



## Planning & Zoning Board Meeting

September 28, 2023 at 6:00 PM  
Howey-in the-Hills Town Hall  
101 N. Palm Ave.,  
Howey-in-the-Hills, FL 34737

### Join Zoom

Meeting: <https://us06web.zoom.us/j/81862090999?pwd=N29sVDNRSXpEMW10SFZzRkVvbUNoZz09>

Meeting ID: 818 6209 0999 | Passcode: 903486

### AGENDA

#### CALL TO ORDER ROLL CALL

#### CONSENT AGENDA

*Routine items are placed on the Consent Agenda to expedite the meeting. If a Planning & Zoning Board Member wishes to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on the remaining item(s); and (3) Discuss each pulled item and vote.*

1. Consideration and Approval of the May 17, 2023, Planning and Zoning Board Joint Workshop with Town Council minutes.
2. Consideration and Approval of the June 22, 2023, Planning and Zoning Board Meeting minutes.

#### PUBLIC HEARING

3. Consideration and Recommendation: **Ordinance 2023-009 Comprehensive Plan FLU Amendment and Rezoning - ASMA Parcel**

#### OLD BUSINESS

#### NEW BUSINESS

4. Consideration and Approval: **Final Subdivision Plans - Hillside Groves**
5. Consideration and Approval: **Fiscal Year 2023-2024 Planning & Zoning Board Meeting and DRC Meeting Schedules**

#### PUBLIC COMMENTS

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

## **BOARD COMMENTS**

### **ADJOURNMENT**

#### **To Comply with Title II of the Americans with Disabilities Act (ADA):**

Qualified individuals may get assistance through the Florida Relay Service by dialing 7-1-1. Florida Relay is a service provided to residents in the State of Florida who are Deaf, Hard of Hearing, Deaf/Blind, or Speech Disabled that connects them to standard (voice) telephone users. They utilize a wide array of technologies, such as Text Telephone (TTYs) and ASCII, Voice Carry-Over (VCO), Speech to Speech (STS), Relay Conference Captioning (RCC), CapTel, Voice, Hearing Carry-Over (HCO), Video Assisted Speech to Speech (VA-STTS) and Enhanced Speech to Speech.

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

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

Topic: **Planning & Zoning Board Meeting**

Time: **Sep 28, 2023 06:00 PM Eastern Time (US and Canada)**

Join Zoom Meeting

<https://us06web.zoom.us/j/81862090999?pwd=N29sVDNRSXpEMW10SFZzRkVvbUNoZz09>

Meeting ID: 818 6209 0999

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Dial by your location

+1 646 558 8656 US (New York)

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Meeting ID: 818 6209 0999

Passcode: 903486

Find your local number: <https://us06web.zoom.us/u/kP3XXvE9>

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.





**Planning & Zoning Board  
Joint Workshop with  
Town Council**

**May 17, 2023 at 6:00 PM  
Marianne Beck Memorial Library -  
112 W. Central Ave., Howey-in-the-  
Hills, FL 34737**

**MINUTES**

**CALL TO ORDER  
ROLL CALL**

**BOARD MEMBERS PRESENT**

Board Member Alan Hayes (via Zoom) | Board Member Richard Mulvany | Board Member Ellen Yarkin | Board Member Frances Wagler | Vice-Chair Ron Francis III | Chair Tina St. Clair

**BOARD MEMBERS ABSENT**

Board Member Shawn Johnson

**TOWN COUNCIL PRESENT:**

Councilor Reneé Lannamañ | Councilor David Miles | Councilor George Lehning | Mayor Pro Tem Marie V. Gallelli | Mayor Martha MacFarlane

**STAFF PRESENT:**

Sean O’Keefe, Town Manager | John Brock, Town Clerk | Tom Harowski, Town Planner

**NEW BUSINESS**

1. Discussion: **Howey-in-the-Hills Planning and Development**

Town Planner, Tom Harowski, introduced this item and gave a presentation. Mr. Harowski explained the current planning direction and the options available for changing portions of the Land Development Code (LDC) and Comprehensive Plan. Mr. Harowski explained some of the items that were mandated in the Comprehensive Plan.

**William Sullivan, 26336 State Road 19, Howey-in-the-Hills (unincorporated Lake County)** – Mr. Sullivan had questions about the proposed Thompson Grove development.

Councilor Miles stated that he was not happy with zoning choices. Councilor Miles wanted Mr. Harowski to send him highlighted Village Mixed Use (VMU) zoning requirements and send him requirements that were laid out in the LDC.

**Paula Abney, 411 E Orchid Way** – Ms. Abney was concerned about flooding issues and that flood insurance would be required for lots in a flood zone.

**Eric Gunesch, 448 Avila Pl.** – Mr. Gunesch had questions about PUD requirements.

Councilor Miles explained the history of the Town Council’s approval of the Watermark development.

**Catherine Cruz, 9437 San Miguel, Howey-in-the-Hills (unincorporated Lake County)** – Ms. Cruz wanted the meeting to get back on track and continue with the presentation.

Town Manager, Sean O’Keefe, gave a definition of who a stakeholder was. Mr. O’Keefe gave a portion of a presentation on the book Strong Towns, which he explained was a framework to talk about urban planning.

Councilor Miles stated that road paving was important, and that the Town needed to put more money into infrastructure and less into events.

Board Member Wagler wanted a 5-page letter to be read out loud, which had been sent from former Howey-in-the-Hills Mayor, Duane Gorgas, to the current Town Councilors (the letter had been included in the packet for the Workshop).

**Peter Tuite, 300 E Croton Way** – Mr. Tuite spoke about the importance of the character of Town and would like new sections of Town to look like the neighborhood around his property.

Board Member Wagler stated that the Town Council doesn’t seem to understand what the Planning and Zoning Board says or recommends, and that the Board doesn’t feel heard.

Councilor Lannaman and Councilor Miles got into a disagreement about the necessity to move on and let the public have time to speak about the issues.

