Development Review Committee

October 08, 2026 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/89305813606?pwd=h4UAdpuDE0flgpFLmeH8FPzVKtM6Iq.1
Meeting ID: 893 0581 3606 | **Passcode:** 378751

AGENDA

CALL TO ORDER
ATTENDANCE

NEW BUSINESS

1. Discussion: **Thompson Grove (Porto Fino) Annexation Submittal**
2. Discussion: **Thompson Grove (Porto Fino) Comp Plan Submittal**
3. Discussion: **Thompson Grove (Porto Fino) Rezoning Submittal**
4. Discussion: **Stonehill Phase 1 Model Center Final Site Plan | Phase 1 Hardscape Plans | Photometric Plans**
5. Discussion: **Stonehill Phase 2 Landscape and Hardscape Plan Submittal**

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. The general Public Question & Comment period will be limited to a maximum of thirty (30) minutes unless extended by the Presiding Officer.

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: **Oct 8, 2026 02:00 PM Eastern Time** (US and Canada)
Join Zoom Meeting
https://us06web.zoom.us/j/89305813606?pwd=h4UAdpuDE0flgpFLmeH8FPzVKtM6Iq.1
Meeting ID: 893 0581 3606
Passcode: 378751

One tap mobile

+13052241968,,89305813606#,,,,*378751# US
+16469313860,,89305813606#,,,,*378751# US

Join instructions

https://us06web.zoom.us/meetings/89305813606/invitations?signature=Olrm3gJgKVg7Hw8pGs7C_znTLbs5GsxUjFUFfbgeZHE

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.

ZONING MEMORANDUM

October 05, 2026
Prepared for
Town of Howey-in-the-Hills
Attn: Sean O'Keefe, Town Manager

Porto Fino PUD-
Annexation, Future Land Use and Zoning Applications

Applicant: Evans Engineering, Inc.

Project Description

This application includes eight properties. Together, they comprise 101.20 acres. Seven of the parcels are in the jurisdiction of Howey-in-the-Hills and one (24-20-25-0003-000-00601) is proposed to be annexed into the Town. All of the parcels are proposed to be combined and be assigned a Future Land Use of Village Mixed Use (VMU) and companion Zoning District designation of Planned Unit Development (PUD).

Proposed Development

A mixed-use development is proposed, consisting of 139 homes and 22.96 acres of commercial. The proposed density is 1.78 dwelling units per acre.

Review Comments

1. The proposed annexation is compact and contiguous to the Town's jurisdiction, therefore meeting the requirements of Florida Statutes.
2. A PUD development agreement is required which establishes the zoning standards for the PUD. Any deviations from the Land Development Code (LDC) regarding uses, setbacks, landscaping requirements, or other provisions of development requirements must be in this document or requirements default to the LDC. Please prepare a draft agreement for the Town's review and comment.
3. Please explain how Tract 2 will be utilized as a public/civic space as noted on the concept plan.
4. The concept plan demonstrates consistency with the minimum requirements in the Village Mixed Use Future Land Use designation:
    a. 25% open space
    b. 10% parks and recreation
    c. 3% active recreation uses

The Land Development Code requires that plans for active recreation uses be submitted for approval by Town Council no later than application for final plat approval. Town Council may require a performance surety bond for park and recreation improvements.

5. Please note that a detailed landscaping plan, tree survey, and tree mitigation plan, as applicable, will be required as part of future site plan review.
6. The development proposes a gate. If the Town will maintain the streets, the development cannot be gated.
7. It would be good to see if the road network could allow connections to Mission Lane, Tangerine Avenue, and others as a measure of connectivity in complete streets design.

Staff Recommendation

Please address the review comments above and submit for additional DRC review.

Christina Epperson | Christina.Epperson@gray-robinson.com | **D** 407.204.3118
301 East Pine Street, Suite 1400, Orlando, Florida 32801 | **T** 407.843.8880 | **F** 407.244.5690

MEMORANDUM

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

FROM: GrayRobinson, P.A.

DATE: October 6, 2026

SUBJECT: Porto Fino Drive Voluntary Annexation Application

Owais Khanani of Elevation Development, LLC, as Authorized Agent on behalf of Paul M. Thompson, Patricia Bouis Thompson, and Stephanie B. Bouis (the "Property Owners"), applies for voluntary annexation pursuant to section 171.044, *Florida Statutes*, for the approximately 10.18-acre property located at Porto Fino Dr, Howey-in-the-Hills, Florida, 34737 with Parcel ID Number: 24-20-25-0003-000-00601.

Section 171.044, *Florida Statutes*, requires unincorporated property to be contiguous and reasonably compact. The annexation cannot create an enclave. The Town must determine the annexation petition is signed by all property owners of record. Contiguous means touching or joining in a reasonably substantial sense; this is satisfied when a substantial part of one boundary of the property to be annexed abuts the incorporated area. *City of Sanford v. Seminole Cnty.*, 538 So. 2d 113, 115 (Fla. 5th DCA 1989). A property is compact when it is concentrated in a single area; to be compact, annexation of the property cannot create pockets, enclaves, or fingers in a serpentine pattern. *Id.*

The subject property is directly north of and shares its entire southern border with incorporated Howey-in-the-Hills. The annexation will not create isolated areas of unincorporated property, the property is not winding or turning, and does not extend from the Town in a serpentine pattern. A review of the warranty deed and the property appraiser's website shows that this property is owned by Paul M. Thompson (16.5%), Patricia Bouis Thompson (41.75%), and Stephanie B. Bouis (41.75%) as tenants in common. There are no other property owners and each of these property owners signed the annexation application. The annexation aligns with all statutory requirements.

Objective 1.12.1 of the Town's Comprehensive Plan provides: "To protect the Town's unique charm and hometown character, the Town hereby adopts the Utility Service Area as the maximum planning area (see the Town's Utility Service Area Map). The Town shall not annex outside this boundary."

The subject property is within the Utility Service Area depicted in the Utility Service Area Map (page IV-33 of Chapter 4 of the Comprehensive Plan). Therefore, the subject property may be annexed into the Town pursuant to section 171.044 of the Florida Statutes and the Town Comprehensive Plan.

The statute provides specific procedures for annexing property, which are outlined below.

Notice requirements:

- 10 days before posting the notice, the Town Council must provide a copy of the notice, via certified mail, to the board of county commissioners.
- Publish once a week for 2 consecutive weeks before ordinance is passed.
- Include the ordinance number; a general description of the area proposed to be annexed; a map showing the area; and a statement that the complete legal description by metes and bounds and the ordinance can be obtained from the office of the Town Clerk.

Ordinance requirements:

- Filed with the clerk of the circuit court and the chief administrative officer of Lake County within 7 days after adoption.
- Include a map which clearly shows the annexed area and a complete legal description by metes and bounds.
- File a revision to the charter with the Department of State within 30 days.
- Submit a copy of the revised charter to the Office of Economic and Demographic Research along with a statement specifying the population census effect and affected land area.

GRIFFEY ENGINEERING, INC.

October 4, 2026
Porto Fino – Annexation, Rezoning, Comp Plan Amendment
Engineering Review Comments
Page 1

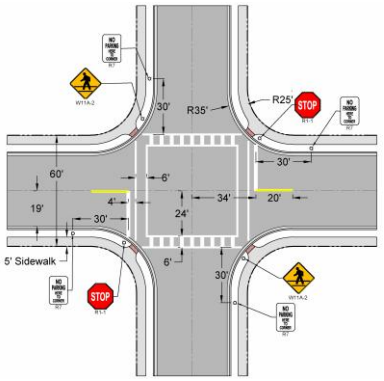
1. The project will need to provide a traffic impact study with the PUD submittal.

2. This project should provide a proportionate share contribution towards the construction of the roundabout at the intersection of SR 19 & CR 48.

3. All intersections on SR 19 are to include turn lanes and full pedestrian accommodation.

4. The outparcels should all access internally and not have direct connections to SR 19.

4. The project should construct the trail along its SR 19 frontage.



5. The PUD is to be designed as a Complete Streets, pedestrian friendly community. The intersections of the residential streets need to provide full pedestrian accommodation. Pedestrians need to have clearly designated means (crosswalks & signage) to safely traverse an intersection from any corner to any other corner or side. Intersection design needs to meet that intent and comply as much as possible with the town's road detail R1A.

6. The proposed boat ramp is about 900' long. It needs to provide accommodation for vehicle staging and turnaround at the launch area.

7. Provide a water main extension to the south along Citrus Ave to the town system at Camellia Way and to the north along the west side of Lot 1 for a future tie-in.

8. The survey and the concept plan need to be updated to reflect the right-of-way and lot geometry shown in the Brock replat (copy included).

INSTRUMENT#: 2026065138 PLAT BK 90 PG 79 PAGES: 2 5/28/2026 10:44:52 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES: $45.00

BROCK REPLAT OF POCO SIERRA AND GRIFFIN VILLAGE

A REPLAT OF POCO SIERRA – LOTS 2, 3, 4, BLOCK C, AS RECORDED IN PLAT BOOK 11, PAGE 32 AND GRIFFIN VILLAGE – LOTS 1, 2, 3, BLOCK A–5 AS RECORDED IN PLAT BOOK 12, PAGE 27 HOWEY IN THE HILLS, SECTION 25, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA

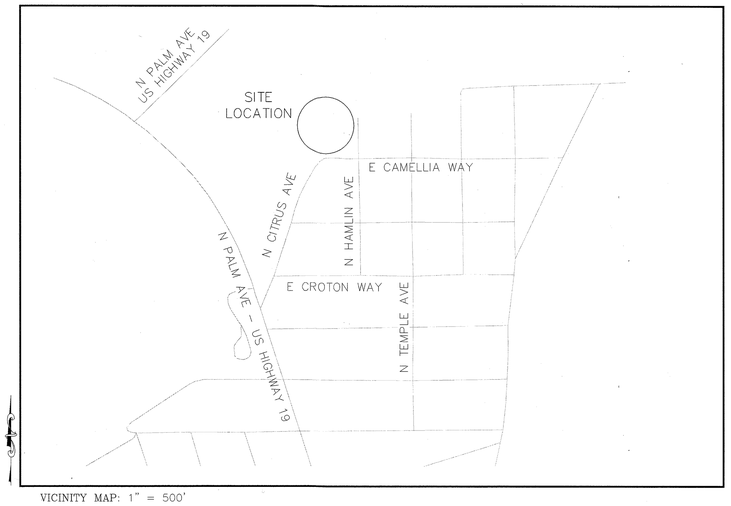
LAND DESCRIPTION:

A PORTION OF LOTS 2, 3, AND 4, BLOCK C OF POCO SIERRA, AS RECORDED IN PLAT BOOK 11, PAGE 32, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND LOTS 1, 2, AND 3, BLOCK A–5 OF GRIFFIN VILLAGE, AS RECORDED IN PLAT BOOK 12, PAGE 27, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING WITHIN SECTION 25, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN 8"x8" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF SAID SECTION 25; THENCE NORTH 89°27'46" WEST, ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 390.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°27'46" WEST, A DISTANCE OF 352.50 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2166, PAGE 2356; THENCE, LEAVING SAID NORTH LINE, SOUTH 00°56'07" WEST, ALONG EAST LINE OF SAID LANDS, A DISTANCE OF 351.53 FEET TO THE WESTERLY RIGHT–OF–WAY LINE OF NORTH CITRUS AVENUE (RIGHT–OF–WAY VARIES); THENCE, LEAVING SAID EAST LINE AND SAID WESTERLY RIGHT–OF–WAY LINE, NORTH 81°57'26" EAST, A DISTANCE OF 76.34 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK A–6 OF SAID GRIFFIN VILLAGE AND BEING ON A NON–TANGENT CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 441.68 FEET, A CENTRAL ANGLE OF 12°11'05", AND A CHORD BEARING AND DISTANCE OF NORTH 50°44'55" EAST, 93.75 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 93.93 FEET TO THE NORTH RIGHT–OF–WAY LINE OF EAST CAMELLIA WAY (60 FOOT RIGHT–OF–WAY); THENCE SOUTH 89°27'40" EAST, ALONG SAID NORTH RIGHT–OF–WAY LINE, A DISTANCE OF 206.68 FEET TO THE WEST RIGHT–OF–WAY LINE OF NORTH HAMLIN AVENUE (60 FOOT RIGHT–OF–WAY); THENCE NORTH 00°41'16" EAST, ALONG SAID WEST RIGHT–OF–WAY LINE, A DISTANCE OF 280.14 FEET TO THE POINT OF BEGINNING.
CONTAINING ±105,863.37 SQUARE FEET (±2.43 ACRES), MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS AND SHOWN HEREON ARE BASED ON NAD83, FLORIDA STATE PLANE, EAST ZONE, WITH A REFERENCE BEARING OF NORTH 89°27'46" WEST FOR THE NORTH LINE OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.
2. HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON NAD83, FLORIDA STATE PLANE, EAST ZONE, AS ESTABLISHED BY REAL TIME KINEMATIC– GLOBAL POSITIONING SYSTEM (RTK GPS) OBSERVATIONS WITH CORRECTION SIGNALS PROVIDED BY FLORIDA DEPARTMENT OF TRANSPORTATION FPRN GPS SURVEY NETWORK.
3. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12069C0485E, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE DECEMBER 18, 2012.
5. AS PER THE TOWN OF HOWEY–IN–THE–HILLS ZONING MAP, DATED 10/25/2021, THIS PROPERTY IS CURRENTLY ZONED (MDR–1) MEDIUM DENSITY RESIDENTIAL 1.
6. THIS PLAT CONSISTS OF 5 TOTAL LOTS AND 1 ROADWAY AND CONTAINS 105,863.37 SQUARE FEET (2.43 ACRES), MORE OR LESS.
7. THIS PLAT IS 2 PAGES IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER.



VICINITY MAP: 1" = 500'

LEGEND:

⊡	(PRM) 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 021" TO BE SET IN ACCORDANCE WITH 177.0914(7), F.S.
⊡	(CMF) 8"x8" CONCRETE CONCRETE MONUMENT FOUND
◪	(IRCF) IRON ROD AND CAP FOUND
●	(IPF) IRON PIPE FOUND
ID.	IDENTIFICATION
N:	NORTHING
E:	EASTING
R/W	RIGHT–OF–WAY
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
D.B.	DEED BOOK
PG.	PAGE
DOC.	DOCUMENT
C.C.R.	CERTIFIED CORNER RECORD
F.S.	FLORIDA STATUTES
B.S.L.	BUILDING SETBACK LINE (TYPICAL)
LB	LICENSED BUSINESS
PRM	PERMANENT REFERENCE MARKER
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RLS	REGISTERED LAND SURVEYOR

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PROVISION

NO AMENDMENTS SHALL BE MADE TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WITHOUT PRIOR APPROVAL OF THE TOWN OF HOWEY IN THE HILLS WITH REGARD TO CHANGES TO OR TRANSFER OF ANY PORTION OR COMPONENT OF THE SUBDIVISION INFRASTRUCTURE AND ANY CHANGE IN OWNERSHIP OR MAINTENANCE PROVISIONS OF THE COMMON AREAS.

George F. Young, Inc.
4605 N.W. 6TH STREET, SUITE H, GAINESVILLE, FL 32609
PHONE (352) 378–1444 WWW.GEORGEFYOUNG.COM
BUSINESS ENTITY LB21
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ECOLOGY I GIS I PLANNING I SURVEYING
ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA
Since 1919

INSTRUMENT #2026065138
PLAT BK 90 PG 79 (2 PGS)
DATE: 5/28/2026 10:44:52 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES $45.00

CERTIFICATE OF APPROVAL BY TOWN COUNCIL

THIS IS TO CERTIFY, THAT ON THE 23 DAY OF June, 2025, THE FORGOING PLAT WAS OFFICIALLY APPROVED BY THE TOWN COUNCIL, FOR THE TOWN OF HOWEY–IN–THE–HILLS, LAKE COUNTY, FLORIDA, THIS 28 DAY OF May, ~~2025~~ 2026

APPROVED:

TOWN COUNCIL

APPROVAL BY ATTORNEY

THIS IS TO CERTIFY, THAT ON THE 28th DAY OF July, 2025, THE FORGOING PLAT AND ALL DOCUMENTS AND SURETIES RELATING THERETO HAVE BEEN REVIEWED AND APPROVED AS TO LEGAL FORM AND CONTENT BY THE ATTORNEY FOR THE TOWN OF HOWEY–IN–THE–HILLS, FLORIDA.

Thomas J. Wilkes
PRINT NAME

BY: ATTORNEY

APPROVAL BY TOWN CONSULTING ENGINEER

THIS IS TO CERTIFY, THAT ON THE 29th DAY OF July 2025, THE FORGOING PLAT WAS OFFICIALLY APPROVED BY THE CONSULTING ENGINEER FOR THE TOWN OF HOWEY–IN–THE–HILLS, FLORIDA.

PROFESSIONAL ENGINEER No. 36794

7-28-25
DATE

CERTIFICATE OF REVIEW BY SURVEYOR

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINT, OR MEASUREMENTS SHOWN ON THIS PLAT.

JONATHAN H. GIBSON
REGISTRATION No. LS 6851

8/21/25
DATE

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER CERTIFY THAT I HAVE PREPARED THE FOREGOING PLAT AND IT WAS MADE UNDER MY DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUES; AND THAT SAID LAND IS LOCATED IN LAKE COUNTY, FLORIDA.

7-14-25

DAVID M. DEREN, PSM
FLORIDA REGISTRATION NO. 6946
GEORGE F. YOUNG, INC.
REGISTRATION NUMBER L.B. 21
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FL 32609
(352)378–1444

DAVID M. DEREN LICENSE NUMBER 6946 STATE OF FLORIDA

PLAT BOOK 90 PAGE 79

BROCK REPLAT OF POCO SIERRA AND GRIFFIN VILLAGE
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS, DO HEREBY DEDICATE SAID LANDS AND PLAT SHOWN FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATE THE ROAD RIGHT–OF–WAYS AND EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC.

OWNER: JONATHAN COLON MERCADO — WITNESS
OWNER: FRANCES COLON — WITNESS
OWNER: MARGARET D. BROCK — WITNESS
OWNER: JEFFREY W. FELLOWS — WITNESS
OWNER: JOSE RAMON ROSADO — WITNESS
OWNER: KENNETH L. GREEN — WITNESS

STATE OF FLORIDA
COUNTY OF LAKE

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
[X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION,
THIS 25th DAY OF July, 2025,
BY JONATHAN COLON MERCADO, FRANCES COLON, MARGARET D. BROCK, JEFFREY W. FELLOWS, JOSE RAMON ROSADO, KENNETH L. GREEN AND MICHELE N. GREEN,
WHO ARE [ ] PERSONALLY KNOWN TO ME OR [X] HAS PRODUCED Fl. Drivers Licenses AS IDENTIFICATION.

NOTARY PUBLIC – STATE OF FLORIDA

JOHN MORGAN BROCK Notary Public State of Florida Commit HH162296 Expires 1/13/2029

MY COMMISSION EXPIRES: 1/13/2029

CONSENT OF MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS THAT LOT 3 IS PRESENTLY SECURED BY THAT CERTAIN MORTGAGE TO MERS (MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC), AS MORTGAGEE AND SUCCESS MORTGAGE PARTNERS, INC., AS LENDER, RECORDED IN OFFICIAL RECORDS BOOK 6266, PAGE 2202 (INSTRUMENT #2025002059 13 PAGES), OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE MORTGAGEE JOINS IN AND RATIFIES THE PLAT AND ALL DEDICATIONS AND RESERVATIONS THEREON.

WITNESS — SIGNATURE
WITNESS — PRINT NAME AND TITLE

STATE OF FLORIDA, COUNTY OF LAKE:
I DO HEREBY CERTIFY THAT ON THIS DAY APPEARED BEFORE ME, {NAME} _____ {TITLE} _____ OF MERS (MORTGAGE ELECTRONIC SYSTEMS, INC.) AS MORTGAGEE AND SUCCESS MORTGAGE PARTNERS, INC., AS LENDER, WHO ARE

[ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND & OFFICIAL SEAL THIS , DAY OF _____, 2025.

NOTARY PUBLIC – STATE OF FLORIDA

N/A

MY COMMISSION EXPIRES: _____

CONSENT OF SUBORDINATE MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS THAT LOT 3 IS PRESENTLY SECURED BY THAT CERTAIN SUBORDINATE MORTGAGE TO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, AS LENDER, RECORDED IN OFFICIAL RECORDS BOOK 6485, PAGE 143 (INSTRUMENT #2025025922 6 PAGES), OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE MORTGAGEE JOINS IN AND RATIFIES THE PLAT AND ALL DEDICATIONS AND RESERVATIONS THEREON.

WITNESS — SIGNATURE
WITNESS — PRINT NAME AND TITLE

STATE OF FLORIDA, COUNTY OF LAKE:
I DO HEREBY CERTIFY THAT ON THIS DAY APPEARED BEFORE ME, {NAME} _____ {TITLE} _____ OF THE SECRETARY OF HOUSING AND DEVELOPMENT, AS LENDER.

[ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND & OFFICIAL SEAL THIS , DAY OF _____, 2025.

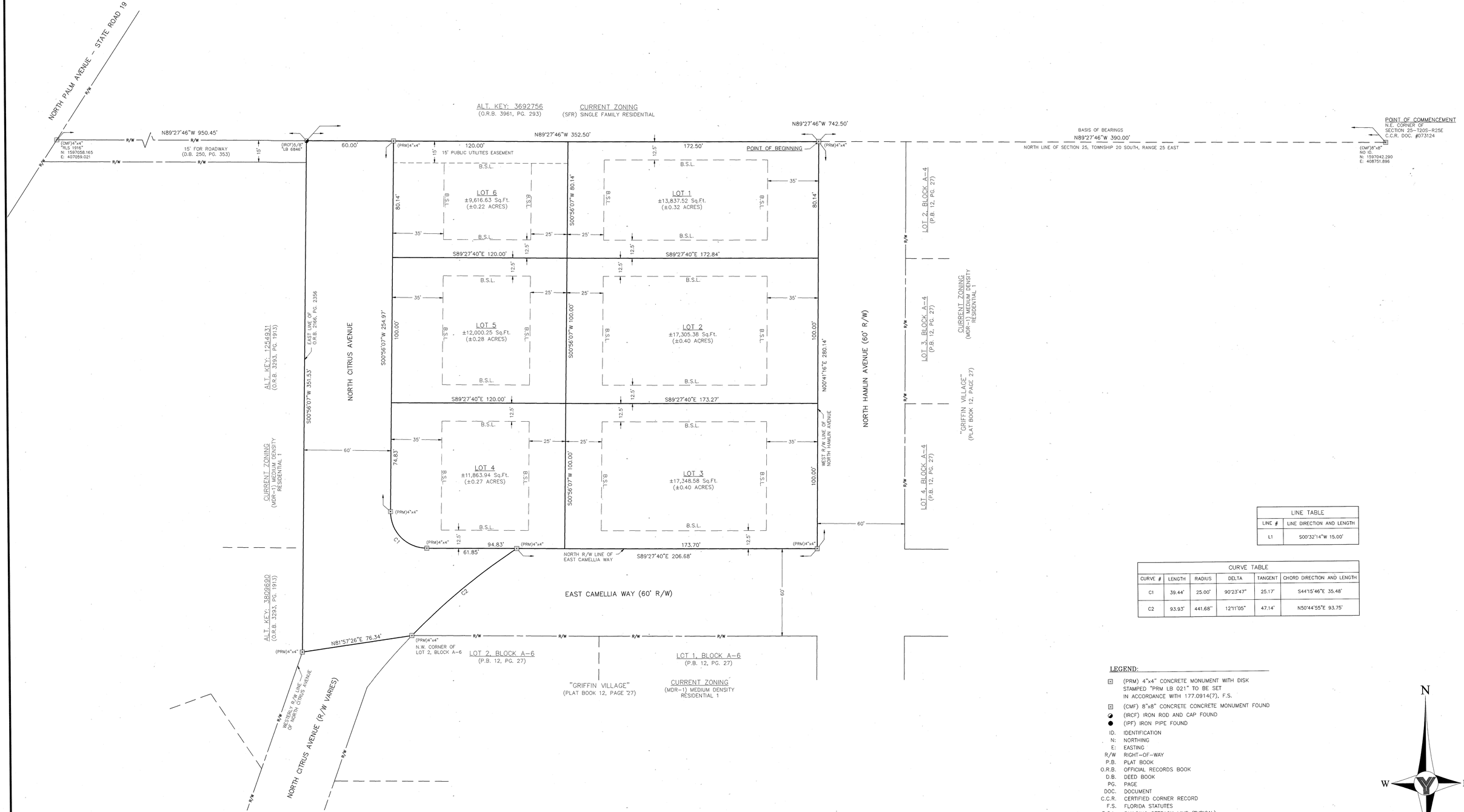
NOTARY PUBLIC – STATE OF FLORIDA

N/A

MY COMMISSION EXPIRES: _____

BROCK REPLAT OF POCO SIERRA AND GRIFFIN VILLAGE

A REPLAT OF POCO SIERRA – LOTS 2, 3, 4, BLOCK C, AS RECORDED IN PLAT BOOK 11, PAGE 32
AND GRIFFIN VILLAGE – LOTS 1, 2, 3, BLOCK A–5 AS RECORDED IN PLAT BOOK 12, PAGE 27
HOWEY IN THE HILLS, SECTION 25, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA



LINE TABLE	
LINE #	LINE DIRECTION AND LENGTH
L1	S00°32'14"W 15.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION AND LENGTH
C1	39.44'	25.00'	90°23'47"	25.17'	S44°15'46"E 35.48'
C2	93.93'	441.68'	12°11'05"	47.14'	N50°44'55"E 93.75'

LEGEND:

- (PRM) 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 021" TO BE SET IN ACCORDANCE WITH 177.0914(7), F.S.
- (CMF) 8"x8" CONCRETE CONCRETE MONUMENT FOUND
- (IRCF) IRON ROD AND CAP FOUND
- (IPF) IRON PIPE FOUND

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Since 1919



GRAPHIC SCALE

0 500' 1000'

FEET

1 Inch = 1000 Ft.

EVANS ENGINEERING, INC.

CIVIL ENGINEERING LAND PLANNING PERMITTING SERVICES

719 IRMA AVENUE
ORLANDO, FLORIDA 32803
(407) 872-1515
www.evansenginc.com
CERTIFICATE OF AUTHORIZATION NO. 00006788

HOWEY-IN-THE-HILLS SUBDIVISION

THE TOWN OF HOWEY IN THE HILLS, FL

DRAWN BY: HQT

CHECKED BY: DE

JOB #: 34505

SHEET NO: EX-1

LOCATION MAP

J:\JOBS\34505 - Howey In The Hills Property\CAD\Exhibits\34505 _Howey-In-The Hills - Location Map.dwg (Location Map) Plotted on: May 28, 2025 - 4:15pm by Hung Tran

CFN 2006095971
Bk 03193 Pgs 1330 - 1333; (4pgs)
DATE: 06/22/2006 10:59:06 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 35.50
DEED DOC 0.70

PREPARED BY/RETURN TO:

Del G. Potter, Esquire
POTTER CLEMENT LOWRY & DUNCAN
308 E. Fifth Ave.
Mt. Dora, FL 32757

Parcel ID Number: 3692756

WARRANTY DEED

THIS WARRANTY DEED made this 15th day of June, 2006 by PATRICIA BOUIS THOMPSON, 31217 Overbrook St., Mt. Plymouth, FL 32776, STEPHANIE B. BOUIS, 412 Fairoaks Circle, Chapel Hill, NC 27516, MARTHA BOUIS, 13600 E. Palamino Dr., S.W. Ranches, FL 33330, and PAUL M. THOMPSON, 31217 Overbook St., Mt. Plymouth, FL 32776, hereinafter called Grantor, to PATRICIA BOUIS THOMPSON as to a 41.75 percentage, STEPHANIE B. BOUIS as to a 41.75 percentage, and PAUL M. THOMPSON as to a 16.5 percentage, all as Tenants in Common, whose address is: 31217 Overbrook St., Mt. Plymouth, FL 32776, hereinafter called Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Lake County, State of Florida, viz:

Parcel Number 1:
That part of Government Lots 8 and 9, Section 23, Township 20 South, Range 25 East, Lake County, Florida, lying southeast of State Road 19. (Parcel ID Number 3692756)

That part of the following described land lying in Government Lots 2 and 3, Section 24, Township 20 South, Range 25 East, Lake County, Florida, begin at the Southwest corner of the section, run North 1,543 feet East to the lake; begin again as before, run East 288 feet, North 340 feet, East to the lake, Northeasterly along the lake to intersect the first line. (Coleman-Cline East). (Parcel ID Numbers 1209081 and 1301912).

Grantor warrants that the above described property is not homestead property as defined by the constitution and the laws of the State of Florida.

Subject to easements, restrictions and reservations of record, if any; however, this reference shall not operate to reimpose the same.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said

land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

William Hall
Witness #1 Signature

PATRICIA BOUIS THOMPSON

WILLIAM HALL
Witness #1 Printed Name

Witness #2 Signature

Susan H. Cain
Witness #2 Printed Name

Witness #1 Signature

STEPHANIE B. BOUIS

J. MILLHOUSE BISHOP
Witness #1 Printed Name

Witness #2 Signature

FRANK BOUIS
Witness #2 Printed Name

Witness #1 Signature

MARTHA BOUIS

J. MILLHOUSE BISHOP
Witness #1 Printed Name

Witness #2 Signature

FRANK BOUIS
Witness #2 Printed Name

Witness #1 Signature

PAUL M. THOMPSON

STACI BLAIR
Witness #1 Printed Name

Witness #2 Signature

STACEY STOUT
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF POLK

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared PATRICIA BOUIS THOMPSON, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) [ ] Said person are personally known to me. [X] Said person provided the following type of identification: FLORIDA DRIVERS LICENSE.

Witness my hand and official seal in the County and State last aforesaid this 28TH day of MARCH, 2006.

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
WILLIAM HALL
COMMISSION NUMBER
DD167059
MY COMMISSION EXPIRES
NOV. 21,2006

William Hall
NOTARY PUBLIC- WILLIAM HALL
(Type or Print Notary Name)
Serial No., if any DD167059
My Commission Expires: 11-21-06

STATE OF FLORIDA
COUNTY OF LAKE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared STEPHANIE B. BOUIS, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) [✓] Said person are personally known to me. [ ] Said person provided the following type of identification: _____.

Witness my hand and official seal in the County and State last aforesaid this 15th day of June, 2006.

NOTARY PUBLIC STATE OF FLORIDA
J. MILLHOUSE BISHOP
MY COMMISSION # DD397600
EXPIRES: May 06, 2009
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

J Millhouse Bishop
NOTARY PUBLIC- J MILLHOUSE BISHOP
(Type or Print Notary Name)
Serial No., if any DD 397600
My Commission Expires:
MAY 06 2009

STATE OF FLORIDA
COUNTY OF LAKE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared MARTHA BOUIS, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) [✓] Said person are personally known to me. [ ] Said person provided the following type of identification: _____.

Witness my hand and official seal in the County and State last aforesaid this 15th day of June, 2006.

NOTARY PUBLIC STATE OF FLORIDA
J. MILLHOUSE BISHOP
MY COMMISSION # DD397600
EXPIRES: May 06, 2009
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

J Millhouse Bishop
NOTARY PUBLIC- J MILLHOUSE BISHOP
(Type or Print Notary Name)
Serial No., if any DD 397600
My Commission Expires:
MAY 06. 2009

STATE OF FLORIDA
COUNTY OF Orange

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared PAUL M. THOMPSON, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. (Check one:) [X] Said person are personally known to me. [ ] Said person provided the following type of identification: _____.

Witness my hand and official seal in the County and State last aforesaid this 27th day of March, 2006.

Mary Jo Cascio
NOTARY PUBLIC-
(Type or Print Notary Name)
Serial No., if any
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
Mary Jo Cascio
Commission # DD281096
Expires March 23, 2008
Bonded Troy Fain Insurance, Inc. 800-385-7019

Annexation Application

Date: 9.11.26

Applicant Name: Elevation Development, LLC- Owais Khanani
Address: 189 S. Orange Ave Suite 1550
Orlando, FL 32801
Daytime Phone: 407-872-1515
Email: Permitting@evansenginc.com

Owner's Name: Patricia Bouis Thompson Et Al
Address: 31217 Overbrook St
Mount Plymouth, FL 32776
Daytime Phone:
Email: owais@elevationdev.com

Property Alt. Key Number: 1209081

Property Size (in acres): 10.18

Property Address: Porto Fino Dr Howey-in-the-Hills, FL 34737

General description of where the property is located:
THE PROPERTY IS LOCATED SOUTH OF PORTO FINO BAY AND EAST OF FL-19

Property Tax Identification Number: 24-20-25-0003-000-00601

- **Please include a sealed boundary survey with this application.**
- **Please include a verified legal description (by surveyor or engineer) with this application.**
- **Please include a map of the property showing the general location.**

By my signature below, I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I certify that the information contained in the application is true and correct to the best of my knowledge at the time of application. I further understand that an incomplete application submittal may cause my application to be deferred to the next review cycle.

_____ 9-4-2026

Signature **Date**

The foregoing instrument was acknowledged before me on: September 4th, 2026
by Owais Khanani **who is personally known to me or has presented** _____ **as identification and who did** ✓ **or did** _____ **not take an oath.**

Seal

Notary Public State of Florida
Maria J. Sanchez
My Commission HH 732510
Expires 10/19/2029

_____

Notary Public

Beautiful HOWEY-IN-THE-HILLS

Ownership List

(must be completed by all owners)

Owner's Name: Paul M. Thompson
Ownership Interest: 16.5%
Mailing Address: 31217 Overbrook St
Mount Plymouth, FL 32776
Legal Description:

Paul M Thompson
Signature

9-5-2026
Date

The foregoing instrument was acknowledged before me on 9-5-2026 **by** Paul Thompson **who is personally known to me or has presented** FLDL **as identification and who did** ✓ **or did** ____ **not take an oath.**

Seal

Notary Public State of Florida
Kelly Fosdick
My Commission HH 632902
Expires 8/6/2030

Kelly Fosdick
Notary Public

****

Owner's Name: N/A
Ownership Interest:
Mailing Address:
Legal Description:

Signature

Date

The foregoing instrument was acknowledged before me on ____ **by** ____ **who is personally known to me or has presented** ____ **as identification and who did** ____ **or did** ____ **not take an oath.**

Notary Public

Seal

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

Beautiful
HOWEY-IN-THE-HILLS

Ownership List

(must be completed by all owners)

Owner's Name: Patricia Bouis Thompson
Ownership Interest: 41.75%
Mailing Address: 31217 Overbrook St
Mount Plymouth, FL 32776
Legal Description:

Signature

9-5-2024
Date

The foregoing instrument was acknowledged before me on 9-5-2026 **by** Patricia Thompson **who is personally known to me or has presented** FLDL **as identification and who did** ✓ **or did** ____ **not take an oath.**

Seal

Notary Public State of Florida
Kelly Fosdick
My Commission HH 832902
Expires 8/6/2030

Kelly Fosdick
Notary Public

****

Owner's Name: Stephanie B. Bouis
Ownership Interest: 41.75%
Mailing Address: 412 Fairoaks Circle
Chapel Hill, NC 27516
Legal Description:

Signature

Date

The foregoing instrument was acknowledged before me on ____ **by** ____ **who is personally known to me or has presented** ____ **as identification and who did** ____ **or did** ____ **not take an oath.**

Notary Public

Seal

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

HOWEY-IN-THE-HILLS

Ownership List

(must be completed by all owners)

Owner's Name: Patricia Bouis Thompson
Ownership Interest: 41.75%
Mailing Address: 31217 Overbrook St
Mount Plymouth, FL 32776
Legal Description:

Signature **Date**

The foregoing instrument was acknowledged before me on _____ by _____ who is personally known to me or has presented _____ as identification and who did _____ or did _____ not take an oath.

Notary Public

Seal

****

Owner's Name: Stephanie B. Bouis
Ownership Interest: 41.75%
Mailing Address: 412 Fairoaks Circle
Chapel Hill, NC 27516
Legal Description:

Signature 09.05.2026 **Date**

The foregoing instrument was acknowledged before me on 09/05/2026 **by** Stephanie B. Bouis **who is personally known to me or has presented** NC Driver License ex 11/2017 **as identification and who did** X **or did** ____ **not take an oath.**

DAZRITAE L. SAYLOR
Notary Public - North Carolina
Durham County
My Commission Expires Jul 14, 2030

Seal

Notary Public

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

Authorized Agent Affidavit

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, this day personally appeared Patricia Bouis Thompson, Stephanie B. Bouis and Paul M. Thompson hereinafter "Owner", and Owais Khanani hereinafter "Applicant", who, being by me first duly sworn, upon oath, depose and says:

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 this
____ day of _____, 20___

_____
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: _____

Sworn to and subscribed before me this
05 day of September 2026

Paul M Thompson
Owner

Kelly Fosdick
Notary Public
State of Florida at Large
My Commission Expires: 8-6-2030

Notary Public State of Florida
Kelly Fosdick
My Commission HH 832902
Expires 8/6/2030

Sworn to and subscribed before me this
____ day of _____, 20___

N/A
Owner

_____
Notary Public
State of Florida at Large
My Commission Expires: _____

Authorized Agent Affidavit

STATE OF FLORIDA
COUNTY OF LAKE

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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 this
05 day of September, 2025

Kelly Fosdick
Notary Public
State of Florida at Large
My Commission Expires: 8-6-2030

Notary Public State of Florida
Kelly Fosdick
My Commission HH 832902
Expires 8/6/2030

Owner

Sworn to and subscribed before me this
____ day of _____, 20___

Notary Public
State of Florida at Large
My Commission Expires: _____

Owner

Sworn to and subscribed before me this
____ day of _____, 20___

Notary Public
State of Florida at Large
My Commission Expires: _____

Owner

Sworn to and subscribed before me this
____ day of _____, 20___

Notary Public
State of Florida at Large
My Commission Expires: _____

N/A
Owner

Authorized Agent Affidavit

STATE OF FLORIDA
COUNTY OF LAKE

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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.

DAZRITAE L. SAYLOR
Notary Public - North Carolina
Durham County
My Commission Expires Jul 14, 2031

Owner

Sworn to and subscribed before me this
5th day of September, 2026

Notary Public
State of ~~Florida at Large~~ North Carolina
My Commission Expires: 07/14/2030

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
____ day of _____, 20___

_____
Owner

_____
Notary Public
State of Florida at Large
My Commission Expires: _____

Sworn to and subscribed before me this
____ day of _____, 20___

N/A
Owner

_____
Notary Public
State of Florida at Large
My Commission Expires: _____

Verified Legal Description Form

The following legal description has been prepared by GeoPoint **and submitted to the Town of Howey-in-the-Hills for verification.**

Signature

2025-6-23
Date

Legal Description Including Acreage (to be typed by applicant) 10.178 **Acres**

DESCRIPTION:

A portion of the lands described in Official Records Book 3193, Page 1330 of the Public Records of Lake County, Florida, being the South 210.00 feet of Government Lot 2, lying in Section 24, Township 20 South, Range 25 East, Lake County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of Government Lot 3 being the Southwest corner of said Section 24, run thence along the West boundary thereof, N.00°55'22"E., a distance of 1333.11 feet to the Southwest corner of aforesaid Government Lot 2 for a **POINT OF BEGINNING**; thence continue along said West boundary, N.00°55'22"E., a distance of 210.00 feet to the Southwest corner of PORTO FINO BAY, according to the plat thereof, recorded in Plat Book 60, Page 16 of aforesaid Public Records; thence along the South boundary thereof, S.89°04'53"E., a distance of 2156.00 feet to a point hereinafter referred to as Point "A"; thence continue along said South boundary, S.89° 04'53"E., a distance of 9.83 feet to the water's edge of Little Lake Harris as located on June 11, 2025; thence along said water's edge the following six (6) courses: 1) S.21° 42'02"W., a distance of 79.05 feet; 2) S.17°02'17"W., a distance of 56.37 feet; 3) S.49° 01'52"W., a distance of 55.75 feet; 4) S.43°11'08"W., a distance of 39.20 feet; 5) S.87° 36'00"W., a distance of 87.74 feet; 6) S.81°00'23"W., a distance of 61.76 feet to the South boundary of aforesaid Government Lot 2; thence along said South boundary, N.89°04'53"W., a distance of 435.85 feet to a point hereinafter referred to as Point "B" (the course between aforesaid Point "A" and said Point "B" to serve as a Closing Line, with a bearing of S.73°53'55"W., and a distance of 717.44 feet); thence continue along said South boundary of Government Lot 2, N.89°04'53"W., a distance of 1470.00 feet to the **POINT OF BEGINNING**.

Containing 10.178 acres, more or less.

LEGAL DESCRIPTION CANNOT BE ATTACHED TO THIS FORM. THE LEGAL DESCRIPTION MSUT BE TYPED OR INSERTED ON THE FORMS WITH SIGNATURES. LMULTIPLE COPIES OF THIS FORM MAY BE MADE AND ATTACHED, AS NECESSARY.

DESCRIPTION:

A portion of the lands described in Official Records Book 3193, Page 1330 of the Public Records of Lake County, Florida, being the South 210.00 feet of Government Lot 2, lying in Section 24, Township 20 South, Range 25 East, Lake County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of Government Lot 3 being the Southwest corner of said Section 24, run thence along the West boundary thereof, N.00°55'22"E., a distance of 1333.11 feet to the Southwest corner of aforesaid Government Lot 2 for a **POINT OF BEGINNING**; thence continue along said West boundary, N.00°55'22"E., a distance of 210.00 feet to the Southwest corner of PORTO FINO BAY, according to the plat thereof, recorded in Plat Book 60, Page 16 of aforesaid Public Records; thence along the South boundary thereof, S.89°04'53"E., a distance of 2156.00 feet to a point hereinafter referred to as Point "A"; thence continue along said South boundary, S.89°04'53"E., a distance of 9.83 feet to the water's edge of Little Lake Harris as located on June 11, 2025; thence along said water's edge the following six (6) courses: 1) S.21°42'02"W., a distance of 79.05 feet; 2) S.17°02'17"W., a distance of 56.37 feet; 3) S.49°01'52"W., a distance of 55.75 feet; 4) S.43°11'08"W., a distance of 39.20 feet; 5) S.87°36'00"W., a distance of 87.74 feet; 6) S.81°00'23"W., a distance of 61.76 feet to the South boundary of aforesaid Government Lot 2; thence along said South boundary, N.89°04'53"W., a distance of 435.85 feet to a point hereinafter referred to as Point "B" (the course between aforesaid Point "A" and said Point "B" to serve as a Closing Line, with a bearing of S.73°53'55"W., and a distance of 717.44 feet); thence continue along said South boundary of Government Lot 2, N.89°04'53"W., a distance of 1470.00 feet to the **POINT OF BEGINNING**.

Containing 10.178 acres, more or less.

SURVEYOR'S NOTES:

1) Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this survey, and is subject to title review and/or abstract. GeoPoint Surveying, Inc. makes no representations or guarantees pertaining to easements, rights-of-way, set back lines, reservations, agreements, and other similar matters.

2) This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.

3) Bearings shown hereon are based on the West boundary of Section 24, Township 20 South, Range 15 East, Lake County, Florida, having a Grid bearing of North 00°55'22" East. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the East Zone of Florida.

4) All dimensions, unless otherwise noted, are survey dimensions.

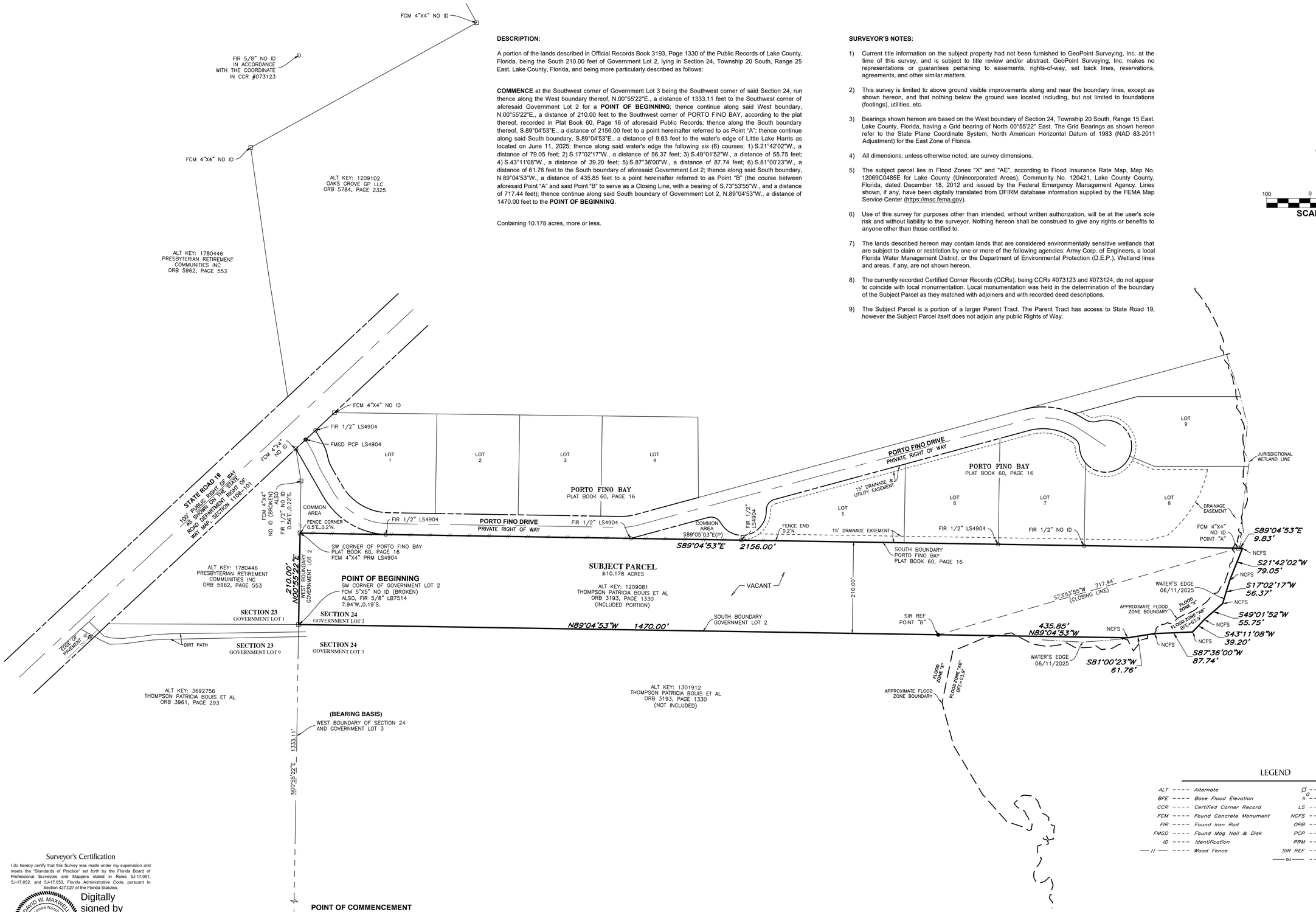
5) The subject parcel lies in Flood Zones "X" and "AE", according to Flood Insurance Rate Map, Map No. 12069C0485E for Lake County (Unincorporated Areas), Community No. 120421, Lake County County, Florida, dated December 18, 2012 and issued by the Federal Emergency Management Agency. Lines shown, if any, have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (https://msc.fema.gov).

6) Use of this survey for purposes other than intended, without written authorization, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.

7) The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, a local Florida Water Management District, or the Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.

8) The currently recorded Certified Corner Records (CCRs), being CCRs #073123 and #073124, do not appear to coincide with local monumentation. Local monumentation was held in the determination of the boundary of the Subject Parcel as they matched with adjoiners and with recorded deed descriptions.

9) The Subject Parcel is a portion of a larger Parent Tract. The Parent Tract has access to State Road 19, however the Subject Parcel itself does not adjoin any public Rights of Way.



LITTLE LAKE HARRIS

LEGEND

ALT	Alternate		Electric Power Pole
BFE	Base Flood Elevation		Buried Gas Warning Marker
CCR	Certified Corner Record	LS	Licensed Surveyor
FCM	Found Concrete Monument	NCFS	No Corner Found or Set
FIR	Found Iron Rod	ORB	Official Records Book
FMGD	Found Mag Nail & Disk	PCP	Permanent Control Point
ID	Identification	PRM	Permanent Reference Monument
//	Wood Fence	SIR REF	Set 1/2" Iron Rod LB7768 Reference
		OU	Overhead Utility Line

Surveyor's Certification

I do hereby certify that this Survey was made under my supervision and meets the "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers stated in Rules 5J-17.051, 5J-17.052, and 5J-17.053, Florida Administrative Code, pursuant to Section 427.027 of the Florida Statutes.

DAVID W. MAXWELL License Number LS7311 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by David Maxwell Date: 2026.09.08 14:22:16-04'00'

David W. Maxwell LS7311

This Survey is valid only with a Signature & Original Seal, in hard copy form, or a Digital Seal in electronic form, pursuant to Rules 5J-17.060 and 5J-17.062, Section 472.027 of the Florida Statutes.

JOB #: 1003467-1-EDL.1.01	
DATE OF LAST FIELD SURVEY: 06/16/2025	
DRAWN BY: JMW DATE:06/16/2025 | OFFICE CHECK:DWM FIELD CHECK:AW	
CREW #1	NAME: AW FIELD BOOK: ---
	DATA FILE: PORTO-FINO-BNDY(AW)
CREW #2	NAME: --- FIELD BOOK: ---
	DATA FILE: ---
CREW #3	NAME: --- FIELD BOOK: ---
	DATA FILE: ---

Revisions

DATE	DESCRIPTION	DRAWN
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---

Boundary Survey

PREPARED FOR:
Elevation Development, LLC
LOCATED IN:
Section 24, Township 20 S., Range 25 E., Lake County, Florida

www.GeoPoint.org
Licensed Business No.: LB 7768
GeoPoint
528 Northlake Blvd, Suite 1040
Altamonte Springs, Florida 32701
Phone: (321) 270-0440

SHEET: 01 of 01

ZONING MEMORANDUM

October 05, 2026
Prepared for
Town of Howey-in-the-Hills
Attn: Sean O'Keefe, Town Manager

Porto Fino PUD-
Annexation, Future Land Use and Zoning Applications

Applicant: Evans Engineering, Inc.

Project Description

This application includes eight properties. Together, they comprise 101.20 acres. Seven of the parcels are in the jurisdiction of Howey-in-the-Hills and one (24-20-25-0003-000-00601) is proposed to be annexed into the Town. All of the parcels are proposed to be combined and be assigned a Future Land Use of Village Mixed Use (VMU) and companion Zoning District designation of Planned Unit Development (PUD).

Proposed Development

A mixed-use development is proposed, consisting of 139 homes and 22.96 acres of commercial. The proposed density is 1.78 dwelling units per acre.

Review Comments

1. The proposed annexation is compact and contiguous to the Town's jurisdiction, therefore meeting the requirements of Florida Statutes.
2. A PUD development agreement is required which establishes the zoning standards for the PUD. Any deviations from the Land Development Code (LDC) regarding uses, setbacks, landscaping requirements, or other provisions of development requirements must be in this document or requirements default to the LDC. Please prepare a draft agreement for the Town's review and comment.
3. Please explain how Tract 2 will be utilized as a public/civic space as noted on the concept plan.
4. The concept plan demonstrates consistency with the minimum requirements in the Village Mixed Use Future Land Use designation:
    a. 25% open space
    b. 10% parks and recreation
    c. 3% active recreation uses

The Land Development Code requires that plans for active recreation uses be submitted for approval by Town Council no later than application for final plat approval. Town Council may require a performance surety bond for park and recreation improvements.

5. Please note that a detailed landscaping plan, tree survey, and tree mitigation plan, as applicable, will be required as part of future site plan review.
6. The development proposes a gate. If the Town will maintain the streets, the development cannot be gated.
7. It would be good to see if the road network could allow connections to Mission Lane, Tangerine Avenue, and others as a measure of connectivity in complete streets design.

Staff Recommendation

Please address the review comments above and submit for additional DRC review.

Christina Epperson | Christina.Epperson@gray-robinson.com | **D** 407.204.3118
301 East Pine Street, Suite 1400, Orlando, Florida 32801 | **T** 407.843.8880 | **F** 407.244.5690

MEMORANDUM

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

FROM: GrayRobinson, P.A.

DATE: October 6, 2026

SUBJECT: Porto Fino Subdivision Large Scale Future Land Use Amendment

Owais Khanani of Elevation Development, LLC, as Authorized Agent on behalf of Paul M. Thompson, Patricia Bouis Thompson, and Stephanie B. Bouis, applies for a large scale Future Land Use Map Amendment as to the properties described by parcel ID numbers: 23-20-25-0004-000-00800; 24-20-25-0003-000-00601; 24-20-25-0003-000-00600; 26-20-25-0001-000-00100; 26-20-25-0500-00C-00101; 26-20-25-0100-A06-00000; 26-20-25-0001-000-01800 and 26-20-25-0001-000-01700. These parcels are generally located south of Porto Fino Dr; southeast of SR 19; north east of Palm Avenue.

The three southernmost parcels that are just north of the Howey Mansion are not owned by Paul M. Thompson, Patricia Bouis Thompson, and Stephanie B. Bouis, but by AC One LLC (Parcel ID Numbers: 26-20-25-0001-000-00100; 26-20-25-0500-00C-00101; and 26-20-25-0100-A06-00000). Additionally, the rezoning application also purports to include parcels owned by Howey Mansion LLC (Parcel ID Numbers: 26-20-25-0001-000-01800 and 26-20-25-0001-000-01700). The warranty deed provided with the applications does not include those three parcels. No other document showing ownership are included, nor are any other owner authorizations included. The comprehensive plan amendment application requires authorization from all owners.

The applicant must include authorization from all property owners for the application to be processed.

GRIFFEY ENGINEERING, INC.

October 4, 2026
Porto Fino – Annexation, Rezoning, Comp Plan Amendment
Engineering Review Comments
Page 1

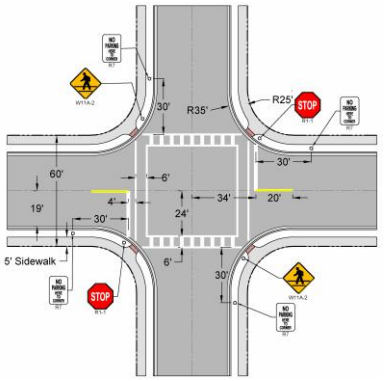
1. The project will need to provide a traffic impact study with the PUD submittal.

2. This project should provide a proportionate share contribution towards the construction of the roundabout at the intersection of SR 19 & CR 48.

3. All intersections on SR 19 are to include turn lanes and full pedestrian accommodation.

4. The outparcels should all access internally and not have direct connections to SR 19.

4. The project should construct the trail along its SR 19 frontage.



5. The PUD is to be designed as a Complete Streets, pedestrian friendly community. The intersections of the residential streets need to provide full pedestrian accommodation. Pedestrians need to have clearly designated means (crosswalks & signage) to safely traverse an intersection from any corner to any other corner or side. Intersection design needs to meet that intent and comply as much as possible with the town's road detail R1A.

6. The proposed boat ramp is about 900' long. It needs to provide accommodation for vehicle staging and turnaround at the launch area.

7. Provide a water main extension to the south along Citrus Ave to the town system at Camellia Way and to the north along the west side of Lot 1 for a future tie-in.

8. The survey and the concept plan need to be updated to reflect the right-of-way and lot geometry shown in the Brock replat (copy included).

INSTRUMENT#: 2026065138 PLAT BK 90 PG 79 PAGES: 2 5/28/2026 10:44:52 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES: $45.00

BROCK REPLAT OF POCO SIERRA AND GRIFFIN VILLAGE

A REPLAT OF POCO SIERRA – LOTS 2, 3, 4, BLOCK C, AS RECORDED IN PLAT BOOK 11, PAGE 32 AND GRIFFIN VILLAGE – LOTS 1, 2, 3, BLOCK A–5 AS RECORDED IN PLAT BOOK 12, PAGE 27 HOWEY IN THE HILLS, SECTION 25, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA

INSTRUMENT #2026065138
PLAT BK 90 PG 79 (2 PGS)
DATE: 5/28/2026 10:44:52 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES $45.00

PLAT BOOK 90 PAGE 79

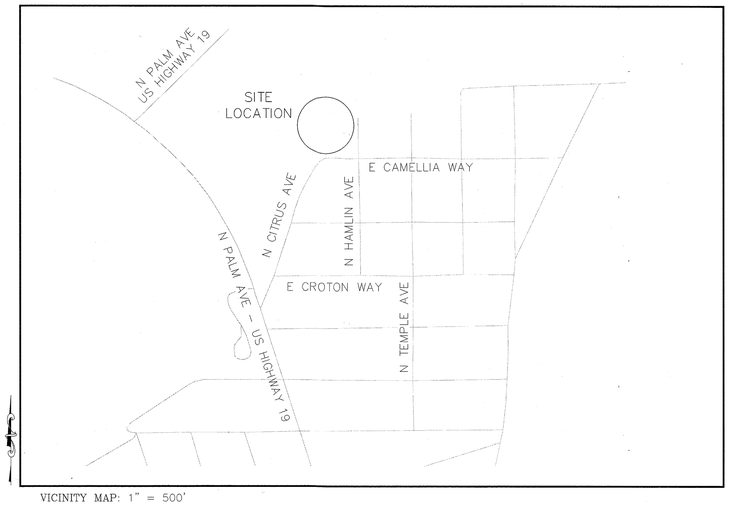
LAND DESCRIPTION:

A PORTION OF LOTS 2, 3, AND 4, BLOCK C OF POCO SIERRA, AS RECORDED IN PLAT BOOK 11, PAGE 32, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND LOTS 1, 2, AND 3, BLOCK A–5 OF GRIFFIN VILLAGE, AS RECORDED IN PLAT BOOK 12, PAGE 27, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING WITHIN SECTION 25, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN 8"x8" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF SAID SECTION 25; THENCE NORTH 89°27'46" WEST, ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 390.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°27'46" WEST, A DISTANCE OF 352.50 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2166, PAGE 2356; THENCE, LEAVING SAID NORTH LINE, SOUTH 00°56'07" WEST, ALONG EAST LINE OF SAID LANDS, A DISTANCE OF 351.53 FEET TO THE WESTERLY RIGHT–OF–WAY LINE OF NORTH CITRUS AVENUE (RIGHT–OF–WAY VARIES); THENCE, LEAVING SAID EAST LINE AND SAID WESTERLY RIGHT–OF–WAY LINE, NORTH 81°57'26" EAST, A DISTANCE OF 76.34 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK A–6 OF SAID GRIFFIN VILLAGE AND BEING ON A NON–TANGENT CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 441.68 FEET, A CENTRAL ANGLE OF 12°11'05", AND A CHORD BEARING AND DISTANCE OF NORTH 50°44'55" EAST, 93.75 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 93.93 FEET TO THE NORTH RIGHT–OF–WAY LINE OF EAST CAMELLIA WAY (60 FOOT RIGHT–OF–WAY); THENCE SOUTH 89°27'40" EAST, ALONG SAID NORTH RIGHT–OF–WAY LINE, A DISTANCE OF 206.68 FEET TO THE WEST RIGHT–OF–WAY LINE OF NORTH HAMLIN AVENUE (60 FOOT RIGHT–OF–WAY); THENCE NORTH 00°41'16" EAST, ALONG SAID WEST RIGHT–OF–WAY LINE, A DISTANCE OF 280.14 FEET TO THE POINT OF BEGINNING.
CONTAINING ±105,863.37 SQUARE FEET (±2.43 ACRES), MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS AND SHOWN HEREON ARE BASED ON NAD83, FLORIDA STATE PLANE, EAST ZONE, WITH A REFERENCE BEARING OF NORTH 89°27'46" WEST FOR THE NORTH LINE OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.
2. HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON NAD83, FLORIDA STATE PLANE, EAST ZONE, AS ESTABLISHED BY REAL TIME KINEMATIC– GLOBAL POSITIONING SYSTEM (RTK GPS) OBSERVATIONS WITH CORRECTION SIGNALS PROVIDED BY FLORIDA DEPARTMENT OF TRANSPORTATION FPRN GPS SURVEY NETWORK.
3. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12069C0485E, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE DECEMBER 18, 2012.
5. AS PER THE TOWN OF HOWEY–IN–THE–HILLS ZONING MAP, DATED 10/25/2021, THIS PROPERTY IS CURRENTLY ZONED (MDR–1) MEDIUM DENSITY RESIDENTIAL 1.
6. THIS PLAT CONSISTS OF 5 TOTAL LOTS AND 1 ROADWAY AND CONTAINS 105,863.37 SQUARE FEET (2.43 ACRES), MORE OR LESS.
7. THIS PLAT IS 2 PAGES IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER.



VICINITY MAP: 1" = 500'

LEGEND:

⊡	(PRM) 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 021" TO BE SET IN ACCORDANCE WITH 177.0914(7), F.S.
⊡	(CMF) 8"x8" CONCRETE CONCRETE MONUMENT FOUND
◪	(IRCF) IRON ROD AND CAP FOUND
●	(IPF) IRON PIPE FOUND
ID.	IDENTIFICATION
N:	NORTHING
E:	EASTING
R/W	RIGHT–OF–WAY
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
D.B.	DEED BOOK
PG.	PAGE
DOC.	DOCUMENT
C.C.R.	CERTIFIED CORNER RECORD
F.S.	FLORIDA STATUTES
B.S.L.	BUILDING SETBACK LINE (TYPICAL)
LB	LICENSED BUSINESS
PRM	PERMANENT REFERENCE MARKER
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RLS	REGISTERED LAND SURVEYOR

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PROVISION

NO AMENDMENTS SHALL BE MADE TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WITHOUT PRIOR APPROVAL OF THE TOWN OF HOWEY IN THE HILLS WITH REGARD TO CHANGES TO OR TRANSFER OF ANY PORTION OR COMPONENT OF THE SUBDIVISION INFRASTRUCTURE AND ANY CHANGE IN OWNERSHIP OR MAINTENANCE PROVISIONS OF THE COMMON AREAS.

George F. Young, Inc.
4605 N.W. 6TH STREET, SUITE H, GAINESVILLE, FL 32609
PHONE (352) 378–1444 WWW.GEORGEFYOUNG.COM
BUSINESS ENTITY LB21
CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING
ECOLOGY I GIS I PLANNING I SURVEYING
ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA
Since 1919

CERTIFICATE OF APPROVAL BY TOWN COUNCIL

THIS IS TO CERTIFY, THAT ON THE 23 DAY OF June, 2025, THE FORGOING PLAT WAS OFFICIALLY APPROVED BY THE TOWN COUNCIL, FOR THE TOWN OF HOWEY–IN–THE–HILLS, LAKE COUNTY, FLORIDA, THIS 28 DAY OF May, ~~2025~~ 2026

APPROVED:

TOWN COUNCIL

APPROVAL BY ATTORNEY

THIS IS TO CERTIFY, THAT ON THE 28th DAY OF July, 2025, THE FORGOING PLAT AND ALL DOCUMENTS AND SURETIES RELATING THERETO HAVE BEEN REVIEWED AND APPROVED AS TO LEGAL FORM AND CONTENT BY THE ATTORNEY FOR THE TOWN OF HOWEY–IN–THE–HILLS, FLORIDA.

Thomas J. Wilkes
PRINT NAME

BY: ATTORNEY

APPROVAL BY TOWN CONSULTING ENGINEER

THIS IS TO CERTIFY, THAT ON THE 29th DAY OF July 2025, THE FORGOING PLAT WAS OFFICIALLY APPROVED BY THE CONSULTING ENGINEER FOR THE TOWN OF HOWEY–IN–THE–HILLS, FLORIDA.

PROFESSIONAL ENGINEER No. 36794

7-28-25
DATE

CERTIFICATE OF REVIEW BY SURVEYOR

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINT, OR MEASUREMENTS SHOWN ON THIS PLAT.

JONATHAN H. GIBSON
REGISTRATION No. LS 6851

8/21/25
DATE

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER CERTIFY THAT I HAVE PREPARED THE FOREGOING PLAT AND IT WAS MADE UNDER MY DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUES; AND THAT SAID LAND IS LOCATED IN LAKE COUNTY, FLORIDA.

7-14-25

DAVID M. DEREN, PSM
FLORIDA REGISTRATION NO. 6946
GEORGE F. YOUNG, INC.
REGISTRATION NUMBER L.B. 21
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FL 32609
(352)378–1444

DAVID M. DEREN LICENSE NUMBER 6946 STATE OF FLORIDA

BROCK REPLAT OF POCO SIERRA AND GRIFFIN VILLAGE
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS, DO HEREBY DEDICATE SAID LANDS AND PLAT SHOWN FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATE THE ROAD RIGHT–OF–WAYS AND EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC.

OWNER: JONATHAN COLON MERCADO — WITNESS

OWNER: FRANCES COLON — WITNESS

OWNER: MARGARET D. BROCK — WITNESS

OWNER: JEFFREY W. FELLOWS — WITNESS

OWNER: JOSE RAMON ROSADO — WITNESS

OWNER: KENNETH L. GREEN — WITNESS

STATE OF FLORIDA
COUNTY OF LAKE

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
[X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION,
THIS 25th DAY OF July, 2025,
BY JONATHAN COLON MERCADO, FRANCES COLON, MARGARET D. BROCK, JEFFREY W. FELLOWS, JOSE RAMON ROSADO, KENNETH L. GREEN AND MICHELE N. GREEN,
WHO ARE [ ] PERSONALLY KNOWN TO ME OR [X] HAS PRODUCED Fl. Drivers Licenses AS IDENTIFICATION.

NOTARY PUBLIC – STATE OF FLORIDA

JOHN MORGAN BROCK Notary Public State of Florida Commit HH162296 Expires 1/13/2029

MY COMMISSION EXPIRES: 1/13/2029

CONSENT OF MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS THAT LOT 3 IS PRESENTLY SECURED BY THAT CERTAIN MORTGAGE TO MERS (MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC), AS MORTGAGEE AND SUCCESS MORTGAGE PARTNERS, INC., AS LENDER, RECORDED IN OFFICIAL RECORDS BOOK 6266, PAGE 2202 (INSTRUMENT #2025002059 13 PAGES), OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE MORTGAGEE JOINS IN AND RATIFIES THE PLAT AND ALL DEDICATIONS AND RESERVATIONS THEREON.

WITNESS — SIGNATURE

WITNESS — PRINT NAME AND TITLE

STATE OF FLORIDA, COUNTY OF LAKE:
I DO HEREBY CERTIFY THAT ON THIS DAY APPEARED BEFORE ME, {NAME} _____ {TITLE} _____ OF MERS (MORTGAGE ELECTRONIC SYSTEMS, INC.) AS MORTGAGEE AND SUCCESS MORTGAGE PARTNERS, INC., AS LENDER, WHO ARE

[ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND & OFFICIAL SEAL THIS , DAY OF _____, 2025.

NOTARY PUBLIC – STATE OF FLORIDA

N/A

MY COMMISSION EXPIRES: _____

CONSENT OF SUBORDINATE MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS THAT LOT 3 IS PRESENTLY SECURED BY THAT CERTAIN SUBORDINATE MORTGAGE TO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, AS LENDER, RECORDED IN OFFICIAL RECORDS BOOK 6485, PAGE 143 (INSTRUMENT #2025025922 6 PAGES), OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE MORTGAGEE JOINS IN AND RATIFIES THE PLAT AND ALL DEDICATIONS AND RESERVATIONS THEREON.

WITNESS — SIGNATURE

WITNESS — PRINT NAME AND TITLE

STATE OF FLORIDA, COUNTY OF LAKE:
I DO HEREBY CERTIFY THAT ON THIS DAY APPEARED BEFORE ME, {NAME} _____ {TITLE} _____ OF THE SECRETARY OF HOUSING AND DEVELOPMENT, AS LENDER.

[ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND & OFFICIAL SEAL THIS , DAY OF _____, 2025.

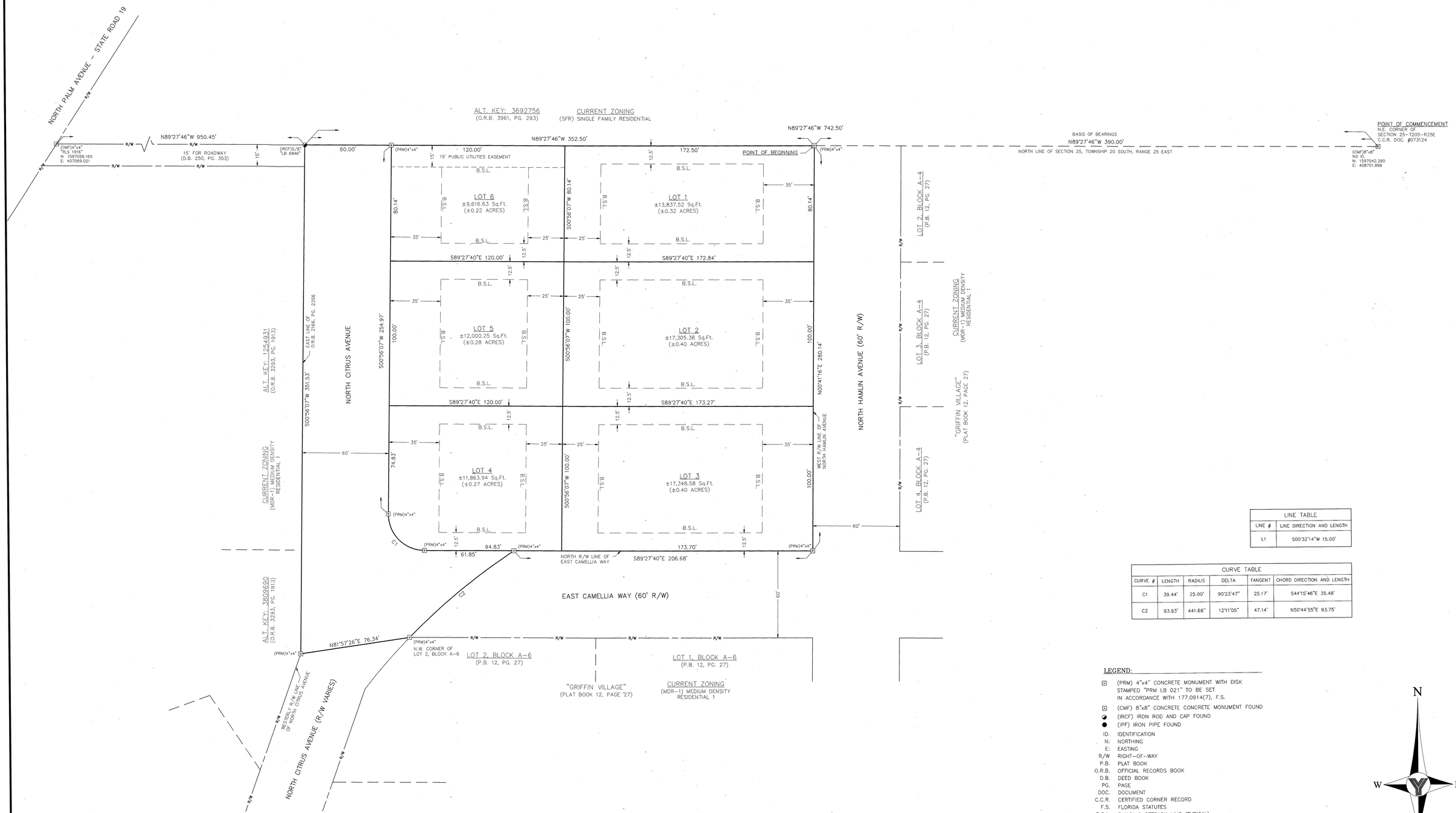
NOTARY PUBLIC – STATE OF FLORIDA

N/A

MY COMMISSION EXPIRES: _____

BROCK REPLAT OF POCO SIERRA AND GRIFFIN VILLAGE

A REPLAT OF POCO SIERRA – LOTS 2, 3, 4, BLOCK C, AS RECORDED IN PLAT BOOK 11, PAGE 32
AND GRIFFIN VILLAGE – LOTS 1, 2, 3, BLOCK A–5 AS RECORDED IN PLAT BOOK 12, PAGE 27
HOWEY IN THE HILLS, SECTION 25, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA



LINE TABLE	
LINE #	LINE DIRECTION AND LENGTH
L1	S00°32'14"W 15.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION AND LENGTH
C1	39.44'	25.00'	90°23'47"	25.17'	S44°15'46"E 35.48'
C2	93.93'	441.68'	12°11'05"	47.14'	N50°44'55"E 93.75'

LEGEND:

- (PRM) 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 021" TO BE SET IN ACCORDANCE WITH 177.0914(7), F.S.
- (CMF) 8"x8" CONCRETE CONCRETE MONUMENT FOUND
- (IRCF) IRON ROD AND CAP FOUND
- (IPF) IRON PIPE FOUND
- ID. IDENTIFICATION
- N: NORTHING
- E: EASTING
- R/W RIGHT–OF–WAY
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- D.B. DEED BOOK
- PG. PAGE
- DOC. DOCUMENT
- C.C.R. CERTIFIED CORNER RECORD
- F.S. FLORIDA STATUTES
- B.S.L. BUILDING SETBACK LINE (TYPICAL)
- LB LICENSED BUSINESS
- PRM PERMANENT REFERENCE MARKER
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- RLS REGISTERED LAND SURVEYOR

NOTICE

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ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA
Since 1919

CFN 2006095971
Bk 03193 Pgs 1330 - 1333; (4pgs)
DATE: 06/22/2006 10:59:06 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 35.50
DEED DOC 0.70

PREPARED BY/RETURN TO:

Del G. Potter, Esquire
POTTER CLEMENT LOWRY & DUNCAN
308 E. Fifth Ave.
Mt. Dora, FL 32757

Parcel ID Number: 3692756

WARRANTY DEED

THIS WARRANTY DEED made this 15th day of June, 2006 by PATRICIA BOUIS THOMPSON, 31217 Overbrook St., Mt. Plymouth, FL 32776, STEPHANIE B. BOUIS, 412 Fairoaks Circle, Chapel Hill, NC 27516, MARTHA BOUIS, 13600 E. Palamino Dr., S.W. Ranches, FL 33330, and PAUL M. THOMPSON, 31217 Overbook St., Mt. Plymouth, FL 32776, hereinafter called Grantor, to PATRICIA BOUIS THOMPSON as to a 41.75 percentage, STEPHANIE B. BOUIS as to a 41.75 percentage, and PAUL M. THOMPSON as to a 16.5 percentage, all as Tenants in Common, whose address is: 31217 Overbrook St., Mt. Plymouth, FL 32776, hereinafter called Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Lake County, State of Florida, viz:

Parcel Number 1:
That part of Government Lots 8 and 9, Section 23, Township 20 South, Range 25 East, Lake County, Florida, lying southeast of State Road 19. (Parcel ID Number 3692756)

That part of the following described land lying in Government Lots 2 and 3, Section 24, Township 20 South, Range 25 East, Lake County, Florida, begin at the Southwest corner of the section, run North 1,543 feet East to the lake; begin again as before, run East 288 feet, North 340 feet, East to the lake, Northeasterly along the lake to intersect the first line. (Coleman-Cline East). (Parcel ID Numbers 1209081 and 1301912).

Grantor warrants that the above described property is not homestead property as defined by the constitution and the laws of the State of Florida.

Subject to easements, restrictions and reservations of record, if any; however, this reference shall not operate to reimpose the same.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said

land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

William Hall
Witness #1 Signature

PATRICIA BOUIS THOMPSON

WILLIAM HALL
Witness #1 Printed Name

Witness #2 Signature

Susan H. Cain
Witness #2 Printed Name

Witness #1 Signature

STEPHANIE B. BOUIS

J. MILLHOUSE BISHOP
Witness #1 Printed Name

Witness #2 Signature

FRANK BOUIS
Witness #2 Printed Name

Witness #1 Signature

MARTHA BOUIS

J. MILLHOUSE BISHOP
Witness #1 Printed Name

Witness #2 Signature

FRANK BOUIS
Witness #2 Printed Name

Witness #1 Signature

PAUL M. THOMPSON

STACI BLAIR
Witness #1 Printed Name

Witness #2 Signature

STACEY STOUT
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF POLK

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared PATRICIA BOUIS THOMPSON, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) [ ] Said person are personally known to me. [X] Said person provided the following type of identification: FLORIDA DRIVERS LICENSE.

Witness my hand and official seal in the County and State last aforesaid this 28TH day of MARCH, 2006.

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
WILLIAM HALL
COMMISSION NUMBER
DD167059
MY COMMISSION EXPIRES
NOV. 21,2006

William Hall
NOTARY PUBLIC- WILLIAM HALL
(Type or Print Notary Name)
Serial No., if any DD167059
My Commission Expires: 11-21-06

STATE OF FLORIDA
COUNTY OF LAKE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared STEPHANIE B. BOUIS, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) [✓] Said person are personally known to me. [ ] Said person provided the following type of identification: _____.

Witness my hand and official seal in the County and State last aforesaid this 15th day of June, 2006.

NOTARY PUBLIC STATE OF FLORIDA
J. MILLHOUSE BISHOP
MY COMMISSION # DD397600
EXPIRES: May 06, 2009
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

J Millhouse Bishop
NOTARY PUBLIC- J MILLHOUSE BISHOP
(Type or Print Notary Name)
Serial No., if any DD 397600
My Commission Expires:
MAY 06 2009

STATE OF FLORIDA
COUNTY OF LAKE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared MARTHA BOUIS, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) [✓] Said person are personally known to me. [ ] Said person provided the following type of identification: _____.

Witness my hand and official seal in the County and State last aforesaid this 15th day of June, 2006.

NOTARY PUBLIC STATE OF FLORIDA
J. MILLHOUSE BISHOP
MY COMMISSION # DD397600
EXPIRES: May 06, 2009
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

J Millhouse Bishop
NOTARY PUBLIC- J MILLHOUSE BISHOP
(Type or Print Notary Name)
Serial No., if any DD 397600
My Commission Expires:
MAY 06. 2009

STATE OF FLORIDA
COUNTY OF Orange

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared PAUL M. THOMPSON, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. (Check one:) [X] Said person are personally known to me. [ ] Said person provided the following type of identification: _____.

Witness my hand and official seal in the County and State last aforesaid this 27th day of March, 2006.

Mary Jo Cascio
NOTARY PUBLIC-
(Type or Print Notary Name)
Serial No., if any
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
Mary Jo Cascio
Commission # DD281096
Expires March 23, 2008
Bonded Troy Fain Insurance, Inc. 800-385-7019

Parcel List

23-20-25-0004-000-00800
24-20-25-0003-000-00600
26-20-25-0001-000-00100
26-20-25-0100-A06-00000
26-20-25-0500-00C-00101
26-20-25-0001-000-01700
26-20-25-0001-000-01800
24-20-25-0003-000-00601

Lake County School District
School Concurrency Application & Service Provider Form

Growth Planning Dept.
220 N. Central Ave.
Umatilla, FL 32784
Main Phone: (352) 253-6690

Instructions: Submit one copy of the completed application and applicable fee(s) for each new residential project requiring a concurrency determination of school capacity. A determination will be provided within thirty (30) working days of receipt of a complete application. A determination is not transferable and is valid for one year from date of issuance. Once the Development Order is issued, the concurrency determination shall be valid for the life of the Development Order upon verification of a final development order.

Please check (√) type of application (one only):
[X] Concurrency Capacity Reservation (site plan, subdivision, plat) [ ] Exemption [ ] Amendment [ ] Equivalency
[ ] Adequate School Facilities (APF) Determination (Comp Plan, Zoning) [ ] Letter of No Impact [ ] Time Extension
Fees: Concurrency Capacity Reservation ≤ 90 DU ($800) ≥ 91 DU ($1000);
Adequate Public School Facilities Determination ($500); Amendment ($500); Equivalency ($500); Time Extension ($300)
Checks must be made payable to "Lake County Schools"

PART 1: PROJECT INFORMATION

Include a copy of the site/subdivision plan, last recorded warranty deed and agent/applicant authorization

Project Name: (please include AKA's)	Porto Fino Crossings
Municipality:	
Parcel Identification Number (PIN):	24-20-25-0003-000-00601 see attached
Alternate Keys:	
Location / Address Of Subject Property:	Porto Fino Dr Howey-in-the-Hills, FL 34737

DEVELOPMENT REQUEST:

Project Data		Type and Number of Units	
Recently Annexed: Y or (N)		Single Family	139
Project Acreage:	101.2 AC	Multi-Family	
Total Number of Units:		Mobile Home	
Will the Project be Phased?[1](Y/N):	YES	Age Restricted (Adults Only)[2]	
Concurrency Service Area (CSA) #:			

[1] **If applicable, please attach a Phasing Plan showing the number and type of units to receive certificate of occupancy yearly.**
[2] **A Restrictive Covenant is required for age-restricted communities.**

OWNERSHIP/AGENT INFORMATION: NOTE: if an agent, please include an agent authorization/consent form

Owner's Company/Contact Name:	Patricia Bouis Thompson, Stephanie Bouis, and Paul Thompson
Agent's Company/Contact Name:	Elevation Development, LLC - Owais Khanani
Agent Mailing Address:	189 S. Orange Ave Suite 1550 Orlando, FL 32801
Agent Phone Number:	407-872-1515
Agent Email Address:	permitting@evansenginc.com

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge.

Owner/Agent Signature:	**Date:** 09-04-2026

PART 2: TO BE COMPLETED BY LOCAL GOVERNMENT REVIEW

Date Application Filed:	Project Number:
Reviewed By:	Reviewer's Title:

Government Representative Signature:	**Date:**

PART 3: TO BE COMPLETED BY SCHOOL DISTRICT

Date & Time Received:	Case Number:
I verify that the project complies with the adopted Level of Service (LOS) for Schools	I verify that the project will comply with the adopted Level of Service (LOS) for Schools subject to the attached conditions
I cannot verify that the project will comply with the adopted Level of Service (LOS) for Schools	Payment Received:
District Representative:	**Date:**

Form revised 03/05/2025

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& Service Provider Form

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Umatilla, FL 32784
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Agent Email Address:	permitting@evansenginc.com

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Owner/Agent Signature: **Date:** 9-5-2026

PART 2: TO BE COMPLETED BY LOCAL GOVERNMENT REVIEW

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Reviewed By:	Reviewer's Title:

Government Representative Signature: **Date:**

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Form revised 03/05/2025

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Owner/Agent Signature: [signature] **Date:** 9.5.2026

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Form revised 03/05/2025

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Agent Phone Number:	407-872-1515
Agent Email Address:	permitting@evansenginc.com

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge.

Owner/Agent Signature:	Paul M Thompson	**Date:**	9-5-2026

PART 2: TO BE COMPLETED BY LOCAL GOVERNMENT REVIEW

Date Application Filed:	Project Number:
Reviewed By:	Reviewer's Title:

Government Representative Signature:	**Date:**

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Form revised 03/05/2025



GRAPHIC SCALE

0 500' 1000'

FEET

1 Inch = 1000 Ft.

EVANS ENGINEERING, INC.

CIVIL ENGINEERING LAND PLANNING PERMITTING SERVICES

719 IRMA AVENUE
ORLANDO, FLORIDA 32803
(407) 872-1515
www.evansenginc.com
CERTIFICATE OF AUTHORIZATION NO. 00006788

HOWEY-IN-THE-HILLS SUBDIVISION

THE TOWN OF HOWEY IN THE HILLS, FL

DRAWN BY: HQT

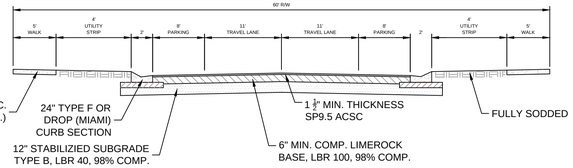
CHECKED BY: DE

JOB #: 34505

SHEET NO: EX-40

LOCATION MAP

J:\JOBS\34505 - Howey In The Hills Property\CAD\Exhibits\34505 _Howey-In-The Hills - Location Map.dwg (Location Map - Entire Site) Plotted on: Sep 10, 2026 - 1:29pm by Hung Tran



TYPICAL SECTION N.T.S.

