The widening project for SR-19 is not funded for construction in the current 5-year plan. An alternative solution to "wait for the widening" needs to be proposed.
- b. The road segment on SR-19 between Citrus Avenue and Florida Avenue is considered constrained in the Town's comprehensive plan. This segment will not be widened. How does this factor impact the traffic study findings and recommendations?
- c. The roundabout at SR-19 and CR-48 appears to be the prefered solution for the intersection impacts. How does the applicant(s) propose to consider funding for the implementation?
- d. Who is responsible for the traffic signal at SR-19 and the east driveway? Between the commercial and residential project, how is funding to be guaranteed?
- e. The applicant(s) need to provide an assessment of the fair share cost for a signal at SR-19 and Central Avenue.

GRIFFEY ENGINEERING, INC.

February 5, 2024 Lake Hills Commercial Preliminary Site Plan Engineering Review Comments Page 1

Traffic

Access connections and offsite improvements need to be coordinated between the residential and commercial portions of Lake Hills PUD. The town is working with Lake County and FDOT to develop an improvement plan for this area. Approval of this preliminary site plan should include a condition that the final construction plans will incorporate those improvements. A copy of the most recent concept plan is included with these comments.

SR 19 & CR 48 Intersection: This intersection will need to be modified to accommodate future traffic. This should be an Impact Fee project through the Lake County road improvement program. Lake Hills PUD (residential and commercial) should provide a proportionate share contribution towards that project.

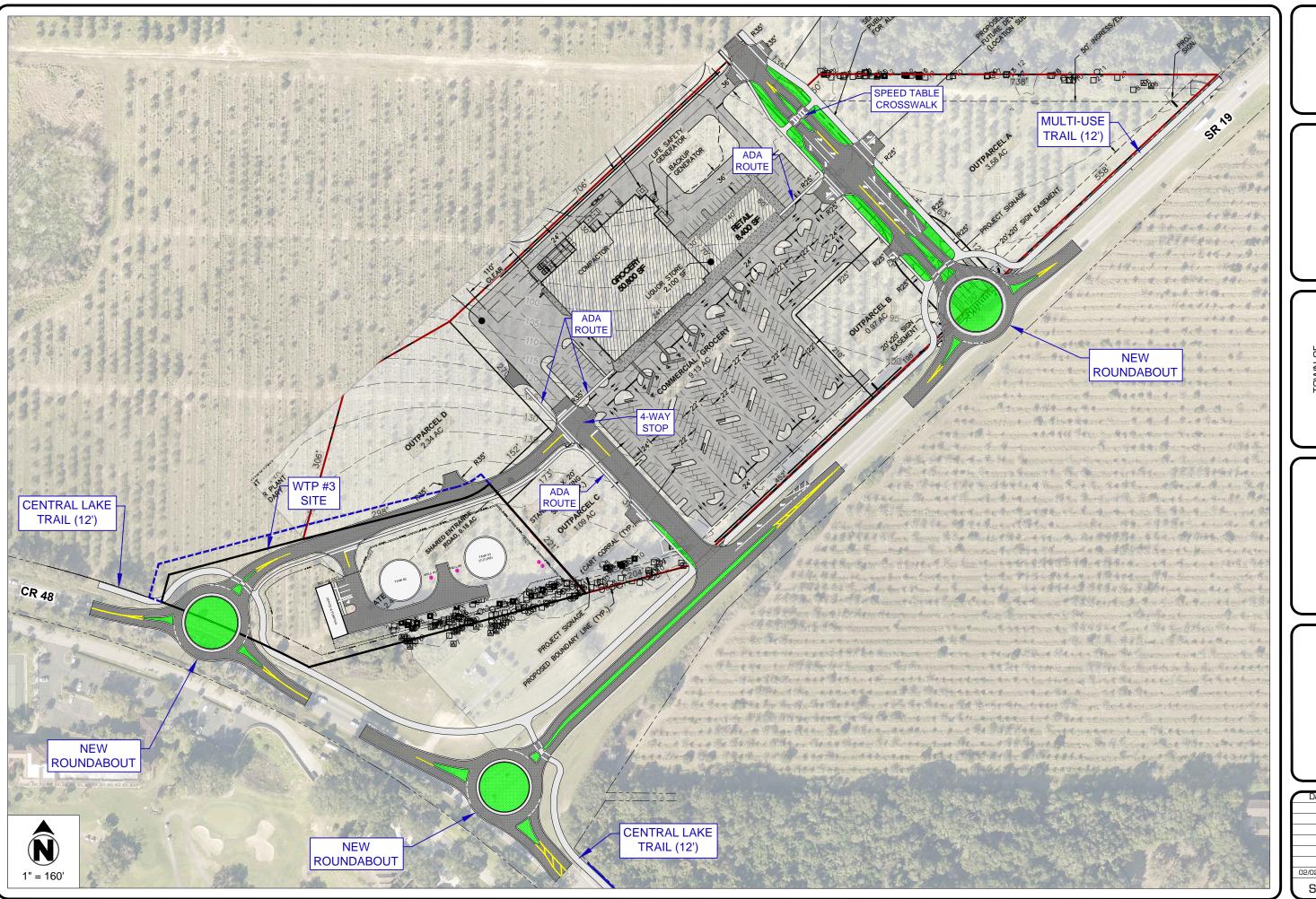
CR 48 & Commercial Side Entrance: This intersection would work best as a roundabout. It would provide full access and would eliminate the need for an easement through the commercial site to accommodate traffic from the water plant.

SR 19 & Project Entrance: This intersection would work better as a roundabout. It would function as a town & project gateway, it would slow down traffic coming into town, it would provide safer egress for project traffic, and it would eliminate the need of a future traffic signal.

Site Plan

This development will need an easement from the town for the portion of the CR 48 access that goes over town property. A condition of the easement should include a maintenance guarantee of the access road from the commercial property owner. This can be addressed with the final site plan submittal.

Grading of the site needs to be coordinated with the town. The design of the town's water treatment plant has recently started. During the final site plan design process the engineer for the commercial site needs to work with the town's engineers to develop a common grading design that works for both projects.