Board Chair St. Clair moved on to the Public Comments portion of the meeting.

## **PUBLIC COMMENTS**

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

**Tim Everline, 1012 N Lakeshore Blvd.** – Mr. Everline was upset there has been no discussion on LDC or Comprehensive Plan yet in the meeting. Mr. Everline stated some of the things he would like to see in future PUDs (75’ by 130’ lots, 30’ setback in the front and rear, and at least 10’ setbacks on the sides). Mr. Everline did not like phase 2 of Talichet and wanted to see sunset clauses for every future agreement. Mr. Everline wanted to see a requirement for installing root barriers around new trees and proposed lot sizes be increased.

**Eric Gunesch, 448 Avila Pl.** – Mr. Gunesch stated that he had moved away from Lake Nona and did not want to see the Town to start looking like Lake Nona.

**Terri Blessing, 24913 Blue Sink Rd. Howey-in-the-Hills (unincorporated Lake County)** – Ms. Blessing recommended the Town look at the traffic study that was compiled for the Whispering Hills development in the City of Leesburg. Ms. Blessing wanted to personally pay for the person that did that traffic study to come do a forum of traffic impact on Number Two Rd.

**John Blodgett, 9350 Number Two Rd., Howey-in-the-Hills (unincorporated Lake County)** – Mr. Blodgett had questions about the Town’s future land use plan as it relates to lot sizes.

**William Sullivan, 26336 State Road 19, Howey-in-the-Hills (unincorporated Lake County)** – Mr. Sullivan wanted a joint planning area between the Town and County. Mr. Sullivan was also not in favor of wastewater package plants.

**Brittany Lerch, 25926 Bloomfield Ave., Howey-in-the-Hills (unincorporated Lake County)** – Ms. Lerch had questions for the Town Planner about state laws that deal with transportation rules and specific plans about Number Two Rd. Ms. Lerch wanted to know what the Town’s vision was for its ISBA and annexation.

**Brian Hobbs, 604 Mission Lane** – Mr. Hobbs spoke about the book Strong Towns being about new urbanism and he was not in favor of it or the book. He encouraged the group to research Luciferin lights and what they are being used for, and that UV lights are bad.

**William Scott, 9320 Orange Blossom Rd., Howey-in-the-Hills (unincorporated Lake County)** – Mr. Scott had questions about traffic.

**Wendy Zermeno, 25896 Bloomfield Ave., Howey-in-the-Hills (unincorporated Lake County)** – Ms. Zermeno wanted people to be more respectful, had concerns about roads, and also wanted to know when the next Workshop would be.

Mayor MacFarlane explained that Councilor Lehning had started this process and wanted to know what the goals for the next meeting would be.

**Eric Gunesch, 448 Avila Pl.** – Mr. Gunesch suggested that the public should send recommendations for changes to the Town Manager. It was decided that those recommendations should be sent to [office@howey.org](mailto:office@howey.org).

Councilor Lehning stated that he wanted to see the people responsible for the state of Number Two Road to be at the next meeting (the Lake County Commissions and members of the MPO).

**CJ Forward, 25248 Blue Sink Rd., Howey-in-the-Hills (unincorporated Lake County)** – Ms. Forward wants a plan for everyone to work together. She did not want any PUDs anywhere and did not want any areas to be annexed.

Board Member Yarckin encouraged the public to attend the next regular Planning and Zoning Board meeting so they could voice their concerns about a parcel of land that the owner is asking to be rezoned as commercial from residential.

Mayor MacFarlane asked what the goal for the next meeting would be. Mayor MacFarlane explained that the Town did need some development to help pay for services for the Town. Mayor MacFarlane stated that the Town needed to identify what its minimum requirements for a PUD would be.

Mayor Pro Tem Gallelli suggested that, for a future meeting, the Town should set up multiple tables with a Town Councilor or Planning and Zoning Board Member as a moderator at the table. There would be a different topic at each table for an hour and then discuss those topics.

**Tim Everline, 1012 N Lakeshore Blvd.** – Mr. Everline said that the reason for the current meeting was to set standards for the Town in relation to LDC and the Comprehensive Plan.

**Wendy Zermeno, 25896 Bloomfield Ave., Howey-in-the-Hills (unincorporated Lake County)** – Ms. Zermeno stated that she thought the Town should pay for CDD expansion instead of building their own wastewater plant.

**Peter Tuite, 300 E Croton Way** – Mr. Tuite was not in favor of the Town partnering further with the Central Lake CDD and thought the Town should do its own wastewater plant.

**Brittany Lerch, 25926 Bloomfield Ave., Howey-in-the-Hills (unincorporated Lake County)** – Ms. Lerch wanted to hear the letter that former Howey-in-the-Hills’ Mayor Duane Gorgas had written.

Mr. O’Keefe read out loud an additional email that he received from former Mayor Gorgas. It stated:

*Mr. O’Keefe,*

*Please pass along this additional comment about future development in Howey to all the attendees:*

*Today 05/17/2023 ~8:30AM I wanted to leave my driveway on S Palm Ave to go to Mt. Dora. The ENTIRE northbound lane of Palm Ave from Lakeview to CR 48 was “bumper to bumper” with stop and go traffic moving at 5-10 mph. The traffic was so heavy that NO ONE in Howey who wanted to access the northbound lane of Palm Ave could do so unless some considerate northbound driver would stop to allow the person to enter the lane ( which is what happened to me). It appears ~99% of this traffic appeared to be THROUGH TRAFFIC (not local). >80% of this traffic continued west on CR 48 towards Leesburg.*

*Obviously, some traffic incident had occurred south of Howey (possibly on the northbound Turnpike lanes and/or northbound Hwy 27 intersection area with SR 19. While this is a very rare event, the experience verified my “worst case” scenario of what could happen to this “physically constrained” roadway when there is NO alternate route available due to increased traffic from future development and increased through traffic. This event only confirms the necessity of consideration of a “Howey By Pass” alternate route when planning future development transportation impacts. Even a stop light at Central and Palm would not have made a noticeable difference in traffic flow because northbound lane was “solid”. While residents with cross street access would have been able to use such a stop light by driving an alternate direction to access Central Ave, NO resident living on Palm Ave who wished to go north on Palm would have been able to do so.*

*Duane Gorgas*

Mr. O’Keefe did not read out loud the 5-page letter that former Mayor Gorgas had written, but explained to the audience that it was in the packet for the meeting for any member of the public to read.