PORTO FINO DR

RESIDENTAL ZONING: R-1 (COUNTY)

ZONING: A (COUNTY)

OFFSITE TRAIL IMPROVEMENT (BY OTHERS)

SIGNALIZED INTERSECTION

FUTURE DEVELOPMENT ZONING: PUD

LIFT STATION AREA 400SF

COMMUNITY REC-CENTER & PLAYGROUND

50' SHORELINE PROTECTION ZONE

50'

DRY POND 1 / DOG PARK 1.50 AC

R60'

COMMUNITY DOCK

15' WIDE CONC. BOAT RAMP

WETLAND

25' SETBACK WETLAND BUFFER

8' WIDE MULCH TRAIL w/ BENCHES

WET POND 14.36 AC

DRY POND 2 2.88 AC

LITTLE LAKE HARRIS

OPEN SPACE

FOUNTAIN POND 0.30 AC

COMMUNITY ACCESS GATE

OUT-PARCEL 6 AREA: ±1.72 AC

OUT-PARCEL 5 AREA: ±1.68 AC

OUT-PARCEL 4 AREA: ± 1.56AC

RIGHT-IN/ RIGHT-OUT 30' WIDE DRIVEWAY

OUT-PARCEL 3 AREA: ± 1.67 AC

OUT-PARCEL 2 AREA: ± 1.04 AC

OUT-PARCEL 1 AREA: ± 0.95 AC

EXIST. TRACT TO BE VACATED

24' PAVED ACCESS ROAD

TRACT 1 STORMWATER POND AREA: ± 3.72 AC.

OUT-PARCEL 9 AREA: ±2.28 AC

OUT-PARCEL 7 AREA: ± 1.56 AC

OUT-PARCEL 8 AREA: ± 1.69 AC

60' ROW PUBLIC ACCESS ROAD

OUT-PARCEL 10 AREA: ±2.36 AC

GATED EMERGENCY ACCESS ONLY

EXISTING MAUSOLEUM/GRAVESITE & INGRESS/EGRESS EASEMENT TO BE RELOCATED

PROPOSED SIDEWALK EASEMENT

GREEN MOUNTAIN SCENIC TRAIL

N. PALM AVE (100' ROW)

FULL ACCESS 30' WIDE DRIVEWAY

ZONING: MDR-1-H LAND USE: MDR

TRACT 2 PUBLIC / CIVIL USE AREA: 4.13 AC

SR 19

CITRUS AVE

HAMLIN AVE

N TEMPLE AVE

N VALENCIA AVE

TANGERINE AVE

LAKE SHORE BLVD

MISSION LN

RESIDENTIAL AREA ZONING: MDR-1 LAND USE: MDR

SR 19 (125' ROW)

OUT-TR. TREATMENT PLANT

1 2 3 4 5 6 7 8 9 10 11 12 13 14

15 16 17 18 19 20 21 22

23 24 25 26 27 28 29 30 31 32

33 34 35 36 37 38 39 40 41 42

43 44 45 46 47 48 49 50 51 52

53 54 55 56 57 58 59 60 61 62 63

64 65 66 67 68

69 70 71 72 73

74 75 76 77 78 79 80 81

82 83 84 85 86 87 88

89 90 91 92 93 94 95 96

97 98 99 100 101 102 103 104

105 106 107 108 109 110 111 112

113 114 115 116 117 118 119 120

121 122 123 124 125 126 127 128

129 130 131 132 133 134 135 136

137 138 139

PARCEL DATA

PROPERTY ADDRESSES: NORTH HAMLIN AVE, HOWEY IN THE HILLS, FL 32776

LCPA - PARCEL ID:	EXISTING FLU	EXISTING ZONING
23-20-25-0004-000-00800 (TOWN)	VACANT, LDR	SFR
24-20-25-0003-000-00600 (TOWN)	VACANT, LDR	SFR
26-20-25-0001-000-00100 (TOWN)	VACANT, MDR	MDR-1
26-20-25-0100-A06-00000 (TOWN)	VACANT, MDR	MDR-1
26-20-25-0500-00C-00101 (TOWN)	VACANT, MDR	MDR-1
26-20-25-0001-000-01700 (TOWN)	R1, MDR	MDR-1-H
26-20-25-0001-000-01800 (TOWN)	VACANT, MDR	MDR-1
24-20-25-0003-000-00601 (COUNTY)	VACANT, R-1	R-1(ANNEXATION)
TOTAL AREA:	+/- 101.20	

OVERALL SITE INFORMATION

		CODE SECTION
TOTAL PARCELS' AREA:	101.20 AC	
PROJECT SETBACKS:		
FRONT (WEST) SETBACK, SR 19:	25 FT	
REAR (EAST) SETBACK:	50 FT	
SIDE (NORTH & SOUTH) SETBACK:	25 FT	
PROPOSED FLU:	VMU	
PROPOSED ZONING (MIN. 100 AC):	VMU - PUD	(SEC. 2.02.13.D-2)
RESIDENTIAL (MIN. 70% - MAX. 85%)	78.24 AC (77.31%)	(SEC. 2.02.13.D-2b)
COMMERCIAL (MIN. 15% - MAX. 30%)	22.96 AC (22.69%)	(SEC. 2.02.13.D-2c)
PUBLIC/CIVIC USE, MIN. 5%	4.13 AC (17.99%) (TRACT 2 OF COMMERCIAL TOTAL AREA)	(SEC. 2.02.13.D-2d)

PROPOSED DEVELOPMENT: VILLAGE MIXED USE PUDs:

RESIDENTIAL DEVELOPMENT:

PROPOSED LOT	139	(SEC. 2.02.13.D)
MAX. ALLOWABLE DENSITY:	3.00 DU/AC	(SEC. 2.02.13.D-2a)
PROPOSED DENSITY (139 DU/78.24 AC):	1.78 DU/AC	
REQUIRED OPEN SPACE MIN. 25%:		(SEC. 2.02.13.D-2g)
PARK & RECREATION MN. 10%: BIKE, WALKING TRAIL w/ BENCHES		(SEC. 2.02.13.D-2f)
ACTIVE RECREATION MN. 3%: DOG PARK, REC-CENTER, PLAYGROUND		
PROPOSED OPEN SPACE:		
PARK & RECREATION:	7.84 AC (10.02%)	
ACTIVE RECREATION:	3.05 AC (4.14%)	
COMMON OPEN SPACE:	6.20 AC	
PROJECT BUFFER:	4.75 AC	
	21.84 AC (27.91%)	
*NOTE: PARK AREAS ARE NO SMALLER THAN ½ ACRE.		
WET POND (IMPERVIOUS AREA):	4.66 AC	
PAVED/ROADWAY AREA:	8.49 AC	
LOT DEVELOPMENT AREA:	38.75 AC	
WETLAND AREA (RESERVE)	4.50 AC	
TOTAL:	78.24 AC	

COMMERCIAL DEVELOPMENT:

OUT-PARCEL 1	0.95 AC	OUT-PARCEL 7	0.56 AC
OUT-PARCEL 2	1.04 AC	OUT-PARCEL 8	1.69 AC
OUT-PARCEL 3	1.67 AC	OUT-PARCEL 9	2.28 AC
OUT-PARCEL 4	1.56 AC	OUT-PARCEL 10	2.36 AC
OUT-PARCEL 5	1.28 AC	TRACT 1 (STORMWATER)	3.72 AC
OUT-PARCEL 6	1.72 AC	TRACT 2 (PUBLIC/CIVIL USE)	4.13 AC
TOTAL:			22.96 AC

COMMERCIAL LOTS - NEIGHBORHOOD COMMERCIAL (NC) (SEC 2.02.05)

ALL PERMITTED PRINCIPAL USES AND STRUCTURES LISTED UNDER THE NEIGHBORHOOD COMMERCIAL (NC) , AND THE FOLLOWING WAIVERS ARE REQUESTED: (SEC 2.02.05.B)

1. ALLOW COMMERCIAL BUILDINGS GREATER THAN 5,000 SF,
2. ALLOW SELF STORAGE FACILITY,
3. ALLOW OIL CHANGE AUTOMOTIVE FACILITY,
4. ALLOW CAR WASH FACILITY.

MAX. FAR = 0.50 (SEC 2.02.05.D-2)

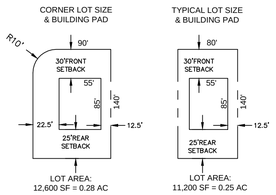
MAX. I.S. = 70% (SEC 2.02.05.D-4)

MAX. HEIGHT = 35 FEET (SEC 2.02.05.D-1)

MIN. LOT SIZE - 1/2 AC (SEC 2.02.05.D-5)

RESIDENTIAL LOT: (SEC 2.02.13.D-3g & 3e)

LOT CONFIGURATION:



LOT DATA:

	REQUIRED	PROPOSED
LOT SIZES:	10,890 SF	80' x 140' (11,200 SF)
BUILDING PAD:	1,600 SF	2,500 SF
MAX. HEIGHT:	35' (2 STORIES)	

MIN LOTS:
84,075 SF #:

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CIVIL ENGINEERING LAND PLANNING PERMITTING SERVICES
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CERTIFICATE OF AUTHORIZATION NO. 00006788

EVANS ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION NO. 6788

DAVID L. EVANS
FLORIDA P.E. NO. 46586

DATE:

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

HOWEY IN THE HILLS
PORTO FINO SUBDIVISION
ELEVATION DEVELOPMENT, LLC
NE CORNER OF SR 19 & N PALM AVE, SEC 23 & 24, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FL

PORTO FINO PUD
CONCEPTUAL SITE PLAN

REVISIONS	NO.	DETAIL	BY
DATE			

DRAWN BY:	DATE:
HT	9/9/2026
CHECKED BY:	JOB #:
DE	34505

GRAPHIC SCALE
150 0 150 300
1 INCH = 300 FEET

SHEET #:
C01

J:\2026\34505 – Howey in The Hills Property\OA\Concept\Base\34505 – Howey-in-The Hills – PUD – Concept Plan 100+.dwg (PUD REZONE – CONCEPT) Plotted on: Sep 22, 2026 – 12:10pm by Hung Tron

Orlando [Headquarters]
3025 East South Street
Orlando, FL 32803

Cocoa
400 High Point Drive
Suite 400
Cocoa, FL 32926

Jacksonville
11235 St. Johns Industrial Pkwy N
Suite 2
Jacksonville, FL 32246

Key West
1107 Key Plaza
Suite 259
Key West, FL 33040

Lantana
445 West Lantana Road
Suite 5
Lantana, FL 33462

Tallahassee
2560-1 Barrington Circle
Tallahassee, FL 32308

Tampa
6011 Benjamin Road
Suite 101-B
Tampa, FL 33634

Denver
10701 Melody Drive
Suite 304
Northglenn, CO 80234

Raleigh
4338 Bland Road
Raleigh, NC 27609

Charlotte
5105 Monroe Road
Suite A
Charlotte, NC 28205

East Syracuse
6700 Old Collamer Road
Suite 112
East Syracuse, NY 13057

Bismarck
4501 Coleman Street
Suite 103
Bismarck, ND 58503

Austin
3801 N Capital of TX Highway
Suite E-240
Austin, TX 78746

Midland
5114 West County Road 12
Midland, TX 79706

San Antonio
7700 Broadway Street
Suite 104
San Antonio, TX 78209

Orlando [Aquatic & Land Management Operations]
3825 Rouse Road
Orlando, FL 32817

February 10, 2026

Owais Khanani
Elevation Development, LLC
189 South Orange Avenue, Suite 1550
Orlando, Florida 32801

Proj: Howey-in-the-Hills Subdivision Site – Lake County, Florida
Sections 23, 24 and 26 Township 20 South, Range 25 East
(BTC File #775-04)
Re: Environmental Assessment Report

Dear Mr. Khanani:

In June 2025 and January 2026, Bio-Tech Consulting (BTC) conducted an Environmental Assessment (EA) of the approximately ±101.75-acre Howey-in-the-Hills Subdivision Site. The site is located in the Town of Howey-in-the-Hills, just northeast of the intersection of State Road 19 and County Road 48, within Sections 23, 24 and 26, Township 20 South, Range 25 East, Lake County, Florida (**Figures 1 and 2**). This EA included the following elements:

- **general review of site topography;**
- **review of soil types mapped within the site boundaries;**
- **evaluation of land use types/vegetative communities present;**
- **delineation of any on-site wetland/surface water communities;**
- **field review for occurrence of protected flora and fauna.**

TOPOGRAPHY

Based upon a review of the USGS Topographic Map present in **Figure 3** (Howey-in-the-Hills, Florida Quadrangle), elevations on the subject property range from highs between +145 and +140 feet above the National Geodetic Vertical Datum of 1929 (NGVD) on the southwestern portion of the site, to below +65 feet NGVD on the eastern portion of the site, within wetland areas associated with Little Lake Harris. In general, it would appear that the subject property elevations decrease gradually from the west to the east, in the direction of Little Lake Harris.

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SOILS

According to the Soil Survey of Lake County, Florida, prepared by the U.S. Department of Agriculture (USDA) and the Natural Resources Conservation Service (NRCS), six (6) soil types occur within the subject property boundaries (**Figure 4**). These soil types include the following:

- **Candler sand, 0 to 5 percent slopes (#8)**
- **Candler sand, 5 to 12 percent slopes (#9)**
- **Arents (#17)**
- **Lake sand, 0 to 5 percent slopes (#21)**
- **Lake sand, 5 to 12 percent slopes (#22)**
- **Oklawaha muck (#32)**

The following presents a brief description of each of the soil types mapped for the subject site:

Candler sand, 0 to 5 percent slopes (#8) is a nearly level to gently sloping, excessively drained soil found on the rolling uplands of Florida's central ridge. The surface layer of this soil type generally consists of dark gray sand about 7 inches thick. The water table for this soil type is at a depth of more than 120 inches. Permeability is very rapid throughout the profile of this soil type.

Candler sand, 5 to 12 percent slopes (#9) is a sloping to strongly sloping, excessively drained soil found on the rolling uplands of Florida's central ridge. Typically, the surface layer of this soil type consists of dark gray sand about 5 to 6 inches thick. The water table for this soil type is at a depth of more than 120 inches. Permeability is very rapid throughout the profile of this soil type.

Arents (#17) are deeply disturbed soils consisting of loamy soil material that has been mixed, reworked and leveled or shaped by earth-moving equipment. These units are mostly 12 to 60 inches thick. The water table for this soil type is at a depth of 30 to 60 inches except in low-lying areas, where it is at a depth of 10 to 30 inches, and in a few dry areas, where it is at a depth of more than 60 inches.

Lake sand, 0 to 5 percent slopes (#21) is a nearly level to gently sloping, well drained to excessively drained soil. Typically, the surface layer of this soil type consists of dark brown sand about 7 inches thick. The water table for this soil type is at a depth of more than 120 inches. Permeability is very rapid throughout the profile of this soil type.

Lake sand, 5 to 12 percent slopes (#22) is a sloping to strongly sloping, well drained to excessively drained soil. Typically, the surface layer of this soil type consists of dark brown sand about 7 inches thick. The water table for this soil type is at a depth of more than 120 inches. Permeability is very rapid throughout the profile of this soil type.

Oklawaha muck (#32) is a nearly level, very deep, very poorly drained fibrous soils found on floodplains, freshwater marshes, and depressions. The surface layer of these soil types generally consists of very dark brown unrubbed and rubbed muck, sapric material about 9 inches thick. The water table for this soil type is normally at the surface, and the soils are covered shallow water except during extended dry periods, when the water table falls to a depth of about 6 inches. Permeability of this soil type is slow. Slopes are less than 2%.

The Florida Association of Environmental Soil Scientists (FAESS) considers the main component and an inclusion in the Oklawaha muck (#32) soil type associated with the site to be hydric. This information can be found in the Hydric Soils of Florida Handbook, Fourth Edition (March 2007).

LAND USE TYPES/VEGETATIVE COMMUNITIES

The subject site currently supports four (4) land use types/vegetative communities within its boundaries. These areas were identified utilizing the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 1999) (**Figure 5**). The upland land use types/vegetative communities are classified as Cultural and Entertainment (144), Open Land (190) and Upland Hardwood Forests (420). The wetland/surface water land use type/vegetative community is classified as Mixed Wetland Hardwoods (617). The following provides a brief description of the land use types/vegetative communities identified on the site.

Uplands

144 Cultural and Entertainment

The subject site includes an entertainment venue in the southern portion of the site consistent with the Cultural and Entertainment (144) FLUCFCS classification. Vegetation consists of maintained turf grass and landscaping.

190 Open Land

The subject site includes agricultural use lands (historically used for citrus production) that are currently in-use for hay production and consistent with the Open Land (190) FLUCFCS classification. Vegetation observed within these areas includes widely scattered canopy and subcanopy species of live oak (*Quercus virginiana*) and cabbage palm (*Sabal palmetto*); with a groundcover consisting of bahiagrass (*Paspalum notatum*), Bermudagrass (*Cynodon dactylon*), gammagrass (*Tripsacum dactyloides*), cogongrass (*Imperata cylindrica*), rose natalgrass (*Melinis repens*), Mexican clover (*Richardia* spp.) and ragweed (*Ambrosia artemisiifolia*).

420 Upland Hardwood Forest

The southwest portion of the site contains an upland area consistent with the Upland Hardwood Forest (420) FLUCFCS classification. A mausoleum was observed in within this community near North Citrus Avenue. Vegetation observed includes live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), Brazilian pepper (*Schinus terebinthifolius*), Chinaberry (*Melia azedarach*), black cherry (*Prunus serotina*), camphor tree (*Cinnamomum camphora*), slash pine (*Pinus elliottii*) and Australian-pine (*Casuarina equisetifolia*), with scattered bahiagrass (*Paspalum notatum*), caesarweed (*Urena lobata*), muscadine (*Vitis rotundifolia*), sword fern (*Nephrolepis exaltata*), American beautyberry, greenbriar (*Smilax* sp.) and guineagrass (*Urochloa maxima*).

Wetland/Surface Water

617 Mixed Wetland Hardwoods

The forested wetland system along the eastern subject site boundary that abuts Little Lake Harris is consistent with the Mixed Wetland Hardwoods (617) FLUCFCS classification. Vegetation observed within the wetland includes a canopy and subcanopy of red maple (*Acer rubrum*), sweetgum (*Liquidambar styraciflua*), cabbage palm (*Sabal palmetto*), laurel oak (*Quercus laurifolia*), bald cypress (*Taxodium distichum*), elderberry (*Sambucus canadensis*) and wax myrtle (*Morella cerifera*); with an understory groundcover consisting of Peruvian primrosewillow (*Ludwigia peruviana*), buttonbush (*Cephalanthus occidentalis*), maidencane (*Panicum hemitomon*), paragrass (*Urochloa mutica*), lizard's tail (*Saururus cernuus*), wild taro (*Colocasia esculenta*), bulltongue arrowhead (*Sagittaria lancifolia*), soft rush (*Juncus effusus*), Virginia chain fern (*Woodwardia virginica*), swamp fern (*Blechnum serrulatum*), netted chain fern (*Woodwardia areolata*), cinnamon fern (*Osmundastrum cinnamomeum*) and royal fern (*Osmunda regalis var. spectabilis*).

PROTECTED SPECIES

Using methodologies outlined in the Florida's Fragile Wildlife (Wood, 2001); Measuring and Monitoring Biological Diversity Standard Methods for Mammals (Wilson, et al., 1996); and Florida Fish and Wildlife Conservation Commission's (FWC's) Gopher Tortoise Permitting Guidelines (April 2023); an assessment for listed floral and faunal species was conducted at the site on June 25, 2025 and January 28, 2026 (**Figure 6A**). This assessment included both direct observations and indirect evidence, such as tracks, burrows, tree markings and vocalizations which indicated the presence of species observed. The assessment focused on species that are listed by the FWC's Official Lists - Florida's Endangered and Threatened Species (October 2025) and listed species that have the potential to occur in Lake County.

No plant species listed as "Threatened" or "Endangered" by either The Florida Department of Agriculture and Consumer Services (FDACS) or U.S. Fish and Wildlife Service (USFWS) were identified on the site during the assessments conducted. Two (2) plant species identified on the subject site are listed as commercially exploited by the FDACS. The harvesting of these species, cinnamon fern (*Osmundastrum cinnamomeum*) and royal fern (*Osmunda regalis var. spectabilis*) for commercial gain is prohibited. There are no regulations that prohibit the removal of state-listed flora species as a result of proposed development activities.

The following is a list of those wildlife species identified on the site during the evaluation of the property:

Reptiles and Amphibians
American bullfrog (*Lithobates catesbeianus*)
black racer (*Coluber constrictor*)
brown anole (*Anolis sagrei*)
gopher tortoise (*Gopherus polyphemus*)
green tree frog (*Hyla cinerea*)
southern cricket frog (*Acris gryllus*)
southern leopard frog (*Lithobates sphenocephalus*)

Birds
American Crow (*Corvus brachyrhynchos*)
Black Vulture (*Coragyps atratus*)
Blue Jay (*Cyanocitta cristata*)
Brown Thrasher (*Toxostoma rufum*)
Eastern Bluebird (*Sialia sialis*)
Eastern Meadowlark (*Sturnella magna*)
Mourning Dove (*Zenaida macroura*)
Northern Bobwhite (*Colinus virginianus*)
Northern Mockingbird (*Mimus polyglottos*)
Northern Shrike (*Lanius excubitor*)
Killdeer (*Charadrius vociferus*)
Red-shouldered Hawk (*Buteo lineatus*)
Red-winged Blackbird (*Agelaius phoeniceus*)

Mammals
eastern cottontail (*Sylvilagus floridanus*)
nine-banded armadillo (*Dasypus novemcinctus*)
North American raccoon (*Procyon lotor*)
opossum (*Didelphis virginiana*)

One (1) of the above wildlife species, the gopher tortoise (*Gopherus polyphemus*) is identified in the FWC's Official Lists - Florida's Endangered and Threatened Species (October 2025).

Observed Wildlife

Gopher Tortoise (*Gopherus polyphemus*)
State Listed as "Threatened" by FWC

Currently the gopher tortoise (*Gopherus polyphemus*) is classified as a "Category 2 Candidate Species" by the USFWS, and as of September 2007 is now classified as "Threatened" by FWC, and as "Threatened" by Florida Committee on Rare and Endangered Plants and Animals (FCREPA). The basis of the "Threatened" classification by the FWC for the gopher tortoise is due to habitat loss and destruction of burrows. Gopher tortoises are commonly found in areas with well-drained soils associated with the pine flatwoods, pastures and abandoned orange groves. Several other protected species known to occur in Lake County have a possibility of occurring in this area, as they are gopher tortoise commensal species. These species include the eastern indigo snake (*Drymarchon corais couperi*), Florida mouse (*Podomys floridanus*) and the gopher frog (*Rana capito*). However, none of these species were observed during the survey conducted.

The FWC provides three (3) options for developers that have gopher tortoises on their site. These options include: 1) avoidance (i.e., maintain at least a 25-foot distance from construction activities), 2) preservation of habitat and 3) off-site relocation. Based on the expected site development plan, the likely option to addressing the on-site gopher tortoise population is off-site relocation and would require that any gopher tortoise within 25 feet of proposed construction activities be relocated off-site to an approved recipient site. Relocation will need to be permitted through FWC prior to any on-site construction activities. A formal 100% gopher tortoise survey will be required by FWC in order to secure an off-site relocation permit.

The subject site was surveyed for the existence of gopher tortoises through the use of pedestrian transects. The survey covered approximately 75% of the suitable habitat present within the site. Based on the survey results, eleven (11) potentially occupied gopher tortoise burrows (PO-active/inactive) were observed and recorded using a handheld GPS (see **Figure 6A**). Extrapolated to a 100% survey, an estimated fifteen (15) burrows may be present. Utilizing the factored occupation rate of 0.614 (*Auffenburg-Franz*), there is an estimated population of ten (10) tortoises on site.

Potential Wildlife

The wildlife surveys conducted within the subject site boundaries do not preclude the potential for any listed species, currently or in the future. The following listed species were not observed on-site, but have the potential to occur:

Bald Eagle (*Haliaeetus leucocephalus*)
State protected by F.A.C. 68A-16.002 and federally protected by both the Migratory Bird Treaty Act (1918) and the Bald and Golden Eagle Protection Act (1940)

In August of 2007, the USFWS removed the Bald Eagle from the list of federally endangered and threatened species. Additionally, the Bald Eagle was removed from FWC's imperiled species list in April of 2008. Although the Bald Eagle is no longer protected under the Endangered Species Act, it is still protected under the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act (16 U.S.C. 668-668d), and FWC's Bald Eagle rule (Florida Administrative Code 68A-16.002).

In May of 2007, the USFWS issued the National Bald Eagle Management Guidelines. In April of 2008, the FWC adopted a new Bald Eagle Management Plan that was written to closely follow the federal guidelines. In November of 2017, the FWC issued "A Species Action Plan for the Bald Eagle" in response to the sunset of the 2008 Bald Eagle Management Plan. As provided within the above referenced Species Action Plan, the USFWS became the regulating body responsible for issuing permits for Bald Eagles.

In April of 2024, the USFWS adapted new permitting regulations for the issuance of permits for Bald Eagle Incidental Take, including Bald Eagle Disturbance Take, and Bald Eagle Nest Take under the Bald and Golden Eagle Protection Act (50 CFR Part 22). The revised regulations include a new system of General Permit Conditions for each of the above referenced permits, in addition to the Specific Permit situations the Service has authorized in the past. A USFWS Bald Eagle "Eagle Disturbance Take" is needed for any activity occurring within the 660-foot buffer zone of the Bald Eagle nest where a project cannot fully comply with the General Permit Conditions for the Bald Eagle Disturbance Take. If the specific conditions outlined can be fully adhered to, then a General Permit can be submitted via the project's Agent's self-certification.

In addition to the on-site evaluation for listed species, BTC conducted a review of FWC's database (2015-2016 Nesting Season) and Audubon's Eagle Watch program database (2023-2024 Nesting Season) for recorded Bald Eagle nests within the surrounding 660 feet of the subject site (**Figure 6B**). This review revealed that there are no recorded Bald Eagle nests within 660 feet of the project site boundaries. Thus, no developmental constraints are expected with respect to Bald Eagle nests unless a new nest is found.

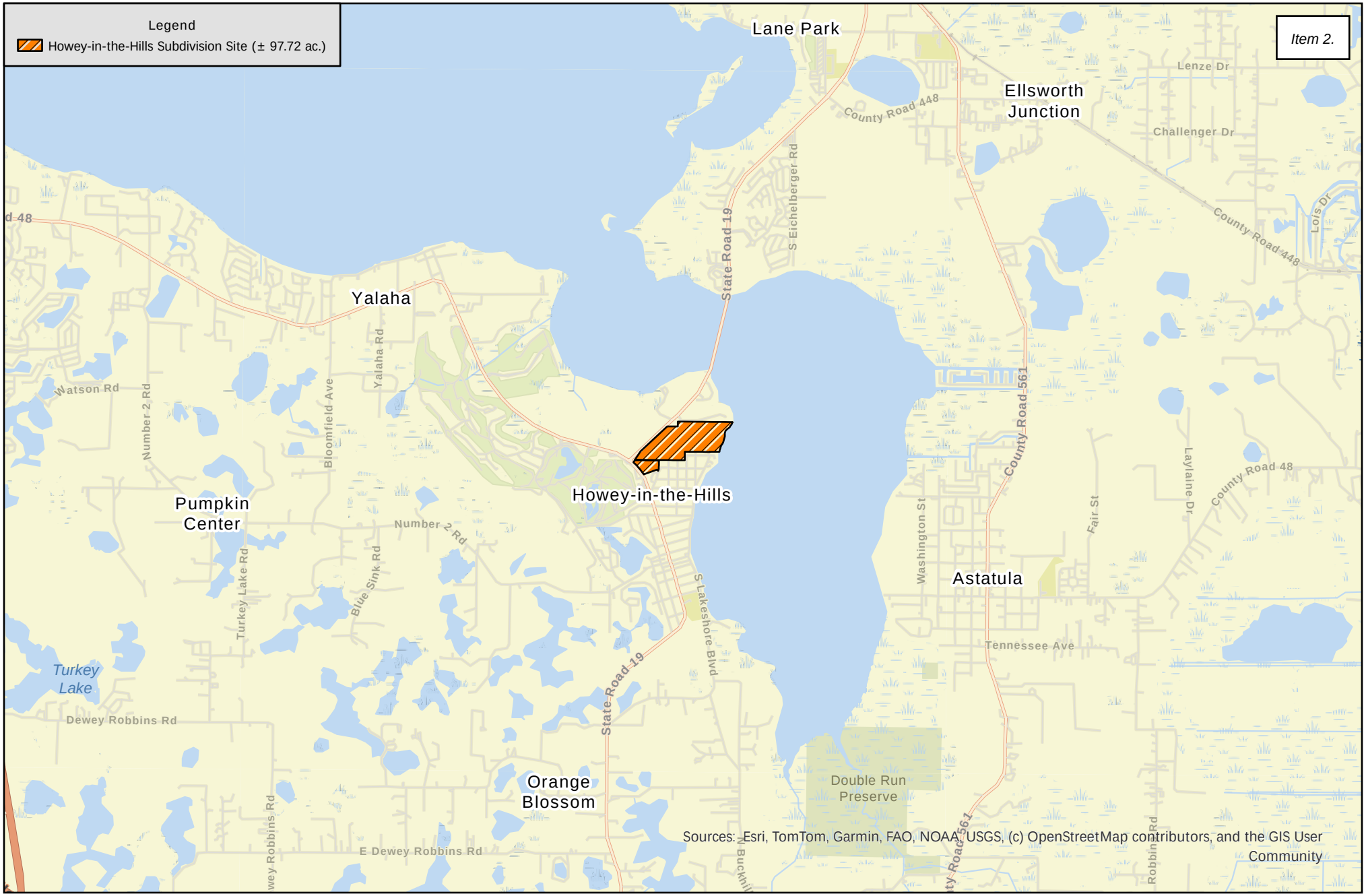
The environmental limitations described in this document are based on observations and technical information available on the date of the on-site evaluation. This report is for general planning purposes only. The limits of any on-site wetlands/surface waters can only be determined and verified through field delineation and/or on-site review by the pertinent regulatory agencies. The wildlife surveys conducted within the subject property boundaries do not preclude the potential for any listed species, as noted on Table 1 (attached), currently or in the future. Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Regards,

Larry Medlin
Environmental Lead

John Miklos
President

Attachments



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Howey-in-the-Hills Subdivision Site
Lake County, Florida
Figure 1
Location Map

1
Miles

Project #: 775-04
Produced By: M
Date: 2/3/2020



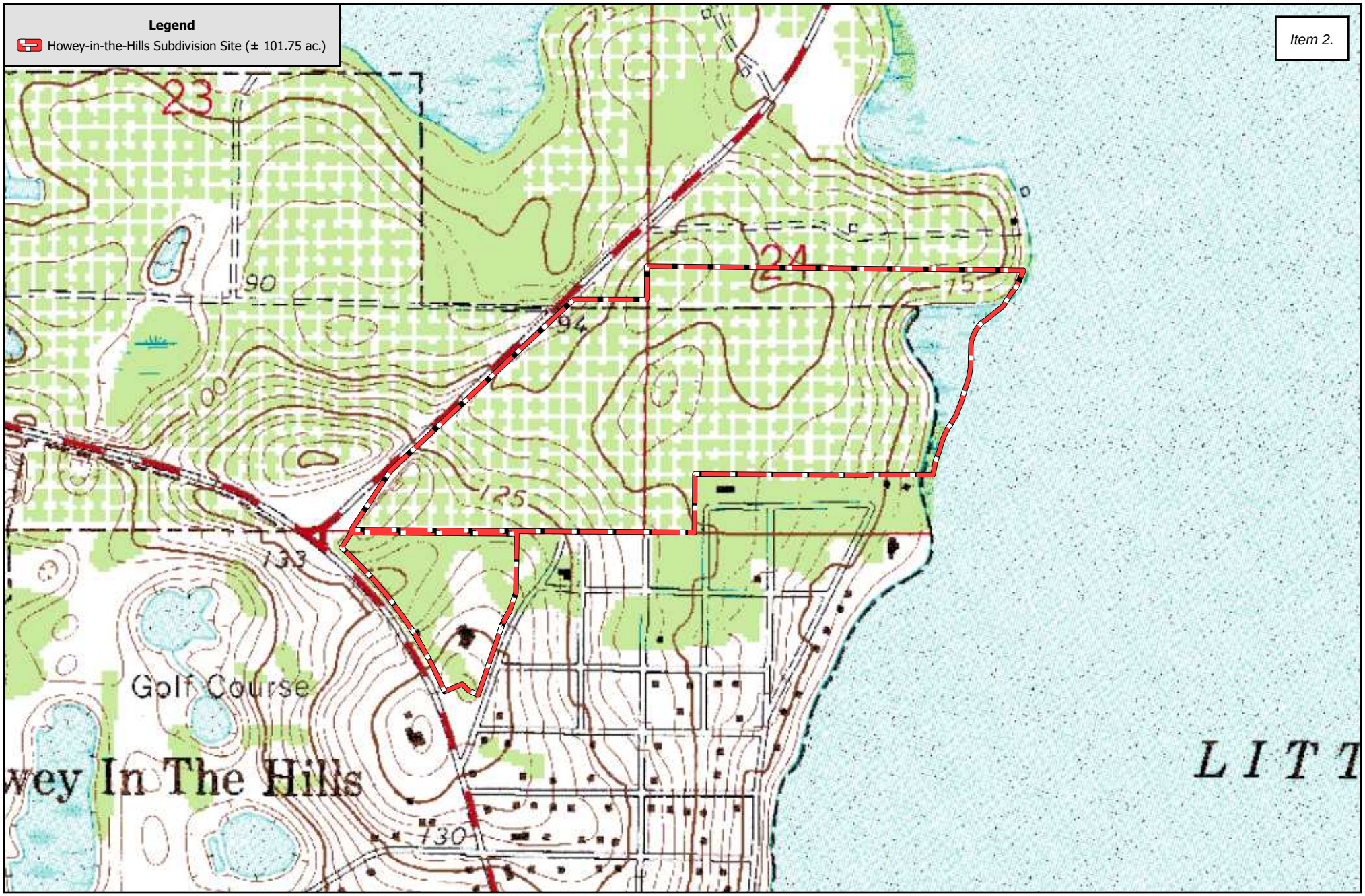
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Howey-in-the-Hills Subdivision Site
Lake County, Florida
Figure 2
2025 Aerial Photograph

N
W E
S

500
Feet

Project #: 775-04
Produced By: M
Date: 9/10/2026



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Howey-in-the-Hills Subdivision Site
Lake County, Florida
Figure 3
USGS Topographic Map

N
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S

750
Feet

Project #: 775-04
Produced By: M
Date: 9/10/2020



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Howey-in-the-Hills Subdivision Site
Lake County, Florida
Figure 4
SSURGO Soils Map

N
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500
Feet

Project #: 775-04
Produced By: M
Date: 9/10/2020



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Howey-in-the-Hills Subdivision Site
Lake County, Florida
Figure 5
FLLUCFCS Map

N
W E
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500
Feet

Project #: 775-04
Produced By: M
Date: 9/10/2020

DESCRIPTION PER DEED:

PARCEL 1:

THAT PART OF GOVERNMENT LOTS 8 AND 9, SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, LYING SOUTHEAST OF STATE ROAD 19.

LESS AND EXCEPT ANY PORTION THEREOF CONTAINED IN QUIT CLAIM DEED RECORDED IN DEED BOOK 308, PAGE 595, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 2:

THAT PART GOVERNMENT LOTS 2 AND 3, SECTION 24, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BOUNDED AND DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3 AND RUN THENCE EAST ALONG THE SOUTH BOUNDARY THEREOF, 288 FEET; RUN THENCE NORTH 340 FEET; RUN THENCE EAST TO THE LOW WATER MARK OF LAKE HARRIS. BEGIN AGAIN AT THE POINT OF BEGINNING AND RUN THENCE NORTH 1333 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE CONTINUING NORTH 210 FEET; RUN THENCE EAST 1668 FEET, MORE OR LESS, TO THE LOW WATER MARK OF LAKE HARRIS; RUN THENCE SOUTHERLY ALONG SAID LOW WATER MARK TO THE THIRD COURSE DESCRIBED ABOVE.

PARCEL 3:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 26: THENCE NORTH 89°50'14" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 SAID SECTION 26, A DISTANCE OF 742.54 FEET TO THE POINT OF BEGINNING:

THENCE LEAVING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26, SOUTH 0°35'03" WEST, A DISTANCE OF 383.57 FEET TO A POINT; THENCE SOUTH 34°35'21" EAST A DISTANCE OF 12.42 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CITRUS AVENUE (ALSO KNOWN AS MALAGA ROAD, 20 FOOT RIGHT-OF-WAY); THENCE SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CITRUS AVENUE AND ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 461.68 FEET, A DELTA ANGLE OF 2°56'20" AND A CHORD BEARING A DISTANCE OF SOUTH 31°28'00" WEST 23.68 FEET) AN ARC DISTANCE OF 23.68 FEET TO A POINT; THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CITRUS AVENUE AND ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 461.68 FEET, A DELTA ANGLE OF 3°57'54" AND A CHORD BEARING A DISTANCE OF SOUTH 28°00'53" WEST 31.94 FEET) AN ARC DISTANCE OF 31.95 FEET TO A POINT; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CITRUS AVENUE, NORTH 34°35'21" WEST A DISTANCE OF 74.69 FEET TO A POINT; THENCE SOUTH 69°42'24" WEST, A DISTANCE OF 575.25 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 19 (100 FEET RIGHT-OF-WAY); THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 19 AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2341.83 FEET. A DELTA ANGLE OF 15°29'15" AND A CHORD BEARING A DISTANCE OF NORTH 40°50'23" WEST 631.09 FEET) AN ARC DISTANCE OF 633.02 FEET TO A POINT; THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 19 (VARIABLE WIDTH RIGHT-OF-WAY), NORTH 33°01'28" EAST, A DISTANCE OF 125.76 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 19, SOUTH 89°50'14" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26, A.DISTANCE OF 950.34 FEET TO THE POINT OF BEGINNING.

COMBINE PARCEL CONTAINING 97.072

PARCEL 4

A PARCEL OF LAND IN THE EAST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF LOT 6, BLOCK A~15, HOWEY~IN -THE HILLS, GRIFFIN VILLAGE, AS RECORDED IN PLAT BOOK 12. PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE SOUTH 19 DEGREES 09 MINUTES 27 SECONDS WEST ALONG THE WESTERLY LINE OF LOTS 4, 5, AND 6, BLOCK B-2, OF SAID GRIFFIN VILLAGE, AND THE NORTHEASTERLY EXTENSION THEREOF A DISTANCE OF 246.36 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 19, AS IT EXISTS THIS 15TH DAY OF MARCH, 1994; THENCE NORTH 16 DEGREES 40 MINUTES 10 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD 19 A DISTANCE OF 157.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 2341.83 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE (BEING THE SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 19) THROUGH A CENTRAL ANGLE OF 13 DEGREES 16 MINUTES 51 SECONDS A DISTANCE OF 541.61 FEET FOR A POINT OF BEGINNING; CONTINUE THENCE ALONG SAID CURVE (EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 19), THROUGH A CENTRAL ANGLE OF 3 DEGREES 04 MINUTES 54 SECONDS A DISTANCE OF 124.59 FEET FOR A POINT HEREIN DESIGNATED AS POINT "A", RETURN TO POINT OF BEGINNING AND RUN SOUTH 67 DEGREES 02 MINUTES 05 SECONDS EAST A DISTANCE OF 79.58 FEET, THENCE SOUTH 50 DEGREES 10 MINUTES 55 SECONDS EAST 167.30 FEET; THENCE SOUTH 21 DEGREES 32 MINUTES 55 SECONDS EAST 79.27 FEET, THENCE SOUTH 44 DEGREES 00 MINUTES 59 SECONDS EAST 50.44 FEET, THENCE SOUTH 64 DEGREES 22 MINUTES 53 SECONDS EAST 59.43 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CITRUS AVENUE, AS SHOWN ON SAID GRIFFIN VILLAGE-SUBDIVISION PLAT, THENCE NORTH 19 DEGREES 09 MINUTES 27 SECONDS EAST A DISTANCE OF 404.25 FEET THENCE CONTINUE ALONG SAID CITRUS AVENUE THE NEXT TWO COURSES: NORTH 07 DEGREES 51 MINUTES 27 SECONDS EAST 111.51 FEET; SOUTH 69 DEGREES 07 MINUTES 49 SECONDS EAST 34.19 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF MALAGA ROAD, AS SHOWN ON THE PLAT OF HOWEY-IN-THE~HILLS, POCO SIERRA, AS RECORDED IN PLAT BOOK 11, PAGE 33, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND/OR THE SOUTHERLY EXTENSION THEREOF; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE IN SAID NORTHWESTERLY RIGHT OF WAY LINE OF MALAGA ROAD AND/OR ITS SOUTHERLY EXTENSION (SAID CURVE HAVING A RADIUS OF 461.48 FEET), FROM A TANGENT BEARING OF NORTH 20 DEGREES 52 MINUTES 11 SECONDS EAST, THROUGH A CENTRAL ANGLE OF 5 DEGREES 03 MINUTES 59 SECONDS A DISTANCE OF 40.81 FEET TO A POINT ON A LINE, SAID LINE HAVING A BEARING OF SOUTH 34 DEGREES 27 MINUTES 18 SECONDS EAST, FROM A POINT THAT IS NORTH 69 DEGREES 41 MINUTES 06 SECONDS EAST A DISTANCE OF 573.91 FEET OF THE AFORESAID POINT "A", THENCE NORTH 34 DEGREES 27 MINUTES 18 SECONDS WEST 74.95 FEET TO SAID POINT THAT IS NORTH 69 DEGREES 41 MINUTES 06 EAST A DISTANCE OF 573.91 FEET OF THE AFORESAID POINT "A", THENCE SOUTH 69 DEGREES 41 MINUTES 06 SECONDS WEST A DISTANCE OF 573.91 FEET TO THE AFORESAID POINT "A", THENCE SOUTHEASTERLY ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 19, THROUGH SAID CENTRAL ANGLE OF 03 DEGREES 02 MINUTES 54 SECONDS A DISTANCE OF 124.59 FEET TO THE POINT OF BEGINNING, SAID DESCRIPTION INCLUDES A PART OF AN ABANDONED ROAD RIGHT OF WAY, LYING SOUTH OF, AND/OR THAT PART OF LOT 1, BLOCK "C", HOWEY~IN-THE-HILLS , POCO SIERRA SUBDIVISION, RECORDED IN PLAT BOOK 11, PAGE 33, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 5

A PARCEL OF LAND IN THE EAST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "C": FROM THE SOUTHWEST CORNER OF LOT 6, BLOCK A-1 5, HOWEY-IN-THEHILLS, GRIFFIN VILLAGE, AS RECORDED IN PLAT BOOK 12, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE SOUTH 19 DEGREES 09 MINUTES 27 SECONDS WEST ALONG THE WESTERLY LINE OF LOTS 4, 5, AND 6, BLOCK B-2, OF SAID GRIFFIN VILLAGE, AND THE NORTHEASTERLY EXTENSION THEREOF A DISTANCE OF 246.35 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY UNE OF STATE ROAD NO. 19, AS IT EXISTS THIS 18TH DAY OF MARCH, 1994; THENCE NORTH 16 DEGREES 40 MINUTES 10 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19, A DISTANCE OF 112.75 FEET FOR A POINT OF BEGINNING; CONTINUE THENCE NORTH 16 DEGREES 40 MINUTES 10 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19, A DISTANCE OF 44.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 2341.83 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE (BEING THE SAID EASTERLY RIGHTOF- WAY LINE OF STATE ROAD NO. 19) THROUGH A CENTRAL ANGLE OF 13 DEGREES 1 MINUTES 51 SECONDS, A DISTANCE OF 542.82 FEET; THENCE LEAVING SAID RIGHT-OFWAY LINE OF STATE ROAD NO. 19, RUN THE FOLLOWING COURSES: SOUTH 67 DEGREES 02 MINUTES 05 SECONDS EAST 79.58 FEET; SOUTH 50 DEGREES 10 MINUTES 55 SECONDS EAST 167.30 FEET; SOUTH 21 DEGREES 32 MINUTES 55 SECONDS EAST 79.27 FEET; SOUTH 44 DEGREES 00 MINUTES 59 SECONDS EAST 50..04 FEET; SOUTH 64 DEGREES 22 MINUTES 53 SECONDS EAST 59.43 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CITRUS A VENUE, AS SHOWN ON THE AFORESAID GRIFFIN VILLAGE SUBDIVISION PLAT; THENCE SOUTH 19 DEGREES 09 MINUTES 27 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 28 1.71 FEET TO A POINT OF BEGINNING.

Surveyor's Certification

To Old Republic National Title Insurance Company; Elevation Development Capital, LLC, a Florida limited liability company; Greenspoon Marder LLP:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 7a, 8, 13, 16 & 17 of Table A thereof.

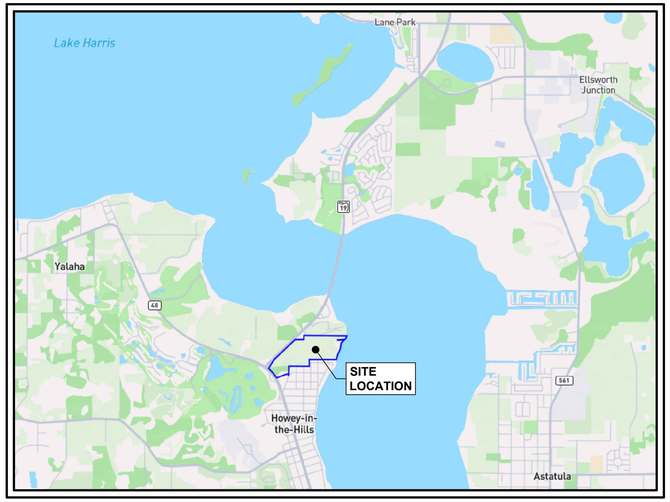
The fieldwork was completed on 09/09/2026.
Date of Plat or Map: 09/21/2026.

DAVID W. MAXWELL LS#7311 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by David Maxwell
Date: 2026.09.22 15:08:26-04'00'

David W. Maxwell LS7311

This Survey is valid only with a Signature & Original Seal, in hard copy form, or a Digital Seal in electronic form, pursuant to Rules 5J-17.060 and 5J-17.062, Section 472.027 of the Florida Statutes.



Vicinity Map
Not to Scale

DESCRIPTION PER DEED LESS AND EXCEPT:

THE PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN THE LANDS DESCRIBED IN DEED BOOK 250, PAGE 353 (LATER TRANSFERRED IN OFFICIAL RECORDS BOOK 6225, PAGE 1830) DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, RUN WESTERLY ALONG THE SECTION LINE 591.32 FEET TO AN IRON PIN AND THE POINT OF BEGINNING OF THE LAND HERE DESCRIBED; RUN THENCE SOUTH 19°17', WEST 525.2 FEET TO THE CENTER POINT OF INTERSECTION OF VALENCIA ROAD AND BARCELONA ROAD IN SAID PLAT OF POCO SIERRA. BEING THE LINE OF SAID NEW ROAD AND HAVING A RIGHT-OF-WAY 30 FEET WEST AND 20 FEET EAST OF THE ABOVE DESCRIBED LINE, OR A TOTAL WIDTH OF APPROXIMATELY 50 FEET.

AND

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, RUN WESTERLY ALONG THE SECTION LINE 623.34 FEET FOR THE POINT OF BEGINNING OF THE LAND HERE DESCRIBED; RUN THENCE SOUTH 19°17' WEST 15 FEET; THENCE WESTERLY PARALLEL TO THE SAID SECTION LINE TO THE EASTERLY RIGHT-OF-WAY OF SATE HIGHWAY NO. 212; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE NORTH LINE OF SAID SECTION 26; THENCE EASTERLY ALONG SAID SECTION LINE TO THE POINT OF BEGINNING, SAID STRIP OF LAND HAVING A WIDTH OF 15 FEET.

SURVEYOR'S NOTES:

1) Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this survey, and is subject to title review and/or abstract. GeoPoint Surveying, Inc. makes no representations or guarantees pertaining to easements, rights-of-way, set back lines, reservations, agreements, and other similar matters.

2) Bearings shown hereon are based on the Southerly Right of Way of State Road 19, having a Grid bearing of N47°01'21"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the East Zone of Florida.

3) All dimensions, unless otherwise noted, are survey dimensions.

4) The subject parcel lies in Flood Zones "X" and "AE", according to Flood Insurance Rate Map, Map No. 12069C0485E for Lake County (Unincorporated Areas), Community No. 120421, and the Town of Howey in the Hills, Community No. 120585, Lake County, Florida, dated December 18, 2012 and issued by the Federal Emergency Management Agency. Lines shown, if any, have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (https://msc.fema.gov).

5) Use of this survey for purposes other than intended, without written authorization, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.

6) The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, a local Florida Water Management District, or the Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.

7) No evidence of recent earth moving work, building construction, or building additions was observed in the process of conducting the fieldwork.

8) No information about proposed changes in street right of way lines is known, nor has any such information been provided. No evidence of recent street or sidewalk construction or repairs was observed in the process of conducting the fieldwork

9) As evidenced by the multitude of found boundary corners shown in Detail "A" (Sheet 2), there appears to a discrepancy between the North plat boundary of Griffin Village (Plat Book 12, Page 27) and the Section line which, according to said plat, should be one and the same. The boundary determination to separate the 2 lines, distinguishing between a monumented plat boundary and what is apparently the currently accepted section line, was made as it caused the least potential harm to the southerly adjoining platted lots. The monumentation held for the plat boundary results in the closest match to these adjoining lots getting their platted width. Supporting evidence for this determination is shown in Block A-15 of said plat, where corners previously located in 2017 match with plat geometry when holding the section corner per plat rather than the section corner per Certified Corner Record. Further supporting evidence in the form of historical georeferenced aerial imagery, as obtained from the Florida Department of Transportation Aerial Photo Lookup System (APLUS), shows that Lot 2 of Block A-4 may have already been affected by previous boundary determinations. Aerial file "LAK2008_54148.sid" (year 2008) shows a side-oriented driveway/garage on the North side of the house, encroaching past the currently accepted section line. Aerial file "LAK2023_254148.sid" (year 2023) shows the previous driveway having been removed and replaced with a front-oriented driveway/garage on the West side of the house, following closely with the currently accepted section line.

10) The two slant-hatched areas shown on Sheet 2 are Less and Excepted from the overall boundary. These 2 areas fall within the lands described in Deed Book 250, Page 353 and Official Records Book 6225, Page 1830. The first document granted the described land to Lake County for "public road purposes", but contains a reversion clause. The second document transfers said land from the County to the Town of Howey-In-The-Hills for "municipal purposes", but acknowledges that "the County has made no determination on the validity of the reversion clause...and defers to the Town to determine the validity". The overall boundary may be affected by this reversion clause, but this Surveyor must defer to a legal opinion regarding the validity thereof.

11) A Distribution Easement to Florida Power Corporation recorded in Official Records Book 980, Page 145, Public Records of Lake County, Florida, is not plottable, being blanket in nature over those portions of the Subject Parcel lying within Government Lots 8 & 9, Section 23.

DESCRIPTION PER SURVEY:

PARCELS 1, 2 & 3

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOTS 2, 3, 8, AND 9 IN SECTIONS 23 AND 24, AND A PORTION OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2 OF SECTION 24; THENCE ALONG THE WEST BOUNDARY THEREOF, N.00°55'22"E., A DISTANCE OF 210.00 FEET TO THE SOUTHWEST CORNER OF PORTO FINO BAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGE 16 OF THE PUBLIC RECORDS OF SAID LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY THEREOF, S.89°04'53"E., A DISTANCE OF 2156.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A", SAID POINT BEING N.26°54'59"E, A DISTANCE OF 783.89 FEET FROM A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, S.89°04'53"E., A DISTANCE OF 9.83 FEET TO THE WATER'S EDGE OF LITTLE LAKE HARRIS (AS LOCATED ON 01/22/2026); THENCE ALONG SAID WATER'S EDGE THE FOLLOWING THIRTY-ONE (31) COURSES: 1) S.21°42'02"W., A DISTANCE OF 79.05 FEET; 2) S.17°02'17"W., A DISTANCE OF 56.37 FEET; 3) S.49°01'52"W., A DISTANCE OF 55.75 FEET; 4) S.43°11'08"W., A DISTANCE OF 39.20 FEET; 5) S.87°36'00"W., A DISTANCE OF 87.74 FEET; 6) S.81°00'23"W., A DISTANCE OF 87.98 FEET; 7) S.85°39'33"W., A DISTANCE OF 77.78 FEET; 8) N.86°50'28"W., A DISTANCE OF 94.08 FEET; 9) N.89°01'03"W., A DISTANCE OF 32.07 FEET; 10) S.62°32'53"W., A DISTANCE OF 8.13 FEET; 11) S.39°00'56"E., A DISTANCE OF 7.77 FEET; 12) S.87°09'21"E., A DISTANCE OF 35.57 FEET; 13) S.88°42'22"E., A DISTANCE OF 154.35 FEET; 14) N.84°19'26"E., A DISTANCE OF 82.77 FEET; 15) N.88°03'05"E., A DISTANCE OF 35.82 FEET; 16) N.58°51'43"E., A DISTANCE OF 18.61 FEET; 17) N.77°06'32"E., A DISTANCE OF 40.67 FEET; 18) S.36°29'40"E., A DISTANCE OF 11.60 FEET; 19) S.46°35'19"W., A DISTANCE OF 77.00 FEET; 20) S.62°17'05"W., A DISTANCE OF 79.73 FEET; 21) S.40°07'52"W., A DISTANCE OF 29.16 FEET; 22) S.27°26'25"W., A DISTANCE OF 33.52 FEET; 23) S.12°12'41"W., A DISTANCE OF 226.08 FEET; 24) S.08°14'19"E., A DISTANCE OF 43.53 FEET; 25) S.09°51'20"W., A DISTANCE OF 43.96 FEET; 26) S.20°05'11"W., A DISTANCE OF 113.16 FEET; 27) S.35°22'12"W., A DISTANCE OF 17.40 FEET; 28) S.14°27'46"W., A DISTANCE OF 52.70 FEET; 29) S.34°37'52"W., A DISTANCE OF 51.94 FEET; 30) S.29°52'37"W., A DISTANCE OF 73.88 FEET; 31) S.15°30'06"W., A DISTANCE OF 254.63 FEET TO THE NORTHERLY BOUNDARY OF HOWEY INLET, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 52, PAGE 84; THENCE ALONG SAID NORTH BOUNDARY, N.89°43'02"W., A DISTANCE OF 73.49 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C", SAID POINT BEING S.26°32'02"W., A DISTANCE OF 536.73 FEET FROM AFORESAID POINT "B" (THE COURSES FROM AFORESAID POINT "A" TO POINT "B" AND POINT "B" TO POINT "C" TO SERVE AS A LINE OF CLOSURE); THENCE CONTINUE ALONG SAID NORTH BOUNDARY AND THE NORTH BOUNDARY OF VISTA DEL LAGO SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 1, AND WESTERLY EXTENSION THEREOF, N.89°43'02"W., A DISTANCE OF 1296.25 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF SAID VISTA DEL LAGO SUBDIVISION; THENCE ALONG SAID WESTERLY BOUNDARY AND NORTHERLY EXTENSION THEREOF, S.00°20'23"W., A DISTANCE OF 337.39 FEET TO THE SOUTHWEST CORNER OF SAID VISTA DEL LAGO SUBDIVISION, BEING A POINT ON THE NORTH BOUNDARY OF GRIFFIN VILLAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 27; THENCE N.89°38'16"W., A DISTANCE OF 287.71 FEET; THENCE CONTINUE ALONG SAID NORTH BOUNDARY AND THE NORTH BOUNDARY OF POCO SIERRA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 32, N.89°12'14"W., A DISTANCE OF 742.34 FEET; THENCE DEPARTING SAID NORTH BOUNDARY OF POCO SIERRA, S.00°57'26"W., A DISTANCE OF 396.01 FEET; THENCE S.34°12'58"E., A DISTANCE OF 9.65 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF VALENCIA ROAD AS SHOWN ON SAID POCO SIERRA; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, SOUTHWESTERLY, 54.09 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 461.68 FEET AND A CENTRAL ANGLE OF 06°42'45" (CHORD BEARING S.28°53'27"W., 54.06 FEET); THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY, N.33°51'09"W., A DISTANCE OF 74.92 FEET; THENCE S.70°19'55"W., A DISTANCE OF 578.90 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF COUNTY ROAD 48 AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP, PROJECT: 1093; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, NORTHWESTERLY, 632.22 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2342.01 FEET AND A CENTRAL ANGLE OF 15°28'01" (CHORD BEARING N.40°38'03"W., 630.31 FEET) TO THE SOUTHEASTERLY RIGHT-OF-WAY OF STATE ROAD 19 AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 1108-101; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1) N.33°32'50"E., A DISTANCE OF 538.06 FEET; 2) N.47°01'21"E., A DISTANCE OF 1439.25 FEET TO THE NORTH BOUNDARY OF AFORESAID GOVERNMENT LOT 9 OF SECTION 23; THENCE ALONG SAID NORTH BOUNDARY, S.89°48'49"E., A DISTANCE OF 438.05 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 97.072 ACRES, MORE OR LESS.

PARCEL 4
A PARCEL OF LAND IN THE EAST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST 1/4 CORNER OF SAID SECTION 26: THENCE RUN ALONG THE EASTERLY LINE OF SAID SECTION 26, S.00°42'38" W., A DISTANCE OF 441.39 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN N.89°17'22"W., A DISTANCE OF 764.05 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CITRUS AVENUE AND POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY, SOUTHWESTERLY, 40.84 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 461.30 FEET AND A CENTRAL ANGLE OF 05°04'20" (CHORD BEARING S.23°00'02"W., 40.82 FEET); THENCE N.68°28'46"W., A DISTANCE OF 34.94 FEET; THENCE S.08°29'44"W., A DISTANCE OF 111.51 FEET; THENCE S.19°48'43"W., A DISTANCE OF 404.28 FEET; THENCE DEPARTING FROM THE AFORESAID WESTERLY RIGHT OF WAY LINE OF CITRUS AVENUE, RUN N.63°44'04"W., A DISTANCE OF 59.43 FEET; THENCE N.43°22'10"W., A DISTANCE OF 50.44 FEET; THENCE N.20°54'06"W., A DISTANCE OF 79.27 FEET; THENCE N.49°32'06"W., A DISTANCE OF 167.30 FEET; THENCE N.66°23'16"W., A DISTANCE OF 85.75 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 48; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, RUN NORTHWESTERLY, 120.53 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2342.01 FEET AND A CENTRAL ANGLE OF 02°56'55" (CHORD BEARING N.31°25'34"W., 120.52 FEET); THENCE DEPARTING FROM THE AFORESAID EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 48, RUN N.70°19'55"E., A DISTANCE OF 578.90 FEET; THENCE S.33°51'09"E., A DISTANCE OF 74.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.597 ACRES, MORE OR LESS.

PARCEL 5
A PARCEL OF LAND IN THE EAST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST 1/4 CORNER OF SAID SECTION 26: THENCE RUN ALONG THE EASTERLY LINE OF SAID SECTION 26, S.00°42'38" W., A DISTANCE OF 897.38 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN N.89°17'22"W., A DISTANCE OF 1048.30 FEET TO THE POINT OF BEGINNING; THENCE S.67°27'45"W., A DISTANCE OF 113.54 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 48; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 48, RUN NORTHWESTERLY, 290.99 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2342.01 FEET AND A CENTRAL ANGLE OF 07°07'08" (CHORD BEARING N.26°23'33"W., 290.80 FEET); THENCE DEPARTING OF SAID EASTERLY RIGHT OF WAY LINE, RUN S.66°23'16"E., A DISTANCE OF 85.75 FEET; THENCE S.49°32'06"E., A DISTANCE OF 167.30 FEET; THENCE S.20°54'06"E., A DISTANCE OF 79.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.534 ACRES, MORE OR LESS.

COMBINE PARCEL CONTAINING 101.203 ACRES, MORE OR LESS

SHEET INDEX

Sheet 1 ---- Description, Surveyor's Notes, Vicinity Map
Sheet 2 ---- Boundary Information
Sheet 3 ---- Location of Improvements
Sheet 4 ---- Parcels 4 & 5

JOB #: 1003467 - 2-EDL			Revisions		
DATE OF LAST FIELD SURVEY: 01/22/2026			DATE	DESCRIPTION	DRAWN
DRAWN BY: JMW DATE: 02/23/2026	OFFICE CHECK: DWM	FIELD CHECK: AW	9-21-2026	INCLUDE PARCELS 4 & 5 WITH PROPERTY'S IMPROVEMENTS	YLP
CREW #1	NAME: AW	FIELD BOOK: ---	---	---	---
	DATA FILE: PORTO-FINO-BNDY(AW)		---	---	---
CREW #2	NAME: DM	FIELD BOOK: ---	---	---	---
	DATA FILE: PORTO-FINO-BNDY(DM)		---	---	---
CREW #3	NAME: AP	FIELD BOOK: CF-1-2025	---	---	---
	DATA FILE: PORTO-FINO-BNDY(AP)		---	---	---

ALTA/NSPS Land Title Survey

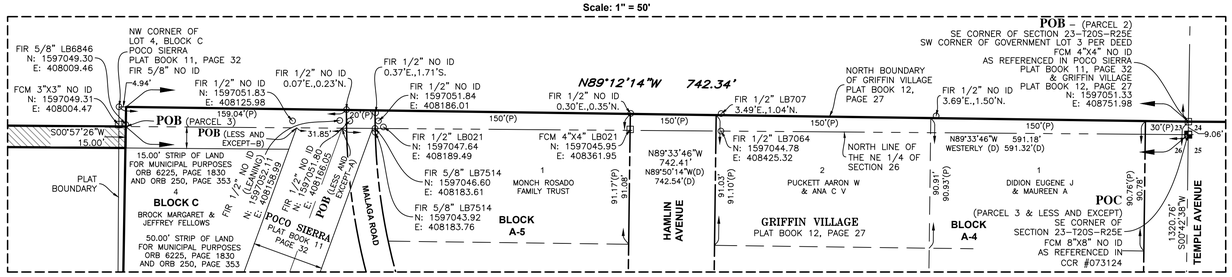
PREPARED FOR:
Elevation Development, LLC
LOCATED IN:
Sections 23, 24 & 26, Township 20 S., Range 25 E., Lake County, Florida

www.GeoPoint.org
Licensed Business No.: LB 7768
GeoPoint
528 Northlake Blvd, Suite 1040
Altamonte Springs, Florida 32701
Phone: (321) 270-0440

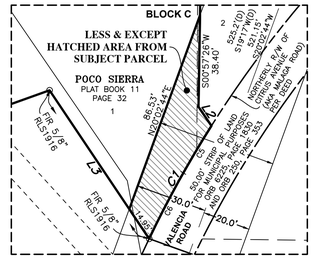
SHEET: 01 of 04

P:\JOHN O'PORTO FINO DRIVE\HOWEY HILLS\SURVEY\PORTO-FINO-DRIVE-OVERALL-ALTA SURVEY.DWG PLOTTED BY: JORGE ELVIR ON: 9/22/2026 2:34 PM LAST SAVED BY: JORGE ON: 9/22/2026 12:34 PM

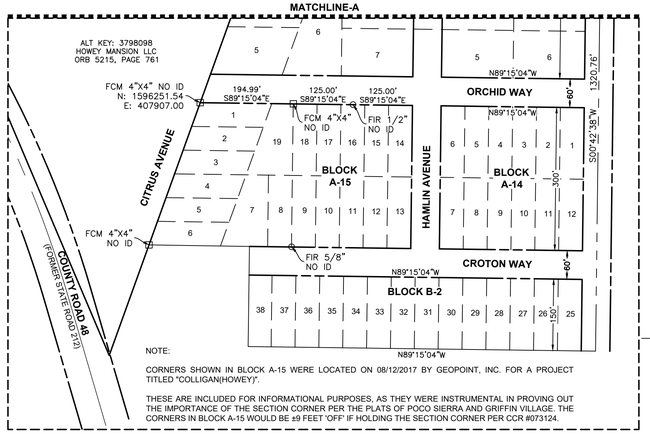
Detail "A"
Scale: 1" = 50'



Detail "B"
Scale: 1" = 30'



MATCHLINE-A



Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord Distance
C1	461.68'	54.09'	6°42'45"	S28°53'27"W	54.06'
C2	2342.01'	632.22'	15°28'01"	N40°38'03"W	630.31'
C3	2342.01'	126.32'	3°05'25"	N49°54'46"W	126.30'
C4	2342.01'	363.60'	8°53'43"	S58°23'16"E	363.23'
C5	461.68'	23.02'	2°51'25"	S30°49'07"W	23.02'
C6	461.68'	31.07'	3°51'20"	S27°27'45"W	31.06'

Line Data Table		
No.	Bearing	Length
L1	S00°57'26"W	396.01'
L2	S34°12'58"E	9.65'
L3	N33°51'09"W	74.92'
L4	S89°48'49"E	438.05'
L5	N00°55'22"E	210.00'

Line Data Table (D)		
No.	Bearing	Length
L1	S0°35'03"W	383.57'
L2	S34°35'21"E	12.42'
L3	N34°35'21"W	74.69'
--	--	--
L5	NORTH	210'

Curve Data Table (D)					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord Distance
C2	2341.83'	633.02'	15°29'15"	N40°50'23"W	631.09'
C5	461.68'	23.68'	2°56'20"	S31°28'00"W	23.68'
C6	461.68'	31.95'	3°57'54"	S28°00'53"W	31.94'

HATCH LEGEND

- Portions of Deed Book 250, Page 353 & Official Records Book 6225, Page 1830 excluded from overall boundary.
- Lands described in Deed Book 308, Page 595

LEGEND

ALT	Alternate
CCR	Certified Corner Record
(D)	Deed/Record Dimension
(P)	Plat Dimension
FCM	Found Concrete Monument
FDOT	Florida Department of Transportation
FIP	Found Iron Pipe
FIR	Found Iron Rod
FNL	Found Nail
ID	Identification
LB	Licensed Business
LS	Licensed Surveyor
ORB	Official Records Book
PCP	Permanent Control Point
PLS	Professional Land Surveyor
POB	Point of Beginning
POC	Point of Commencement
PSM	Professional Surveyor and Mapper
RLS	Registered Land Surveyor
R/W	Right of Way
SIR (REF)	Set 1/2" Iron Rod LB7768 (Reference)
STA	Station
(#)	Schedule B–II Item

NORTH

SCALE: 1" = 150'

ALTA/NSPS Land Title Survey

PREPARED FOR:
Elevation Development, LLC
LOCATED IN:
Sections 23, 24 & 26, Township 20 S., Range 25 E., Lake County, Florida

www.GeoPoint.org
Licensed Business No.: LB 7768
GeoPoint
528 Northlake Blvd, Suite 1040
Altamonte Springs, Florida 32701
Phone: (321) 270-0440

SHEET: 02 of 04

PATH: O:\PORTO FINO DRIVE\HOWEY HILLS\SURVEY\PORTO-FINO.DWG ©DERALL.N SURVEY.DWG PLOTTED BY: JORGE ELVIR ON: 9/2/2026 2:34 PM LAST SAVED BY: JORGE ON: 9/2/2026 12:34 PM

NORTH

150 0 75 150 300

SCALE: 1" = 150'

LEGEND

- BFE — Base Flood Elevation
- BFP — Backflow Preventer
- ORB — Official Records Book
- E — Electric Junction Box
- M — Electric Meter
- Guy Anchor
- G — Buried Gas Warning Marker
- IRW — Irrigation Well
- Light Pole
- Electric Power Pole
- Sign
- SPIG — Spigot
- W — Well
- x — Wire Fence
- o — Chain Link Fence
- Polyvinyl Fence
- // — Wood Fence
- Guardrail
- ou — Overhead Utility Line

STATE ROAD 19
(PUBLIC RIGHT OF WAY)
AS SHOWN ON THE STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 11106-2601

EDGE OF PAVEMENT
TRAFFIC MONITORING ELECTRIC POST
EDGE OF PAVEMENT
CONCRETE MONUMENT
4"BFP
IRW
DIRT PATH
VACANT
VACANT
VACANT

COUNTY ROAD 48
(FORMER STATE ROAD 912)
AS PUBLIC RIGHT OF WAY ROAD SHOWN ON THE STATE DEPARTMENT RIGHT OF WAY MAP, PROJECT 1093

EDGE OF PAVEMENT
12.1'
CONCRETE WALL
MAUSOLEUM/GRAVESITE & INGRESS/EGRESS EASEMENT ORB 825, PAGE 2025 ORB 1321, PAGE 656 ORB 1321, PAGE 659 ORB 1870, PAGE 1958
DIRT PATH
10.5'X10.5' HOWEY FAMILY MAUSOLEUM
PERPETUAL, NON-EXCLUSIVE INGRESS/EGRESS EASEMENT ORB 2166, PAGE 2364 (EXACT LOCATION TO BE DETERMINED)
25.7'
15.7'
WOOD FRAME BUILDING
0.8'

POCO SIERRA PLAT BOOK 11 PAGE 32
BLOCK C
WALKER ROAD
VEL SINGLE ROAD

BLOCK A-5
BLOCK A-4
BLOCK A-3
BLOCK A-2
BLOCK A-6
BLOCK A-7
BLOCK A-8

HAMLIN AVENUE
TEMPLE AVENUE
VALENCIA AVENUE
CAMELLIA WAY
GRIFFIN VILLAGE
PLAT BOOK 12, PAGE 27

PORTO FINO BAY
PLAT BOOK 60, PAGE 16
LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9
PORTO FINO DRIVE
PRIVATE RIGHT OF WAY
15' DRAINAGE & UTILITY EASEMENT
DRAINAGE EASEMENT
FENCE CORNER 0.5'E.,0.2'N.
FENCE END 0.2'N.
15' DRAINAGE EASEMENT

FLOOD ZONE "X"
FLOOD ZONE "AE" BFE=40.5
APPROXIMATE FLOOD ZONE BOUNDARY

19'X16' POLE BARN
SPIG
SPIG 6"WELL
20'X12' POLE BARN

LITTLE LAKE HARRIS

FENCE CORNER 0.1'W.,1.0'N.
FENCE END ON-LINE
FENCE CORNER 0.3'E.,0.6'S.
FENCE END 0.4'S.
FENCE END ON-LINE
GATE
FENCE END 2.3'N.
1.48'S.
0.64'S.
WOOD DOCK

TANGERINE AVENUE
MISSION LANE
VISTA DEL LAGO SUBDIVISION
PLAT BOOK 22, PAGE 1
LAKE SHORE BLVD
DAUN AVENUE
LOT 1 LOT 2
HOWEY INLET
PLAT BOOK 52, PAGE 84

17.9' GATE 18.8' 1.7' 2.9' 5.3'
GATE FENCE 0.9'N.
FENCE CORNER 0.3'W.,0.7'N.
FENCE CORNER 0.3'N.
FENCE 0.2'S.

ALTA/NSPS Land Title Survey

PREPARED FOR:
Elevation Development, LLC
LOCATED IN:

Sections 23, 24 & 26, Township 20 S., Range 25 E., Lake County, Florida

www.GeoPoint.org
Licensed Business No.: LB 7768
GeoPoint
528 Northlake Blvd, Suite 1040
Altamonte Springs, Florida 32701
Phone: (321) 270-0440

SHEET: 03 of 04

PATH: O:\PORTO FINO DRIVE\PORTO FINO DRIVE\DWG\PORTO FINO DRIVE ALTA SURVEY.DWG PLOTTED BY: JORGE ELVIK ON 9/22/2026 2:34 PM LAST SAVED BY: JORGEE ON 9/22/2026 12:34 PM

S89°50'14"E(D) 950.34'(D)
S89°33'46"E 958.69'
N89°33'46"W 968.34'

ALT KEY: 3692756
THOMPSON PATRICIA BOUIS ET AL
ORB 3961, PAGE 293

MAUSOLEUM/GRAVESITE & INGRESS/EGRESS EASEMENT ORB 825, PAGE 2025 ORB 1321, PAGE 656 ORB 1321, PAGE 659 ORB 1870, PAGE 1958

CONCRETE WALL

(PARCEL 3)

DIRT PATH

10.5'X10.5' HOWEY FAMILY MAUSOLEUM

PERPETUAL, NON-EXCLUSIVE INGRESS/EGRESS EASEMENT ORB 2166, PAGE 2364 (EXACT LOCATION TO BE DETERMINED)

ALT KEYS: 1780527, AC ONE LLC ORB 3293, PAGE 1913

ALT KEYS: 3809690, AC ONE LLC ORB 3293, PAGE 1913

POCO SIERRA PLAT BOOK 11 PAGE 32

BLOCK C

FIRC 5/8 RLS 1916

N33°54'09"W 7.85'

N70°19'55"E 578.90'

Brick Terrace
Covered Carport With Exterior Staircase
Concrete Terrace Outline
Centerpiece Fountain
Textured Concrete Stairs
Brick Wall
Gate
Concrete Path
Textured Concrete Path
Concrete Pavement
Textured Concrete Outline
Two Story Manor (See Detail B)
Yard Drain
A/C
CO
Brick Fountain Courtyard
TFP
SPIG
Textured Concrete Terrace
Concrete Pavement
Parking Area
Single Story Residence (See Detail A)
FIP 1/2 NO ID
N66°23'16"W 85.75'
S66°23'16"E 85.75'
FIR 5/8 RLS 1916
N23°32'06"W 162.30'
S23°32'06"E 162.30'
C2
FBM 4X4 D6PNC
Concrete Slabs
Destroyed Building
FJB
FM
N43°22'10"W 79.27'
S67°27'45"W 113.54'
FIR 5/8 PSM 5866
POINT OF BEGINING
FIRC 5/8 RLS 1919
FIR 5/8 RLS 1916
N63°44'04"W 59.43'
FIR 5/8 NO ID
ALT KEY: 3837468
LAKEVIEW INVESTMENTS LLC
ORB 5620, PAGE 1487
(PARCEL 4)
ALT KEY: 3798098
HOWEY MANSION LLC
ORB 5215, PAGE 761
(PARCEL 5)
ALT KEY: 3798097
HOWEY MANSION LLC
ORB 5182, PAGE 1438
COUNTY ROAD 48 (FORMERLY STATE ROAD 214)
FIR 5/8 PSM 5866
FIP 1 1/2" NO ID
CITI
CHH
Valley Gutter
CITRUS AVENUE
S19°48'43"W 404.28'
Brick Wall

N

NORTH

120 0 30 60 120
SCALE: 1" = 60'

159.04'(P)
20'(P)
150'(P)
150'(P)
150'(P)
150'(P)
30'(P)
WESTERLY (D) 591.32'(D)
15.00' STRIP OF LAND FOR MUNICIPAL PURPOSES ORB 6225, PAGE 1830 AND ORB 250, PAGE 353
BLOCK C
BROCK MARGARET & JEFFREY FELLOWS
50.00' STRIP OF LAND FOR MUNICIPAL PURPOSES ORB 6225, PAGE 1830 AND ORB 250, PAGE 353
POCO SIERRA PLAT BOOK 11 PAGE 32
MALAGA ROAD
MALAGA ROAD
1 MONCH ROSADO FAMILY TRUST
BLOCK A-5
N89°50'14"W(D) 742.54'(D)
91.17'(P)
91.10'(P)
HAMLIN AVENUE
2 PUCKETT-AARON W & ANA C V
GRIFFIN VILLAGE PLAT BOOK 12, PAGE 27
90.93'(P)
1 DIDION EUGENE J & MAUREEN A
BLOCK A-4
90.76'(P)
FBM 8X8" NO ID
POINT OF COMMENCEMENT
NE CORNER OF SECTION 26-T20S-R25E
FCM 8"X8" NO ID
AS REFERENCED IN CCR #073124
23
24
FCM 4X4"
26
25
441.39'
S00°42'38"W
TEMPLE AVENUE
EASTERLY LINE OF SECTION 26
200'
N89°15'04"W
VALENCIA ROAD
CAMELLIA WAY
GRIFFIN VILLAGE PLAT BOOK 12, PAGE 27
LESS & EXCEPT HATCHED AREA FROM SUBJECT PARCEL
50.00' STRIP OF LAND FOR MUNICIPAL PURPOSES ORB 6225, PAGE 1830 AND ORB 250, PAGE 353
S34°12'58"E 9.65'
POINT OF BEGINNING
FIRC 5/8 RLS 1919
50' STRIP OF LAND FOR MUNICIPAL PURPOSES ORB 6225, PAGE 1830 AND ORB 250, PAGE 353
N89°17'22"W 764.05'
N89°17'22"W 1048.30'
N68°28'46"W 34.94'
N08°29'44"E 111.51'
BLOCK A-6
BLOCK A-7
BLOCK A-15
BLOCK A-14
HAMLIN AVENUE
400'
300'
ORCHID WAY
CROTON WAY
BLOCK B-2
S00°42'38"W 897.38'
TEMPLE AVENUE

DETAIL A

1.06'
14.00'
12.41'
2.28'
16.29'
SINGLE-STORY RESIDENCE
12.26'
32.72'
1.95'
16.19'

20 0 10 20 40
SCALE: 1" = 20'

DETAIL B

20.58'
Covered Carport With Exterior Staircase
18.18'
10.99'
2.12'
9.54'
22.44'
29.00'
16.00'
2.95'
3.00'
24.04'
R=5'+\-
51.70'
Two Story Manor
44.92'
4.55'
10.76'
7.19'
6.58'
3.18'
6.62'
5.03'
9.90'
7.48'
7.45'
1.54'
18.92'
10.32'
20.19'
12.45'
2.76'
4.00'
10.79'
19.81'
0.96'
25.90'
21.66'

20 0 10 20 40
SCALE: 1" = 20'

Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord Distance
C1	461.30'	40.84'	5°04'20"	N23°00'02"E	40.82'
C2	2342.01'	290.99'	7°07'08"	N26°23'33"W	290.80'
C3	2342.01'	120.53'	2°56'55"	N31°25'34"W	120.52'

LEGEND

BFE ---- Base Flood Elevation
BFP ---- Backflow Preventer
ORB ---- Official Records Book
E ---- Electric Junction Box
M ---- Electric Meter
---- Guy Anchor
G ---- Buried Gas Warning Marker
IRW ---- Irrigation Well
---- Light Pole
---- Electric Power Pole
---- Sign
SPIG ---- Spigot
W ---- Well
M ---- Water Meter
CO ---- Clean Out
CHH ---- Cable Handhole
A/C ---- Air Conditioner
---- Fire Hydrant
FP ---- Flag Pole
T ---- Telephone Pedestal
TFP ---- Telephone Pedestal
FJB ---- Fiber Optic Junction Box
x ---- Wire Fence
o ---- Chain Link Fence
a ---- Polyvinyl Fence
// ---- Wood Fence
---- Guardrail
ou ---- Overhead Utility Line

ALTA/NSPS Land Title Survey

PREPARED FOR:
Elevation Development, LLC
LOCATED IN:
Section 26, Township 20 S., Range 25 E., Lake County, Florida

www.GeoPoint.org
Licensed Business No.: LB 7768
GeoPoint
528 Northlake Blvd, Suite 1040
Altamonte Springs, Florida 32701
Phone: (321) 270-0440

SHEET: 04 of 04

PATH: O:\PORTO PINO DRIVE\PHONE FILES\SURVEY\PORTO PINO DRIVE OVERALL\ALTA A-1-5 2026.DWG PLOTTED BY: JORGE ELIVA ON: 9/7/2026 4:59 PM LAST SAVED BY: JORGE ON: 9/7/2026 4:18 PM

Comprehensive Plan Amendment Application

Please complete the application to the best of your knowledge, and submit the completed form and any required materials to the Town of Howey-in-the-Hills, 103 N. Palm Avenue, Howey-in-the-Hills, FL 34737

REQUESTED ACTION:

SMALL SCALE FUTURE LAND USE MAP AMENDMENT: ___
LARGE SCALE FUTURE LAND USE MAP AMENDMENT: X
TEXT AMENDMENT: ___

REQUESTED FUTURE LAND USE DESIGNATION: PUD - VILLAGE MIXED USE

SUPPORTING STATEMENT: (Describe reason for requested amendment. For land use map amendment, please compare the proposed land use with the current land use. Attach separate sheet if necessary.)

PROPOSED TO CHANGE CURRENT LAND USE FROM LOW DENSITY RESIDENTIAL (LDR) AND MEDIUM DENSITY RESIDENTIAL (MDR) TO PUD - VILLAGE MIXED USE.

THE PROPOSED LAND USE IS FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT.

PROPERTY INFORMATION:

SHORT PARCEL ID (12 DIGITS): SEE ATTACHED

ADDRESS OF PROPERTY: Unassigned

CROSS STREETS: N. Palm Ave AND SR 19

SIZE OF EXISTING PARCEL: 101.2 SQ. FT./(ACRES) (circle one)

LEGAL DESCRIPTION (attach separate sheet if necessary):

SEE ATTACHED LEGAL DESCRIPTION

ZONING: SFR, MDR-1 CURRENT FUTURE LAND USE: LDR, MDR

SURROUNDING LAND USE & ZONING DESIGNATIONS:

	LAND USE	ZONING
NORTH	URBAN LOW (COUNTY)	R1 (COUNTY)
SOUTH	LDR (TOWN)	SFR (TOWN)
EAST	NONE	NONE
WEST	VMU (TOWN)	PUD (TOWN)

APPLICANT/AGENT:	
NAME: Owais Khanani	
COMPANY: Elevation Development, LLC	
ADDRESS: 189 S. Orange Ave, Suite 1550	
CITY, STATE, ZIP:	
TELEPHONE:	FAX:
EMAIL:	

OWNER (if different from applicant)	
NAME:	
COMPANY:	
ADDRESS:	
CITY, STATE, ZIP:	
TELEPHONE:	FAX:
EMAIL:	

SIGNATURE OF APPLICANT: _____

SIGNATURE OF OWNER (if different): _____

***Please attach a notarized Authorization of Owner and/or notarized Power of Attorney, if applicant is different from owner.**

*If owner of the property is a corporation or company, a corporate resolution must be submitted with the application. An original resolution currently on file in the Planning Dept. that is less than one year old may be used. The resolution must state the name of the person(s) who have been resolved by the company as having authority to execute documents on behalf of the company. It must 1) be current; 2) state a termination date; 3) be signed and certified by the secretary; 4) be embossed with the corporate seal; and 5) be an original document.

*For every person doing business under a fictitious name, an Affidavit of Publication must be submitted.

THE FOLLOWING MUST BE SUBMITTED AT THE TIME OF APPLICATION:

____ One (1) current (no older than 2 years) signed and sealed survey of the subject property, including total acreage of the land use change

____ Legal Description of the subject property (Word format)

____ Vicinity Map

____ Traffic Impact Analysis, per section 8.02.10

____ For residential projects, verification from the Lake County School Board of submittal of the "School Planning and Concurrency Application" (Application available from Lake County School Board web site under Growth Planning.)

____ Environmental Impact Analysis, per section 4.02.06J

____ Authorization of owner, power of attorney, and/or affidavit of publication, if required (see above section)

APPLICANT/AGENT:	
NAME: Owais Khanani	
COMPANY: Elevation Development, LLC	
ADDRESS: 189 S. Orange Ave, Suite 1550	
CITY, STATE, ZIP:	
TELEPHONE:	FAX:
EMAIL:	

OWNER (if different from applicant)	
NAME: Paul M. Thompson	
COMPANY:	
ADDRESS: 31217 Overbrook Sr	
CITY, STATE, ZIP: Mt. Plymouth, FL. 32776	
TELEPHONE: 407-341-4242	FAX:
EMAIL: pthompson0321@gmail.com	

SIGNATURE OF APPLICANT: _____

SIGNATURE OF OWNER (if different): Paul M Thompson

***Please attach a notarized Authorization of Owner and/or notarized Power of Attorney, if applicant is different from owner.**

*If owner of the property is a corporation or company, a corporate resolution must be submitted with the application. An original resolution currently on file in the Planning Dept. that is less than one year old may be used. The resolution must state the name of the person(s) who have been resolved by the company as having authority to execute documents on behalf of the company. It must 1) be current; 2) state a termination date; 3) be signed and certified by the secretary; 4) be embossed with the corporate seal; and 5) be an original document.

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_____ Traffic Impact Analysis, per section 8.02.10

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_____ Environmental Impact Analysis, per section 4.02.06J

_____ Authorization of owner, power of attorney, and/or affidavit of publication, if required (see above section)

APPLICANT/AGENT:	
NAME: Owais Khanani	
COMPANY: Elevation Development, LLC	
ADDRESS: 189 S. Orange Ave. Suite 1550	
CITY, STATE, ZIP:	
TELEPHONE:	FAX:
EMAIL:	

OWNER (if different from applicant)	
NAME: Patricia Bouis Thompson	
COMPANY:	
ADDRESS: 31217 Overbrook Dr	
CITY, STATE, ZIP: Mt Plymouth, FL 32776	
TELEPHONE: 352 516 7144	FAX:
EMAIL: 2pthompson@comcast.net	

SIGNATURE OF APPLICANT: _____

SIGNATURE OF OWNER (if different): _____

***Please attach a notarized Authorization of Owner and/or notarized Power of Attorney, if applicant is different from owner.**

*If owner of the property is a corporation or company, a corporate resolution must be submitted with the application. An original resolution currently on file in the Planning Dept. that is less than one year old may be used. The resolution must state the name of the person(s) who have been resolved by the company as having authority to execute documents on behalf of the company. It must 1) be current; 2) state a termination date; 3) be signed and certified by the secretary; 4) be embossed with the corporate seal; and 5) be an original document.