Item 1. BONALD A. GR

BRIFFEY ENGINEERING, INC 86202 East Eldorado Lake Dr EUSTIS, FLORIDA 32736 (352) 589-2368

HOWEY-IN-THE-HILLE 101 N. PALM AVENUE P.O. BOX 128 HOWEY-IN-THE-HILLS, FL 34

> WTP #3 & LAKE HILLS COMMERCIA ACCESS PLAN

> > CONCEPTUAL PLAN

			J
		_	
Date	Dra	ıwn By	7
	[DAG	
	Drawing #:		
	1&D3		
	Project #:		
	15028		
	Scale:		
02/02/2024	1"		ı
SHEET	1 c	6	



VARIANCE APPLICATION

Howey-in-the-Hills

Property Owner (if there a	AY are multiple owners, please provide all the information on the attached
ownership list):	
	t Information (If multiple owners, please provide mailing address, nd/or email for each owner):
First Owner:	Lake Harris (Orlando) ASLI VII Owner #1 LLC
Mailing Address:	923 N. Pennsylvania Ave., Winter Park, FL 32789
Daytime Phone:	
Fax and/or Email:	
Second Owner:	
Mailing Address:	
Daytime Phone:	
Fax and/or Email:	
If more than two owners,	please attach additional information.
Applicant (If different from	owner): WindCrest Development Group, Inc. Tom Murray, Principal
0	605 E. Robinson St., Suite 340, Orlando, FL 32801
Daytime Phone:	(407) 219-3540
Fax and/or Email:	tmurray@windcrestinc.com
If the Applicant does not on Authorized Agent Affidavi	own the property, or is not the sole owner, please complete the tform, attached.
If the Applicant is Not the	Owner of the Property, is the Applicant:
A Tenant	
X An Authoriz	zed Agent for the Owner
Other (plea	ase explain):

Property's Physical Address: North corner, intersection of CR-48 and SR-19
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 Parce	ID: 23-20-25-0004-000-002	200_ Alt Key #:	1780438
Please identify below the curren example, land uses would be ide	t land uses located on the entified as single family hor	site and all adja me, office, groc	acent properties. Fo cery store, etc.
Subject Site: Abandoned ci	trus		
Adjacent property to the North: Adjacent property to the South: Adjacent property to the East: Adjacent property to the West:	Vacant CR-48 and golf SR-19 and vacant Abandoned citrus		
Does the property currently have	<u> </u>		
Town Water:	X YES		NO
Central Sewer:	YES	X	NO
Potable Water Well:	YES	X	NO
Septic Tank:	YES	X	NO
has owned the property. What specific Code requirement 1. Sec. 7.04.02 2. Sec. 7.05.01 (C)	is the applicant seeking a	variance from?	?
What, in the applicant's point of exist on the property? Please see attached.	view, are the specific speci	ial conditions o	r circumstances that
What, in the applicant's point of provide justification for the variar Please see attached.		nd undue hards	ship that exists to

Please see attached.	
-	
Additional information may be necessary. The attelephone number where he/she can be reached	
The applicant is required to provide the names within 300 feet of the subject property, in the for required. These names and addresses may be Appraiser's Office.	m of mailing labels. Three (3) sets of labels are
The Town will also provide a sign which must be adjacent right-of-way or road access. The sign Planning and Zoning Board meeting where this must remain posted until the Town Council published.	must be posted at least one week prior to the application will be on the agenda and the sign
A \$400 application fee is due and payable at the In addition to this application fee, a \$1,000 revie application, the applicant acknowledges that the mailings, and the time spent on the application I acknowledges by his/her signature below that h for any additional costs that the Town incurs as application. Once those additional costs are pabalance of the \$1,000 review deposit to the application acknowledges that he/she understands that timeframes outlined in the Town's Land Develop	ew deposit is required. By signing this a \$400 application fee covers advertising costs, by the Town Clerk. The applicant also e/she understands he or she will be responsible a result of having Town consultants review the id by the applicant, the Town will return the licant. By signing this application, the applicant at variances expire if not acted upon within the
Witnesses:	Applicant:
Signature Alice Alice	Signature J.
Print Name	Tom Murray, Principal Print Name
×	
Signature	
Benjanh Rockham	

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:	
Town Council meeting date:	
Town Council meeting date.	

Seeking variance to delete foundation plantings as required by Code Sec. 7.04.02

1. Compliance with ADA Accessibility:

- Special Condition: Obstacles to ADA compliance.
- Circumstances: Foundation plantings are identified as obstacles to ADA compliance, hindering accessibility. The removal of these plantings is proposed to ensure that the property is accessible to all individuals without any hindrance, aligning with ADA requirements. The removal of the foundation plantings ensures the property is accessible to all individuals without hindrance.

2. Health and Safety Concerns:

- **Special Condition:** Presence of safety hazards.
- Circumstances: The applicant expresses concerns about health and safety issues
 associated with certain plants, including allergies to customers that are not known, and
 attraction of pests. Foundation plantings can be more susceptible to increased risk of
 trip and fall injuries. Removal is advocated as a measure to mitigate these risks and
 ensure a safer environment.

3. Unique Property Characteristics:

- Special Condition: Unique features or constraints.
- **Circumstances:** The limited space between the building and sidewalks is highlighted as a unique characteristic making it impractical to maintain foundation plantings. Compliance is argued to create undue hardship due to these unique property characteristics.

4. Structural Integrity:

- **Special Condition:** Risk to building structure.
- **Circumstances:** There are potential risks posed by the foundation plantings to the structural integrity of the building. The removal is necessary to prevent possible future damage to the foundation or other essential structures.

5. Aesthetic or Design Considerations:

- **Special Condition:** Clash with intended aesthetic.
- **Circumstances:** Foundation plantings are asserted to clash with the intended aesthetic and design plans for the property. Removal is presented as a solution to avoid undue hardship in achieving the desired vision for the property.

Seeking variance to delete landscape divider islands, as required by Code Sec. 7.05.01 (C)

1. Space Utilization:

- Special Condition: Limited available land.
- Circumstances: The applicant asserts that the available land is restricted, and the
 presence of landscape islands represents an inefficient use of space. Removing the
 islands is deemed necessary to optimize space utilization, accommodating the required
 parking demand for the shopping center use.

2. Traffic Flow and Safety:

- Special Condition: Impact on traffic flow.
- Circumstances: The applicant argues that the landscape islands adversely affect traffic flow within the parking lot. Removal is proposed to enhance vehicular movement, reduce congestion, and improve overall safety for drivers and pedestrians, especially those using shopping carts.

3. ADA Accessibility:

- Special Condition: Obstacles to ADA compliance.
- Circumstances: The applicant points out that the landscape islands create barriers to compliance with the Americans with Disabilities Act (ADA), specifically in relation to accessible parking spaces. Removing the islands is presented as a solution to ensure ADA requirements are met without hindrance.

4. Cost Considerations:

- Special Condition: Ongoing costs for maintenance.
- Circumstances: The applicant emphasizes the economic aspect, stating that maintaining landscape islands incurs ongoing costs related to landscaping, irrigation, and maintenance. The proposal suggests that removing the islands would result in cost savings for both the property owner and users of the parking facility.

5. Property Design and Aesthetics:

- Special Condition: Conflict with property design.
- Circumstances: The presence of landscape islands is said to conflict with the overall
 design and aesthetics of the property. Removal is advocated to create a more cohesive
 and visually appealing parking layout that aligns with the desired aesthetic for the
 shopping center.



Authorized Agent Affidavit

STATE OF FLORIDA COUNTY OF LAKE

Before me, the undersigned authority, this day personally appeared homes hereinafter "Owner", and Tom Murray, Principal hereinafter "Applicant", who, being by me first duly sworn, upon oath, depose and says. Development Group, Inc.

- 1. The Applicant is the duly authorized representative of the Owner, on the real property as described and listed on the pages attached to this affidavit and made a part of hereof.
- 2. That all Owners have given their full and complete permission for the Applicant to act in their behalf as set out in the accompanying application.
- 3. That the attached ownership list is made a part of the Affidavit and contains the legal description(s) for the real property, and the names and mailing addresses of all Owners having an interest in said land.