**Eric Gunesch, 448 Avila Pl.** – Mr. Gunesch wanted to know the Town’s plans for renewing its Consumptive Use Permit (CUP).

**John Blodgett, 9350 Number Two Rd., Howey-in-the-Hills (unincorporated Lake County)** – Mr. Blodgett reminded the Town officials and Town residents that County residents that lived down Number Two Road own both sides of the road and there was no available Right-of-Way access to widen the road. He did say that he would like to see a bike path added down Number Two Road.

Councilor Miles asked Mr. Blodgett if he was open to annexing into the Town of Howey-in-the-Hills. Mr. Blodgett stated that he would like to work with the Town but did not want to see new developments unless the lots were much larger.

**CJ Forward, 25248 Blue Sink Rd., Howey-in-the-Hills (unincorporated Lake County)** – Ms. Forward said that the reason the Town officials were hearing so much from the residents down Number Two Road was because the Town tried to annex land near them for a development and they were not in favor of that.

**Terri Blessing, 24913 Blue Sink Rd. Howey-in-the-Hills (unincorporated Lake County)** – Ms. Blessing stated that when she had recently attended a Lake County Board of County Commissioners meeting, Commissioner Leslie Campione had told her that she needed to get with the Town of Howey-in-the-Hills and work with them.

**Rodney Tate, 1003 Hamlin Ave.,** - Mr. Tate was upset with the way the Town Councilors were speaking to County residents that lived down Number Two Road.

**Wendy Zermeno, 25896 Bloomfield Ave., Howey-in-the-Hills (unincorporated Lake County)** – Ms. Zermeno thought the back and forth between the people down Number Two Road and the Town is good and reminded the Town Officials that they started this discourse by trying to annex land near them.

**ADJOURNMENT**

Councilor Lannamañ tried to make a motion to adjourn the meeting, but Board Member Wagler told her that it was not her place to do that; this was a Planning and Zoning Board meeting and only they could make a motion to adjourn the meeting.

**There being no further business to discuss, a motion was made by Board Member Wagler to adjourn the meeting; Councilor Lannamañ seconded the motion. Motion was approved unanimously by voice vote.**

The Meeting adjourned at 8:49 p.m. | **Attendees: 54**

\_\_\_\_\_  
Tina St. Clair Chairperson

ATTEST:

\_\_\_\_\_  
John Brock, Town Clerk



# Planning & Zoning Board Meeting

June 22, 2023 at 6:00 PM

Howey-in the-Hills Town Hall 101  
N. Palm Ave., Howey-in-the-Hills,  
FL 34737

## MINUTES

### CALL TO ORDER ROLL CALL

### BOARD MEMBERS PRESENT

Board Member Richard Mulvany | Board Member Ellen Yarckin | Board Member Shawn Johnson | Board Member Frances Wagler | Vice-Chair Ron Francis III | Chair Tina St. Clair

### BOARD MEMBERS ABSENT

Board Member Alan Hayes

### STAFF PRESENT

John Brock, Town Clerk | Tom Harowski, Town Planner | Azure Botts, Code Enforcement Officer

### CONSENT AGENDA

*Routine items are placed on the Consent Agenda to expedite the meeting. If a Planning & Zoning Board Member wishes to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on the remaining item(s); and (3) Discuss each pulled item and vote.*

1. Consideration and Approval of the May 25, 2023, Planning and Zoning Board Meeting minutes.

**Motion made by Vice-Chair Francis III to approve the Consent Agenda; seconded by Board Member Yarckin. Motion approved unanimously by voice vote.**

### Voting

**Yea:** Board Member Mulvany, Board Member Yarckin, Board Member Johnson, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair

**Nay:** None

### PUBLIC HEARING

2. Consideration and Recommendation: **Amendments to the Land Development Code**

Town Planner, Tom Harowski, introduced and explained this agenda item. Mr. Harowski stated that primarily this amendment package to the Town’s Land Development Code (LDC) came from requests

for changes from the Town's Code Enforcement Officer. Mr. Harowski reviewed his staff recommendations report on the package of proposed amendments.

Code Enforcement Officer, Azure Botts, stated that a change needed to be made in the proposed amendment to LDC 5.01.11 (F), it should state that flagpoles over 20 feet, not 15 feet, would require a permit. It was identified that that in 5.01.11 (B), there was a typo in the first sentence, "mor" should have been "more".

When discussion 5.02.06 *Movable Module Storage Units*, Board Member Yarckin asked what if a resident needed more than 30 days. Mr. Harowski suggested that a clause be added to give the ability to extend a permit for "Just Cause".

There seemed to be consensus from the Board that the proposed amendment to 2.03.03 *Townhomes* was appropriate.

There seemed to be consensus from the Board that the proposed amendment to 7.09.02 *Maintenance of Plant Materials* was appropriate. Board Chair St. Clair asked who a resident should speak with if a tree in the Right-of-Way (ROW) was hanging too low. Officer Botts stated that she would get with the Public Works Director to discuss that issue.

Mr. Harowski then reviewed his staff report on proposed amendment to 7.10.00 *Approved Tree and Plant List*. Board Member Wagler suggested that she would like to see this section of the proposed amendment tabled to a future meeting for further discussion. Board Member Johnson disagreed and did not want this section tabled. Board Chair St. Clair agreed with Board Member Johnson about not tabling this section of the proposed amendments. There was a consensus from the remainder of the Board, all but Board Member Wagler, to keep the proposed amendment of 7.10.0 in the package.