*For every person doing business under a fictitious name, an Affidavit of Publication must be submitted.

THE FOLLOWING MUST BE SUBMITTED AT THE TIME OF APPLICATION:

_____ One (1) current (no older than 2 years) signed and sealed survey of the subject property, including total acreage of the land use change

_____ Legal Description of the subject property (Word format)

_____ Vicinity Map

_____ Traffic Impact Analysis, per section 8.02.10

_____ For residential projects, verification from the Lake County School Board of submittal of the "School Planning and Concurrency Application" (Application available from Lake County School Board web site under Growth Planning.)

_____ Environmental Impact Analysis, per section 4.02.06J

_____ Authorization of owner, power of attorney, and/or affidavit of publication, if required (see above section)

APPLICANT/AGENT:	
NAME: Owais Khanani	
COMPANY: Elevation Development, LLC	
ADDRESS: 189 S. Orange Ave, Suite 1550	
CITY, STATE, ZIP:	
TELEPHONE:	FAX:
EMAIL:	

OWNER (if different from applicant)			
NAME:	Stephanie B Bouis		
COMPANY:	------		
ADDRESS:	412 Fairoaks Circle		
CITY, STATE, ZIP:	Chapel Hill, NC 27516		
TELEPHONE:	919.260.8275	FAX:	n/a
EMAIL:	s.bouis@yahoo.com		

SIGNATURE OF APPLICANT: n/a

SIGNATURE OF OWNER (if different): 4/05/2026

***Please attach a notarized Authorization of Owner and/or notarized Power of Attorney, if applicant is different from owner.**

*If owner of the property is a corporation or company, a corporate resolution must be submitted with the application. An original resolution currently on file in the Planning Dept. that is less than one year old may be used. The resolution must state the name of the person(s) who have been resolved by the company as having authority to execute documents on behalf of the company. It must 1) be current; 2) state a termination date; 3) be signed and certified by the secretary; 4) be embossed with the corporate seal; and 5) be an original document.

*For every person doing business under a fictitious name, an Affidavit of Publication must be submitted.

THE FOLLOWING MUST BE SUBMITTED AT THE TIME OF APPLICATION:

____ One (1) current (no older than 2 years) signed and sealed survey of the subject property, including total acreage of the land use change

____ Legal Description of the subject property (Word format)

____ Vicinity Map

____ Traffic Impact Analysis, per section 8.02.10

____ For residential projects, verification from the Lake County School Board of submittal of the "School Planning and Concurrency Application" (Application available from Lake County School Board web site under Growth Planning.)

____ Environmental Impact Analysis, per section 4.02.06J

____ Authorization of owner, power of attorney, and/or affidavit of publication, if required (see above section)

AGENT/APPLICANT AUTHORIZATION

Before me, the undersigned authority, personally appeared **Paul M. Thompson** and has authorized **Elevation Development LLC | Owais Khanani** to act as its agent to represent them in obtaining the necessary approvals from the Lake County School Board regarding School Concurrency and any other similar items that may arise dealing with property owned by

_____ in Lake County, Florida.

Alternate Key/Parcel ID/Physical Address of Subject Property: _____

Paul M Thompson
_____ Affiant (Owner's Signature)

STATE OF Florida

COUNTY OF Lake

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization this 05 day of September, 2025, by Paul Thompson

Personally Known OR Produced Identification

Type of Identification Produced FLDL

Kelly Fosdick
Notary Public (signature)

(SEAL)

Notary Public State of Florida
Kelly Fosdick
My Commission HH 832902
Expires 8/6/2030

My Commission expires: 8-6-2030

AGENT/APPLICANT AUTHORIZATION

Before me, the undersigned authority, personally appeared **Patricia Bouis Thompson** and has authorized **Elevation Development LLC | Owais Khanani** to act as its agent to represent them in obtaining the necessary approvals from the Lake County School Board regarding School Concurrency and any other similar items that may arise dealing with property owned by

_____ in Lake County, Florida.

Alternate Key/~~Parcel~~ ID/Physical Address of Subject Property: _____

_____

_____ Affiant (Owner's Signature)

STATE OF Florida

COUNTY OF Lake

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization this 05 day of September, 2026, by Patricia Thompson

Personally Known OR Produced Identification

Type of Identification Produced FL DL

Kelly Fosdick
Notary Public (signature)

(SEAL)

Notary Public State of Florida
Kelly Fosdick
My Commission HH 632902
Expires 8/6/2030

My Commission expires: 8-6-2030

AGENT/APPLICANT AUTHORIZATION

Before me, the undersigned authority, personally appeared **Stephanie B Bouis** and has authorized **Elevation Development LLC | Owais Khanani** to act as its agent to represent them in obtaining the necessary approvals from the Lake County School Board regarding School Concurrency and any other similar items that may arise dealing with property owned by Rebecca B. Thompson Revocable Trust & Stephanie B Bouis in Lake County, Florida.

Alternate Key/Parcel ID/Physical Address of Subject Property: N/A

Affiant (Owner's Signature)

STATE OF North Carolina

COUNTY OF Orange

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization this 5th day of September, 2026, by Stephanie B Bouis

Personally Known OR Produced Identification

Type of Identification Produced North Carolina Driver License ex 11/2027

Notary Public (signature)

(SEAL)

DAZRITAE L. SAYLOR
Notary Public - North Carolina
Durham County
My Commission Expires Jul 14, 2030

My Commission expires: 07/14/2030

_____ 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:*** _____

DESCRIPTION PER DEED:

PARCEL 1:

THAT PART OF GOVERNMENT LOTS 8 AND 9, SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, LYING SOUTHEAST OF STATE ROAD 19.

LESS AND EXCEPT ANY PORTION THEREOF CONTAINED IN QUIT CLAIM DEED RECORDED IN DEED BOOK 308, PAGE 595, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 2:

THAT PART GOVERNMENT LOTS 2 AND 3, SECTION 24, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BOUNDED AND DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3 AND RUN THENCE EAST ALONG THE SOUTH BOUNDARY THEREOF, 288 FEET; RUN THENCE NORTH 340 FEET; RUN THENCE EAST TO THE LOW WATER MARK OF LAKE HARRIS. BEGIN AGAIN AT THE POINT OF BEGINNING AND RUN THENCE NORTH 1333 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE CONTINUING NORTH 210 FEET; RUN THENCE EAST 1668 FEET, MORE OR LESS, TO THE LOW WATER MARK OF LAKE HARRIS; RUN THENCE SOUTHERLY ALONG SAID LOW WATER MARK TO THE THIRD COURSE DESCRIBED ABOVE.

PARCEL 3:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 26: THENCE NORTH 89°50'14" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 SAID SECTION 26, A DISTANCE OF 742.54 FEET TO THE POINT OF BEGINNING: THENCE LEAVING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26, SOUTH 0°35'03" WEST, A DISTANCE OF 383.57 FEET TO A POINT; THENCE SOUTH 34°35'21" EAST A DISTANCE OF 12.42 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CITRUS AVENUE (ALSO KNOWN AS MALAGA ROAD, 20 FOOT RIGHT-OF-WAY); THENCE SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CITRUS AVENUE AND ALONG THE ARC

OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 461.68 FEET, A DELTA ANGLE OF 2°56'20" AND A CHORD BEARING A DISTANCE OF SOUTH 31°28'00" WEST 23.68 FEET) AN ARC DISTANCE OF 23.68 FEET TO A POINT; THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CITRUS AVENUE AND ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 461.68 FEET, A DELTA ANGLE OF 3°57'54" AND A CHORD BEARING A DISTANCE OF SOUTH 28°00'53" WEST 31.94 FEET) AN ARC DISTANCE OF 31.95 FEET TO A POINT; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CITRUS AVENUE, NORTH 34°35'21" WEST A DISTANCE OF 74.69 FEET TO A POINT; THENCE SOUTH 69°42'24" WEST, A DISTANCE OF 575.25 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 19 (100 FEET RIGHT-OF-WAY); THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 19 AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2341.83 FEET. A DELTA ANGLE OF 15°29'15" AND A CHORD BEARING A DISTANCE OF NORTH 40°50'23" WEST 631.09 FEET) AN ARC DISTANCE OF 633.02 FEET TO A POINT; THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 19 (VARIABLE WIDTH RIGHT-OF-WAY), NORTH 33°01'28" EAST, A DISTANCE OF 125.76 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 19, SOUTH 89°50'14" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26, A.DISTANCE OF 950.34 FEET TO THE POINT OF BEGINNING.

COMBINE PARCEL CONTAINING 97.072 ACRES

PARCEL 4

A PARCEL OF LAND IN THE EAST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF LOT 6, BLOCK A~15, HOWEY~IN -THE HILLS, GRIFFIN VILLAGE, AS RECORDED IN PLAT BOOK 12. PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE SOUTH 19 DEGREES 09 MINUTES 27 SECONDS WEST ALONG THE WESTERLY LINE OF LOTS 4, 5, AND 6, BLOCK B-2, OF SAID GRIFFIN VILLAGE, AND THE NORTHEASTERLY EXTENSION THEREOF A DISTANCE OF 246.36 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 19, AS IT EXISTS THIS 15TH DAY OF MARCH, 1994; THENCE NORTH 16 DEGREES 40 MINUTES 10 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD 19 A DISTANCE OF 157.21 FEET TO A POINT

OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 2341.83 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE (BEING THE SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 19) THROUGH A CENTRAL ANGLE OF 13 DEGREES 16 MINUTES 51 SECONDS A DISTANCE OF 541.61 FEET FOR A POINT OF BEGINNING; CONTINUE THENCE ALONG SAID CURVE (EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 19), THROUGH A CENTRAL ANGLE OF 3 DEGREES 02 MINUTES 54 SECONDS A DISTANCE OF 124.59 FEET FOR A POINT HEREIN DESIGNATED AS POINT "A", RETURN TO POINT OF BEGINNING AND RUN SOUTH 67 DEGREES 02 MINUTES 05 SECONDS EAST A DISTANCE OF 79.58 FEET, THENCE SOUTH 50 DEGREES 10 MINUTES 55 SECONDS EAST 167.30 FEET; THENCE SOUTH 21 DEGREES 32 MINUTES 55 SECONDS EAST 79.27 FEET, THENCE SOUTH 44 DEGREES 00 MINUTES 59 SECONDS EAST 50.44 FEET, THENCE SOUTH 64 DEGREES 22 MINUTES 53 SECONDS EAST 59.43 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CITRUS AVENUE, AS SHOWN ON SAID GRIFFIN VILLAGE-SUBDIVISION PLAT, THENCE NORTH 19 DEGREES 09 MINUTES 27 SECONDS EAST A DISTANCE OF 404.25 FEET THENCE CONTINUE ALONG SAID CITRUS AVENUE THE NEXT TWO COURSES: NORTH 07 DEGREES 51 MINUTES 27 SECONDS EAST 111.51 FEET; SOUTH 69 DEGREES 07 MINUTES 49 SECONDS EAST 34.19 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF MALAGA ROAD, AS SHOWN ON THE PLAT OF HOWEY-IN-THE~HILLS, POCO SIERRA, AS RECORDED IN PLAT BOOK 11, PAGE 33, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND/OR THE SOUTHERLY EXTENSION THEREOF; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE IN SAID NORTHWESTERLY RIGHT OF WAY LINE OF MALAGA ROAD AND/OR ITS SOUTHERLY EXTENSION (SAID CURVE HAVING A RADIUS OF 461.48 FEET), FROM A TANGENT BEARING OF NORTH 20 DEGREES 52 MINUTES 11 SECONDS EAST, THROUGH A CENTRAL ANGLE OF 5 DEGREES 03 MINUTES 59 SECONDS A DISTANCE OF 40.81 FEET TO A POINT ON A LINE, SAID LINE HAVING A BEARING OF SOUTH 34 DEGREES 27 MINUTES 18 SECONDS EAST, FROM A POINT THAT IS NORTH 69 DEGREES 41 MINUTES 06 SECONDS EAST A DISTANCE OF 573.91 FEET OF THE AFORESAID POINT "A", THENCE NORTH 34 DEGREES 27 MINUTES 18 SECONDS WEST 74.95 FEET TO SAID POINT THAT IS NORTH 69 DEGREES 41 MINUTES 06 EAST A DISTANCE OF 573.91 FEET OF THE AFORESAID POINT "A", THENCE SOUTH 69 DEGREES 41 MINUTES 06 SECONDS WEST A DISTANCE OF 573.91 FEET TO THE AFORESAID POINT "A", THENCE SOUTHEASTERLY ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 19, THROUGH SAID CENTRAL ANGLE OF 03 DEGREES 02 MINUTES 54 SECONDS A DISTANCE OF 124.59 FEET TO THE POINT OF BEGINNING, SAID DESCRIPTION INCLUDES A PART OF AN ABANDONED ROAD RIGHT OF WAY, LYING SOUTH OF, AND/OR THAT PART

OF LOT 1, BLOCK "C", HOWEY~IN-THE-HILLS , POCO SIERRA SUBDIVISION, RECORDED IN PLAT BOOK 11, PAGE 33, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 5

A PARCEL OF LAND IN THE EAST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "C": FROM THE SOUTHWEST CORNER OF LOT 6, BLOCK A-1 5, HOWEY-IN-THEHILLS, GRIFFIN VILLAGE, AS RECORDED IN PLAT BOOK 12, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE SOUTH 19 DEGREES 09 MINUTES 27 SECONDS WEST ALONG THE WESTERLY LINE OF LOTS 4, 5, AND 6, BLOCK B-2, OF SAID GRIFFIN VILLAGE, AND THE NORTHEASTERLY EXTENSION THEREOF A DISTANCE OF 246.35 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY UNE OF STATE ROAD NO. 19, AS IT EXISTS THIS 18TH DAY OF MARCH, 1994; THENCE NORTH 16 DEGREES 40 MINUTES 10 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19, A DISTANCE OF 112.75 FEET FOR A POINT OF BEGINNING; CONTINUE THENCE NORTH 16 DEGREES 40 MINUTES 10 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19, A DISTANCE OF 44.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 2341.83 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE (BEING THE SAID EASTERLY RIGHTOF- WAY LINE OF STATE ROAD NO. 19) THROUGH A CENTRAL ANGLE OF 13 DEGREES 1 MINUTES 51 SECONDS, A DISTANCE OF 542.82 FEET; THENCE LEAVING SAID RIGHT-OFWAY LINE OF STATE ROAD NO. 19, RUN THE FOLLOWING COURSES: SOUTH 67 DEGREES 02 MINUTES 05 SECONDS EAST 79.58 FEET; SOUTH 50 DEGREES 10 MINUTES 55 SECONDS EAST 167.30 FEET; SOUTH 21 DEGREES 32 MINUTES 55 SECONDS EAST 79.27 FEET; SOUTH 44 DEGREES 00 MINUTES 59 SECONDS EAST 50..04 FEET; SOUTH 64 DEGREES 22 MINUTES 53 SECONDS EAST 59.43 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CITRUS A VENUE, AS SHOWN ON THE AFORESAID GRIFFIN VILLAGE SUBDIVISION PLAT; THENCE SOUTH 19 DEGREES 09 MINUTES 27 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 28 1.71 FEET TO A POINT OF BEGINNING.

LESS AND EXCEPT:

THE PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN THE LANDS DESCRIBED IN DEED BOOK 250, PAGE 353 (LATER TRANSFERRED IN OFFICIAL RECORDS BOOK 6225, PAGE 1830) DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, RUN WESTERLY ALONG THE SECTION LINE 591.32 FEET TO AN IRON PIN AND THE POINT OF BEGINNING OF THE LAND HERE DESCRIBED; RUN THENCE SOUTH 19°17', WEST 525.2 FEET TO THE CENTER POINT OF INTERSECTION OF VALENCIA ROAD AND BARCELONA ROAD IN SAID PLAT OF POCO SIERRA. BEING THE LINE OF SAID NEW ROAD AND HAVING A RIGHT-OF-WAY 30 FEET WEST AND 20 FEET EAST OF THE ABOVE DESCRIBED LINE, OR A TOTAL WIDTH OF APPROXIMATELY 50 FEET.

AND

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, RUN WESTERLY ALONG THE SECTION LINE 623.34 FEET FOR THE POINT OF BEGINNING OF THE LAND HERE DESCRIBED; RUN THENCE SOUTH 19°17' WEST 15 FEET; THENCE WESTERLY PARALLEL TO THE SAID SECTION LINE TO THE EASTERLY RIGHT-OF-WAY OF SATE HIGHWAY NO. 212; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE NORTH LINE OF SAID SECTION 26; THENCE EASTERLY ALONG SAID SECTION LINE TO THE POINT OF BEGINNING, SAID STRIP OF LAND HAVING A WIDTH OF 15 FEET.

DESCRIPTION PER SURVEY:

PARCELS 1, 2 & 3

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOTS 2, 3, 8, AND 9 IN SECTIONS 23 AND 24, AND A PORTION OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2 OF SECTION 24; THENCE ALONG THE WEST BOUNDARY THEREOF, N.00°55'22"E., A DISTANCE OF 210.00 FEET TO THE SOUTHWEST CORNER OF PORTO FINO BAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGE 16 OF THE PUBLIC RECORDS OF SAID LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY THEREOF, S.89°04'53"E., A DISTANCE OF 2156.00 FEET TO A POINT

HEREINAFTER REFERRED TO AS POINT “A”, SAID POINT BEING N.26°54'59”E, A DISTANCE OF 783.89 FEET FROM A POINT HEREINAFTER REFERRED TO AS POINT “B”; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, S.89°04'53"E., A DISTANCE OF 9.83 FEET TO THE WATER'S EDGE OF LITTLE LAKE HARRIS (AS LOCATED ON 01/22/2026); THENCE ALONG SAID WATER'S EDGE THE FOLLOWING THIRTY-ONE (31) COURSES: 1) S.21°42'02"W., A DISTANCE OF 79.05 FEET; 2) S.17°02'17"W., A DISTANCE OF 56.37 FEET; 3) S.49°01'52"W., A DISTANCE OF 55.75 FEET; 4) S.43°11'08"W., A DISTANCE OF 39.20 FEET; 5) S.87°36'00"W., A DISTANCE OF 87.74 FEET; 6) S.81°00'23"W., A DISTANCE OF 87.98 FEET; 7) S.85°39'33"W., A DISTANCE OF 77.78 FEET; 8) N.86°50'28"W., A DISTANCE OF 94.08 FEET; 9) N.89°01'03"W., A DISTANCE OF 32.07 FEET; 10) S.62°32'53"W., A DISTANCE OF 8.13 FEET; 11) S.39°00'56"E., A DISTANCE OF 7.77 FEET; 12) S.87°09'21"E., A DISTANCE OF 35.57 FEET; 13) S.88°42'22"E., A DISTANCE OF 154.35 FEET; 14) N.84°19'26"E., A DISTANCE OF 82.77 FEET; 15) N.88°03'05"E., A DISTANCE OF 35.82 FEET; 16) N.58°51'43"E., A DISTANCE OF 18.61 FEET; 17) N.77°06'32"E., A DISTANCE OF 40.67 FEET; 18) S.36°29'40"E., A DISTANCE OF 11.60 FEET; 19) S.46°35'19"W., A DISTANCE OF 77.00 FEET; 20) S.62°17'05"W., A DISTANCE OF 79.73 FEET; 21) S.40°07'52"W., A DISTANCE OF 29.16 FEET; 22) S.27°26'25"W., A DISTANCE OF 33.52 FEET; 23) S.12°12'41"W., A DISTANCE OF 226.08 FEET; 24) S.08°14'19"E., A DISTANCE OF 43.53 FEET; 25) S.09°51'20"W., A DISTANCE OF 43.96 FEET; 26) S.20°05'11"W., A DISTANCE OF 113.16 FEET; 27) S.35°22'12"W., A DISTANCE OF 17.40 FEET; 28) S.14°27'46"W., A DISTANCE OF 52.70 FEET; 29) S.34°37'52"W., A DISTANCE OF 51.94 FEET; 30) S.29°52'37"W., A DISTANCE OF 73.88 FEET; 31) S.15°30'06"W., A DISTANCE OF 254.63 FEET TO THE NORTHERLY BOUNDARY OF HOWEY INLET, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 52, PAGE 84; THENCE ALONG SAID NORTH BOUNDARY, N.89°43'02"W., A DISTANCE OF 73.49 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT “C”, SAID POINT BEING S.26°32'02”W., A DISTANCE OF 536.73 FEET FROM AFORESAID POINT “B” (THE COURSES FROM AFORESAID POINT “A” TO POINT “B” AND POINT “B” TO POINT “C” TO SERVE AS A LINE OF CLOSURE); THENCE CONTINUE ALONG SAID NORTH BOUNDARY AND THE NORTH BOUNDARY OF VISTA DEL LAGO SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 1, AND WESTERLY EXTENSION THEREOF, N.89°43'02"W., A DISTANCE OF 1296.25 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF SAID VISTA DEL LAGO SUBDIVISION; THENCE ALONG SAID WESTERLY BOUNDARY AND NORTHERLY EXTENSION THEREOF, S.00°20'23"W., A DISTANCE OF 337.39 FEET TO THE SOUTHWEST CORNER OF SAID VISTA DEL LAGO SUBDIVISION, BEING A POINT ON THE NORTH BOUNDARY OF GRIFFIN VILLAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 27; THENCE

N.89°38'16"W., A DISTANCE OF 287.71 FEET; THENCE CONTINUE ALONG SAID NORTH BOUNDARY AND THE NORTH BOUNDARY OF POCO SIERRA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 32, N.89°12'14"W., A DISTANCE OF 742.34 FEET; THENCE DEPARTING SAID NORTH BOUNDARY OF POCO SIERRA, S.00°57'26"W., A DISTANCE OF 396.01 FEET; THENCE S.34°12'58"E., A DISTANCE OF 9.65 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF VALENCIA ROAD AS SHOWN ON SAID POCO SIERRA; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, SOUTHWESTERLY, 54.09 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 461.68 FEET AND A CENTRAL ANGLE OF 06°42'45" (CHORD BEARING S.28°53'27"W., 54.06 FEET); THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY, N.33°51'09"W., A DISTANCE OF 74.92 FEET; THENCE S.70°19'55"W., A DISTANCE OF 578.90 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF COUNTY ROAD 48 AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP, PROJECT: 1093; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, NORTHWESTERLY, 632.22 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2342.01 FEET AND A CENTRAL ANGLE OF 15°28'01" (CHORD BEARING N.40°38'03"W., 630.31 FEET) TO THE SOUTHEASTERLY RIGHT-OF-WAY OF STATE ROAD 19 AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 1108-101; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1) N.33°32'50"E., A DISTANCE OF 538.06 FEET; 2) N.47°01'21"E., A DISTANCE OF 1439.25 FEET TO THE NORTH BOUNDARY OF AFORESAID GOVERNMENT LOT 9 OF SECTION 23; THENCE ALONG SAID NORTH BOUNDARY, S.89°48'49"E., A DISTANCE OF 438.05 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 97.072 ACRES, MORE OR LESS.

PARCEL 4

A PARCEL OF LAND IN THE EAST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST 1/4 CORNER OF SAID SECTION 26: THENCE RUN ALONG THE EASTERLY LINE OF SAID SECTION 26, S.00°42'38" W., A DISTANCE OF 441.39 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN N.89°17'22"W., A DISTANCE OF 764.05 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CITRUS AVENUE AND POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY, SOUTHWESTERLY, 40.84 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 461.30 FEET AND A CENTRAL ANGLE OF 05°04'20"

(CHORD BEARING S.23°00'02"W., 40.82 FEET); THENCE N.68°28'46"W., A DISTANCE OF 34.94 FEET; THENCE S.08°29'44"W., A DISTANCE OF 111.51 FEET; THENCE S.19°48'43"W., A DISTANCE OF 404.28 FEET; THENCE DEPARTING FROM THE AFORESAID WESTERLY RIGHT OF WAY LINE OF CITRUS AVENUE, RUN N.63°44'04"W., A DISTANCE OF 59.43 FEET; THENCE N.43°22'10"W., A DISTANCE OF 50.44 FEET; THENCE N.20°54'06"W., A DISTANCE OF 79.27 FEET; THENCE N.49°32'06"W., A DISTANCE OF 167.30 FEET; THENCE N.66°23'16"W., A DISTANCE OF 85.75 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 48; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, RUN NORTHWESTERLY, 120.53 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2342.01 FEET AND A CENTRAL ANGLE OF 02°56'55" (CHORD BEARING N.31°25'34"W., 120.52 FEET); THENCE DEPARTING FROM THE AFORESAID EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 48, RUN N.70°19'55"E., A DISTANCE OF 578.90 FEET; THENCE S.33°51'09"E., A DISTANCE OF 74.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.597 ACRES, MORE OR LESS.

PARCEL 5

A PARCEL OF LAND IN THE EAST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST 1/4 CORNER OF SAID SECTION 26: THENCE RUN ALONG THE EASTERLY LINE OF SAID SECTION 26, S.00°42'38" W., A DISTANCE OF 897.38 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN N.89°17'22"W., A DISTANCE OF 1048.30 FEET TO THE POINT OF BEGINNING; THENCE S.67°27'45"W., A DISTANCE OF 113.54 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 48; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 48, RUN NORTHWESTERLY, 290.99 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2342.01 FEET AND A CENTRAL ANGLE OF 07°07'08" (CHORD BEARING N.26°23'33"W., 290.80 FEET); THENCE DEPARTING OF SAID EASTERLY RIGHT OF WAY LINE, RUN S.66°23'16"E., A DISTANCE OF 85.75 FEET; THENCE S.49°32'06"E., A DISTANCE OF 167.30 FEET; THENCE S.20°54'06"E., A DISTANCE OF 79.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.534 ACRES, MORE OR LESS.

COMBINE PARCEL CONTAINING 101.203 ACRES, MORE OR LESS

PORTO FINO SUBDIVISION
FUTURE LAND USE AMENDMENT

Porto Fino Subdivision consists of eight different parcels that total +/- 101.11 acres that is located in the northeast quadrant of the intersection of SR 19 and CR 48 in the City of Howey in the Hills, Florida. The parcel numbers are 23-20-25-0004-000-00800, 24-20-25-0003-000-00600, 26-20-25-0001-000-00100, 26-20-25-0100-A06-00000, 26-20-25-0500-00C-00101, 26-20-25-0001-000-01700, and 26-20-25-0001-000-01800. **Figure 1** depicts the location of the property and the surrounding roadway network. The site is currently vacant. The current Future Land Use (FLU) is Residential Low Density Residential (LDR).

Proposed Revision

The owner of the property is proposing to change the FLU to Village Mixed Use (VMU) which allows a mixture of residential and commercial retail uses.

Existing Maximum Use

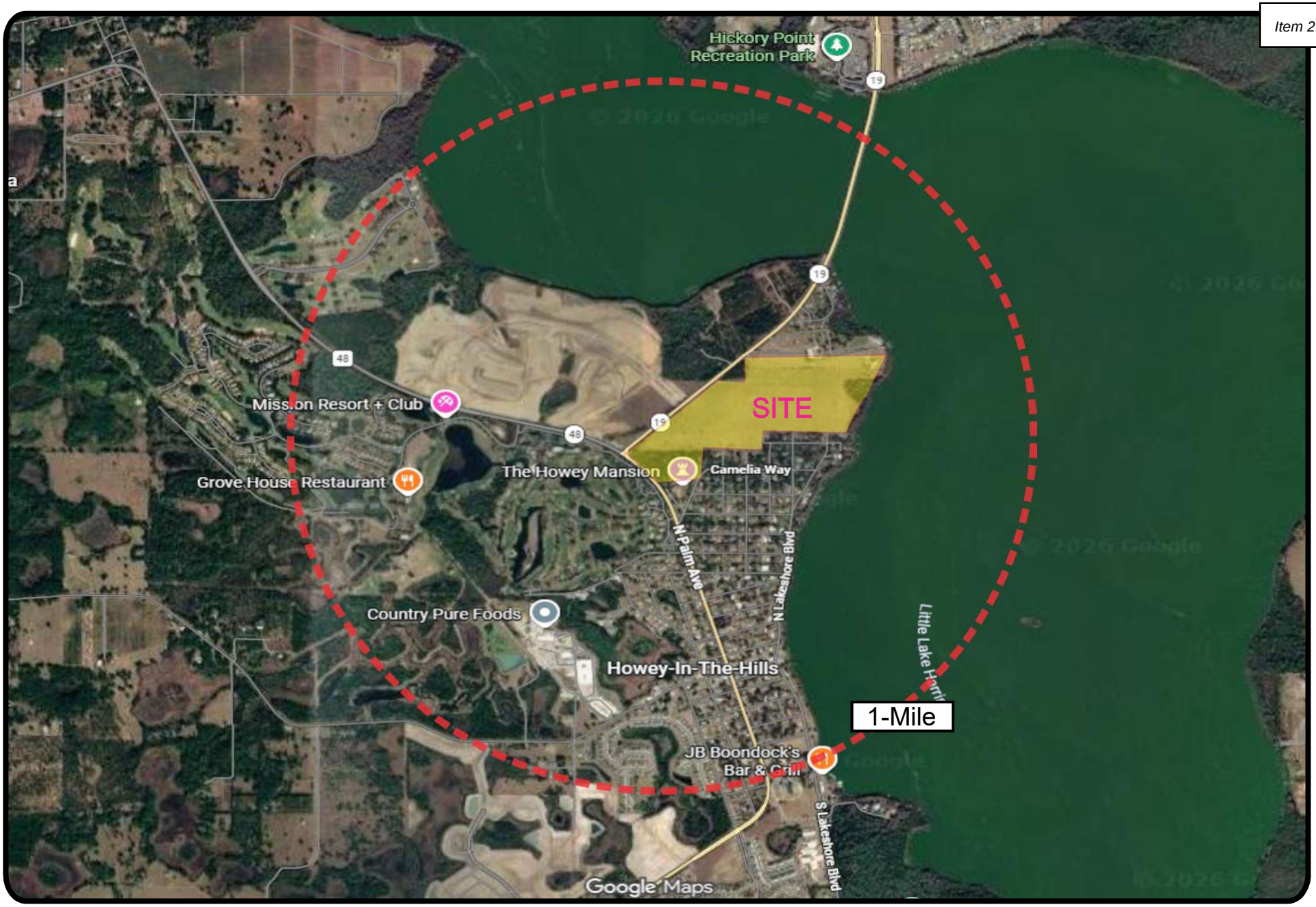
The existing maximum use of the property is based upon the current zoning, which allows less than 2.0 single family dwelling units per acre. This results in a total of 200 single family dwelling units. The trip generation was calculated with the use of equations from the 12th Edition of the ITE Trip Generation Manual as summarized in **Table 1**. ITE worksheets are provided in **Attachment A**.

Table 1
Trip Generation Summary

ITE Code	Land Use	Size	Daily Trips		A.M. Peak Hour Generation				P.M. Peak Hour Generation			
			Rate	Trips	Rate	Enter	Exit	Total	Rate	Enter	Exit	Total
210	Single Family	200 DU	9.395	1,879	0.70	38	102	140	0.91	113	69	182

* DU = Dwelling Units

The existing maximum use is estimated to generate 1,879 daily trips of which 140 will occur during the A.M. peak hour and 182 during the P.M. peak hour.



Porto Fino Subdivision
Project № 6237
Figure 1
Page 2

Site Location

N
NTS

Theoretical Maximum Use – Village Mixed-Use

The theoretical maximum use of the property at the Village Mixed-Use (VMU) designation would allow a mix of residential and commercial retail uses. The Porto Fino Subdivision development would consist of 139 single family dwelling units and approximately 175,000 square foot multi-tenant commercial retail. The trip generation was calculated with the use of equations from the 12th Edition of the *ITE Trip Generation Manual* as summarized in **Table 2**. Included in Table 2 is the existing maximum use for comparison. Pass-by rates from the 12th Edition of the *ITE Trip Generation Manual* and internal capture developed from NCHRP 684 are provided in **Attachment B**.

The theoretical maximum use is estimated to generate 4,874 net new daily trips of which 229 will occur during the A.M. peak hour and 538 during the P.M. peak hour.

Table 2
Trip Generation Calculation Summary

ITE Code	Land Use	Size	Unit	Daily		A.M. Peak Hour				P.M. Peak Hour			
				Rate	Trips	Rate	Enter	Exit	Total	Rate	Enter	Exit	Total
Existing Maximum Use													
210	Single Family	200	DU	9.395	**1,879**	0.70	**38**	**102**	**140**	0.91	**113**	**69**	**182**
Theoretical Maximum Use													
210	Single Family	139	DU	9.978	1,387	0.712	27	72	99	0.935	81	49	130
820	Retail - Multi-Tenant	175,000	SF	36.39	6,368	1.371	149	91	240	4.366	374	390	764
			Subtotal		**7,755**	**--**	**176**	**163**	**339**	**--**	**455**	**439**	**894**
	Internal Capture (AM=15%, PM=20%, Daily=17.5%)			17.5	1,357	--	26	25	51	--	91	88	179
	ITE 820 Pass-by 29 %			29	1,524	--	37	22	59	--	87	90	177
	Total Net New Trips				**4,874**	**--**	**113**	**116**	**229**	**--**	**277**	**261**	**538**
	Difference between Existing and Theoretical Uses				**2,995**	**--**	**75**	**14**	**89**	**--**	**164**	**192**	**356**

Note: Equation used when more than 20 data points, Pass-by rates from ITE trip Generation Manual, 12th Edition

Evaluation of Change

The change from Residential Low Density to Village Mixed Use results in an increase in total net new daily trips of 2,995 vehicles, an increase of 89 vehicles during the A.M. peak hour and an increase of 356 during the P.M. peak hour.

Evaluation of Adjacent Roadway

To determine the impact of the change in FLU, the adjacent roadways segments of SR 19 were evaluated. A daily count was obtained from FDOT on-line database for SR 19 and provided in **Attachment C**. The total trips generated at theoretical maximum use of the property were added to the daily and P.M. peak hour volumes to determine if there is available capacity for the change in the FLU. The results are shown in **Tables 3a and 3b**.

Table 3a
SR 19 – CR 48 to Lake Park Road – Future Roadway Capacity Analysis

	Count[1]	LOS Standard	Capacity[2]	v/c	% Project Impact[3]	Project Trips	Total	v/c
Daily	18,000	D	22,400	0.80	67%	2,007	20,007	0.89
P.M. Peak EB	801	D	1,110	0.72	67%	129	930	0.84
P.M. Peak WB	819	D	1,110	0.74	67%	110	929	0.84

[1] FDOT online database
[2]FDOT 2023 Multimodal Quality/Level of Service Handbook
[2]From CFRPM printout, See **Attachment D**

Table 3b
SR 19 – CR 48 to Central Avenue - Future Roadway Capacity Analysis

	Count[1]	LOS Standard	Capacity[2]	v/c	% Project Impact[3]	Project Trips	Total	v/c
Daily	10,900	D	22,400	0.49	33%	988	11,888	0.53
P.M. Peak NB	495	D	1,110	0.45	33%	54	549	0.49
P.M. Peak SB	486	D	1,110	0.44	33%	63	549	0.49

[1]FDOT inline database
[2]FDOT 2023 Multimodal Quality/Level of Service Handbook
[2]From CFRPM printout, See **Attachment D**

Summary and Conclusion

Based upon this evaluation, the proposed change in FLU to Village Mixed Use (VMU) would generate a net new increase of 2,995 daily trips of which 89 would occur during the A.M. peak hour and 356 during the P.M. peak hour. The increase in trips on SR 19 will not adversely impact the Level of Service of the roadway.



TPD No. 6237.1
September 22, 2023

ATTACHMENTS

ATTACHMENT A

Single-Family Detached Housing
(210)

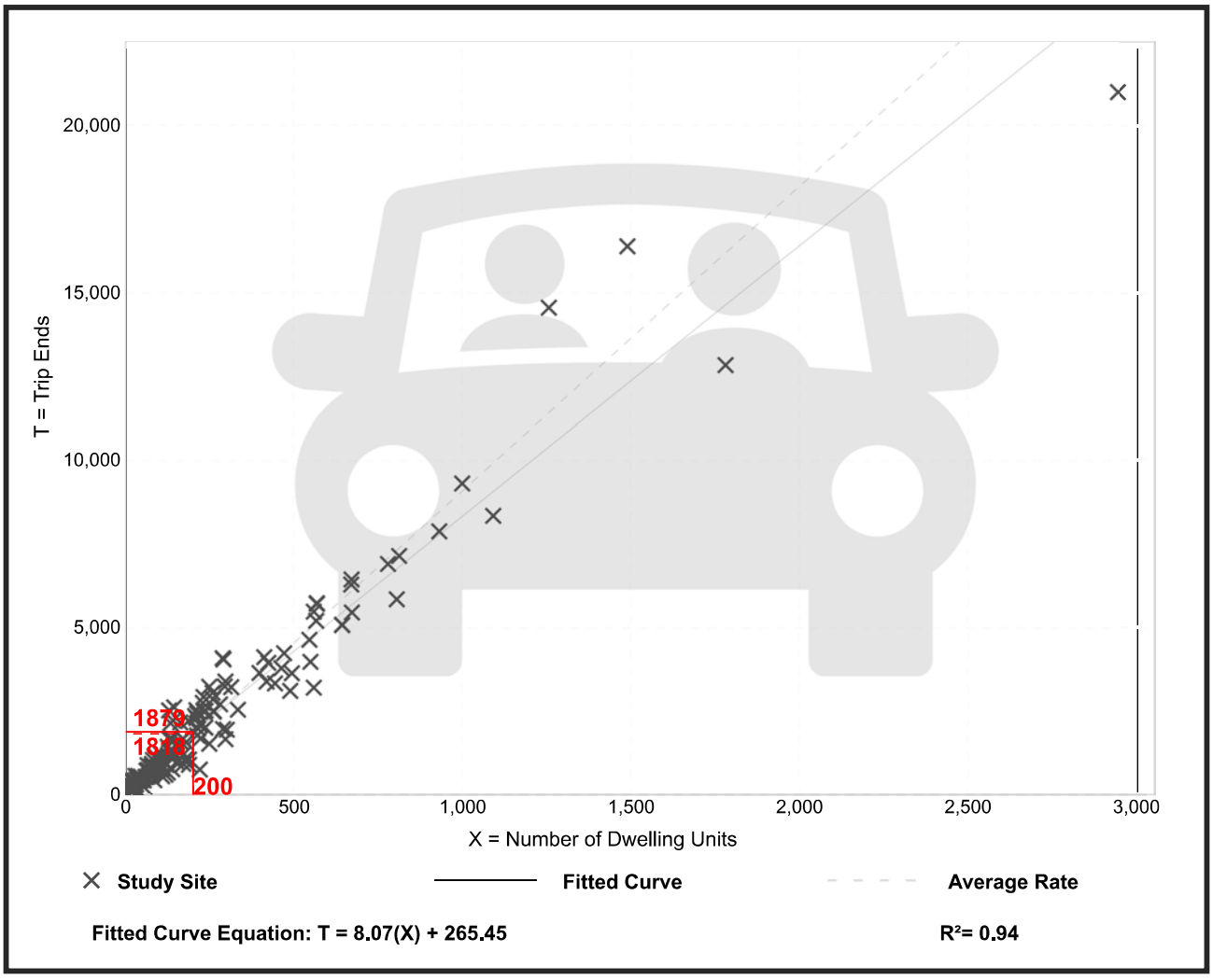
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



Trip Gen Manual, 12th Edition • Institute of Transportation Engineers

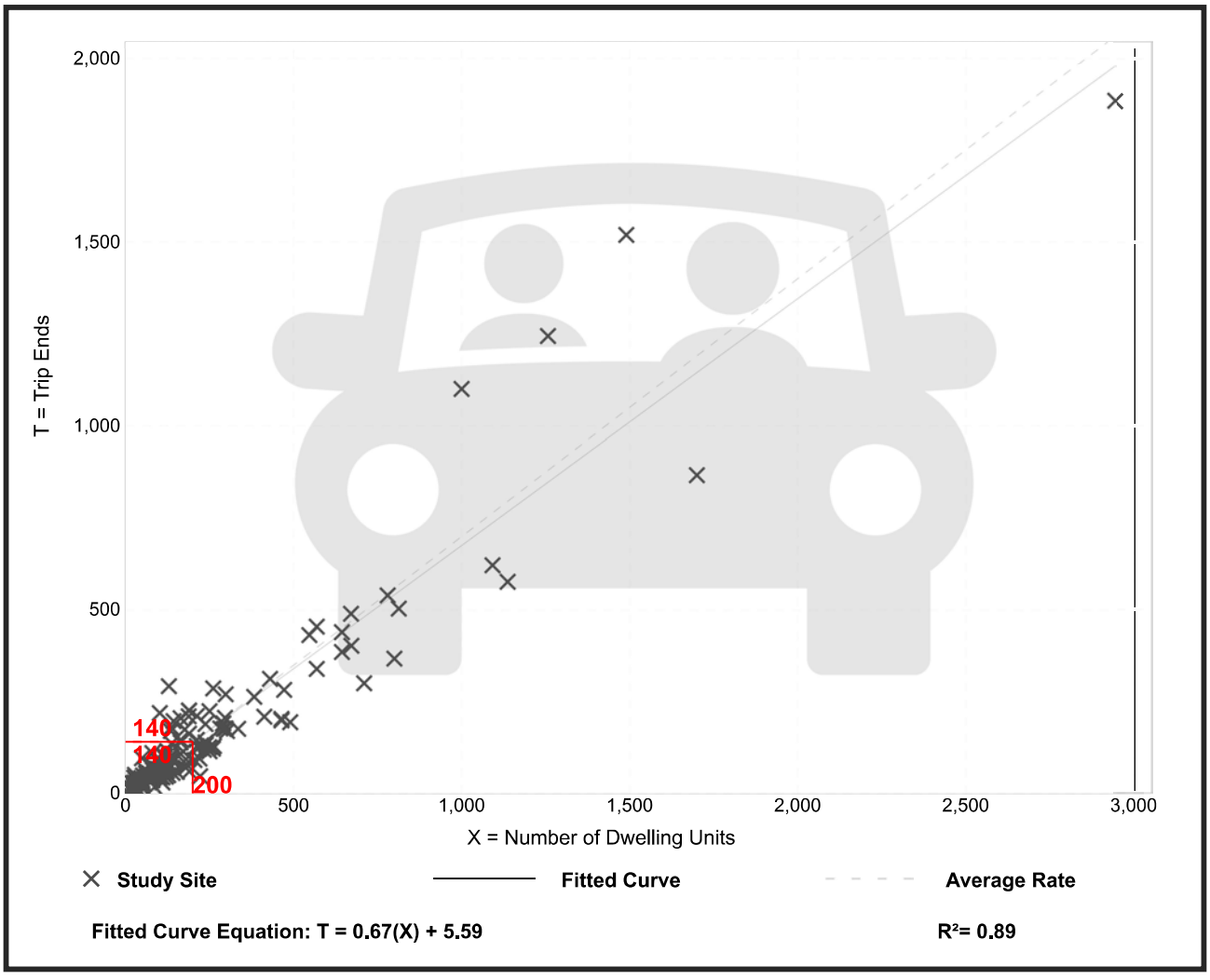
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 153
Avg. Num. of Dwelling Units: 239
Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.22 - 2.27	0.26

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

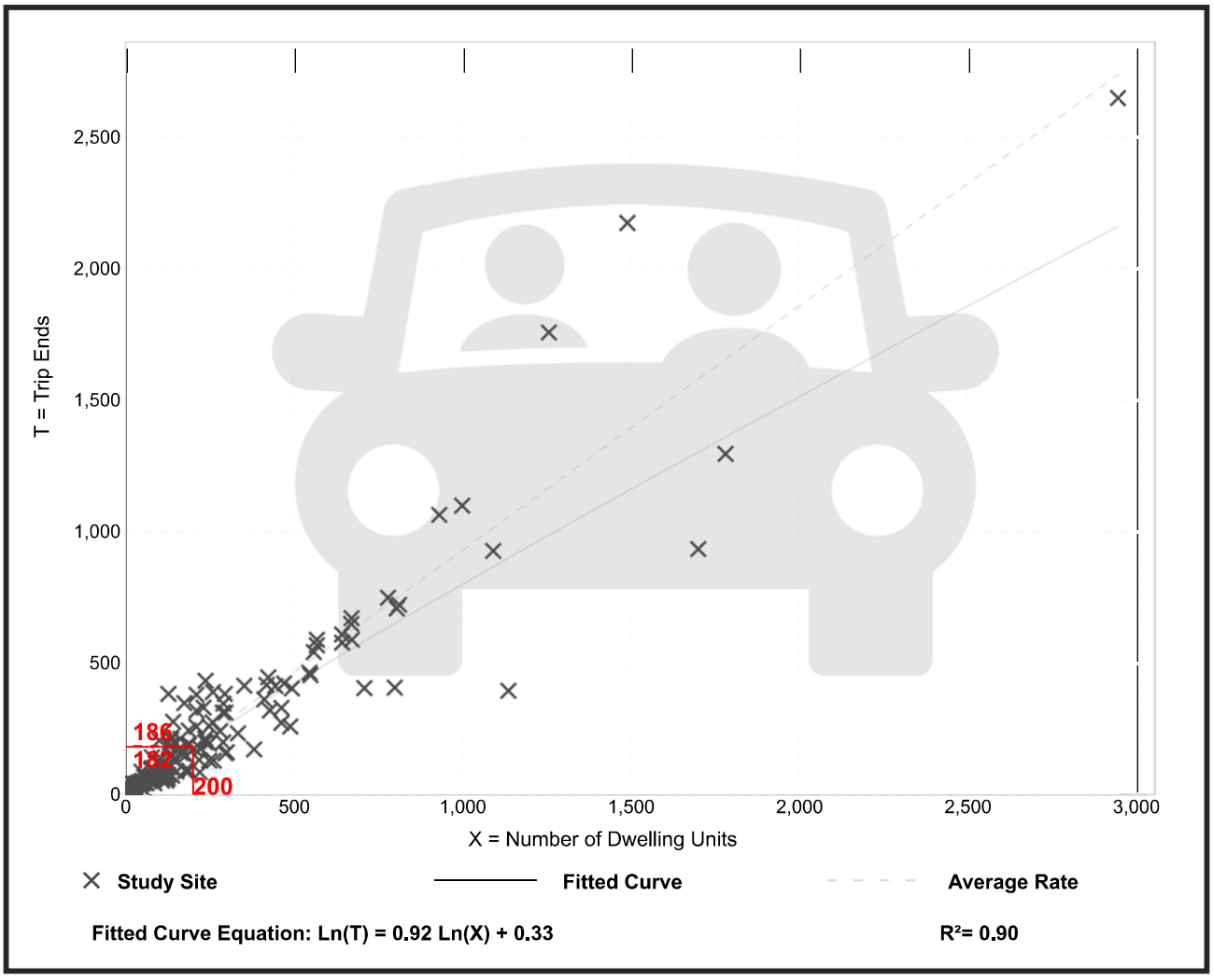
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 166
Avg. Num. of Dwelling Units: 266
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

Data Plot and Equation



ATTACHMENT B

Single-Family Detached Housing
(210)

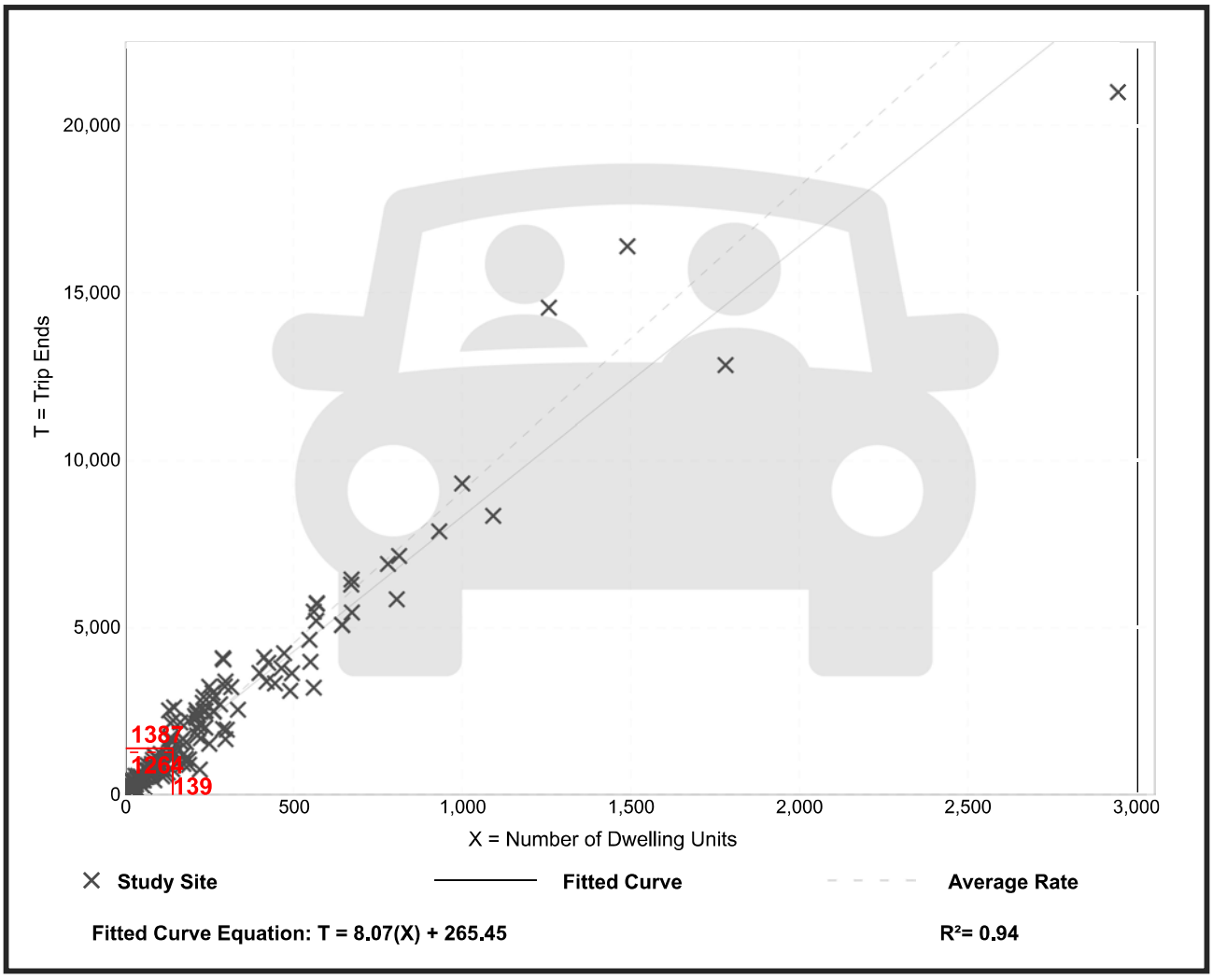
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

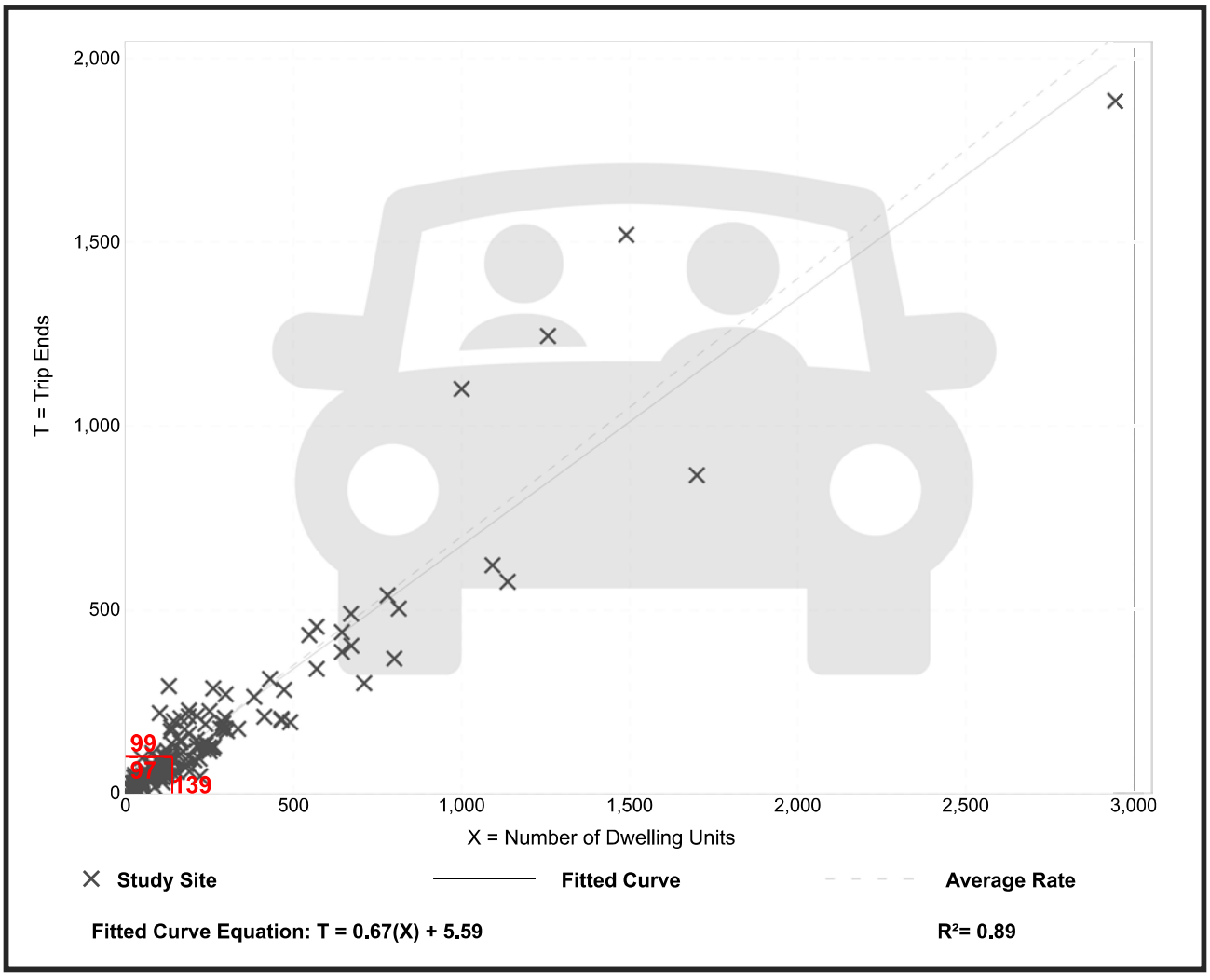
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 153
Avg. Num. of Dwelling Units: 239
Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.22 - 2.27	0.26

Data Plot and Equation



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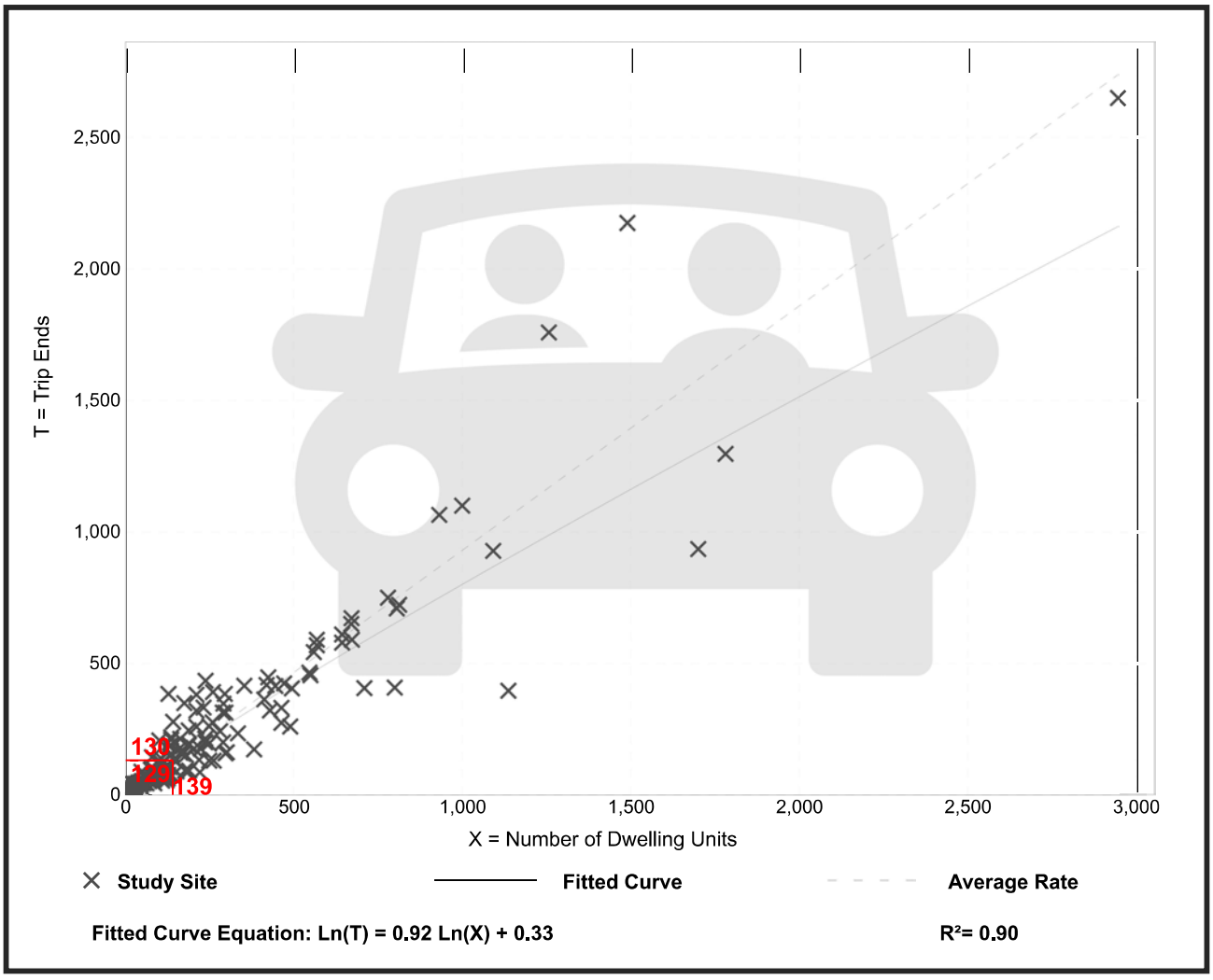
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 166
Avg. Num. of Dwelling Units: 266
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

Shopping Center (>150k)
(820)

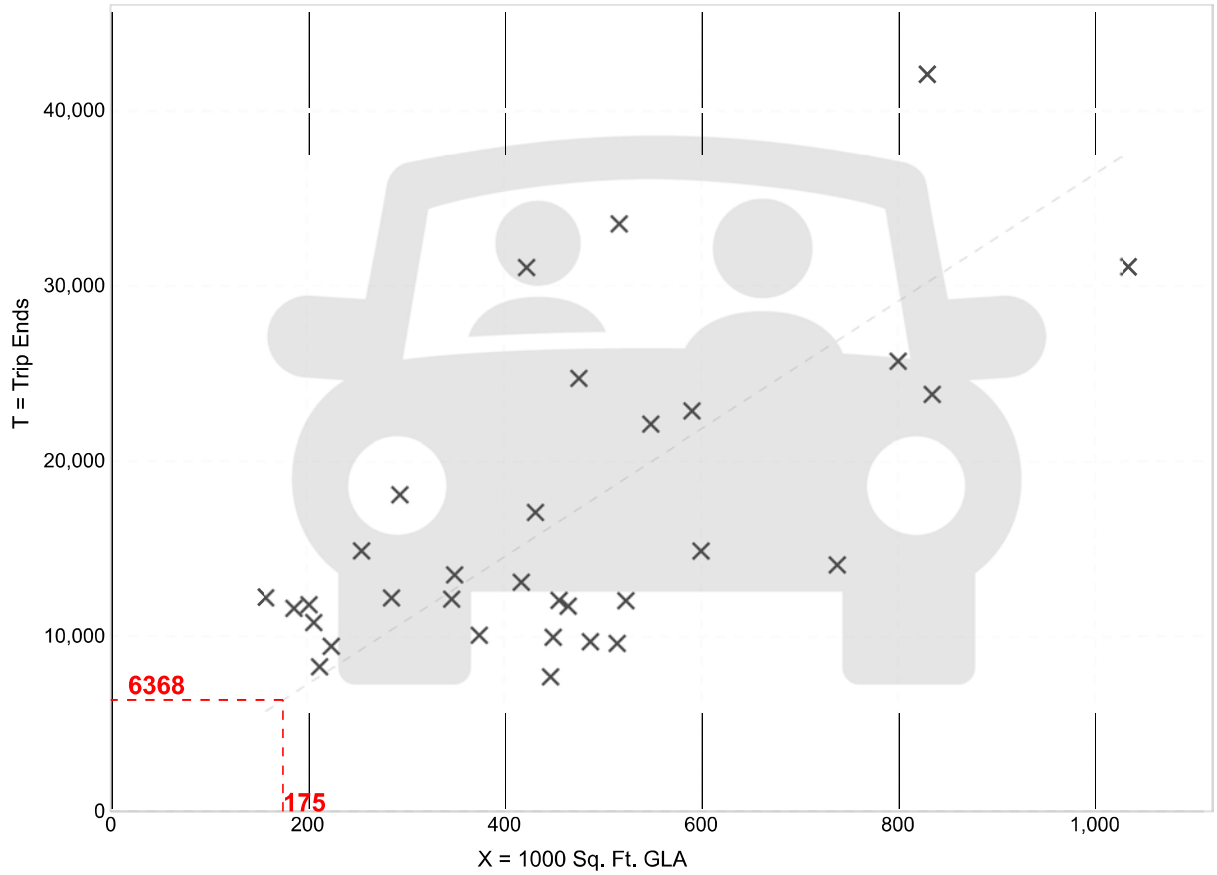
Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 32
Avg. 1000 Sq. Ft. GLA: 459
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
36.39	17.27 - 77.31	15.38

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= **

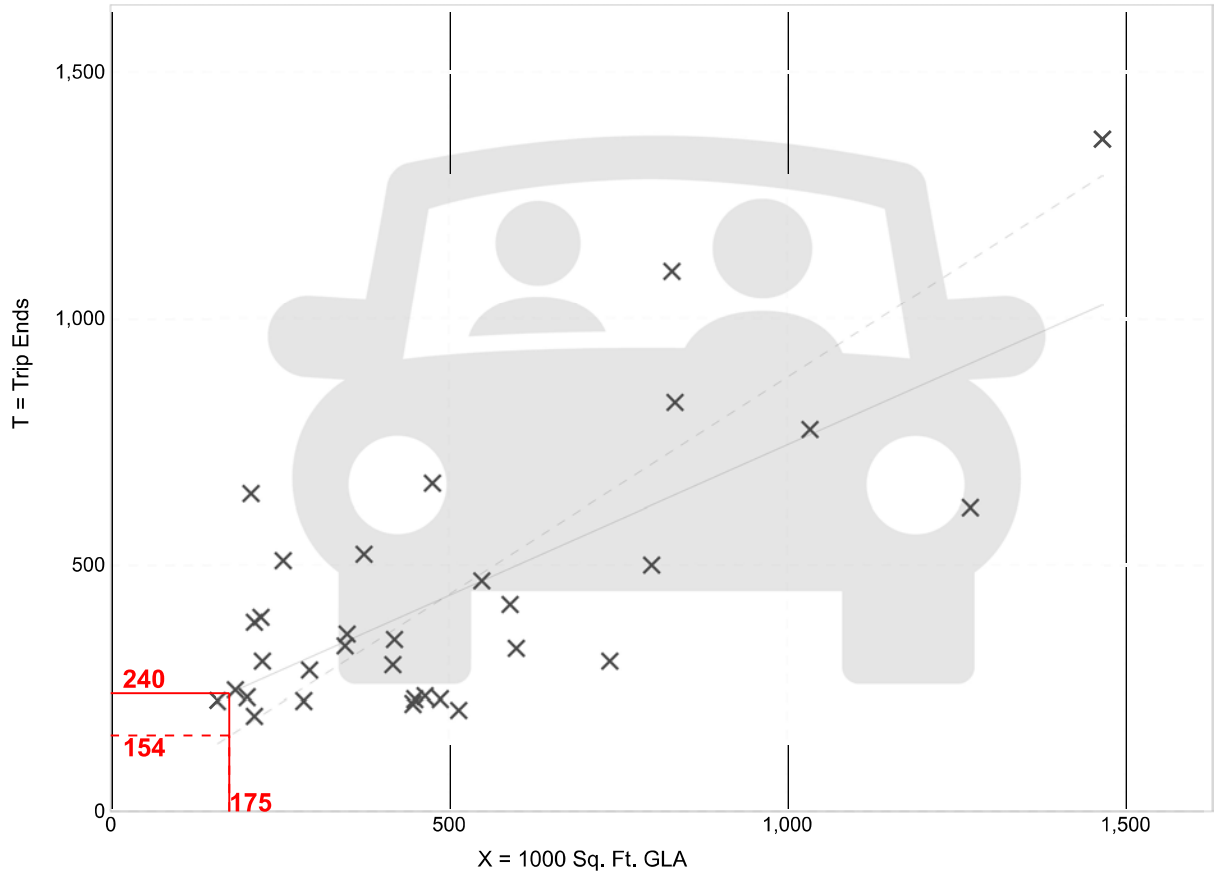
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 32
Avg. 1000 Sq. Ft. GLA: 498
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.88	0.40 - 3.10	0.45

Data Plot and Equation



Fitted Curve Equation: T = 0.61(X) + 132.89

R^2= 0.52

Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

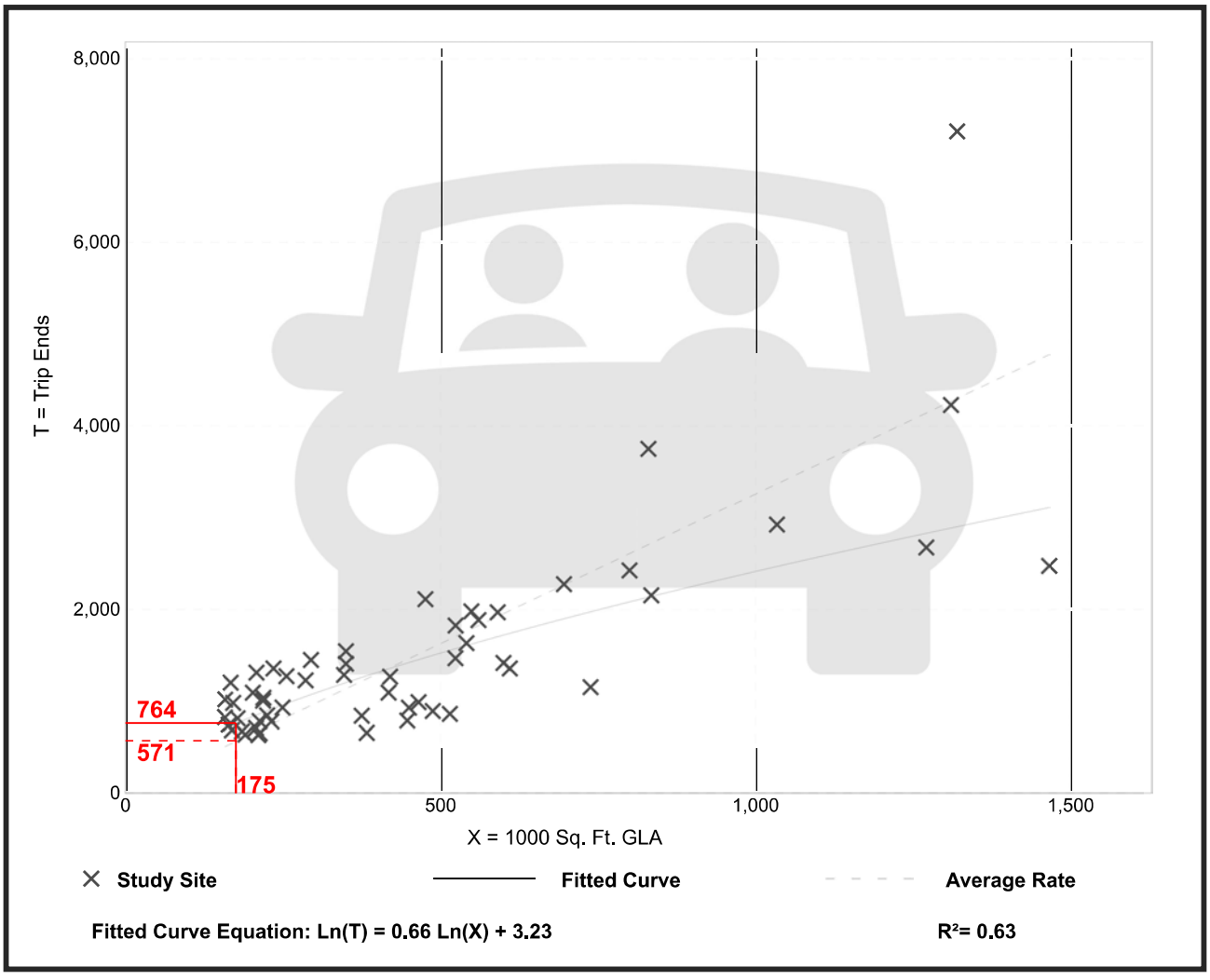
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 55
Avg. 1000 Sq. Ft. GLA: 460
Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.26	1.57 - 7.22	1.25

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 12th Edition

Land Use Code	820								
Land Use	Shopping Center (> 150k)								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	8 Sites with GLA between 150 and 300k				16 Sites with GLA between 300 and 900k				
Average Pass-By Rate	29% for Sites with GLA between 150 and 300k				19% for Sites with GLA between 300 and 900k				
	Pass-By Characteristics for Individual Sites								
		Survey		Pass-By	Non-Pass-By Trips			Adj Street Peak	
GLA (000)	State or Province	Year	# Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
213	Florida	1990	312	28	31	41	72	—	33
225	Illinois	1994	264	35	32	33	65	1970	24
227.9	Kentucky	1993	—	34	35	31	66	—	34
235	Kentucky	1993	211	35	29	36	65	2593	2
255	Iowa	1994	222	23	38	39	77	3706	24
256	Connecticut	1994	208	27	51	22	73	3422	24
293	Illinois	1994	282	24	70	6	76	4606	13
294	Pennsylvania	1994	213	24	48	18	76	4055	24
350	Massachusetts	1994	224	18	45	37	82	2112	24
361	Virginia	1994	315	17	54	29	83	2034	24
375	North Carolina	1994	214	29	48	23	71	2053	24
413	Texas	1994	228	28	51	21	72	589	24
418	Maryland	1994	281	20	50	30	80	5610	24
450	California	1994	321	23	49	28	77	2787	24
476	Washington	1994	234	25	53	22	75	3427	24
488	Texas	1994	257	12	75	13	88	1094	13
560	Virginia	1994	437	19	49	32	81	3051	24
581	Colorado	1994	296	18	53	29	82	2939	24
598	Colorado	1994	205	17	55	28	83	3840	24
633	Texas	1994	257	10	64	26	90	—	24
667	Illinois	1994	200	16	53	31	84	2770	24
738	New Jersey	1994	283	13	75	12	87	8059	24
800	California	1994	205	21	51	28	79	7474	24
808	California	1994	240	13	73	14	87	4035	24

ATTACHMENT C

FLORIDA DEPARTMENT OF TRANSPORTATION
2025 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 11 LAKE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY		"K" FCTR	"D" FCTR	"T" FCTR
0457	T	N HANCOCK, MONTVERDE	N	5299	S	5054	10353	C	9.0	59.8A	9.1A
0468		ON US-27, 0.207 MI. N OF CR-561A (RVL) BLT'19	N	19000E	S	18000E	37000	F	9.0	53.0F	10.7P
0470		ON US-192, 0.326 MI. E OF US-27 OVERPASS (RVL) H	E	25500E	W	23000E	48500	S	9.0	53.0F	6.6P
0475		ON SR-500 (US-441), 0.3 MI. W. OF DONNELLY ST. (	E	20000	W	18500	38500	C	9.0	53.0F	11.7A
0487		ON SR-44, 0.325 MI. S OF SR-44 (UCLP) BLT'25	S	9100	N	9400	18500	C	9.0	53.0F	10.8A
0492		ON SR-500 (US-441), 0.906 MI. SE OF US-27 (UV)	E	15000	W	16000	31000	C	9.0	53.0F	9.5A
0494		ON SR-19, 0.3 MI. N OF CR-48 (RCLP) CAB NW	N	8900E	S	9100E	18000	S	9.0	53.0F	8.6P
0495		ON SR-19, 0.326 MI. S OF CR-48 (RVL)	N	5500	S	5400	10900	C	9.0	53.0F	21.2A
0496		ON SR-44, 0.641 MI. W OF CR-468 (RCLP) HPMS '18	E	12500E	W	12500E	25000	F	9.0	53.0F	15.1P
0497		ON SR-33,0.17 MI. N OF CR-565A (PINE ISLAND RD.)	N	5700	S	5200	10900	C	9.0	53.0F	22.6A
0498		ON SR-19, 0.043 MI. N OF EASTBOUND SR-50 (RV)	N	3800	S	3700	7500	C	9.0	53.0F	10.0A
0499		ON SR-500 (US-441), 0.222 MI. SE OF CR-44B (UV)	E	19500E	W	20000E	39500	S	9.0	53.0F	7.4P
0500		ON SR-44, 0.683 MI. W OF CR-437 (RVL) HPMS '17 B	E	5700	W	6500	12200	C	9.5	53.0F	15.2A
0501		ON SR-46, 0.129 MI. W OF ROUND LAKE RD. (RVL) BL	E	13000E	W	11000E	24000	S	9.0	53.0F	6.1P
0502		ON SR-40, 0.05 MI. E. OF MARION COUNTY LINE (RV)	E	2200	W	2100	4300	C	9.5	53.0F	14.9F
0503		ON SR-40, 0.204 MI. E CR-445A (RVL)	E	4000	W	3600	7600	C	9.5	53.0F	24.5A

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST; V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables



(C3C-Suburban Commercial)

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

Input Parameters

Roadway Characteristics

	C3C	C3R
Number of Lanes (one direction)	1-4	1-3
Posted Speed (mph)	45	45
Facility Length (miles)	3.98	2.57

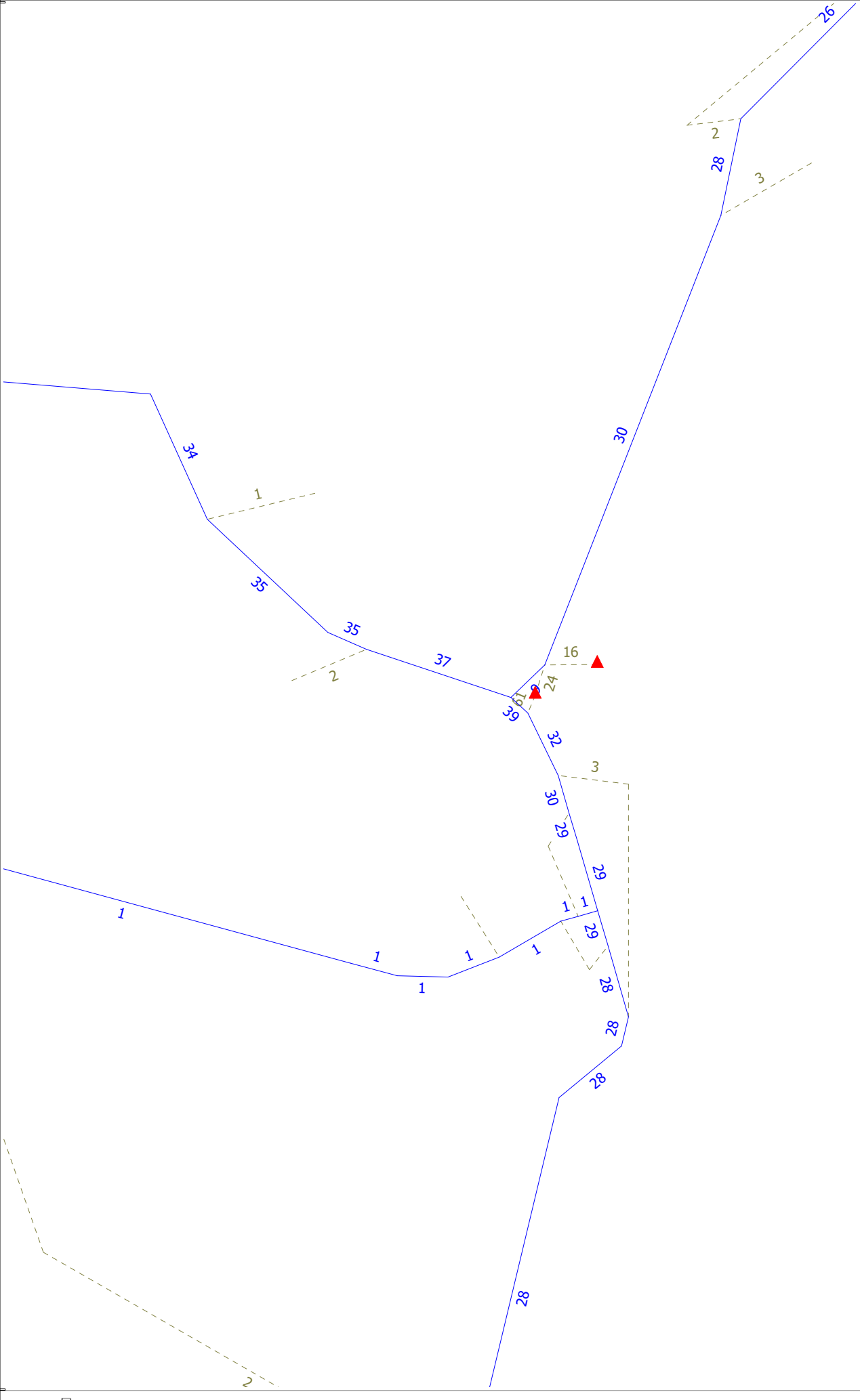
Traffic Characteristics

	C3C		C3R	
Planning Analysis Hour Factor (K)	0.09		0.09	
Directional Distribution Factor (D)	0.55		0.55	
Peak Hour Factor (PHF)	0.95		0.92	
Base Saturation Flow Rate	1,950		1,950	
Heavy Vehicle Percent (%)	4		4	
Lane Width	12		12	
Median Type	Non Restrictive (1 lane)	Restrictive (2,3,4 lanes)	Non Restrictive (1 lane)	Restrictive (2,3 lanes)
Roadway Edge Type	Curbed		Flush	
On-Street Parking	None		None	

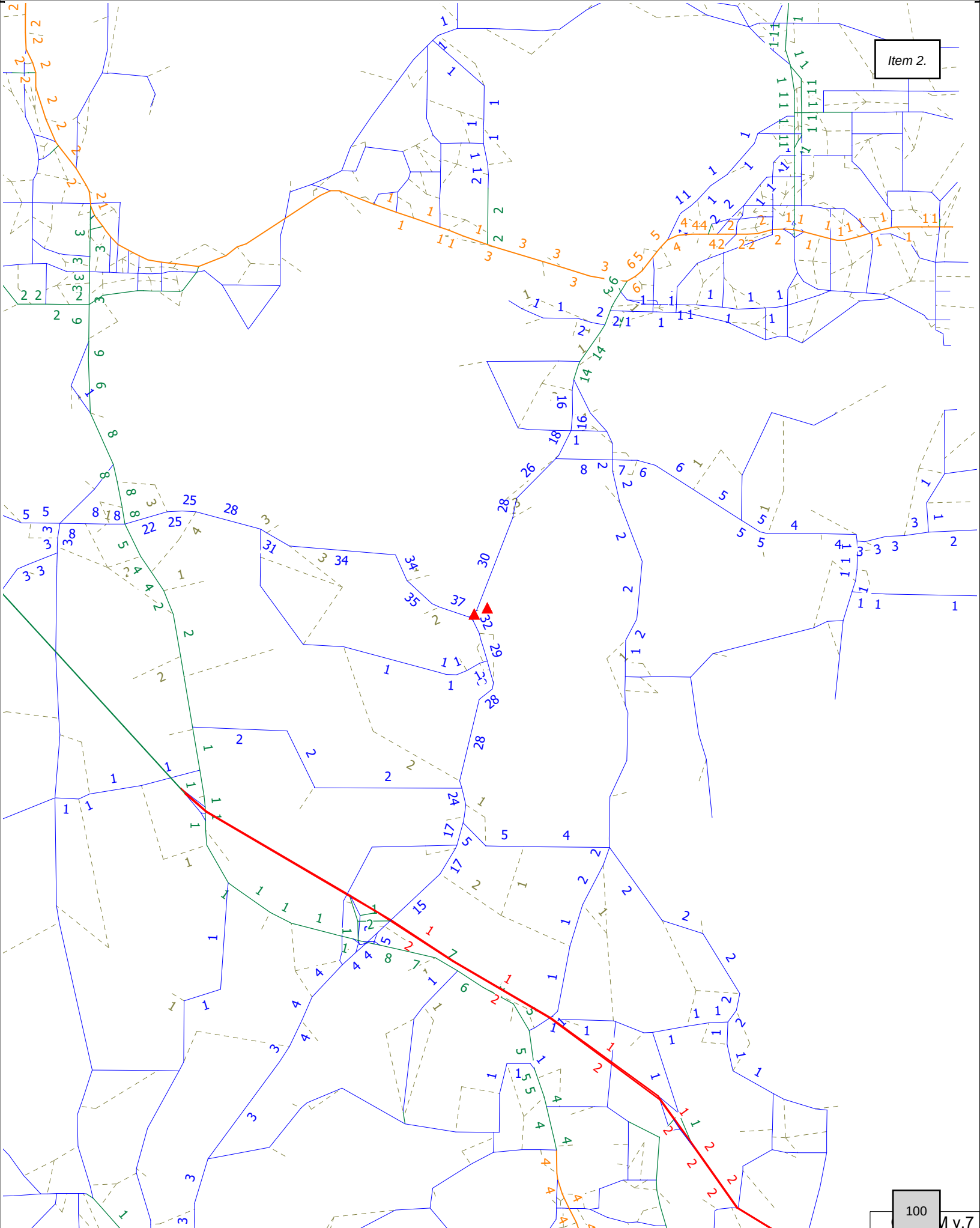
Control Characteristics

	C3C		C3R
Cycle Length	160		190
Major Street Through g/c	0.5 (1,2,3 lanes)	0.45 (4 lanes)	0.5
Yellow Change Interval	5.1		5.1
Red Change Interval	2		2
Number of Signals	10		5

ATTACHMENT D



cube (Licensed to CREWS, LLC)



M v.7

cube (Licensed to CREWS, LLC)

ZONING MEMORANDUM

October 05, 2026
Prepared for
Town of Howey-in-the-Hills
Attn: Sean O'Keefe, Town Manager

Porto Fino PUD-
Annexation, Future Land Use and Zoning Applications

Applicant: Evans Engineering, Inc.

Project Description

This application includes eight properties. Together, they comprise 101.20 acres. Seven of the parcels are in the jurisdiction of Howey-in-the-Hills and one (24-20-25-0003-000-00601) is proposed to be annexed into the Town. All of the parcels are proposed to be combined and be assigned a Future Land Use of Village Mixed Use (VMU) and companion Zoning District designation of Planned Unit Development (PUD).

Proposed Development

A mixed-use development is proposed, consisting of 139 homes and 22.96 acres of commercial. The proposed density is 1.78 dwelling units per acre.

Review Comments

1. The proposed annexation is compact and contiguous to the Town's jurisdiction, therefore meeting the requirements of Florida Statutes.
2. A PUD development agreement is required which establishes the zoning standards for the PUD. Any deviations from the Land Development Code (LDC) regarding uses, setbacks, landscaping requirements, or other provisions of development requirements must be in this document or requirements default to the LDC. Please prepare a draft agreement for the Town's review and comment.
3. Please explain how Tract 2 will be utilized as a public/civic space as noted on the concept plan.
4. The concept plan demonstrates consistency with the minimum requirements in the Village Mixed Use Future Land Use designation:
    a. 25% open space
    b. 10% parks and recreation
    c. 3% active recreation uses

The Land Development Code requires that plans for active recreation uses be submitted for approval by Town Council no later than application for final plat approval. Town Council may require a performance surety bond for park and recreation improvements.