FURTHER Affiant(s) sayeth not. Sworn to and subscribed before me 10th day of Jan Notary Public State of Florida at Large **NICOLE MARTIN** My Commission Expires: Commission # HH 249622 Expires August 5, 2026 Sworn to and subscribed before me this _ day of ______, 20____ Owner Notary Public State of Florida at Large My Commission Expires: ___ Sworn to and subscribed before me this Owner Notary Public State of Florida at Large My Commission Expires: Sworn to and subscribed before me this ____ day of _____, 20___ Owner Notary Public State of Florida at Large My Commission Expires:



Ownership List (must be completed by all owners)

Owner's Name: Ownership Interest:	Lake Harris (Orlando) ASLI VII Owner #1 LLC		
Mailing Address:	923 N. Pennsylvania Ave. Winter Park, FL 32789		
Legal Description:			
Zh-A-M- Signature(A	uthorized Agent) O1-10-2024 Date		
The foregoing instrum Thomas Murra	who is personally known to me or has presented as identification and who did or did not		
* Commission	E MARTIN 10 # HH 249622 10 guet 5, 2026		
Seal	Notary Public		
******	****************		
Owner's Name:			
Ownership Interest: Mailing Address:			
Legal Description:	-		
Signature	Date		
The foregoing instrum	ent was acknowledged before me on by who is personally known to me or has presented		
take an oath.	as identification and who did or did not		
Seal	Notary Public		

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

RE:

Project Name: TBD Grocery

Parcel #23-20-25-0004-000-00200, Alt Key #1780438

To Whom It May Concern:

I hereby authorize WindCrest Development Group, Inc. (APPLICANT) and Madden, Moorhead & Stokes, LLC (ENGINEER) to apply for and obtain permits from County/City Government, Water Management District, Florida Department of Environmental Protection, Florida Department of Transportation, Army Corps of Engineers and any other municipality or regulatory entity requiring permits be issued.

Owner Signature	10/6/2023 Date	
Print Name:	Ryan Lefkowitz, Vice President/Agent of Seller	
Print Phone #:	(407) 628-8488	
Print Email Address:	rlefkowitz@avantiprop.com	
F and		

LAKE HARRIS (ORLANDO) ASLI VII OWNER #1 LLC 923 N PENNSYLVANIA AVE WINTER PARK, FL32789

Sworn to and subscribed before me 2023, by Ryan Lefkowitz produced identification. Type of identification.	. He/She is personally known to me or has
Notary Public Signature	MARGARET HILL MY COMMISSION # HH 242771 EXPIRES: March 21, 2028

Name: Margaret Hill Commission No: HH 242771

Commission Expires: March 21, 2026

LAND USE TABLE:

SITE AREA	OWNERSHIP	MAINTENANCE	AREA (AC)	AREA (%)
GROCERY RETAIL	PRIVATE	PRIVATE	9.13	49.56%
OUTPARCEL A	PRIVATE	PRIVATE	3.58	19.41%
OUTPARCEL B	PRIVATE	PRIVATE	0.97	5.28%
OUTPARCEL C	PRIVATE	PRIVATE	1.09	5.93%
OUTPARCEL D	PRIVATE	PRIVATE	2.34	12.72%
SHARED ENTRANCE ROAD	PRIVATE	PRIVATE	0.18	0.96%
PUBLIC RIGHT-OF-WAY	PUBLIC	PUBLIC	1.13	6.15%
TOTAL			18 43	100 00%

SITE DATA:

1.	PARCEL ID:	23-20-25-0002-000-01100
2.	JURISDICTION:	HOWEY-IN-THE-HILLS
3.	ZONING:	PUD
4.	GROSS SITE AREA:	18.43 ACRES ±
5.	TOTAL BUILDING S.F.:	61,300 SF

0.23 (PER OVERALL PD)

PROPOSED: TO BE DETERMINED WITH FINAL SITE PLAN

8. PARKING:

6. FLOOR AREA RATIO: MAXIMUM:

7. MAX BUILDING HEIGHT:

REQUIRED: 306 SPACES

5 SPACES PER 1,000SF OF BUILDING. AREA (61,300 SF / 1,000 SF) * 5 = 306 SPACES MIN.

* BICYCLE PARKING AREAS WILL BE PROVIDED WITH THE FINAL SITE PLAN

326 SPACES PROVIDED PROVIDED:

9. OPEN SPACE: REQUIRED:

PROVIDED:

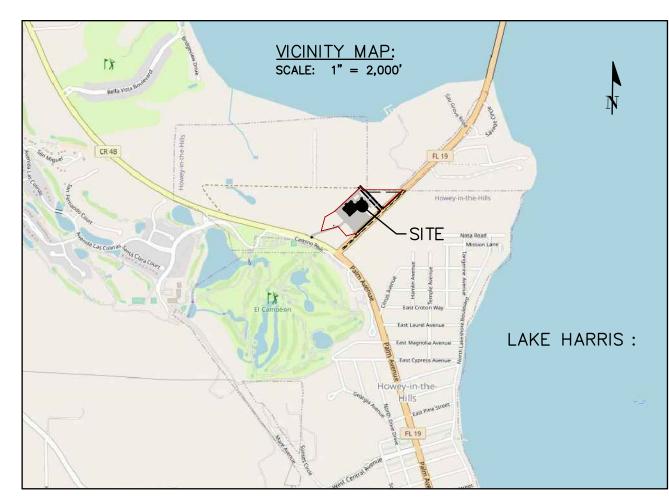
40 ACRES ON OVERALL PD

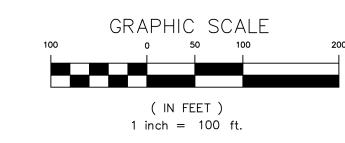
O (ZERO) ACRES. THIS PROJECT IS NOT CONTRIBUTING TO THE OVERALL OPEN SPACE COMMITMENT AS DEFINED UNDER