There seemed to be consensus from the Board that the remainder of the proposed amendments were appropriate.

Board Chair St. Clair opened Public Comment for this item only.

**Tim Everline, 1012 N Lakeshore Blvd.** – Mr. Everline did not want the list of approved trees to be changed as he saw this as catering to developers, instead of having developers cater to the Town. Mr. Everline did not think the Board should vote on all the things as one lump sum.

Mr. Everline was concerned about turf. He was concerned about grass on a lot without a building on it, as he believed that empty lots should be allowed to be irrigated.

Mr. Everline was concerned about if the standards for workshops change, will existing workshops be grandfathered in.

Mr. Everline was also concerned about the List of Approved Trees section. He believed that the List of Approved Trees portion of this amendment package should be table for further consideration.

**Larry Morris, 800 N Citrus Ave.** – Mr. Morris was concerned about what would happen when a specific species of tree was being removed off the approved list of trees. Mr. Morris was concerned that those trees would need to be cut down. Mr. Harowski stated that existing trees would be grandfathered in.

**Tim Everline, 1012 N Lakeshore Blvd.** – Mr. Everline was concerned about roll-off waste containers being part of the 5.02.06 *Movable Module Storage Units* regulation. Mr. Everline stated that contractors sometimes needed roll-off dumpsters for months while reconstruction projects were ongoing. Officer Botts stated that roll-offs were not part of the proposed amended regulations.

**Joshua Husemann, 671 Avila Pl.** – Mr. Husemann stated that he believed that tree spacing should be regulated somewhere in the LDC. Mr. Husemann also stated that he would like to see storage sheds allowed outside of the footprint of the house.

**Larry Morris, 800 N Citrus Ave.** – Mr. Morris is concerned that his water utility meter box is sinking into the ground and has sunk about eight or ten inches into the ground. Board Chair St. Clair recommended to Mr. Morris that he speak with the Public Works Director, Morgan Cates, about the issue of his water meter box sinking.

Seeing no further public comments, Board Chair St. Clair closed Public Comment for this item.

**Motion made by Vice-Chair Francis III to independently vote on each section in the proposed Amendments to the Land Development Code; seconded by Board Member Wagler. Motion passed unanimously by voice vote.**

**Voting**

**Yea:** Board Member Mulvany, Board Member Yarckin, Board Member Johnson, Board Member Wagler, Vice-Chair Ron Francis III, Chair St. Clair

**Nay:** None

**Section: 5.01.11 *Flagpoles.***

**Prior to the vote, Mr. Harowski reminded the board that they had fixed the typo and changed the height of flagpoles requiring a permit to over 20 feet.**

**Motion made by Vice-Chair Francis III to approve Section 5.01.11 Flagpoles with the 2 edits Mr. Harowski had stated; seconded by Board Member Mulvany.**

**The section passed unanimously by roll-call vote.**

**Voting**

**Yea:** Board Member Mulvany, Board Member Yarckin, Board Member Johnson, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair

**Nay:** None

**Section: 5.02.06 *Movable Module Storage Units***

**Prior to the vote, Mr. Harowski reminded the board that they had revised the proposed amendment, that under 5.02.06 (A) they had added language to allow permits to be extended for Just Cause.**

**Motion made by Vice-Chair Francis III to approve 5.02.06 Movable Module Storage Units with the edit Mr. Harowski had stated; seconded by Board Member Yarckin.**

**The section passed unanimously by roll-call vote.**

**Voting**

**Yea:** Board Member Mulvany, Board Member Yarckin, Board Member Johnson, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair

**Nay:** None



**Section: 2.03.03 Townhomes**

**The section passed unanimously by roll-call vote.**

**Voting**

**Yea:** Board Member Mulvany, Board Member Yarckin, Board Member Johnson, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair

**Nay:** None

**Section: 7.09.02 Maintenance of Plant Materials**

**The section passed unanimously by roll-call vote.**

**Voting**

**Yea:** Board Member Mulvany, Board Member Yarckin, Board Member Johnson, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair

**Nay:** None

**Section: 7.10.00 Approved Tree and Plant List**

**The section passed by roll-call vote.**

**Voting**

**Yea:** Board Member Mulvany, Board Member Yarckin, Board Member Johnson, Vice-Chair Francis III, Chair St. Clair

**Nay:** Board Member Wagler

**Section: 7.10.01 Prohibited Plant List**

**The section passed unanimously by roll-call vote.**

**Voting**

**Yea:** Board Member Mulvany, Board Member Yarckin, Board Member Johnson, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair

**Nay:** None

**Section: 7.11.01 Tree Protection**

**The section passed unanimously by roll-call vote.**

**Voting**

**Yea:** Board Member Mulvany, Board Member Yarckin, Board Member Johnson, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair

**Nay:** None

**Section: 7.08.01 Required Landscaping**

**The section passed by roll-call vote.**

**Voting**

**Yea:** Board Member Mulvany, Board Member Yarckin, Board Member Johnson, Board Member Wagler, Chair St. Clair

**Nay:** Vice-Chair Francis III

**Section: 5.01.10 Workshops**

**The section passed unanimously by roll-call vote.**

**Voting**

**Yea:** Board Member Mulvany, Board Member Yarckin, Board Member Johnson, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair

**Nay:** None

**Section: 7.04.04 Visibility Triangle at Intersections**

**The section passed unanimously by roll-call vote.**

**Voting**

**Yea:** Board Member Mulvany, Board Member Yarckin, Board Member Johnson, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair

**Nay:** None

**Section: 7.12.01 Permit Required**

**The section passed unanimously by roll-call vote.**

**Voting**

**Yea:** Board Member Mulvany, Board Member Yarckin, Board Member Johnson, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair

**Nay:** None

**Section: Definition of Street Tree**

**The section passed unanimously by roll-call vote.**

**Voting**

**Yea:** Board Member Mulvany, Board Member Yarckin, Board Member Johnson, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair

**Nay:** None

**Section: Definition of Primary Façade****The section passed unanimously by roll-call vote.****Voting****Yea:** Board Member Mulvany, Board Member Yarckin, Board Member Johnson, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair**Nay:** None**Section: Clear Zone for Utility Meters 8.05.02 (L) & 8.05.04 (F)****The section passed unanimously by roll-call vote.****Voting****Yea:** Board Member Mulvany, Board Member Yarckin, Board Member Johnson, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair**Nay:** None**OLD BUSINESS**

None

**NEW BUSINESS****3. Consideration and Approval: Rescheduling the August 2023 Planning and Zoning Board Meeting**

Town Planner, Tom Harowski, stated that, for personal reasons, he would be unable to attend the August 2023 regularly scheduled Planning and Zoning Board Meeting. This meeting was scheduled for August 24, 2023. Mr. Harowski asked the Planning and Zoning Board to consider rescheduling the August 2023 meeting.

**Motion made by Vice-Chair Francis III to reschedule the August 2023 Planning and Zoning Board Meeting to August 17, 2023; seconded by Board Member Mulvany. Motion passed unanimously by voice vote.**

**Voting****Yea:** Board Member Mulvany, Board Member Yarckin, Board Member Johnson, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair**Nay:** None

Board Member Wagler asked if the Planning and Zoning Board was still having a joint Workshop in August. Board Chair St. Clair stated that she had not heard any updates. Town Clerk, John Brock, stated that the Town Council was waiting for responses (from the Town Council and Board on amendments to the LDC and Comprehensive plan) that were due at the end of the month before scheduling the next Workshop. Board Chair St. Clair asked for confirmation that those responses were due on the 30<sup>th</sup> of the month and Mr. Brock confirmed that they were.

Board Member Yarckin stated that when the next Workshop did occur, she would like to see it be much more structured and with a clear purpose.

**PUBLIC COMMENTS**

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

**Tom Ballou, 1005 N Tangerine Ave.** - Mr. Ballou would like to see bigger lots in neighborhoods so there would be fewer problems relating to adding pools and sheds.

**Mercedes Holcomb, 902 N Citrus Ave.** – Ms. Holcomb wanted to know when the Asma Project Rezoning and Comprehensive Plan Amendment would come up before the Planning and Zoning Board for consideration.

**Larry Morris, 800 N Citrus Ave.** – Mr. Morris was not in favor of the proposed Asma Project saying that it would hurt line of vision for traffic moving off of Citrus Avenue and onto State Road 19.

**Joshua Husemann, 671 Avila Pl.** – Mr. Husemann spoke about the last workshop meeting and said that when the next workshop was scheduled, he would like to see it have more structure.

**BOARD COMMENTS**

None

**ADJOURNMENT**

**There being no further business to discuss, a motion was made by Board Member Mulvany to adjourn the meeting; Board Member Johnson seconded the motion. Motion was approved unanimously by voice vote.**

The Meeting adjourned at 7:44 p.m. | **Attendees: 18**

\_\_\_\_\_  
Tina St. Clair Chairperson

ATTEST:

\_\_\_\_\_  
John Brock, Town Clerk



TMHConsulting@cfl.rr.com  
 97 N. Saint Andrews Dr.  
 Ormond Beach, FL 32174  
 PH: 386.316.8426

## MEMORANDUM

**TO:** Howey-in-the-Hills Planning Board  
**CC:** J. Brock, Town Clerk  
**FROM:** Thomas Harowski, AICP, Planning Consultant  
**SUBJECT:** Asma Parcel Comprehensive Plan Amendment and Zoning  
**DATE:** June 23, 2023

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The Town has received an application for a 0.69-acre parcel at the corner of SR-19 and Citrus Avenue to permit commercial development of the parcel. Based on the land use classifications contained in the Town's comprehensive plan and the zoning categories consistent with those land use classifications, the applicable land use classification for the request is Neighborhood Commercial, and the appropriate zoning is neighborhood commercial. The following analysis will examine the goals, objectives, and policies related to the requested comprehensive plan amendment, any comments with regard to zoning, and a review of the proposed concept plan as it demonstrates compliance with the planning and zoning requirements.

The subject property is designated as medium density residential use on the future land use map and zoned MDR-1. The property is entitled to develop as a single-family residence. To the north and east is the Howey Mansion property. The Mansion property is also designated as Medium Density Residential with MDR-1 zoning but it also has a historic overlay zone which allows the Mansion to be used as an inn and special event location. The historic overlay zone allows for use that has some commercial elements. The properties across Citrus Avenue are residential. The properties across SR 19 are residential but located within the Mission Inn compound and are fully screened from SR 19.

The site includes some mature oak tree canopy and is otherwise cleared and grassed. The property has been used by the Howey Mansion under an agreement between the property owners for parking during some special event activity. The site does not contain any wetlands or significant environmental features, nor does it house any threatened or endangered species. Construction of a building at this location may impact views to the Mansion for northbound traffic, but the same view could be impacted by a residential structure that is currently allowed by land use and zoning.

**Comprehensive Plan Considerations**

Any amendment of the future land use designation requires the proposed land use to be consistent with the goals, objectives, and policies of the comprehensive plan, to be able to be served by the necessary public services at the time of development and to avoid urban sprawl. Since the subject parcel is located within the core area of Town, urban sprawl should not be a consideration, but the other two factors will need to be examined.

The proposed amendment will be a small-scale map amendment. The process for approving a small-scale map amendment requires a recommendation from the planning board and approval by the Town Council with appropriate public involvement and intergovernmental coordination followed by a submittal of the amendment to the Florida Department of Economic Opportunity for review. Typically, the DEO will not review small scale map amendments, but will act if other review agencies or the general public raise issues of concern.