5. Please note that a detailed landscaping plan, tree survey, and tree mitigation plan, as applicable, will be required as part of future site plan review.
6. The development proposes a gate. If the Town will maintain the streets, the development cannot be gated.
7. It would be good to see if the road network could allow connections to Mission Lane, Tangerine Avenue, and others as a measure of connectivity in complete streets design.

Staff Recommendation

Please address the review comments above and submit for additional DRC review.

Christina Epperson | Christina.Epperson@gray-robinson.com | **D** 407.204.3118
301 East Pine Street, Suite 1400, Orlando, Florida 32801 | **T** 407.843.8880 | **F** 407.244.5690

MEMORANDUM

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

FROM: Christina Epperson

DATE: October 6, 2026

SUBJECT: Porto Fino Rezoning Request

Owais Khanani of Elevation Development, LLC, as Authorized Agent on behalf of Paul M. Thompson, Patricia Bouis Thompson, and Stephanie B. Bouis, applies for a rezoning as to the properties described by parcel ID numbers: 23-20-25-0004-000-00800; 24-20-25-0003-000-00601; 24-20-25-0003-000-00600; 26-20-25-0001-000-00100; 26-20-25-0500-00C-00101; 26-20-25-0100-A06-00000; 26-20-25-0001-000-01800 and 26-20-25-0001-000-01700. These parcels are generally located south of Porto Fino Dr; southeast of SR 19; north east of Palm Avenue.

The three southernmost parcels that are just north of the Howey Mansion are not owned by Paul M. Thompson, Patricia Bouis Thompson, and Stephanie B. Bouis, but by AC One LLC (Parcel ID Numbers: 26-20-25-0001-000-00100; 26-20-25-0500-00C-00101; and 26-20-25-0100-A06-00000). Additionally, the rezoning application also purports to include parcels owned by Howey Mansion LLC (Parcel ID Numbers: 26-20-25-0001-000-01800 and 26-20-25-0001-000-01700). The warranty deed provided with the applications does not include these five parcels. No other document showing ownership are included, nor are any other owner authorizations included. The rezoning application requires notarized authorization from all owners.

The applicant must include authorization from all property owners for the application to be processed.

GRIFFEY ENGINEERING, INC.

October 4, 2026
Porto Fino – Annexation, Rezoning, Comp Plan Amendment
Engineering Review Comments
Page 1

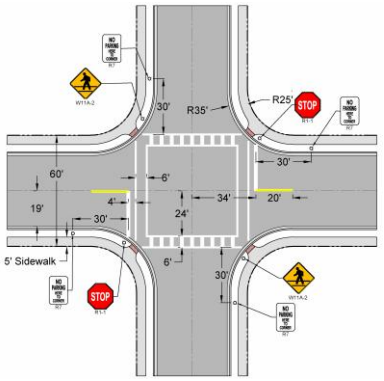
1. The project will need to provide a traffic impact study with the PUD submittal.

2. This project should provide a proportionate share contribution towards the construction of the roundabout at the intersection of SR 19 & CR 48.

3. All intersections on SR 19 are to include turn lanes and full pedestrian accommodation.

4. The outparcels should all access internally and not have direct connections to SR 19.

4. The project should construct the trail along its SR 19 frontage.



5. The PUD is to be designed as a Complete Streets, pedestrian friendly community. The intersections of the residential streets need to provide full pedestrian accommodation. Pedestrians need to have clearly designated means (crosswalks & signage) to safely traverse an intersection from any corner to any other corner or side. Intersection design needs to meet that intent and comply as much as possible with the town's road detail R1A.

6. The proposed boat ramp is about 900' long. It needs to provide accommodation for vehicle staging and turnaround at the launch area.

7. Provide a water main extension to the south along Citrus Ave to the town system at Camellia Way and to the north along the west side of Lot 1 for a future tie-in.

8. The survey and the concept plan need to be updated to reflect the right-of-way and lot geometry shown in the Brock replat (copy included).

INSTRUMENT#: 2026065138 PLAT BK 90 PG 79 PAGES: 2 5/28/2026 10:44:52 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES: $45.00

BROCK REPLAT OF POCO SIERRA AND GRIFFIN VILLAGE

A REPLAT OF POCO SIERRA – LOTS 2, 3, 4, BLOCK C, AS RECORDED IN PLAT BOOK 11, PAGE 32 AND GRIFFIN VILLAGE – LOTS 1, 2, 3, BLOCK A–5 AS RECORDED IN PLAT BOOK 12, PAGE 27 HOWEY IN THE HILLS, SECTION 25, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA

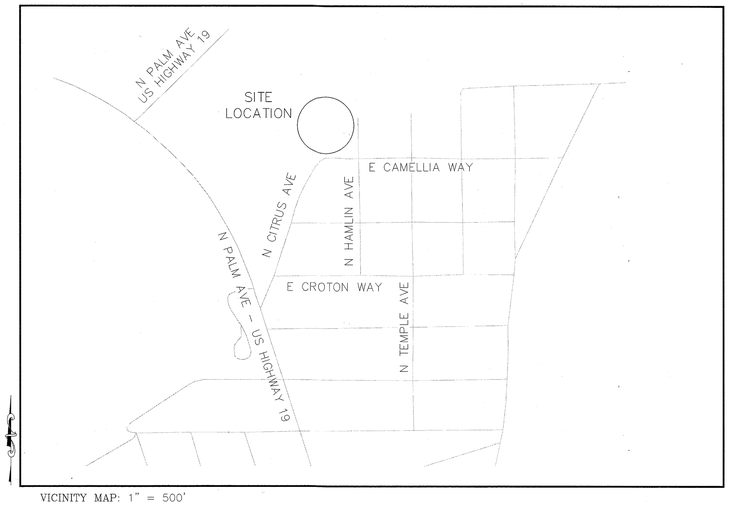
LAND DESCRIPTION:

A PORTION OF LOTS 2, 3, AND 4, BLOCK C OF POCO SIERRA, AS RECORDED IN PLAT BOOK 11, PAGE 32, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND LOTS 1, 2, AND 3, BLOCK A–5 OF GRIFFIN VILLAGE, AS RECORDED IN PLAT BOOK 12, PAGE 27, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING WITHIN SECTION 25, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN 8"x8" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF SAID SECTION 25; THENCE NORTH 89°27'46" WEST, ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 390.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°27'46" WEST, A DISTANCE OF 352.50 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2166, PAGE 2356; THENCE, LEAVING SAID NORTH LINE, SOUTH 00°56'07" WEST, ALONG EAST LINE OF SAID LANDS, A DISTANCE OF 351.53 FEET TO THE WESTERLY RIGHT–OF–WAY LINE OF NORTH CITRUS AVENUE (RIGHT–OF–WAY VARIES); THENCE, LEAVING SAID EAST LINE AND SAID WESTERLY RIGHT–OF–WAY LINE, NORTH 81°57'26" EAST, A DISTANCE OF 76.34 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK A–6 OF SAID GRIFFIN VILLAGE AND BEING ON A NON–TANGENT CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 441.68 FEET, A CENTRAL ANGLE OF 12°11'05", AND A CHORD BEARING AND DISTANCE OF NORTH 50°44'55" EAST, 93.75 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 93.93 FEET TO THE NORTH RIGHT–OF–WAY LINE OF EAST CAMELLIA WAY (60 FOOT RIGHT–OF–WAY); THENCE SOUTH 89°27'40" EAST, ALONG SAID NORTH RIGHT–OF–WAY LINE, A DISTANCE OF 206.68 FEET TO THE WEST RIGHT–OF–WAY LINE OF NORTH HAMLIN AVENUE (60 FOOT RIGHT–OF–WAY); THENCE NORTH 00°41'16" EAST, ALONG SAID WEST RIGHT–OF–WAY LINE, A DISTANCE OF 280.14 FEET TO THE POINT OF BEGINNING.
CONTAINING ±105,863.37 SQUARE FEET (±2.43 ACRES), MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS AND SHOWN HEREON ARE BASED ON NAD83, FLORIDA STATE PLANE, EAST ZONE, WITH A REFERENCE BEARING OF NORTH 89°27'46" WEST FOR THE NORTH LINE OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.
2. HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON NAD83, FLORIDA STATE PLANE, EAST ZONE, AS ESTABLISHED BY REAL TIME KINEMATIC– GLOBAL POSITIONING SYSTEM (RTK GPS) OBSERVATIONS WITH CORRECTION SIGNALS PROVIDED BY FLORIDA DEPARTMENT OF TRANSPORTATION FPRN GPS SURVEY NETWORK.
3. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12069C0485E, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE DECEMBER 18, 2012.
5. AS PER THE TOWN OF HOWEY–IN–THE–HILLS ZONING MAP, DATED 10/25/2021, THIS PROPERTY IS CURRENTLY ZONED (MDR–1) MEDIUM DENSITY RESIDENTIAL 1.
6. THIS PLAT CONSISTS OF 5 TOTAL LOTS AND 1 ROADWAY AND CONTAINS 105,863.37 SQUARE FEET (2.43 ACRES), MORE OR LESS.
7. THIS PLAT IS 2 PAGES IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER.



VICINITY MAP: 1" = 500'

LEGEND:

⊡	(PRM) 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 021" TO BE SET IN ACCORDANCE WITH 177.0914(7), F.S.
⊡	(CMF) 8"x8" CONCRETE CONCRETE MONUMENT FOUND
◪	(IRCF) IRON ROD AND CAP FOUND
●	(IPF) IRON PIPE FOUND
ID.	IDENTIFICATION
N:	NORTHING
E:	EASTING
R/W	RIGHT–OF–WAY
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
D.B.	DEED BOOK
PG.	PAGE
DOC.	DOCUMENT
C.C.R.	CERTIFIED CORNER RECORD
F.S.	FLORIDA STATUTES
B.S.L.	BUILDING SETBACK LINE (TYPICAL)
LB	LICENSED BUSINESS
PRM	PERMANENT REFERENCE MARKER
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RLS	REGISTERED LAND SURVEYOR

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PROVISION

NO AMENDMENTS SHALL BE MADE TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WITHOUT PRIOR APPROVAL OF THE TOWN OF HOWEY IN THE HILLS WITH REGARD TO CHANGES TO OR TRANSFER OF ANY PORTION OR COMPONENT OF THE SUBDIVISION INFRASTRUCTURE AND ANY CHANGE IN OWNERSHIP OR MAINTENANCE PROVISIONS OF THE COMMON AREAS.

George F. Young, Inc.
4605 N.W. 6TH STREET, SUITE H, GAINESVILLE, FL 32609
PHONE (352) 378–1444 WWW.GEORGEFYOUNG.COM
BUSINESS ENTITY LB21
CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING
ECOLOGY I GIS I PLANNING I SURVEYING
ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA
Since 1919

INSTRUMENT #2026065138
PLAT BK 90 PG 79 (2 PGS)
DATE: 5/28/2026 10:44:52 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES $45.00

CERTIFICATE OF APPROVAL BY TOWN COUNCIL

THIS IS TO CERTIFY, THAT ON THE 23 DAY OF June, 2025, THE FORGOING PLAT WAS OFFICIALLY APPROVED BY THE TOWN COUNCIL, FOR THE TOWN OF HOWEY–IN–THE–HILLS, LAKE COUNTY, FLORIDA, THIS 28 DAY OF May, ~~2025~~ 2026

APPROVED:

TOWN COUNCIL

APPROVAL BY ATTORNEY

THIS IS TO CERTIFY, THAT ON THE 28th DAY OF July, 2025, THE FORGOING PLAT AND ALL DOCUMENTS AND SURETIES RELATING THERETO HAVE BEEN REVIEWED AND APPROVED AS TO LEGAL FORM AND CONTENT BY THE ATTORNEY FOR THE TOWN OF HOWEY–IN–THE–HILLS, FLORIDA.

Thomas J. Wilkes
PRINT NAME

BY: ATTORNEY

APPROVAL BY TOWN CONSULTING ENGINEER

THIS IS TO CERTIFY, THAT ON THE 29th DAY OF July 2025, THE FORGOING PLAT WAS OFFICIALLY APPROVED BY THE CONSULTING ENGINEER FOR THE TOWN OF HOWEY–IN–THE–HILLS, FLORIDA.

PROFESSIONAL ENGINEER No. 36794

7-28-25
DATE

CERTIFICATE OF REVIEW BY SURVEYOR

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINT, OR MEASUREMENTS SHOWN ON THIS PLAT.

JONATHAN H. GIBSON
REGISTRATION No. LS 6851

8/21/25
DATE

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER CERTIFY THAT I HAVE PREPARED THE FOREGOING PLAT AND IT WAS MADE UNDER MY DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUES; AND THAT SAID LAND IS LOCATED IN LAKE COUNTY, FLORIDA.

7-14-25

DAVID M. DEREN, PSM
FLORIDA REGISTRATION NO. 6946
GEORGE F. YOUNG, INC.
REGISTRATION NUMBER L.B. 21
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FL 32609
(352)378–1444

DAVID M. DEREN LICENSE NUMBER 6946 STATE OF FLORIDA

PLAT BOOK 90 PAGE 79

BROCK REPLAT OF POCO SIERRA AND GRIFFIN VILLAGE
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS, DO HEREBY DEDICATE SAID LANDS AND PLAT SHOWN FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATE THE ROAD RIGHT–OF–WAYS AND EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC.

OWNER: JONATHAN COLON MERCADO — WITNESS
OWNER: FRANCES COLON — WITNESS
OWNER: MARGARET D. BROCK — WITNESS
OWNER: JEFFREY W. FELLOWS — WITNESS
OWNER: JOSE RAMON ROSADO — WITNESS
OWNER: KENNETH L. GREEN — WITNESS

STATE OF FLORIDA
COUNTY OF LAKE

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
[X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION,
THIS 25th DAY OF July, 2025,
BY JONATHAN COLON MERCADO, FRANCES COLON, MARGARET D. BROCK, JEFFREY W. FELLOWS, JOSE RAMON ROSADO, KENNETH L. GREEN AND MICHELE N. GREEN,
WHO ARE [ ] PERSONALLY KNOWN TO ME OR [X] HAS PRODUCED Fl. Drivers Licenses AS IDENTIFICATION.

NOTARY PUBLIC – STATE OF FLORIDA

JOHN MORGAN BROCK
Notary Public
State of Florida
Commit HH162296
Expires 1/13/2029

MY COMMISSION EXPIRES: 1/13/2029

CONSENT OF MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS THAT LOT 3 IS PRESENTLY SECURED BY THAT CERTAIN MORTGAGE TO MERS (MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC), AS MORTGAGEE AND SUCCESS MORTGAGE PARTNERS, INC., AS LENDER, RECORDED IN OFFICIAL RECORDS BOOK 6266, PAGE 2202 (INSTRUMENT #2025002059 13 PAGES), OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE MORTGAGEE JOINS IN AND RATIFIES THE PLAT AND ALL DEDICATIONS AND RESERVATIONS THEREON.

WITNESS — SIGNATURE
WITNESS — PRINT NAME AND TITLE

STATE OF FLORIDA, COUNTY OF LAKE:
I DO HEREBY CERTIFY THAT ON THIS DAY APPEARED BEFORE ME, {NAME} _____ {TITLE} _____ OF MERS (MORTGAGE ELECTRONIC SYSTEMS, INC.) AS MORTGAGEE AND SUCCESS MORTGAGE PARTNERS, INC., AS LENDER, WHO ARE

[ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND & OFFICIAL SEAL THIS , DAY OF _____, 2025.

NOTARY PUBLIC – STATE OF FLORIDA

N/A

MY COMMISSION EXPIRES: _____

CONSENT OF SUBORDINATE MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS THAT LOT 3 IS PRESENTLY SECURED BY THAT CERTAIN SUBORDINATE MORTGAGE TO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, AS LENDER, RECORDED IN OFFICIAL RECORDS BOOK 6485, PAGE 143 (INSTRUMENT #2025025922 6 PAGES), OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE MORTGAGEE JOINS IN AND RATIFIES THE PLAT AND ALL DEDICATIONS AND RESERVATIONS THEREON.

WITNESS — SIGNATURE
WITNESS — PRINT NAME AND TITLE

STATE OF FLORIDA, COUNTY OF LAKE:
I DO HEREBY CERTIFY THAT ON THIS DAY APPEARED BEFORE ME, {NAME} _____ {TITLE} _____ OF THE SECRETARY OF HOUSING AND DEVELOPMENT, AS LENDER.

[ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND & OFFICIAL SEAL THIS , DAY OF _____, 2025.

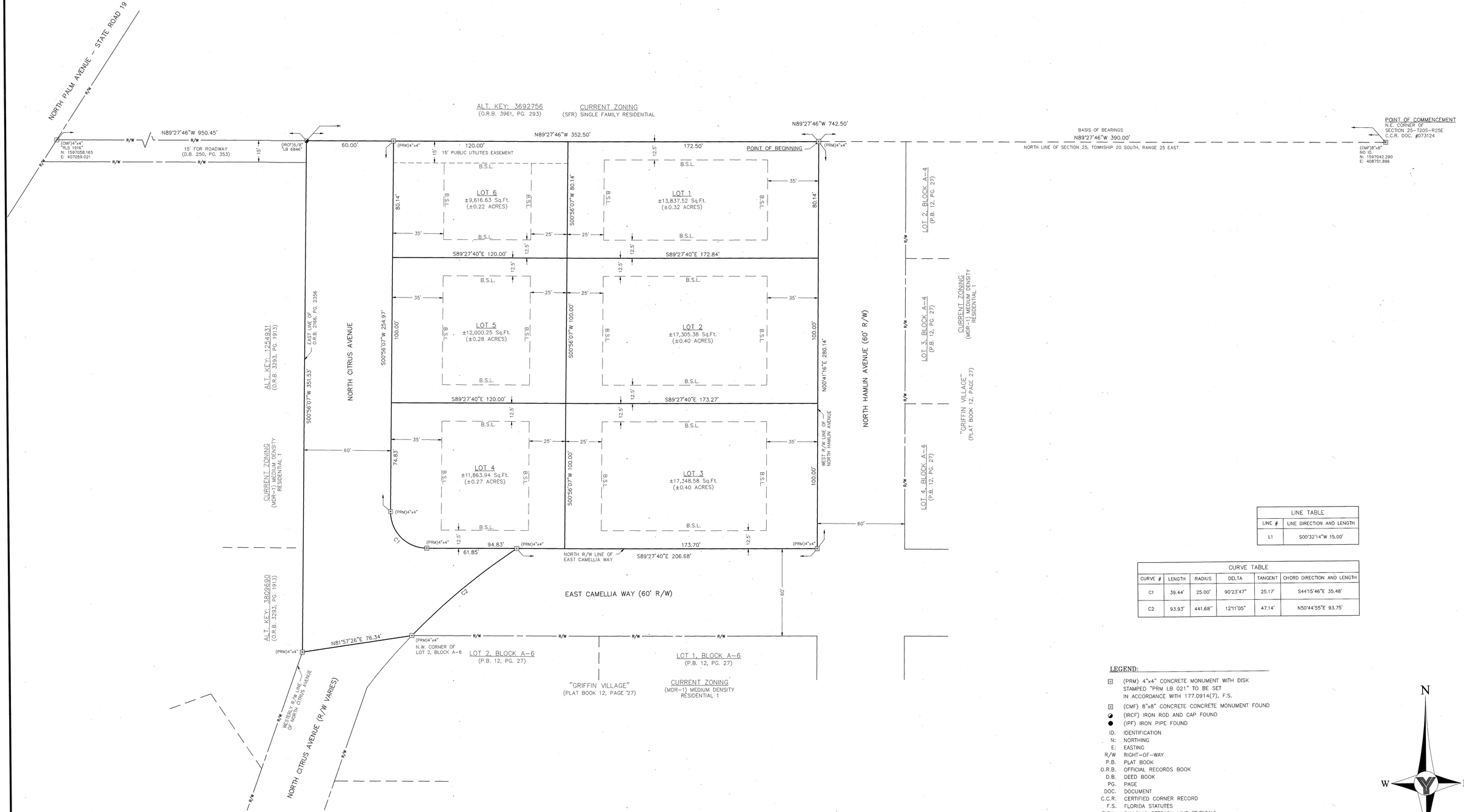
NOTARY PUBLIC – STATE OF FLORIDA

N/A

MY COMMISSION EXPIRES: _____

BROCK REPLAT OF POCO SIERRA AND GRIFFIN VILLAGE

A REPLAT OF POCO SIERRA – LOTS 2, 3, 4, BLOCK C, AS RECORDED IN PLAT BOOK 11, PAGE 32
AND GRIFFIN VILLAGE – LOTS 1, 2, 3, BLOCK A–5 AS RECORDED IN PLAT BOOK 12, PAGE 27
HOWEY IN THE HILLS, SECTION 25, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA



LINE TABLE	
LINE #	LINE DIRECTION AND LENGTH
L1	S00°32'14"W 15.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION AND LENGTH
C1	39.44'	25.00'	90°23'47"	25.17'	S44°15'46"E 35.48'
C2	93.93'	441.68'	12°11'05"	47.14'	N50°44'55"E 93.75'

LEGEND:

- (PRM) 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 021" TO BE SET IN ACCORDANCE WITH 177.0914(7), F.S.
- (CMF) 8"x8" CONCRETE CONCRETE MONUMENT FOUND
- (IRCF) IRON ROD AND CAP FOUND
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PSM	PROFESSIONAL SURVEYOR AND MAPPER
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NOTICE

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Since 1919

Parcel List

23-20-25-0004-000-00800
24-20-25-0003-000-00600
26-20-25-0001-000-00100
26-20-25-0100-A06-00000
26-20-25-0500-00C-00101
26-20-25-0001-000-01700
26-20-25-0001-000-01800
24-20-25-0003-000-00601

Docusign Envelope ID: 38990C5B-4852-804C-812E-21F9B9B14FF1

TOWN OF HOWEY-IN-THE-HILLS, FLORIDA

GENERAL LAND DEVELOPMENT APPLICATION

101 N. Palm Avenue, Howey-in-the-Hills, Florida 34737
Phone: (352) 324-2290 • Fax: (352) 324-2126

Date Received: Application ID: Received By:

REQUESTED ACTION

- [X] Comp Plan Amendment
- [ ] PUD
- [ ] Conditional Use
- [ ] Land Development Code Text
- [ ] Variance
- [X] Rezoning
- [ ] Subdivision Minor
- [X] Other
- [ ] Site Plan (check one below)
  - [ ] Preliminary
  - [ ] Final
- [ ] Subdivision (check one below)
  - [ ] Preliminary Subdivision
  - [ ] Final Subdivision
  - [ ] Final Plat

Describe Request: _____

APPLICANT INFORMATION:

Name: Elevation Development, LLC- Owais Khanani E-Mail: Permitting@evansenginc.com
189 S. Orange Ave Suite 1550
Address: Orlando, Fl 32801 Phone: 407-872-1515 Fax: _____

- [ ] Owner
- [X] Agent for Owner
- [ ] Attorney for Owner

OWNER INFORMATION:

Name: Patricia Bouis Thompson Et Al E-Mail: _____

Address: 31217 Overbrook St Phone: _____

_____ Fax: _____

Docusign Envelope ID: 38990C5B-4852-804C-812E-21F9B9B14FF1

PROPERTY INFORMATION:

Address: Porto Fino Dr Howey-in-the-Hills, FL 34737
General Location: N. Palm Ave & SR 19
Current Zoning: SFR, MDR1 Current Land Use: LDR, MDR
Parcel Size: 101.2 Tax Parcel #: 24-20-25-0003-000-00601
Legal Description Attached ☒ Yes ☐ No Survey Attached ☒ Yes ☐ No

Pre-Application Meeting Date: 06/12/2025
(Attach Pre-Application Form)

Application Fee: $_____

Applicant's Signature: DocuSigned by: Owais Khanani 4209B1FF9FCB443... 9/23/2026
(Signature) *(Date)*

Owais Khanani
(Print)

Owner's Signature: *(Provide letter of Authorization)* AuthentiSIGN Stephanie B Bouis 09/20/26
(Signature) *(Date)*

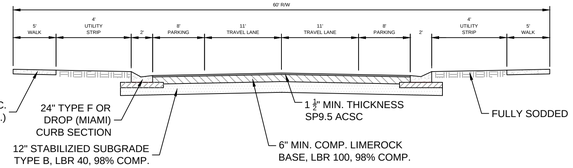
Patricia Bouis Thompson
(Print)

Owner's Signature: *(Provide letter of Authorization)* AuthentiSIGN PATRICIA B THOMPSON 09/21/26
(Signature) *(Date)*

Stephanie B. Bouis
(Print)

Owner's Signature: *(Provide letter of Authorization)* AuthentiSIGN PAUL M THOMPSON 09/23/26
(Signature) *(Date)*

Paul M. Thompson
(Print)



TYPICAL SECTION N.T.S.

PARCEL DATA

PROPERTY ADDRESSES: NORTH HAMLIN AVE, HOWEY IN THE HILLS, FL 32776

LCPA - PARCEL ID:	EXISTING FLU	EXISTING ZONING
23-20-25-0004-000-00800 (TOWN)	VACANT, LDR	SFR
24-20-25-0003-000-00600 (TOWN)	VACANT, LDR	SFR
26-20-25-0001-000-00100 (TOWN)	VACANT, MDR	MDR-1
26-20-25-0100-A06-00000 (TOWN)	VACANT, MDR	MDR-1
26-20-25-0500-00C-00101 (TOWN)	VACANT, MDR	MDR-1
26-20-25-0001-000-01700 (TOWN)	R1, MDR	MDR-1-H
26-20-25-0001-000-01800 (TOWN)	VACANT, MDR	MDR-1
24-20-25-0003-000-00601 (COUNTY)	VACANT, R-1	R-1(ANNEXATION)
TOTAL AREA:	+/- 101.20	

OVERALL SITE INFORMATION

		CODE SECTION
TOTAL PARCELS' AREA:	101.20 AC	
PROJECT SETBACKS:		
FRONT (WEST) SETBACK, SR 19:	25 FT	
REAR (EAST) SETBACK:	50 FT	
SIDE (NORTH & SOUTH) SETBACK:	25 FT	
PROPOSED FLU:	VMU	
PROPOSED ZONING (MIN. 100 AC):	VMU - PUD	(SEC. 2.02.13.D-2)
RESIDENTIAL (MIN. 70% - MAX. 85%)	78.24 AC (77.31%)	(SEC. 2.02.13.D-2b)
COMMERCIAL (MIN. 15% - MAX. 30%)	22.96 AC (22.69%)	(SEC. 2.02.13.D-2c)
PUBLIC/CIVIC USE, MIN. 5%	4.13 AC (17.99%) (TRACT 2 OF COMMERCIAL TOTAL AREA)	(SEC. 2.02.13.D-2d)

PROPOSED DEVELOPMENT: VILLAGE MIXED USE PUDs:

RESIDENTIAL DEVELOPMENT:

PROPOSED LOT	139	(SEC. 2.02.13.D)
MAX. ALLOWABLE DENSITY:	3.00 DU/AC	(SEC. 2.02.13.D-2a)
PROPOSED DENSITY (139 DU/78.24 AC):	1.78 DU/AC	
REQUIRED OPEN SPACE MIN. 25%:		(SEC. 2.02.13.D-2g)
PARK & RECREATION MN. 10%: BIKE, WALKING TRAIL w/ BENCHES		(SEC. 2.02.13.D-2f)
ACTIVE RECREATION MN. 3%: DOG PARK, REC-CENTER, PLAYGROUND		
PROPOSED OPEN SPACE:		
PARK & RECREATION:	7.84 AC (10.02%)	
ACTIVE RECREATION:	3.05 AC (4.14%)	
COMMON OPEN SPACE:	6.20 AC	
PROJECT BUFFER:	4.75 AC	
	21.84 AC (27.91%)	
*NOTE: PARK AREAS ARE NO SMALLER THAN ½ ACRE.		
WET POND (IMPERVIOUS AREA):	4.66 AC	
PAVED/ROADWAY AREA:	8.49 AC	
LOT DEVELOPMENT AREA:	38.75 AC	
WETLAND AREA (RESERVE)	4.50 AC	
TOTAL:	78.24 AC	

COMMERCIAL DEVELOPMENT:

OUT-PARCEL 1	0.95 AC	OUT-PARCEL 7	0.56 AC
OUT-PARCEL 2	1.04 AC	OUT-PARCEL 8	1.69 AC
OUT-PARCEL 3	1.67 AC	OUT-PARCEL 9	2.28 AC
OUT-PARCEL 4	1.56 AC	OUT-PARCEL 10	2.36 AC
OUT-PARCEL 5	1.28 AC	TRACT 1 (STORMWATER)	3.72 AC
OUT-PARCEL 6	1.72 AC	TRACT 2 (PUBLIC/CIVIL USE)	4.13 AC
TOTAL:			22.96 AC

COMMERCIAL LOTS - NEIGHBORHOOD COMMERCIAL (NC) (SEC 2.02.05)

ALL PERMITTED PRINCIPAL USES AND STRUCTURES LISTED UNDER THE NEIGHBORHOOD COMMERCIAL (NC) , AND THE FOLLOWING WAIVERS ARE REQUESTED: (SEC 2.02.05.B)

1. ALLOW COMMERCIAL BUILDINGS GREATER THAN 5,000 SF,
2. ALLOW SELF STORAGE FACILITY,
3. ALLOW OIL CHANGE AUTOMOTIVE FACILITY,
4. ALLOW CAR WASH FACILITY.

MAX. FAR = 0.50 (SEC 2.02.05.D-2)

MAX. I.S. = 70% (SEC 2.02.05.D-4)

MAX. HEIGHT = 35 FEET (SEC 2.02.05.D-1)

MIN. LOT SIZE - 1/2 AC (SEC 2.02.05.D-5)

RESIDENTIAL LOT: (SEC 2.02.13.D-3g & 3e)

LOT CONFIGURATION:

LOT DATA:

	REQUIRED	PROPOSED
LOT SIZES:	10,890 SF	80' x 140' (11,200 SF)
BUILDING PAD:	1,600 SF	2,500 SF
MAX. HEIGHT:	35' (2 STORIES)	

EVANS ENGINEERING, INC.
CIVIL ENGINEERING LAND PLANNING PERMITTING SERVICES
719 IRMA AVENUE
ORLANDO, FLORIDA 32803
(407) 872-1515
www.evansenginc.com
CERTIFICATE OF AUTHORIZATION NO. 00006788

EVANS ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION NO. 6788

DAVID L. EVANS
FLORIDA P.E. NO. 46586

DATE:

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

HOWEY IN THE HILLS
PORTO FINO SUBDIVISION
ELEVATION DEVELOPMENT, LLC
NE CORNER OF SR 19 & N PALM AVE, SEC 23 & 24, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FL

PORTO FINO PUD
CONCEPTUAL SITE PLAN

REVISIONS	NO.	DATE	BY
DETAIL			

DRAWN BY:	DATE:
HT	9/9/2026
CHECKED BY:	JOB #:
DE	34505

GRAPHIC SCALE
150 0 150 300
1 INCH = 300 FEET

SHEET #:
C01

J:\2025\34505 – Howey in The Hills Property\CAD\Concept\Base\34505 – Howey-in-The Hills – PUD – Concept Plan 100+.dwg (PUD REZONE – CONCEPT) Plotted on: Sep 22, 2026 – 12:10pm by Hung Tran

DESCRIPTION PER DEED:

PARCEL 1:

THAT PART OF GOVERNMENT LOTS 8 AND 9, SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, LYING SOUTHEAST OF STATE ROAD 19.

LESS AND EXCEPT ANY PORTION THEREOF CONTAINED IN QUIT CLAIM DEED RECORDED IN DEED BOOK 308, PAGE 595, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 2:

THAT PART GOVERNMENT LOTS 2 AND 3, SECTION 24, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BOUNDED AND DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3 AND RUN THENCE EAST ALONG THE SOUTH BOUNDARY THEREOF, 288 FEET; RUN THENCE NORTH 340 FEET; RUN THENCE EAST TO THE LOW WATER MARK OF LAKE HARRIS. BEGIN AGAIN AT THE POINT OF BEGINNING AND RUN THENCE NORTH 1333 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE CONTINUING NORTH 210 FEET; RUN THENCE EAST 1668 FEET, MORE OR LESS, TO THE LOW WATER MARK OF LAKE HARRIS; RUN THENCE SOUTHERLY ALONG SAID LOW WATER MARK TO THE THIRD COURSE DESCRIBED ABOVE.

PARCEL 3:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 26: THENCE NORTH 89°50'14" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 SAID SECTION 26, A DISTANCE OF 742.54 FEET TO THE POINT OF BEGINNING:

THENCE LEAVING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26, SOUTH 0°35'03" WEST, A DISTANCE OF 383.57 FEET TO A POINT; THENCE SOUTH 34°35'21" EAST A DISTANCE OF 12.42 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CITRUS AVENUE (ALSO KNOWN AS MALAGA ROAD, 20 FOOT RIGHT-OF-WAY); THENCE SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CITRUS AVENUE AND ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 461.68 FEET, A DELTA ANGLE OF 2°56'20" AND A CHORD BEARING A DISTANCE OF SOUTH 31°28'00" WEST 23.68 FEET) AN ARC DISTANCE OF 23.68 FEET TO A POINT; THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CITRUS AVENUE AND ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 461.68 FEET, A DELTA ANGLE OF 3°57'54" AND A CHORD BEARING A DISTANCE OF SOUTH 28°00'53" WEST 31.94 FEET) AN ARC DISTANCE OF 31.95 FEET TO A POINT; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CITRUS AVENUE, NORTH 34°35'21" WEST A DISTANCE OF 74.69 FEET TO A POINT; THENCE SOUTH 69°42'24" WEST, A DISTANCE OF 575.25 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 19 (100 FEET RIGHT-OF-WAY); THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 19 AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2341.83 FEET. A DELTA ANGLE OF 15°29'15" AND A CHORD BEARING A DISTANCE OF NORTH 40°50'23" WEST 631.09 FEET) AN ARC DISTANCE OF 633.02 FEET TO A POINT; THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 19 (VARIABLE WIDTH RIGHT-OF-WAY), NORTH 33°01'28" EAST, A DISTANCE OF 125.76 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 19, SOUTH 89°50'14" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26, A.DISTANCE OF 950.34 FEET TO THE POINT OF BEGINNING.

COMBINE PARCEL CONTAINING 97.072

PARCEL 4

A PARCEL OF LAND IN THE EAST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF LOT 6, BLOCK A~15, HOWEY~IN -THE HILLS, GRIFFIN VILLAGE, AS RECORDED IN PLAT BOOK 12. PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE SOUTH 19 DEGREES 09 MINUTES 27 SECONDS WEST ALONG THE WESTERLY LINE OF LOTS 4, 5, AND 6, BLOCK B-2, OF SAID GRIFFIN VILLAGE, AND THE NORTHEASTERLY EXTENSION THEREOF A DISTANCE OF 246.36 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 19, AS IT EXISTS THIS 15TH DAY OF MARCH, 1994; THENCE NORTH 16 DEGREES 40 MINUTES 10 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD 19 A DISTANCE OF 157.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 2341.83 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE (BEING THE SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 19) THROUGH A CENTRAL ANGLE OF 13 DEGREES 16 MINUTES 51 SECONDS A DISTANCE OF 541.61 FEET FOR A POINT OF BEGINNING; CONTINUE THENCE ALONG SAID CURVE (EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 19), THROUGH A CENTRAL ANGLE OF 3 DEGREES 04 MINUTES 54 SECONDS A DISTANCE OF 124.59 FEET FOR A POINT HEREIN DESIGNATED AS POINT "A", RETURN TO POINT OF BEGINNING AND RUN SOUTH 67 DEGREES 02 MINUTES 05 SECONDS EAST A DISTANCE OF 79.58 FEET, THENCE SOUTH 50 DEGREES 10 MINUTES 55 SECONDS EAST 167.30 FEET; THENCE SOUTH 21 DEGREES 32 MINUTES 55 SECONDS EAST 79.27 FEET, THENCE SOUTH 44 DEGREES 00 MINUTES 59 SECONDS EAST 50.44 FEET, THENCE SOUTH 64 DEGREES 22 MINUTES 53 SECONDS EAST 59.43 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CITRUS AVENUE, AS SHOWN ON SAID GRIFFIN VILLAGE-SUBDIVISION PLAT, THENCE NORTH 19 DEGREES 09 MINUTES 27 SECONDS EAST A DISTANCE OF 404.25 FEET THENCE CONTINUE ALONG SAID CITRUS AVENUE THE NEXT TWO COURSES: NORTH 07 DEGREES 51 MINUTES 27 SECONDS EAST 111.51 FEET; SOUTH 69 DEGREES 07 MINUTES 49 SECONDS EAST 34.19 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF MALAGA ROAD, AS SHOWN ON THE PLAT OF HOWEY-IN-THE~HILLS, POCO SIERRA, AS RECORDED IN PLAT BOOK 11, PAGE 33, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND/OR THE SOUTHERLY EXTENSION THEREOF; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE IN SAID NORTHWESTERLY RIGHT OF WAY LINE OF MALAGA ROAD AND/OR ITS SOUTHERLY EXTENSION (SAID CURVE HAVING A RADIUS OF 461.48 FEET), FROM A TANGENT BEARING OF NORTH 20 DEGREES 52 MINUTES 11 SECONDS EAST, THROUGH A CENTRAL ANGLE OF 5 DEGREES 03 MINUTES 59 SECONDS A DISTANCE OF 40.81 FEET TO A POINT ON A LINE, SAID LINE HAVING A BEARING OF SOUTH 34 DEGREES 27 MINUTES 18 SECONDS EAST, FROM A POINT THAT IS NORTH 69 DEGREES 41 MINUTES 06 SECONDS EAST A DISTANCE OF 573.91 FEET OF THE AFORESAID POINT "A", THENCE NORTH 34 DEGREES 27 MINUTES 18 SECONDS WEST 74.95 FEET TO SAID POINT THAT IS NORTH 69 DEGREES 41 MINUTES 06 EAST A DISTANCE OF 573.91 FEET OF THE AFORESAID POINT "A", THENCE SOUTH 69 DEGREES 41 MINUTES 06 SECONDS WEST A DISTANCE OF 573.91 FEET TO THE AFORESAID POINT "A", THENCE SOUTHEASTERLY ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 19, THROUGH SAID CENTRAL ANGLE OF 03 DEGREES 02 MINUTES 54 SECONDS A DISTANCE OF 124.59 FEET TO THE POINT OF BEGINNING, SAID DESCRIPTION INCLUDES A PART OF AN ABANDONED ROAD RIGHT OF WAY, LYING SOUTH OF, AND/OR THAT PART OF LOT 1, BLOCK "C", HOWEY~IN-THE-HILLS , POCO SIERRA SUBDIVISION, RECORDED IN PLAT BOOK 11, PAGE 33, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 5

A PARCEL OF LAND IN THE EAST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "C": FROM THE SOUTHWEST CORNER OF LOT 6, BLOCK A-1 5, HOWEY-IN-THEHILLS, GRIFFIN VILLAGE, AS RECORDED IN PLAT BOOK 12, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE SOUTH 19 DEGREES 09 MINUTES 27 SECONDS WEST ALONG THE WESTERLY LINE OF LOTS 4, 5, AND 6, BLOCK B-2, OF SAID GRIFFIN VILLAGE, AND THE NORTHEASTERLY EXTENSION THEREOF A DISTANCE OF 246.35 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY UNE OF STATE ROAD NO. 19, AS IT EXISTS THIS 18TH DAY OF MARCH, 1994; THENCE NORTH 16 DEGREES 40 MINUTES 10 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19, A DISTANCE OF 112.75 FEET FOR A POINT OF BEGINNING; CONTINUE THENCE NORTH 16 DEGREES 40 MINUTES 10 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19, A DISTANCE OF 44.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 2341.83 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE (BEING THE SAID EASTERLY RIGHTOF- WAY LINE OF STATE ROAD NO. 19) THROUGH A CENTRAL ANGLE OF 13 DEGREES 1 MINUTES 51 SECONDS, A DISTANCE OF 542.82 FEET; THENCE LEAVING SAID RIGHT-OFWAY LINE OF STATE ROAD NO. 19, RUN THE FOLLOWING COURSES: SOUTH 67 DEGREES 02 MINUTES 05 SECONDS EAST 79.58 FEET; SOUTH 50 DEGREES 10 MINUTES 55 SECONDS EAST 167.30 FEET; SOUTH 21 DEGREES 32 MINUTES 55 SECONDS EAST 79.27 FEET; SOUTH 44 DEGREES 00 MINUTES 59 SECONDS EAST 50..04 FEET; SOUTH 64 DEGREES 22 MINUTES 53 SECONDS EAST 59.43 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CITRUS A VENUE, AS SHOWN ON THE AFORESAID GRIFFIN VILLAGE SUBDIVISION PLAT; THENCE SOUTH 19 DEGREES 09 MINUTES 27 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 28 1.71 FEET TO A POINT OF BEGINNING.

Surveyor's Certification

To Old Republic National Title Insurance Company; Elevation Development Capital, LLC, a Florida limited liability company; Greenspoon Marder LLP:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 7a, 8, 13, 16 & 17 of Table A thereof.

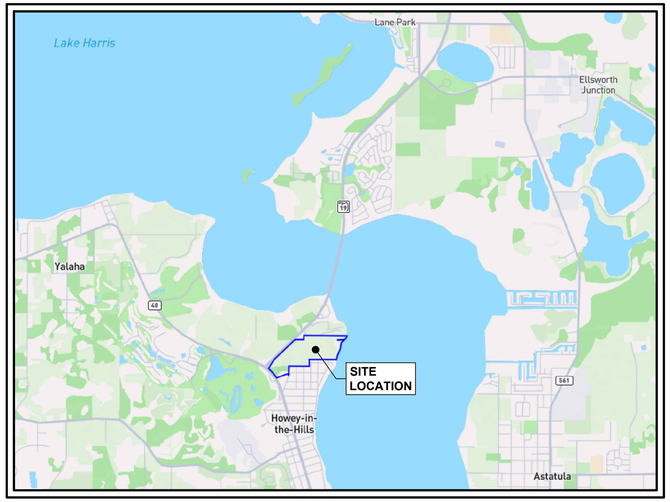
The fieldwork was completed on 09/09/2026.
Date of Plat or Map: 09/21/2026.

DAVID W. MAXWELL LS#7311 STATE OF FLORIDA Licensed Surveyor and Mapper

Digitally signed by David Maxwell
Date: 2026.09.22 15:08:26-04'00'

David W. Maxwell LS7311

This Survey is valid only with a Signature & Original Seal, in hard copy form, or a Digital Seal in electronic form, pursuant to Rules 5J-17.060 and 5J-17.062, Section 472.027 of the Florida Statutes.



Vicinity Map
Not to Scale

DESCRIPTION PER DEED LESS AND EXCEPT:

THE PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN THE LANDS DESCRIBED IN DEED BOOK 250, PAGE 353 (LATER TRANSFERRED IN OFFICIAL RECORDS BOOK 6225, PAGE 1830) DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, RUN WESTERLY ALONG THE SECTION LINE 591.32 FEET TO AN IRON PIN AND THE POINT OF BEGINNING OF THE LAND HERE DESCRIBED; RUN THENCE SOUTH 19°17', WEST 525.2 FEET TO THE CENTER POINT OF INTERSECTION OF VALENCIA ROAD AND BARCELONA ROAD IN SAID PLAT OF POCO SIERRA. BEING THE LINE OF SAID NEW ROAD AND HAVING A RIGHT-OF-WAY 30 FEET WEST AND 20 FEET EAST OF THE ABOVE DESCRIBED LINE, OR A TOTAL WIDTH OF APPROXIMATELY 50 FEET.

AND

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, RUN WESTERLY ALONG THE SECTION LINE 623.34 FEET FOR THE POINT OF BEGINNING OF THE LAND HERE DESCRIBED; RUN THENCE SOUTH 19°17' WEST 15 FEET; THENCE WESTERLY PARALLEL TO THE SAID SECTION LINE TO THE EASTERLY RIGHT-OF-WAY OF SATE HIGHWAY NO. 212; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE NORTH LINE OF SAID SECTION 26; THENCE EASTERLY ALONG SAID SECTION LINE TO THE POINT OF BEGINNING, SAID STRIP OF LAND HAVING A WIDTH OF 15 FEET.

SURVEYOR'S NOTES:

1) Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this survey, and is subject to title review and/or abstract. GeoPoint Surveying, Inc. makes no representations or guarantees pertaining to easements, rights-of-way, set back lines, reservations, agreements, and other similar matters.

2) Bearings shown hereon are based on the Southerly Right of Way of State Road 19, having a Grid bearing of N47°01'21"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the East Zone of Florida.

3) All dimensions, unless otherwise noted, are survey dimensions.

4) The subject parcel lies in Flood Zones "X" and "AE", according to Flood Insurance Rate Map, Map No. 12069C0485E for Lake County (Unincorporated Areas), Community No. 120421, and the Town of Howey in the Hills, Community No. 120585, Lake County, Florida, dated December 18, 2012 and issued by the Federal Emergency Management Agency. Lines shown, if any, have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (https://msc.fema.gov).

5) Use of this survey for purposes other than intended, without written authorization, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.

6) The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, a local Florida Water Management District, or the Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.

7) No evidence of recent earth moving work, building construction, or building additions was observed in the process of conducting the fieldwork.

8) No information about proposed changes in street right of way lines is known, nor has any such information been provided. No evidence of recent street or sidewalk construction or repairs was observed in the process of conducting the fieldwork

9) As evidenced by the multitude of found boundary corners shown in Detail "A" (Sheet 2), there appears to a discrepancy between the North plat boundary of Griffin Village (Plat Book 12, Page 27) and the Section line which, according to said plat, should be one and the same. The boundary determination to separate the 2 lines, distinguishing between a monumented plat boundary and what is apparently the currently accepted section line, was made as it caused the least potential harm to the southerly adjoining platted lots. The monumentation held for the plat boundary results in the closest match to these adjoining lots getting their platted width. Supporting evidence for this determination is shown in Block A-15 of said plat, where corners previously located in 2017 match with plat geometry when holding the section corner per plat rather than the section corner per Certified Corner Record. Further supporting evidence in the form of historical georeferenced aerial imagery, as obtained from the Florida Department of Transportation Aerial Photo Lookup System (APLUS), shows that Lot 2 of Block A-4 may have already been affected by previous boundary determinations. Aerial file "LAK2008_54148.sid" (year 2008) shows a side-oriented driveway/garage on the North side of the house, encroaching past the currently accepted section line. Aerial file "LAK2023_254148.sid" (year 2023) shows the previous driveway having been removed and replaced with a front-oriented driveway/garage on the West side of the house, following closely with the currently accepted section line.

10) The two slant-hatched areas shown on Sheet 2 are Less and Excepted from the overall boundary. These 2 areas fall within the lands described in Deed Book 250, Page 353 and Official Records Book 6225, Page 1830. The first document granted the described land to Lake County for "public road purposes", but contains a reversion clause. The second document transfers said land from the County to the Town of Howey-In-The-Hills for "municipal purposes", but acknowledges that "the County has made no determination on the validity of the reversion clause...and defers to the Town to determine the validity". The overall boundary may be affected by this reversion clause, but this Surveyor must defer to a legal opinion regarding the validity thereof.

11) A Distribution Easement to Florida Power Corporation recorded in Official Records Book 980, Page 145, Public Records of Lake County, Florida, is not plottable, being blanket in nature over those portions of the Subject Parcel lying within Government Lots 8 & 9, Section 23.

DESCRIPTION PER SURVEY:

PARCELS 1, 2 & 3

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOTS 2, 3, 8, AND 9 IN SECTIONS 23 AND 24, AND A PORTION OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2 OF SECTION 24; THENCE ALONG THE WEST BOUNDARY THEREOF, N.00°55'22"E., A DISTANCE OF 210.00 FEET TO THE SOUTHWEST CORNER OF PORTO FINO BAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGE 16 OF THE PUBLIC RECORDS OF SAID LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY THEREOF, S.89°04'53"E., A DISTANCE OF 2156.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A", SAID POINT BEING N.26°54'59"E, A DISTANCE OF 783.89 FEET FROM A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, S.89°04'53"E., A DISTANCE OF 9.83 FEET TO THE WATER'S EDGE OF LITTLE LAKE HARRIS (AS LOCATED ON 01/22/2026); THENCE ALONG SAID WATER'S EDGE THE FOLLOWING THIRTY-ONE (31) COURSES: 1) S.21°42'02"W., A DISTANCE OF 79.05 FEET; 2) S.17°02'17"W., A DISTANCE OF 56.37 FEET; 3) S.49°01'52"W., A DISTANCE OF 55.75 FEET; 4) S.43°11'08"W., A DISTANCE OF 39.20 FEET; 5) S.87°36'00"W., A DISTANCE OF 87.74 FEET; 6) S.81°00'23"W., A DISTANCE OF 87.98 FEET; 7) S.85°39'33"W., A DISTANCE OF 77.78 FEET; 8) N.86°50'28"W., A DISTANCE OF 94.08 FEET; 9) N.89°01'03"W., A DISTANCE OF 32.07 FEET; 10) S.62°32'53"W., A DISTANCE OF 8.13 FEET; 11) S.39°00'56"E., A DISTANCE OF 7.77 FEET; 12) S.87°09'21"E., A DISTANCE OF 35.57 FEET; 13) S.88°42'22"E., A DISTANCE OF 154.35 FEET; 14) N.84°19'26"E., A DISTANCE OF 82.77 FEET; 15) N.88°03'05"E., A DISTANCE OF 35.82 FEET; 16) N.58°51'43"E., A DISTANCE OF 18.61 FEET; 17) N.77°06'32"E., A DISTANCE OF 40.67 FEET; 18) S.36°29'40"E., A DISTANCE OF 11.60 FEET; 19) S.46°35'19"W., A DISTANCE OF 77.00 FEET; 20) S.62°17'05"W., A DISTANCE OF 79.73 FEET; 21) S.40°07'52"W., A DISTANCE OF 29.16 FEET; 22) S.27°26'25"W., A DISTANCE OF 33.52 FEET; 23) S.12°12'41"W., A DISTANCE OF 226.08 FEET; 24) S.08°14'19"E., A DISTANCE OF 43.53 FEET; 25) S.09°51'20"W., A DISTANCE OF 43.96 FEET; 26) S.20°05'11"W., A DISTANCE OF 113.16 FEET; 27) S.35°22'12"W., A DISTANCE OF 17.40 FEET; 28) S.14°27'46"W., A DISTANCE OF 52.70 FEET; 29) S.34°37'52"W., A DISTANCE OF 51.94 FEET; 30) S.29°52'37"W., A DISTANCE OF 73.88 FEET; 31) S.15°30'06"W., A DISTANCE OF 254.63 FEET TO THE NORTHERLY BOUNDARY OF HOWEY INLET, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 52, PAGE 84; THENCE ALONG SAID NORTH BOUNDARY, N.89°43'02"W., A DISTANCE OF 73.49 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C", SAID POINT BEING S.26°32'02"W., A DISTANCE OF 536.73 FEET FROM AFORESAID POINT "B" (THE COURSES FROM AFORESAID POINT "A" TO POINT "B" AND POINT "B" TO POINT "C" TO SERVE AS A LINE OF CLOSURE); THENCE CONTINUE ALONG SAID NORTH BOUNDARY AND THE NORTH BOUNDARY OF VISTA DEL LAGO SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 1, AND WESTERLY EXTENSION THEREOF, N.89°43'02"W., A DISTANCE OF 1296.25 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF SAID VISTA DEL LAGO SUBDIVISION; THENCE ALONG SAID WESTERLY BOUNDARY AND NORTHERLY EXTENSION THEREOF, S.00°20'23"W., A DISTANCE OF 337.39 FEET TO THE SOUTHWEST CORNER OF SAID VISTA DEL LAGO SUBDIVISION, BEING A POINT ON THE NORTH BOUNDARY OF GRIFFIN VILLAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 27; THENCE N.89°38'16"W., A DISTANCE OF 287.71 FEET; THENCE CONTINUE ALONG SAID NORTH BOUNDARY AND THE NORTH BOUNDARY OF POCO SIERRA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 32, N.89°12'14"W., A DISTANCE OF 742.34 FEET; THENCE DEPARTING SAID NORTH BOUNDARY OF POCO SIERRA, S.00°57'26"W., A DISTANCE OF 396.01 FEET; THENCE S.34°12'58"E., A DISTANCE OF 9.65 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF VALENCIA ROAD AS SHOWN ON SAID POCO SIERRA; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, SOUTHWESTERLY, 54.09 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 461.68 FEET AND A CENTRAL ANGLE OF 06°42'45" (CHORD BEARING S.28°53'27"W., 54.06 FEET); THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY, N.33°51'09"W., A DISTANCE OF 74.92 FEET; THENCE S.70°19'55"W., A DISTANCE OF 578.90 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF COUNTY ROAD 48 AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP, PROJECT: 1093; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, NORTHWESTERLY, 632.22 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2342.01 FEET AND A CENTRAL ANGLE OF 15°28'01" (CHORD BEARING N.40°38'03"W., 630.31 FEET) TO THE SOUTHEASTERLY RIGHT-OF-WAY OF STATE ROAD 19 AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 1108-101; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1) N.33°32'50"E., A DISTANCE OF 538.06 FEET; 2) N.47°01'21"E., A DISTANCE OF 1439.25 FEET TO THE NORTH BOUNDARY OF AFORESAID GOVERNMENT LOT 9 OF SECTION 23; THENCE ALONG SAID NORTH BOUNDARY, S.89°48'49"E., A DISTANCE OF 438.05 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 97.072 ACRES, MORE OR LESS.

PARCEL 4
A PARCEL OF LAND IN THE EAST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST 1/4 CORNER OF SAID SECTION 26: THENCE RUN ALONG THE EASTERLY LINE OF SAID SECTION 26, S.00°42'38" W., A DISTANCE OF 441.39 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN N.89°17'22"W., A DISTANCE OF 764.05 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CITRUS AVENUE AND POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY, SOUTHWESTERLY, 40.84 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 461.30 FEET AND A CENTRAL ANGLE OF 05°04'20" (CHORD BEARING S.23°00'02"W., 40.82 FEET); THENCE N.68°28'46"W., A DISTANCE OF 34.94 FEET; THENCE S.08°29'44"W., A DISTANCE OF 111.51 FEET; THENCE S.19°48'43"W., A DISTANCE OF 404.28 FEET; THENCE DEPARTING FROM THE AFORESAID WESTERLY RIGHT OF WAY LINE OF CITRUS AVENUE, RUN N.63°44'04"W., A DISTANCE OF 59.43 FEET; THENCE N.43°22'10"W., A DISTANCE OF 50.44 FEET; THENCE N.20°54'06"W., A DISTANCE OF 79.27 FEET; THENCE N.49°32'06"W., A DISTANCE OF 167.30 FEET; THENCE N.66°23'16"W., A DISTANCE OF 85.75 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 48; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, RUN NORTHWESTERLY, 120.53 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2342.01 FEET AND A CENTRAL ANGLE OF 02°56'55" (CHORD BEARING N.31°25'34"W., 120.52 FEET); THENCE DEPARTING FROM THE AFORESAID EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 48, RUN N.70°19'55"E., A DISTANCE OF 578.90 FEET; THENCE S.33°51'09"E., A DISTANCE OF 74.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.597 ACRES, MORE OR LESS.

PARCEL 5
A PARCEL OF LAND IN THE EAST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST 1/4 CORNER OF SAID SECTION 26: THENCE RUN ALONG THE EASTERLY LINE OF SAID SECTION 26, S.00°42'38" W., A DISTANCE OF 897.38 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN N.89°17'22"W., A DISTANCE OF 1048.30 FEET TO THE POINT OF BEGINNING; THENCE S.67°27'45"W., A DISTANCE OF 113.54 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 48; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 48, RUN NORTHWESTERLY, 290.99 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2342.01 FEET AND A CENTRAL ANGLE OF 07°07'08" (CHORD BEARING N.26°23'33"W., 290.80 FEET); THENCE DEPARTING OF SAID EASTERLY RIGHT OF WAY LINE, RUN S.66°23'16"E., A DISTANCE OF 85.75 FEET; THENCE S.49°32'06"E., A DISTANCE OF 167.30 FEET; THENCE S.20°54'06"E., A DISTANCE OF 79.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.534 ACRES, MORE OR LESS.

COMBINE PARCEL CONTAINING 101.203 ACRES, MORE OR LESS

SHEET INDEX

Sheet 1 ---- Description, Surveyor's Notes, Vicinity Map
Sheet 2 ---- Boundary Information
Sheet 3 ---- Location of Improvements
Sheet 4 ---- Parcels 4 & 5

JOB #: 1003467 - 2-EDL			Revisions		
DATE OF LAST FIELD SURVEY: 01/22/2026			DATE	DESCRIPTION	DRAWN
DRAWN BY: JMW DATE: 02/23/2026	OFFICE CHECK: DWM	FIELD CHECK: AW	9-21-2026	INCLUDE PARCELS 4 & 5 WITH PROPERTY'S IMPROVEMENTS	YLP
CREW #1	NAME: AW	FIELD BOOK: ---	---	---	---
	DATA FILE: PORTO-FINO-BNDY(AW)		---	---	---
CREW #2	NAME: DM	FIELD BOOK: ---	---	---	---
	DATA FILE: PORTO-FINO-BNDY(DM)		---	---	---
CREW #3	NAME: AP	FIELD BOOK: CF-1-2025	---	---	---
	DATA FILE: PORTO-FINO-BNDY(AP)		---	---	---

ALTA/NSPS Land Title Survey

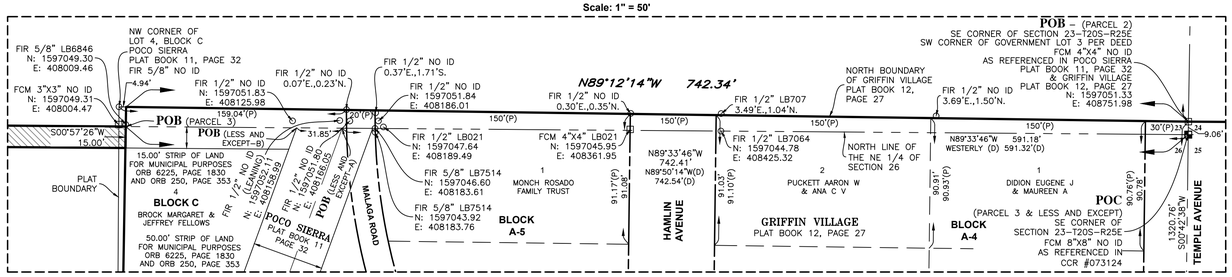
PREPARED FOR:
Elevation Development, LLC
LOCATED IN:
Sections 23, 24 & 26, Township 20 S., Range 25 E., Lake County, Florida

www.GeoPoint.org
Licensed Business No.: LB 7768
GeoPoint
528 Northlake Blvd, Suite 1040
Altamonte Springs, Florida 32701
Phone: (321) 270-0440

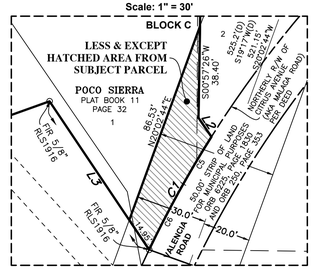
SHEET: 01 of 04

P:\JOHN O'PORTO FINO DRIVE\HOWEY HILLS\SURVEY\PORTO-FINO-DRIVE-OVERALL-ALTA SURVEY.DWG PLOTTED BY: JORGE ELHR ON: 9/22/2026 2:34 PM LAST SAVED BY: JORGE ON: 9/22/2026 12:34 PM

Detail "A"
Scale: 1" = 50'



Detail "B"
Scale: 1" = 30'

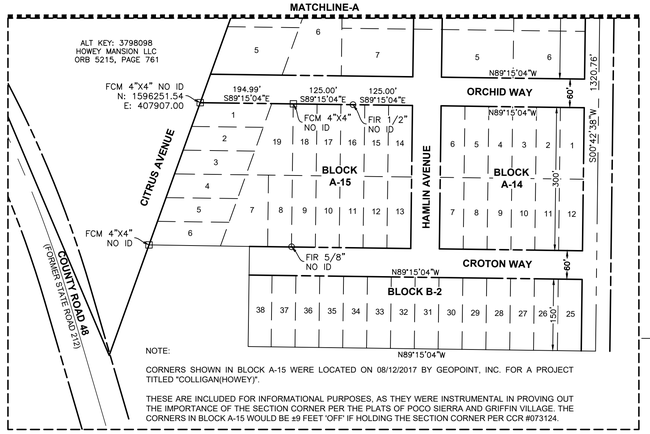


LEGEND

ALT	Alternate
CCR	Certified Corner Record
(D)	Deed/Record Dimension
(P)	Plat Dimension
FCM	Found Concrete Monument
FDOT	Florida Department of Transportation
FIP	Found Iron Pipe
FIR	Found Iron Rod
FNL	Found Nail
ID	Identification
LB	Licensed Business
LS	Licensed Surveyor
ORB	Official Records Book
PCP	Permanent Control Point
PLS	Professional Land Surveyor
POB	Point of Beginning
POC	Point of Commencement
PSM	Professional Surveyor and Mapper
RLS	Registered Land Surveyor
R/W	Right of Way
SIR (REF)	Set 1/2" Iron Rod LB7768 (Reference)
STA	Station
(#)	Schedule B-II Item

NORTH

150 0 75 150 300
SCALE: 1" = 150'



Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord Distance
C1	461.68'	54.09'	6°42'45"	S28°53'27"W	54.06'
C2	2342.01'	632.22'	15°28'01"	N40°38'03"W	630.31'
C3	2342.01'	126.32'	3°05'25"	N49°54'46"W	126.30'
C4	2342.01'	363.60'	8°53'43"	S58°23'16"E	363.23'
C5	461.68'	23.02'	2°51'25"	S30°49'07"W	23.02'
C6	461.68'	31.07'	3°51'20"	S27°27'45"W	31.06'

Line Data Table		
No.	Bearing	Length
L1	S00°57'26"W	396.01'
L2	S34°12'58"E	9.65'
L3	N33°51'09"W	74.92'
L4	S89°48'49"E	438.05'
L5	N00°55'22"E	210.00'

Line Data Table (D)		
No.	Bearing	Length
L1	S0°35'03"W	383.57'
L2	S34°35'21"E	12.42'
L3	N34°35'21"W	74.69'
--	--	--
L5	NORTH	210'

Curve Data Table (D)					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord Distance
C2	2341.83'	633.02'	15°29'15"	N40°50'23"W	631.09'
C5	461.68'	23.68'	2°56'20"	S31°28'00"W	23.68'
C6	461.68'	31.95'	3°57'54"	S28°00'53"W	31.94'

HATCH LEGEND

Portions of Deed Book 250, Page 353 & Official Records Book 6225, Page 1830 excluded from overall boundary.

Lands described in Deed Book 308, Page 595

ALTA/NSPS Land Title Survey
PREPARED FOR:
Elevation Development, LLC
LOCATED IN:
Sections 23, 24 & 26, Township 20 S., Range 25 E., Lake County, Florida

www.GeoPoint.org
Licensed Business No.: LB 7768
GeoPoint
528 Northlake Blvd, Suite 1040
Altamonte Springs, Florida 32701
Phone: (321) 270-0440

SHEET: 02 of 04

PATH: O:\PORTO FINO DRIVE\HOWEY HILLS\SURVEY\PORTO-FINO.DWG ©DEWALLA N SURVEY,DWG PLOTTED BY: JORGE ELVIR ON: 9/2/2026 2:34 PM LAST SAVED BY: JORGEE ON: 9/2/2026 12:24 PM

NORTH

150 0 75 150 300

SCALE: 1" = 150'

LEGEND

- BFE — Base Flood Elevation
- BFP — Backflow Preventer
- ORB — Official Records Book
- E — Electric Junction Box
- M — Electric Meter
- Guy Anchor
- G — Buried Gas Warning Marker
- IRW — Irrigation Well
- Light Pole
- Electric Power Pole
- Sign
- SPIG — Spigot
- W — Well
- x — Wire Fence
- o — Chain Link Fence
- Polyvinyl Fence
- // — Wood Fence
- Guardrail
- ou — Overhead Utility Line

STATE ROAD 19
(FORMERLY STATE ROAD 11)
150' PUBLIC RIGHT OF WAY
AS SHOWN ON THE STATE
DEPARTMENT RIGHT OF WAY MAP,
SECTION 11108-2601

EDGE OF PAVEMENT
TRAFFIC MONITORING SITE
ELECTRIC POST

COUNTY ROAD 48
(FORMER STATE ROAD 112)
100' PUBLIC RIGHT OF WAY
AS SHOWN ON THE STATE
ROAD DEPARTMENT RIGHT OF
WAY MAP, PROJECT 1093

EDGE OF PAVEMENT

VACANT

DIRT PATH

CONCRETE WALL

MAUSOLEUM/GRAVESITE &
INGRESS/EGRESS EASEMENT
ORB 825, PAGE 2025
ORB 1321, PAGE 656
ORB 1321, PAGE 659
ORB 1870, PAGE 1958

10.5'X10.5'
HOWEY FAMILY
MAUSOLEUM

PERPETUAL, NON-EXCLUSIVE
INGRESS/EGRESS EASEMENT
ORB 2166, PAGE 2364
(EXACT LOCATION TO BE DETERMINED)

WOOD FRAME BUILDING

VACANT

4"BFP — IRW

PORTO FINO BAY
PLAT BOOK 60, PAGE 16

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9

PORTO FINO DRIVE
PRIVATE RIGHT OF WAY

15' DRAINAGE & UTILITY EASEMENT

FENCE CORNER
0.5'E.,0.2'N.

FENCE END
0.2'N.

15' DRAINAGE EASEMENT

DRAINAGE EASEMENT

VACANT

FLOOD ZONE "X"
FLOOD ZONE "AE"
BFE=45.5

APPROXIMATE FLOOD
ZONE BOUNDARY

19'X16'
POLE BARN

SPIG

SPIG
6"WELL

20'X12'
POLE BARN

VACANT

LITTLE LAKE HARRIS

FENCE CORNER
0.1'W.,1.0'N.

FENCE END
ON-LINE

FENCE CORNER
0.3'E.,0.6'S.

FENCE END
0.4'S.

FENCE END
ON-LINE

GATE

FENCE END
2.3'N.

1.48'S.

0.64'S.

WOOD DOCK

TANGERINE AVENUE

MISSION LANE

VISTA DEL LAGO
SUBDIVISION
PLAT BOOK 22, PAGE 1

LAKE SHORE BLVD

HOWEY INLET
PLAT BOOK 52, PAGE 84

LOT 1 | LOT 2

DAUN AVENUE

17.9' GATE 18.8' 1.7' 2.9' 5.3'

FENCE 0.9'N.

GATE

FENCE CORNER
0.3'W.,0.7'N.

FENCE CORNER
0.3'N.

FENCE 0.2'S.

POCO SIERRA
PLAT BOOK 11
PAGE 20

BLOCK C

WALKER ROAD

VELSINGA ROAD

HAMLIN AVENUE

BLOCK A-5

BLOCK A-4

TEMPLE AVENUE

BLOCK A-3

VALENCIA AVENUE

BLOCK A-2

CAMELLIA WAY

GRIFFIN VILLAGE
PLAT BOOK 12, PAGE 27

CAMELLIA WAY

BLOCK A-8

GRIFFIN VILLAGE
PLAT BOOK 12, PAGE 27

BLOCK A-6

BLOCK A-7

TEMPLE AVENUE

ALTA/NSPS Land Title Survey

PREPARED FOR:
Elevation Development, LLC
LOCATED IN:

Sections 23, 24 & 26, Township 20 S., Range 25 E., Lake County, Florida

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Licensed Business No.: LB 7768
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Altamonte Springs, Florida 32701
Phone: (321) 270-0440

SHEET: 03 of 04

PATH: O:\PORTO FINO DRIVE\PORTO FINO DRIVE\CIVIL\ALTA SURVEY.DWG PLOTTED BY: JORGE ELVIK ON 9/22/2026 2:34 PM LAST SAVED BY: JORGE ELVIK ON 9/22/2026 2:34 PM

S89°50'14"E(D) 950.34'(D)
S89°33'46"E 958.69'
N89°33'46"W 968.34'

ALT KEY: 3692756
THOMPSON PATRICIA BOUIS ET AL
ORB 3961, PAGE 293

MAUSOLEUM/GRAVESITE & INGRESS/EGRESS EASEMENT ORB 825, PAGE 2025 ORB 1321, PAGE 656 ORB 1321, PAGE 659 ORB 1870, PAGE 1958

CONCRETE WALL

(PARCEL 3)

DIRT PATH

10.5'X10.5' HOWEY FAMILY MAUSOLEUM

PERPETUAL, NON-EXCLUSIVE INGRESS/EGRESS EASEMENT ORB 2166, PAGE 2364 (EXACT LOCATION TO BE DETERMINED)

ALT KEYS: 1780527, AC ONE LLC ORB 3293, PAGE 1913

ALT KEYS: 3809690, AC ONE LLC ORB 3293, PAGE 1913

POCO SIERRA PLAT BOOK 11 PAGE 32

BLOCK C

FIRC 5/8 RLS 1916

N33°54'09"W 7.85'

LESS & EXCEPT HATCHED AREA FROM SUBJECT PARCEL

50.00' STRIP OF LAND FOR MUNICIPAL PURPOSES ORB 6225, PAGE 1830 AND ORB 250, PAGE 353

POINT OF BEGINNING
FIRC 5/8 RLS 1919

50' STRIP OF LAND FOR MUNICIPAL PURPOSES ORB 6225, PAGE 1830 AND ORB 250, PAGE 353

N70°19'55"E 578.90'

N68°28'46"W 34.94'

N08°29'44"E 111.51'

Brick Terrace
Covered Carport With Exterior Staircase
Concrete Terrace Outline
Centerpiece Fountain
Textured Concrete Stairs
Brick Wall
Gate
Concrete Path
Textured Concrete Path
Concrete Pavement
Textured Concrete Outline
Two Story Manor (See Detail B)
Yard (Drain)
A/C
CO
Brick Fountain Courtyard
TFP
SPIG
Textured Concrete Terrace
Parking Area
Concrete Pavement
Brick Wall
Valley Gutter

FIR 5/8 RLS 1916
FIP 1/2 NO ID
Single Story Residence (See Detail A)
N66°23'16"W 85.75'
S66°23'16"E 85.75'
FIR 5/8 RLS 1916

N43°22'06"W 162.30'
S46°37'54"W 162.30'
C2
FBM 4X4 D6PNC
Concrete Slabs
Destroyed Building
FJB
FM
FIR 5/8 RLS 1916
113.54'
S67°27'45"W
FIR 5/8 PSM 5866

POINT OF BEGINING
FIRC 5/8 RLS 1919
FIR 5/8 RLS 1916
N63°44'04"W 59.43'
FIR 5/8 NO ID

ALT KEY: 3837468
LAKEVIEW INVESTMENTS LLC
ORB 5620, PAGE 1487

COUNTY ROAD 48
(FORMERLY STATE ROAD 214)

FIR 5/8 PSM 5866
FIP 1 1/2" NO ID
CITI
CHH

S19°48'43"W 404.28'
CITRUS AVENUE

N

NORTH

120 0 30 60 120
SCALE: 1" = 60'

159.04'(P)
20'(P)
15.00' STRIP OF LAND FOR MUNICIPAL PURPOSES ORB 6225, PAGE 1830 AND ORB 250, PAGE 353
BLOCK C
BROCK MARGARET & JEFFREY FELLOWS
50.00' STRIP OF LAND FOR MUNICIPAL PURPOSES ORB 6225, PAGE 1830 AND ORB 250, PAGE 353
POCO SIERRA PLAT BOOK 11 PAGE 32
MALAGA ROAD
MALAGA ROAD

150'(P) 150'(P) 150'(P) 150'(P) 30'(P)
WESTERLY (D) 591.32'(D)
N89°50'14"W(D) 742.54'(D)
91.17'(P) 91.10'(P) 90.93'(P) 90.76'(P)

1 MQNCH ROSADO FAMILY TRUST
2 PUCKETT-AARON W & ANA C V
1 DIDION EUGENE J & MAUREEN A

BLOCK A-5
BLOCK A-5
BLOCK A-4
HAMLIN AVENUE
HAMLIN AVENUE
GRIFFIN VILLAGE PLAT BOOK 12, PAGE 27
GRIFFIN VILLAGE PLAT BOOK 12, PAGE 27

FBM 8X8" NO ID
POINT OF COMMENCEMENT
NE CORNER OF SECTION 26-T20S-R25E
FCM 8"X8" NO ID
AS REFERENCED IN CCR #073124

CAMELLIA WAY
N89°15'04"W
N89°17'22"W 764.05'
N89°17'22"W 1048.30'
ORCHID WAY
CROTON WAY
N89°15'04"W

BLOCK A-6
BLOCK A-7
BLOCK A-15
BLOCK A-14
BLOCK B-2

400'
300'

S00°42'38"W 441.39'
S00°42'38"W 897.38'
EASTERLY LINE OF SECTION 26
TEMPLE AVENUE
TEMPLE AVENUE

DETAIL A

1.06' 14.00' 12.41' 16.29' 2.28' 32.72' 12.26' 1.95' 32.7' 16.19'
SINGLE-STORY RESIDENCE

20 0 10 20 40
SCALE: 1" = 20'

DETAIL B

20.58' Covered Carport With Exterior Staircase 18.18' 10.99' 2.12' 9.54' 22.44' 29.00' 16.00' 2.95' 3.00' 24.04' R=5'+\- 51.70' Two Story Manor 44.92' 4.55' 10.76' 7.19' 6.58' 6.62' 5.03' 3.18' 7.48' 7.45' 6.90' 18.92' 1.54' 10.32' 20.19' 12.45' 2.76' 4.00' 10.79' 19.81' 0.96' 25.90' 21.66'

20 0 10 20 40
SCALE: 1" = 20'

Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord Distance
C1	461.30'	40.84'	5°04'20"	N23°00'02"E	40.82'
C2	2342.01'	290.99'	7°07'08"	N26°23'33"W	290.80'
C3	2342.01'	120.53'	2°56'55"	N31°25'34"W	120.52'

LEGEND

- BFE ---- Base Flood Elevation
- BFP ---- Backflow Preventer
- ORB ---- Official Records Book
- E ---- Electric Junction Box
- M ---- Electric Meter
- ---- Guy Anchor
- G ---- Buried Gas Warning Marker
- IRW ---- Irrigation Well
- ---- Light Pole
- ---- Electric Power Pole
- ---- Sign
- SPIG ---- Spigot
- W ---- Well
- M ---- Water Meter
- CO ---- Clean Out
- CHH ---- Cable Handhole
- A/C ---- Air Conditioner
- ---- Fire Hydrant
- FP ---- Flag Pole
- T ---- Telephone Pedestal
- TFP ---- Telephone Pedestal
- FJB ---- Fiber Optic Junction Box
- x ---- Wire Fence
- o ---- Chain Link Fence
- a ---- Polyvinyl Fence
- // ---- Wood Fence
- ---- Guardrail
- ou ---- Overhead Utility Line

ALTA/NSPS Land Title Survey

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LOCATED IN:
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Licensed Business No.: LB 7768
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528 Northlake Blvd, Suite 1040
Altamonte Springs, Florida 32701
Phone: (321) 270-0440

SHEET: 04 of 04

PATH: C:\PORTO PINO DRIVE\PHONE FILES\SURVEY\PORTO PINO DRIVE\SURVEY\ALTA\A-1-S-2026.DWG PLOTTED BY: JORGE ELIVA ON: 9/7/2026 4:59 PM LAST SAVED BY: JORGE ON: 9/7/2026 4:18 PM

TOWN OF HOWEY-IN-THE-HILLS, FLORIDA

PETITION FOR REZONING
CHECKLIST AND REQUIREMENTS

VARIANCE APPLICATION CHECKLIST

[x] General Land Development Application
[x] Application Fee and Estimated Deposit Pending for the Town to assign fee
[X] Description of Requested Zoning Amendment
[x] List of property owners within 300 feet
[X] One signed and sealed survey of the property (no more than 2 years old).
[X] Legal Description
[X] Notarized Authorization of Owner (if applicant is other than owner or attorney for owner).

PUBLIC NOTIFICATION (Sec. 4.13.03)

The applicant shall provide written notice to property owners within 300 feet regarding his intention to seek a rezoning. 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 rezoning. 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 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.

REZONING HEARING PROCESS

The Planning and Zoning Board shall review the application for rezoning at its next available meeting following receipt of a completed application. The Planning and Zoning Board shall make a recommendation to the Town Council as to whether to approve, approve with changes or deny the rezoning. Upon receipt of the recommendation from the Planning and Zoning Board, the Town Council shall schedule a public hearing on the rezoning application and shall approve, approve with changes or deny the rezoning.

SEE Attached Rezoning Request on EEI Letterhead

REZONING REQUEST

The applicant is seeking a rezoning of the property described in the attached legal description as follows:

Proposed Zoning:
Requested Zoning:
Zoning on Adjacent Parcels: North:
East:
South:
West:
Parcel Size:

REZONING REQUIREMENTS

The following items must be completed in sufficient detail to allow the Town to determine if the application complies with the criteria for approving a rezoning. Attach any supplemental information that can assist in understanding the rezoning request.

1. Is the rezoning request consistent with the Town's comprehensive plan?
2. Describe any changes in circumstances of conditions affecting the property and the surrounding area that support a change in the current zoning.
3. Will the proposed rezoning have any negative effects on adjacent properties?
4. Will the proposed rezoning have any impacts upon natural resources?
5. Will the proposed rezoning have any impacts upon adjacent properties?
6. Will the rezoning create any impacts on services including schools, transportation, utilities, stormwater management and solid waste disposal?
7. Are there any mistakes in the assignment of the current zoning classification?

Owais Khanani
Print Applicant Name

Applicant Signature

09-21-26
Date

EVANS ENGINEERING, INC.

719 Irma Aven
Orlando, FL 32803
(407) 872-1515
www.evansenginc.com

REZONING REQUEST

PORTO FINO PUD

September 22, 2026

The applicant is seeking a rezoning of the property described in the attached legal description as follows:

Existing Zoning:	SFR
Requested Zoning:	PUD
Zoning on Adjacent Parcels:	North: Residential R-1 (County)
	East: Little Lake Harris
	South: Residential MDR-1 (Town)
	West: SR 19 - PUD
Parcel Size:	101.20 Acres

REZONING REQUIREMENTS

The following items must be completed in sufficient detail to allow the Town to determine if the application complies with the criteria for approving a rezoning. Attach any supplemental information that can assist in understanding the rezoning request.

1. Is the rezoning request consistent with the Town's comprehensive plan?

   The proposed Future Land Use Designation for the development is Village Mixed Use as described in the Future Land Use Element of the Town's Comprehensive Plan. Under this designation in the Comprehensive Plan, the PUD offers a variety of uses including residential, commercial and public. The development of the of this PUD promotes sustainable development which reduces the dependency of cars and allowing residents to live, work, recreate and socialize within close proximity.

2. Describe any changes in circumstances of conditions affecting the property and the surrounding area that support a change in the current zoning.

   The change in zoning allows this PUD to be developed with mixed uses bringing a commercial corridor to SR 19 and Palm Ave which is adjacent to other commercial uses on the west side of SR 19.

3. Will the proposed rezoning have any negative effects on adjacent properties?

   The PUD lot sizes are consistent with the surrounding areas. The lots sizes will allow larger homes to be built which will increase the value of other resdential homes in the area. The commercial component of the PUD will allow existing propertied to access conventional services directly adjecnt to the neighborhoods.

4. Will the proposed rezoning have any impacts upon natural resources?

   An existing wetland exists adjacent to Little Lake Harris which is shown to be preserved. To enhance protection of the existing wetland low-impact recreational uses and retention ponds are proposed upland as shown on the concept plan for the PUD.

5. Will the proposed rezoning have any impacts upon adjacent properties?

   The proposed PUD will be independent of the exiting adjacent property and will not interconnect with existing roadways.

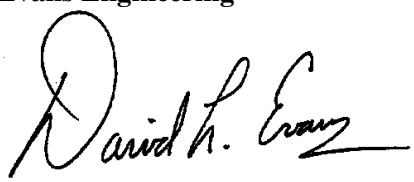
6. Will the rezoning create any impacts on services including schools, transportation, utilities, stormwater management and solid waste disposal?

   The rezone including residential lots and commercial uses will impact schools, transportation, utilities, stormwater management and solid waste disposal. The development will be required to comply with development procedures for all impacts to existing services through studies and local codes and ordinances.

7. Are there any mistakes in the assignment of the current zoning classification?

   The review of the current zoning classification per the Town's zoning map did not find any discrepancies over the proposed development parcles.

Sincerely,
Evans Engineering



David Evans P.E.

CFN 2006095971
Bk 03193 Pgs 1330 - 1333; (4pgs)
DATE: 06/22/2006 10:59:06 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 35.50
DEED DOC 0.70

PREPARED BY/RETURN TO:

Del G. Potter, Esquire
POTTER CLEMENT LOWRY & DUNCAN
308 E. Fifth Ave.
Mt. Dora, FL 32757

Parcel ID Number: 3692756

WARRANTY DEED

THIS WARRANTY DEED made this 15th day of June, 2006 by PATRICIA BOUIS THOMPSON, 31217 Overbrook St., Mt. Plymouth, FL 32776, STEPHANIE B. BOUIS, 412 Fairoaks Circle, Chapel Hill, NC 27516, MARTHA BOUIS, 13600 E. Palamino Dr., S.W. Ranches, FL 33330, and PAUL M. THOMPSON, 31217 Overbook St., Mt. Plymouth, FL 32776, hereinafter called Grantor, to PATRICIA BOUIS THOMPSON as to a 41.75 percentage, STEPHANIE B. BOUIS as to a 41.75 percentage, and PAUL M. THOMPSON as to a 16.5 percentage, all as Tenants in Common, whose address is: 31217 Overbrook St., Mt. Plymouth, FL 32776, hereinafter called Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Lake County, State of Florida, viz:

Parcel Number 1:
That part of Government Lots 8 and 9, Section 23, Township 20 South, Range 25 East, Lake County, Florida, lying southeast of State Road 19. (Parcel ID Number 3692756)

That part of the following described land lying in Government Lots 2 and 3, Section 24, Township 20 South, Range 25 East, Lake County, Florida, begin at the Southwest corner of the section, run North 1,543 feet East to the lake; begin again as before, run East 288 feet, North 340 feet, East to the lake, Northeasterly along the lake to intersect the first line. (Coleman-Cline East). (Parcel ID Numbers 1209081 and 1301912).

Grantor warrants that the above described property is not homestead property as defined by the constitution and the laws of the State of Florida.

Subject to easements, restrictions and reservations of record, if any; however, this reference shall not operate to reimpose the same.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said

land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

William Hall
Witness #1 Signature

PATRICIA BOUIS THOMPSON

WILLIAM HALL
Witness #1 Printed Name

Witness #2 Signature

Susan H. Cain
Witness #2 Printed Name

Witness #1 Signature

STEPHANIE B. BOUIS

J. MILLHOUSE BISHOP
Witness #1 Printed Name

Witness #2 Signature

FRANK BOUIS
Witness #2 Printed Name

Witness #1 Signature

MARTHA BOUIS

J. MILLHOUSE BISHOP
Witness #1 Printed Name

Witness #2 Signature

FRANK BOUIS
Witness #2 Printed Name

Witness #1 Signature

PAUL M. THOMPSON

STACI BLAIR
Witness #1 Printed Name

Witness #2 Signature

STACEY STOUT
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF POLK

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared PATRICIA BOUIS THOMPSON, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) [ ] Said person are personally known to me. [X] Said person provided the following type of identification: FLORIDA DRIVERS LICENSE.

Witness my hand and official seal in the County and State last aforesaid this 28TH day of MARCH, 2006.

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
WILLIAM HALL
COMMISSION NUMBER
DD167059
MY COMMISSION EXPIRES
NOV. 21,2006

William Hall
NOTARY PUBLIC- WILLIAM HALL
(Type or Print Notary Name)
Serial No., if any DD167059
My Commission Expires: 11-21-06

STATE OF FLORIDA
COUNTY OF LAKE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared STEPHANIE B. BOUIS, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) [✓] Said person are personally known to me. [ ] Said person provided the following type of identification: _____.

Witness my hand and official seal in the County and State last aforesaid this 15th day of June, 2006.

NOTARY PUBLIC STATE OF FLORIDA
J. MILLHOUSE BISHOP
MY COMMISSION # DD397600
EXPIRES: May 06, 2009
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

J Millhouse Bishop
NOTARY PUBLIC- J MILLHOUSE BISHOP
(Type or Print Notary Name)
Serial No., if any DD 397600
My Commission Expires:
MAY 06 2009

STATE OF FLORIDA
COUNTY OF LAKE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared MARTHA BOUIS, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) [✓] Said person are personally known to me. [ ] Said person provided the following type of identification: _____.