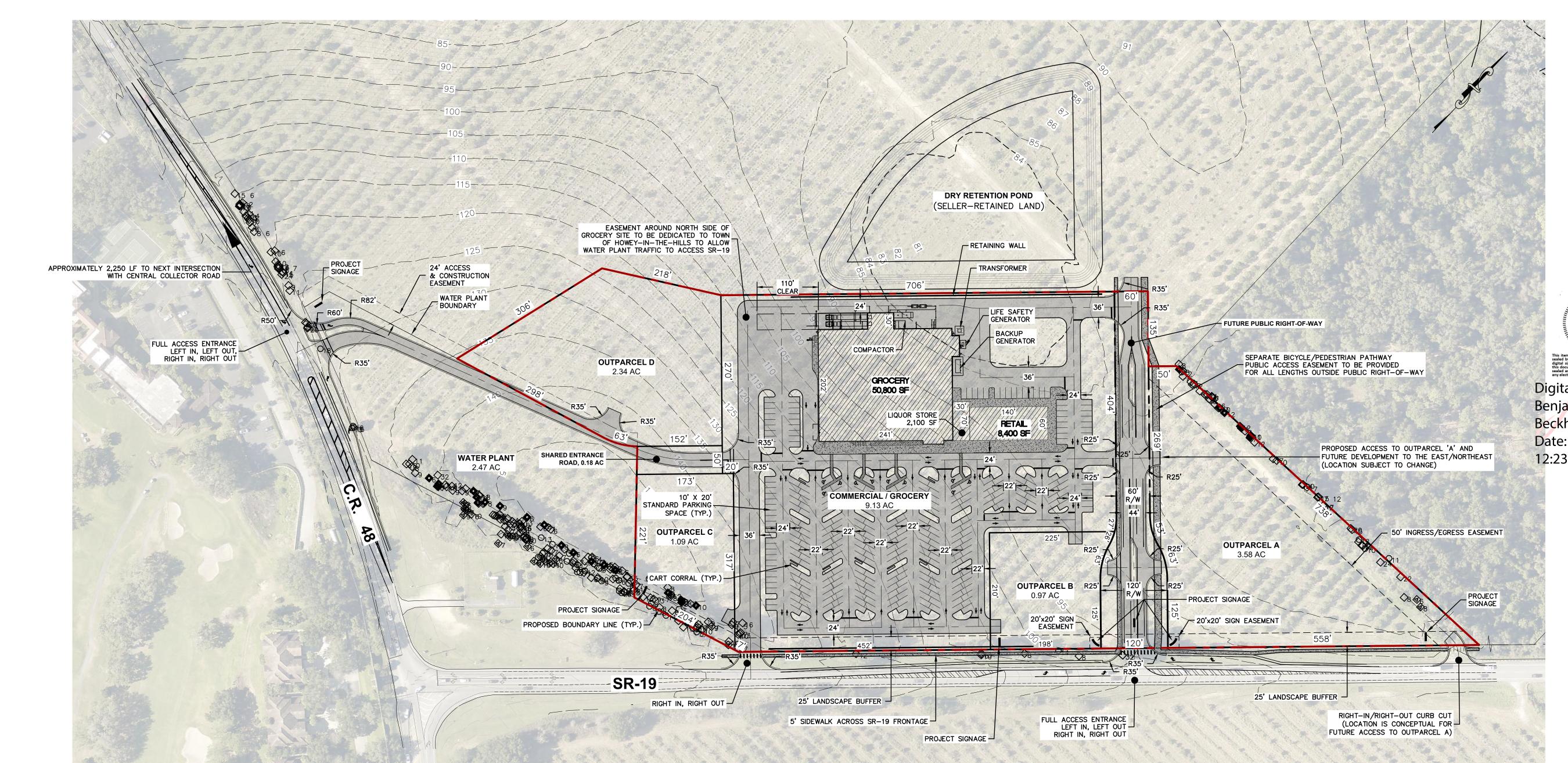
35 FT (45 FT FOR PARAPETS, TOWERS, ETC.)

SECTION 5.D OF THE PUD.

10. DEDICATIONS & RESERVATIONS: 1.13 AC TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY







OORHEAD & STOKES, LL CIVIL ENGINEERS 431 E. Horatio Avenu Suite 260 Maitland, Florida 32751 (407) 629-8330

> CENTER SHOPPING

09/29/23 1" = 100'DESIGNED BY DRAWN BY: APPROVED BY: __

C100



January 11, 2024

Howey-In-The-Hills Attn: John Brock N. Palm Ave., Howey-in-the-Hills, FL 34737

RE: Lake Hills Shopping Center

Dear John:

Below please find our responses to those comments.

TMH Consulting Comments:

Comment 1: As noted in the initial review comments, a subdivision plat needs to be submitted and approved to formally create the four parcels created so far from the Lake Hills development master agreement. The final plat needs to be approved prior to approval of a final site plan for this project.

Response: Noted. This work is being pursued by the land owner.

Comment 2: The proposed public portion of the central collector is creating some administrative issues in determining how to proceed with the platting. We need to determine whether the commercoal project or the residential project is going to actually construct the road from SR-19 to the start of the residential portion of the project. If this is to be a public road as indicated on the plans, then a plat is required to create the right-of-way and dedicate it to the Town. This needs to happen regardless of whether the commercial project is subdivided. The Town needs to have a sufficient guarantee that the road will be constructed to the plan requirements and Town specifications as would normally occur in a subdivision. This includes appropriate financial guarantees if the road is platted before it is constructed. If the road is to be constructed with the commercial project, then the final site plan submittal will need to include the roadway design details. If the commercial project is going to construct the road and prepare the dedication, the commercial property will need to include the roadway area so the dedication can be made. Response: The public portion of the central collector road passing through the commercial site will be constructed by the commercial site developer. The right-of-way will be dedicated to the public by plat or separate instrument with the final site plans for the commercial site. Item #10 on the Site Data notes indicates that the road will be dedicated to the public.

Comment 3: The entrance road design includes three left turns including an access to Outparcel B, a main access to the primary parcel and a service entrance to the primary parcel. Given that the road will also serve as the primary entrance to the 570 residential units, the prospect for congestion is significant. Left turn bays or a continuous left turn lane needs to be provided. Response: The site plan has been revised to include left turn lanes from the northbound entrance road into the commercial sites. We do not believe right turn lanes or southbound left turn lanes are warranted for this location. The arrangement and details of all street sections will be finalized with the final site plans.

Comment 4: The traffic study is still needed.

Response: The traffic study has been submitted for review.

Comment 5: The plan notes state that there are no dedications or reservations, but the collector road is a dedication as presently identified.

Response: Item #10 on the Site Data notes indicates that the collector road will be dedicated to the public.

Comment 6: This project needs to coordinate with the residential project to provide of an access road to property to the east.

Response: As discussed during the DRC, an access road will be provided through Outparcel A once design development for Outparcel A has determined the location for this access through to the residential to the east.

Comment 7: The proposed stormwater retention for the commercial parcel is within the residential portion of the project. While a document granting the legal right to drain to the retention area is being prepared, the timing of construction and who actually constructs the retention area needs to be clarified. This retention area is in Phase 2 of the residential portion of the development which may not coincide with the timing for the commercial project.

Response: The retention pond will be constructed with commercial site development. The developer will secure a construction, access, and drainage easement from the landowner prior to work. It is the developer's intent to construct a portion of the pond sufficient to serve the needs of the commercial site. The residential site will modify and expand the pond as needed in the future. All pond construction will be permitted by SJRWMD.

Comment 8: The Town Attorney will need to review the off-site construction if the plan creating the retention area has not yet been approved by the Town Council. This is another timing issue that needs to be resolved.

Response: As mentioned above, the pond will be designed, permitted and constructed along with the commercial development. All required easements are being prepared to allow conveyance to and discharge from the pond with the property owner. These easements will be provided prior to construction document approval by the Town.

Comment 9: The commercial plan set identifies the stormwater area as a dry retention area, while the residential plans identify it as a wet retention area. The plans need to be coordinated. **Response:** The retention pond will be dry.

Comment 10: The applicant notes that absent another sewer service solution, the commercial project intends to construct a treatment facility on Outparcel A. This option needs to be clearly understood by the Town Council for their decision process, and a site plan review will be required for construction of the treatment facility.