In addition to the application form, the applicant submitted a concept site plan showing the anticipated layout for an office building of about 4,500 square feet along with parking and stormwater management facilities. The current plan is an update of the original concept plan. This review is not a formal site plan review, but the plan submitted by the applicant will be used to analyze the request in comparison with the comprehensive plan goals, objectives, and policies.

**Public Policy Considerations**

The following policies are drawn from the Town’s comprehensive plan Future Land Use Element and are applicable to the requested map amendment.

**Policy 1.1.1** contains a section on the Neighborhood Commercial Land Use presenting limits on density and intensity of development. The key numbers are:

Maximum Floor Area Ratio (FAR)	0.50
Maximum Impervious Surface Ratio (ISR)	0.70
Maximum Building Size	5,000 square feet
Maximum Building Height	35 feet.

An examination of the concept site plan submitted with the application shows that the proposed development will comply with this poilcy. The floor area ratio is 0.15 and the impervious surface coverage is estimated at 41%. The proposed building is less than 5,000 square feet and the one-story structure is less than 35 feet. These dimensional requirements will be confirmed should the amendments be approved and the project proceed to the site plan review stage.

**Policy 1.1.2** contains a section on the Neighborhood Commercial Land Use listing the uses permitted in neighborhood commercial development noting general commercial

categories including general commercial, limited commercial and professional office along with examples of each type.

The proposed use is low intensity office which is compatible with Policy 1.1.2.

**Policy 1.2.2** lists open space requirements for various land use categories. The applicable open space minimum area for Neighborhood Commercial is 30% of the gross land area. This is the inverse of the maximum impervious surface ratio.

The conceptual site plan included with the application shows more than 30% of the lot area as open space. With impervious coverage estimated at 41%, the open space on the lot used for yard areas, buffers and landscaping will be in the range of 60%. Again, these numbers will be confirmed at the site plan review stage.

**Policy 1.2.3** requires the Town to protect residential areas from incompatible non-residential development.

The uses across Citrus Avenue are residential, and while the Howey Manor is zoned residential, the historic overlay applied to the parcel allows the property to be used for special events. The applicant is proposing buffers along the property perimeter. The proposed use is low intensity for a non-residential activity with limited traffic generation that is unlikely to impact the neighborhood to the east with much added traffic. Most trips will use SR 19. Typically office use has little night activity and does not generate major noise impacts.

**Policy 1.2.4** addresses screening requirements for non-residential uses.

The concept plan includes proposed buffers on all sides meeting the depth requirements of Chapter 7 of the land development regulations. The type and density of plant materials will be reviewed for full compliance with the code as part of the site plan review stage.

**Policy 1.2.8** requires the Town to conduct a review of its ability to meet public service demands created by the application.

Traffic generation is projected to be 78 total trips with the PM Peak hour having 13 total trips. Two of the peak hour trips are expected to be inbound with the other 11 trips outbound. The trip distribution will be heavily skewed to SR 19.

Potable water is available to the site with projected usage equivalent to about two residential units.

Sewer service will be by septic tank with the applicant agreeing to connect to sewer should it become available to the property.

Stormwater will be managed on-site in compliance with State and local requirements. The soil types are well drained and should not create any stormwater limitations.

Solid waste service will be provided by the Town.

Recreation and school concurrency standards are not applicable to a commercial use.

Objective 1.4 of the Future Land Use Element includes a list of specific policies related to commercial development. A number of these policies address issues covered in the policies enumerated above as well as covering other topics. Objective 1.4 and supporting policies are presented below with commentary on the proposed future land use map amendment.

**OBJECTIVE 1.4:**            *Commercial Planning Activities.* Ensure the Town’s sustainability by allocating sufficient land area to accommodate commercial activities which provide a level of employment as well as goods and services demanded by local residents and guest with consideration to fiscal and environmental impacts to the Town of Howey-in-the-Hills.

- POLICY 1.4.1:**            *Location and Distribution of Commercial Sites.* The location and distribution of commercial land use districts delineated on the *Future Land Use Map* shall be determined according to the following criteria:
- a. Promote mixed use land use categories to prevent strip commercial centers and reduce the dependability on the automobile;
  - b. Promote the integration of uses to include live-work environments;
  - c. Ability to comply with adopted performance standards for preventing or minimizing nuisance impacts, such as emission of air pollutants, noise, odor, and generation of hazardous waste or products;
  - d. Impact to the conservation and preservation of natural resources;
  - e. Demand on existing and planned public services, utilities, water resources and energy resources;
  - f. Impact on designated scenic and aesthetic transportation corridors;
  - g. Compatibility with surrounding land uses;
  - h. The size of each individual business permitted in the Neighborhood Commercial, Village Mixed Use, or Town Center Mixed Use land uses shall comply with the guidelines established within the Policy 1.4.6; and
  - i. The height of each business permitted in the Neighborhood Commercial, Village Mixed Use, or Town Center Mixed Use land uses shall comply with the guidelines established in Policy 1.4.7 of this *Element*.



As noted in the discussion above the small size and isolated nature of the subject property mitigates against the property initiating strip commercial development. The use will not support a live-work environment, but it should meet the other listed criteria once a finding has been made regarding compatibility with surrounding land uses. The Town has only one NC zone at the Boondocks complex on Lakeshore Boulevard.

**POLICY 1.4.2:** *Screening Requirement.* The Town shall require new commercial, light industrial, and manufacturing development to install landscaping, visually obstructive fencing or man-made berms, or other appropriate screening techniques concealing the commercial, light industrial, or manufacturing site from areas designated for low or medium density residential if the proposed commercial, light industrial, or manufacturing building is not compatible.

The applicant is proposing landscaped buffers on all sides of the subject property. The buffers shown on the concept plan illustrate the intent to provide a landscaped screen. Full compliance with the buffer requirements will be verified at the site plan review stage. The minimum planting requirement is one canopy tree, two understory trees and 30 linear feet of shrubs for each 50-foot length of buffer. Preserved trees count toward meeting the requirements.