Witness my hand and official seal in the County and State last aforesaid this 15th day of June, 2006.

NOTARY PUBLIC STATE OF FLORIDA
J. MILLHOUSE BISHOP
MY COMMISSION # DD397600
EXPIRES: May 06, 2009
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

J Millhouse Bishop
NOTARY PUBLIC- J MILLHOUSE BISHOP
(Type or Print Notary Name)
Serial No., if any DD 397600
My Commission Expires:
MAY 06. 2009

STATE OF FLORIDA
COUNTY OF Orange

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared PAUL M. THOMPSON, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. (Check one:) [X] Said person are personally known to me. [ ] Said person provided the following type of identification: _____.

Witness my hand and official seal in the County and State last aforesaid this 27th day of March, 2006.

Mary Jo Cascio
NOTARY PUBLIC-
(Type or Print Notary Name)
Serial No., if any
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
Mary Jo Cascio
Commission # DD281096
Expires March 23, 2008
Bonded Troy Fain Insurance, Inc. 800-385-7019

DESCRIPTION PER DEED:

PARCEL 1:

THAT PART OF GOVERNMENT LOTS 8 AND 9, SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, LYING SOUTHEAST OF STATE ROAD 19.

LESS AND EXCEPT ANY PORTION THEREOF CONTAINED IN QUIT CLAIM DEED RECORDED IN DEED BOOK 308, PAGE 595, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 2:

THAT PART GOVERNMENT LOTS 2 AND 3, SECTION 24, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BOUNDED AND DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3 AND RUN THENCE EAST ALONG THE SOUTH BOUNDARY THEREOF, 288 FEET; RUN THENCE NORTH 340 FEET; RUN THENCE EAST TO THE LOW WATER MARK OF LAKE HARRIS. BEGIN AGAIN AT THE POINT OF BEGINNING AND RUN THENCE NORTH 1333 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE CONTINUING NORTH 210 FEET; RUN THENCE EAST 1668 FEET, MORE OR LESS, TO THE LOW WATER MARK OF LAKE HARRIS; RUN THENCE SOUTHERLY ALONG SAID LOW WATER MARK TO THE THIRD COURSE DESCRIBED ABOVE.

PARCEL 3:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 26: THENCE NORTH 89°50'14" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 SAID SECTION 26, A DISTANCE OF 742.54 FEET TO THE POINT OF BEGINNING: THENCE LEAVING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26, SOUTH 0°35'03" WEST, A DISTANCE OF 383.57 FEET TO A POINT; THENCE SOUTH 34°35'21" EAST A DISTANCE OF 12.42 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CITRUS AVENUE (ALSO KNOWN AS MALAGA ROAD, 20 FOOT RIGHT-OF-WAY); THENCE SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CITRUS AVENUE AND ALONG THE ARC

OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 461.68 FEET, A DELTA ANGLE OF 2°56'20" AND A CHORD BEARING A DISTANCE OF SOUTH 31°28'00" WEST 23.68 FEET) AN ARC DISTANCE OF 23.68 FEET TO A POINT; THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CITRUS AVENUE AND ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 461.68 FEET, A DELTA ANGLE OF 3°57'54" AND A CHORD BEARING A DISTANCE OF SOUTH 28°00'53" WEST 31.94 FEET) AN ARC DISTANCE OF 31.95 FEET TO A POINT; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CITRUS AVENUE, NORTH 34°35'21" WEST A DISTANCE OF 74.69 FEET TO A POINT; THENCE SOUTH 69°42'24" WEST, A DISTANCE OF 575.25 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 19 (100 FEET RIGHT-OF-WAY); THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 19 AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2341.83 FEET. A DELTA ANGLE OF 15°29'15" AND A CHORD BEARING A DISTANCE OF NORTH 40°50'23" WEST 631.09 FEET) AN ARC DISTANCE OF 633.02 FEET TO A POINT; THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 19 (VARIABLE WIDTH RIGHT-OF-WAY), NORTH 33°01'28" EAST, A DISTANCE OF 125.76 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 19, SOUTH 89°50'14" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26, A.DISTANCE OF 950.34 FEET TO THE POINT OF BEGINNING.

COMBINE PARCEL CONTAINING 97.072 ACRES

PARCEL 4

A PARCEL OF LAND IN THE EAST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF LOT 6, BLOCK A~15, HOWEY~IN -THE HILLS, GRIFFIN VILLAGE, AS RECORDED IN PLAT BOOK 12. PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE SOUTH 19 DEGREES 09 MINUTES 27 SECONDS WEST ALONG THE WESTERLY LINE OF LOTS 4, 5, AND 6, BLOCK B-2, OF SAID GRIFFIN VILLAGE, AND THE NORTHEASTERLY EXTENSION THEREOF A DISTANCE OF 246.36 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 19, AS IT EXISTS THIS 15TH DAY OF MARCH, 1994; THENCE NORTH 16 DEGREES 40 MINUTES 10 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD 19 A DISTANCE OF 157.21 FEET TO A POINT

OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 2341.83 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE (BEING THE SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 19) THROUGH A CENTRAL ANGLE OF 13 DEGREES 16 MINUTES 51 SECONDS A DISTANCE OF 541.61 FEET FOR A POINT OF BEGINNING; CONTINUE THENCE ALONG SAID CURVE (EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 19), THROUGH A CENTRAL ANGLE OF 3 DEGREES 02 MINUTES 54 SECONDS A DISTANCE OF 124.59 FEET FOR A POINT HEREIN DESIGNATED AS POINT "A", RETURN TO POINT OF BEGINNING AND RUN SOUTH 67 DEGREES 02 MINUTES 05 SECONDS EAST A DISTANCE OF 79.58 FEET, THENCE SOUTH 50 DEGREES 10 MINUTES 55 SECONDS EAST 167.30 FEET; THENCE SOUTH 21 DEGREES 32 MINUTES 55 SECONDS EAST 79.27 FEET, THENCE SOUTH 44 DEGREES 00 MINUTES 59 SECONDS EAST 50.44 FEET, THENCE SOUTH 64 DEGREES 22 MINUTES 53 SECONDS EAST 59.43 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CITRUS AVENUE, AS SHOWN ON SAID GRIFFIN VILLAGE-SUBDIVISION PLAT, THENCE NORTH 19 DEGREES 09 MINUTES 27 SECONDS EAST A DISTANCE OF 404.25 FEET THENCE CONTINUE ALONG SAID CITRUS AVENUE THE NEXT TWO COURSES: NORTH 07 DEGREES 51 MINUTES 27 SECONDS EAST 111.51 FEET; SOUTH 69 DEGREES 07 MINUTES 49 SECONDS EAST 34.19 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF MALAGA ROAD, AS SHOWN ON THE PLAT OF HOWEY-IN-THE~HILLS, POCO SIERRA, AS RECORDED IN PLAT BOOK 11, PAGE 33, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND/OR THE SOUTHERLY EXTENSION THEREOF; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE IN SAID NORTHWESTERLY RIGHT OF WAY LINE OF MALAGA ROAD AND/OR ITS SOUTHERLY EXTENSION (SAID CURVE HAVING A RADIUS OF 461.48 FEET), FROM A TANGENT BEARING OF NORTH 20 DEGREES 52 MINUTES 11 SECONDS EAST, THROUGH A CENTRAL ANGLE OF 5 DEGREES 03 MINUTES 59 SECONDS A DISTANCE OF 40.81 FEET TO A POINT ON A LINE, SAID LINE HAVING A BEARING OF SOUTH 34 DEGREES 27 MINUTES 18 SECONDS EAST, FROM A POINT THAT IS NORTH 69 DEGREES 41 MINUTES 06 SECONDS EAST A DISTANCE OF 573.91 FEET OF THE AFORESAID POINT "A", THENCE NORTH 34 DEGREES 27 MINUTES 18 SECONDS WEST 74.95 FEET TO SAID POINT THAT IS NORTH 69 DEGREES 41 MINUTES 06 EAST A DISTANCE OF 573.91 FEET OF THE AFORESAID POINT "A", THENCE SOUTH 69 DEGREES 41 MINUTES 06 SECONDS WEST A DISTANCE OF 573.91 FEET TO THE AFORESAID POINT "A", THENCE SOUTHEASTERLY ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 19, THROUGH SAID CENTRAL ANGLE OF 03 DEGREES 02 MINUTES 54 SECONDS A DISTANCE OF 124.59 FEET TO THE POINT OF BEGINNING, SAID DESCRIPTION INCLUDES A PART OF AN ABANDONED ROAD RIGHT OF WAY, LYING SOUTH OF, AND/OR THAT PART

OF LOT 1, BLOCK "C", HOWEY~IN-THE-HILLS , POCO SIERRA SUBDIVISION, RECORDED IN PLAT BOOK 11, PAGE 33, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 5

A PARCEL OF LAND IN THE EAST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "C": FROM THE SOUTHWEST CORNER OF LOT 6, BLOCK A-1 5, HOWEY-IN-THEHILLS, GRIFFIN VILLAGE, AS RECORDED IN PLAT BOOK 12, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE SOUTH 19 DEGREES 09 MINUTES 27 SECONDS WEST ALONG THE WESTERLY LINE OF LOTS 4, 5, AND 6, BLOCK B-2, OF SAID GRIFFIN VILLAGE, AND THE NORTHEASTERLY EXTENSION THEREOF A DISTANCE OF 246.35 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY UNE OF STATE ROAD NO. 19, AS IT EXISTS THIS 18TH DAY OF MARCH, 1994; THENCE NORTH 16 DEGREES 40 MINUTES 10 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19, A DISTANCE OF 112.75 FEET FOR A POINT OF BEGINNING; CONTINUE THENCE NORTH 16 DEGREES 40 MINUTES 10 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19, A DISTANCE OF 44.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 2341.83 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE (BEING THE SAID EASTERLY RIGHTOF- WAY LINE OF STATE ROAD NO. 19) THROUGH A CENTRAL ANGLE OF 13 DEGREES 1 MINUTES 51 SECONDS, A DISTANCE OF 542.82 FEET; THENCE LEAVING SAID RIGHT-OFWAY LINE OF STATE ROAD NO. 19, RUN THE FOLLOWING COURSES: SOUTH 67 DEGREES 02 MINUTES 05 SECONDS EAST 79.58 FEET; SOUTH 50 DEGREES 10 MINUTES 55 SECONDS EAST 167.30 FEET; SOUTH 21 DEGREES 32 MINUTES 55 SECONDS EAST 79.27 FEET; SOUTH 44 DEGREES 00 MINUTES 59 SECONDS EAST 50..04 FEET; SOUTH 64 DEGREES 22 MINUTES 53 SECONDS EAST 59.43 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CITRUS A VENUE, AS SHOWN ON THE AFORESAID GRIFFIN VILLAGE SUBDIVISION PLAT; THENCE SOUTH 19 DEGREES 09 MINUTES 27 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 28 1.71 FEET TO A POINT OF BEGINNING.

LESS AND EXCEPT:

THE PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN THE LANDS DESCRIBED IN DEED BOOK 250, PAGE 353 (LATER TRANSFERRED IN OFFICIAL RECORDS BOOK 6225, PAGE 1830) DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, RUN WESTERLY ALONG THE SECTION LINE 591.32 FEET TO AN IRON PIN AND THE POINT OF BEGINNING OF THE LAND HERE DESCRIBED; RUN THENCE SOUTH 19°17', WEST 525.2 FEET TO THE CENTER POINT OF INTERSECTION OF VALENCIA ROAD AND BARCELONA ROAD IN SAID PLAT OF POCO SIERRA. BEING THE LINE OF SAID NEW ROAD AND HAVING A RIGHT-OF-WAY 30 FEET WEST AND 20 FEET EAST OF THE ABOVE DESCRIBED LINE, OR A TOTAL WIDTH OF APPROXIMATELY 50 FEET.

AND

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, RUN WESTERLY ALONG THE SECTION LINE 623.34 FEET FOR THE POINT OF BEGINNING OF THE LAND HERE DESCRIBED; RUN THENCE SOUTH 19°17' WEST 15 FEET; THENCE WESTERLY PARALLEL TO THE SAID SECTION LINE TO THE EASTERLY RIGHT-OF-WAY OF SATE HIGHWAY NO. 212; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE NORTH LINE OF SAID SECTION 26; THENCE EASTERLY ALONG SAID SECTION LINE TO THE POINT OF BEGINNING, SAID STRIP OF LAND HAVING A WIDTH OF 15 FEET.

DESCRIPTION PER SURVEY:

PARCELS 1, 2 & 3

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOTS 2, 3, 8, AND 9 IN SECTIONS 23 AND 24, AND A PORTION OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2 OF SECTION 24; THENCE ALONG THE WEST BOUNDARY THEREOF, N.00°55'22"E., A DISTANCE OF 210.00 FEET TO THE SOUTHWEST CORNER OF PORTO FINO BAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGE 16 OF THE PUBLIC RECORDS OF SAID LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY THEREOF, S.89°04'53"E., A DISTANCE OF 2156.00 FEET TO A POINT

HEREINAFTER REFERRED TO AS POINT “A”, SAID POINT BEING N.26°54'59”E, A DISTANCE OF 783.89 FEET FROM A POINT HEREINAFTER REFERRED TO AS POINT “B”; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, S.89°04'53"E., A DISTANCE OF 9.83 FEET TO THE WATER'S EDGE OF LITTLE LAKE HARRIS (AS LOCATED ON 01/22/2026); THENCE ALONG SAID WATER'S EDGE THE FOLLOWING THIRTY-ONE (31) COURSES: 1) S.21°42'02"W., A DISTANCE OF 79.05 FEET; 2) S.17°02'17"W., A DISTANCE OF 56.37 FEET; 3) S.49°01'52"W., A DISTANCE OF 55.75 FEET; 4) S.43°11'08"W., A DISTANCE OF 39.20 FEET; 5) S.87°36'00"W., A DISTANCE OF 87.74 FEET; 6) S.81°00'23"W., A DISTANCE OF 87.98 FEET; 7) S.85°39'33"W., A DISTANCE OF 77.78 FEET; 8) N.86°50'28"W., A DISTANCE OF 94.08 FEET; 9) N.89°01'03"W., A DISTANCE OF 32.07 FEET; 10) S.62°32'53"W., A DISTANCE OF 8.13 FEET; 11) S.39°00'56"E., A DISTANCE OF 7.77 FEET; 12) S.87°09'21"E., A DISTANCE OF 35.57 FEET; 13) S.88°42'22"E., A DISTANCE OF 154.35 FEET; 14) N.84°19'26"E., A DISTANCE OF 82.77 FEET; 15) N.88°03'05"E., A DISTANCE OF 35.82 FEET; 16) N.58°51'43"E., A DISTANCE OF 18.61 FEET; 17) N.77°06'32"E., A DISTANCE OF 40.67 FEET; 18) S.36°29'40"E., A DISTANCE OF 11.60 FEET; 19) S.46°35'19"W., A DISTANCE OF 77.00 FEET; 20) S.62°17'05"W., A DISTANCE OF 79.73 FEET; 21) S.40°07'52"W., A DISTANCE OF 29.16 FEET; 22) S.27°26'25"W., A DISTANCE OF 33.52 FEET; 23) S.12°12'41"W., A DISTANCE OF 226.08 FEET; 24) S.08°14'19"E., A DISTANCE OF 43.53 FEET; 25) S.09°51'20"W., A DISTANCE OF 43.96 FEET; 26) S.20°05'11"W., A DISTANCE OF 113.16 FEET; 27) S.35°22'12"W., A DISTANCE OF 17.40 FEET; 28) S.14°27'46"W., A DISTANCE OF 52.70 FEET; 29) S.34°37'52"W., A DISTANCE OF 51.94 FEET; 30) S.29°52'37"W., A DISTANCE OF 73.88 FEET; 31) S.15°30'06"W., A DISTANCE OF 254.63 FEET TO THE NORTHERLY BOUNDARY OF HOWEY INLET, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 52, PAGE 84; THENCE ALONG SAID NORTH BOUNDARY, N.89°43'02"W., A DISTANCE OF 73.49 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT “C”, SAID POINT BEING S.26°32'02”W., A DISTANCE OF 536.73 FEET FROM AFORESAID POINT “B” (THE COURSES FROM AFORESAID POINT “A” TO POINT “B” AND POINT “B” TO POINT “C” TO SERVE AS A LINE OF CLOSURE); THENCE CONTINUE ALONG SAID NORTH BOUNDARY AND THE NORTH BOUNDARY OF VISTA DEL LAGO SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 1, AND WESTERLY EXTENSION THEREOF, N.89°43'02"W., A DISTANCE OF 1296.25 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF SAID VISTA DEL LAGO SUBDIVISION; THENCE ALONG SAID WESTERLY BOUNDARY AND NORTHERLY EXTENSION THEREOF, S.00°20'23"W., A DISTANCE OF 337.39 FEET TO THE SOUTHWEST CORNER OF SAID VISTA DEL LAGO SUBDIVISION, BEING A POINT ON THE NORTH BOUNDARY OF GRIFFIN VILLAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 27; THENCE

N.89°38'16"W., A DISTANCE OF 287.71 FEET; THENCE CONTINUE ALONG SAID NORTH BOUNDARY AND THE NORTH BOUNDARY OF POCO SIERRA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 32, N.89°12'14"W., A DISTANCE OF 742.34 FEET; THENCE DEPARTING SAID NORTH BOUNDARY OF POCO SIERRA, S.00°57'26"W., A DISTANCE OF 396.01 FEET; THENCE S.34°12'58"E., A DISTANCE OF 9.65 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF VALENCIA ROAD AS SHOWN ON SAID POCO SIERRA; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, SOUTHWESTERLY, 54.09 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 461.68 FEET AND A CENTRAL ANGLE OF 06°42'45" (CHORD BEARING S.28°53'27"W., 54.06 FEET); THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY, N.33°51'09"W., A DISTANCE OF 74.92 FEET; THENCE S.70°19'55"W., A DISTANCE OF 578.90 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF COUNTY ROAD 48 AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP, PROJECT: 1093; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, NORTHWESTERLY, 632.22 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2342.01 FEET AND A CENTRAL ANGLE OF 15°28'01" (CHORD BEARING N.40°38'03"W., 630.31 FEET) TO THE SOUTHEASTERLY RIGHT-OF-WAY OF STATE ROAD 19 AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 1108-101; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1) N.33°32'50"E., A DISTANCE OF 538.06 FEET; 2) N.47°01'21"E., A DISTANCE OF 1439.25 FEET TO THE NORTH BOUNDARY OF AFORESAID GOVERNMENT LOT 9 OF SECTION 23; THENCE ALONG SAID NORTH BOUNDARY, S.89°48'49"E., A DISTANCE OF 438.05 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 97.072 ACRES, MORE OR LESS.

PARCEL 4

A PARCEL OF LAND IN THE EAST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST 1/4 CORNER OF SAID SECTION 26: THENCE RUN ALONG THE EASTERLY LINE OF SAID SECTION 26, S.00°42'38" W., A DISTANCE OF 441.39 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN N.89°17'22"W., A DISTANCE OF 764.05 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CITRUS AVENUE AND POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY, SOUTHWESTERLY, 40.84 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 461.30 FEET AND A CENTRAL ANGLE OF 05°04'20"

(CHORD BEARING S.23°00'02"W., 40.82 FEET); THENCE N.68°28'46"W., A DISTANCE OF 34.94 FEET; THENCE S.08°29'44"W., A DISTANCE OF 111.51 FEET; THENCE S.19°48'43"W., A DISTANCE OF 404.28 FEET; THENCE DEPARTING FROM THE AFORESAID WESTERLY RIGHT OF WAY LINE OF CITRUS AVENUE, RUN N.63°44'04"W., A DISTANCE OF 59.43 FEET; THENCE N.43°22'10"W., A DISTANCE OF 50.44 FEET; THENCE N.20°54'06"W., A DISTANCE OF 79.27 FEET; THENCE N.49°32'06"W., A DISTANCE OF 167.30 FEET; THENCE N.66°23'16"W., A DISTANCE OF 85.75 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 48; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, RUN NORTHWESTERLY, 120.53 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2342.01 FEET AND A CENTRAL ANGLE OF 02°56'55" (CHORD BEARING N.31°25'34"W., 120.52 FEET); THENCE DEPARTING FROM THE AFORESAID EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 48, RUN N.70°19'55"E., A DISTANCE OF 578.90 FEET; THENCE S.33°51'09"E., A DISTANCE OF 74.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.597 ACRES, MORE OR LESS.

PARCEL 5

A PARCEL OF LAND IN THE EAST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST 1/4 CORNER OF SAID SECTION 26: THENCE RUN ALONG THE EASTERLY LINE OF SAID SECTION 26, S.00°42'38" W., A DISTANCE OF 897.38 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN N.89°17'22"W., A DISTANCE OF 1048.30 FEET TO THE POINT OF BEGINNING; THENCE S.67°27'45"W., A DISTANCE OF 113.54 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 48; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 48, RUN NORTHWESTERLY, 290.99 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2342.01 FEET AND A CENTRAL ANGLE OF 07°07'08" (CHORD BEARING N.26°23'33"W., 290.80 FEET); THENCE DEPARTING OF SAID EASTERLY RIGHT OF WAY LINE, RUN S.66°23'16"E., A DISTANCE OF 85.75 FEET; THENCE S.49°32'06"E., A DISTANCE OF 167.30 FEET; THENCE S.20°54'06"E., A DISTANCE OF 79.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.534 ACRES, MORE OR LESS.

COMBINE PARCEL CONTAINING 101.203 ACRES, MORE OR LESS

ZONING MEMORANDUM

October 6, 2026
Prepared for
Town of Howey-in-the-Hills
Attn: Sean O'Keefe, Town Manager

Stonehill: Phase 1 Model Center, Hardscape Plans, Photometric Review

Applicant: Pulte Group

Phase 1 Model Center- model centers are not required to go through a site plan process but must meet the requirements of Land Development Code (LDC) Sec. 5.02.05. The applicant will just need to submit for a building permit application for each home meeting the requirements of this LDC section.

The LDC does not allow the grass overflow parking and individual lot landscaping is required as part of the building permit review. The temporary paver path is okay, please just note on the building permit plans that it is temporary and will be returned to individual lot conditions once these cease being model homes.

The landscaping plan has nice enhancements but it should be tailored to meet the details shown on the approved Final Site Plan for Phase 1. Some of the tree placement shown would have trees directly in front of the garage, which does not meet LDC requirements, and the shared landscaping between the lots may not be functional once the houses stop being models. Enhanced landscaping is great but it should be functional as to the future use as a single-family lot and home.

Phase 1 Hardscape Plan- shows 6-foot tall PVC fencing on the boundary of Phase 1. The LDC does not allow PVC fencing for buffer areas. Either berms or walls are required, consistent with LDC Sec. 7.02.01. This is something that should be included with the subdivision plans and shown in relationship to buffer details.

The rest of the hardscape plan meets LDC and Development Agreement requirements. Please revise it to show any benches, play equipment or other hardscape items in the Phase 1 Park area and along areas of open space. Please review LDC Sec. 7.07 for other elements of hardscape that may be implemented.

Photometric Plan- The Development Agreement states that street lighting must be at intervals of 300 feet or as otherwise approved by the Town Manager. Planning staff defers any deviation in this to public works or engineering as to there technical expertise.

Staff recommendation: Please revise as indicated above and resubmit as applicable for review and comment.

STONEHILL PHASE 1

TOWN OF HOWEY-IN-THE-HILLS, FL

LANDSCAPE ARCHITECTURAL DRAWINGS

HARDSCAPE CONSTRUCTION DOCUMENT SET

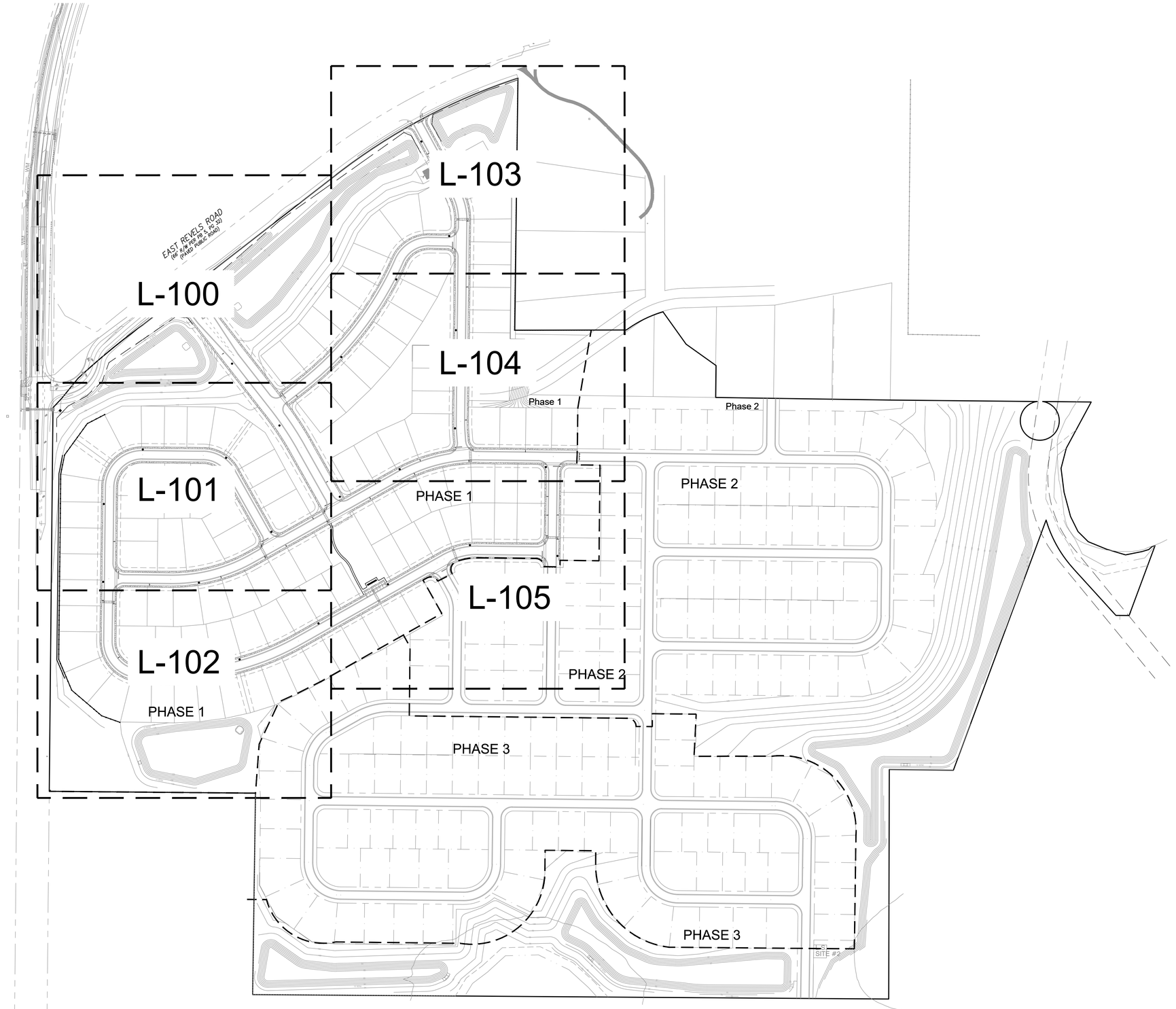
ISSUED FOR PRICING - 04.24.26

ISSUED FOR PERMIT - 07.10.26

REVISED - 07.24.26
REVISED - 08.25.26

VICINITY MAP


Howey Mansion
JB Bocockcks Bar & Grill
Brogdon Rd
SITE
Lake Illinois
Lake Harris
Lake Dora
Lake Eustis
Lake Griffin
Lake Yale
Lake Beauclair
Lake Apopka
Lake Minneola
Lake Louisa
Lake Minnehaha
Lake Hiawassee
Lake Conway
Lake Tibet
Lake Butler
Lake Sheen
Lake Down
Lake Bryan
Lake Cane
Lake Fairview
Lake Mary Jane
Lake Pineloch
Lake Tibet-Butler
Lake Whippoorwill



FOSTER CONANT & ASSOCIATES

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Orlando, Florida 32801
Phone (407) 648-2225
www.fosterconant.com

Seal

Revisions

Project

STONEHILL PHASE 1

HOWEY-IN-THE-HILLS, FL

KEY PLAN

Date: 04/24/26
Scale: 1" = 150'
Drawn: CPB Checked: MA
File Name: WTMK-L001.DWG

North

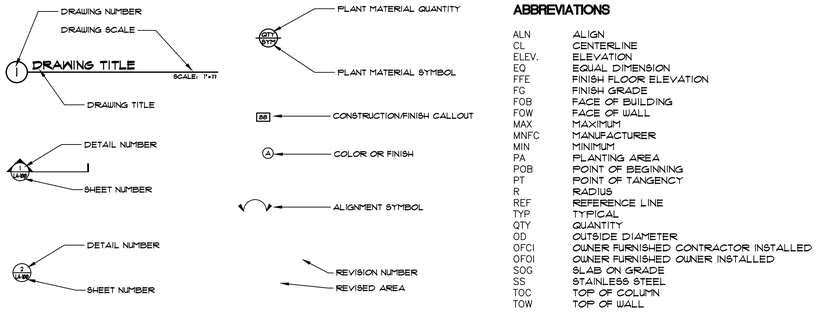
Sheet

L-001

GENERAL CONSTRUCTION NOTES

1. ALL DIMENSIONS ARE TAKEN FROM FACE OF WALL, FACE OF CURB AND/OR CENTERLINES OF ROADS AT 90 DEGREE ANGLES, UNLESS OTHERWISE NOTED ON PLAN. THE DIMENSIONS ARE SHOWN FOR APPROXIMATE LINE AND ALL RADII AND CURVES ARE TO HAVE CONTINUOUS AND SMOOTH TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.
2. ALL FORMS AND ALIGNMENT OF PAVING, PILASTERS AND WALLS SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO POURING (GIVE A MINIMUM OF 48 HOURS NOTICE).
3. FOR SITE GRADING AND DRAINAGE, SEE CIVIL ENGINEER'S PLANS.
4. CONTRACTOR SHALL VERIFY LOCATION OF ALL SURFACE AND SUB-SURFACE UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
5. CONTRACTOR SHALL NOTE AND INSTALL SLEEVES SHOWN ON IRRIGATION PLAN, CONSTRUCTION PLANS, AND GRADING PLANS.
6. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
7. CONTRACTOR MUST CHECK ALL DIMENSIONS, FRAMING CONDITIONS AND SITE CONDITIONS BEFORE STARTING WORK. OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES.
8. DO NOT WILLFULLY INSTALL OR CONSTRUCT ITEMS AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
9. CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED SIMILAR TO THE DETAILS FOR THE RESPECTIVE MATERIALS.
10. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE OWNER'S REPRESENTATIVE DO NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND FOR SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
11. DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, HIS REPRESENTATIVE AND THE APPLICABLE GOVERNING CODE AUTHORITY.
12. CONTRACTOR SHALL REFER TO SOILS ENGINEER'S REPORT FOR PERCENTAGES OF COMPACTION REQUIRED FOR ALL CONCRETE FLATWORK AND FOOTINGS.
13. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE CURRENT UNIFORM AND FLORIDA BUILDING CODE.
19. THE CONTRACTOR SHALL STAKE AND LAYOUT ALL IMPROVEMENTS USING THE GEOMETRIC DATA PROVIDED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY STAKE AND CHECK THE ALIGNMENT, BOTH VERTICAL AND HORIZONTAL, AND TO INSURE ADEQUATE POSITIONING PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IN WRITING IF ANY DISCREPANCIES ARE FOUND AND NOT PROCEED WITH THE WORK UNTIL DIRECTED.
20. SITE FURNISHINGS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. DETAILS PROVIDED IN THE DRAWINGS FOR ANCHORING OF FURNISHINGS ARE PROVIDED FOR INTENT ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE MANUFACTURER AND SUBMIT ANCHORING DETAILS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
21. ALL REFERENCES TO 'GRAY' CONCRETE SHALL MEAN NATURAL CONCRETE WITH NO COLOR ADDITIVE.
22. ALL CONCRETE WALKS SHALL NOT EXCEED A SLOPE OF 1:20 AND CROSS SLOPES ON ALL CONCRETE SIDEWALKS SHALL NOT EXCEED 2%. IF THE SIDEWALK DOES EXCEED THIS SLOPE, ADA COMPLIANT HANDICAP RAMPS WILL BE REQUIRED.
23. ALL HANDICAP RAMPS SHALL NOT EXCEED A 1:12 SLOPE AND SHALL MEET ALL ADA REQUIREMENTS FOR LANDINGS AND HANDRAILS.
24. ALL REINFORCING STEEL SHALL MEET ACI, ASTM AND CRSI STANDARDS AND THE WRITTEN SPECIFICATIONS.
25. ALL CONCRETE SHALL MEET ACI AND ASTM STANDARDS AND THE WRITTEN SPECIFICATIONS.
26. ALL DIMENSIONS ARE TO EDGE OF PAVEMENTS UNLESS OTHERWISE NOTED.
27. ALL BROOM FINISHED CONCRETE SHALL BE BROOMED IN THE SAME DIRECTION AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE OWNER. THE BROOM FINISH APPEARANCE SHALL NOT DEVIATE SUBSTANTIALLY FROM FOUR TO FOUR OR ONE SECTION OF CONCRETE TO ANOTHER.
28. UNLESS OTHERWISE EXPRESSLY APPROVED IN WRITING BY THE OWNER ALL CONTROL JOINTS SHALL BE TOOLED. SAW CUTTING WILL NOT BE ACCEPTABLE.
29. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ROADWAY PAVEMENT GRADING, CURB INFORMATION, ALL SITE DRAINAGE/GRADING INFORMATION AND HANDICAP RAMP DETAILING.
30. ALL SITE WALLS AND CURBS SHALL HAVE CONTROL JOINTS EVERY 10' O.C. MAXIMUM AND EXPANSION JOINTS EVERY 30' O.C. MAXIMUM.

DRAWING REFERENCES



ABBREVIATIONS

ALN	ALIGN
CL	CENTERLINE
ELEV.	ELEVATION
EQ	EQUAL DIMENSION
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FOB	FACE OF BUILDING
FOW	FACE OF WALL
MAX	MAXIMUM
MNFC	MANUFACTURER
MIN	MINIMUM
PA	PLANTING AREA
POB	POINT OF BEGINNING
PT	POINT OF TANGENCY
R	RADIUS
REF	REFERENCE LINE
TYP	TYPICAL
QTY	QUANTITY
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
SOG	SLAB ON GRADE
SS	STAINLESS STEEL
TOC	TOP OF COLUMN
TOW	TOP OF WALL

CONSTRUCTION LEGEND NOTES

1. CONTRACTOR TO PROVIDE SAMPLES OF ALL MATERIALS, COLORS AND FINISHES FOR OWNER APPROVAL PRIOR TO PROCUREMENT AND INSTALLATION.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR OWNER APPROVAL OF SIGNAGE, WALLS, COLUMNS, FENCES & GATES (VEHICULAR AND PEDESTRIAN), PRIOR TO INSTALLATION.



MAILBOX CLUSTER

CONSTRUCTION LEGEND AND FINISH SCHEDULE

SYMBOL	DESCRIPTION	COLOR	FINISH	MANUFACTURER	GENERAL NOTES	DETAIL NUMBER
1	CONSTRUCT CONCRETE SIDEWALK	NATURAL GRAY	MEDIUM BROOM	PER CONTRACTOR	--	3, 5 / L-200
2	CONSTRUCT CONCRETE SIDEWALK EXPANSION JOINTS	--	--	PER CONTRACTOR	PROVIDE JOINTS 6'-0" O.C., OR AS OTHERWISE INDICATED ON THE PLANS	4B / L-200
3	CONSTRUCT CONCRETE SIDEWALK CONTROL JOINTS	--	--	PER CONTRACTOR	PROVIDE JOINTS 36'-0" O.C., OR AS OTHERWISE INDICATED ON THE PLANS	4A / L-200
4	HANDICAP ACCESSIBLE RAMP PER CIVIL ENGINEER'S PLANS	--	--	PER CONTRACTOR	SEE CIVIL ENGINEER'S PLANS FOR LOCATIONS AND DETAILS	--
5	PROVIDE AND INSTALL 6' HT. PVC FENCE	TAN	POWDERCOAT	PER CONTRACTOR	CONTRACTOR TO FIELD VERIFY UTILITY LINE LOCATIONS PRIOR TO INSTALLATION. INSTALL PER MANUFACTURER INSTRUCTIONS	7 / L-200
6	PROVIDE AND INSTALL 6' HT. PREFABRICATED CONCRETE WALL WITH COLUMNS @ OC	SW 7014 (EIDER WHITE)	SMOOTH	SEMINOLE MASONRY, INC. PHONE: (407) 311-2464	CONTRACTOR TO FIELD VERIFY UTILITY LINE LOCATIONS PRIOR TO INSTALLATION. INSTALL PER MANUFACTURER INSTRUCTIONS	6 / L-200
7	PROVIDE AND INSTALL 'CROSSBUCK' FENCE	FENCE POSTS AND RAIL: SW 3046 (PINE CONE)	FENCE POSTS AND RAILS: P.T. SOUTHERN PINE	PER CONTRACTOR	SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION FOR REVIEW AND APPROVAL.	1, 2 / L-200
8	CONSTRUCT MONUMENT SIGN	PRECAST CAPS & BUILD-OUTS: ARCH. EFFECTS #15 STONE: BELLA GROUT: T.B.D. TILE: DARK BROWN (WB03) GROUT: T.B.D. LETTERS: RAL 9016 'TRAFFIC WHITE' H.D. FOAM: SW 7571 'CASA BLANCA" TRIM: SW 7571 'CASA BLANCA' PERFORATED PANEL: BLACK (CMU BEHIND SCREEN TO BE PAINTED SW 6784 (BRAVO BLUE) ROOF: PREWEATHERED GALVALUME (METALLIC)	PRECAST CAPS: LIGHT STONE: COUNTRY RUBBLE TILE: WILLOW BEND PLANK: 8"x6"x36" LETTERS: ¼" ALUMINUM, PIN MOUNTED; FONT - PANROMAN REGULAR H.D. FOAM: LIGHT TO MATCH PRECAST TRIM: ½" HARDIE BOARD PERFORATED PANEL: PATTERN - LATTICE #453, 48"x24" (ITEM NO. 11870063) ROOF: STANDING SEAM 24 GAUGE	CAPS: ARCHITECTURAL EFFECTS PHONE: (407) 777.3870 WWW.ARCHITECTURALEFFECTS.COM STONE: ELDORADO STONE PHONE: (800) 925-1491 WWW.ELDORADOSTONE.COM TILE: DALTILE PH: 800.449.3591 WWW.DALTILE.COM PERFORATED PANEL: MCNICHOLS PH.:813.466.6979 WWW.MCNICHOLS.COM ROOF: ENGLERT PH.: 1.800.364.5378 WWW.ENGLERTINC.COM ALL OTHER ITEMS PER CONTRACTOR	ALL MATERIAL FINISHES AND COLORS, INCLUDING GROUT, TO BE APPROVED BY OWNER'S REP. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.	1-10 / L-201 8, 9 / L-202 1-3 / 9-100
9	CONSTRUCT ENTRY COLUMN	PRECAST CAPS & BUILD-OUTS: ARCH. EFFECTS #15 STONE: CANYON CREEK GROUT: T.B.D. TILE: WALNUT CREEK XT SD85 H.D. FOAM: SW 7571 'CASA BLANCA' PERFORATED PANEL: BLACK (CMU BEHIND SCREEN TO BE PAINTED SW 6784 (BRAVO BLUE) ROOF: PREWEATHERED GALVALUME (METALLIC)	PRECAST CAPS: LIGHT STONE: CANYON CREEK COBBLE H.D. FOAM: LT. SAND TO MATCH PRECAST TILE: SADDLE BROOK XT PERFORATED PANEL: PATTERN - LATTICE #453, 48"x24" (ITEM NO. 11870063) ROOF: STANDING SEAM, 24 GAUGE	CAPS: ARCHITECTURAL EFFECTS PH.: 407.777.3870 WWW.ARCHITECTURALEFFECTS.COM STONE: J & N STONE PH.: (800) 321-1372 WWW.JNSTONE.COM TILE: DALTILE PH: 800.449.3591 WWW.DALTILE.COM PERFORATED PANEL: MCNICHOLS PH.:813.466.6979 WWW.MCNICHOLS.COM ROOF: ENGLERT PH.: 1.800.364.5378 WWW.ENGLERTINC.COM ALL OTHER ITEMS PER CONTRACTOR	ALL MATERIAL FINISHES AND COLORS, INCLUDING GROUT, TO BE APPROVED BY OWNER'S REP. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.	1 -7 / L-202 4, 5 / 9-100
10A	NOT USED	-	-	-	-	-
10B	NOT USED	-	-	-	-	-
11	PROVIDE AND INSTALL 16 DOOR MAILBOX CLUSTER QTY. - 15	DARK BRONZE	POWDER COATED ALUMINUM	MAILBOX MANUFACTURER FLORENCE CORPORATION WWW.FLORENCEMAILBOXES.COM PHONE: (800) 275-1741 MAILBOX PROVIDER ONSIGHT INDUSTRIES, LLC WWW.ONSIGHTINDUSTRIES.COM PHONE: (407) 830-8861	16 DOOR VITAL STANDARD, MODEL NO. 1570-16	2 / L-106 SEE IMAGE THIS SHEET
12	PROVIDE AND INSTALL 8 DOOR MAILBOX CLUSTER QTY. - 7	DARK BRONZE	POWDER COATED ALUMINUM	MAILBOX MANUFACTURER FLORENCE CORPORATION WWW.FLORENCEMAILBOXES.COM PHONE: (800) 275-1741 MAILBOX PROVIDER ONSIGHT INDUSTRIES, LLC WWW.ONSIGHTINDUSTRIES.COM PHONE: (407) 830-8861	8 DOOR VITAL STANDARD, MODEL NO. 1570-816	2 / L-106 SEE IMAGE THIS SHEET
13	NOT USED	-	-	-	-	-
14A	INSTALL SMOOTH FINISH PRECAST COLUMNS ALONG CROSSBUCK FENCE QTY. - 17	SW 7014 (EIDER WHITE)	SMOOTH	SEMINOLE MASONRY INC. CONTACT: BLAKE RODEN WWW.SEMINOLEMASONRY.COM PH.#: 407.971.12464	SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION FOR REVIEW AND APPROVAL.	1 / L-200
14B	INSTALL STONE VENEER FINISH PRECAST COLUMNS ALONG CROSSBUCK FENCE QTY. - 9	STONE: BELLA CAP: SW 7014 (EIDER WHITE) GROUT: T.B.D.	STONE: COUNTRY RUBBLE CAP: SMOOTH	COLUMN: SEMINOLE MASONRY INC., CONTACT: BLAKE RODEN WWW.SEMINOLEMASONRY.COM PH.#: 407.971.12464 STONE: ELDORADO STONE PHONE: (800) 925-1491 WWW.ELDORADOSTONE.COM	SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION FOR REVIEW AND APPROVAL.	1 / L-200
15	CONSTRUCT SECONDARY COLUMN ADJACENT TO PVC FENCE	STONE: BELLA GROUT: T.B.D. H.D. FOAM CAP: SW 7571 'CASA BLANCA'	STONE: COUNTRY RUBBLE H.D. FOAM CAP: LT. SAND	STONE: ELDORADO STONE PH.: (800) 925-1491 WWW.ELDORADOSTONE.COM ALL OTHER ITEMS PER CONTRACTOR	ALL MATERIAL FINISHES AND COLORS, INCLUDING GROUT, TO BE APPROVED BY OWNER'S REP. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.	1-3 / L-203 4, 5 / 9-100

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Revisions
2 08.25.26 - HARDSCAPE REVISIONS

Project

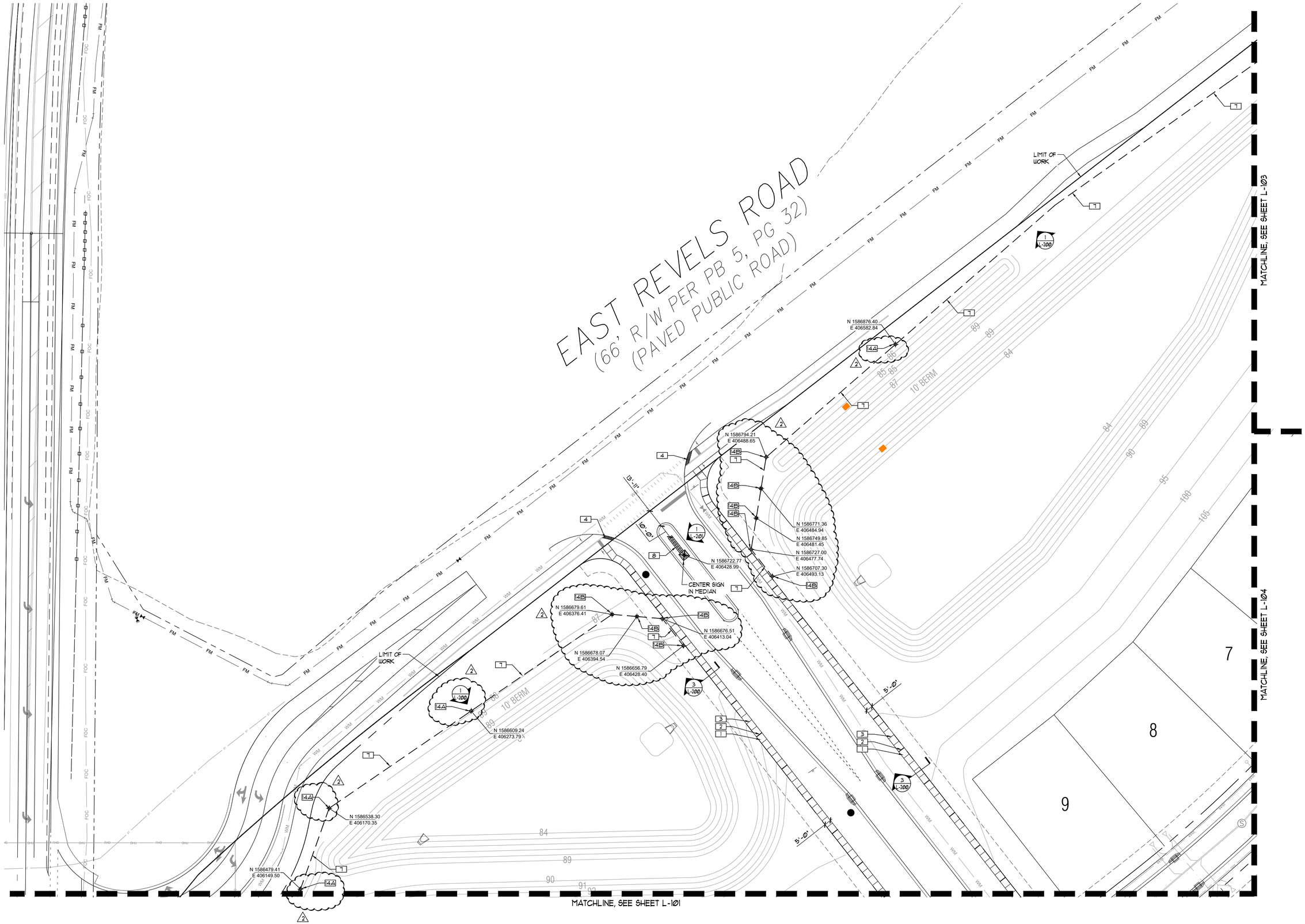
STONEHILL PHASE 1

HOWEY-IN-THE-HILLS, FL

CONSTRUCTION NOTES & FINISH SCHEDULE

Date: 04/24/26
Scale: --
Drawn: CPB Checked: RRC
File Name: WTMK-PHI-L002.DWG
North

Sheet
L-002



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2 08.25.26 - HARDSCAPE REVISIONS

Project

STONEHILL
PHASE 1

HOWEY-IN-THE-HILLS, FL

HARDSCAPE
PLAN

Date: 04/24/26
Scale: 1" = 30'
Drawn: CPB Checked: MA
File Name: WTMK-L100.DWG

North

Sheet
L-100

MATCHLINE, SEE SHEET L-100

MATCHLINE, SEE SHEET L-104

MATCHLINE, SEE SHEET L-105

MATCHLINE, SEE SHEET L-102

MONUMENT EDGE TO PARALLEL EASEMENT LINE AND NOT INTRUDE INTO EASEMENT

LIMIT OF WORK

N 1586390.22
E 406020.14

N 1586435.10
E 406100.96

N 1586404.57
E 406044.75

N 1586378.17
E 406157.55

N 1586366.94
E 406009.55

N 1586350.64
E 406104.24

N 1586294.95
E 406008.85

N 1586252.46
E 406033.19

N 1586193.69
E 406021.71

RETAINING WALL: SEE CIVIL PLANS

99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118

98 97 96 95 94

10 66 65 64

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Project

STONEHILL
PHASE 1

HOWEY-IN-THE-HILLS, FL

HARDSCAPE
PLAN

Date: 04/24/26
Scale: 1" = 30'
Drawn: CPB Checked: MA
File Name: WTMK-L100.DWG
North

Sheet
L-101

MATCHLINE, SEE SHEET L-101

MATCHLINE, SEE SHEET L-105

RETAINING WALL: SEE CIVIL PLANS

LIMIT OF WORK

N 1585622.98
E 406015.43

N 1585527.85
E 406055.37

N 1585448.71
E 406147.75

N 1585428.36
E 406204.09

N 1585217.32
E 405988.52

N 1585210.37
E 406623.36

10' BERM

PHASE 1

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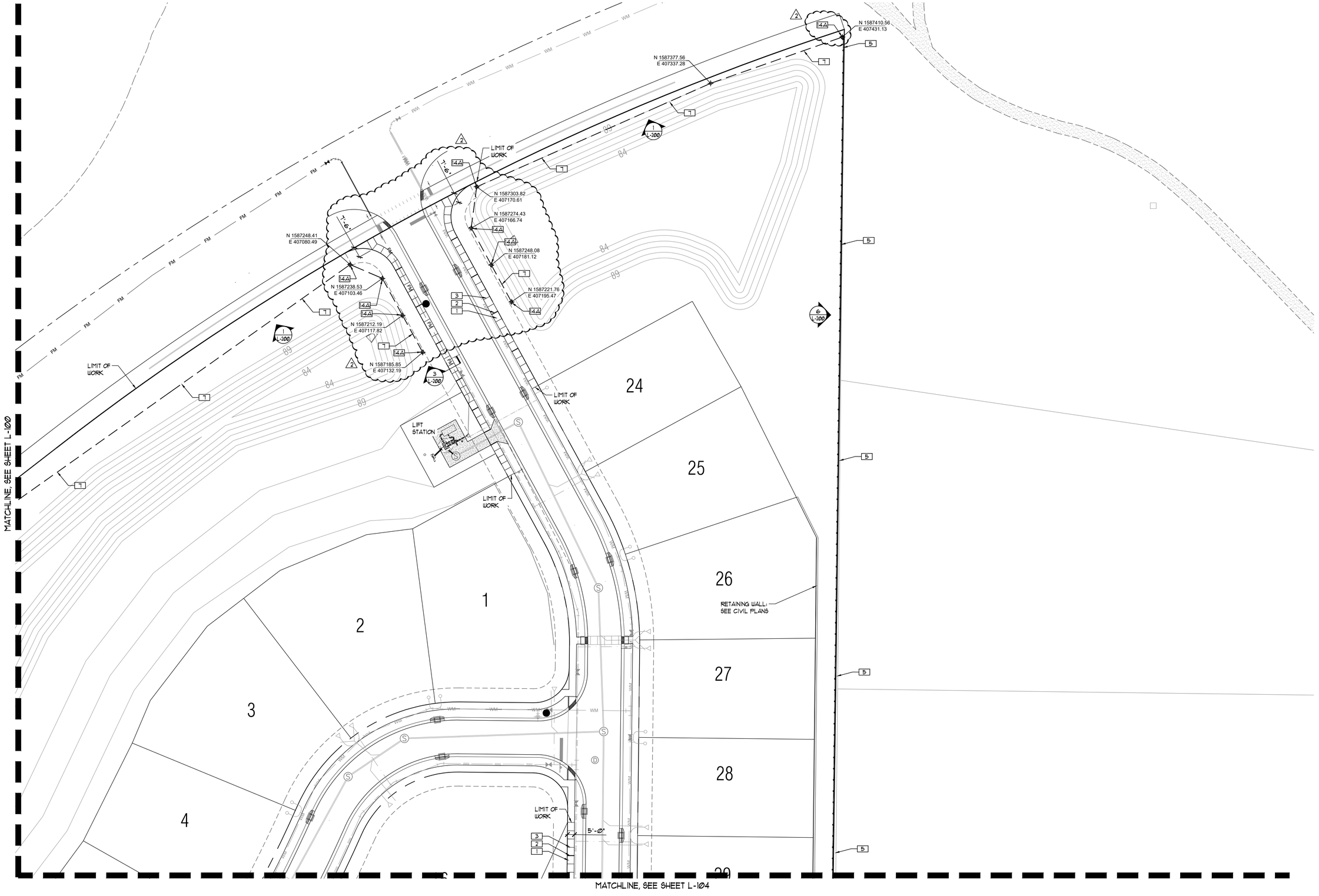
STONEHILL
PHASE 1

HOWEY-IN-THE-HILLS, FL

HARDSCAPE
PLAN

Date: 04/24/26
Scale: 1"=30'
Drawn: CPB Checked: MA
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North

Sheet
L-102



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2 Ø03.26 - HARDSCAPE REVISIONS

Project

STONEHILL
PHASE 1

HOWEY-IN-THE-HILLS, FL

HARDSCAPE
PLAN

Date: Ø4/24/26
Scale: 1"=3Ø'
Drawn: CPB Checked: MA
File Name: WTMK-L1ØØ.DWG
North

Sheet
L-103

MATCHLINE, SEE SHEET L-103

MATCHLINE, SEE SHEET L-100

MATCHLINE, SEE SHEET L-101

MATCHLINE, SEE SHEET L-105

Phase 1

RETAINING WALL: SEE CIVIL PLANS

LIMIT OF WORK

LIMIT OF WORK

LIMIT OF WORK

5'-0"

N 1586625.97
E 407424.00

N 1586622.42
E 407654.27

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STONEHILL
PHASE 1

HOWEY-IN-THE-HILLS, FL

HARDSCAPE PLAN

Date: 04/24/26
Scale: 1" = 30'
Drawn: CPB Checked: MA
File Name: WTMK-L100.DWG
North

Sheet
L-104

MATCHLINE, SEE SHEET L-104

MATCHLINE, SEE SHEET L-101

MATCHLINE, SEE SHEET L-102

PHASE 1

PHASE 2

LIMIT OF WORK

5'-0"

N 1586040.79
E 406852.65

R37'-6"

N 1586017.43
E 406859.07

R102'-6"

N 1585934.19
E 406894.60

R85'-0"

N 1585903.09
E 406917.37

R49'-6"

5'-0"

WM

SAN

S

D

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STONEHILL
PHASE 1

HOWEY-IN-THE-HILLS, FL

HARDSCAPE
PLAN

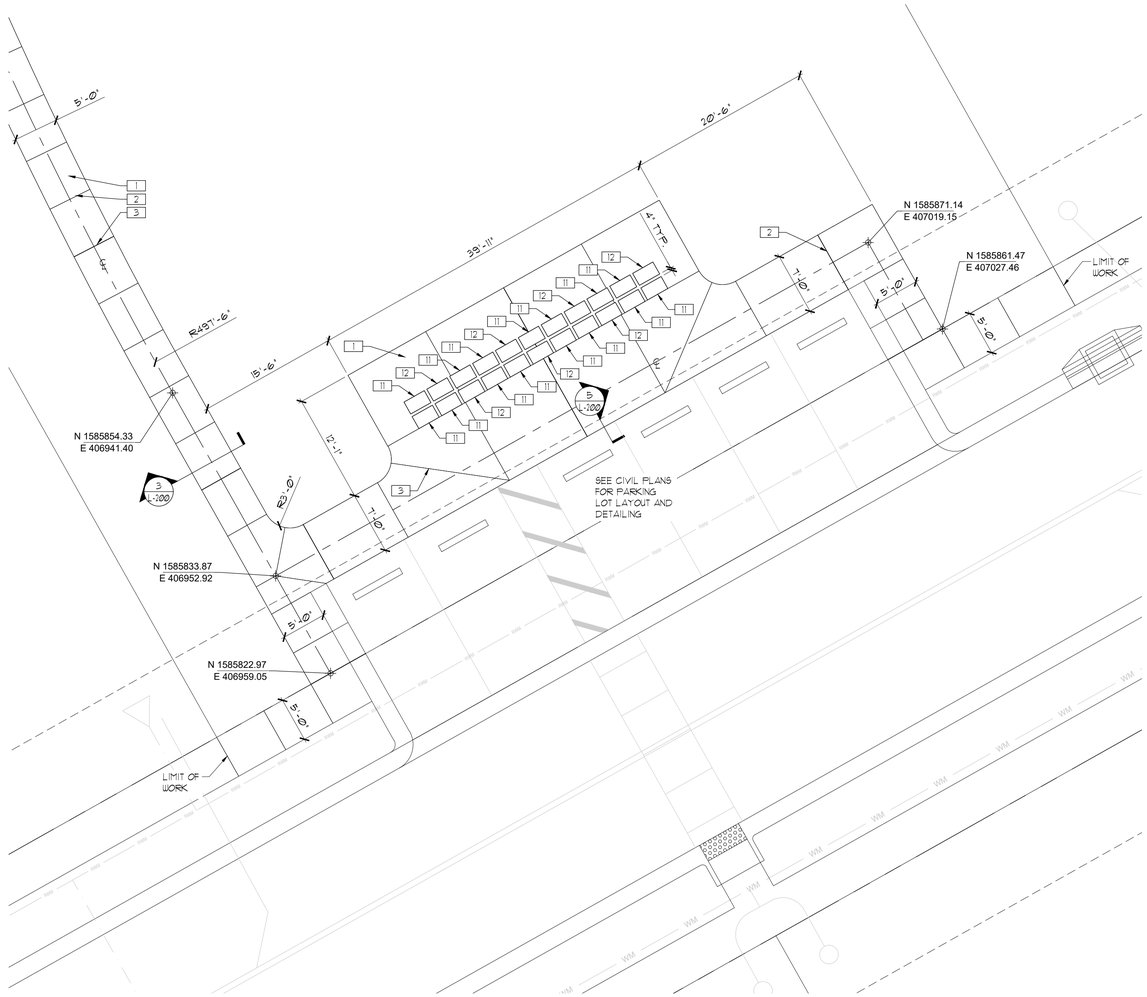
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North

Sheet
L-105

2

1 NOT USED

SCALE: 1/8" = 1'-0"



2 MAIL KIOSK LAYOUT PLAN

SCALE: 1/8" = 1'-0"

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Project

STONEHILL
PHASE 1

HOWEY-IN-THE-HILLS, FL

HARDSCAPE
PLAN

Date: 04/24/26

Scale: 1/4" = 1'-0"

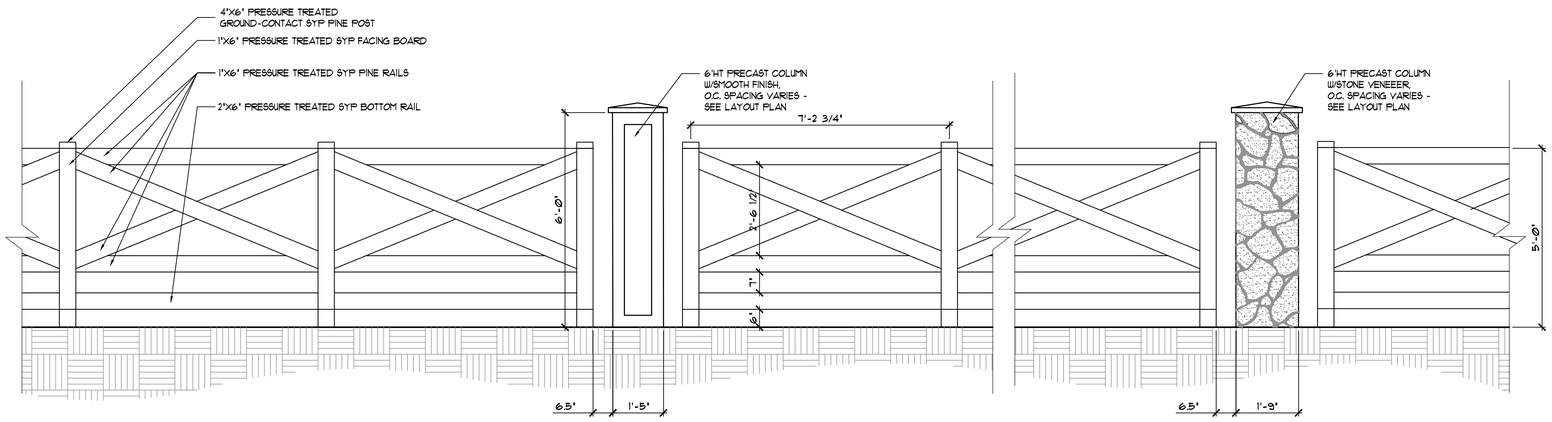
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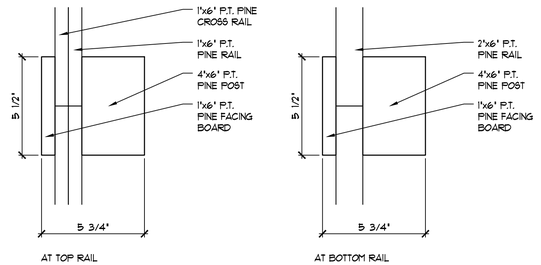
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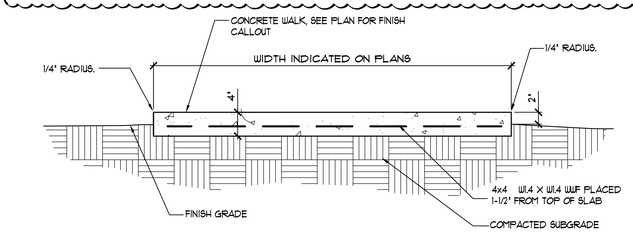
1 CROSS-BUCK FENCE ELEVATION W/SMOOTH & STONE VENEER FINISH COLUMNS

SCALE: 1/2" = 1'-0"



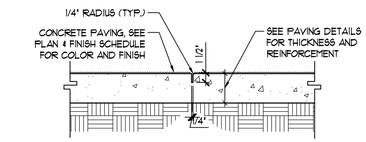
2 CROSS-BUCK FENCE ATTACHMENT ENLARGEMENTS

SCALE: 3" = 1'-0"



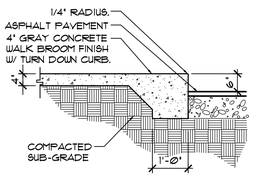
3 CONCRETE SIDEWALK

SCALE: 1" = 1'-0"



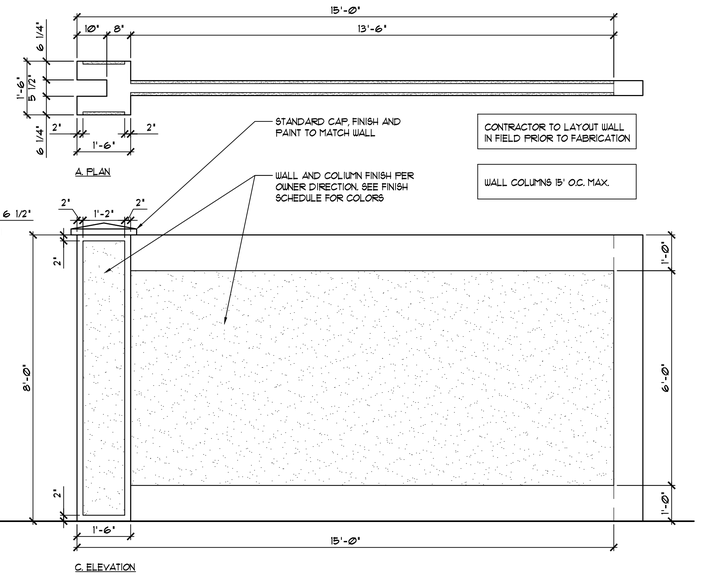
4 CONCRETE JOINTS

SCALE: 1" = 1'-0"



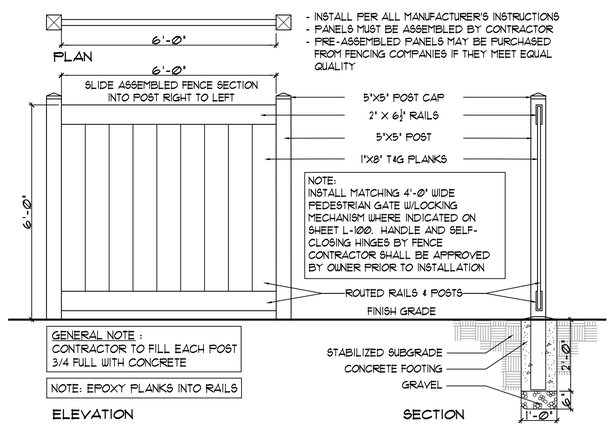
5 PARKING LOT WALK SECTION

SCALE: 1/2" = 1'-0"



6 PRECAST WALL

SCALE: 1/2" = 1'-0"



- INSTALL PER ALL MANUFACTURER'S INSTRUCTIONS
- PANELS MUST BE ASSEMBLED BY CONTRACTOR
- PRE-ASSEMBLED PANELS MAY BE PURCHASED FROM FENCING COMPANIES IF THEY MEET EQUAL QUALITY

7 PVC FENCE

SCALE: 1/2" = 1'-0"

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2 08.26.26 - HARDSCAPE REVISIONS

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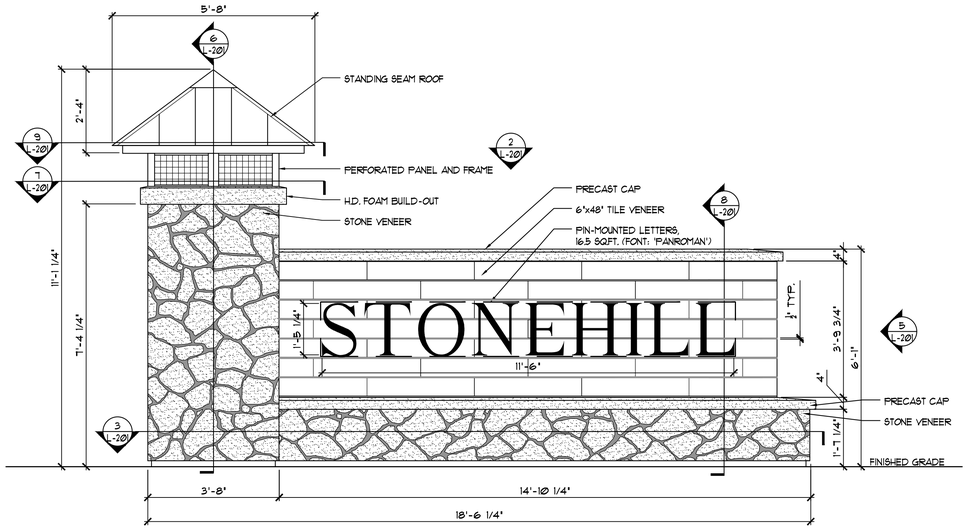
STONEHILL PHASE 1

HOWEY-IN-THE-HILLS, FL

HARDSCAPE DETAILS

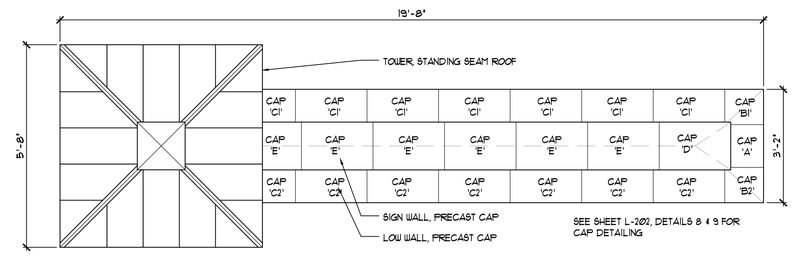
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North

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L-200



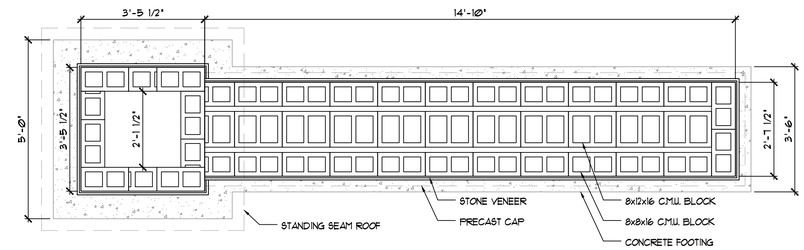
1 MONUMENT SIGN FRONT ELEVATION

SCALE: 1/2" = 1'-0"



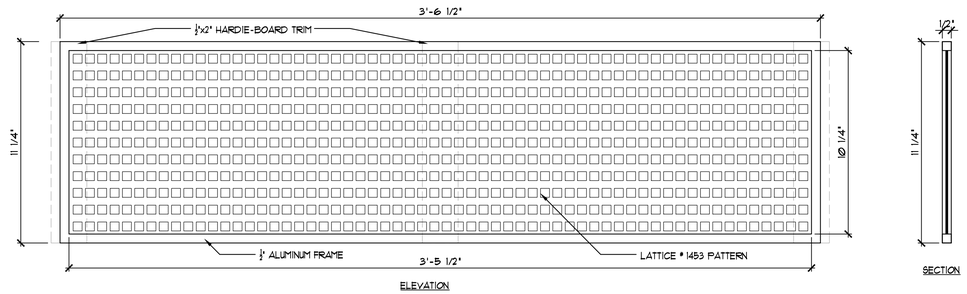
2 MONUMENT SIGN PLAN VIEW

SCALE: 1/2" = 1'-0"



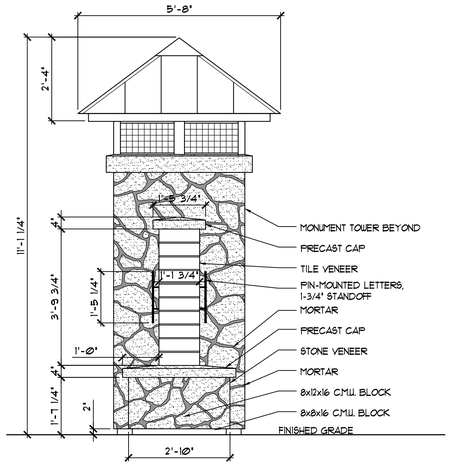
3 MONUMENT SIGN PLAN SECTION

SCALE: 1/2" = 1'-0"



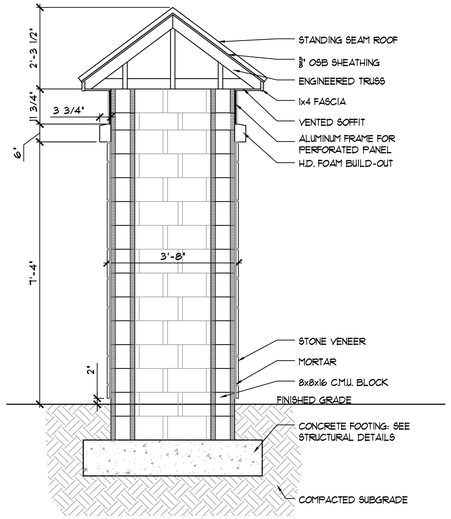
4 PERFORATED PANEL AND FRAME

SCALE: 3" = 1'-0"



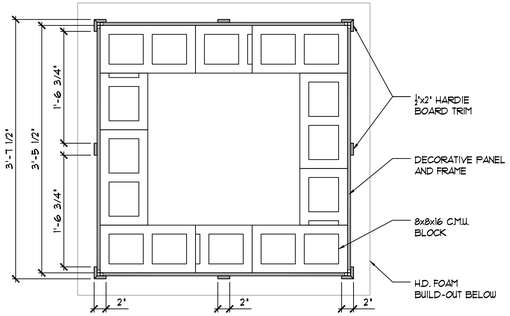
5 MONUMENT SIGN SIDE ELEVATION

SCALE: 1/2" = 1'-0"



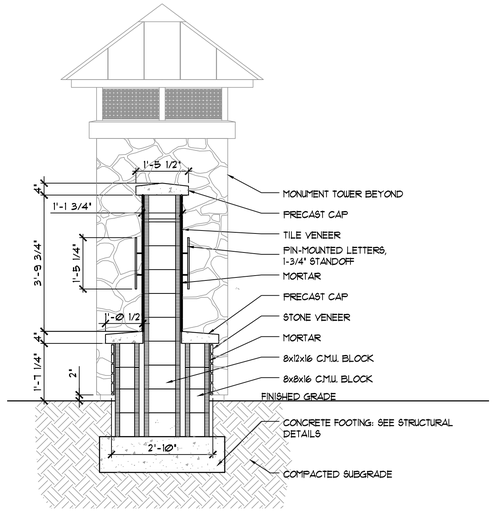
6 MONUMENT SIGN TOWER SECTION

SCALE: 1/2" = 1'-0"



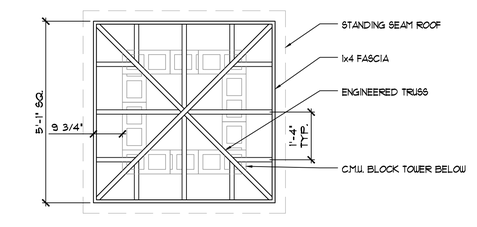
7 TOWER PANEL SECTION

SCALE: 1" = 1'-0"



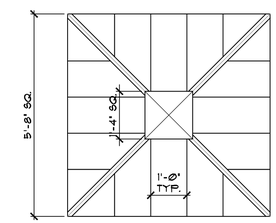
8 MONUMENT SIGN WALL SECTION

SCALE: 1/2" = 1'-0"



9 MONUMENT SIGN TRUSS PLAN

SCALE: 1/2" = 1'-0"



10 MONUMENT SIGN TOWER ROOF PLAN

SCALE: 1/2" = 1'-0"

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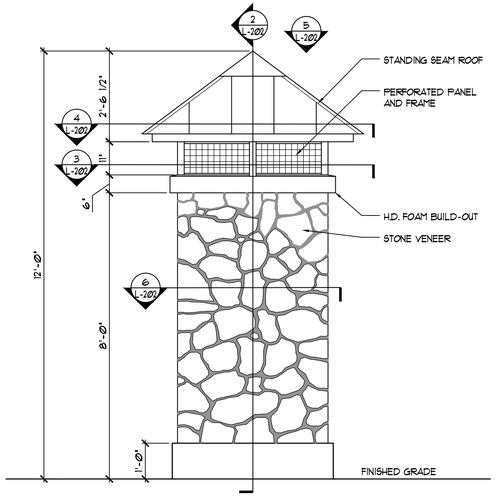
STONEHILL PHASE 1

HOWEY-IN-THE-HILLS, FL

HARDSCAPE DETAILS

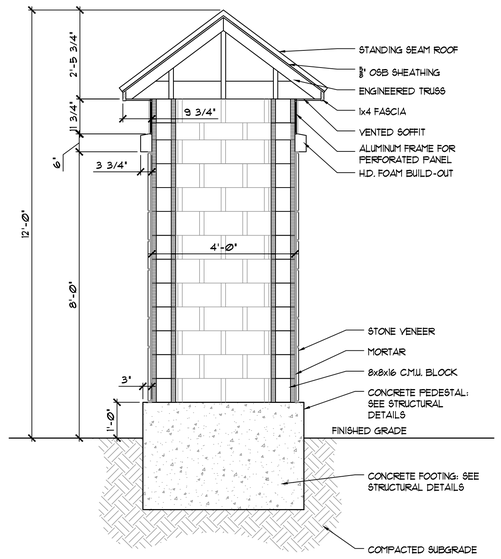
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L-201



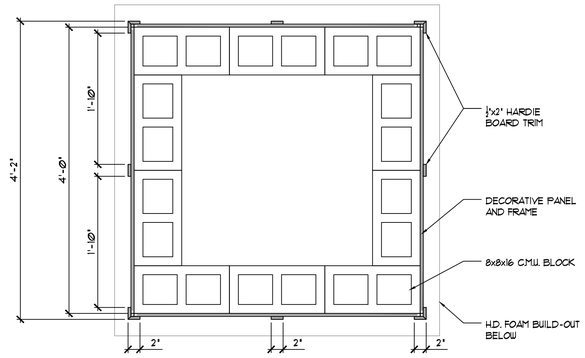
1 ENTRY COLUMN ELEVATION

SCALE: 1/2" = 1'-0"



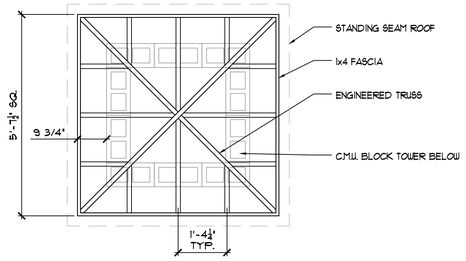
2 ENTRY COLUMN SECTION

SCALE: 1/2" = 1'-0"



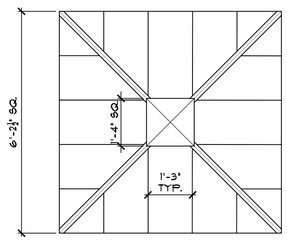
3 ENTRY COLUMN PANEL SECTION

SCALE: 1" = 1'-0"



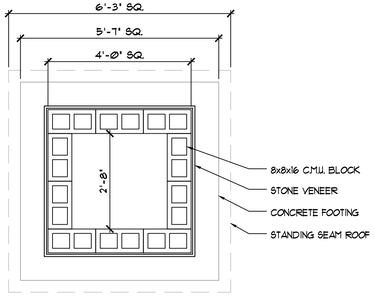
4 ENTRY COLUMN TRUSS PLAN

SCALE: 1/2" = 1'-0"



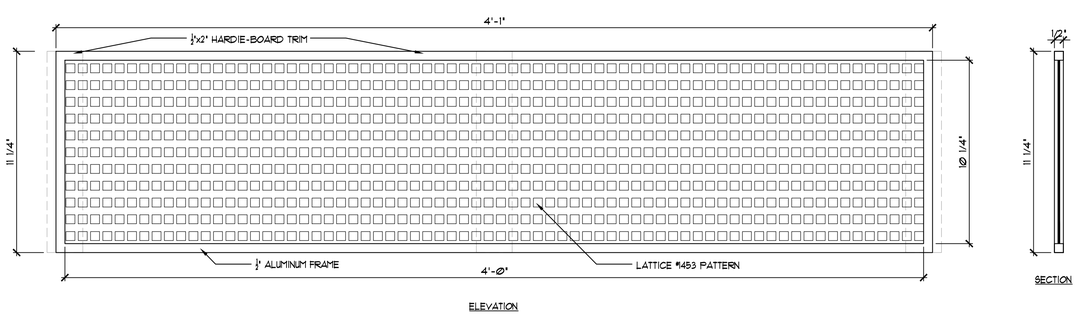
5 ENTRY COLUMN PLAN VIEW

SCALE: 1/2" = 1'-0"



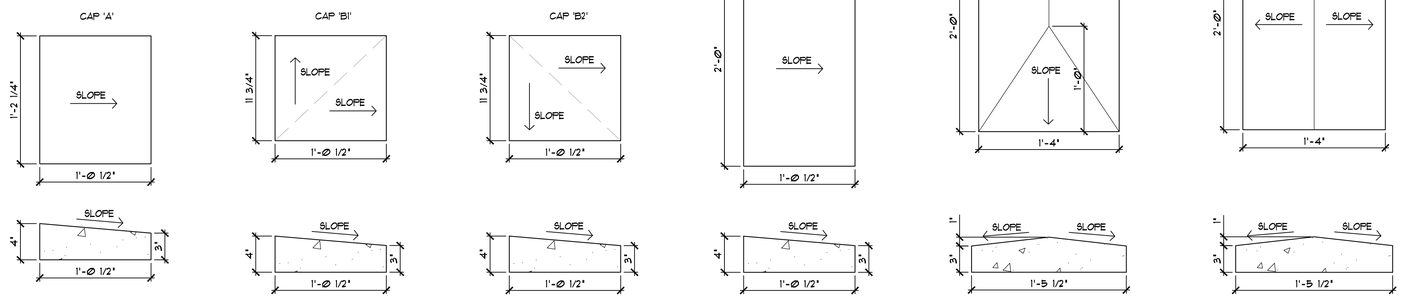
6 ENTRY COLUMN PLAN SECTION

SCALE: 1/2" = 1'-0"



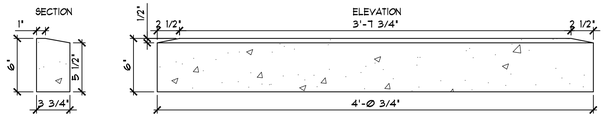
7 PERFORATED PANEL AND FRAME

SCALE: 3" = 1'-0"



8 MONUMENT SIGN BASE WALL PRECAST CAPS

SCALE: 1-1/2" = 1'-0"



9 MON. SIGN TOWER H.D. FOAM BUILD-OUT

SCALE: 1-1/2" = 1'-0"

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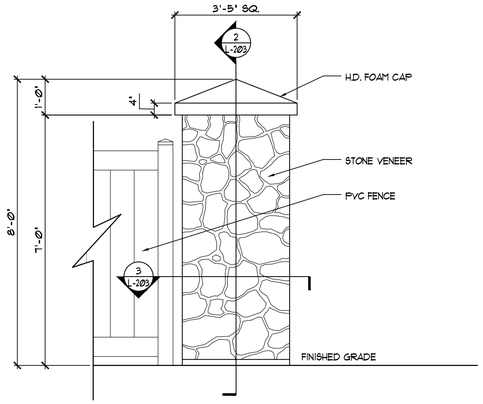
STONEHILL PHASE 1

HOWEY-IN-THE-HILLS, FL

HARDSCAPE DETAILS

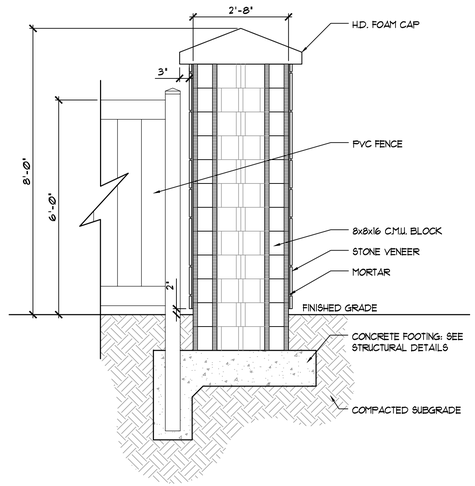
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L-202



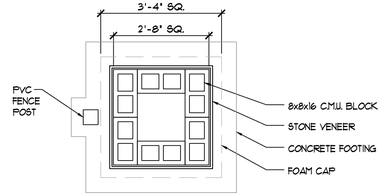
1 SECONDARY COLUMN ELEVATION

SCALE: 1/2" = 1'-0"



2 SECONDARY COLUMN SECTION

SCALE: 1/2" = 1'-0"



3 SECONDARY COLUMN PLAN VIEW SECTION

SCALE: 1" = 1'-0"

2

4 NOT USED

SCALE: 1" = 1'-0"

5 NOT USED

SCALE: 1" = 1'-0"

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Seal

Revisions

2 04.29.26 - HARDSCAPE REVISIONS

Project

STONEHILL PHASE 1

HOWEY-IN-THE-HILLS, FL

HARDSCAPE DETAILS

Date: 04/24/26
Scale: AS NOTED
Drawn: CPB Checked: RRC
File Name: CHIC-PH2A-L200.DWG
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L-203

SECTION 03 10 00 - CONCRETE FORMS AND ACCESSORIES

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Formwork for cast-in place concrete, with shoring, bracing and anchorage.
B. Openings for other work.
C. Form accessories.
D. Form stripping.

1.02 RELATED SECTIONS

A. Section 032000 - Concrete Reinforcement.
B. Section 033000 - Cast-in-Place Concrete.
C. Section 033300 - Concrete Curing.

1.03 REFERENCES

A. ACI 301 - Specifications for Structural Concrete for Buildings‡ ACI International/American Concrete Institute‡ 1989.
B. ACI 318 - Building Code Requirements for Reinforced Concrete‡ ACI International/American Concrete Institute‡ 1992.
C. ACI 347R - Guide to Formwork for Concrete‡ ACI International/American Concrete Institute‡ 1994.