Response: Noted. If a treatment facility on Outparcel A becomes necessary, construction details will be provided with the final site plans.

Comment 11: The quality and legibility of the tree survey was limited for this site. Can the tree information be limited to just the commercial project area? The master tree survey for the residential portion of the project included a table of trees by size and type with notes on trees to be saved and trees to be removed. This data should be available for the commercial land area. The tree analysis needs to include an identification of any historic and specimen trees noting trees to be preserved. The code minimum is 100% of historic trees and 50% of specimen trees. Response: Please see the attached site survey specific to the commercial site, with tree locations shown and tabulated. Tree preservation, removal, and mitigation will be provided with the final site plans.

Comment 12: The proposed signage locations will need further discussion. The plan shows a free standing sign for each outparcel and a free standing sign at the CR-48 entrance. The signage proposed at the central collector entrance off of SR-19 is unclear as to whether this signage is intended for the residential project, the commercial project or both.

Response: The signage shown at the collector road entrance on SR-19 will serve both commercial and residential uses. The locations and configuration are conceptual. The other signage indicated on the commercial parcel will be for the commercial development only. It is the intent of the applicant to prepare a master sign plan for the entire commercial development and process this through the town after site plan approval.

Comment 13: Free standing signs in PUD developments have a maximum sign area of 32 square feet and a mximum height of eight feet. The code also limits free standing signs in shopping centers to one sign per street frontage. We are going to need to work with the legal staff to see how the outparcels can be handled. They may need to be subdivided to obtain individual signage. Response: Noted. It is the intent of the applicant to prepare a master sign plan for the entire commercial development and process this through the town after site plan approval.

Comment 14: Wall signage is limited to 15% of the building face and two signs total on the building. Corner lots may apply the signage to each street frontage.

Response: Noted. It is the intent of the applicant to prepare a master sign plan for the entire commercial development and process this through the town after site plan approval.

Comment 15: The detailed landscape design is to be deferred to the final site plan.

Response: Noted. We agree with this assessment.

Comment 16: The area on the main parcel near the service road designated as open space needs to be landscaped with trees and shrubs. This may be a good opportunity to include an outdoor seating area as some hardscape is allowed with the landscaping.

Response: The noted open space will be landscaped, with details provided with the final site plans. This location is a service area inclusive of dumpsters enclosures and utility back of house (BFP, meters, etc.), not intended for regular public use. It is the applicant's intent to discourage public use of this space.

Comment 17: The proposed buffer along the rear of the main parcel needs to include a full landscape treatment. A "distance buffer" is not cutting it.

Response: Noted. Additional landscape buffer details will be provided with the final site plans.

Comment 18: Since there is a prospect that the outparcels will be subdivided and sold, perimeter landscaped buffers need to be provided.

Response: If outparcels are subdivided and sold, they will provide perimeter landscape buffers and setbacks as required with independent site plans.

Comment 19: The grocery store would benefit from an outdoor seating area where patrons could eat meals purchased from the grocery.

Response: Noted. The applicant will consider the suggestion.

Comment 20: Include bicycle storage areas in the plan.

Response: Bicycle parking will be provided with the final site plans. Please see the additional clarification added to note #8 on the Site Data notes.

Comment 21: The plan shows one retaining wall location along the rear of the commercial site. Are other retaining walls anticipated? If just the one retaing wall is used, the amount of fill will be significant and may affect the outparcels and adjacent roadways.

Response: The retaining wall locations are conceptual at this time, based on preliminary grading estimations. All retaining wall locations and details will be provided with grading plans included with the final site plans. All retaining walls ultimately approved will be designed and permitted separately by others with a building permit.

Comment 22: The development agreement includes design typology that needs to be addressed in the building design. Please keep this in mind. It is not too early to begin the analysis.

Response: Noted. The developer is aware of these standards and will include them in the future building design.

Griffy Engineering Comments:

Traffic

Comment 1: The project needs to submit a Traffic Impact Study for review.

Response: The Traffic Impact Study has been submitted for review.

Comment 2: The developments at this location (Lake Hills, Lake Hills Commercial, and Thompson Groves) will necessitate roadway improvements on SR 19 and CR 48. A copy of my recommended improvement plan for this area is attached.

Response: The site plan has been revised to include some suggestions from Griffy. Improvements on SR-19 have been limited to widening on the project-side only as needed to accommodate the required improvements. We have left space for future projects to incorporate this work and expand upon it for their own needs at that time. The final configuration and details of all street sections will be provided and reviewed with the final site plans.

Comment 3: The turn lanes along SR 19 and CR 48 at the access points are the responsibility of the developers.

Response: Noted.

Comment 4: The improvement to the SR 19 / CR 48 intersection (conversion to a roundabout) will require the cooperative efforts of the Town, Lake County and FDOT. This project should also receive proportionate share funding from the impacting projects.

Response: Noted.

Comment 5: The intersection on SR 19 for the main entrance to Lake Hills, Lake Hills Commercial, and Thompson groves will most likely require a traffic signal at some point in the future. The cost of that signal should be borne fully by the impacting projects.

Response: Noted.

Site Plan

Comment 6: The site boundary on the submitted plan does not reflect current property boundaries. The plan needs to be updated to show actual property lines. Refer to the survey submitted with the Lake Hills PSP for an accurate depiction of property boundaries and easements.

Response: The site boundary has been revised to show the current water plant boundary.

Comment 7: Revise the site plan to incorporate the modifications shown in the SR 19 & CR 48 Improvement Plan including turn lanes, sidewalks, trails, traffic control and ADA routes.

Response: The site plan has been revised to include some suggestions from Griffy.

Improvements on SR-19 have been limited to widening on the project-side only as needed to

accommodate the required improvements. We have left space for future projects to incorporate this work and expand upon it for their own needs at that time. The final configuration and details of all street sections will be provided and reviewed with the final site plans. Internal sidewalks and ADA routes will be detailed with the final site plans.

Comment 8: This development will need an easement from the town for the portion of the CR 48 access that goes over town property. A condition of the easement should include a maintenance guarantee of the access road from the commercial property owner.

Response: Noted. The property owner will work with the Town to secure the necessary reciprocal easements for both parties to access the road.

Comment 9: The development will need to provide to the town an easement to allow traffic from the water treatment plant to access SR 19. Identify this on the plan (either graphically, with a note, or both).

Response: Noted. The site plan has been revised to include a note requiring an easement through the commercial site for the use of Town water plant traffic.

Comment 10: Modify the furthest west parking aisle of Commercial Site 1 to be all angled, one-way parking.

Response: The applicant wishes to decline this request. In the applicant's experience, it is valuable to have two-way traffic available on the ends of parking areas. Accordingly, the applicant wishes to keep the site plan as shown for now.

If you have any questions, please don't hesitate to contact our office.