**POLICY 1.4.3:** *Availability of Facilities to Support Commercial Development.* The density and intensity of commercial uses shall be compatible with the ability of public facilities to provide adequate services according to adopted level of service standards.

As noted above the site can be served with utilities and traffic impacts to SR 19 and the adjacent neighborhood are expected to be within the level of service standard. There are some sight line issues with traffic exiting Citrus Avenue onto SR 19. The police department reports four accidents at this intersection since 2020, including one with an injury.

**POLICY 1.4.4:** *Provision of Open Space.* All new commercial development shall be subject to the open space standards established in Policy 1.2.2 of this *Element*.

The impervious surface coverage based on the concept plan is about 40% leaving about 60% of the site for buffers, landscaping, and other open space use. The requirement is 30% open space.

**POLICY 1.4.5:** *Maximum Intensity of Commercial Uses.* Maximum intensity of use for commercial development is outlined within the respective land use categories and further refined in the Land Development Regulations.

Commercial intensity is measured by FAR with a maximum FAR of 0.5. The FAR based on the submitted concept plan is 0.15.

**POLICY 1.4.6:** *Commercial Building Size Limitations.* Individual businesses within the Town Center Mixed Use and Neighborhood Commercial shall be limited to 5,000 sq. ft. unless a waiver is granted to the developer by the Town Council. Individual businesses within the Village Mixed Use land uses shall be limited to 30,000 sq. ft. unless a waiver is granted to the developer by the Town Council. These guidelines shall be used to determine the maximum allowable size for all new commercial buildings in Town. Waivers shall be based on the particular needs of the individual business, the compatibility of the proposed building and business with the business site and other affected development, enhanced architectural design of the proposed building, and other factors which the Town Council determines as relevant to development of the proposed site and impacts to the general area.

The proposed building is 4,500 square feet which falls below the 5,000 square foot limit set by this policy.

**POLICY 1.4.7:** *Commercial Building Height Limitations.* Commercial buildings within the Town Center Mixed Use, Village Mixed Use, and Neighborhood Commercial land uses shall be limited to a maximum of 35 feet in height.

The proposed building is one story and less than 35 feet in height.

**POLICY 1.4.8:** *Acceptable Uses within Commercial Areas.* Activities allowed within areas designated for commercial uses established in the Town Center Mixed Use, Village Mixed Use, or Neighborhood Commercial land uses shall be limited to the following:

1. Retail business (drive-thru establishments in the Town Center Mixed Use shall be located to the rear of properties fronting on Central Avenue)
2. Community centers and fraternal lodges;
3. Hotels or motels;

4. Marinas;
5. Service businesses, Personal Services such as barber/beauty, personal training, spa, salons, pottery shops, art/painting galleries or studios, dance studios, etc.;
6. Professional and Business offices;
7. Veterinarian offices, provided the facility has no outside kennels;
8. Financial Institutions and banks;
9. Residential development, low, medium, or high density (second story);
10. Recreation and Parks;
11. Manufacturing, as permitted according to policies cited in this *Element*;
12. Elementary and middle schools in the Neighborhood Commercial land use; and
13. Elementary, middle, and high schools in the Village Mixed Use land use.

A more detailed matrix is available in the Land Development Regulations.

If approved, the Neighborhood Commercial zoning will limit the uses allowed on the site. The applicant is proposing office use and the site design is being assessed based on this use. A proposed change to retail allowed by the NC zoning will require a re-assessment of parking requirements. Based on the current building size, office use requires 13 spaces and retail use requires 18 spaces.

**POLICY 1.4.9:** *Strip Commercial Development and State Road 19 and County Road 48.* The Town shall discourage strip commercial style development from occurring along State Road 19 and County Road 48. Prior to the approval of each proposed annexations along the State Road 19 and County Road 48 corridors, the Town shall consider the potential of a strip commercial style development being established as a direct result of such annexation.

The isolated nature of the subject property from other land that might support commercial development mitigates against this site becoming a catalyst for strip commercial development.

**POLICY 1.4.10:** *Adequate Commercial Land and the Future Land Use Map.* The Town will ensure that adequate land is designated on the *Future Land Use Map* to support the commercial needs of the residents and guests of Howey-in-the-Hills during the planning

period. All such lands shall be compatible and consistent with the surrounding land uses.

The change of the subject property from residential to commercial use will slightly expand the amount of commercial land available. The limited nature of the site potential development is unlikely to have a significant negative impact on future development of the Central Avenue corridor.

### **Other Factors for Consideration**

There are a few other factors that may have a bearing on the consideration of the applicant's request. Please note:

- The Town is in the process of developing plans for the reconstruction of Citrus Avenue to address problems affecting the paved surface. The work will include replacing the road base and sub-base and providing new paving. The project is tentatively scheduled for the fourth quarter of 2023. The upgrade of Citrus Avenue will improve conditions for access to the project site. It is unlikely that FDOT will grant a driveway permit for connection of the project site directly to SR 19. Site access from Citrus Avenue will be safer for traffic on SR 19, and therefore, the site has been designed with access from Citrus Avenue. Staff has recommended the project contribute to the road improvement cost the equivalent of 50% of the construction cost for Citrus Avenue from SR 19 to the project driveway access.
- While traffic volumes generated by the project are low for a commercial development, the access from Citrus Avenue to SR 19 is impacted by limited sight distance to northbound traffic on SR 19. The police department reports two accidents at this intersection in 2020 and two accidents in 2022. There have been no accidents reported in 2023. Of the four accidents, one involved an injury. The added traffic from the project will increase the number of vehicles exposed to this hazard.
- The applicant is required to replace the sidewalk on Citrus Avenue and to install sidewalk along SR 19 for the length of the property. An FDOT permit is required for the SR 19 sidewalk which will be located in the SR 19 right-of-way. The value of the sidewalk construction on Citrus Avenue could be paid to the Town and done with the Town's improvement project.
- The applicant has provided a design sketch of the building frontage on SR 19. The staff has noted that the highly visible location of the proposed building and the adjacent residential properties suggests that a high level of architectural design be provided on all four sides of the building. The applicant has committed that the other building facades will incorporate design detail equivalent to the front façade as shown.