1.04 DESIGN REQUIREMENTS

A. Design, engineer and construct formwork, shoring and bracing to conform to design and code requirements‡ resultant concrete to conform to required shape, line and dimension.

1.05 SUBMITTALS

A. Product Data: Provide data on form materials and installation requirements.

1.06 QUALITY ASSURANCE

A. Perform work of this section in accordance with ACI 347R, ACI 301, and ACI 318.
B. Design formwork under direct supervision of a Professional Structural Engineer experienced in design of concrete formwork and licensed in Florida.

PART 2 - PRODUCTS

2.01 WOOD FORM MATERIALS

A. Plywood: Douglas Fir species‡ solid one side grade‡ sound undamaged sheets with clean, true edges.
B. Lumber: Southern Pine species‡ No 2 or better grade‡ with grade stamp clearly visible.

2.02 PREFABRICATED FORMS

A. Preformed Steel Forms: Minimum 16 gage matched, tight fitting, stiffened to support weight of concrete without deflection detrimental to tolerances and appearance of finished surfaces.

2.03 FORMWORK ACCESSORIES

A. Form Ties: Snap-off type, galvanized metal, fixed length, cone type, with waterproofing washer, 1 inch back break dimension, free of defects that could leave holes larger than 1 inch in concrete surface.
B. Form Release Agent: Colorless mineral oil that will not stain concrete.
C. Corners: Filleted, rigid plastic type‡ 3/4 x 3/4 inch size‡ maximum possible lengths.
D. Nails, Spikes, Lag Bolts, Through Bolts, Anchorages: Sized as required, of sufficient strength and character to maintain formwork in place while placing concrete.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Verify lines, levels and centers before proceeding with formwork. Ensure that dimensions agree with drawings.

3.02 EARTH FORMS

A. Earth forms are not permitted.

3.03 ERECTION - FORMWORK

A. Erect formwork, shoring and bracing to achieve design requirements, in accordance with requirements of ACI 301.
B. Provide bracing to ensure stability of formwork. Shore or strengthen formwork subject to overstressing by construction loads.
C. Arrange and assemble formwork to permit dismantling and stripping. Do not damage concrete during stripping. Permit removal of remaining principal shores.
D. Align joints and make watertight. Keep form joints to a minimum.
E. Obtain approval before framing openings in structural members that are not indicated on drawings.
F. Coordinate this section with other sections of work that require attachment of components to formwork.
G. If formwork is placed after reinforcement, request instructions from Engineer before proceeding.

3.04 APPLICATION - FORM RELEASE AGENT

A. Apply form release agent on formwork in accordance with manufacturer's recommendations.
B. Apply prior to placement of reinforcing steel, anchoring devices, and embedded items.
C. Do not apply form release agent where concrete surfaces will receive special finishes or applied coverings that are affected by agent. Soak inside surfaces of untreated forms with clean water. Keep surfaces coated prior to placement of concrete.

3.05 INSERTS, EMBEDDED PARTS, AND OPENINGS

A. Provide formed openings where required for items to be embedded in passing through concrete work.
B. Locate and set in place items that will be cast directly into concrete.
C. Coordinate with work of other sections in forming and placing openings, slots, reglets, recesses, sleeves, bolts, anchors, other inserts, and components of other work.
D. Install accessories in accordance with manufacturer's instructions, so they are straight, level, and plumb. Ensure items are not disturbed during concrete placement.
E. Provide temporary ports or openings in formwork where required to facilitate cleaning and inspection. Locate openings at bottom of forms to allow flushing water to drain.
F. Close temporary openings with tight fitting panels, flush with inside face of forms, and neatly fitted so joints will not be apparent in exposed concrete surfaces.

3.06 FORM CLEANING

A. Clean forms as erection proceeds, to remove foreign matter within forms.
B. Clean formed cavities of debris prior to placing concrete.
C. Flush with water or use compressed air to remove remaining foreign matter.
1. Ensure that water and debris drain to exterior through clean-out ports.

3.07 FORMWORK TOLERANCES

A. Construct formwork to maintain tolerances required by ACI 301.

3.08 FIELD QUALITY CONTROL

A. Inspect erected formwork, shoring, and bracing to ensure that work is in accordance with formwork design, and to verify that supports, fastenings, wedges, ties, and items are secure.

3.09 FORM REMOVAL

A. Do not remove forms or bracing until concrete has gained sufficient strength to carry its own weight and imposed loads.
B. Loosen forms carefully. Do not wedge pry bars, hammers, or tools against finish concrete surfaces scheduled for exposure to view.

END OF SECTION 03 10 00

SECTION 03 20 00 - CONCRETE REINFORCEMENT

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Reinforcing steel for cast-in-place concrete.
B. Supports and accessories for steel reinforcement.

1.02 RELATED SECTIONS

A. Section 031000 - Concrete Forms and Accessories.
B. Section 033000 - Cast-in-Place Concrete.

1.03 REFERENCES

A. ACI 301 - Specifications for Structural Concrete for Buildings‡ ACI International/American Concrete Institute‡ 1989.
B. ACI 318 - Building Code Requirements For Reinforced Concrete‡ ACI International/American Concrete Institute‡ 1992.
C. ACI SP-66 - ACI Detailing Manual‡ ACI International/American Concrete Institute‡ 1994.
D. ASTM A 185 - Standard Specification for Steel Welded Wire Fabric, Plain, for Concrete Reinforcement‡ 1994.
E. ASTM A 615/A 615M - Standard Specification for Deformed and Plain Billet-Steel Bars for Concrete Reinforcement‡ 1996a.
F. CRSI (DA4) - Manual of Standard Practice‡ Concrete Reinforcing Steel Institute‡ 1990.

1.04 SUBMITTALS

A. Shop Drawings: Comply with requirements of ACI SP-66. Include bar schedules, shapes of bent bars, spacing of bars, and location of splices.
B. Manufacturer's Certificate: Certify that reinforcing steel and accessories supplied for this project meet or exceed specified requirements.

1.05 QUALITY ASSURANCE

A. Perform work of this section in accordance with CRSI (DA4).

PART 2 - PRODUCTS

2.01 REINFORCEMENT

A. Reinforcing Steel: ASTM A 615/A 615M Grade 60 (420).
1. Deformed billet-steel bars.
2. Unfinished.
B. Welded Steel Wire Fabric: ASTM A 185, plain type.
1. Mesh Size and Wire Gage: As indicated on drawings.
C. Reinforcement Accessories:
1. Tie Wire: Annealed, minimum 16 gage.
2. Chairs, Bolsters, Bar Supports, Spacers: Sized and shaped for adequate support of reinforcement during concrete placement.
3. Provide plastic components for placement within 1-1/2 inches of weathering surfaces.

2.02 FABRICATION

A. Fabricate concrete reinforcing in accordance with CRSI (DA4) - Manual of Standard Practice.
B. Welding of reinforcement is not permitted.
C. Locate reinforcing splices not indicated on drawings at point of minimum stress.

PART 3 - EXECUTION

3.01 PLACEMENT

A. Place, support and secure reinforcement against displacement. Do not deviate from required position.
B. Do not displace or damage vapor barrier.
C. Accommodate placement of formed openings.
D. Maintain concrete cover around reinforcing as follows:
1. Walls (exposed to weather or backfill): 2 inch.
2. Footings and Concrete Formed Against Earth: 3 inch.
3. Slabs on Fill: 2 inch.

END OF SECTION 03 20 00

SECTION 03 30 00 - CAST-IN-PLACE CONCRETE

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. This Section includes cast-in-place concrete, including reinforcement, concrete materials, mix design, placement procedures, and finishes.

1.02 SUBMITTALS

A. Product Data: For each manufactured material and product indicated.
B. Design Mixes: For each concrete mix indicated.
C. Shop Drawings: Include details of steel reinforcement placement including material, grade, bar schedules, stirrup spacing, bent bar diagrams, arrangement, and supports.

1.03 QUALITY ASSURANCE

A. Manufacturer Qualifications: A firm experienced in manufacturing ready-mixed concrete products complying with ASTM C 94 requirements for production facilities and equipment.
B. Comply with ACI 301, "Specification for Structural Concrete", unless modified by the requirements of the Contract Documents.
C. Preinstallation Conference: Conduct conference at Project site.

1.04 JOB MOCK-UP

A. Prior to installation of paving, provide three (3) sample panels at site of each pattern and material called for, minimum 5'x5' square, based on Owner/Landscape Architect direction.

PART 2 - PRODUCTS

2.01 FORMWORK

A. Comply with requirements of Section 031000.

2.02 REINFORCEMENT

A. Comply with requirements of Section 032000.

2.03 CONCRETE MATERIALS

A. Cement: ASTM C 150, Type I - Normal Portland type.
B. Fine and Coarse Aggregates: ASTM C 33.
C. Fly Ash: ASTM C 618, Class F.
D. Water: Clean and not detrimental to concrete.

2.04 ADMIXTURES

A. Air Entrainment Admixture: ASTM C 260.
B. Chemical Admixtures: ASTM C 494, Type A - Water Reducing, Type C - Accelerating, and Type G - Water Reducing, High Range and Retarding.
1. Do not use chemicals that will result in soluble chloride ions in excess of 0.1 percent by weight of cement.

2.05 CONCRETE ACCESSORIES

A. Epoxy Bonding System: ASTM C 881, type as required by project conditions.
B. Vapor Retarder: 8 mil thick clear polyethylene film, type recommended for below grade application.
C. Non-Shrink Grout: ASTM C 1107‡ premixed compound consisting of non-metallic aggregate, cement, water reducing and plasticizing agents.
1. Minimum Compressive Strength at 48 Hours: 2,400 psi.
D. Curing Materials: Comply with requirements of Section 03390.

2.06 CONCRETE MIX DESIGN

A. Proportioning Normal Weight Concrete: Comply with ACI 211.1 recommendations.
B. Concrete Strength: Establish required average strength for each type of concrete on the basis of field experience or trial mixtures, as specified in ACI 301.
1. For trial mixtures method, employ independent testing agency acceptable to Engineer for preparing and reporting proposed mix designs.
C. Admixtures: Add acceptable admixtures as recommended in ACI 211.1 and at rates recommended by manufacturer.
D. Normal Weight Concrete:
1. Compressive Strength, per ASTM C 39 at 28 days: 3000 psi.
2. Fly Ash Content: Maximum 15 percent of cementitious materials by weight.
3. Cement Content: Minimum 430 lb per cubic yard.
4. Water-Cement Ratio: Maximum 42 percent by weight.
5. Total Air Content: 2.0 to 4.0 percent, per ASTM C 173.
6. Maximum Slump: 5 inches.
7. Maximum Aggregate Size: 1 inch.

2.07 MIXING

A. Transit Mixers: Comply with ASTM C 94.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Verify lines, levels, and dimensions before proceeding with work of this section.

3.02 PREPARATION

A. Verify that forms are clean before applying release agent.
B. Coordinate placement of joint devices with erection of concrete formwork and placement of form accessories.
C. Prepare previously placed concrete by cleaning with steel brush and applying bonding agent in accordance with manufacturer's instructions.
D. Install vapor retarder under interior slabs on grade. Lap joints minimum 6 inches and seal watertight by taping edges and ends. Cover with sand to depth shown on drawings.

3.03 PLACING CONCRETE

A. Place concrete in accordance with ACI 304R.
B. Place concrete for floor slabs in accordance with ACI 302.1R.
C. Notify Engineer not less than 24 hours prior to commencement of placement operations.
D. Ensure reinforcement, inserts, waterstops, embedded parts, and formed construction joint devices will not be disturbed during concrete placement.
E. Repair vapor retarder damaged during placement of concrete reinforcing.
F. Repair with vapor retarder materials lap over damaged areas minimum 6 inches and seal watertight.
G. Separate slabs on grade from vertical surfaces with 1/2 inch thick joint filler.
Maintain records of concrete placement. Record date, location, quantity, air temperature, and test samples taken.
H. Place concrete continuously between predetermined expansion, control, and construction joints.
I. Do not interrupt successive placement‡ do not permit cold joints to occur.
J. Saw cut joints within 24 hours after placing. Use 3/16 inch thick blade, cut into 1/4 depth of slab thickness.
K. Screed floors level, maintaining surface flatness of maximum 1/4 inch in 10 ft.

3.04 CONCRETE FINISHING

A. Repair surface defects, including tie holes, immediately after removing formwork.
B. Unexposed Form Finish: Rub down or chip off fins or other raised areas 1/4 inch or more in height.
C. Exposed Form Finish: Rub down or chip off and smooth fins or other raised areas 1/4 inch or more in height. Provide finish as follows:
1. Smooth Rubbed Finish: Wet concrete and rub with carborundum brick or other abrasive, not more than 24 hours after form removal.
D. Concrete Slabs: Finish to requirements of ACI 302.1R, and as follows:
1. Wood float surfaces that will receive Architectural finish .
2. Steel trowel surfaces that will be left exposed.
E. In areas with floor drains, maintain floor elevation at walls‡ pitch surfaces uniformly to drains as indicated on drawings.

3.05 CURING AND PROTECTION

A. Comply with requirements of Section 03390.

3.06 FIELD QUALITY CONTROL

A. Provide free access to concrete operations at project site and cooperate with appointed firm.
B. Submit proposed mix design of each class of concrete to inspection and testing firm for review prior to commencement of concrete operations.
C. Tests of concrete and concrete materials may be performed at any time to ensure conformance with specified requirements.
D. Compressive Strength Tests: ASTM C 39. For each test, mold and cure three concrete test cylinders. Obtain test samples for every 100 cu yd or less of each class of concrete placed.
E. Take one additional test cylinder during cold weather concreting, cured on job site under same conditions as concrete it represents.
F. Perform one slump test for each set of test cylinders taken.

3.07 DEFECTIVE CONCRETE

A. Test Results: The testing agency shall report test results in writing to Engineer and Contractor within 24 hours of test.
B. Defective Concrete: Concrete not conforming to required lines, details, dimensions, tolerances or specified requirements.
C. Repair or replacement of defective concrete will be determined by the Engineer. The cost of additional testing shall be borne by Contractor when defective concrete is identified.
D. Do not patch, fill, touch-up, repair, or replace exposed concrete except upon express direction of Engineer for each individual area.

END OF SECTION 03 30 00

SECTION 32 13 13 - CONCRETE PAVING

PART 1 - GENERAL

1.01 SCOPE OF WORK

A. The work covered in this Section consists of all grey concrete walks, terraces, plazas, and related items necessary to complete the work indicated on Drawings and described in Specifications.

PART 2 - MATERIALS

2.01 CONCRETE

A. Concrete, and the equipment, workmanship and materials therefore, shall conform to applicable requirements of the concrete sections, except as hereinafter specified. Concrete shall be standard-weight, with minimum compressive strength of 3000 PSI at 28 days. Concrete shall have a slump of not more than 3 inches.

2.02 FORMS

A. Forms shall be of wood or steel, straight, of sufficient strength to resist springing during depositing and consolidating concrete, and of a height equal to the full depth of the finished paving. Wood forms shall be surface plank, 3/4" nominal thickness.

2.03 EXPANSION JOINTS

A. Expansion joint filler material shall be asphalt-impregnated fiber strips 1/2" thick, unless otherwise shown on drawings, equal to Celotex 'Flexcell' or Removable Expansion Board Cap.

2.04 ROCK SALT (If indicated)

A. Shall be Morton's coarse grade or equal, graded for aggregated uniformity between 1/4"-3/8".

2.05 CONCRETE REINFORCEMENT

A. Unless otherwise indicated, all paving shall be reinforced with 6'x6' W1.4 x W1.4 welded wire mesh reinforcing. Lap all joints 6' and extend to within 2" of sides and ends of slabs.

B. Unless otherwise indicated, all bands shall be reinforced with #4 steel reinforcing bars. Bars shall be continuous throughout length of all bands and shall be placed no closer than 2 1/2" from any surface.

PART 3 - INSTALLATION

3.01 SUBGRADE PREPARATION

A. Subgrade shall be constructed true to grade and cross section as shown on Drawings. It shall be thoroughly watered and rolled or hand-tamped until firm before placing concrete. Completed subgrade shall be tested for grade and cross section with a template extending full depth of walk and supported between side forms. Subgrade and forms shall be thoroughly watered in advance of placing concrete.

3.02 FORMS

A. Forms shall be set with upper edge true to line and grade and shall be held rigidly in place by stakes placed at intervals not to exceed 4'0". Wood forms may be thoroughly wetted with water before concrete is placed.

B. Side forms shall not be removed for less than twelve hours after finishing has been completed.

3.03 EXPANSION JOINTS

A. Dividers shall be placed flush with the surface and shall be held in place with steel pins or other devices to prevent warping of filler during floating and finishing. Immediately after finishing operations are completed, joint edges shall be rounded with an edging tool having a radius of 1/8". Expansion filler joints shall be formed about structures and features that project through or into the walk pavement, and at abutting buildings, using joint filler of type, thickness and width indicated. Filler shall be installed in such manner as to form a complete, uniform separation between structure and walk. At the end of the curing period, expansion joints shall be carefully cleaned and any material protruding above top of pavement shall be cut flush with pavement.

3.04 CONCRETE PLACEMENT AND FINISHING

A. Concrete Placement:

1. Place concrete in forms in one layer to thickness indicated. Use a strike-off guided by side forms to bring surface to proper section. Tamp and consolidate concrete with tamping bars, finish with wood and apply a smooth trowel finish across width of concrete paving using a trowel. The finished surface shall not vary more than 3/16" in 10'0". Provide control joints as indicated in plans and details. Form control joints in fresh concrete by cutting a groove in top surface to a depth of one-fourth the thickness of the concrete using a jointer with a radius of 1/8" and cutting blade not more than 1/8" thick. Unless otherwise indicated, all joints should always be perpendicular to the edge of paving. Surface shall be free of surface blemishes and tool marks.

B. Finishing (as indicated on drawings):

1. Broom Finish: Tamp and consolidate concrete with tamping bars, finish with wood and apply a light broom finish across width of paving. The finished surface shall not vary more than 3/16" in 10'0". Surface shall be uniform in color, and free of surface blemishes and tool marks.
2. Rock Salt Finish: As concrete has begun to set, rock salt shall be uniformly broadcast over the concrete to pit the surface. The pitting should be spaced at 3/4" uniformly over the surface and tapped in with a trowel flush to the finish grade of the concrete surface. The rock salt should be removed in no less than 12 hours with water.

A. Non-Exposed S.O.G. where concrete paving shall be finished with unit paving. Finish of slab shall be roughened to accept mortar.

3.05 CURING AND PROTECTION

A. Curing: Immediately after finishing operations, the exposed concrete surfaces shall be cured in accordance with applicable requirements of concrete.

B. Protection: After curing, debris shall be removed, and the area adjoining the paving shall be backfilled, graded and compacted to conform to the surrounding area in accordance with lines and grades indicated. Completed paving shall be protected from damage until accepted. Any damaged concrete or concrete that does not drain properly shall be removed and reconstructed at no additional cost to the Owner.

END OF SECTION 32 13 13

SECTION 32 14 13 - CONCRETE UNIT PAVERS

PART 1 - GENERAL

1.01 SCOPE OF WORK

A. Provide concrete unit paving as shown and specified. The work includes:

1. Interlocking concrete pavers.
2. Setting bed.
3. Bands, edging and special details.
4. Base material.

1.02 QUALITY ASSURANCE

A. Materials and methods of construction shall comply with the following standards:

1. American Society for Testing and Materials (ASTM).
2. American Association of State and Highway Transportation Officials (AASHTO).

B. Installation: Performed only by skilled workmen with satisfactory record of performance on completed projects of comparable size and quality.

C. Sample panel: Before starting concrete paver installation, provide a sample panel using materials, patterns and joints indicated for project work. Build panel at the site of full thickness and approximately 10'x10'. Provide the range of color, texture and workmanship proposed for the work. Correct and rebuild sample panel until Landscape Architect's acceptance of the work. Retain panel during construction as a standard for completed paving work.

1. The approved sample panel may be a portion of the work and remain in place. Location as directed by the Owner's Representative.
2. Provide a sample panel for each type of concrete paver design required.

D. Do not change source of concrete pavers during the course of the work.

1.03 SUBMITTALS

A. Submit manufacturer's product data and installation instructions for concrete pavers.

B. Submit a minimum of 5 full size samples of each color paver unit required. Include the full range of style, size, exposed finish, color and texture proposed for the work.

C. Submit manufacturer's certification that paved units comply with specified material and physical requirements.

D. Submit material certificates for base, bedding, and joint materials.

E. Submit installer qualifications (See Section 1.02B)

1.04 DELIVERY, STORAGE AND HANDLING

A. Protect paver units from damage, chipping and soiling during delivery and storage. Store off the ground on pallets or wood platforms.

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Revisions

Project

STONEHILL PHASE 1

HOWEY-IN-THE-HILLS, FL

HARDSCAPE SPECIFICATIONS

Date: 04/24/26
Scale: N/A
Drawn: CAD Checked: RRC
File Name: WTMK-PHI-L204.DWG
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B. Store loose granular materials in a well-drained area on a solid surface to prevent mixing with foreign materials.

1.05 PROJECT CONDITIONS

A.Review installation procedures and coordinate paving work with other work affected by the concrete unit paving work.

B. Cold weather: Do not use frozen materials or materials mixed or coated with ice or frost. Do not build on frozen work or wet, saturated or muddy subgrade. Remove and replace paving damaged by frost or freezing.

C.Protect partially completed paving against weather damage when work is not in progress.

D. Provide temporary barricades and warning lights as required for protection of project work and public safety.

E.Protect adjacent work from damage, soiling or staining during paving operations.

PART 2 - PRODUCTS

2.01 ACCEPTABLE MANUFACTURERS

A.Tremron Inc. or Oldcastle Coastal. See plans for specified manufacturer.

B. Shape, sizes, colors, and textures as indicated on drawings.

2.02 MATERIALS

A.General: Paver unit materials and fabrication shall meet or exceed the requirements of USPSI Designation CPSTI80 Standard Specifications for Interlocking Concrete Paving Stone and Grass Pavers.

1. Portland cement: ASTM C150, Type I.
2. Aggregate: ASTM C33.
3. Compressive strength: Minimum 8000 psi at time of delivery.
4. Absorption: Maximum 5%.
5. Freeze-thaw test: ASTM C67-73, no breakage and maximum 1% loss in dry weight after 50 cycles.
6. Abrasion resistance: ASTM C418, maximum volume loss 15 cu. cm. per 50 cu. cm. Average thickness loss 3 mm.
7. Dimension tolerances: Length maximum 1/16" (1.5mm), height maximum 1/8" (3 mm) from standard dimension.
8. Provide only sound units free of defects that would interfere with proper placing of units or impair strength of permanence of construction. Minor cracks and minor chipping incidental to methods of manufacture, handling in shipment, and delivery will be acceptable subject to Landscape Architect's review and acceptance. Excessive cracks and chipping, as determined by the Landscape Architect, will be rejected as not complying with specification requirements.
9. Provide test reports certifying materials and physical requirements compliance. Tests shall have been conducted not more than 12 months prior to manufacture.

B. Paver units:

1. Design Style: As indicated on plans.
2. Color and Manufacturer: As indicated on plans.

C.Base material: Compacted limestone, compacted concrete fines, or soils cement as indicated on drawings (if concrete slab - 3000 psi).

D. Bedding and leveling material: ASTM C33 or AASHTO M43, #10 graded clean coarse concrete sand, depth as indicted, (DO NOT USE MASON SAND).

E.Sand for Joints: Sharp, washed sand with 100% passing No. 16 (1.18-mm sieve, ASTM C144, gradation for unusually thin joints.

2.03 PAVER AND JOINT STABILIZER/SEALER

A.The joint sand stabilizing material shall be SUREBOND SB-1300 supplied by Surebond, Inc. Schamburg, IL (847) 843-1818.

B. Material: The joint sand stabilizer shall be an epoxy resin or polyurethane resin product, capable of penetrating the joint sand prior to polymerization. It shall also seal the top surface of the paver without causing discoloration or cause the coefficient of friction to fall below the specified value.

PART 3 - EXECUTION

3.01 INSPECTION

A.Examine substrates and installation conditions. Do not start concrete unit paving work until unsatisfactory conditions are corrected.

3.02 PREPARATION

A.Do not use paving units with chips, cracks, voids, discolorations or other visible defects.

B. Cut paving units with block splitter or motor-driven saw equipment designed to cut masonry with clean, sharp unchipped edges. Cut units as required to provide pattern shown and to fit adjoining work neatly. Use full units without cutting wherever possible. Where cutting is required, use the largest size units possible. Avoid the use of small pieces (slivers) of pavers or large joint spaces.

C.Set concrete unit pavers in patterns indicated with level surface and uniform joints of widths indicated.

D. Tolerances: Do not exceed 1/16" unit to unit offset from flush nor 1/8" in 24" and 1/4" in 10 feet from level, or indicated slope.

1.05 PROJECT CONDITIONS

E.Review installation procedures and coordinate paving work with other work affected by the concrete unit paving work.

G.Cold weather: Do not use frozen materials or materials mixed or coated with ice or frost. Do not build on frozen work or wet, saturated or muddy subgrade. Remove and replace paving damaged by frost or freezing.

3.03 INSTALLATION - BASE MATERIALS

A.Base course:

1. Obtain Landscape Architect's inspection and acceptance of subgrade surface before placing of base course materials.
2. Spread base course materials in layers which when compacted will not exceed 4" lifts, total compacted depth as scheduled.
3. Compact each lift of base course materials with suitable compaction equipment to 95% of maximum dry density in accordance with ASTM D698, Standard Proctor Method.
4. Screed, level and shape base course surface to required grade and cross-section with an allowable local tolerance of 1/4".

B. Bedding and leveling course:

1. Obtain Owner's Representatives inspection and acceptance of finished base course before placing bedding and leveling course materials.
2. Spread bedding and leveling course materials evenly over the immediate area to be paved, screed to a minimum level that will provide a minimum 1" thickness when the paving stones have been placed and vibrated.
3. Protect screeded and leveled bedding and leveling course from damage until covered with paver units. Bedding and leveling course shall be prepared as paving work progresses. Do not pre-compact bedding and leveling course.
4. Thinset application shall have mortar thickness of 3/8" minimum

3.04 INSTALLATION

A.Lay paver units in pattern indicated on the drawings, when not indicated, as directed by the Owner's Representative. Maintain desired pattern and provide uniform 1/16" to 1/8" joints between units.

B. The gaps at the edge of the paver surface shall be filled with standard edge stone or with stones cut to fit. Cutting shall be accomplished to leave a clean edge to the traffic surface using a double headed braker or a masonry saw. However, when cutting precision designed areas, a masonry saw is recommended. Whenever possible, no cuts should result with a paver less than 1/3 of original paver dimension. Contractor shall anticipate cut paver areas and cut multiple pavers as necessary to avoid pavers that do not meet 1/3 size rule.

C.Vibrate paver units to their final level with 3 or more passes of a vibrating plate compactor. Vibrator shall be capable of 3,000-5,000 pounds compaction force. Surface shall be clean and the joints open.

D. After vibration, clean masonry type sand containing at least 30% of 1/8" (3mm) particles shall be spread over the paving stone surface, allowed to dry, and vibrated into joints with additional vibrator passes and brushing so as to completely fill joints.

E.After final vibrating the surface shall be true to grade and shall not vary more than 1/4" when tested with a 10'-0" straightedge at any location on the surface.

F. The surface elevation of pavers shall be 1/8 to 1/4 inch above adjacent drainage inlets, concrete collars or channels.

3.05 PAVER AND JOINT STABILIZER/SEALER APPLICATION

A.The surface shall be made clean and free from oil, dust from cutting and any loose material prior to the application of the joint sand stabilizer. The surface and joint sand shall be dry for its full depth prior to commencing work.

B. Apply from a low pressure regulated back-pack sprayer at the rate of 150 sq ft. per gallon. Work the material into the untreated joints using 3/4" nap rollers ensuring that all joints are adequately flooded. Work to be in strict accordance with the manufacturer's recommendations.

C.Work shall be undertaken in the early morning or evening when the paver surface is cool. Work shall cease if inclement weather (rain or strong wind) will affect the stabilizing application and shall not resume until the joint sand has dried sufficiently to allow proper penetration of the sealant.

D. The treated area shall be protected from rain or moisture and shall not be trafficked for 24 hours after the completion of the stabilizer application

3.06 PROTECTION

A.Restrict traffic from concrete unit paving surfaces during setting of units and until completion of installation.

B. Protect concrete unit paving from damage until final acceptance.

C.Surplus material may be swept from the surface or left on surface during construction time to insure complete filling of joints during initial use. This sand also may provide surface protection from construction debris.

3.07 CLEANING

A.Remove and replace concrete paving units which are broken, chipped, stained or otherwise damaged. Provide new matching units, install as specified and to eliminate evidence to replacement.

B. Perform cleaning during installation of work and upon completion of the work. Remove from site all excess materials, debris and equipment. Repair damage resulting from concrete unit paving operations.

3.08 MAINTENANCE

A.Repairs:

1. Repair or replace any damaged work to the original specified condition prior to handover.
2. Where lateral displacement of the pavers has occurred adjacent to edge restraints the cut pavers shall be replaced with new pavers of the correct size to comply with the specified joint widths and the surface shall be re-established.

B. Maintenance: The installer shall return to the site at the Owners request over a period of one year from handover to rectify any problems in the work caused by its failure to adequately align the pavers, compact the bedding sand or fill the joints.

END OF SECTION 32 14 13

FOSTER CONANT & ASSOCIATES
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Orlando, Florida 32801
Phone (407) 648-2225
www.fosterconant.com

Seal

Revisions

Project

STONEHILL
PHASE 1

HOWEY-IN-THE-HILLS, FL

HARDSCAPE
SPECIFICATIONS

Date: 04/24/26
Scale: N/A
Drawn: CAD Checked: RRC
File Name: WTMK-PH1-L204.DWG
North

Sheet
L-205

Landreth Lighting Luminaire Schedule									
Symbol	[MANUFAC]	Qty	Label	Arrangement	Description	LLF	Lum. Watts	Lum. Lumens	BUG Rating
⌖	SECO	24	PT	Single	SECO PROVIDED COLONIAL FIXTURE ASSEMBLY-ON 20' POLE	1.000	37.15	4115	B1-U0-G1

SECO ENERGY

Standard LED Area Lighting

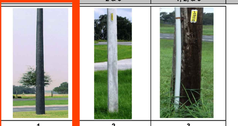
Decorative LED Area Lighting

Fixtures



Type:	Yard	Cobra Head	Shoebox	Shoebox	Shoebox	Shoebox	Ultraflood	Colonial	Acorn
CU	LEDYLS5	LEDSLUGS3	LEDSBUGM3SB	LEDSBUGM4SB	LEDSBUGL2SB	LEDSBUGL4SB	LEDFLUGM LEDFLUGL	LEDCOUTS5SB	
Color	Aluminum	Light Gray	Black	Black	Black	Black	Light Gray	Black	Black
Effective Lumens (see note 1)	Small = 6,020	Small = 6,179	Medium = 19,699	Medium = 18,900	Large = 29,597	Large = 28,400	Medium = 19,973 Large = 21,932	Small = 4,857	Small 3,998
Lighting Pattern Type	5	3	3	4	2	4	Directional	5	5
Lighting Pattern Reference									
Use with Pole:		2 & 3	1, 2, & 3	1, 2, & 3	1, 2, & 3	1, 2, & 3	1, 2, & 3	1	1

Poles



	1	2	3
Type:	Smooth Concrete	Square Concrete	Wood
CU	15CL, 20CL, 25CLTR 30CLTR, 35CLTR	30-CL, 35-CL	30-6L, 35-6L, 40-2, 40-5
Material	Concrete	Concrete	Wood
Color	Black	Natural	Green tint
Mounted Height	12', 15', 20', 25', 29'	25', 29'	25', 29', 34'

Notes:

1.) Effective Lumens are approximated, actual lumen output may vary.
2.) Go to https://secoenergy.com and hover over the "Your Co-op" tab and select "Rate Tariff" to view the most current "Lighting Service - Schedule LS" rates.
3.) SECO Energy does not perform photometric studies for lighting projects. The member will be required to provide light locations to SECO Energy for engineering design. Lighting (.ies) files are available upon request.
4.) Contributions In Aid of Construction (CIAC) for lighting installations will be determined by the SECO Energy engineering department.
5.) All luminaires illustrated above (except the Ultraflood) are Dark Sky Friendly, but some are not listed on the International Dark-Sky Association approved compliance listing. For more information, visit the following website link: https://darksky.org

Approved By:	David Johnson, PE	Approved Date:	May 13, 2025

FIXTURE

POLE

MATCHLINE, SEE SHEET L-501

FOSTER CONANT & ASSOCIATES
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Seal

Revisions

Project

STONEHILL PHASE 1

HOWEY-IN-THE-HILLS, FL

PHOTOMETRIC PLAN

Date: 04/24/26
Scale: 1"=50'
Drawn: CPB Checked: MA
File Name: UTMK-L500.DWG
North

Sheet

L-500

MATCHLINE, SEE SHEET L-500



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Seal

Revisions

Project

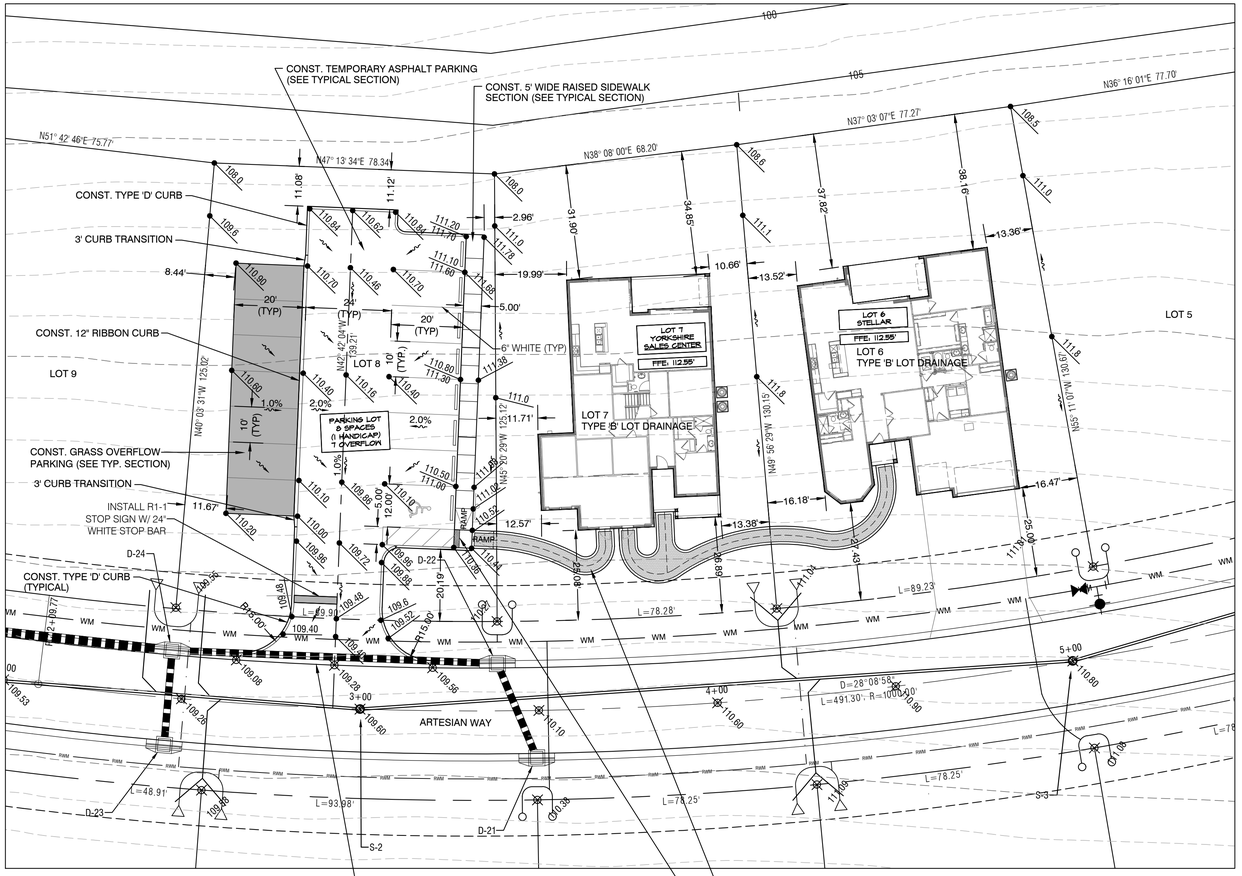
STONEHILL PHASE 1

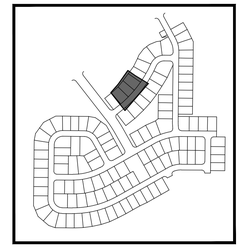
HOWEY-IN-THE-HILLS, FL

PHOTOMETRIC PLAN

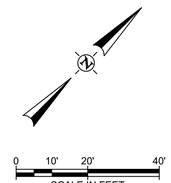
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File Name: WTMK-L500.DWG
North

Sheet
L-501

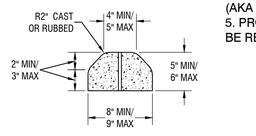




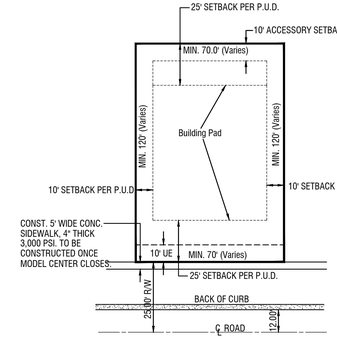
KEY MAP



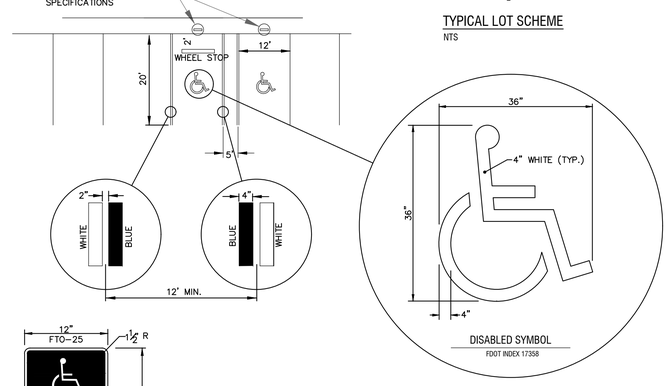
NOTES:
1. LOT LINES BEARING AND DISTANCES SHOWN AS APPROVED ON PHASE 1 CONSTRUCTION PLANS.
2. PLOT PLAN PROVIDED IS INTENDED FOR PERMITTING PURPOSES ONLY. THIS IS NOT INTENDED FOR CONSTRUCTION OF PROPOSED HOUSES. REFER TO HOUSE PLAN AND OPTION LIST FOR CONSTRUCTION. ALL BUILDING SETBACK LINES SHOWN ARE PER APPROVED PHASE 1 CONSTRUCTION PLANS AND IS FOR INFORMATION PURPOSES ONLY.
3. FINISH FLOOR ELEVATIONS SHOWN AS SHOWN ON APPROVED PHASE 1 CONSTRUCTION PLANS. CONTRACTOR SHALL CONSTRUCT FINISHED PAD 8" BELOW THE FINISH FLOOR ELEVATION AND COMPACT TO 98% OF THE MODIFIED PROCTOR AASHTO T-180.
4. PROPOSED MODEL CENTER LIES WITHIN LOTS 6-8 OF THE APPROVED STONEHILL (AKA WATERMARK) PH. 1 APPROVED CONSTRUCTION PLANS.
5. PROPOSED PARKING LOT AND SIDEWALK ON LOT 8 IS TEMPORARY AND WILL BE BE REMOVED ONCE MODEL CENTER CLOSES FOR HOME CONSTRUCTION ON LOT 8.



CONCRETE WHEEL STOP
NO SCALE



TYPICAL LOT SCHEME
NTS

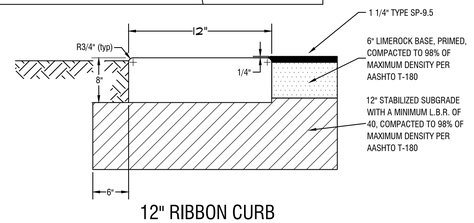


NOTE: (HANDICAP SIGN ONLY)

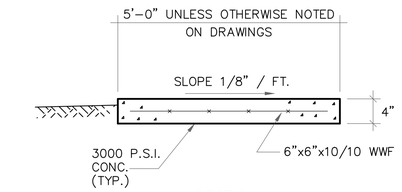
1. ALL LETTERS SHALL BE BLACK AND 1" IN HEIGHT. LETTERS ARE TO BE SERIES "B" OR "C", PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK BORDER.
4. ONE SIGN REQUIRED FOR EACH PARKING SPACE.
5. HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORMED TRAFFIC CONTROL DEVICES (MUTCD)

HANDICAP PARKING STRIPING
FOR SINGLE SPACES

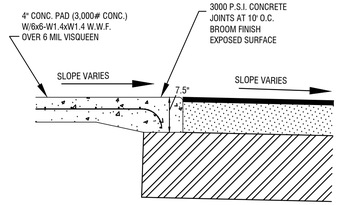
NOTES:
1. EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANTENT, ABOVE GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, OR THE CAPTION "PARKING BY DISABLED PERMIT ONLY." OR BEARING BOTH SUCH SYMBOL AND CAPTION. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL HANDICAPPED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPOTATION, THE CITY OF TAVARES DISCOURAGES VARIATIONS FROM THE STANDARD.
2. FL DOT RECOMMENDS MEASURING PARKING SPACE WIDTH FROM CENTER TO CENTER BETWEEN BLUE AND WHITE STRIPES.
3. THIS DETAIL IS PROVIDED TO SUPPORT LDC SECTION 3.41.3.2



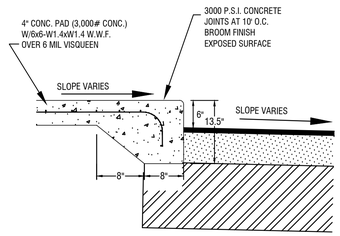
12" RIBBON CURB
NO SCALE



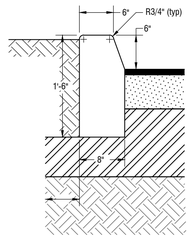
CONCRETE WALKWAY DETAIL
NOT TO SCALE



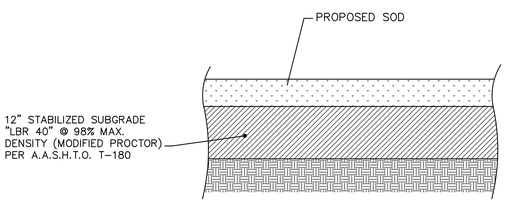
FLUSH SIDEWALK SECTION
NO SCALE



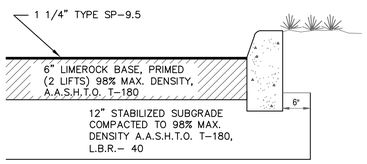
RAISED SIDEWALK SECTION
NO SCALE



TYPE "D" CURB
NO SCALE



GRASS PARKING SECTION



TYPICAL PAVEMENT SECTION
NOT TO SCALE

halff
502 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
TEL: (352) 343-8481
CERTIFICATE OF AUTHORIZATION NUMBER: 33360

STONEHILL PH.1 MODEL CENTER
TOWN OF HOWEY IN THE HILLS
LAKE COUNTY

PULTE GROUP, INC.
4901 VINELAND RD SUITE 500
ORLANDO, FL 32811

REVISION NO.	DATE	DESCRIPTION

BRETT JAY TOBIAS LICENSE No. 69017 STATE OF FLORIDA PROFESSIONAL ENGINEER

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

BRETT J. TOBIAS — 69017
NAME — PE LICENSE NO.
7/28/25
DATE

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:

HALFF ASSOCIATES, INC.

HALFF ASSOCIATES, INC. — FL
FIRM OR BUSINESS NO. — STATE

PROJECT NO.:	045548
ISSUED:	SEPT. 2026
DRAWN BY:	SPH
CHECKED BY:	BJT
SCALE:	1" = 20'

SHEET TITLE:
MODEL CENTER SITE PLAN

C-100

FILE NAME: A:\45000s\45548\003\LD\CADD\C100 Model Center Site Plan.dwg DATE: September 24, 2026, TIME: 7:51 AM, USER: ah5122

STONEHILL MODELS

TOWN OF HOWEY-IN-THE-HILLS, FL

LANDSCAPE ARCHITECTURAL DRAWINGS

LANDSCAPE CONSTRUCTION DOCUMENT SET

ISSUED FOR PERMIT - 09.23.26

VICINITY MAP



N.T.S.

INDEX OF DRAWINGS

SHT. NO.	ISSUE DATE	REV. NO.	REV. DATE	SHEET TITLE
L-300	09.23.26	--	--	LANDSCAPE PLAN
L-301	09.23.26	--	--	PLANT LIST & NOTES

REGISTERED LANDSCAPE ARCHITECT
MATTHEW J. ALLEN
LA 6667359
STATE OF FLORIDA

Digitally signed by Matthew J Allen
Date: 2026.09.23 14:17:09 -04'00'

FOSTER CONANT & ASSOCIATES

Landscape Architecture & Site Planning • 100 W. Lucerne Circle • Suite 401 • Orlando, Florida, 32801-1617 • Phone: 407/ 648-2225 • www.fosterconant.com

100

105

ALL BAHIA SOD IS UNIRRIGATED

ALL BAHIA SOD IS UNIRRIGATED

SOD DELINEATION

SOD DELINEATION

SOD DELINEATION

SOD DELINEATION

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SA

SA

24 PM

1 QV4

31 ZP

3 PE

22 TF

1 QV4

2 JV

10 VS

7 GG

3 LJ

17 PN

9 SAT

19 AN

12 AG

1 ZF

43 AN

1 HIB

26 OJ

26 LC

14 FS

7 SAT

13 IVN

12 AG

3 CF

8 LCM

14 VS

1 PR

6 GG

21 IVN

19 ZP

8 HP

15 IX

10 JCS

38 AN

2 QV4

1 MGL

14 PSR

1 CV

7 HP

11 AG

15 MC

1 AW

3 LN

22 MC

40 LEG

14 LS

11 PM

14 PSR

2 QV4

27 AD

STABLIZED BAHIA SOD

LOT 7 YORKSHIRE SALES CENTER

FFE: 112.55'

LOT 6 STELLAR

FFE: 112.55'

PARKING LOT 8 SPACES (1 HANDICAP) 7 OVERFLOW

12'

16'

12'

TREE ROOT BARRIER, TYP.

WM

WM

WM

GENERAL NOTES

1. ALL UNPAVED AREAS NOT DESIGNATED AS A LANDSCAPE SHRUB BED SHALL BE COVERED WITH SOD AS INDICATED ON PLANS.
2. NEWLY INSTALLED TREES SHALL HAVE THEIR CALIPER MEASURED 6" ABOVE THE TOP OF THE ROOT BALL. IF THEIR CALIPER IS GREATER THAN OR EQUAL TO 4.5" AT 6" ABOVE THE TOP OF ROOT BALL, THEN THE TREES SHALL HAVE THEIR CALIPER MEASURED AT 12" ABOVE THE TOP OF ROOT BALL.
3. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE GRADE STANDARDS OF FLORIDA NO. 1 AS PROVIDED IN 'GRADES AND STANDARDS FOR NURSERY PLANTS' (LATEST EDITION), STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, AND ANY AMENDMENTS THERETO.
4. THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL BROUGHT TO THE SITE WHICH HE DEEMS TO BE OF INFERIOR QUALITY, DOES NOT MEET FLORIDA NO. 1 GRADE OR THAT DOES NOT MEET SPECIFIED SIZE.
5. ALL TREES WITH THE EXCEPTION OF PALMS SHALL BE EITHER CONTAINER GROWN OR FIELD GROWN. NO GROW BAGS WILL BE ACCEPTED.
6. ALL PLANT BEDS AND DESIGNATED "MULCH" AREAS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3" PINE BARK 'MINI-NUGGETS' MULCH.
7. ALL TREES SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL INSPECTION.
8. ALL TREES SHALL HAVE ALL SYNTHETIC BURLAP REMOVED FROM THE ENTIRE ROOT BALL. THE TOP THREE ROWS OF SQUARES ON ALL CAGES AROUND THE ROOT BALLS SHALL BE CLIPPED OFF AND REMOVED.
9. THE CONTRACTOR SHALL READ AND ADHERE TO ALL WRITTEN SPECIFICATIONS.
10. THE CONTRACTOR SHALL SUBMIT UNIT PRICES FOR ALL BID ITEMS.
11. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO LANDSCAPE INSTALLATION.
12. THE CONTRACTOR SHALL VISUALLY INSPECT THE SOILS CONDITION OF THE SITE AND SHALL PERFORM PERCOLATION TESTS PER THE GUIDELINES OUTLINED IN SECTION 3.03 OF THE LANDSCAPE SPECIFICATIONS.
13. SUCCESSFUL BIDDER SHALL LOOK UP ALL MATERIALS IMMEDIATELY AFTER CONTRACT ASSIGNMENT. PLANTS SHALL BE HELD DURING THE PERIOD FROM CONTRACT TO INSTALLATION TO ALLOW FOR ADDITIONAL GROWTH. ALL PLANTS WILL BE REQUIRED TO BE FULL AND HEALTHY. CONTRACTOR SHALL ARRANGE FOR PLANT APPROVAL PRIOR TO DELIVERY EITHER BY SAMPLES, PHOTOS OR NURSERY VISITS.
14. THE CONTRACTOR SHALL REVIEW THE SOILS REPORT ON FILE WITH THE OWNER.
15. THE INSTALLATION OF PLANT MATERIAL SHALL BE VIEWED AS ACCEPTANCE BY THE CONTRACTOR OF EXISTING GRADES AS GIVEN TO HIM.
16. THE CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCHITECT A WRITTEN LETTER OF ACCEPTABILITY OF GRADES. FAILURE TO DO SO WILL BE VIEWED AS AN ACCEPTANCE OF EXISTING GRADES BY THE CONTRACTOR.
17. CONTRACTOR SHALL ANTICIPATE THAT THE FIRST 5 FEET AROUND THE BUILDING PERIMETER WILL BE COMPACTED. THESE AREAS SHALL BE TILLED AND IMPROVED IN ORDER TO SUSTAIN VIGOROUS, HEALTHY PLANT GROWTH.
18. IN THE EVENT OF A VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL QUANTITY OF PLANTS SHOWN ON THE PLAN DRAWINGS, THE PLANS SHALL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING A QUANTITY COUNT AS A CHECK FOR DISCREPANCIES.
19. WHERE LIGHT POLES AND TREES OR STREET SIGNS AND TREES OCCUR IN PROXIMITY TO EACH OTHER, A MINIMUM SEPARATION OF 10 FEET SHALL BE MAINTAINED.
20. THE CONTRACTOR WILL BE REQUIRED TO SAND AREAS OF SOD THAT ARE NOT SMOOTHLY APPLIED TO ELIMINATE SMALL IRREGULARITIES IN GRADES. LARGE GRADE IRREGULARITIES WILL REQUIRE REGRADING AND RESODDING.
21. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE SITE INCLUDING ALL MOWING, EDGING, TRIMMING, PRUNING AND SPRAYING OF PESTICIDES AND FUNGICIDES UNTIL THE TIME OF FINAL ACCEPTANCE BY THE OWNER. IF PROJECT IS INSTALLED IN PHASES, OWNER WILL PROVIDE PHASING INFORMATION AT TIME OF BIDDING PROCESS.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING THE LANDSCAPE ARCHITECT'S APPROVAL OF ALL PLANT BED LAYOUTS AND TREE LOCATIONS PRIOR TO INSTALLATION. IF PLANT MATERIAL IS INSTALLED PRIOR TO LANDSCAPE ARCHITECT'S APPROVAL, CONTRACTOR WILL BE SUBJECT TO RELOCATING THE MATERIAL AT THE LANDSCAPE ARCHITECT'S REQUEST AND AT THE CONTRACTOR'S OWN EXPENSE.
23. CONTRACTOR IS EXPECTED TO CARRY OUT ALL RESPONSIBILITIES AS SET FORTH IN THESE LANDSCAPE NOTES AND IN THE LANDSCAPE SPECIFICATIONS. THEY WILL BE STRICTLY ENFORCED BY THE OWNER/LANDSCAPE ARCHITECT.

PLANT LIST

TREES				
SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
CV	1	CALLISTEMON VIMINALIS	WEEPING BOTTLEBRUSH	STD., 8'-9 HT. X 4'-4.5' SPRD., 2.5"-3" CAL., 4' C.T., FULL
HIB	1	HIBISCUS ROSA SINENSIS 'SEMINOLE PINK'	SEMINOLE PINK HIBISCUS	STD., 5' HT., 2.5'-3' SPRD, FULL SYMMETRICAL FORM
JV	2	JUNIPERUS VIRGINIANA	RED CEDAR	FTG., 10'-12' HT., 5'-6' SPRD., 3.5" CAL.
LJ	3	LIGUSTRUM JAPONICUM	LIGUSTRUM	10' HT X 10' SPRD., FULL SYMMETRICAL FORM
MGL	1	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	9'-10' HT. X 3'-4' SPRD., FULL SYMMETRICAL FORM
PE	3	PINUS ELLIOTTI 'DENSA'	DENSA SLASH PINE	10'-12' HT. X 4'-5' SPRD., 4" CAL., FULL SYMMETRICAL FORM
QV4	6	QUERCUS VIRGINIANA	LIVE OAK	MIN. 14'-16' HT. X 6'-7' SPRD., 4" MIN. CAL., FULL SYMMETRICAL FORM
PALMS				
SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
AW	1	ACOELORRAPHE WRIGHTII	PAUROTIS PALM	16' O.A. HT. 6-7 TRUNKS, CLEANED
LN	3	LIVISTONA NITIDA	CARNAVON GORGE PALM	12'-16' C.T., SEE PLAN FOR C.T. HT., FULL HEAD, CLEAN TRUNK
PR	1	PHOENIX REOBELLINII	PYGMY DATE PALM	TPL., 4'-5'-6' C.T. HT., SYMMETRICAL FORM, SPECIMEN
SHRUBS & GROUNDCOVERS				
SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
AN	100	ANNUALS	SEASONAL ANNUALS	9" O.C., TO BE SELECTED BY OWNER, PROVIDED BY CONTRACTOR
AD	27	ASPARAGUS DENSIFLORUS 'MEYERSII"	MEYERS ASPARAGUS FERN	14"-16" X 16"-18", 18" O.C., FULL IN POT
AG	35	ARACHIS GLABRATA	PERENNIAL PEANUT	4"-6" X 10"-14", 12" O.C., FULL IN POT
CF	3	CORDYLINE FRUTICOSA	TI PLANT	30"-42" X 18"-24", 18" O.C., FULL
FS	14	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	30"-36" X30"-36", 36" O.C., FULL
GG	13	GALPHIMIA GLAUCA	THRYALLIS	24"-30" X 24"-30"., 36" O.C., FULL
HP	15	HAMELIA PATENS 'COMPACTA'	DWARF FIREBUSH	24"-30" X 24"-30"., 30" O.C., FULL
IVN	34	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	24" X 24", 24" O.C., FULL
IX	15	IXORA TAIWANENSIS 'DWARF RED'	TAIWAN RED DWARF IXORA	12"-15" X 12"-15", 24" O.C. FULL
JCS	10	JUNIPERUS CHINENSIS 'SEAGREEN'	SEA GREEN JUNIPER	20"-24" X 16"-20", 30" O.C.
LCM	8	LOROPETALUM CHINENSE 'CAROLINA MIDNIG	CAROLINA MIDNIGHT LOROPETALUM	20"-24" X 20"-24", 24" O.C. FULL
LC	26	LANTANA CAMARA 'CONFETTI'	CONFETTI LANTANA	12"-16" X 12"-16", 18" O.C., FULL
LEG	40	LIRIOPE MUSCARI 'EVERGREEN GIANT'	EVERGREEN GIANT BORDER GRASS	12"-14" X 16"-18", 18" O.C., FULL IN POT
LS	14	LIGUSTRUM SINENSE	SUNSHINE LIGUSTRUM	26"-32" X 24"-30", 36" O.C., FULL
MC	37	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	24"-28" X 24"-28", 30" O.C., FULL
OJ	26	OPHIOPOGON JAPONICUS	MONDO GRASS	6"-8"X6"-8", 12" O.C., FULL IN POT
PM	35	PODOCARPUS MACROPHYLLUS	JAPANESE YEW	36"-42"X18"-24", 24" O.C., FULL, LOW BRANCHED
PN	17	PSYCHOTRIA NERVOSA 'LITTLE PSYCHO'	LITTLE PSYCHO COFFEE	20"-24"X 18"-22", 36" O.C, FULL
PSR	28	PENNISETUM SETACEUM 'RUBRUM'	RED FOUNTAIN GRASS	24"-30" X 16"-20", 36" O.C., FULL
SAT	16	SCHEFFLERA ARBORICOLA 'TRINETTE'	TRINETTE DWARF SCHEFFLERA	18"-20" HT. X 18"-20" SPRD., 36" O.C., FULL, LOW BRANCHED
TF	22	TRIPSACUM FLORIDANUM	DWARF FAKAHATCHEE	24"-30" X 24"-30", 36" O.C.
VS	24	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	24"-30" X 20"-24", 30" O.C.
ZF	1	ZAMIA FURFURACEA	CARDBOARD PALM	48"x48", SPECIMEN
ZP	50	ZAMIA PUMILA	COONTIE	18"-24" X 18"-24", 24" O.C., FULL

GRASS				
SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
SA	4,338 SQ.FT.	STENOTAPHRUM SECUNDATUM 'FLORATAM'	FLORATAM ST. AUGUSTINE	FULL, DENSE FOLIAGE, PEST AND DISEASE FREE
BA	10,428 SQ.FT.	PASPALUM NOTATUM	ARGENTINE BAHIA	FULL, DENSE FOLIAGE, PEST AND DISEASE FREE
MULCH		PINE BARK NUGGETS	MULCH	3" DEPTH, FULL COVERAGE
MULCH		PINE BARK FINES	MULCH	3" DEPTH, FULL COVERAGE, FOR GROUNDCOVERS AND ANNUALS

NOTE: LANDSCAPE CONTRACTOR TO SUBMIT PICTURES OF ALL PLANT MATERIAL FOR REVIEW AND APPROVAL PRIOR TO PROCUREMENT AND INSTALLATION

BEFORE YOU DIG !
CALL SUNSHINE STATE ONE CALL OF FLORIDA
AT LEAST TWO FULL BUSINESS DAYS BEFORE
DIGGING OR DISTURBING EARTH
811
Know what's below. Call before you dig.

FOSTER CONANT & ASSOCIATES
100 W. Lucerne Cir., Suite 401
Orlando, Florida 32801
Phone (407) 648-2225
www.fosterconant.com

Seal

Revisions

Project

STONEHILL MODELS

HOWEY-IN-THE-HILLS, FL

PLANT LIST & NOTES

Date: 08/03/26
Scale: --
Drawn: DP Checked: RC
File Name: UTMK-M-L301.DWG
North

Sheet
L-301

TOWN OF HOWEY-IN-THE-HILLS, FLORIDA

GENERAL LAND DEVELOPMENT APPLICATION

101 N. Palm Avenue, Howey-in-the-Hills, Florida 34737
Phone: (352) 324-2290 • Fax: (352) 324-2126

Date Received: Application ID: Received By:

REQUESTED ACTION

- ☐ Comp Plan Amendment
- ☐ PUD
- ☐ Conditional Use
- ☐ Land Development Code Text
- ☐ Variance
- ☐ Rezoning
- ☐ Subdivision Minor
- ☐ Other
- ☒ Site Plan (check one below)
  - ☐ Preliminary
  - ☒ Final
- ☐ Subdivision (check one below)
  - ☐ Preliminary Subdivision Final
  - ☐ Subdivision
  - ☐ Final Plat

Describe Request: Hardscape Plans for Watermark Ph. 1 and Model Center Site Plan for Watermark Ph. 1. Also, review of photometric plans and street light fixtures from SECO.

APPLICANT INFORMATION:

Name: Maleia Smiferguso, Pulte Group
E-Mail: Maleia.storum@pulteegroup.com
Address: 4901 Vineland Rd., Suite 500, Orlando, FL 32811
Phone: 407-661-4710 Fax:

☒ Owner
☐ Agent for Owner ☐ Attorney for Owner

OWNER INFORMATION:

Name: same as Applicant
E-Mail:
Phone:
Address:
Fax:

PROPERTY INFORMATION:

Address: SE corner of SR 19 & E. Revels Rd.

General Location: Howey in the Hills

Current Zoning: PUD Parcel Size: 130.54 Current Land Use: PUD

Tax Parcel #:

Legal Description Attached ☐ Yes ☐ No Survey Attached ☐ Yes ☐ No

Pre-Application Meeting Date: _____
(Attach Pre-Application Form)

Application Fee: $_____

Applicant's Signature: _____ 9/23/26
(Signature) *(Date)*

maleia Smiferguso
(Print)

Owner's Signature: _____ 9/23/26
(Provide letter of Authorization) *(Signature)* *(Date)*

Maleia Smiferguso
(Print)

Applications must be complete to initiate the review process.

Landreth Lighting Luminaire Schedule									
Symbol	[MANUFAC]	Qty	Label	Arrangement	Description	LLF	Lum. Watts	Lum. Lumens	BUG Rating
⌖	SECO	24	PT	Single	SECO PROVIDED COLONIAL FIXTURE ASSEMBLY-ON 20' POLE	1.000	37.15	4115	B1-U0-G1

SECO ENERGY

Standard LED Area Lighting

Decorative LED Area Lighting

Fixtures

	1	2	3	4	5	6	7	8	9
Type:	Yard	Cobra Head	Shoebox	Shoebox	Shoebox	Shoebox	Ultraflood	Colonial	Acorn
CU	LEDYLS5	LEDSLUGS3	LEDSBUGM3SB	LEDSBUGM4SB	LEDSBUGL2SB	LEDSBUGL4SB	LEDFLUGM LEDFLUGL	LEDCOUTS5SB	
Color	Aluminum	Light Gray	Black	Black	Black	Black	Light Gray	Black	Black
Effective Lumens (see note 1)	Small = 6,020	Small = 6,179	Medium = 19,699	Medium = 18,900	Large = 29,597	Large = 28,400	Medium = 19,973 Large = 21,932	Small = 4,857	Small 3,998
Lighting Pattern Type	5	3	3	4	2	4	Directional	5	5
Lighting Pattern Reference									
Use with Pole:		2 & 3	1, 2, & 3	1, 2, & 3	1, 2, & 3	1, 2, & 3	1, 2, & 3	1	1

Poles

	1	2	3
Type:	Smooth Concrete	Square Concrete	Wood
CU	15CL, 20CL, 25CLTR 30CLTR, 35CLTR	30-CL, 35-CL	30-6L, 35-6L, 40-2, 40-5
Material	Concrete	Concrete	Wood
Color	Black	Natural	Green tint
Mounted Height	12', 15', 20', 25', 29'	25', 29'	25', 29', 34'

Notes:

1.) Effective Lumens are approximated, actual lumen output may vary.
2.) Go to https://secoenergy.com and hover over the "Your Co-op" tab and select "Rate Tariff" to view the most current "Lighting Service - Schedule LS" rates.
3.) SECO Energy does not perform photometric studies for lighting projects. The member will be required to provide light locations to SECO Energy for engineering design. Lighting (.ies) files are available upon request.
4.) Contributions In Aid of Construction (CIAC) for lighting installations will be determined by the SECO Energy engineering department.
5.) All luminaires illustrated above (except the Ultraflood) are Dark Sky Friendly, but some are not listed on the International Dark-Sky Association approved compliance listing. For more information, visit the following website link: https://darksky.org

Approved By:	David Johnson, PE	Approved Date:	May 13, 2025

FIXTURE

POLE

E. REVELS ROAD

S. PALM AVENUE (S.R. 19)

MATCHLINE, SEE SHEET L-501

FOSTER CONANT & ASSOCIATES
100 W. Lucerne Cir., Suite 401
Orlando, Florida 32801
Phone (407) 648-2225
www.fosterconant.com

Seal

Revisions

Project

STONEHILL
PHASE 1

HOWEY-IN-THE-HILLS, FL

PHOTOMETRIC PLAN

Date: 04/24/26
Scale: 1"=50'
Drawn: CPB Checked: MA
File Name: UTMK-L500.DWG
North

Sheet
L-500

MATCHLINE, SEE SHEET L-500



FOSTER CONANT & ASSOCIATES
100 W. Lucerne Cir., Suite 401
Orlando, Florida 32801
Phone (407) 648-2225
www.fosterconant.com

Seal

Revisions

Project

STONEHILL PHASE 1

HOWEY-IN-THE-HILLS, FL

PHOTOMETRIC PLAN

Date: 04/24/26
Scale: 1" = 50'
Drawn: CPB Checked: MA
File Name: WTMK-L500.DWG
North

Sheet
L-501

Legend

Pole
- Aluminum
- Concrete
- Fiberglass
- Wood
- Planned

Street Lights
- Existing

Fuse
- Closed - Existing
- Open - Existing
- Planned

Service
- Existing
- Planned

Overhead Transformer
- Existing
- Planned

Underground Transformer
- Existing
- Planned

Elbow
- Closed
- Open

Cabinet
- Existing
- Planned

Secondary Encloser
- Existing
- Planned

Primary Open
- Existing
- Planned

Switch
- Closed - Existing
- Closed - Planned
- Open - Existing
- Open - Planned

Capacitor Bank
- Existing
- Planned

Sectionalizer
- Existing
- Planned

Step Transformer
- Existing
- Planned

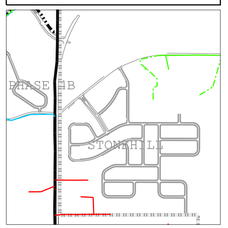
Regulator
- Existing
- Planned

Recloser
- Closed
- Open

Primary OH Conductor
- A Phase
- B Phase
- C Phase
- Dual Phase
- Three Phase
- Planned

Primary UG Conductor
- A Phase
- B Phase
- C Phase
- Dual Phase
- Three Phase
- Planned

Conduit Planned
- 1 inch
- 2 inch
- 2.5 inch
- 3 inch
- 4 inch
- 5 inch
- 6 inch



Disclaimer
Sumter Electric Cooperative Inc., creates and administers information for its own specific needs. The information contained herein may not be suitable for other purposes. This information is provided "as is" with no warranty, expressed or implied, as to its accuracy, completeness or usefulness for any particular purpose. No one other than Sumter Electric Cooperative, Inc. may rely on the accuracy hereof.

Comment: Stonehill PH 1 Lights

Aid to Construction:

W/O Number: 227495

Luis Vargas

Customer Name:
Pulte Homes

Substation:

Feeder:

Date 09/18/2026

PULTE

HOMES

Stonehill

Phase 1 Hardscape Plan Revisions

Design Review Committee
Town of Howey-in-the-Hills

Summary of Changes | Rev 2

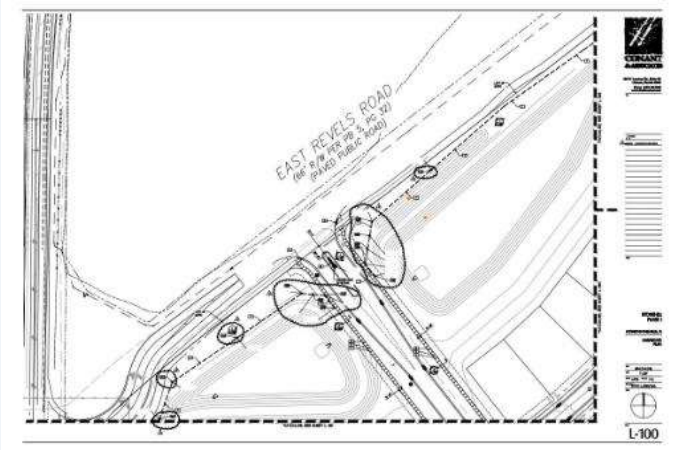


WHAT WE ARE PRESENTING

Two Sheets. Six Changes.

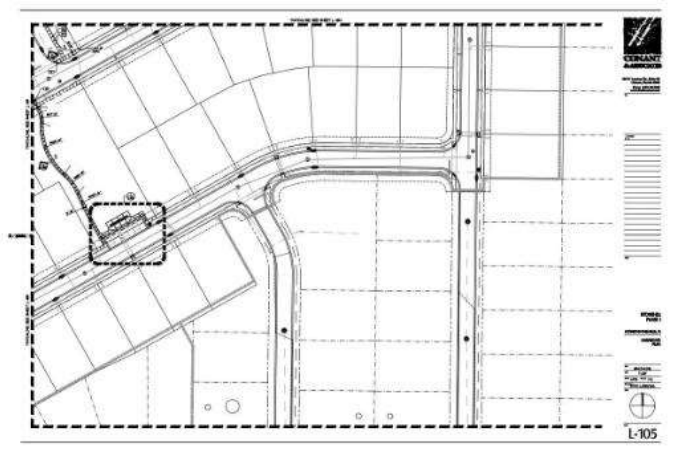
PULTE

L-100 MAIN ENTRANCE



- Nine columns upgraded to stone finish (14B)
- Remaining columns standard finish (14A)
- Street pavers removed, both sides of entry

L-105 COMMUNITY PARK



- Two columns removed at north end
- Walkway realigned
- Shade structures removed

No changes to lot layout, roadway geometry, drainage, or Phase 1 entitlements.

VISUAL COMPARISON

L-100 | Main Entrance at East Revels Road

PULTE

Column finish comparison at the main entrance. Nine columns receive the stone facia shown at right.

PREVIOUS — REV 1 (14A)



REVISED — REV 2(14B Stone Facia Columns)



STONE FINISH

Nine entrance columns relabeled 14B

STANDARD FINISH

Remaining columns designated 14A

PAVERS REMOVED

Street pavers gone, both sides of entry

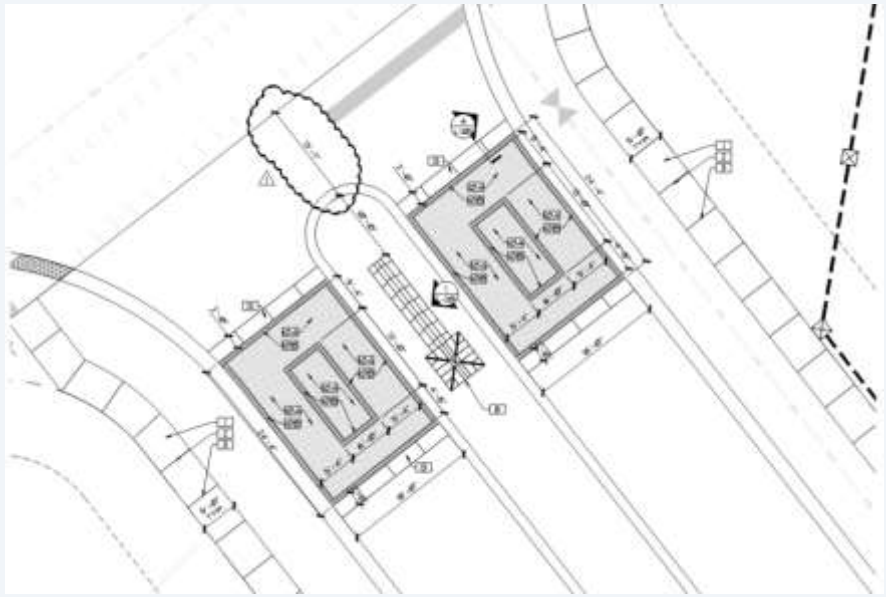
ENTRANCE PAVING

L-100 | Street Pavers at the Main Entrance

PULTE

The street pavers on both sides of the main entrance have been removed, as shown in the revised condition at right.

REV 2 PLAN — SHEET L-100



REVISED — REV 2 (NO PAVERS)



PAVERS REMOVED

Street pavers gone, both sides of entry

PAVING MATERIAL

Standard roadway section at the entry drive

NO OTHER CHANGES

Curb line, drive width, and drainage unchanged

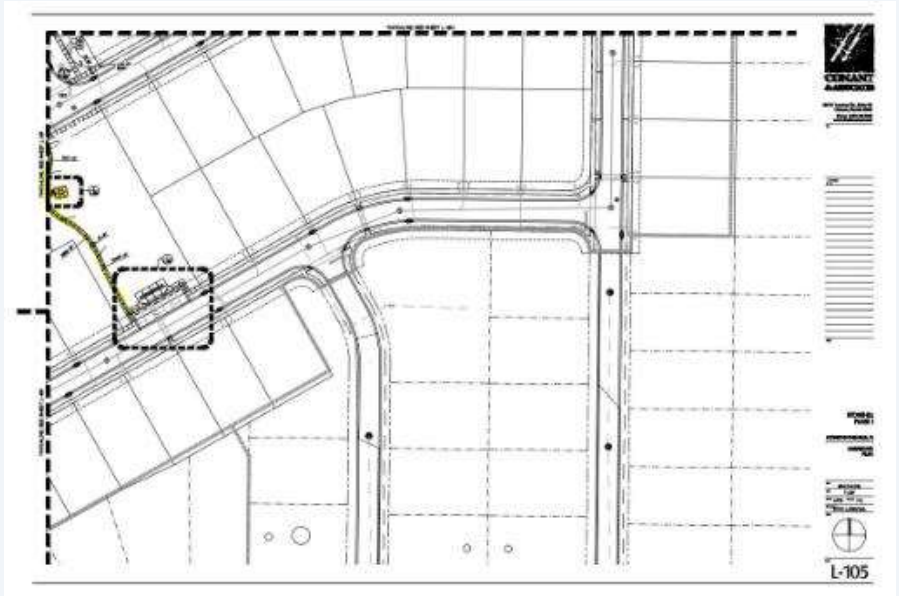
VISUAL COMPARISON

L-105 | Community Park — North End

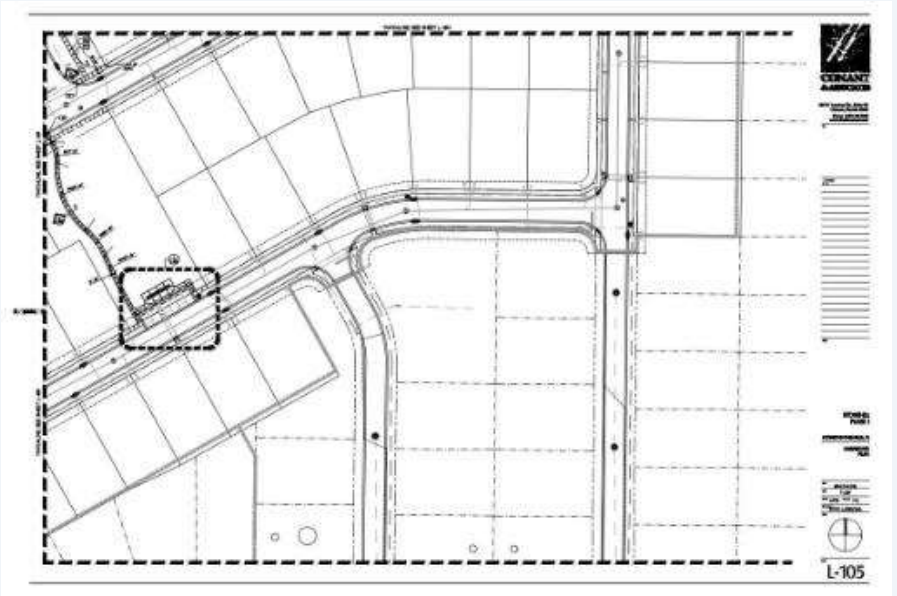
PULTE

The dashed box marks the area of change at the north end of the park.

PREVIOUS — REV 1



REVISED — REV 2



COLUMNS REMOVED

Two columns taken out at the north end

WALKWAY REALIGNED

Pedestrian connection kept continuous

SHADE STRUCTURES REMOVED

Open sightlines across the park

Requested Action

Acknowledge & Approve the Rev 2 hardscape revisions to sheets L-100 and L-105 & Misc. administrative changes.

L-100

Nine stone-finish columns (14B), remaining columns standard finish (14A), and no street pavers at the main entrance.

L-105

Two columns and the shade structures removed, with the walkway realigned at the north end.

ZONING MEMORANDUM

October 6, 2026
Prepared for
Town of Howey-in-the-Hills
Attn: Sean O'Keefe, Town Manager

Stonehill: Phase 2 Landscaping and Hardscape Plans Review

Applicant: Pulte Group

Planning staff reviewed the proposed landscaping plans for Phase 2. It appears that these are already part of the Stonehill Phase 2 Final Subdivision Plans.

Unless the applicant is proposing changes to these plan sheets, they can remain part of and as presented in the Final Subdivision Plans that are scheduled to go to the Planning and Zoning Board on October 22, 2026.

The Phase 2 Hardscape Plan only shows 6-foot tall PVC fencing on the boundary of Tracts 2C and 2D. The Land Development Code (LDC) does not allow PVC fencing for buffer areas. Either berms or walls are required, consistent with LDC Sec. 7.02.01. This is something that should be included with the subdivision plans and shown in relationship to buffer details.

The Land Development Code (LDC) defines hardscape elements on Sec. 7.07.01 as benches, sculptures, arbors, and other inanimate elements of landscaping. It further states that detailed signage plans are required as part of hardscape plan review. None of that is provided with this application.

Staff recommendation: Please review LDC Sec. 7.07 for all requirements in submitting a hardscape plan and resubmit.

TOWN OF HOWEY-IN-THE-HILLS, FLORIDA

GENERAL LAND DEVELOPMENT APPLICATION

101 N. Palm Avenue, Howey-in-the-Hills, Florida 34737
Phone: (352) 324-2290 • Fax: (352) 324-2126

Date Received: Application ID: Received By:

REQUESTED ACTION

- ☐ Comp Plan Amendment
- ☐ PUD
- ☐ Conditional Use
- ☐ Land Development Code Text
- ☐ Variance
- ☐ Rezoning
- ☐ Subdivision Minor
- ☐ Other
- ☒ Site Plan (check one below)
  - ☐ Preliminary
  - ☒ Final
- ☐ Subdivision (check one below)
  - ☐ Preliminary Subdivision Final
  - ☐ Subdivision
  - ☐ Final Plat

Describe Request: Landscape, Irrigation, & Hardscape Plans for Watermark Ph. 2 final review.

APPLICANT INFORMATION:

Name: Maleia Smiferguso, Pulte Group
E-Mail: Maleia.storum@pultegroup.com
Address: 4901 Vineland Rd., Suite 500, Orlando, FL 32811
Phone: 407-661-4710 Fax:

☒ Owner
☐ Agent for Owner ☐ Attorney for Owner

OWNER INFORMATION:

Name: same as Applicant
E-Mail:
Address:
Phone:
Fax:

PROPERTY INFORMATION:

Address: SE corner of SR 19 & E. Revels Rd.

General Location: Howey in the Hills

Current Zoning: PUD Parcel Size: 45.12 Current Land Use: PUD

Tax Parcel #:

Legal Description Attached ☐ Yes ☐ No Survey Attached ☐ Yes ☐ No

Pre-Application Meeting Date: _____
(Attach Pre-Application Form)

Application Fee: $_____

Applicant's Signature: Maleia M Ferguson 9/23/20
(Signature) *(Date)*

maleia Smi Ferguso
(Print)

Owner's Signature: Maleia M Ferguson 9/23/20
(Provide letter of Authorization) *(Signature)* *(Date)*

maleia Smi Ferguso
(Print)

Applications must be complete to initiate the review process.

STONEHILL PHASE 2

TOWN OF HOWEY-IN-THE-HILLS, FL

LANDSCAPE ARCHITECTURAL DRAWINGS

HARDSCAPE CONSTRUCTION DOCUMENT SET

ISSUED FOR BID - 08.13.26

VICINITY MAP



N.T.S.