Sincerely,

Benjamin Beckham, P.E., CFM Senior Project Manager

BSB/ja

H:\Data\22041\Cor\Comments & Responses\Howey in the Hills Response - 2 - PSP.doc

egen	d: (as applicable)		
Jegen	d. (AS ALL LICABLE)		
	SET 4"X4" CONCRETE MONUMENT LB#8405	BW/F	BARBED-WIRE FENCE
Ō	SET CAPPED IRON ROD LB#8405	CAŤV	CABLE TELEVISION VAULT
<u></u>	SET PARKER-KALON NAIL & DISK LB#8405	CI	CURB INLET
		CL/F	CHAIN LINK FENCE
	FOUND 4"X4" CONCRETE MONUMENT	СМР	CORRUGATED METAL PIPE
•	FOUND AS NOTED	CONC	CONCRETE
lefton	FOUND PARKER-KALON NAIL & DISK	CPP	CORRUGATED PLASTIC PIPE
—EDV——	EDGE OF WATER	EBX	ELECTRIC BOX
—EDP——	EDGE OF PAVEMENT	ELEC	ELECTRIC
x	FENCE (METAL)	EPC	ENVIRONMENTAL PROTECTION COMMISSION
 	FENCE (WOOD)	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
— F——	FIRE LINE	FCIP	FOUND CAPPED IRON PIPE
— DHL——	OVERHEAD UTILITY LINE	FCIR	FOUND CAPPED IRON ROD
RW	RECLAIMED WATER	FCM	FOUND CONCRETE MONUMENT
——NA2—	SANITARY	FDC	FIRE DEPARTMENT CONNECTION
MT2	STORM DRAINAGE	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATIO
—_Т□В——	TOP OF BANK	FFE	FINISH FLOOR ELEVATION
ZT	TOE OF SLOPE	FIP	FOUND IRON PIPE
	WATER LINE	FIR	FOUND IRON ROD
A/C	AIR CONDITIONER UNIT	FPIP	FOUND PINCHED IRON PIPE
BFP	BACK FLOW PREVENTER	FPKN&D	FOUND PARKER-KALON NAIL & DISK
•	BOLLARD	FRRS	FOUND RAILROAD SPIKE
₀ В0 ₀ С0	BLOW OFF	GA	GUY ANCHOR
OCO	CLEAN OUT COLUMN	ICV	IRRIGATION CONTROL VALVE
	CURB INLET	ID	IDENTIFICATION
	DRAINAGE CONTROL STRUCTURE	ΙΕ	INVERT ELEVATION
	DRAINAGE MANHOLE	LB LP	LICENSED BUSINESS LIGHT POLE
	ELECTRIC MANHOLE	M/F	METAL FENCE
		NAVD	NORTH AMERICAN VERTICAL DATUM
EII	ELECTRIC TRANSFORMER	NGVD	NATIONAL GEODETIC VERTICAL DATUM
2	FIRE DEPARTMENT CONNECTION	OHL	OVERHEAD UTILITY LINE
Ž.	FIRE HYDRANT	O.R. B.	OFFICIAL RECORDS BOOK
GM	GAS METER	PG.	PAGE
	GRATE INLET	PRM RCP	PERMANENT REFERENCE MONUMENT REINFORCED CONCRETE PIPE
	HAND HOLE	SCIR	SET CAPPED IRON ROD 1/2" LB #8405
<u></u>		SCM	SET CAPPED IRON ROD 1/2" LB #8405 SET CONCRETE MONUMENT (4"X4")
	HANDICAP PARKING		SET PARKER-KALON NAIL & DISK LB #8
X	LIGHT POLE	S/W	SIDEWALK
\triangleright	MITERED END SECTION (MES)	ТВ́М	TEMPORARY BENCH MARK
*	PEDESTAL LIGHT	TBOX	TELEPHONE PEDESTAL
S	SANITARY MANHOLE	TOB	TOP OF BANK
	SIGN	TOS	TOE OF SLOPE
+	SPRINKLER HEAD	UP.	UTILITY POLE
Ť	TELEPHONE MANHOLE	W/F	WOOD FENCE
Ø	UTILITY POLE	(R)	RADIAL LINE
$\overline{\mathbb{V}}$	VERIZON PEDESTAL	(NR)	NON-RADIAL LINE
	WALL	(C)	CALCULATED

108 WINDCREST DEVELOPMENT\0002 PUBLIC ALTA BOUNDARY\SURV\1 DWG\04108.0001 LAKE HILLS NOV 2023 PUBLIX BS WITH TREES.dwg (Bdry-Topo-Tree) giancariot Jan 31, 2024

WATER METER

YARD DRAIN

PER DEED PER FIELD

PER LEGAL

		CYPRESS POINT
ad 48		State Fino Bay
ort & Club	SITE Canning age Site Site Canning age Site Site Canning age Site Sit	Ave Ave N. Tangerine Ave

VICINITY MAP NOT TO SCALE

Tree Table See sheet 2 for tree location

Tree Legend

NOTE: TREE SIZES IN INCHES

SYMBOL NAME

CAMPHORE

PINE

NAME

OAK PALM

CHERRY

TREE	E TABLE] [TREE	TABLE		TRE	TABLE	TREI	TABLE		TREE	TABLE
POINT #	DESCRIPTION	1 1	POINT #	DESCRIPTION		POINT #	DESCRIPTION	POINT #	DESCRIPTION		POINT #	DESCRIPTION
74	CAMP 6		119	OAK 6		191	OAK 8	337	OAK 12		8	OAK 24
76	CAMP 6	-	121	OAK 6		199	OAK 8	350	OAK 12		252	OAK 24
256	CAMP 6		122	OAK 6		234	OAK 8	371	OAK 12		330	OAK 24
272	CAMP 6		134	OAK 6		286	OAK 8	384	OAK 12		98	OAK 27
283	CAMP 6		154	OAK 6		301	OAK 8	401	OAK 12		49	OAK 32
307	CAMP 6		159	OAK 6		309	OAK 8	3	OAK 13		50	OAK 32
75	CAMP 7		176	OAK 6		321	OAK 8	14	OAK 13		72	OAK 32
243	CAMP 7		205	OAK 6		368	OAK 8	24	OAK 13		42	OAK 42
369	CAMP 7		211	OAK 6		370	OAK 8	25	OAK 13		297	PALM 12
395	CAMP 7		257	OAK 6		19	OAK 8 6	28	OAK 13		340	PALM 12
402	CAMP 7		263	OAK 6		7	OAK 9	30	OAK 13		365	PALM 12
248	CAMP 8		276	OAK 6		83	OAK 9	132	OAK 13		39	PALM 13
249	CAMP 8		280	OAK 6		169	OAK 9	192	OAK 13		47	PALM 14
261	CAMP 8		285	OAK 6		220	OAK 9	194	OAK 13		298	PALM 14
267	CAMP 8		287	OAK 6		221	OAK 9	228	OAK 13		40	PALM 15
277	CAMP 8	-	288	OAK 6		236	OAK 9	254	OAK 13		41	PALM 16
289	CAMP 8	-	291	OAK 6		238	OAK 9	387	OAK 13		1	PALM 18
303	CAMP 8		293	OAK 6		273	OAK 9	10	OAK 14		173	PINE 6
308	CAMP 8		296	OAK 6		378	OAK 9	22	OAK 14		178	PINE 6
251	CAMP 9		310	OAK 6		316	OAK 9 5	26	OAK 14		181	PINE 6
311	CAMP 10		373	OAK 6		2	OAK 10	79	OAK 14		165	PINE 7
391	CAMP 10		382	OAK 6		16	OAK 10	217	OAK 14		166	PINE 7
398	CAMP 10		21	OAK 7		17	OAK 10	338	OAK 14		184	PINE 7
397	CAMP 11		104	OAK 7		23	OAK 10	339	OAK 14		278	PINE 7
242	CAMP 12		106	OAK 7		31	OAK 10	359	OAK 14		158	PINE 8
389	CAMP 12		147	OAK 7		43	OAK 10	9	OAK 15		196	PINE 8
394	CAMP 12		148	OAK 7		44	OAK 10	11	OAK 15		197	PINE 8
73	CAMP 13 12		151	OAK 7		92	OAK 10	103	OAK 15		201	PINE 8
86	CHERRY 6		167	OAK 7		97	OAK 10	269	OAK 15		206	PINE 8
87	CHERRY 6		216	OAK 7		157	OAK 10	294	OAK 15		213	PINE 8
94	CHERRY 6		227	OAK 7		172	OAK 10	345	OAK 15		110	PINE 9
95	CHERRY 6		229	OAK 7		182	OAK 10	353	OAK 15		137	PINE 9
135	CHERRY 6		230	OAK 7		209	OAK 10	33	OAK 15 6		138	PINE 9
140	CHERRY 6		264	OAK 7		212	OAK 10	18	OAK 16		174	PINE 9
143	CHERRY 6	[295	OAK 7		214	OAK 10	127	OAK 16		177	PINE 9
144	CHERRY 6	[315	OAK 7		215	OAK 10	128	OAK 16		279	PINE 9
153	CHERRY 6	[367	OAK 7		224	OAK 10	130	OAK 16		136	PINE 10
319	CHERRY 6] <u> </u>	372	OAK 7		226	OAK 10	207	OAK 16		141	PINE 10
89	CHERRY 7] <u> </u>	375	OAK 7		235	OAK 10	233	OAK 16		183	PINE 10
109	CHERRY 7	[380	OAK 7		363	OAK 10	317	OAK 16		336	PINE 10
115	CHERRY 7	[381	OAK 7		385	OAK 10	386	OAK 16		139	PINE 11
222	CHERRY 7] <u> </u>	399	OAK 7		5	OAK 11	12	OAK 17		155	PINE 11
223	CHERRY 7] [20	OAK 8		6	OAK 11	160	OAK 17		188	PINE 11
304	CHERRY 8] <u> </u>	46	OAK 8		27	OAK 11	349	OAK 17		204	PINE 11
318	CHERRY 8] <u> </u>	48	OAK 8		29	OAK 11	356	OAK 17		270	PINE 11
90	CHERRY 9]	101	OAK 8		82	OAK 11	364	OAK 17		329	PINE 11
91	CHERRY 9] <u> </u>	120	OAK 8		231	OAK 11	352	OAK 17 12		150	PINE 12
247	CHERRY 9	[124	OAK 8		237	OAK 11	80	OAK 18		161	PINE 12
93	CHERRY 9 6	[126	OAK 8		245	OAK 11	244	OAK 18		168	PINE 12
108	CHERRY 10	[142	OAK 8		383	OAK 11	113	OAK 19		259	PINE 13
145	CHERRY 10	1	162	OAK 8		13	OAK 11 7	193	OAK 19 7		116	PINE 14
305	CHERRY 12	1	170	OAK 8		15	OAK 12	4	OAK 20		275	PINE 14
45	OAK 6	 	185	OAK 8		32	OAK 12	344	OAK 20		284	PINE 15
99	OAK 6	1	186	OAK 8	l	105	ΟΔΚ 12		ΟΔΚ 20	I		

Surveyor's Notes:

ACCORDING TO CURRENT FLOOD INSURANCE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY SHOWN APPEARS TO LIE WITHIN ZONE "X" AND "AE" PANEL NO. 12069C0485E, DATED DECEMBER 18, 2012. THE APPROXIMATE FLOOD ZONE TRANSITION, IF APPLICABLE, HAS BEEN OBTAINED AND PLOTTED FROM LARGE SCALE MAPS AND IS DEPICTED AS ACCURATELY AS POSSIBLE. THIS SURVEY BY NO MEANS REPRESENTS A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS SURVEY MAY OR MAY NOT BE SUBJECT TO FLOODING; THE BUILDING DEPARTMENT OR OTHER CUSTODIAL AGENCY FOR FLOOD DETERMINATION WITHIN THIS MUNICIPALITY MAY HAVE ADDITIONAL INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT OF WAY OF STATE ROAD
- 19, HAVING A GRID BEARING OF S 46°59'01" W.
 2. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY
- THAT MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

 3. NO INFORMATION ON ADJACENT PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING
- INFORMATION WAS PROVIDED TO THIS SURVEYOR.

 4. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF
- RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

 5 THE BOUNDARY CORNERS AND LINES DEPICTED BY THIS SURVEY WERE ESTABLISHED PER
- 5. THE BOUNDARY CORNERS AND LINES DEPICTED BY THIS SURVEY WERE ESTABLISHED PER INFORMATION AS FURNISHED.
- 6. UNLESS OTHERWISE SHOWN HEREON, NO JURISDICTIONAL WETLAND AREAS OR OTHER PHYSICAL TOPOGRAPHIC FEATURES HAVE BEEN LOCATED.
- 7. UNDERGROUND ENCROACHMENTS, SUCH AS UTILITIES, STRUCTURES, INSTALLATIONS, IMPROVEMENTS AND FOUNDATIONS THAT MAY EXIST, HAVE NOT BEEN FIELD LOCATED EXCEPT AS SHOWN.

8. THIS MAP DOES NOT DETERMINE OR REFLECT OWNERSHIP OF PROPERTY. BOUNDARY LINES

- AFFECTED BY ADVERSE USE, LINES OF CONFLICTING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.

 9. UNDERGROUND UTILITY LOCATIONS AND IDENTIFICATIONS SHOWN HEREON ARE BASED UPON
- 9. UNDERGROUND UTILITY LOCATIONS AND IDENTIFICATIONS SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND APPURTENANCES AND DO NOT NECESSARILY SHOW ALL UTILITY LOCATIONS. NO SUBTERRANEAN EXCAVATION HAS BEEN MADE TO DETERMINE UNDERGROUND UTILITY LOCATIONS.
- 10. THE MEASURED MATHEMATICAL CLOSURE OF THE SURVEYED BOUNDARY EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN CLASS SURVEY AS DEFINED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THE AMERICAN LAND TITLE ASSOCIATION.

11. TIES FROM BUILDING CORNERS, FENCE CORNERS, SHED CORNERS, ETC., ARE NOT TO BE

- USED TO REESTABLISH PROPERTY BOUNDARIES.