INDEX OF DRAWINGS

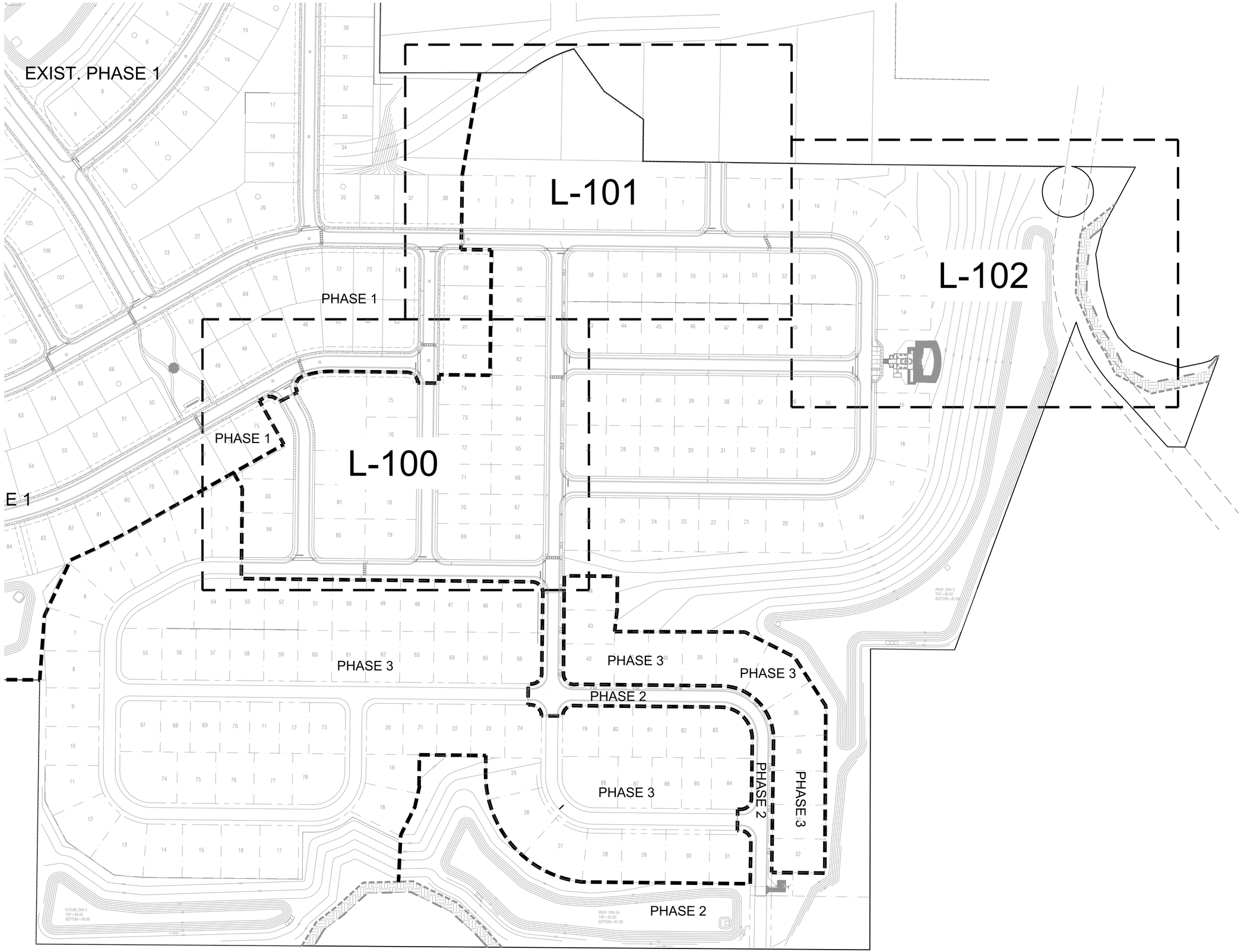
SHT. NO.	ISSUE DATE	REV. NO.	REV. DATE	SHEET TITLE
L-001	08.13.26	-	-	KEY PLAN
L-002	08.13.26	-	-	CONSTRUCTION NOTES & FINISH SCHEDULE
L-100	08.13.26	-	-	HARDSCAPE PLAN
L-101	08.13.26	-	-	HARDSCAPE PLAN
L-102	08.13.26	-	-	HARDSCAPE PLAN
L-200	08.13.26	-	-	HARDSCAPE DETAILS
L-201	08.13.26	-	-	HARDSCAPE SPECIFICATIONS

REGISTERED LANDSCAPE ARCHITECT
MATTHEW J. ALLEN
LA 6667359
STATE OF FLORIDA

Digitally signed by Matthew J Allen
Date: 2026.09.23 14:18:54 -04'00'

FOSTER CONANT & ASSOCIATES

Landscape Architecture & Site Planning • 100 W. Lucerne Circle • Suite 401 • Orlando, Florida, 32801-1617 • Phone: 407/ 648-2225 • www.fosterconant.com



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Orlando, Florida 32801
Phone (407) 648-2225
www.fosterconant.com

Seal

Revisions

Project

STONEHILL PHASE 2

HOWEY-IN-THE-HILLS, FL

KEY PLAN

Date: 08/13/26
Scale: 1" = 100'
Drawn: CPB Checked: MA
File Name: WTMK-PH2-L001.DWG
North

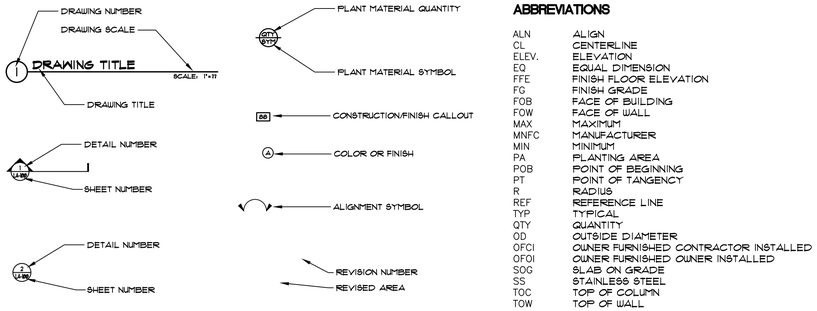
Sheet

L-001

GENERAL CONSTRUCTION NOTES

1. ALL DIMENSIONS ARE TAKEN FROM FACE OF WALL, FACE OF CURB AND/OR CENTERLINES OF ROADS AT 90 DEGREE ANGLES, UNLESS OTHERWISE NOTED ON PLAN. THE DIMENSIONS ARE SHOWN FOR APPROXIMATE LINE AND ALL RADII AND CURVES ARE TO HAVE CONTINUOUS AND SMOOTH TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.
2. ALL FORMS AND ALIGNMENT OF PAVING, PILASTERS AND WALLS SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO POURING (GIVE A MINIMUM OF 48 HOURS NOTICE).
3. FOR SITE GRADING AND DRAINAGE, SEE CIVIL ENGINEER'S PLANS.
4. CONTRACTOR SHALL VERIFY LOCATION OF ALL SURFACE AND SUB-SURFACE UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
5. CONTRACTOR SHALL NOTE AND INSTALL SLEEVES SHOWN ON IRRIGATION PLAN, CONSTRUCTION PLANS, AND GRADING PLANS.
6. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
7. CONTRACTOR MUST CHECK ALL DIMENSIONS, FRAMING CONDITIONS AND SITE CONDITIONS BEFORE STARTING WORK. OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES.
8. DO NOT WILLFULLY INSTALL OR CONSTRUCT ITEMS AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
9. CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED SIMILAR TO THE DETAILS FOR THE RESPECTIVE MATERIALS.
10. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE OWNER'S REPRESENTATIVE DO NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND FOR SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
11. DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, HIS REPRESENTATIVE AND THE APPLICABLE GOVERNING CODE AUTHORITY.
12. CONTRACTOR SHALL REFER TO SOILS ENGINEER'S REPORT FOR PERCENTAGES OF COMPACTION REQUIRED FOR ALL CONCRETE FLATWORK AND FOOTINGS.
13. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE CURRENT UNIFORM AND FLORIDA BUILDING CODE.
19. THE CONTRACTOR SHALL STAKE AND LAYOUT ALL IMPROVEMENTS USING THE GEOMETRIC DATA PROVIDED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY STAKE AND CHECK THE ALIGNMENT, BOTH VERTICAL AND HORIZONTAL, AND TO INSURE ADEQUATE POSITIONING PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IN WRITING IF ANY DISCREPANCIES ARE FOUND AND NOT PROCEED WITH THE WORK UNTIL DIRECTED.
20. SITE FURNISHINGS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. DETAILS PROVIDED IN THE DRAWINGS FOR ANCHORING OF FURNISHINGS ARE PROVIDED FOR INTENT ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE MANUFACTURER AND SUBMIT ANCHORING DETAILS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
21. ALL REFERENCES TO "GRAY" CONCRETE SHALL MEAN NATURAL CONCRETE WITH NO COLOR ADDITIVE.
22. ALL CONCRETE WALKS SHALL NOT EXCEED A SLOPE OF 1:20 AND CROSS SLOPES ON ALL CONCRETE SIDEWALKS SHALL NOT EXCEED 2%. IF THE SIDEWALK DOES EXCEED THIS SLOPE, ADA COMPLIANT HANDICAP RAMPS WILL BE REQUIRED.
23. ALL HANDICAP RAMPS SHALL NOT EXCEED A 1:12 SLOPE AND SHALL MEET ALL ADA REQUIREMENTS FOR LANDINGS AND HANDRAILS.
24. ALL REINFORCING STEEL SHALL MEET ACI, ASTM AND CRSI STANDARDS AND THE WRITTEN SPECIFICATIONS.
25. ALL CONCRETE SHALL MEET ACI AND ASTM STANDARDS AND THE WRITTEN SPECIFICATIONS.
26. ALL DIMENSIONS ARE TO EDGE OF PAVEMENTS UNLESS OTHERWISE NOTED.
27. ALL BROOM FINISHED CONCRETE SHALL BE BROOMED IN THE SAME DIRECTION AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE OWNER. THE BROOM FINISH APPEARANCE SHALL NOT DEVIATE SUBSTANTIALLY FROM POUR TO POUR OR ONE SECTION OF CONCRETE TO ANOTHER.
28. UNLESS OTHERWISE EXPRESSLY APPROVED IN WRITING BY THE OWNER ALL CONTROL JOINTS SHALL BE TOOLED. SAW CUTTING WILL NOT BE ACCEPTABLE.
29. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ROADWAY PAVEMENT GRADING, CURB INFORMATION, ALL SITE DRAINAGE/GRADING INFORMATION AND HANDICAP RAMP DETAILING.
30. ALL SITE WALLS AND CURBS SHALL HAVE CONTROL JOINTS EVERY 10' O.C. MAXIMUM AND EXPANSION JOINTS EVERY 30' O.C. MAXIMUM.

DRAWING REFERENCES



ABBREVIATIONS

ALN	ALIGN
CL	CENTERLINE
ELEV.	ELEVATION
EQ	EQUAL DIMENSION
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FOB	FACE OF BUILDING
FOW	FACE OF WALL
MAX	MAXIMUM
MNFC	MANUFACTURER
MIN	MINIMUM
PA	PLANTING AREA
POB	POINT OF BEGINNING
PT	POINT OF TANGENCY
R	RADIUS
REF	REFERENCE LINE
TYP	TYPICAL
QTY	QUANTITY
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
SOG	SLAB ON GRADE
SS	STAINLESS STEEL
TOC	TOP OF COLUMN
TOW	TOP OF WALL

CONSTRUCTION LEGEND NOTES

1. CONTRACTOR TO PROVIDE SAMPLES OF ALL MATERIALS, COLORS AND FINISHES FOR OWNER APPROVAL PRIOR TO PROCUREMENT AND INSTALLATION.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR OWNER APPROVAL OF SIGNAGE, WALLS, COLUMNS, FENCES & GATES (VEHICULAR AND PEDESTRIAN), PRIOR TO INSTALLATION.

CONSTRUCTION LEGEND AND FINISH SCHEDULE

SYMBOL	DESCRIPTION	COLOR	FINISH	MANUFACTURER	GENERAL NOTES	DETAIL NUMBER
1	CONSTRUCT CONCRETE SIDEWALK	NATURAL GRAY	MEDIUM BROOM	PER CONTRACTOR	--	1 / L-200
2	CONSTRUCT CONCRETE SIDEWALK EXPANSION JOINTS	--	--	PER CONTRACTOR	PROVIDE JOINTS 6'-0" O.C., OR AS OTHERWISE INDICATED ON THE PLANS	2B / L-200
3	CONSTRUCT CONCRETE SIDEWALK CONTROL JOINTS	--	--	PER CONTRACTOR	PROVIDE JOINTS 36'-0" O.C., OR AS OTHERWISE INDICATED ON THE PLANS	2A / L-200
4	PROVIDE AND INSTALL 6' HT. PVC FENCE	TAN	POWDERCOAT	PER CONTRACTOR	CONTRACTOR TO FIELD VERIFY UTILITY LINE LOCATIONS PRIOR TO INSTALLATION; INSTALL PER MANUFACTURER INSTRUCTIONS	3 / L-200

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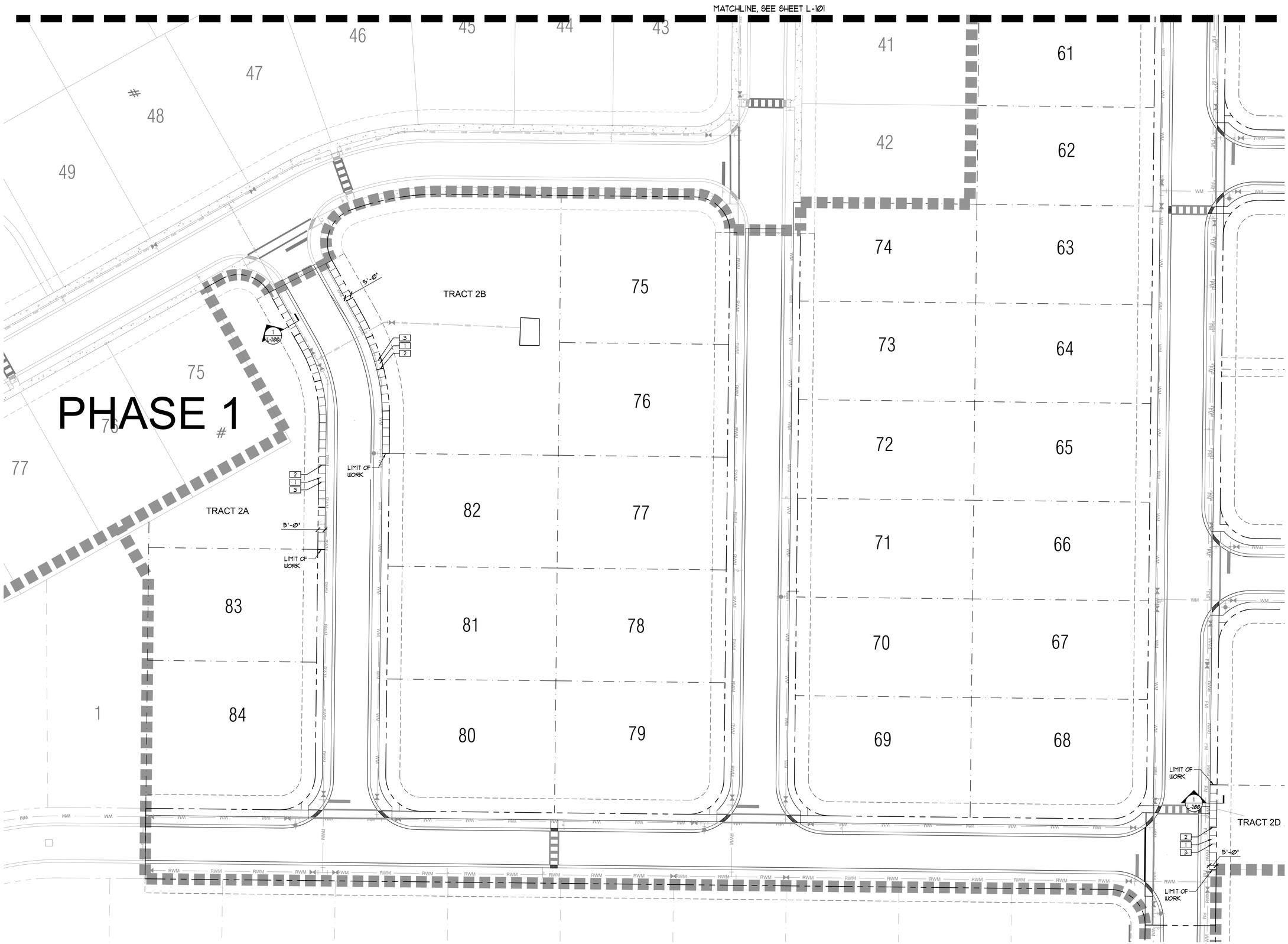
STONEHILL
PHASE 2

HOWEY-IN-THE-HILLS, FL

CONSTRUCTION NOTES
& FINISH SCHEDULE

Date: 08/13/26
Scale: --
Drawn: CPB Checked: RRC
File Name: WTMK-PH2-L002.DWG
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L-002



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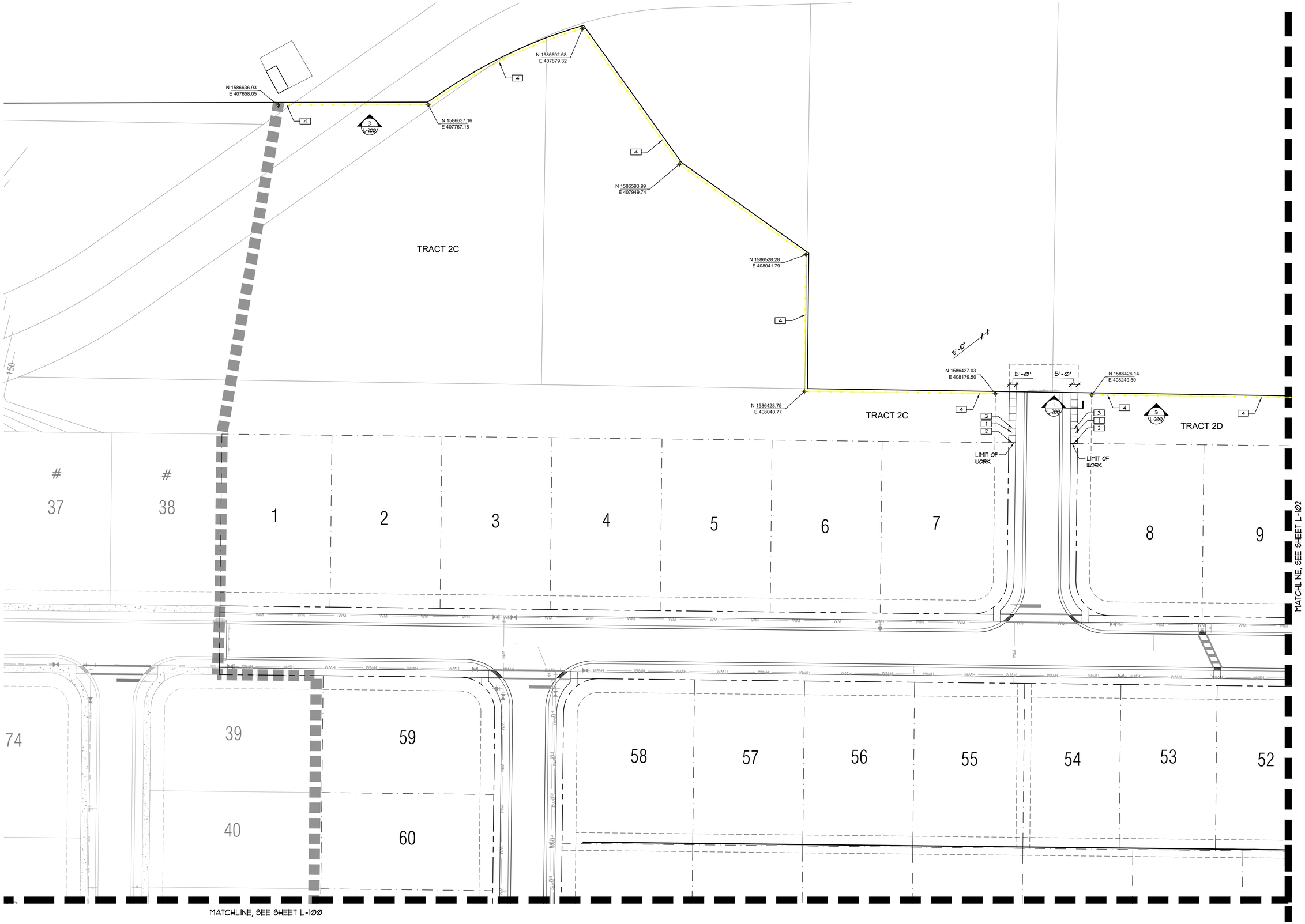
STONEHILL
PHASE 2

HOWEY-IN-THE-HILLS, FL

HARDSCAPE
PLAN

Date: 08/13/26
Scale: 1" = 30'
Drawn: CPB Checked: MA
File Name: WTMK-L100DWG
North

Sheet
L-100



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STONEHILL
PHASE 2

HOWEY-IN-THE-HILLS, FL

HARDSCAPE
PLAN

Date: 08/13/26
Scale: 1" = 30'
Drawn: CPB Checked: MA
File Name: WTMK-L100.DWG

North

Sheet
L-101

TRACT 2D

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E 409022.85

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35

36

15

MATCHLINE, SEE SHEET L-101

SEE SEPARATE HARDSCAPE PLAN PACKAGE FOR POOL AMENITY TRACT

TRACT 2D

TRACT 2D

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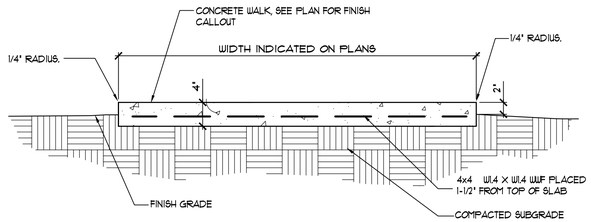
STONEHILL
PHASE 2

HOWEY-IN-THE-HILLS, FL

HARDSCAPE
PLAN

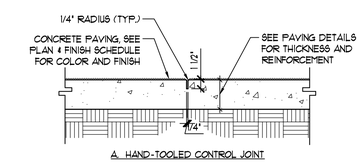
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North

Sheet
L-102

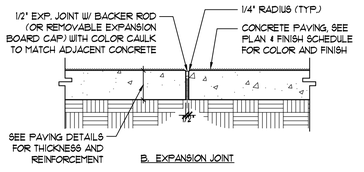


1 CONCRETE SIDEWALK

SCALE: 1" = 1'-0"



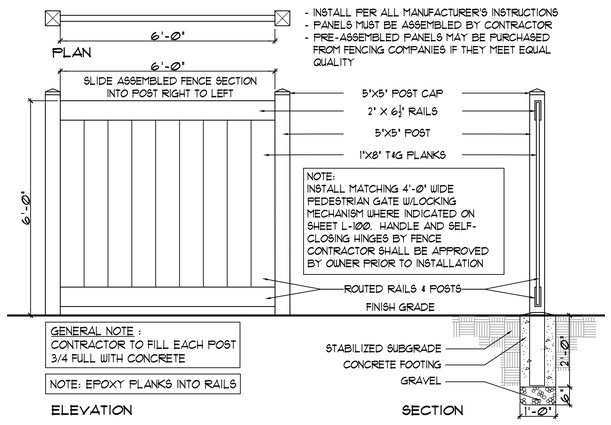
A. HAND-TOOLED CONTROL JOINT



B. EXPANSION JOINT

2 CONCRETE JOINTS

SCALE: 1" = 1'-0"



- INSTALL PER ALL MANUFACTURER'S INSTRUCTIONS
- PANELS MUST BE ASSEMBLED BY CONTRACTOR
- PRE-ASSEMBLED PANELS MAY BE PURCHASED FROM FENCING COMPANIES IF THEY MEET EQUAL QUALITY

3 PVC FENCE

SCALE: 1/2" = 1'-0"

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STONEHILL PHASE 2

HOWEY-IN-THE-HILLS, FL

HARDSCAPE DETAILS

Date: 08/13/26
Scale: AS NOTED
Drawn: CPB Checked: RRC
File: WTHK-PH2-L200.DWG
North

Sheet
L-200

SECTION 03 10 00 - CONCRETE FORMS AND ACCESSORIES

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Formwork for cast-in place concrete, with shoring, bracing and anchorage.
B. Openings for other work.
C. Form accessories.
D. Form stripping.

1.02 RELATED SECTIONS

A. Section 032000 - Concrete Reinforcement.
B. Section 033000 - Cast-in-Place Concrete.
C. Section 033300 - Concrete Curing.

1.03 REFERENCES

A. ACI 301 - Specifications for Structural Concrete for Buildings: ACI International/American Concrete Institute: 1989.
B. ACI 318 - Building Code Requirements for Reinforced Concrete: ACI International/American Concrete Institute: 1992.
C. ACI 347R - Guide to Formwork for Concrete: ACI International/American Concrete Institute: 1994.

1.04 DESIGN REQUIREMENTS

A. Design, engineer and construct formwork, shoring and bracing to conform to design and code requirements: resultant concrete to conform to required shape, line and dimension.

1.05 SUBMITTALS

A. Product Data: Provide data on form materials and installation requirements.

1.06 QUALITY ASSURANCE

A. Perform work of this section in accordance with ACI 347R, ACI 301, and ACI 318.
B. Design formwork under direct supervision of a Professional Structural Engineer experienced in design of concrete formwork and licensed in Florida.

PART 2 - PRODUCTS

2.01 WOOD FORM MATERIALS

A. Plywood: Douglas Fir species: solid one side grade: sound undamaged sheets with clean, true edges.
B. Lumber: Southern Pine species: No 2 or better grade: with grade stamp clearly visible.

2.02 PREFABRICATED FORMS

A. Preformed Steel Forms: Minimum 16 gage matched, tight fitting, stiffened to support weight of concrete without deflection detrimental to tolerances and appearance of finished surfaces.

2.03 FORMWORK ACCESSORIES

A. Form Ties: Snap-off type, galvanized metal, fixed length, cone type, with waterproofing washer, 1 inch back break dimension, free of defects that could leave holes larger than 1 inch in concrete surface.
B. Form Release Agent: Colorless mineral oil that will not stain concrete.
C. Corners: Filleted, rigid plastic type: 3/4 x 3/4 inch size: maximum possible lengths.
D. Nails, Spikes, Lag Bolts, Through Bolts, Anchorages: Sized as required, of sufficient strength and character to maintain formwork in place while placing concrete.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Verify lines, levels and centers before proceeding with formwork. Ensure that dimensions agree with drawings.

3.02 EARTH FORMS

A. Earth forms are not permitted.

3.03 ERECTION - FORMWORK

A. Erect formwork, shoring and bracing to achieve design requirements, in accordance with requirements of ACI 301.
B. Provide bracing to ensure stability of formwork. Shore or strengthen formwork subject to overstressing by construction loads.
C. Arrange and assemble formwork to permit dismantling and stripping. Do not damage concrete during stripping. Permit removal of remaining principal shores.
D. Align joints and make watertight. Keep form joints to a minimum.
E. Obtain approval before framing openings in structural members that are not indicated on drawings.
F. Coordinate this section with other sections of work that require attachment of components to formwork.
G. If formwork is placed after reinforcement, request instructions from Engineer before proceeding.

3.04 APPLICATION - FORM RELEASE AGENT

A. Apply form release agent on formwork in accordance with manufacturer's recommendations.
B. Apply prior to placement of reinforcing steel, anchoring devices, and embedded items.
C. Do not apply form release agent where concrete surfaces will receive special finishes or applied coverings that are affected by agent. Soak inside surfaces of untreated forms with clean water. Keep surfaces coated prior to placement of concrete.

3.05 INSERTS, EMBEDDED PARTS, AND OPENINGS

A. Provide formed openings where required for items to be embedded in passing through concrete work.
B. Locate and set in place items that will be cast directly into concrete.
C. Coordinate with work of other sections in forming and placing openings, slots, reglets, recesses, sleeves, bolts, anchors, other inserts, and components of other work.
D. Install accessories in accordance with manufacturer's instructions, so they are straight, level, and plumb. Ensure items are not disturbed during concrete placement.
E. Provide temporary ports or openings in formwork where required to facilitate cleaning and inspection. Locate openings at bottom of forms to allow flushing water to drain.
F. Close temporary openings with tight fitting panels, flush with inside face of forms, and neatly fitted so joints will not be apparent in exposed concrete surfaces.

3.06 FORM CLEANING

A. Clean forms as erection proceeds, to remove foreign matter within forms.
B. Clean formed cavities of debris prior to placing concrete.
C. Flush with water or use compressed air to remove remaining foreign matter.
1. Ensure that water and debris drain to exterior through clean-out ports.

3.07 FORMWORK TOLERANCES

A. Construct formwork to maintain tolerances required by ACI 301.

3.08 FIELD QUALITY CONTROL

A. Inspect erected formwork, shoring, and bracing to ensure that work is in accordance with formwork design, and to verify that supports, fastenings, wedges, ties, and items are secure.

3.09 FORM REMOVAL

A. Do not remove forms or bracing until concrete has gained sufficient strength to carry its own weight and imposed loads.
B. Loosen forms carefully. Do not wedge pry bars, hammers, or tools against finish concrete surfaces scheduled for exposure to view.

END OF SECTION 03 10 00

SECTION 03 20 00 - CONCRETE REINFORCEMENT

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Reinforcing steel for cast-in-place concrete.
B. Supports and accessories for steel reinforcement.

1.02 RELATED SECTIONS

A. Section 031000 - Concrete Forms and Accessories.
B. Section 033000 - Cast-in-Place Concrete.

1.03 REFERENCES

A. ACI 301 - Specifications for Structural Concrete for Buildings: ACI International/American Concrete Institute: 1989.
B. ACI 318 - Building Code Requirements For Reinforced Concrete: ACI International/American Concrete Institute: 1992.
C. ACI SP-66 - ACI Detailing Manual: ACI International/American Concrete Institute: 1994.
D. ASTM A 185 - Standard Specification for Steel Welded Wire Fabric, Plain, for Concrete Reinforcement: 1994.
E. ASTM A 615/A 615M - Standard Specification for Deformed and Plain Billet-Steel Bars for Concrete Reinforcement: 1996a.
F. CRSI (DA4) - Manual of Standard Practice: Concrete Reinforcing Steel Institute: 1990.

1.04 SUBMITTALS

A. Shop Drawings: Comply with requirements of ACI SP-66. Include bar schedules, shapes of bent bars, spacing of bars, and location of splices.
B. Manufacturer's Certificate: Certify that reinforcing steel and accessories supplied for this project meet or exceed specified requirements.

1.05 QUALITY ASSURANCE

A. Perform work of this section in accordance with CRSI (DA4).

PART 2 - PRODUCTS

2.01 REINFORCEMENT

A. Reinforcing Steel: ASTM A 615/A 615M Grade 60 (420).
1. Deformed billet-steel bars.
2. Unfinished.
B. Welded Steel Wire Fabric: ASTM A 185, plain type.
1. Mesh Size and Wire Gage: As indicated on drawings.
C. Reinforcement Accessories:
1. Tie Wire: Annealed, minimum 16 gage.
2. Chairs, Bolsters, Bar Supports, Spacers: Sized and shaped for adequate support of reinforcement during concrete placement.
3. Provide plastic components for placement within 1-1/2 inches of weathering surfaces.

2.02 FABRICATION

A. Fabricate concrete reinforcing in accordance with CRSI (DA4) - Manual of Standard Practice.
B. Welding of reinforcement is not permitted.
C. Locate reinforcing splices not indicated on drawings at point of minimum stress.

PART 3 - EXECUTION

3.01 PLACEMENT

A. Place, support and secure reinforcement against displacement. Do not deviate from required position.
B. Do not displace or damage vapor barrier.
C. Accommodate placement of formed openings.
D. Maintain concrete cover around reinforcing as follows:
1. Walls (exposed to weather or backfill): 2 inch
2. Footings and Concrete Formed Against Earth: 3 inch
3. Slabs on Fill: 2 inch

END OF SECTION 03 20 00

SECTION 03 30 00 - CAST-IN-PLACE CONCRETE

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. This Section includes cast-in-place concrete, including reinforcement, concrete materials, mix design, placement procedures, and finishes.

1.02 SUBMITTALS

A. Product Data: For each manufactured material and product indicated.
B. Design Mixes: For each concrete mix indicated.
C. Shop Drawings: Include details of steel reinforcement placement including material, grade, bar schedules, stirrup spacing, bent bar diagrams, arrangement, and supports.

1.03 QUALITY ASSURANCE

A. Manufacturer Qualifications: A firm experienced in manufacturing ready-mixed concrete products complying with ASTM C 94 requirements for production facilities and equipment.
B. Comply with ACI 301, "Specification for Structural Concrete", unless modified by the requirements of the Contract Documents.
C. Preinstallation Conference: Conduct conference at Project site.

1.04 JOB MOCK-UP

A. Prior to installation of paving, provide three (3) sample panels at site of each pattern and material called for, minimum 5'x5' square, based on Owner/Landscape Architect direction.

PART 2 - PRODUCTS

2.01 FORMWORK

A. Comply with requirements of Section 031000.

2.02 REINFORCEMENT

A. Comply with requirements of Section 032000.

2.03 CONCRETE MATERIALS

A. Cement: ASTM C 150, Type I - Normal Portland type.
B. Fine and Coarse Aggregates: ASTM C 33.
C. Fly Ash: ASTM C 618, Class F.
D. Water: Clean and not detrimental to concrete.

2.04 ADMIXTURES

A. Air Entrainment Admixture: ASTM C 260.
B. Chemical Admixtures: ASTM C 494, Type A - Water Reducing, Type C - Accelerating, and Type G - Water Reducing, High Range and Retarding.
1. Do not use chemicals that will result in soluble chloride ions in excess of 0.1 percent by weight of cement.

2.05 CONCRETE ACCESSORIES

A. Epoxy Bonding System: ASTM C 881, type as required by project conditions.
B. Vapor Retarder: 8 mil thick clear polyethylene film, type recommended for below grade application.
C. Non-Shrink Grout: ASTM C 1107: premixed compound consisting of non-metallic aggregate, cement, water reducing and plasticizing agents.
1. Minimum Compressive Strength at 48 Hours: 2,400 psi.
D. Curing Materials: Comply with requirements of Section 03390.

2.06 CONCRETE MIX DESIGN

A. Proportioning Normal Weight Concrete: Comply with ACI 211 recommendations.
B. Concrete Strength: Establish required average strength for each type of concrete on the basis of field experience or trial mixtures, as specified in ACI 301.
1. For trial mixtures method, employ independent testing agency acceptable to Engineer for preparing and reporting proposed mix designs.
C. Admixtures: Add acceptable admixtures as recommended in ACI 211 and at rates recommended by manufacturer.
D. Normal Weight Concrete:
1. Compressive Strength, per ASTM C 39 at 28 days: 3000 psi.
2. Fly Ash Content: Maximum 15 percent of cementitious materials by weight.
3. Cement Content: Minimum 430 lb per cubic yard.
4. Water-Cement Ratio: Maximum 42 percent by weight.
5. Total Air Content: 2.0 to 4.0 percent, per ASTM C 173.
6. Maximum Slump: 5 inches.
7. Maximum Aggregate Size: 1 inch.

2.07 MIXING

A. Transit Mixers: Comply with ASTM C 94.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Verify lines, levels, and dimensions before proceeding with work of this section.

3.02 PREPARATION

A. Verify that forms are clean before applying release agent.
B. Coordinate placement of joint devices with erection of concrete formwork and placement of form accessories.
C. Prepare previously placed concrete by cleaning with steel brush and applying bonding agent in accordance with manufacturer's instructions.
D. Install vapor retarder under interior slabs on grade. Lap joints minimum 6 inches and seal watertight by taping edges and ends. Cover with sand to depth shown on drawings.

3.03 PLACING CONCRETE

A. Place concrete in accordance with ACI 304R.
B. Place concrete for floor slabs in accordance with ACI 302.1R.
C. Notify Engineer not less than 24 hours prior to commencement of placement operations.
D. Ensure reinforcement, inserts, waterstops, embedded parts, and formed construction joint devices will not be disturbed during concrete placement.
E. Repair vapor retarder damaged during placement of concrete reinforcing.
F. Repair with vapor retarder materials lap over damaged areas minimum 6 inches and seal watertight.
G. Separate slabs on grade from vertical surfaces with 1/2 inch thick joint filler.
Maintain records of concrete placement. Record date, location, quantity, air temperature, and test samples taken.
H. Place concrete continuously between predetermined expansion, control, and construction joints.
I. Do not interrupt successive placement: do not permit cold joints to occur.
J. Saw cut joints within 24 hours after placing. Use 3/16 inch thick blade, cut into 1/4 depth of slab thickness.
K. Screed floors level, maintaining surface flatness of maximum 1/4 inch in 10 ft.

3.04 CONCRETE FINISHING

A. Repair surface defects, including tie holes, immediately after removing formwork.
B. Unexposed Form Finish: Rub down or chip off fins or other raised areas 1/4 inch or more in height.
C. Exposed Form Finish: Rub down or chip off and smooth fins or other raised areas 1/4 inch or more in height. Provide finish as follows:
1. Smooth Rubbed Finish: Wet concrete and rub with carborundum brick or other abrasive, not more than 24 hours after form removal.
D. Concrete Slabs: Finish to requirements of ACI 302.1R, and as follows:
1. Wood float surfaces that will receive Architectural finish .
2. Steel trowel surfaces that will be left exposed.
E. In areas with floor drains, maintain floor elevation at walls: pitch surfaces uniformly to drains as indicated on drawings.

3.05 CURING AND PROTECTION

A. Comply with requirements of Section 03390.

3.06 FIELD QUALITY CONTROL

A. Provide free access to concrete operations at project site and cooperate with appointed firm.
B. Submit proposed mix design of each class of concrete to inspection and testing firm for review prior to commencement of concrete operations.
C. Tests of concrete and concrete materials may be performed at any time to ensure conformance with specified requirements.
D. Compressive Strength Tests: ASTM C 39. For each test, mold and cure three concrete test cylinders. Obtain test samples for every 100 cu yd or less of each class of concrete placed.
E. Take one additional test cylinder during cold weather concreting, cured on job site under same conditions as concrete it represents.
F. Perform one slump test for each set of test cylinders taken.

3.07 DEFECTIVE CONCRETE

A. Test Results: The testing agency shall report test results in writing to Engineer and Contractor within 24 hours of test.
B. Defective Concrete: Concrete not conforming to required lines, details, dimensions, tolerances or specified requirements.
C. Repair or replacement of defective concrete will be determined by the Engineer. The cost of additional testing shall be borne by Contractor when defective concrete is identified.
D. Do not patch, fill, touch-up, repair, or replace exposed concrete except upon express direction of Engineer for each individual area.

END OF SECTION 03 30 00

SECTION 32 13 13 - CONCRETE PAVING

PART 1 - GENERAL

1.01 SCOPE OF WORK

A. The work covered in this Section consists of all grey concrete walks, terraces, plazas, and related items necessary to complete the work indicated on Drawings and described in Specifications.

PART 2 - MATERIALS

2.01 CONCRETE

A. Concrete, and the equipment, workmanship and materials therefore, shall conform to applicable requirements of the concrete sections, except as hereinafter specified. Concrete shall be standard-weight, with minimum compressive strength of 3000 PSI at 28 days. Concrete shall have a slump of not more than 3 inches.

2.02 FORMS

A. Forms shall be of wood or steel, straight, of sufficient strength to resist springing during depositing and consolidating concrete, and of a height equal to the full depth of the finished paving. Wood forms shall be surface plank, 3/4" nominal thickness.

2.03 EXPANSION JOINTS

A. Expansion joint filler material shall be asphalt-impregnated fiber strips 1/2" thick, unless otherwise shown on drawings, equal to Celotex 'Flexcell' or Removable Expansion Board Cap.

2.04 ROCK SALT (If indicated)

A. Shall be Morton's coarse grade or equal, graded for aggregated uniformity between 1/4"-3/8".

2.05 CONCRETE REINFORCEMENT

A. Unless otherwise indicated, all paving shall be reinforced with 6'x6' W1.4 x W1.4 welded wire mesh reinforcing. Lap all joints 6" and extend to within 2" of sides and ends of slabs.

B. Unless otherwise indicated, all bands shall be reinforced with #4 steel reinforcing bars. Bars shall be continuous throughout length of all bands and shall be placed no closer than 2 1/2" from any surface.

PART 3 - INSTALLATION

3.01 SUBGRADE PREPARATION

A. Subgrade shall be constructed true to grade and cross section as shown on Drawings. It shall be thoroughly watered and rolled or hand-tamped until firm before placing concrete. Completed subgrade shall be tested for grade and cross section with a template extending full depth of walk and supported between side forms. Subgrade and forms shall be thoroughly watered in advance of placing concrete.

3.02 FORMS

A. Forms shall be set with upper edge true to line and grade and shall be held rigidly in place by stakes placed at intervals not to exceed 4'0". Wood forms may be thoroughly wetted with water before concrete is placed.

B. Side forms shall not be removed for less than twelve hours after finishing has been completed.

3.03 EXPANSION JOINTS

A. Dividers shall be placed flush with the surface and shall be held in place with steel pins or other devices to prevent warping of filler during floating and finishing. Immediately after finishing operations are completed, joint edges shall be rounded with an edging tool having a radius of 1/8". Expansion filler joints shall be formed about structures and features that project through or into the walk pavement, and at abutting buildings, using joint filler of type, thickness and width indicated. Filler shall be installed in such manner as to form a complete, uniform separation between structure and walk. At the end of the curing period, expansion joints shall be carefully cleaned and any material protruding above top of pavement shall be cut flush with pavement.

3.04 CONCRETE PLACEMENT AND FINISHING

A. Concrete Placement:

1. Place concrete in forms in one layer to thickness indicated. Use a strike-off guided by side forms to bring surface to proper section. Tamp and consolidate concrete with tamping bars, finish with wood and apply a smooth trowel finish across width of concrete paving using a trowel. The finished surface shall not vary more than 3/16" in 10'0". Provide control joints as indicated in plans and details. Form control joints in fresh concrete by cutting a groove in top surface to a depth of one-fourth the thickness of the concrete using a jointer with a radius of 1/8" and cutting blade not more than 1/8" thick. Unless otherwise indicated, all joints should always be perpendicular to the edge of paving. Surface shall be free of surface blemishes and tool marks.

B. Finishing (as indicated on drawings):

1. Broom Finish: Tamp and consolidate concrete with tamping bars, finish with wood and apply a light broom finish across width of paving. The finished surface shall not vary more than 3/16" in 10'0". Surface shall be uniform in color, and free of surface blemishes and tool marks.
2. Rock Salt Finish: As concrete has begun to set, rock salt shall be uniformly broadcast over the concrete to pit the surface. The pitting should be spaced at 3/4" uniformly over the surface and tapped in with a trowel flush to the finish grade of the concrete surface. The rock salt should be removed in no less than 12 hours with water.

A. Non-Exposed S.O.G. where concrete paving shall be finished with unit paving. Finish of slab shall be roughened to accept mortar.

3.05 CURING AND PROTECTION

A. Curing: Immediately after finishing operations, the exposed concrete surfaces shall be cured in accordance with applicable requirements of concrete.

B. Protection: After curing, debris shall be removed, and the area adjoining the paving shall be backfilled, graded and compacted to conform to the surrounding area in accordance with lines and grades indicated. Completed paving shall be protected from damage until accepted. Any damaged concrete or concrete that does not drain properly shall be removed and reconstructed at no additional cost to the Owner.

END OF SECTION 32 13 13

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Project

STONEHILL PHASE 2

HOWEY-IN-THE-HILLS, FL

HARDSCAPE SPECIFICATIONS

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L-201

STONEHILL PHASE 2

TOWN OF HOWEY-IN-THE-HILLS, FL

LANDSCAPE ARCHITECTURAL DRAWINGS

LANDSCAPE CONSTRUCTION DOCUMENT SET

ISSUED FOR BID - 08.13.26

VICINITY MAP



N.T.S.

INDEX OF DRAWINGS

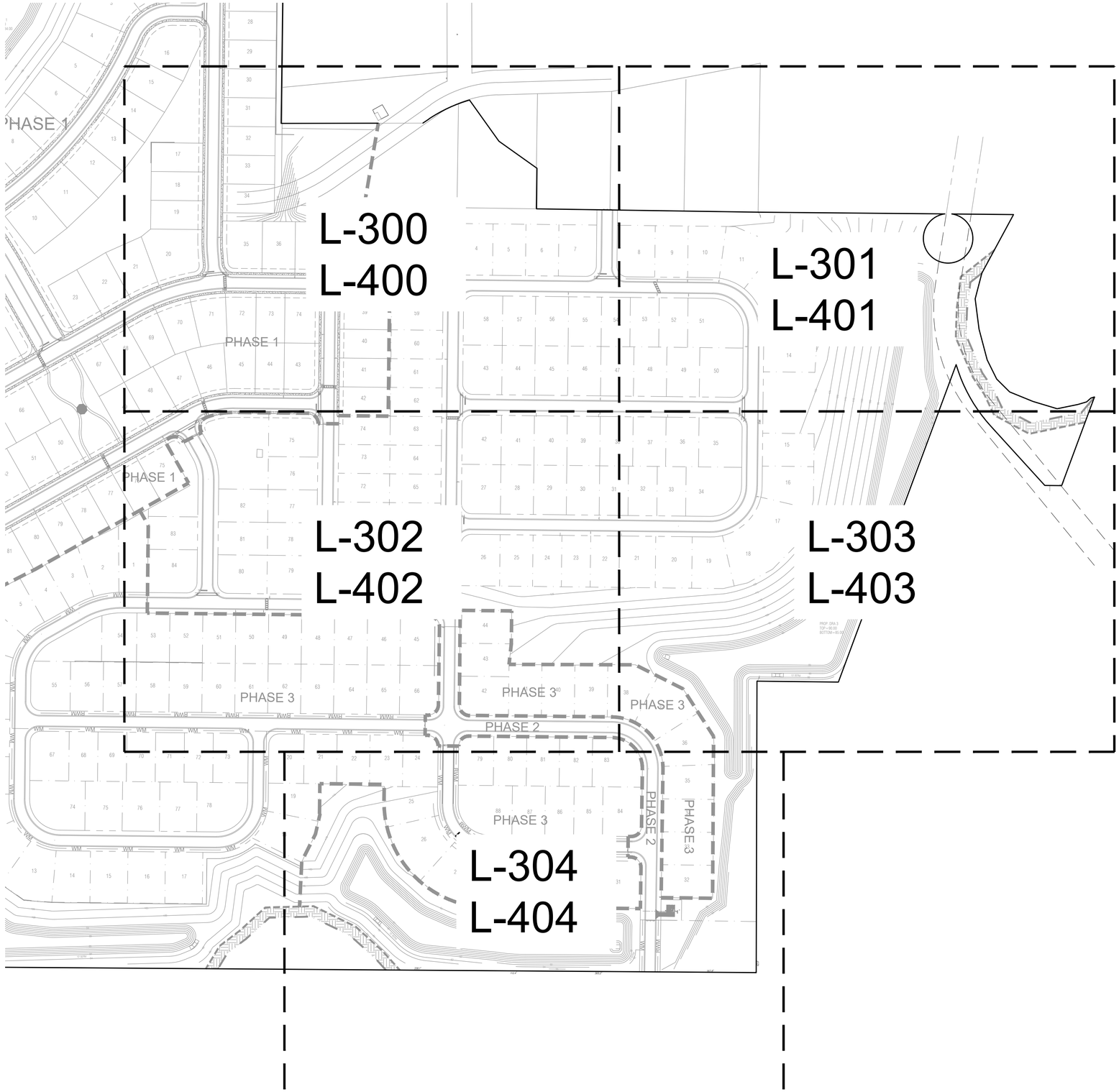
SHT. NO.	ISSUE DATE	REV. NO.	REV. DATE	SHEET TITLE
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L-300	08.13.26	–	–	LANDSCAPE PLAN
L-301	08.13.26	–	–	LANDSCAPE PLAN
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REGISTERED LANDSCAPE ARCHITECT
MATTHEW J. ALLEN
LA 6667359
STATE OF FLORIDA

Digitally signed by Matthew J Allen
Date: 2026.09.23 14:17:43 -04'00'

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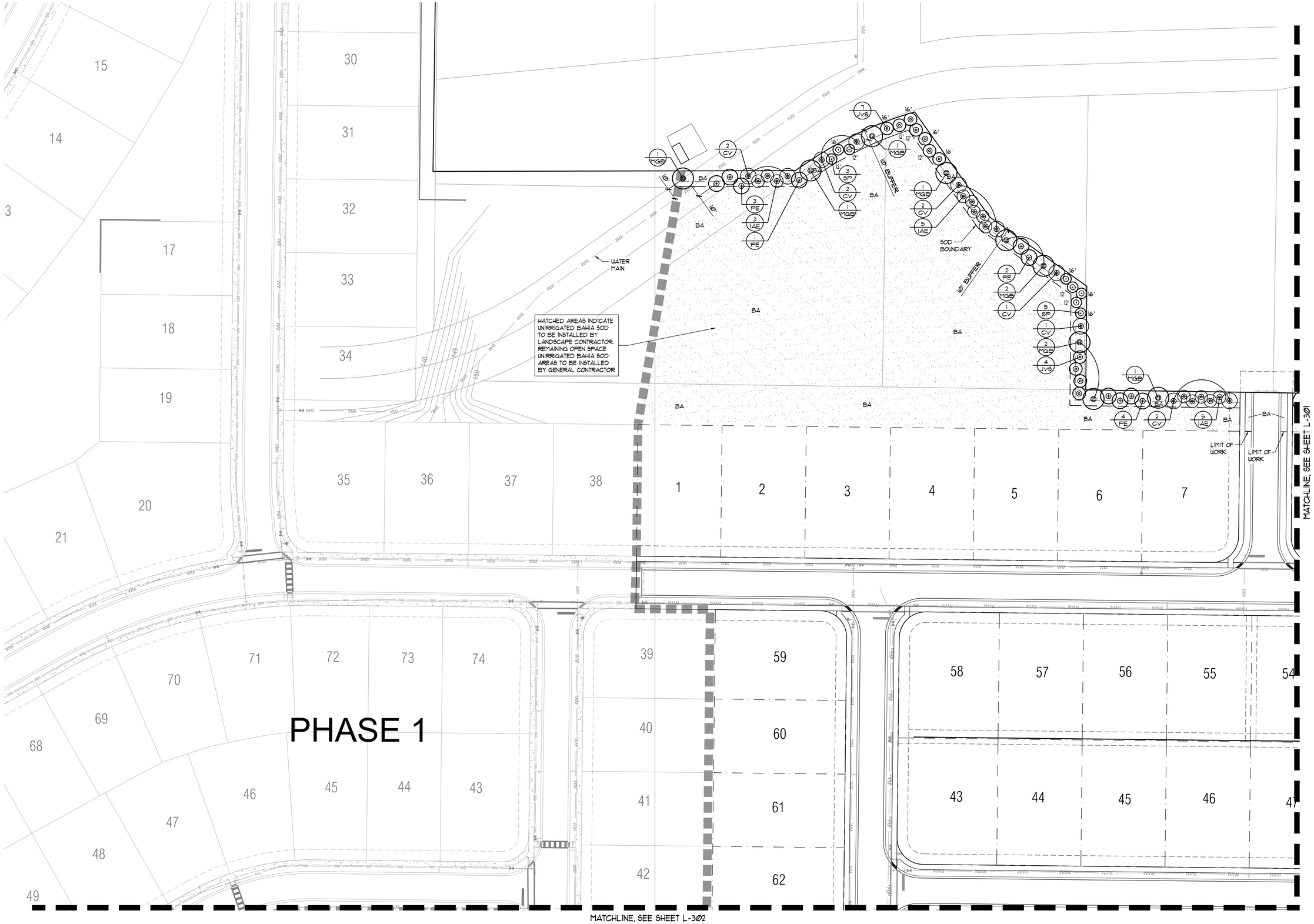
HOWEY-IN-THE-HILLS, FL

KEY PLAN

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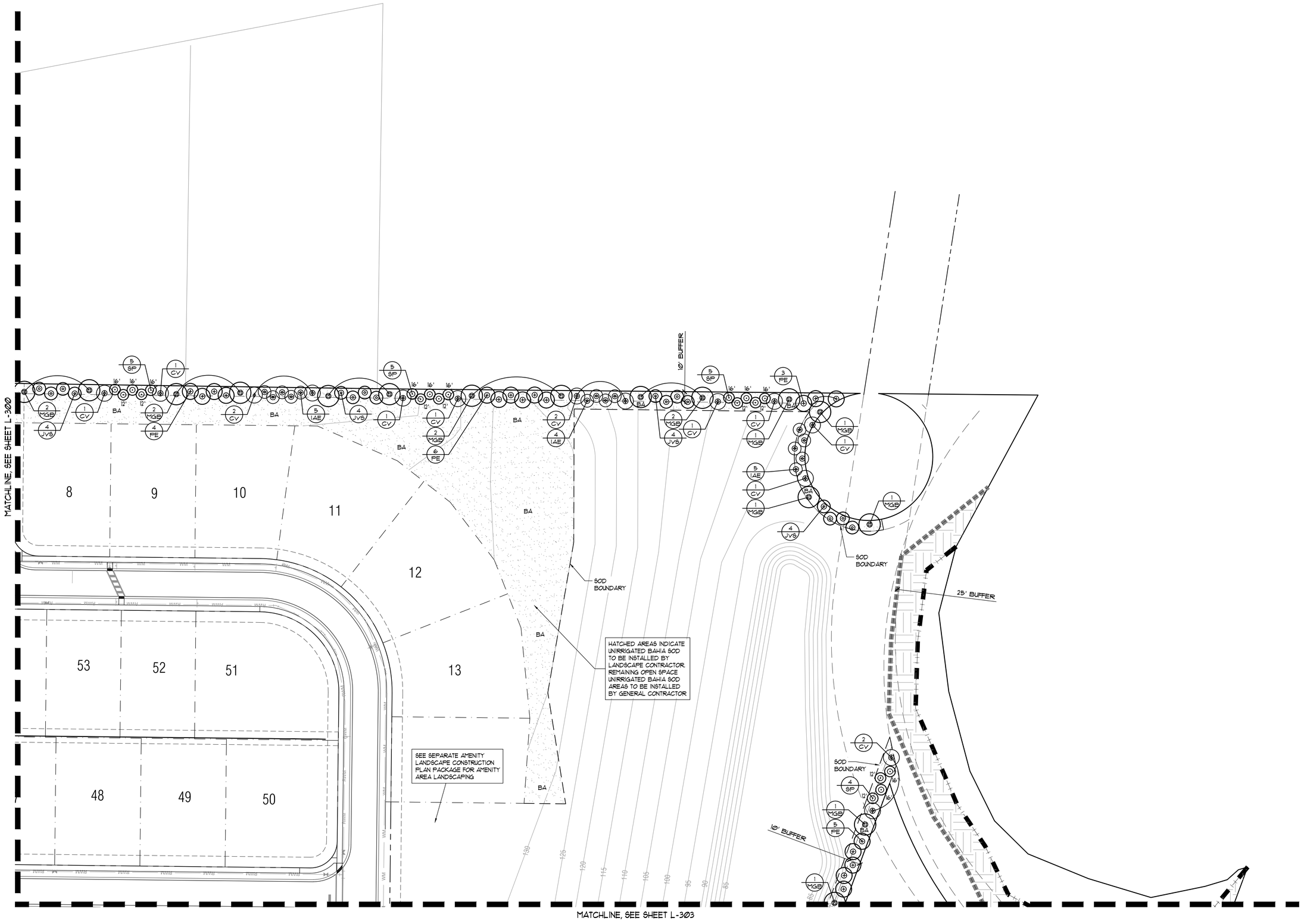
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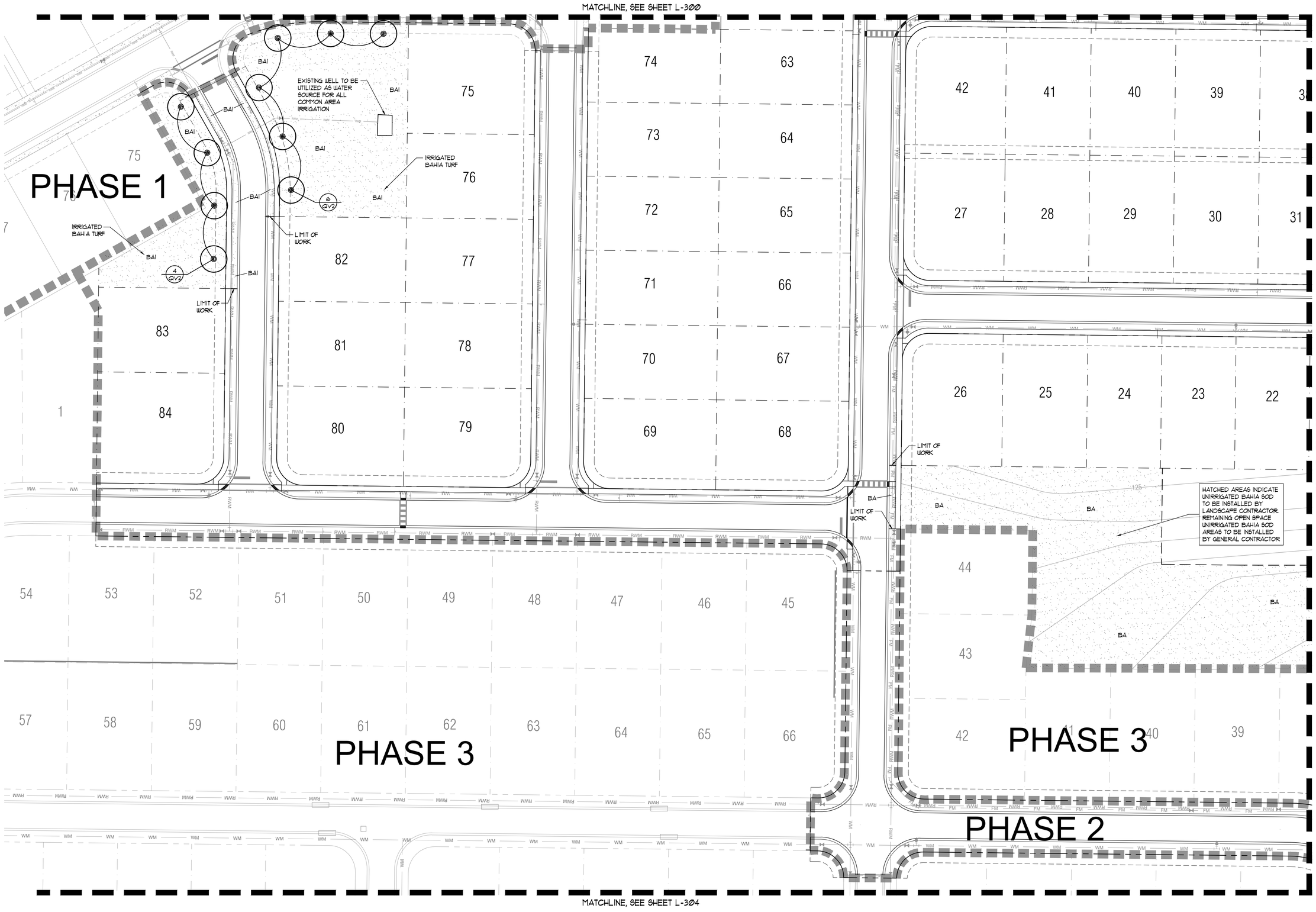
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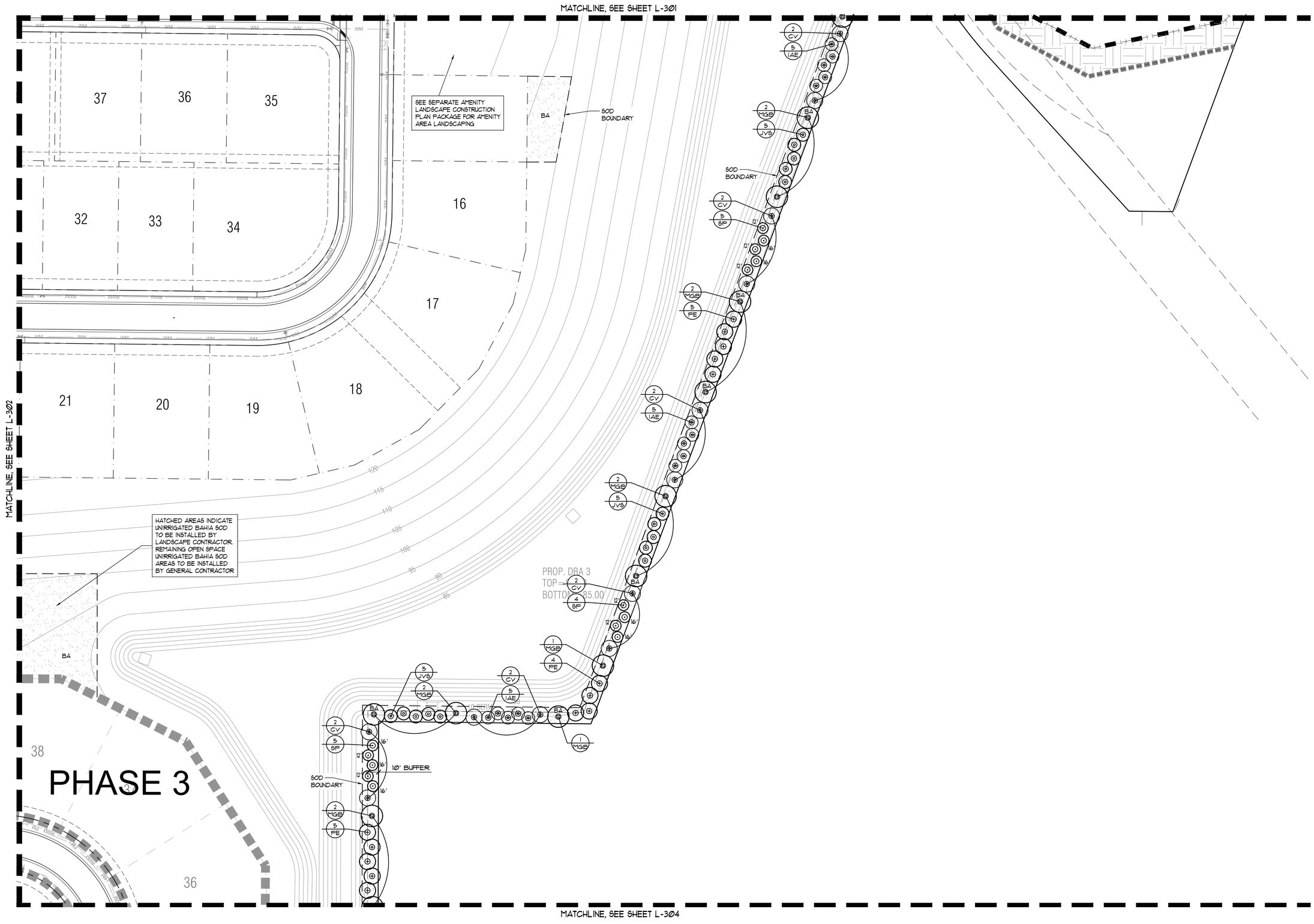
STONEHILL
PHASE 2

HOWEY-IN-THE-HILLS, FL

LANDSCAPE PLAN

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LANDSCAPE PLAN

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MATCHLINE, SEE SHEET L-302

MATCHLINE, SEE SHEET L-303

HATCHED AREAS INDICATE UNIRRIGATED BAHIA SOD TO BE INSTALLED BY LANDSCAPE CONTRACTOR. REMAINING OPEN SPACE UNIRRIGATED BAHIA SOD AREAS TO BE INSTALLED BY GENERAL CONTRACTOR

PHASE 3

PHASE 2

PHASE 3

PROP. DRA 5A
TOP=92.00
BOTTOM=87.00

SOD BOUNDARY

25' BUFFER

10' BERM

10' BUFFER

BA

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STONEHILL
PHASE 2

HOWEY-IN-THE-HILLS, FL

LANDSCAPE
PLAN

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GENERAL NOTES

1. ALL UNPAVED AREAS NOT DESIGNATED AS A LANDSCAPE SHRUB BED SHALL BE COVERED WITH SOD AS INDICATED ON PLANS.
2. ALL SHRUBS SHALL BE PLANTED 1-1/2" AND TREES 2-1/2" ABOVE GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLANT HEALTH IN ON-SITE SOILS.
3. NEWLY INSTALLED TREES SHALL HAVE THEIR CALIPER MEASURED 12" ABOVE THE TOP OF THE ROOT BALL.
4. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE GRADE STANDARDS OF FLORIDA NO. 1 AS PROVIDED IN 'GRADES AND STANDARDS FOR NURSERY PLANTS' (LATEST EDITION), STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, AND ANY AMENDMENTS THERETO.
5. THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL BROUGHT TO THE SITE WHICH HE DEEMS TO BE OF INFERIOR QUALITY, DOES NOT MEET FLORIDA NO. 1 GRADE OR THAT DOES NOT MEET SPECIFIED SIZE.
6. ALL TREES WITH THE EXCEPTION OF PALMS SHALL BE EITHER CONTAINER GROWN OR FIELD GROWN. NO GROW BAGS WILL BE ACCEPTED.
7. ALL PLANT BEDS AND DESIGNATED "MULCH" AREAS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3" PINE BARK "MINI-NUGGETS" MULCH.
8. ALL TREES SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL INSPECTION.
9. ALL TREES SHALL HAVE ALL SYNTHETIC BURLAP REMOVED FROM THE ENTIRE ROOT BALL. THE TOP THREE ROWS OF SQUARES ON ALL CAGES AROUND THE ROOT BALLS SHALL BE CLIPPED OFF AND REMOVED.
10. THE CONTRACTOR SHALL READ AND ADHERE TO ALL WRITTEN SPECIFICATIONS.
11. THE CONTRACTOR SHALL SUBMIT UNIT PRICES FOR ALL BID ITEMS.
12. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO LANDSCAPE INSTALLATION.
13. THE CONTRACTOR SHALL VISUALLY INSPECT THE SOILS CONDITION OF THE SITE AND SHALL PERFORM PERCOLATION TESTS PER THE GUIDELINES OUTLINED IN SECTION 3.03 OF THE LANDSCAPE SPECIFICATIONS.
14. THE CONTRACTOR SHALL PROVIDE A SOIL TEST IN 4 LOCATIONS AND PROVIDE RECOMMENDATIONS FOR AMENDMENTS BASED ON THE RESULTS IN ORDER TO ACHIEVE A BALANCED PH FOR THE PLANTING BACKFILL. (SEE SECTION 2.01B OF THE LANDSCAPE SPECIFICATIONS). IMPROPER SOIL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL RECTIFY ALL INCURRED DAMAGES AT NO ADDITIONAL COST TO THE OWNER.
15. SUCCESSFUL BIDDER SHALL LOOK UP ALL MATERIALS IMMEDIATELY AFTER CONTRACT ASSIGNMENT. PLANTS SHALL BE HELD DURING THE PERIOD FROM CONTRACT TO INSTALLATION TO ALLOW FOR ADDITIONAL GROWTH. ALL PLANTS WILL BE REQUIRED TO BE FULL AND HEALTHY. CONTRACTOR SHALL ARRANGE FOR PLANT APPROVAL PRIOR TO DELIVERY EITHER BY SAMPLES, PHOTOS OR NURSERY VISITS.
16. THE CONTRACTOR SHALL REVIEW THE SOILS REPORT ON FILE WITH THE OWNER.
17. THE INSTALLATION OF PLANT MATERIAL SHALL BE VIEWED AS ACCEPTANCE BY THE CONTRACTOR OF EXISTING GRADES AS GIVEN TO HIM.
18. THE CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCHITECT A WRITTEN LETTER OF ACCEPTABILITY OF GRADES. FAILURE TO DO SO WILL BE VIEWED AS AN ACCEPTANCE OF EXISTING GRADES BY THE CONTRACTOR.
19. CONTRACTOR SHALL ANTICIPATE THAT THE FIRST 5 FEET AROUND THE BUILDING PERIMETER WILL BE COMPACTED. THESE AREAS SHALL BE TILLED AND IMPROVED IN ORDER TO SUSTAIN VIGOROUS, HEALTHY PLANT GROWTH.
20. IN THE EVENT OF A VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL QUANTITY OF PLANTS SHOWN ON THE PLAN DRAWINGS, THE PLANS SHALL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING A QUANTITY COUNT AS A CHECK FOR DISCREPANCIES.
21. WHERE LIGHT POLES AND TREES OR STREET SIGNS AND TREES OCCUR IN PROXIMITY TO EACH OTHER, A MINIMUM SEPARATION OF 10 FEET SHALL BE MAINTAINED.
22. THE CONTRACTOR WILL BE REQUIRED TO SAND AREAS OF SOD THAT ARE NOT SMOOTHLY APPLIED TO ELIMINATE SMALL IRREGULARITIES IN GRADES. LARGE GRADE IRREGULARITIES WILL REQUIRE REGRADING AND RESODDING.
23. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE SITE INCLUDING ALL MOWING, EDGING, TRIMMING, PRUNING AND SPRAYING OF PESTICIDES AND FUNGICIDES UNTIL THE TIME OF FINAL ACCEPTANCE BY THE OWNER. IF PROJECT IS INSTALLED IN PHASES, OWNER WILL PROVIDE PHASING INFORMATION AT TIME OF BIDDING PROCESS.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING THE LANDSCAPE ARCHITECT'S APPROVAL OF ALL PLANT BED LAYOUTS AND TREE LOCATIONS PRIOR TO INSTALLATION. IF PLANT MATERIAL IS INSTALLED PRIOR TO LANDSCAPE ARCHITECT'S APPROVAL, CONTRACTOR WILL BE SUBJECT TO RELOCATING THE MATERIAL AT THE LANDSCAPE ARCHITECT'S REQUEST AND AT THE CONTRACTOR'S OWN EXPENSE.
25. PRIOR TO THE REMOVAL OF ANY TREES, THE TREES TO BE RETAINED SHALL HAVE PROTECTIVE TREE BARRIERS PER THE TREE PROTECTION DETAIL.
26. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NORMAL HIGH WATER ELEVATION OF THE RETENTION POND(S) WITH THE CIVIL ENGINEER PRIOR TO PLANTING ANY SPECIFIED TREES OR LITTORAL PLANTINGS IN THE IMMEDIATE POND VICINITY. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IF THE NORMAL HIGH WATER ELEVATION IS NOT AS SHOWN ON THE LANDSCAPE PLANS SO THAT PROPER REVISIONS CAN BE MADE.
27. CONTRACTOR IS EXPECTED TO CARRY OUT ALL RESPONSIBILITIES AS SET FORTH IN THESE LANDSCAPE NOTES AND IN THE LANDSCAPE SPECIFICATIONS. THEY WILL BE STRICTLY ENFORCED BY THE OWNER/LANDSCAPE ARCHITECT.

COMMON AREA PLANT LIST

TREES

SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
CV	52	CALLISTEMON VIMINALIS	WEEPING BOTTLEBRUSH	MIN. 10' HT. X 5'-6' SPRD., 4' C.T., 2.5" CAL., FULL, SYMMETRICAL FORM
IAE	62	ILEX ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	MIN. 10' HT. X 4'-5' SPRD., FULL TO GROUND, 2.5" CAL., FULL, SYMMETRICAL FORM
JVS	60	JUNIPERUS VIRGINIANA 'SILICICOLA'	SOUTHERN RED CEDAR	MIN. 14' HT. X 5'-6' SPRD., FULL TO GROUND, 4" CAL., FULL, SYMMETRICAL FORM
MGB	50	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	BRACKENS BROWN BEAUTY MAGNOLIA	MIN. 13'-15' HT. X 6'-7' SPRD., 4" CAL., FULL, SYMMETRICAL FORM
PE	62	PINUS ELLIOTTII 'DENSA'	DENSA SLASH PINE	MIN. 14' HT. X 6'-7' SPRD., 4" MIN. CAL., FULL WITH DENSE BRANCHING
QV2	10	QUERCUS VIRGINIANA	LIVE OAK	MIN. 12' HT. X 5'-6' SPRD., 2.5" MIN. CAL., 5' MIN. C.T., FULL, SYMMETRICAL FORM

PALMS

SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
SP	61	SABAL PALMETTO	CABBAGE PALM	FIELD GROWN, C.T. HTS. AS NOTED ON PLAN, REMOVE BOOTS TO TOP THIRD OF TREE, REGENERATED HEADS, STRAIGHT TRUNKS, FULLY HYDRATED AT TIME OF DELIVERY

GRASS

SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
BAI	TBD	PASPALUM NOTATUM 'ARGENTINE'	ARGENTINE BAHIA	FULL, DENSE FOLIAGE, PEST AND DISEASE FREE, TO BE IRRIGATED
BA	TBD	PASPALUM NOTATUM 'ARGENTINE'	ARGENTINE BAHIA	FULL, DENSE FOLIAGE, PEST AND DISEASE FREE, TO BE UNIRRIGATED

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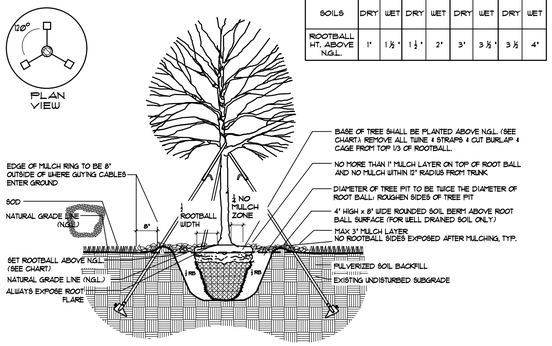
HOWEY-IN-THE-HILLS, FL

LANDSCAPE PLANT LIST & NOTES

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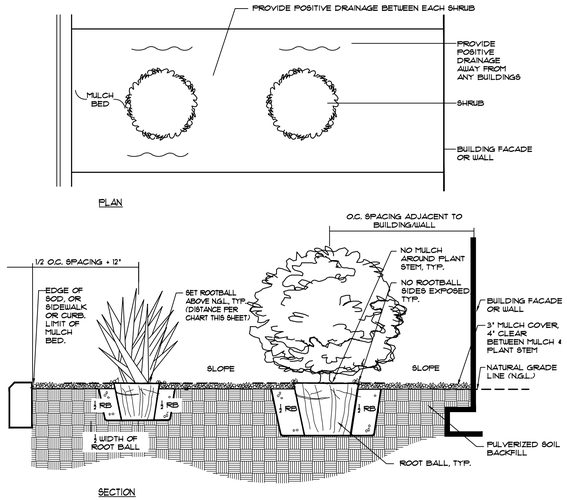
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TOP OF PLANT ROOTBALL IN RELATION TO NATURAL GRADE LINE (N.G.L.)								
CONTAINER SIZE	1-3 GAL.		5-7 GAL.		15-65 GAL.		100 GAL.	
SOILS	DRY	WET	DRY	WET	DRY	WET	DRY	WET
ROOTBALL HT. ABOVE N.G.L.	1"	1½"	1½"	2"	3"	3½"	3½	4"



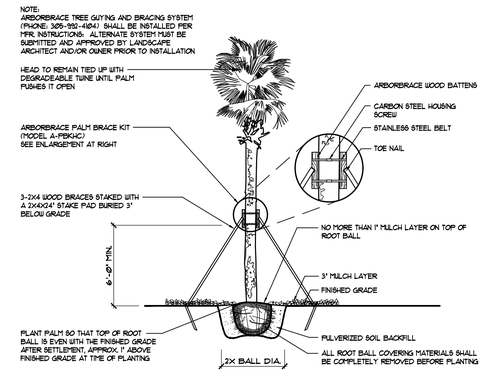
LARGE TREE PLANTING DETAIL BALL AND BURLAP

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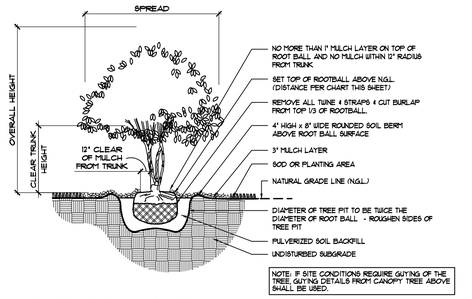
SHRUB PLANTING DETAIL

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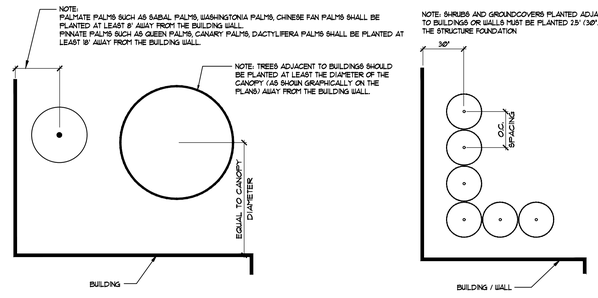
REGENERATED SABAL PALM PLANTING DETAIL

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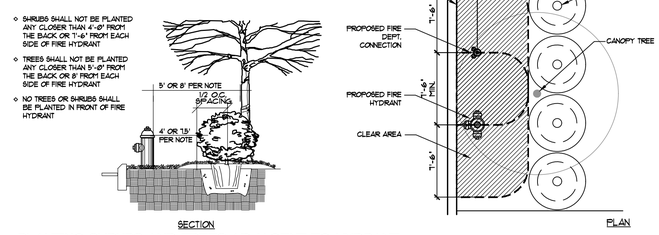
MULTI-TRUNK PLANTING DETAIL

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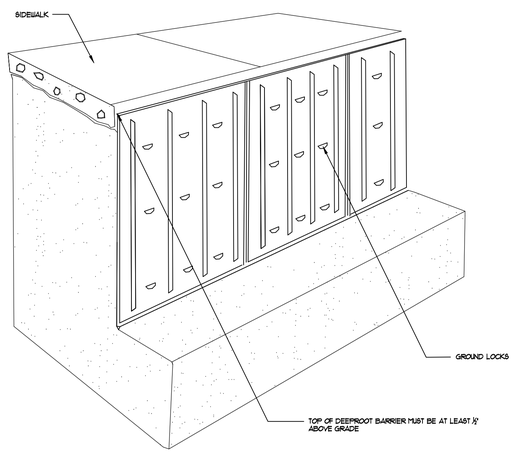
TREE AND SHRUB PLACEMENT ADJACENT TO BUILDINGS/WALLS

SCALE : N.T.S.



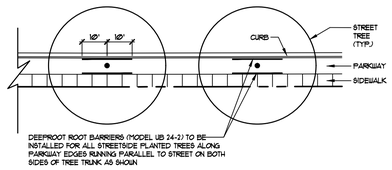
PLANTING SHRUBS AND TREES ADJACENT TO HYDRANT

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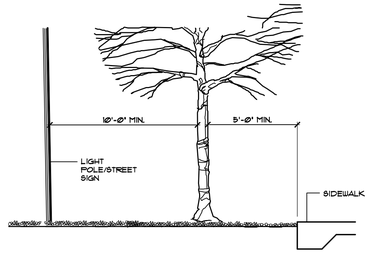


ROOT BARRIER DETAIL (PARKWAY APPLICATION)

SCALE : N.T.S.



NOTE:
ROOT BARRIERS TO BE INSTALLED FOR ANY CANOPY TREE THAT LIES WITHIN 15 FEET OF A WALL OR SIDEWALK



TREE PLACEMENT DETAIL

SCALE : N.T.S.

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SECTION 32 92 00 - SODDING

PART 1 - GENERAL

1.01 SCOPE OF WORK

A. This Section shall govern the furnishing of all sod, labor, materials, equipment and services necessary for the complete installation of all sodding and other items necessary to complete the work as shown on the Drawings and as specified herein.

1.02 GENERAL REQUIREMENTS

A. See Drawings for area to be sodded.

B. Labor crews shall be directed by a landscape foreman experienced in plant materials, planting, reading blueprints, and coordination between job and nursery.

C. Coordinate work with other related work in order to expedite installation of work.

1.03 APPLICABLE DOCUMENTS

A. The following publications of the issues listed below form a part of this Specification.
1. American Joint Committee on Horticultural Nomenclature A.J.C.H.N.) Standard Plant Names, Second Edition (1942).
2. American National Standards Institute (ANSI)-Z60.1-2004 Nursery Stock (sponsored by the American Association of Nurserymen, Inc.)
3. Grades and Standards for Nursery Plants, Parts I and II, State Plant Board of Florida.

PART 2 - MATERIALS

2.01 TOPSOIL

A. If the quantity of existing stored or excavated topsoil is inadequate for sodding, sufficient additional topsoil shall be furnished. Topsoil furnished shall be a natural, fertile, friable soil, possessing characteristics of representative productive soils in the vicinity. It shall be obtained from naturally well-drained areas. Topsoil shall be without a mixture of subsoil and free from Johnson grass (Sorghum halepense), nut grass (Cyperus rotundus) and objectionable weeds and toxic substances.

2.02 LIME

A. Shall be ground limestone (Dolomite) containing not less than 85% of total carbonates, and shall be ground to such a fineness that 50% will pass a 100-mesh sieve and 90% will pass a 20-mesh sieve.

2.03 FERTILIZER

A. Commercial, fertilizer shall be 8-8-8 formulation, of which 60% of the nitrogen is in the urea-formaldehyde form and shall conform to the applicable State Fertilizer laws. It shall be granulated so that 80% is held on a 16-mesh screen, uniform in composition, dry and free-flowing.

2.04 SOD

A. Sod shall be St. Augustine Floratam and Argentine Bahia as noted on the Drawings. Sod shall be fresh healthy, living stems and attached roots. Sod shall be obtained from approved sources where the sod is heavy and thickly matted and free from ground pearl and fairy ring. The soil depth shall be uniform and 1"-1 1/2" thick. Sod shall be free of nut grass (Cyperus rotundus), Johnson grass (Sorghum halepense), and other objectionable weeds, and shall not contain material which might be detrimental to the development of the turf.

2.05 REQUIREMENTS

A. All areas within the limits of work indicated for sodding and all areas disturbed by the Contractor's operations, shall be grassed (sodded).

PART 3 - EXECUTION

3.01 INSTALLATION

A. Grading: Areas to be grassed shall be graded to remove depressions, undulations, and irregularities in the surface before grassing.

B. Tillage: When it is determined by a Landscape Architect that the soil conditions warrant special attention, the area to be grassed shall be thoroughly tilled to a depth of 3" using a plow and disc harrow or rotary tilling machinery until a suitable seed bed has been prepared and no clods or clumps remain larger than 1"-1 1/2" in diameter.

C. Applying Lime: The pH of the soil shall be determined. If the pH is below 5.0, sufficient lime shall be added to provide a pH between 6.5 and 7.0. The lime shall be thoroughly incorporated into the top three to four inches of the soil. Lime and fertilizer may be applied in one operation.

D. Applying Fertilizer: Fertilizer shall be applied at the rate of 10 pounds per 1,000 sq. ft. and shall be broadcast over the surface after the sod has been placed.

E. Sodding: Sod shall be placed within 48 hours of harvesting. In addition sod shall not be left stacked for longer than 24 hours.

F. Placing Sod: The soil shall be soaked just prior to placing sod. Each block or strip of sod shall be butted firmly against the last. Gaps shall be filled with pieces of sod and topsoil. The sod shall not be stretched while placing. Immediately after placing sod, roll to provide firm contact with soil.

G. Watering: Sodding will not be authorized unless the planting soil has a moisture content level sufficient to prevent the immediate drying out of newly placed sod. Water shall be applied prior to sodding operations. At least one-half inch of water shall be applied uniformly to all areas to be sodded. In addition, watering will be required over all areas on which sodding has been completed. This application shall be made not later than 30 minutes after sodding has been completed and shall amount to at least one-half inch of water over the entire area sodded. Watering shall be done in a manner which will prevent erosion due to the application of excessive quantities in a concentrated area. Water source shall be provided by the Owner.

H. Winter Cover: All areas to be grassed shall be protected against erosion at all times. For protection during winter months, Italian rye grass shall be planted at the rate of four pounds per 1000 sq. ft. on all areas which are not protected by permanent grass.

I. Clean-Up: All excess soil, excess grass materials, stones, and other waste shall be removed from the site daily and not allowed to accumulate. All paved areas shall be kept clean at all times.

J. Maintenance shall begin immediately following the last operation of sodding and continue until final acceptance. Maintenance shall include watering, mowing, replanting, and all other work necessary to produce a uniform stand of grass. Grassing will be considered for final acceptance when the permanent grass is healthy and growing on 100% of area to be sodded.

3.02 QUALITY CONTROL

A. Contractor quality control shall apply to all work in this Section in accordance with the provisions of Division 1, General Requirements. Except where specifically testing, and approval shall be performed by the Contractor's quality control representative or a member of his staff. Where it is specified that a submission be made to others for approval, the CQC representative shall check the submission and satisfy himself that it complies with contract requirements prior to submission to others for approval.

3.03 CONTRACTOR'S RECORD OF CERTIFICATION

A. Contractor's records of certification will be required for the following, and three copies each of all documentation shall be furnished the Owner for record purposes:
1. Certificate of Conformance will be required for the following:
   a. Sod
   b. Fertilizer
   c. Topsoil
   d. Lime
2. Test Reports: The results of laboratory tests performed on the topsoil material shall be submitted. The reports shall include the pH level, the amount of organic matter, and available phosphoric acid and potash of the soil intended for use in the work.

3.04 REQUEST FOR FINAL ACCEPTANCE

A. The Contractor shall submit to the Owner or his Representative two copies of a written request for final acceptance of the grassing work. The request shall be submitted at least ten days prior to the anticipated date of acceptance. The condition of the grass will be noted, and the Contractor will be notified if maintenance is to continue.

3.05 GUARANTEE AND REPLACEMENT

A. All sod shall be guaranteed for a period of thirty (30) days from the time of job acceptance.

B. Replacement of sod necessary during the maintenance period shall be the responsibility of the Contractor, except for possible replacements of sod due to theft, vandalism, neglect by Owner or acts of negligence on the part of others.

C. At the end of the guaranty period, and at any time during the period, any sod that dies or is not in satisfactory condition, as determined by the Owner and the Landscape Architect, shall be removed and replaced with new, healthy material of the original. The new material shall be guaranteed as outlined above. The Landscape Contractor shall be responsible for the cost of the material and labor.

D. The time limit may be extended by agreement for any material in questionable condition at the end of the guaranty period.

END OF SECTION 32 92 00

SECTION 32 93 00 - LANDSCAPE

PART 1- GENERAL

1.01 SCOPE OF WORK

A. This section covers furnishing and installing all landscape plants and non-plant materials covered by the drawings and these specifications. The work shall include materials, labor, equipment and services as described herein and indicated on the drawings. Also, the work shall include the maintenance of all plants and planting areas until acceptance by the Owner, and the fulfillment of all guarantee provisions as herein specified.

1.02 PLANTING LAYOUT

A. Before beginning work, the Contractor shall investigate and verify in the field, the existence and location of all underground utilities and irrigation piping, and take precautions to prevent their disturbance. It shall be the responsibility of the Contractor to obtain all such information as it is made available. Plans and specifications of related work may be obtained from the Owner.

B. The Contractor shall locate all general reference points take precautions to prevent their disturbances perform the layout work be responsible for all lines, elevations and measurements of work executed under the contract exercise proper precaution to verify figures on drawings before laying out work and be responsible for any error resulting from failure to exercise such precaution. The Contractor shall make field measurements for his own work and be responsible for its accuracy.

C. Discrepancies between conditions existing on the site and conditions indicated on the drawings shall be called to the attention of the Owner before or at the time plant locations are staked out.

D. In the event of a variation between the plant list and the actual number of plants shown on the plans, the plans shall control.

1.03 HORTICULTURAL STANDARDS

A. Unless otherwise noted, plant material, including collected materials, shall be grade FLORIDA NO. 1 or better as outlined under Grades and Standards for Nursery Plants, Parts I and II, State Plant Board of Florida and shall also conform to American Standard for Nursery Stock, ANSI (American National Standards Institute, Inc.) Z60.1-2004 as approved by the American Association of Nurserymen.

B. All plant names shall conform to the names given in Standardized Plant Names, 1942 Edition, prepared by the American Joint Committee on Horticultural Nomenclature. Names of varieties not included therein shall conform generally with names accepted in the nursery trade. All plant materials shall be true to botanical, common and variety name. Botanical name shall have precedence over common name.

C. The Landscape Architect shall have the right, at any stage of the operations, to reject any and all work and materials that, in his opinion, do not meet with the requirements of these Specifications. Such rejected material shall be removed from the site and acceptable material substituted in its place.

1.04 CERTIFICATES OF INSPECTION

A. All plant material shall be inspected by the Florida Department of Agriculture, as required by state law. Plants of a grade less than that specified in the article titled HORTICULTURAL STANDARDS will not be accepted.

PART 2 - MATERIALS

2.01 SOIL BACKFILL

A. Soil for backfilling planting areas and plant pits shall be the existing surface soil, free from subsoil, objectionable weeds, litter, sods, stiff clay, stones, stumps, roots, trash, toxic substances, mortar, cement, limerock, asphalt, or any other material that may be harmful to plant growth or hinder planting operations. Poorly drained soil shall not be used.

B. Soil amendments shall be added to the soil in the amount and manner prescribed by soil analysis to obtain a pH of 6.5 to 7.0. Results from soil analysis and a list of the prescribed amendments shall be presented to the Owner and verified by the Landscape Architect prior to being incorporated into the soil.

C. If additional soil is required, it shall be furnished by the Contractor and shall be a natural, friable soil representative of productive, well-drained soils in the vicinity. It shall be obtained from well drained areas which have never been stripped before and shall be free of admixture of subsoil and foreign matter, stones, toxic substances, and any material or substance that may be harmful to plant growth.

D. The Contractor shall provide the following information on imported topsoil:
1. Specific location from which topsoil will be (or was) stripped.
2. Present Owner of that property.
3. Approximate amount of topsoil available.
4. Test results showing topsoil composition and analysis.

E. Soil test shall be performed by a qualified soils laboratory, in accordance with "Methods of Soils Analysis - Agronomy #3" as published by the American Society of Agronomy, and shall be performed at the Contractor's expense.

F. Planting soil backfill for raised architectural planters, if applicable, shall consist of 40% potting soil, 40% coarse washed builders sand and 20% horticultural perlite.

G. Areas designated to be planted with flowering annuals, if applicable, shall be excavated to a depth of 8" and backfilled with a mixture consisting of 40% peat, 40% D.O.T. (coarse) sand, 10% pine bark (decomposed) and 10% cypress chips.

H. Planting soil backfill for tree wells, if applicable, shall be 2/3 approved topsoil and 1/3 coarse washed builder's sand.

2.02 FERTILIZER

A. Commercial fertilizer shall be LESCO 8-2-12 or as indicated by the project Horticulturalist. Fertilizer shall be uniform in composition, dry and free flowing.

2.03 DOLOMITIC LIMESTONE

A. Dolomitic limestone shall be a natural limestone, designated for agricultural use, shall contain not less than 85 percent of total carbonates, and shall be ground so that 50 percent will pass a 100 mesh sieve and 90 percent will pass a 20 mesh sieve.

2.04 PRE-EMERGENCE WEED CONTROL

A. Weed control shall be Ronstar 2G as manufactured by Bayer Environmental Science, Canada, Telephone 888.283.6847, www.bayer.ca or Pendulum Aqua Cap as manufactured by BASF - The Chemical Company, Florida USA, www.vpmsavers.com or contact product representative at ChrisKay@basf.com, Telephone 813.758.2344, or an approved equal.

2.05 WATER

A. Water will be available for use on site during the landscape installation at no cost to the Contractor. Care shall be exercised to assure that water is kept free of harmful chemicals, acids, alkalies, or any substance that might be harmful to plant growth.

2.06 BORICIDE

A. Boricide shall be Onyx manufactured by FMC Corporation, Memphis, TN USA, www.pestsolutions.fmc.com Telephone 800.321.1362, or 901.565.0301, or an approved equal.

2.07 MULCH

A. All mulch shall be pine bark mini nuggets, 100 percent organic, Grade "B", or better. Alternative mulch types, if so identified on the drawings, shall be used.

2.08 GUYING AND STAKING MATERIAL

A. Stakes for supporting trees shall be ArborBrace Tree Guying System.

2.09 DRAINAGE GRAVEL

A. Where indicated on the drawings, or where soil conditions deem it necessary, the Contractor shall install gravel subdrains beneath trees and/or planting areas to aid in soil drainage and percolation. The subdrain shall be constructed as detailed on the drawings, or as directed by the Landscape Architect. Drainage gravel shall consist of washed, clean gravel 3/4 inch to 2 inches in size.

2.10 SOIL SEPARATION MATS/FILTER FABRIC

A. Soil separation mats, if indicated on the drawings, shall be Mirafi 140N, as manufactured by Mirafi, 3500 Parkway Lane, Suite 500, Norcross, GA 30092 (phone 8002340484) or approved equal. Mats shall be installed as indicated on the drawings, and edges overlapped a minimum of 4 inches. Care shall be taken to prevent tearing or excessive crushing during the installation process.

2.11 QUALITY OF PLANT MATERIAL

A. During inspection, as set forth hereinafter, all plant material will be judged, and rejections shall be based upon these standards. All plants shall comply with federal and state law requiring inspection for plant diseases and infestations. Inspection certificates required by law shall be made available to the Owner or Owner's Representative at his/her request.

B. In determining the quality of plant material, the following elements will be valued:
1. Root condition
2. Plant size (above ground)
3. Insect and disease free condition
4. General appearance (color, shape, pruning)
   A deficiency in one or more of these areas will be sufficient reason to reject selectively or by lot.

C. The Landscape Architect shall have the right, at any stage of the operations, to reject any and all work and materials which, in his opinion, do not meet with the requirements of these Specifications. Such rejected material shall be removed from the site and acceptable material substituted in its place.

2.12 SIZE AND MEASUREMENTS

A. Plants shall be measured when branches are in their normal position. Heights and spread dimensions specified refer to the main body of the plant and not to extreme branch tip to tip. The measurements specified are the minimum size acceptable and where pruning is required, these are measurements after pruning. When sizes are indicated as a range, the plant shall have the proper proportion as outlined in Florida Department of Agriculture, Grades and Standards for Nursery Plants Part I and II. Trunk caliper (trunk diameter) to be measured six (6) inches from the ground on trees up to and including four inches in caliper, and twelve (12) inches above the ground for tree calipers greater than four inches.

B. Plants that have been headed back to conform to the size specified will not be acceptable. Plants larger than specified may be used if approved by the Owner however, the use of such plants shall not increase the contract price.

2.13 LABEL

A. Plant materials shall have durable, legible labels stating, in weather resistant ink, the correct botanical and common names and size as indicated in the Plant List. Each plant, or sufficient representative samples of each delivered shipment, shall have labels securely attached in a fashion that will not interfere with normal plant growth. Plant materials that have (or will have) a seasonal bloom shall be tagged with labels indicating the specific variety of that species' botanical and common name.

2.14 BALLED & BURLAPPED & WIRE BALLED & BURLAPPED PLANTS

A. All ball sizes shall be of a diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant after planting. All balls shall be firm, shall not be broken or cracked, and shall be wrapped and securely tied with heavy twine or wire. All trees shall be root pruned a minimum of 6 weeks before delivery.

   When the tree is root pruned, the tree crown shall be selectively thinned to reduce the volume of the crown. This shall consist of thinning and shaping only. Care shall be taken to assure that the plant form will not be distorted and will remain typical of the species growth characteristics.

B. Plants designated B&B or WB&B in the Plant List shall be adequately balled with firm, natural balls of soil in sizes at least equal to those set forth in ANSI Z60.1-2004. Balls shall be firmly wrapped with jute burlap or equivalent cloth capable of rotting in the ground.

   No balled plant shall be planted if the ball is cracked, mushroomed, or broken either before or during the process of planting. Trees grown in grow bags shall not be acceptable. Synthetic strings, straps, and burlap material shall be properly removed from the root ball. Synthetic burlap is to be totally removed from the root ball.

2.15 COLLECTED PLANTS

A. All plant material (except Wax Myrtles and Sabal Palms) shall be nursery grown. Collected plants shall have been grown under climatic conditions similar to those in the locality of the project. All collected plants shall meet the requirements as specified and shall meet all specified grades and standards, unless otherwise qualified in the Plant List or these specifications. Root balls shall be increased in size one third greater than nursery grown plants.

2.16 CONTAINERIZED PLANTS

A. All container grown plants shall be well rooted and established in the container in which they are delivered to the site. The plants shall have been in that container sufficiently long for the fibrous roots to hold the soil together when the plant is removed from the container. Container grown plants found to be root-bound during planting will not be acceptable. Containerized trees have a tendency to dry out quickly. The Contractor shall be responsible for hand watering the trees at time of delivery through the time of final acceptance at a rate consistent with the nursery watering schedule to assure that the tree does not go into shock.

2.17 SPECIMEN PLANTS

A. After receiving the Notice to Proceed, the Contractor shall locate all plants specified as specimen. The Contractor shall notify the Owner so they may agree on a time to mutually inspect the selected plants. The Owner will inspect and tag those plants that are acceptable for use. Expenses incurred by the Owner for any subsequent inspection of specimen plants, at any time, in addition to the mutually agreed time, shall be the responsibility of the Contractor.

2.18 PALMS (If Required)

A. Palms, except cabbage palms and unless otherwise indicated, shall be burlapped. Buds of palms shall be tied and supported in an upright position in accordance with the guidelines of Florida Department of Agriculture, Grades and Standards for Nursery Plants, Part II, Palms and Trees.

B. Special care shall be applied to the handling and planting of palms. Unless otherwise indicated, palms shall have heavy straight trunks with full heads. Sabal palm root balls shall be dug with a minimum of 3' diameter ball 3' deep. The head shall be tied and supported during transport with a 2x4 tied parallel to the trunk extending up to the foliage. Avoid excessive pressure on the petioles when tying the head. Canary Island Date palm heads shall be tied using a 4x4 wood pole.

C. Phoenix dactylifera 'Medjool' shall require a Certification of Variety certifying the genus, species and sub-variety of the material, signed by the material supplier and notarized.

D. All palms to be inspected by the Landscape Contractor prior to installation.

1. Eliminating factors for all Palms:
a. Evidence of palm weevils or symptoms of lethal diseases such as Fusarium Wilt, Ganoderma butt rot, phytoplasma diseases, Thielaviopsis trunk rot, or Phytophthora bud rot.
b. Wood boring insect damage.
c. Failure to meet the minimum requirements for rootball measurement or Florida No. 2 leaf count in Table I of Grades and Standards for Palms 2015.
d. Damage to the vascular tissue greater than ½" deep and more than 1" wide or 3" long.
e. Abrupt tapering within the top foot of the woody trunk reducing the diameter by more than 15%.
f. Palms improperly staked causing vascular tissue injury.
g. Extreme succulence.
h. Naturally occurring vertical fissures exceeding one-inch in depth.

2. Eliminating factors for Regenerated Sabal Palms:
a. Evidence of palm weevils or symptoms of lethal diseases such as Fusarium Wilt, Ganoderma butt rot, phytoplasma diseases, Thielaviopsis trunk rot, or Phytophthora bud rot.
b. Wood boring insect damage.
c. Failure to meet the minimum requirements for rootball measurement or Florida No. 2 leaf count in Table I of Grades and Standards for Palms 2015.
d. Damage to the vascular tissue greater than 3/4" deep and more than 1" wide or 3" long.
e. Abrupt tapering within the top foot of the woody trunk reducing the diameter by more than 15%.
f. Rootball vertical surface has less than 50% covered by visible roots, excluding top six inches.
g. Palms improperly staked causing vascular tissue injury.
h. Extreme succulence.
i. Naturally occurring vertical fissures exceeding one-inch in depth.

3. Eliminating factors for Cropped Sabal Palms:
a. Evidence of palm weevils or symptoms of lethal diseases such as Fusarium Wilt, Ganoderma butt rot, phytoplasma diseases, Thielaviopsis trunk rot, or Phytophthora bud rot.
b. Wood boring insect damage.
c. Failure to meet the minimum requirements for rootball measurement in Table I of Grades and Standards for Palms 2015.
d. Damage to the vascular tissue greater than 3/4" deep and more than 1" wide or 3" long.
e. Abrupt tapering within the top foot of the woody trunk reducing the diameter by more than 15%.
f. Palms improperly staked causing vascular tissue injury.
g. Extreme succulence.
E.h. Naturally occurring vertical fissures exceeding one-inch in depth.

2.19 FLOWERING ANNUALS

A. Landscape Contractor to submit "Flowering Annuals" selections to Owner's Representative and/or Landscape Architect for approval prior to purchasing. Flowering annual selections to be based on availability, quality, and growing season. Locations and spacing as indicated on drawings.

2.20 SUBSTITUTIONS

A. The use of materials differing in kind, quality or size from those specified will be allowed only after the Owner is convinced that all means of obtaining the specified materials have been exhausted.

B. Where it is indicated that the Contractor may furnish or use a substitute that is equal to the material or equipment specified and if the Contractor is to furnish or use a proposed substitute, he shall, after the award of the contract, make written application to the Owner for acceptance of such a substitute. The substituted product or method shall be equal or superior in all respects to the specified product or method, shall perform adequately the duties imposed by the general design, shall be compatible with all other elements of the job, and shall be sufficient to complete the job. The substitution shall not add cost to the contract. Should it be necessary to accept a substitute of a quality less than specified, the unit price shall be used to adjust the contract price downward accordingly. No substitution shall be ordered or installed without the written permission of the Owner.

PART 3 - EXECUTION

3.01 DELIVERY, STORAGE AND HANDLING OF PLANT MATERIAL

A. The Contractor shall exercise care in handling, loading and unloading, storage and transporting all plant material and allied materials to prevent damage. The Contractor shall assume full responsibility for protection and safekeeping of products stored on the job.

B. The Contractor shall dig and prepare B&B and WB&B plant material for shipment in a manner that will not damage roots, branches, shape and future development after planting.

C. Trees indicated on the plans as WB&B and those where size, soil conditions and distance of transport to the site would warrant, shall be wireballed. Bottom wired baskets manufactured

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Seal

Revisions

Project

STONEHILL PHASE 2

HOWEY-IN-THE-HILLS, FL

LANDSCAPE SPECIFICATIONS

Date: 08/13/26
Scale: N/A
Drawn: CPB Checked: RRC
File Name: WTHK-PH2-L307.DWG
North

Sheet
L-307

specifically for use in tree handling may be used.

D. The Contractor shall handle all plants so that roots and branches are protected at all times from drying out, heating and from other injury. All plants shall be handled by the ball or container.

E. Before moving plants from the nursery or storage area to the site, they shall be thoroughly sprayed with a solution of anti-desiccant. Anti-desiccant shall be applied to all collected pines, oaks and myrtles. Two weeks after planting, or as specified by the product manufacturer, the material shall be sprayed again with the anti-desiccant. The anti-desiccant shall be applied using power spray to provide an adequate film over trunks, branches, stems, twigs and foliage.

F. When transporting plants to and at the site, the Contractor shall make provisions to protect plants from wind damage by avoiding high-speed highways, transporting in enclosed or partially enclosed vehicles, or covering the plants with burlap or other suitable material. Plants severely damaged by wind will be rejected.

G. Any plant with signs of insects, their eggs or larvae, or disease will be rejected and shall be removed from the project site.

H. Only the nursery stock intended for planting on a particular day shall be delivered and stored on the site during the day unless otherwise acceptable to the Owner. All plants shall be stored in one location as designated by the Owner, protected from wind and kept moist. The roots of all plants that cannot be planted immediately in soil shall be covered with mulch and other suitable material. No plants shall be taken from the temporary storage area for planting on the project until after the tree pits or holes for the plants in the section to be planted have been properly excavated and prepared ready to receive the trees and shrubs.

I. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling, or other bark slippage by means of burlap, wood battens or other acceptable method.

3.02 NONPLANT MATERIALS

A. Fertilizer shall be delivered to the site in original, unopened containers bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark and conformance to state law. In lieu of containers and provided that it is to be applied at the time of delivery, fertilizer may be furnished in bulk, and a certificate indicating the above information shall accompany each delivery.

B. Pesticide and herbicide materials shall be delivered to the site in the original, unopened containers. Containers that do not have a legible label that identifies the Environmental Protection Agency registration number and the manufacturer's registered uses will be rejected.

C. Storage of materials shall be in the area designated for use by the Owner. All materials shall be kept in dry storage and away from contaminants.

3.03 PREPARATION BEFORE PLANTING

A. The Contractor shall verify that final grades have been established prior to beginning planting operations. All unsatisfactory grading shall be reported to the Owner, and the Contractor shall not proceed with the work until the unsatisfactory conditions have been corrected. When conditions detrimental to plant growth are encountered, such as rubble, fill or adverse drainage conditions, the Contractor shall notify the Owner for directions.

B. Should undesirable existing vegetation be present on the site at the time of installation, the Contractor shall prepare the site for planting by use of chemicals, when used as recommended by the manufacturer, and/or mechanical means acceptable to the Owner.

Care shall be exercised to avoid any misuse of chemicals that would create detrimental residual conditions. Care must also be used not to alter final grades that have been established or cause damage to previously established turf areas.

C. All planting bed areas shall be treated with a pre-emergent herbicide before planting operations.

D. The Landscape Contractor shall be responsible for conducting percolation tests throughout the site where new plantings will be placed. The percolation test locations shall be of sufficient number to test dissimilar soils used on site, low areas, areas that may be isolated by sidewalks and buildings and areas that are observed during the construction process that hold water.

1. Percolation test shall consist of digging a 12" diameter hole with vertical sides to a depth of 12". Fill the hole with water and measure the rate of absorption based on inches per hour. An ideal percolation rate would be 1"-3" per hour.
2. If the percolation is less than 1" per hour the soils should be amended or replaced to allow proper drainage. If the percolation is greater than 4" per hour the soils should be amended with peat or other organic matter to retain moisture.

3.04 SITE PREPARATION

A. If so called for by the Owner, all plant locations and the areas of all planting beds shall be staked out on the ground, for acceptance by the Owner, before planting operations begin. The Contractor shall stake the location of the center of each tree and paint the outline of each shrub and groundcover bed. The stakes shall be oriented in a vertical manner so that they can be viewed and read from one direction. The Contractor shall give the Owner notice 24 hours prior to the completion of staking described herein.

B. The Contractor shall verify the location of underground utilities, and irrigation heads and valves, and provide markers or other suitable protection, where necessary, to prevent damage.

3.05 EXCAVATION OF PLANTING AREAS

A. No tree or shrub pit shall be dug or prepared until their location is acceptable to the Owner. Reasonable care shall be exercised to have pits dug and soil prepared prior to moving plants to their respective locations for planting to ensure that they will not be unnecessarily exposed to drying elements or to physical damage.

B. Circular pits with vertical sides shall be excavated for all plants. The depth of all plant pits shall be enough to accommodate the ball or roots and the prepared soil in the bottom of the pit. Diameter of pits for trees shall be at least 1 foot greater than the diameter of the ball.

C. Plant beds and pits shall be tested for proper drainage by filling with water twice in succession. Conditions permitting the retention of more than 6 inches of water in 1 hour shall be brought to the attention of the Owner. A written proposal and cost estimate for correction of such conditions shall be submitted to the Owner for acceptance, before proceeding with the work.

D. All tree pits in curbed planting islands, tree wells, or in areas in which the soil has been compacted to an undesirable density, shall be excavated to a depth at least two feet greater than the measured depth & diameter of the ball. The minimum depth & diameter of an excavation shall be four feet. Soil backfill in areas of densely compacted soil must meet specification 2.01-C. It is the Contractor's responsibility to dispose of the unsuitable soil to an approved location.

E. In shrub and groundcover beds where soils have been compacted to a density that is detrimental to plant growth, the Contractor shall loosen soils to a depth of 18" minimum to allow root penetration beyond the planting pit.

F. If acceptable for use, existing topsoil in shrub and groundcover beds shall be treated with the specified soil amendments, at rates determined by soil tests. Amendments shall be incorporated into the soil to a depth of 12 inches. Where soil is not acceptable as determined by soil tests, the soil in the entire area shall be removed to a depth of 8 inches and replaced with the specified planting soil.

3.06 PLANTING

A. All plants, except as otherwise specified, shall be centered in their pits, faced for best effect and set plumb for backfilling.

B. Burlap on B&B and WB&B plants shall be removed from top one third of the ball. Burlap shall not be removed from under balls. If the ball is cracked or broken before or during planting process, the plant shall not be planted and shall be removed from the site. All synthetic strings, straps, and wire cages shall be removed from the top third of the root ball. Synthetic burlap shall be removed completely.

C. Plants shall be removed from cans by cutting two sides of a container with an acceptable can cutter. Sides shall not be cut with a spade. Sides of knockout cans shall not be cut. Plastic containers with slanted sides shall not require cutting. Plants shall be removed from the container carefully, without injury or damage to the plant and root system.

D. Bottom of plant boxes shall be removed before planting. Sides of the box shall be removed, without damage to the root ball, after positioning the plant and partially backfilling around it. The Contractor shall hand water containerized trees from the time of delivery until the time of final acceptance at a rate consistent with the nursery conditions from which the trees were obtained. Trees which go into shock due to insufficient water may be rejected.

E. Plants shall be set in the center of pits and shall be plumb and straight and at such a level that after settlement the root crown will be level with the surrounding grade.

F. Plant holes shall be backfilled with the specified planting mixture placed in layers around the roots or ball. Each layer shall be carefully tamped in place in a manner to avoid injury to the roots or ball or disturbing the position of the plant. When approximately two thirds of the plant hole has been backfilled, the hole shall be filled with water and the soil allowed to settle around the roots. Balled and burlapped plants shall have the burlap cut away or folded back from the top of the ball before applying the water. After the water has been absorbed, the plant hole shall be filled and tamped lightly to grade. Any subsequent settlement shall be brought to grade.

G. Immediately after each tree pit is backfilled, a shallow basin slightly larger than the pit shall be formed with a ridge of topsoil to facilitate watering. This soil saucer shall be formed in a circle and tamped around each tree so that the saucer will retain water. Where curbing occurs around plant pits, the saucer shall be omitted.

H. The Contractor shall include adding a water retentive additive Terra-Sorb AG for all shrubs, groundcovers, annuals, and trees at the manufacturers suggested rates.

3.07 FERTILIZING

A. Each tree and shrub shall be fertilized by placing the manufacturer's recommended amount around the base of the ball before backfilling.

3.08 STAKING, GUYING AND WRAPPING

A. Staking or guying and wrapping of trees shall be done immediately after they are planted. Each plant shall stand plumb after staking or guying has been completed. It shall be the Contractor's responsibility to ensure that all trees are plumb and secure after planting. Staking of trees of a 10 foot height or less shall be at the discretion of the Owner. All other trees shall be staked.

B. Immediately after planting, trees shall be staked and guyed for support with ArborBrace Tree Guying System per manufacturer's instructions.

1. ATG-R for up to 4" caliper trees: (3) Polypropylene guylines 7/16"x12'=800 lb test, olive drab, UV resistant; (3) nickel plated spring cam-lock tensioning clips; (3) arrowhead nylon anchors (4'x3-3/4").
2. ATG-J for up to 6" caliper trees: (3) Polypropylene guylines 1"x12'=1000 lb test, olive drab, UV resistant; (3) 1-1/4" nickel plated, non-rusting, spring cam-lock tensioning clips (1500 lb break strength); (3) arrowhead nylon anchors (5-1/2"x4-1/2").
3. Care shall be taken when driving anchors to avoid damaging the tree roots.

C. If planted while void of foliage, the trunks of all deciduous trees shall be wrapped spirally from bottom to top, and shall be securely tied with cord at top and bottom and at 2 foot intervals along the trunk. The wrapping shall overlap and entirely cover the trunk from the ground to the height of the second branches and shall be neat and snug. Overlap of wrapping material shall be approximately 2 inches. Trees shall be inspected for injury to trunks, evidence of insect infestation and improper pruning before wrapping.

3.09 MULCHING

A. Immediately after planting operations are completed, all tree and shrub saucers, and shrub and groundcover beds shall be covered with a min. 3 inch layer of pine bark mini nuggets. Limits of the mulch shall be as indicated on the drawings.

3.10 PRUNING

A. Each tree and shrub shall be pruned in accordance with standard horticultural practice to preserve the natural character of the plant and in the manner fitting its use in the landscape design. Pruning shall be done with clean, sharp tools and as indicated on the drawings.

B. Approximately one third of the growth of large deciduous trees (those with 2 inch caliper or larger) shall be pruned by removal of superfluous branches. Main leaders of trees shall not be cut back. Branches shall be thinned out and not merely cut back. Long side branches may be shortened. Shrubbery with extremely heavy tops shall have one fourth to one third of the weaker growth removed by thinning.

3.11 CLEANUP

A. During the course of planting, excess and waste materials shall be continuously and promptly removed daily, lawns kept clear, and all reasonable precautions taken to avoid damage to existing structures, plants and grass. After completion of the work, the entire site shall be cleared of excess soils, waste material, debris and all objects that may hinder maintenance and affect the visual appearance of the site.

The Contractor shall clean all roads and walks of dirt film and soil clods. The Contractor shall also pressure clean and broom sweep all asphalt pavement prior to the final lift of asphalt to be laid.

3.12 DISTURBED AREAS

A. All areas outside of the limits of work that are disturbed by the Contractor's construction activities shall be repaired and replanted to its original condition.

3.13 GUARANTEED PROVING PERIOD

A. There shall be a guarantee period of 1 year for trees and specimen material and 3 months for shrubs. This guarantee period shall start at the final acceptance date. Contractor shall replace any and all plant material that die during this guarantee proving period. Replacement of plants necessary during the guarantee period shall be the responsibility of the Contractor, except for possible replacements of plants resulting from removal, vandalism, acts of neglect on the part of others, or acts of God. All replacement material shall have the same guarantee time (1 year from installation of replacement for trees and specimen material and 3 months for shrubs).

B. Planting maintenance shall include all necessary watering, cultivation, weeding, pruning and spraying; wrapping and mulching; straightening of plants which lean or sag and which develop more than a normal amount of settlement; such adjustments to include excavating around and leveling or raising the ball when so directed; and all other incidental work necessary for proper maintenance as directed by the Owner until substantial completion and written release.

C. Transplanted material (if applicable) shall not be guaranteed, however, good horticultural practices should be used before, during and after the material is transplanted. Good horticultural practices should include but not be limited to, all necessary watering, pruning and spraying; wrapping and mulching; fertilizing; moving; maintaining the same orientation and grade level from the original location; and all other incidental work necessary for proper transplanting.

3.14 FINAL INSPECTION AND ACCEPTANCE

A. The Contractor shall notify the Owner in writing when the work has been completed in accordance with this Contract and request an inspection. The Owner will make the inspection of the work and report findings as to acceptability and completeness. Any work remaining to be done shall be subject to re-inspection before final acceptance. The Contractor will be notified in writing by the Owner of the final acceptance of the work.

3.15 CONTRACTOR'S RESPONSIBILITY AFTER ACCEPTANCE

A. The Owner may elect to assume maintenance of all work, at the time of acceptance, or may elect to contract for maintenance by others for a specified period. Should maintenance after final acceptance be the responsibility of those other than the Contractor, the Contractor shall monitor all work for which he is responsible by guarantee, to assure that maintenance being performed will not jeopardize the condition and quality of the work and materials guaranteed by the Contractor. Any inadequate or damaging maintenance practices shall be reported immediately in writing to the Owner so that appropriate measures may be taken to correct the condition. Failure to so notify the Owner will invalidate any later claim of negligence or malpractice in maintenance.

3.16 ACCEPTANCE AND REPLACEMENT OF PLANT MATERIAL

A. At the expiration of the proving period, an inspection of the plantings will be made by the Owner. Only those plants that are alive and normally healthy will be accepted. Unaccepted material shall be removed and replaced by the Contractor at his own expense, during the next planting season. Material and method of replacement planting shall be the same as specified for the original planting unless otherwise directed. The Contractor shall continue to make replacements until a plant shows vigorous and healthy growth for a period of 1 year from the date of acceptance by the Owner. All such replacements will be inspected for acceptance at the end of the proving period by the Owner.

END OF SECTION 32 93 00

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Seal

Revisions

Project

STONEHILL
PHASE 2

HOWEY-IN-THE-HILLS, FL

LANDSCAPE
SPECIFICATIONS

Date: 08/13/26
Scale: N/A
Drawn: CPB Checked: RRC
File Name: WTMK-PH2-L307.DWG
North

Sheet
L-308



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Project

STONEHILL
PHASE 2

HOWEY-IN-THE-HILLS, FL

IRRIGATION
PLAN

Date:

Scale: 1" = 30'

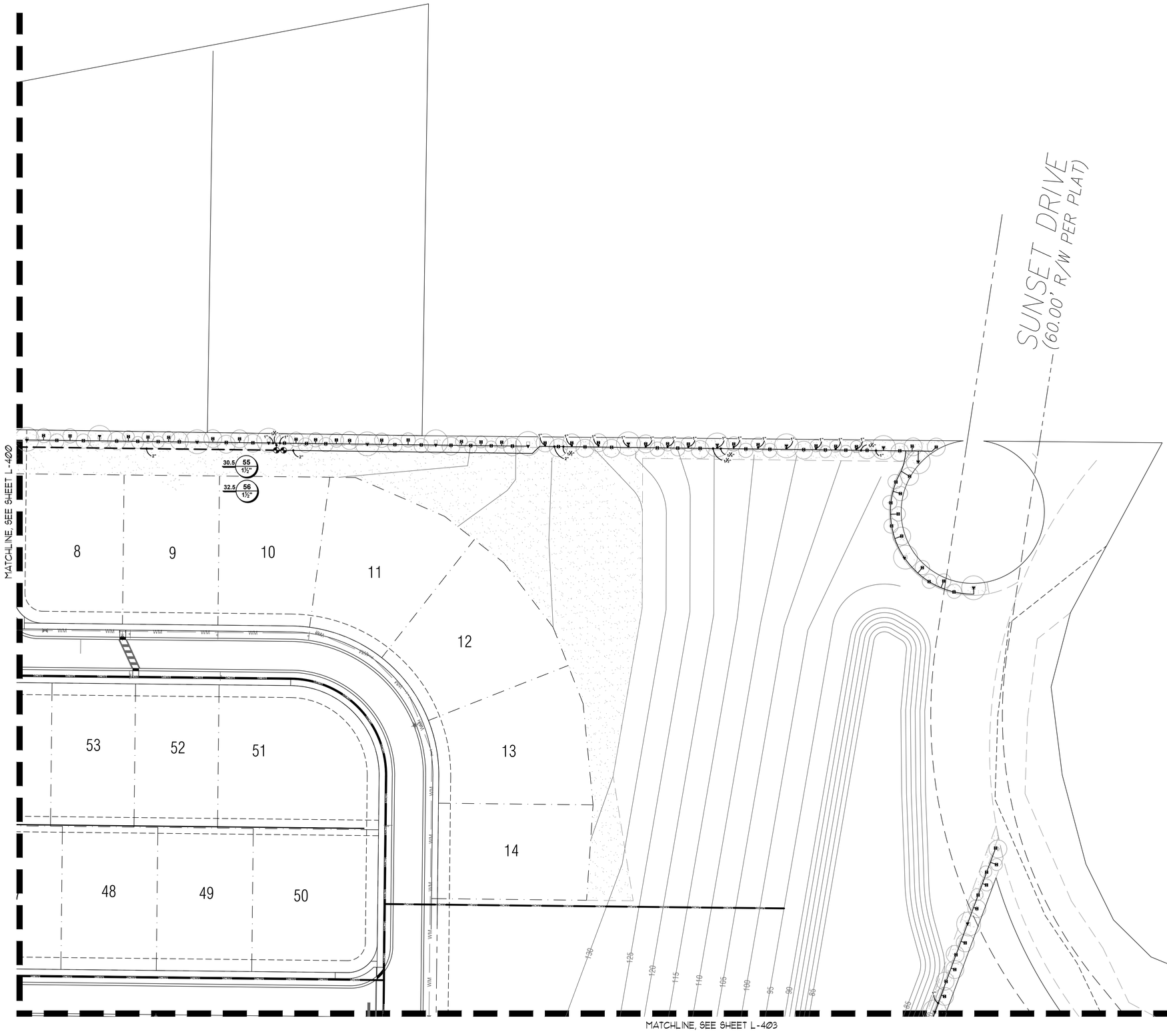
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File Name: 2016-030-003

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Sheet

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Project

STONEHILL
PHASE 2

HOWEY-IN-THE-HILLS, FL

IRRIGATION
PLAN

Date:

Scale: 1" = 30'

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File Name: 2016-030-003

North

Sheet

L-401

MATCHLINE, SEE SHEET L-400

POINT OF CONNECTION: 1,200 GPM AT 90 PSI
PHASE 1 PUMP STATION WITH TWO 60-HP SUBMERSIBLE PUMPS UTILIZING EXISTING WELL

PHASE 1 TUCOR NLP-C-250-E-SS20 TWO-WIRE DECODER CONTROLLER

37 52 1½"
55.6 53 1½"
51 20 1"
49 40 1½"
50 37 1½"

MATCHLINE, SEE SHEET L-403

MATCHLINE, SEE SHEET L-404

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PHASE 2

HOWEY-IN-THE-HILLS, FL

IRRIGATION
PLAN

Date:

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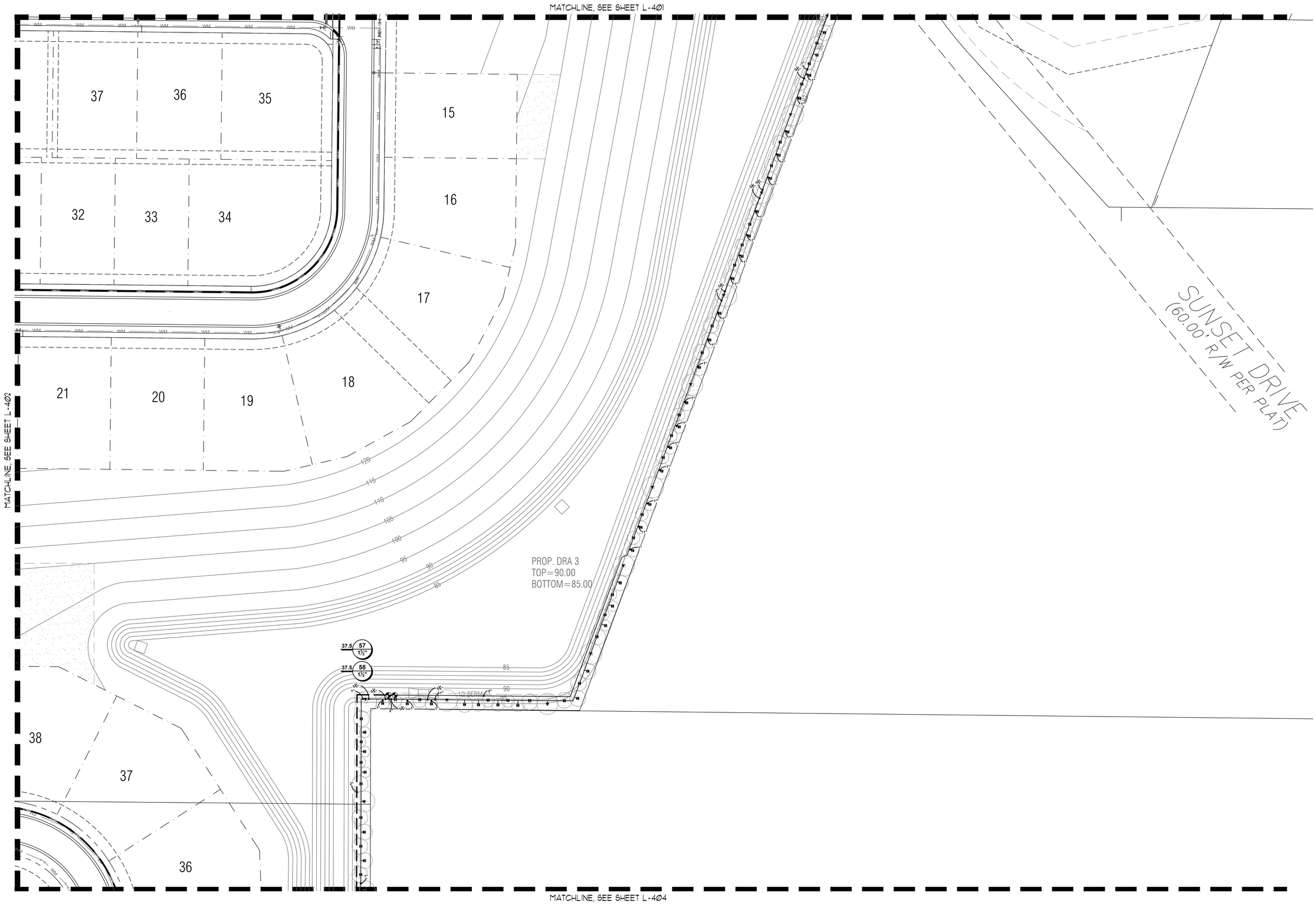
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Date:

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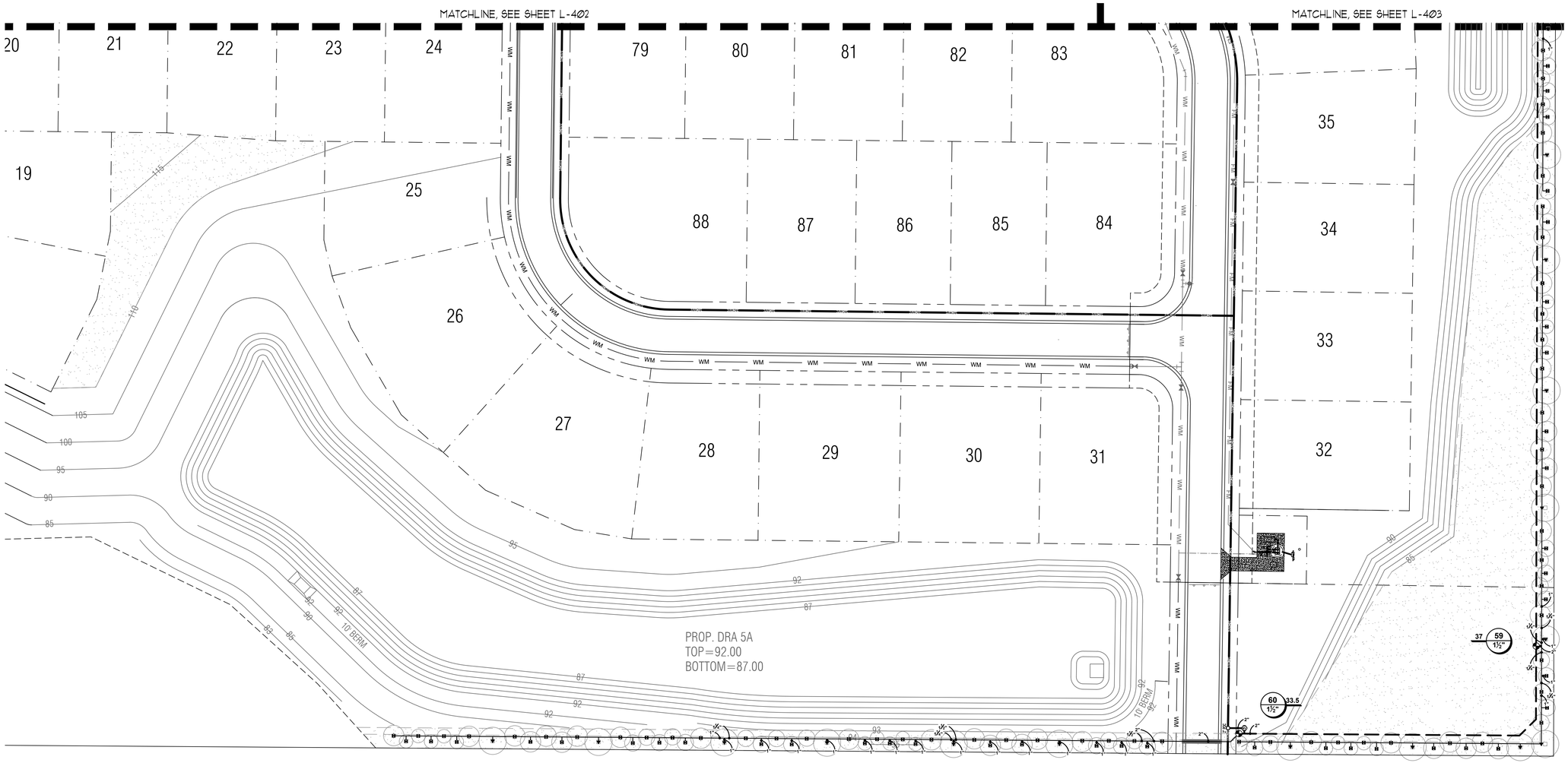
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HOWEY-IN-THE-HILLS, FL

IRRIGATION
PLAN

Date:

Scale: 1" = 30'

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North

Sheet

L-404

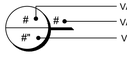
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	GPM	RADIUS
	HUNTER PROS-06-PRS30-CV-F-R WITH LCS-515 6" POP-UP, PRESSURE REGULATED TO 30 PSI, CHECK VALVE, FLOGUARD, AND NON-POTABLE CAP.	2	LCS	30	0.65	5'x15'
	HUNTER PROS-06-PRS30-CV-F-R WITH RCS-515	2	RCS	30	0.65	5'x15'
	HUNTER PROS-06-PRS30-CV-F-R WITH SS-530	37	SST	30	1.3	5'x30'
8	HUNTER PROS-06-PRS30-CV-F-R WITH 08H	8	180	30	0.47	8'
8	HUNTER PROS-06-PRS30-CV-F-R WITH 08Q	2	90	30	0.24	8'
8	HUNTER PROS-06-PRS30-CV-F-R WITH 08T	2	120	30	0.32	8'
	HUNTER PCB PCB-50 PRESSURE COMPENSATING FULL-CIRCLE BUBBLER ON FLEX RISER.	297	360	30	0.5	3'
	HUNTER PCB-10, TWO BUBBLERS PRESSURE COMPENSATING FULL-CIRCLE BUBBLER ON FLEX RISER. TWO BUBBLERS PER LOCATION.	62		30	2	3'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
1.5	HUNTER I-20-06-PRB-R 1.5 TURF ROTOR WITH 6" POP-UP, STANDARD ANGLE NOZZLE, 45 PSI PRESSURE REGULATOR, CHECK VALVE, AND NON-POTABLE COVER.	4	45	1.5	31'
2.0	HUNTER I-20-06-PRB-R 2.0	32	45	2	34'
4.0	HUNTER I-20-06-PRB-R 4.0	11	45	4	40'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	SUPERIOR SPV-PRS WITH TUCOR NG-050 REMOTE CONTROL VALVE, GLASS-FILLED NYLON CONSTRUCTION, WITH TUCOR NG 050 SINGLE STATION DECODER, IN A STANDARD VALVE BOX WITH BOLT DOWN LID.	12
MV	SUPERIOR SPV MASTER VALVE 1-1/2" REMOTE CONTROL MASTER VALVE, GLASS-FILLED NYLON CONSTRUCTION, WITH TUCOR NG-050 SINGLE STATION DECODER, ULTRASONIC FLOW SENSOR WITH TUCOR SD-110 SENSOR DECODER, INSTALLED IN A JUMBO VALVE BOX WITH BOLT DOWN LID.	3
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	8,221 LF
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	1,415 LF
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18-INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	143.7 LF

VALVE CALLOUT



QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY AND DO NOT INCLUDE PIPE WASTE CALCULATIONS. CONTRACTOR TO VERIFY ALL QUANTITIES.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PRECIP
49	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF ROTOR	40	51.6	0.27 in/h
50	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF ROTOR	37	53.1	0.39 in/h
51	SUPERIOR SPV-PRS WITH TUCOR NG-050	1"	BUBBLER	20	35.1	6.81 in/h
52	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF ROTOR	37	50.3	0.37 in/h
53	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	55.58	41.4	1.34 in/h
54	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	BUBBLER	44	42.3	2.46 in/h
55	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	BUBBLER	30.5	36.5	2.6 in/h
56	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	BUBBLER	32.5	41.6	2.51 in/h
57	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	BUBBLER	37.5	42.2	2.36 in/h
58	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	BUBBLER	37.5	38.9	2.5 in/h
59	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	BUBBLER	37	38.4	2.52 in/h
60	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	BUBBLER	33.5	42.2	2.33 in/h

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Divisions

SDP SUBMITTAL - 12/23/2021

Project

STONEHILL
PHASE 2

HOWEY-IN-THE-HILLS, FL

IRRIGATION
SCHEDULES

Date:

Scale: N/A

Drawn: MSB Checked: JAS

File Name: 2026-030-003

North

Sheet

L-405

IRRIGATION SPECIFICATIONS

1. GENERAL

1.1. THE SYSTEM HAS BEEN DESIGNED TO CONFORM WITH THE REQUIREMENTS OF ALL APPLICABLE CODES. SHOULD ANY CONFLICT EXIST, THE REQUIREMENTS OF THE CODES SHALL PREVAIL. IT IS THE RESPONSIBILITY OF THE OWNER/INSTALLATION CONTRACTOR TO INSURE THE ENTIRE SYSTEM IS INSTALLED ACCORDING TO ALL APPLICABLE LAWS, RULES, REGULATIONS AND CONVENTIONS. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS ACCORDING TO FEDERAL, STATE AND LOCAL LAWS.

1.2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.

1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.

1.4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND VERIFY PROPER CLEARANCE WITH FPL ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.

1.5. THE CONTRACTOR MUST SUBMIT FOR APPROVAL, PRIOR TO INSTALLATION, COPIES OF THE MANUFACTURER'S CUT SHEETS/SPECIFICATIONS FOR ALL COMPONENTS TO BE USED IN THE IRRIGATION SYSTEM.

1.6. THE IRRIGATION CONTRACTOR SHALL BE CERTIFIED AS A CERTIFIED IRRIGATION CONTRACTOR BY THE IRRIGATION ASSOCIATION. THE CERTIFICATION SHALL BE CURRENT AND IN GOOD STANDING.

2. SCOPE OF WORK

2.1. THE WORK SPECIFIED IN THIS SECTION CONSISTS OF FURNISHING ALL COMPONENTS NECESSARY FOR THE INSTALLATION, TESTING, AND DELIVERY OF A COMPLETE, FULLY FUNCTIONAL AUTOMATIC LANDSCAPE IRRIGATION SYSTEM THAT COMPLETELY COMPLIES WITH THE 100% IRRIGATION PLANS, SPECIFICATIONS, NOTES, DETAILS AND ALL APPLICABLE LAWS, REGULATIONS, CODES AND ORDINANCES. THIS WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, THE PROVIDING OF ALL REQUIRED MATERIAL (PIPE, VALVES, FITTINGS, CONTROLLERS, WIRE, PRIMER, GLUE, ETC.), LAYOUT, PROTECTION OF THE PUBLIC, EXCAVATION, ASSEMBLY, INSTALLATION, BACK FILLING, COMPACTING, REPAIR OF ROAD SURFACES, CONTROLLER AND LOW VOLTAGE FEEDS TO VALVES, CLEANUP, MAINTENANCE, GUARANTEE AND AS-BUILT PLANS.

2.2. ALL IRRIGATED AREAS SHALL PROVIDE 100% HEAD-TO-HEAD COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR AS SHOWN. THE RAIN SENSOR SHALL BE INSTALLED TO PREVENT ITS ACTIVATION BY ADJACENT HEADS. ALL WATERING PROCEDURES SHALL CONFORM TO LOCAL CODES, AS WELL AS THIS PROJECT'S REGIONAL WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS. ZONES ARE PRIORITIZED FIRST BY PUBLIC SAFETY AND THEN BY HYDRAULIC CONCERNS. THIS SEQUENCING WILL BE A MANDATORY PUNCH LIST ITEM. THESE PLANS HAVE BEEN DESIGNED TO SATISFY/EXCEED THE FLORIDA BUILDING CODE (FBC) APPENDIX F AND THE FLORIDA IRRIGATION SOCIETY STANDARDS AND SPECIFICATIONS FOR TURF AND LANDSCAPE IRRIGATION SYSTEMS, FOURTH EDITION.

2.3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES 72 HOURS PRIOR TO COMMENCEMENT OF WORK.

2.4. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTION, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS, OR DIFFERENCES, SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER' AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

2.5. IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL EXISTING SITE ITEMS DAMAGED BY THEIR WORK. IRRIGATION CONTRACTOR SHALL COORDINATE THEIR WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.

2.6. THE CONTRACTOR SHALL TAKE IMMEDIATE STEPS TO REPAIR, REPLACE, OR RESTORE ALL SERVICES TO ANY UTILITIES WHICH ARE DISRUPTED DUE TO THEIR OPERATIONS. ALL COSTS INVOLVED IN DISRUPTION OF SERVICE AND REPAIRS DUE TO NEGLIGENCE ON THE PART OF THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

3. SUBMITTALS

3.1. THE CONTRACTOR SHALL PROVIDE FOR APPROVAL PRIOR TO INSTALLATION, MANUFACTURER'S PRODUCT DESCRIPTION SHEETS/SPECIFICATIONS FOR ALL MAJOR COMPONENTS OF THE IRRIGATION SYSTEM. MODEL NUMBERS SHALL BE HIGHLIGHTED OR CIRCLED.

3.2. NO SUBSTITUTIONS OR DEVIATIONS FROM THE SPECIFIED BRANDS, MODELS, OR SIZES SHALL BE PERMITTED, EXCEPT WITH WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OF RECORD.

3.3. ANY MAJOR DESIGN CHANGES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO CONSTRUCTION; CONTRACTOR PROCEEDS WITH CHANGES AT OWN RISK. DESIGN CHANGES, SUBSTITUTIONS, OR DEVIATIONS NOT APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD WILL RESULT IN REJECTION AND REPLACEMENT OF MATERIALS AT NO ADDITIONAL COST TO THE OWNER.

4. POST CONSTRUCTION DOCUMENTATION

4.1. DOCUMENTATION:

4.1.1. PROVIDE THE MANUFACTURERS' RECOMMENDED OPERATING INSTRUCTIONS FOR ALL MAJOR COMPONENTS INCORPORATED INTO THE IRRIGATION SYSTEM.

4.1.2. PROVIDE SYSTEM OPERATION MANUALS, MAINTENANCE SCHEDULES, RECOMMENDED SCHEDULE OF OPERATION INCLUDED AVERAGE APPLICATION RATES WITH SEASONAL ADJUSTMENTS FOR EACH ZONE.

4.1.3. PROVIDE ALL REQUIRED TESTING AND INSPECTION CERTIFICATES TO THE OWNER OR OWNER'S REPRESENTATIVE

4.2. AS-BUILT DRAWINGS: PROVIDE RECORD DRAWINGS AND PLANS SHOWING ALL CHANGES IN THE DESIGN TO INDICATE THE ACTUAL INSTALLATION AND LOCATION OF ALL EQUIPMENT AND MATERIALS. THE FOLLOWING SPECIFIC ITEMS MUST BE INCLUDED:

4.2.1. LOCATION AND SIZE OF MAINLINE PIPING, LATERAL PIPING, AND PIPE SLEEVING.

4.2.2. ISOLATION VALVES

4.2.3. REMOTE CONTROL VALVE LOCATIONS, SIZES, NUMBER, AND AREA OF COVERAGE SHOWN USING DIFFERENT COLORS.

4.2.4. SPLICE BOXES AND LOW VOLTAGE WIRING PATH.

4.2.5. CONTROLLER AND RAIN SHUTOFF DEVICES.

4.2.6. POINT OF CONNECTION INCLUDING THE TYPE OF WATER SOURCE, SIZE, FLOW RATE, AND OPERATING PRESSURE.

4.2.7. DATE AND SCALE.

4.2.8. CONTRACTOR'S NAME, ADDRESS, AND TELEPHONE NUMBER.

4.2.9. THE AS-BUILT DRAWINGS SHALL BE SIGNED BY A FLORIDA REGISTERED LANDSCAPE ARCHITECT OR PROFESSIONAL ENGINEER.

4.3. CONTRACTOR SHALL FURNISH FIVE EXTRA UNITS OF EACH TYPE OF POPUP SPRAY AND EMITTER THAT MATCH PRODUCTS INSTALLED AND THAT ARE PACKAGED WITH PROTECTIVE COVERING FOR STORAGE AND IDENTIFIED WITH LABELS DESCRIBING CONTENTS. INCLUDE TOOLS TO SERVICE THESE PRODUCTS.

5. FINAL ACCEPTANCE

5.1. FINAL ACCEPTANCE OF THE IRRIGATION SYSTEM WILL BE GIVEN AFTER THE FOLLOWING DOCUMENTS AND CONDITIONS HAVE BEEN COMPLETED AND APPROVED. FINAL PAYMENT WILL NOT BE RELEASED UNTIL THESE CONDITIONS ARE SATISFIED.

5.1.1. FINAL WALK-THRU AND CORRECTION OF ALL PUNCH LIST ITEMS.

5.1.2. PROGRAM CONTROLLER SCHEDULES AND DEMONSTRATE COMPLETE AND SUCCESSFUL OPERATION OF SYSTEM.

5.1.3. COMPLETION AND ACCEPTANCE OF AS-BUILT RECORD DRAWINGS.

5.1.4. TURNOVER OF ALL REQUIRED PARTS, TOOLS, AND MANUALS AS OUTLINED IN THE PROJECT SPECIFICATIONS.

6. GUARANTEE

6.1. FULLY WARRANT THE LANDSCAPE IRRIGATION SYSTEM FOR A PERIOD OF ONE (1) YEAR AFTER THE WRITTEN FINAL ACCEPTANCE.

6.2. DURING THE WARRANTY PERIOD, ENFORCE MANUFACTURER'S AND SUPPLIER'S WARRANTIES. MALFUNCTIONS, DEFICIENCIES, BREAKS, DAMAGES, DISREPAIR OR OTHER DISORDERS DUE TO MATERIALS, WORKMANSHIP, OR INSTALLATION BY THE CONTRACTOR AND HIS SUPPLIERS SHALL BE IMMEDIATELY AND PROPERLY CORRECTED.

6.3. REPAIR DAMAGES PROMPTLY WHICH ARE CAUSED BY SYSTEM MALFUNCTION.

7. POINT OF CONNECTION (P.O.C.)

7.1. THE POINT OF CONNECTION, A PART OF PHASE 1, IS AN EXISTING WELL WITH DUAL 60-HP SUBMSERSIBLE PUMPS. THE POC SHALL BE CAPABLE OF SUPPLYING A MINIMUM OF 1,200 GPM AT 90 PSI

7.2. COMMON AREA 2" POC STUBS SHALL BE CAPABLE OF SUPPLYING A MINIMUM OF 60 GPM AT 60 PSI.

7.3. CONTRACTOR SHALL VERIFY THESE MINIMUM CONDITIONS CAN BE MET PRIOR TO BEGINNING IRRIGATION SYSTEM INSTALLATION.

7.4. IF THE CONDITIONS CAN NOT BE MET, THE CONTRACTOR MUST NOTIFY THE DESIGNER PRIOR TO PROCEEDING WITH THE WORK. IF THE CONTRACTOR DOES NOT DO SO, THE CONTRACTOR PROCEEDS AT THEIR OWN RISK AND BECOMES RESPONSIBLE FOR ANY FUTURE WORK REQUIRED TO MAKE THE SYSTEM PERFORM AS REQUIRED.

8. PIPING

8.1. MAINLINE PIPE: PVC CLASS 200 SDR 21, GASKETED, WITH LEEMCO DUCTILE IRON SELF-RESTRAINED FITTINGS.

8.2. LATERAL PIPE: PVC CLASS 200 SDR 21, NON-GASKETED, SOLVENT WELD WITH PVC SCHEDULE 40 FITTINGS.

8.3. THREADED PIPE: PVC SCHEDULE 80.

8.4. PIPE LOCATIONS SHOWN ON THE PLAN ARE SCHEMATIC AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING OUT MAINLINES PLACE A MAXIMUM OF 12" AWAY FROM EITHER THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR OTHER HARDSCAPE TO ALLOW FOR EASE IN LOCATING AND PROTECTION FROM PHYSICAL DAMAGE. INSTALL ALL LATERAL PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHENEVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS. ALWAYS INSTALL PIPING INSIDE PROJECT PROPERTY BOUNDARY.

8.5. PIPES SHALL ALWAYS BE PLACED IN PLANTING BEDS. IF IT IS NECESSARY TO HAVE PIPING UNDER HARDSCAPES, SUCH AS ROADS, PAVERS, AND SIDEWALKS, THE PIPES MUST BE SLEEVED USING PVC SCHEDULE 40 WITH THE SLEEVE DIAMETER BEING TWICE THE SIZE OF THE PIPE IT IS CARRYING WITH A MINIMUM SLEEVE SIZE OF 2". PIPE SLEEVING SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF SUCH HARDSCAPES. CONTRACTOR SHALL NOT "PUSH" PIPE UNDER HARDSCAPES AS A METHOD OF INSTALLATION.

8.6. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.

8.7. CONTRACTOR TO ENSURE ALL MAINLINE PIPING IS PROPERLY RESTRAINED USING MECHANICAL JOINT FITTINGS, RESTRAINING COLLARS, THREADED RODS, THRUST BLOCKS, ETC., AS AND WHERE REQUIRED. CONTRACTOR SHALL REFER TO PIPE MANUFACTURER'S RECOMMENDED INSTALLATION PRACTICES FOR FURTHER DIRECTION.

8.8. PVC PIPE JOINT COMPOUND AND PRIMER: SLOW-DRYING, HEAVY DUTY CEMENT AND TINTED (PURPLE) PRIMER THAT IS COMPATIBLE WITH THE CEMENT. THE PVC CEMENT SHALL BE WELD-ON 2711 GREY AND THE PRIMER SHALL BE WELD-ON P70 PURPLE PRIMER, OR APPROVED EQUALS.

8.9. MAINLINE

8.9.1. DEPTH MEASURED TO THE TOP OF PIPE SHALL BE 24" MINIMUM.

8.9.2. DEPTHS MEASURED TO TOP OF PIPE SHALL BE 36" MINIMUM AT VEHICULAR CROSSINGS.

8.10. LATERAL LINE

8.10.1. DEPTHS MEASURED TO TOP OF PIPE SHALL BE 18" MINIMUM FOR 1"-3" PIPE.

8.10.2. DEPTHS MEASURED TO TOP OF PIPE SHALL BE 24" FOR 4"-6" PIPE.

8.10.3. DEPTHS MEASURED TO TOP OF PIPE SHALL BE 30" MINIMUM AT VEHICULAR CROSSINGS.

9. LAYOUT

9.1. LAY OUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE THE NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.

9.2. STAKE ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES, ETC. REQUIRED TO INSURE 100% HEAD TO HEAD COVERAGE. REFER TO THE EDGE OF PAVEMENT DETAIL ON THE IRRIGATION DETAIL SHEET.

9.3. POP-UP SPRAY HEADS SHALL BE INSTALLED 4" FROM SIDEWALKS OR CURBED ROADWAYS AND 12" FROM UNCURBED ROADWAYS AND BUILDING FOUNDATIONS. ROTORS SHALL BE INSTALLED 4" FROM SIDEWALKS OR CURBED ROADWAYS, 12" FROM BUILDING FOUNDATIONS, AND 36" FROM UNCURBED ROADWAYS.

9.4. FIXED SHRUB HEADS SHALL BE INSTALLED ON 3/4" PVC SCHEDULE 40 RISERS. THE RISERS SHALL BE SET AT A MINIMUM OF 12" OFF SIDEWALKS, ROADWAY CURBING, BUILDING FOUNDATIONS, AND/OR ANY OTHER HARDSCAPED AREAS. SHRUB HEADS SHALL BE INSTALLED TO A STANDARD HEIGHT OF 4" BELOW MAINTAINED HEIGHT OF PLANTS AND SHALL BE INSTALLED WITHIN PLANTED MASSES TO BE LESS VISIBLE AND OFFER PROTECTION. PAINT ALL SHRUB RISERS WITH RUST-OLEUM SPECIALTY "BLACK CAMOUFLAGE" SPRAY PAINT OR EQUAL.

9.5. LOCATE VALVES PRIOR TO EXCAVATION. INSURE THAT THEIR LOCATION PROVIDES FOR EASY ACCESS AND THAT THERE IS NO INTERFERENCE WITH PHYSICAL STRUCTURES, PLANTS, TREES, POLES, ETC. VALVE BOXES MUST BE PLACED A MINIMUM OF 12" AND A MAXIMUM OF 15" FROM THE EDGE OF PAVEMENT, CURBS, ETC., AND THE TOP OF THE BOX MUST BE 2" ABOVE FINISH GRADE. NO VALVE BOXES SHALL BE INSTALLED IN TURF AREAS WITHOUT APPROVAL BY THE IRRIGATION DESIGNER; ONLY IN SHRUB BEDS. NEVER INSTALL VALVE BOXES WITHIN A SPORTS FIELD OR DESIGNATED PLAY AREA.

10. DECODER CABLE

10.1. EACH TWO-WIRE PATH SHALL CONSIST OF APPROVED DECODER CABLE. THE WIRE PATHS SHALL BE TWISTED PAIR, SOLID-CORE, COLOR-CODED RED/BLUE PAIRS, ENCLOSED IN A PE SLEEVE AVAILABLE IN 6 DIFFERENT COLORS FOR IN-GROUND IDENTIFICATION.

10.2. TAPE AND BUNDLE CONTROL WIRES EVERY 10' AND RUN ADJACENT TO THE MAINLINE. AT TURNS IN DIRECTION UTILIZE JUNCTION BOXES, MAKE A 2' COIL OF WIRE. AT ALL VALVE BOXES COIL WIRE AROUND A 3/4" PIECE OF PVC PIPE TO MAKE A COIL USING 30 LINEAR INCHES OF WIRE.

10.2. THE TWO-WIRE PATHS MAY BE SPLICED, OR "TEED", PERMITTING EXTENSIONS OF THE PATH IN MULTIPLE DIRECTIONS. IN GENERAL, THE DISTANCE FROM THE CONTROLLER TO THE END OF ANY ONE END OF A "TEE" OR WIRE RUN SHALL NOT EXCEED THE MAXIMUM FOR THE GAUGE OF WIRE, EVEN IF THE TOTAL OF ALL WIRE EXCEEDS THAT NUMBER. ALL CONNECTIONS AND WIRE SPLICES MUST BE MADE IN A VALVE BOX WITH 3M DBR-6 OR EQUAL DIRECT-BURIAL WATERPROOF CONNECTORS.

10.3. NUMBER ALL WIRES ACCORDING TO THE PLANS. NUMBER WIRES IN ALL VALVE BOXES, JUNCTION BOXES AND AT THE CONTROLLER.

10.4. WIRE SIZED, NUMBERED AND COLORED AS FOLLOWS:
REGENCY PARALLEL COMMUNICATION CABLE (R7072D) 12 AWG PAIR

11. DECODER GROUNDING

11.1. GROUNDING FOR THE DECODERS AND TWO-WIRE PATH SHALL BE PROVIDED FOR EVERY 400 LINEAR FEET. GROUNDING SHALL SHALL UTILIZE 4" X 8' X 5/8" COPPER GROUNDING PLATES TO ACHIEVE AN IMPEDANCE OF 10 OHMS OR LESS.

11.1.1. GROUND CONNECTIONS FROM DECODER GROUND LEAD TO GROUNDING HARDWARE SHALL BE MADE BY JOINING THE 12AWG DECODER GROUND WIRE WITH A 10AWG SOLID COPPER LEAD.

11.1.2. GROUND CONNECTIONS FROM TWO-WIRE PATH FOR LOCATIONS WITHOUT A DECODER SHALL UTILIZE A SURGE GUARD ARRESTOR, PAIGE MODEL 270SSG.

12. VALVES

12.1. SEQUENCE ALL VALVES SO THAT THE FARTHEST VALVE FROM THE P.O.C. OPERATES FIRST AND THE CLOSEST TO THE P.O.C. OPERATES LAST. THE CLOSEST VALVE TO THE P.O.C. SHOULD BE THE LAST VALVE IN THE PROGRAMMED SEQUENCE.

12.2. ADJUST THE FLOW CONTROL ON EACH RCV TO ENSURE SHUT OFF IN 10 SECONDS AFTER DEACTIVATION BY THE IRRIGATION CONTROLLER.

12.3. USING 3" HIGH NUMBER STENCILS, PAINT THE VALVE NUMBER USING RUST-OLEUM SPECIALTY "BLACK CAMOUFLAGE" SPRAY PAINT OR EQUAL ON THE LID OF EACH VALVE BOX.

13. EQUIPMENT

13.1. BUBBLERS SHALL BE INSTALLED USING SCH 80 NIPPLES AND SHALL BE PLACED AT THE BASE OF TREES FOR LOW LEVEL WATERING.

13.2. ALL POP-UP HEADS AND SHRUB RISERS SHALL BE PRESSURE COMPENSATING. ALL POP-UP HEADS SHALL BE MOUNTED ON FLEX-TYPE SWING JOINTS.

13.3. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS, AND IN ACCORDANCE WITH LOCAL AND STATE LAWS.

14. TRENCHING

14.1. EXCAVATE STRAIGHT AND VERTICAL TRENCHES WITH SMOOTH, FLAT OR SLOPING BOTTOMS. TRENCH WIDTH AND DEPTH SHOULD BE SUFFICIENT TO ALLOW FOR THE PROPER VERTICAL AND HORIZONTAL SEPARATION BETWEEN PIPING AS SHOWN IN THE PIPE INSTALLATION DETAIL ON THE DETAIL SHEET.

14.2. PROTECT EXISTING LANDSCAPED AREAS. REMOVE AND REPLANT ANY DAMAGED PLANT MATERIAL UPON JOB COMPLETION. THE REPLACEMENT MATERIAL SHALL BE THE SAME GENUS, SPECIES, AND SIZE OF THE MATERIAL IT IS REPLACING. THE FINAL DETERMINATION AS TO WHAT NEEDS TO BE REPLACED AND THE ACCEPTABILITY OF THE REPLACEMENT MATERIAL SHALL BE SOLELY DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE.

15. INSTALLATION

15.1. CUT ALL PIPE SQUARE AND DEBURR. CLEAN PIPE AND FITTINGS OF FOREIGN MATERIAL, THEN APPLY A SMALL AMOUNT OF PRIMER WHILE ENSURING THAT ANY EXCESS IS WIPED OFF IMMEDIATELY. PRIMER SHOULD NOT PUDDLE OR DRIP FROM PIPE OR FITTINGS. NEXT APPLY A THIN COAT OF PVC CEMENT. FIRST APPLY A THIN LAYER TO THE PIPE, THEN A THIN LAYER INSIDE THE FITTING, AND FINALLY ANOTHER VERY THIN LAYER ON THE PIPE. INSERT THE PIPE INTO THE FITTING. INSURE THAT THE PIPE IS INSERTED TO THE BOTTOM OF THE FITTING, THEN TURN THE PIPE A 1/4 TURN AND HOLD FOR 10 SECONDS. MAKE SURE THAT THE PIPE DOESN'T RECEDE FROM THE FITTING. IF THE PIPE ISN'T AT THE BOTTOM OF THE FITTING UPON COMPLETION, THE GLUE JOINT IS UNACCEPTABLE AND MUST BE DISCARDED.

15.2. PIPES MUST CURE A MINIMUM OF 30 MINUTES PRIOR TO HANDLING AND PLACING INTO TRENCHES. A LONGER CURING TIME MAY BE REQUIRED; REFER TO THE MANUFACTURER'S SPECIFICATIONS. THE PIPE MUST CURE A MINIMUM OF 24 HOURS PRIOR TO FILLING WITH WATER.

16. BACKFILLING

16.1. THE BACKFILL 6" BELOW AND 6" ABOVE ALL PIPING SHALL BE CLEAN SAND. ALL OTHER TRCNCH BACKFILL CAN BE NATIVE MATERIAL BUT SHALL NOT CONTAIN ANYTHING LARGER THAN 2" IN DIAMETER.

16.2. CONTRACTOR SHALL BACKFILL ALL PIPING, BOTH MAINLINE AND LATERALS, PRIOR TO PERFORMING ANY PRESSURE TESTS. THE PIPE SHALL BE BACKFILLED WITH THE EXCEPTION OF 2' ON EACH SIDE OF EVERY JOINT (BELL FITTINGS, 90'S, TEES, 45'S, ETC.). THESE JOINTS SHALL NOT BE BACKFILLED UNTIL ALL PIPING HAS SATISFACTORILY PASSED ITS APPROPRIATE PRESSURE TEST AS OUTLINED BELOW.

17. TESTING & FLUSHING

17.1. LEAKAGE TESTING

17.1.1. REMOVE ALL REMOTE CONTROL VALVES AND CAP USING A THREADED CAP. FILL MAINLINE WITH WATER AND PRESSURIZE THE SYSTEM TO 125 PSI. MONITOR THE SYSTEM PRESSURE AT TWO GAUGE LOCATIONS; THE GAUGE LOCATIONS MUST BE AT OPPOSITE ENDS OF THE MAINLINE. WITH THE SAME RESPECTIVE PRESSURES, MONITOR THE GAUGES FOR TWO HOURS.

17.1.2. PVC SOLVENT-WELD PIPE CONNECTIONS SHALL HAVE NO LEAKAGE. GASKETED PIPING SHALL LOSE NO MORE WATER THAN ALLOWED PER THE FLORIDA STATE BUILDING CODE, VOLUME II PLUMBING, PART VI, APPENDIX 'F'. REFER TO THIS SECTION FOR THE FORMULA TO BE USED TO CALCULATE THE MAXIMUM ALLOWABLE WATER LOSS DURING THE TESTING TIME.

17.1.3. REPAIR ALL LEAKS AND RETEST MAINLINE PIPING UNTIL THE TEST IS SUCCESSFUL.

17.1.4. LATERAL PIPE MUST BE FILLED AND VISUALLY CHECKED FOR LEAKS. ANY LEAKS DETECTED MUST BE REPAIRED. NO PRESSURE TEST OF THE LATERAL LINES IS REQUIRED.

17.2. FLUSHING:

17.2.1. PRIOR TO THE PLACEMENT OF HEADS, FLUSH ALL LINES FOR A MINIMUM OF 10 MINUTES OR UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS, WHICHEVER IS LONGER.

17.2.2. USE SCREENS IN HEADS AND ADJUST HEADS FOR PROPER COVERAGE AVOIDING EXCESS WATER ON WALLS, WALKS AND PAVING.

17.3. OPERATIONAL TESTING:

17.3.1. UPON COMPLETION OF BACKFILLING, FINISH GRADING AND CONTOURING, TEST THE ENTIRE SYSTEM FOR PROPER OPERATION, INCLUDING ELECTRICALLY ACTUATING THE REMOTE CONTROL VALVES. RUN EACH ZONE UNTIL WATER BEGINS TO PUDDLE OR RUN OFF. THIS WILL ALLOW DETERMINATION OF THE NUMBER OF IRRIGATION START TIMES NECESSARY TO MEET THE WEEKLY EVAPOTRANSPIRATION REQUIREMENTS OF THE PLANTING MATERIAL IN EACH ZONE. IN SANDY SOILS NO PUDDLING WILL OCCUR. IN THESE CASES, CALCULATE THE REQUIRED RUN TIMES.

17.3.2. ONCE THE MAINLINE AND LATERAL LINES HAVE PASSED THEIR RESPECTIVE TESTS AND THE SYSTEM IS COMPLETELY OPERATIONAL, A COVERAGE TEST AND DEMONSTRATION OF THE SYSTEM IS REQUIRED. THE IRRIGATION CONTRACTOR MUST DEMONSTRATE TO THE OWNER OR HIS/HER REPRESENTATIVE THAT PROPER COVERAGE IS OBTAINED AND THAT THE SYSTEM WORKS AUTOMATICALLY FROM THE CONTROLLER. THIS DEMONSTRATION REQUIRES THAT EACH ZONE BE TURNED ON IN THE PROPER SEQUENCE AS SHOWN ON THE PLANS FROM THE CONTROLLER. EACH ZONE WILL BE INSPECTED FOR PROPER COVERAGE AND FUNCTION. THE DETERMINATION OF PROPER COVERAGE AND FUNCTION WILL BE SOLELY DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE.

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Seal

Divisions

SDP SUBMITTAL - 12/23/2021

Project

STONEHILL
PHASE 2

HOWEY-IN-THE-HILLS, FL

IRRIGATION
SPECIFICATIONS

Date:

Scale: N/A

Drawn: MSB Checked: JAS

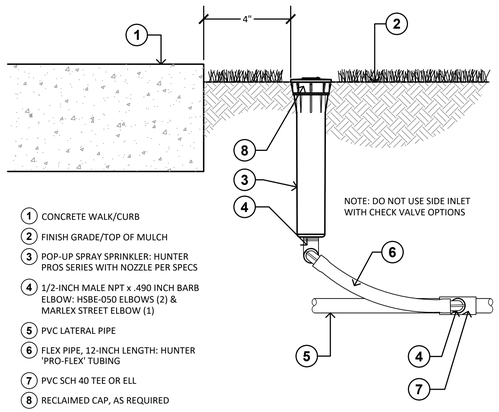
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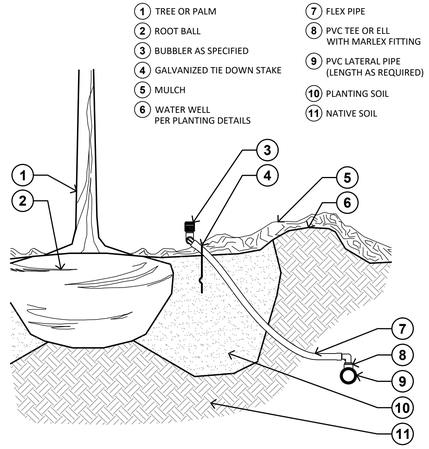
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1 6" POP-UP SPRAY



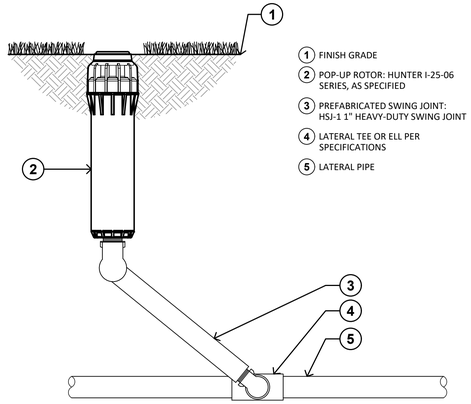
1. CONCRETE WALK/CURB
2. FINISH GRADE/TOP OF MULCH
3. POP-UP SPRAY SPRINKLER: HUNTER PROS SERIES WITH NOZZLE PER SPECS
4. 1/2-INCH MALE NPT x .490 INCH BARB ELBOW: HSBE-050 ELBOWS (2) & MARLEX STREET ELBOW (1)
5. PVC LATERAL PIPE
6. FLEX PIPE, 12-INCH LENGTH: HUNTER 'PRO-FLEX' TUBING
7. PVC SCH 40 TEE OR ELL
8. RECLAIMED CAP, AS REQUIRED

2 TREE BUBBLER

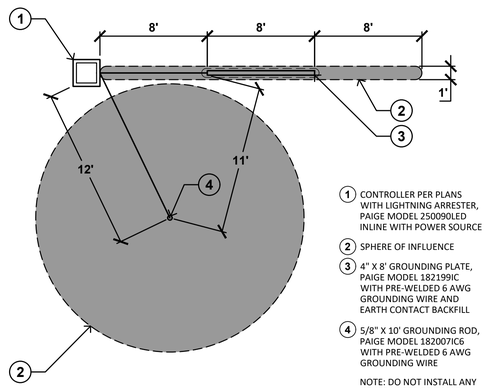


1. TREE OR PALM
2. ROOT BALL
3. BUBBLER AS SPECIFIED
4. GALVANIZED TIE DOWN STAKE
5. MULCH
6. WATER WELL PER PLANTING DETAILS
7. FLEX PIPE
8. PVC TEE OR ELL WITH MARLEX FITTING
9. PVC LATERAL PIPE (LENGTH AS REQUIRED)
10. PLANTING SOIL
11. NATIVE SOIL

3 TURF ROTOR



1. FINISH GRADE
2. POP-UP ROTOR: HUNTER I-25-06 SERIES, AS SPECIFIED
3. PREFABRICATED SWING JOINT: HSJ-1 1" HEAVY-DUTY SWING JOINT
4. LATERAL TEE OR ELL PER SPECIFICATIONS
5. LATERAL PIPE

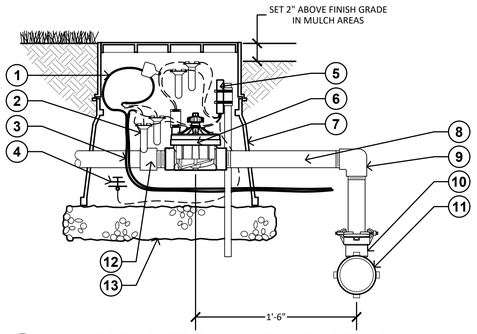


1. CONTROLLER PER PLANS WITH LIGHTNING ARRESTER, PAIGE MODEL 250090LED INLINE WITH POWER SOURCE
2. SPHERE OF INFLUENCE
3. 4" X 8' GROUNDING PLATE, PAIGE MODEL 182199IC WITH PRE-WELDED 6 AWG GROUNDING WIRE AND EARTH CONTACT BACKFILL
4. 5/8" X 10' GROUNDING ROD, PAIGE MODEL 182007IC6 WITH PRE-WELDED 6 AWG GROUNDING WIRE

NOTE: DO NOT INSTALL ANY OTHER WIRES OR CABLE WITHIN THE SPHERE OF INFLUENCE

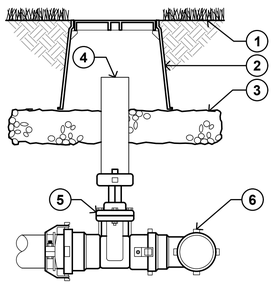
4 REMOTE CONTROL VALVE WITH DECODER

1. 30-INCH LINEAR LENGTH JACKETED 2-WIRE CABLE, NEATLY WRAPPED INSIDE VALVE BOX
2. 3M DB R/Y WATERPROOF CONNECTOR (1 OF 4)
3. TWO-WIRE CABLE PER SPECS
4. TO GROUNDING PLATE (10 OHMS RESISTANCE) ±8' FROM MAINLINE
5. SINGLE STATION DECODER: SECURE WITH ZIP TIES TO ¾" SLEEVE, ATTACH TO ½" PVC STAKE
6. REMOTE CONTROL VALVE WITH PRESSURE REGULATOR
7. STANDARD VALVE BOX
8. PVC SCH 80 NIPPLE, EACH SIDE
9. PVC SCH 40 ELL WITH PVC SCH 80 NIPPLE RISER
10. LEEMCO DUCTILE IRON TEE
11. PVC MAINLINE PIPE
12. FEMALE THREADED ADAPTER
13. 4-INCH MINIMUM DEPTH ½" WASHED GRAVEL



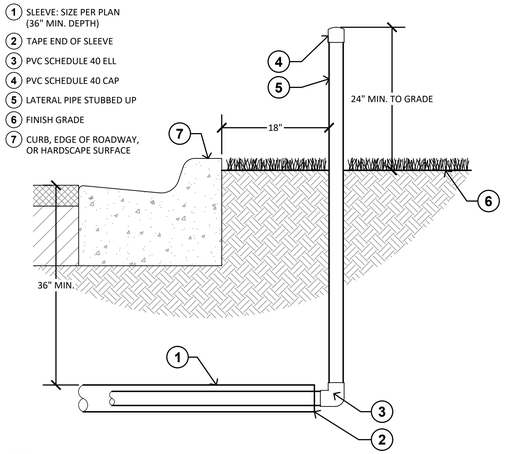
5 ISOLATION VALVE AT TEE

1. FINISH GRADE
2. VALVE BOX
3. 4-INCH MINIMUM DEPTH ¾" WASHED GRAVEL
4. ADS, SIZE AS REQUIRED
5. LEEMCO LMV-SB SERIES (OR EQUAL) SPIGOT x BELL SELF-RESTRAINED, RESILIENT WEDGE GATE VALVE
6. LEEMCO DUCTILE IRON TEE

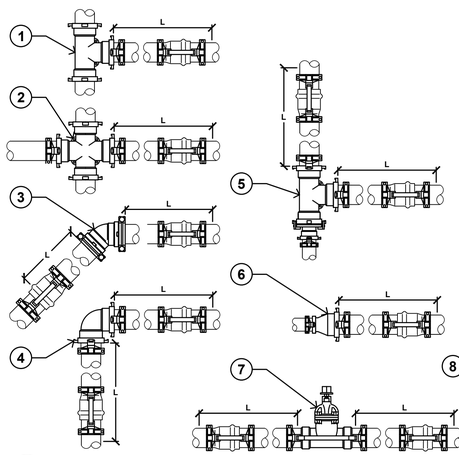


6 CONTROLLER GROUNDING

1. SLEEVE: SIZE PER PLAN (36" MIN. DEPTH)
2. TAPE END OF SLEEVE
3. PVC SCHEDULE 40 ELL
4. PVC SCHEDULE 40 CAP
5. LATERAL PIPE STUBBED UP
6. FINISH GRADE
7. CURB, EDGE OF ROADWAY, OR HARDSCAPE SURFACE



7 JOINT RESTRAINTS

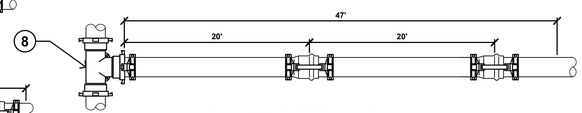


PIPE SIZE	BENDS				TEE BRANCH	GATE 2 SIDES	REDUCERS			DEAD END
	11°	22°	45°	90°			1 STEP	2 STEP	3 STEP	
2"	0'	2'	6'	18'	18'	25'	-	-	-	32'
2-1/2"	1'	3'	7'	20'	20'	27'	17'	-	-	42'
3"	2'	4'	9'	22'	22'	31'	20'	-	-	62'
4"	3'	5'	11'	26'	26'	37'	24'	50'	-	74'
6"	4'	7'	15'	37'	37'	52'	53'	69'	80'	104'
8"	4'	8'	16'	39'	39'	55'	46'	79'	89'	110'
10"	5'	9'	19'	47'	47'	65'	44'	81'	107'	130'
12"	5'	11'	23'	54'	54'	78'	76'	82'	112'	155'
14"	6'	12'	25'	61'	61'	88'	45'	109'	114'	176'
16"	7'	14'	28'	68'	68'	98'	45'	84'	140'	195'

1. LINE SIZE TEE
2. LINE SIZE CROSS
3. 11", 22", 45° BEND (TYP)
4. 90° BEND
5. REDUCING TEE
6. LINE REDUCER
7. GATE VALVE
8. LINE SIZE TEE EXAMPLE

NOTES:

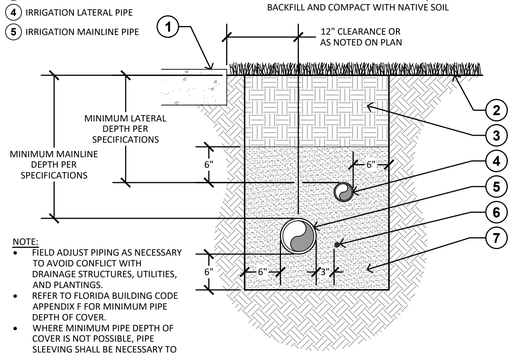
1. TABLE ESTABLISHES JOINTS THAT MUST BE RESTRAINED ON BOTH SIDES OF BENDS, GATE VALVES AND THE LARGER SIZE OF REDUCERS THAT FALL WITHIN THE FEET STIPULATED IN THESE TABLES. TABLE VALUES ARE BASED ON PVC PIPE, 150 PSI PRESSURE, 2:1 SAFETY FACTOR, TYPE 4 TRENCH, 30" COVER FOR 8" PIPE AND LARGER, 24" COVER FOR 6" AND SMALLER PIPE.
2. ALL FITTINGS AND MAINLINE PIPING REQUIRING RESTRAINTS SHALL RECEIVE LEEMCO JOINT RESTRAINTS OR EQUAL.
3. REFERENCE ONLY REFER TO JOINT MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION INSTRUCTIONS.



EXAMPLE: 10" LINE SIZE TEE BRANCH N.T.S

8 MAINLINE AND LATERAL TRENCH

1. CURB, EDGE OF ROADWAY, HARDSCAPE SURFACE OR PROPERTY LINE
2. FINISH GRADE
3. NATIVE SOIL BACKFILL COMPACT TO 95%
4. IRRIGATION LATERAL PIPE
5. IRRIGATION MAINLINE PIPE
6. IRRIGATION CONTROL WIRE OR TWO-WIRE CABLE PER SPECIFICATIONS
7. 100% COARSE SAND BEDDING, WATER JET & MECHANICALLY COMPACT TO 90% OPTIMUM DENSITY. ALLOW 48 HOURS TO SETTLE, AND BACKFILL AND COMPACT WITH NATIVE SOIL



NOTE:

- FIELD ADJUST PIPING AS NECESSARY TO AVOID CONFLICT WITH DRAINAGE STRUCTURES, UTILITIES, AND PLANTINGS.
- REFER TO FLORIDA BUILDING CODE APPENDIX F FOR MINIMUM PIPE DEPTH OF COVER.
- WHERE MINIMUM PIPE DEPTH OF COVER IS NOT POSSIBLE, PIPE SLEEVING SHALL BE NECESSARY TO PROTECT PIPE IN SHALLOW AREAS.

9 PIPE SLEEVING

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Seal

Revisions

SDP SUBMITTAL - 12/23/2021

Project

STONEHILL PHASE 2

HOWEY-IN-THE-HILLS, FL

IRRIGATION DETAILS

Date:

Scale: N/A

Drawn: MSB Checked: JAS

File Name: 2026-030-003

North

Sheet

L-407