 12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS MADE BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 13. THIS SURVEY HAS BEEN PREPARED EXPRESSLY FOR THE NAMED ENTITIES AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR REUSE THIS SURVEY FOR ANY OTHER PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF HAMILTON ENGINEERING & SURVEYING AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER.
- 14. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO ON THIS SURVEY.
- 15. FENCE OWNERSHIP NOT DETERMINED.
- 16. PRINTED DIMENSIONS SHOWN ON THE MAP OF SURVEY SUPERSEDE SCALED DIMENSIONS.
 THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
 17. REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION FROM THE SIGNING SURVEYOR.
- 18. THE WORD "CERTIFIED" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL SURVEYOR'S OPINION BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR
- 19. THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY DATE AND IS BASED ON FOUND EXISTING MONUMENTATION IN THE FIELD.
 20. THE SIGNATURE DATE DOES NOT UPDATE OR SUPERSEDE THE DATE OF SURVEY.

COPYRIGHT 2024 - HAMILTON ENGINEERING & SURVEYING, LLC.

Legal Description:

A TRACT OF LAND BEING PART OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMERCIAL 1

A PORTION OF GOVERNMENT LOTS 2, 8, AND 9 LYING WESTERLY OF HIGHWAY 19, ALL LYING IN SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA AND PROCEED N 00°53'14" E, ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1171.08 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 48 SAID POINT LYING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5679.58 FEET AND A CHORD BEARING AND DISTANCE OF S 69'35'43" E, A DISTANCE OF 1186.12 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1188.29 FEET; THENCE S 75°35'20" E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1460.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2341.83 FEET AND A CHORD BEARING AND DISTANCE OF S 72°35'58" E, A DISTANCE OF 223.25 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 223.33 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N 15°36'38" E, A DISTANCE OF 52.62 FEET; THENCE N 75°08'12" E, A DISTANCE OF 258.80 FEET TO THE POINT OF BEGINNING; THENCE N 15°36'16" E, A DISTANCE OF 306.32 FEET; THENCE N 60°15'03" E, A DISTANCE OF 218.37 FEET; THENCE N 46°59'01" E, A DISTANCE OF 705.92 FEET; THENCE S 43°00'59" E, A DISTANCE OF 404.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING AND DISTANCE OF S 27°52'48" E, A DISTANCE OF 52.22 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 52.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 120.00 FEET AND A CHORD BEARING AND DISTANCE OF S 27°52'48" E, A DISTANCE OF 62.67 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 63.40 FEET; THENCE S 43°00'59" E, A DISTANCE OF 125.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 19; THENCE S 46°59'01" W, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 650.20 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 19; THENCE S 75°06'54" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 210.88; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N 41°20'52" W, A DISTANCE OF 270.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 133.42 FEET AND A CHORD BEARING AND DISTANCE OF S 62°15'27" W, A DISTANCE OF 62.77 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 63.36 FEET; THENCE S 75°51'45" W, A DISTANCE OF 298.03 FEET; THENCE S 75°08'12" W, A DISTANCE OF 229.89 FEET; THENCE S 15°36'38" W, A DISTANCE OF 28.52 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 48 AND A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2341.83 FEET AND A CHORD BEARING AND DISTANCE OF N 69°15'12" W, A DISTANCE OF 50.20 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.20 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 630854 SQUARE FEET OR 14.48 ACRES MORE OR LESS.

TOGETHER WITH COMMERCIAL 2

A PORTION OF GOVERNMENT LOT 9 LYING WESTERLY OF HIGHWAY 19, ALL LYING IN SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA AND PROCEED N 00°53'14" E, ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1171.08 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 48 SAID POINT LYING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5679.58 FEET AND A CHORD BEARING AND DISTANCE OF S 69°35'43" E, A DISTANCE OF 1186.12 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1188.29 FEET; THENCE S 75°35'20" E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1460.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2341.83 FEET AND A CHORD BEARING AND DISTANCE OF S 68°56'00" E, A DISTANCE OF 521.94 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 523.03 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 19; THENCE N 75°06'54" E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 742.75 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 19; THENCE N 46°59'01" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1328.28 TO THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, N 89°48'40" W, A DISTANCE OF 738.20; THENCE S 46°59'01" W, A DISTANCE OF 50.00 FEET; THENCE S 43°00'59" E, A DISTANCE OF 269.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING AND DISTANCE OF S 58°09'10" E, A DISTANCE OF 52.22 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 52.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 120.00 FEET AND A CHORD BEARING AND DISTANCE OF S 58°09'10" E, A DISTANCE OF 62.67 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 63.40 FEET; THENCE S 43°00'59" E, A DISTANCE OF 125.00 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY OF STATE ROAD 19; THENCE N 46°59'01" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF

SAID PARCEL CONTAINING 155,772 SQUARE FEET OR 3.58 ACRES MORE OR LESS.

TOGETHER WITH

558.08 FEET TO THE POINT OF BEGINNING.

ACCESS EASEMENT

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 SECTION 23-20-25; THENCE SOUTH 00°28'42" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 25, A DISTANCE OF 765.11 FEET TO THE NORTHERLY RIGHT OF WAY OF STATE ROAD 19; THENCE SOUTH 46°59'01" WEST ALONG THE NORTHERLY RIGHT OF WAY, A DISTANCE OF 1,350.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 46°59'01" WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 43°00'59" WEST, A DISTANCE OF 125.00 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET AND A CHORD WHICH BEARS NORTH 27°52'48" WEST, A DISTANCE 62.67 FEET: THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 63.40 FEET; TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 100.00 FEET AND A CHORD WHICH BEARS NORTH 27°52'48" WEST, AND A DISTANCE OF 52.22 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 52.84 FEET; THENCE NORTH 43°00'59" WEST, A DISTANCE OF 404.25 FEET; THENCE NORTH 46°59'01" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 43°00'59" EAST, A DISTANCE OF 404.25 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET AND A CHORD WHICH BEARS SOUTH 58°09'10" EAST, A DISTANCE 52.22 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 52.84 FEET; TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 120.00 FEET AND A CHORD WHICH BEARS SOUTH 58'09'10" EAST, AND A DISTANCE OF 62.67 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 63.40 FEET; THENCE SOUTH 43°00'59" EAST, A DISTANCE OF 125.00 FEE; TO THE POINT OF BEGINNING.

CONTAINING 49,343.34 SQUARE FEET OR 1.13 ACRES, MORE OR LESS.

HILLS PUBLIX 48, HOWEY IN THE HILLS JUNTY, FLORIDA

Item 1.

BOU LAK COUNTY ROAE

SIGNATURE DATE

SA
AND THE ORIGINAL SURVEYORS AND SIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION

SA
AND THE ORIGINAL RAISED SEAL OF A FLORIDA

ARON J. MURPHY, PSM LORIDA LICENSE NO. PSM#6768 ERTIFICATE OF AUTHORIZATION LB #8 OT VALID WITHOUT THE SIGNATURE AND TH

LITY CONTROL FIELD:

VINCE

LITY CONTROL OFFICE:

AJM

WN BY:

PARTY CHIEF:

VINCE

04108,0006 CTWP RNG: 23-20-25

SURVEY DATE:

I 1/30/2023

NOT VALID WITHOUT ALL SHEETS