## **Discussion and Analysis**

The project site has been designated as medium density residential since the comprehensive plan was adopted, so any development based expectations for the property are based on this designation and the MDR-1 zoning which is applied to the parcel. Even if the proposed project meets all of the Town's planning goals, objectives and policies, there is no affirmative requirement for the Town to change the future land use and zoning. One might argue that the subject property has low development potential for single-family development based on the Howey Mansion's semi-commercial usage, but it is also true that from Citrus Avenue south on SR 19 to Florida Avenue, SR 19 is extensively developed with single-family homes, many of which have driveway access directly from SR 19.

As the preceding review of comprehensive plan goals, objectives, and policies has demonstrated, the proposed amendment is consistent with the majority of the applicable policies. The proposal does not support urban sprawl and it is unlikely to form a catalyst for strip commercial. The proposed concept site plan demonstrates that the project can be developed and meet the standards for Neighborhood Commercial development. The key factors in a decision to recommend the future land use amendment rest on the determination that the proposed development is compatible with the neighborhood, and that overall traffic impacts will not create a significant enough hazard to deny the requested amendment. The following matrix has been prepared to focus on the key decision points.

## **Recommendation**

If the Planning Board finds that the proposed development is sufficiently compatible with the existing neighborhood and that the increase in potential traffic safety impacts is minimal, the Board should recommend the comprehensive plan amendment and zoning proposal to the Town Council. If the Board finds that the proposal is incompatible with the existing neighborhood and that potential traffic safety impacts are significant in comparison to a single-family residence, then the Board should not recommend the proposal to the Town Council.

<b>Asma Comprehensive Plan Amendment Captibility Summary</b>	
<b>Supporting</b>	<b>Non-Supporting</b>
<p>The parcel size, shape and location makes it a poor choice for single-family residential use.</p> <p>The Howey Mansion operates as a quasi-commercial activity with its special events schedule, and the use of the subject site as a low intensity office use is compatible with the existing activity at the Mansion.</p> <p>While the commercial building will block some views of the Mansion, the same situation exists for a single-family home which is currently allowed on the site.</p> <p>The use of septic systems is common in this area of Town, and the project will connect to central sewer should it become available.</p> <p>The applicant is providing landscaped buffers meeting Town requirements on all sides of the subject parcel. These buffers will screen views of the commercial building and parking with landscaping. A single-family home in the same location is required substantially less landscaping.</p> <p>The applicant has committed to a design detail level equivalent to the front façade on all sides of the building to further mitigate any impacts from views of a commercial property.</p> <p>Projected traffic generation from the proposed project is low for a commercial use with nearly all of the traffic impact expected to use SR 19 rather than neighborhood streets. (Other than the short stretch of Citrus Avenue.) Peak hour traffic volumes are small and outside of peak hour periods, traffic would average about eight vehicles an hour for the balance of the work day.</p> <p>The site is such a minor addition to the commercial land inventory, it will have no material impact on development elsewhere in the Town.</p> <p>The proposed site will have much less traffic generation and overall impact than the other NC zoned area. (Boondocks restaurant, rental cabins and dockage.)</p>	<p>While the parcel is located on a busy arterial road in SR 19, residential use for parcels fronting on SR 19 is common in the Town.</p> <p>The location of the proposed building will block views to the Mansion from the southern approach. A single-family house of normal size for the Town will be less of a visual impediment.</p> <p>The site will need a septic system for wastewater.</p> <p>Residential units located on the south side of Citrus Avenue will have views of a commercial building.</p> <p>Traffic generation projected from the proposed project is about the equivalent of seven single-family units.</p> <p>Traffic exiting Citrus Avenue on to SR 19 is impacted by limited sight distance to oncoming northbound traffic.</p> <p>Approval of new commercial locations could have a negative impact on the Town's development plans for Central Avenue.</p>

ORDINANCE NO. 2023-009

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO LAND USE; AMENDING THE FUTURE LAND USE ELEMENT OF THE TOWN’S COMPREHENSIVE PLAN TO CHANGE A FUTURE-LAND-USE DESIGNATION FROM “MEDIUM DENSITY RESIDENTIAL” TO “NEIGHBORHOOD COMMERCIAL,” AND AMENDING THE TOWN’S ZONING MAP TO CHANGE ZONING FROM “MEDIUM DENSITY RESIDENTIAL-1” (MDR-1) TO “NEIGHBORHOOD COMMERCIAL,” IN BOTH CASES FOR A 0.69-ACRE(+/-) PARCEL LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF STATE ROAD 19 (PALM AVENUE) AND CITRUS AVENUE AND LEGALLY DESCRIBED IN ATTACHMENT A TO THE ORDINANCE; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA:

Section 1. Findings. In adopting this ordinance, the Town Council of the Town of Howey-in-the-Hills, Florida makes the following findings and expresses the following purposes, and intent:

- (1) On behalf of property owner Lakeview Investments, LLC, Nick Asma submitted an application to the Town to change both the future-land-use designation and the zoning for a 0.69-acre (+/-) parcel located on the northeast corner of the intersection State Road 19 and Citrus Avenue and legally described in Attachment A to this ordinance (“Subject Parcel”). The application requests (i) a change to the future-land-use designation of the Subject Parcel from “Medium Density Residential” to “Neighborhood Commercial” and (ii) a change in zoning on the Subject Parcel from Medium Density Residential-1 (MDR-1) to Neighborhood Commercial (NC).
(2) The Town Council has determined that rezoning the Subject Parcel from MDR-1 to NC is consistent with both the Town’s Comprehensive Plan, as amended by this ordinance, and the intent and purpose of the Town’s Land Development Code (“LDC”) and promotes the public health, safety, and welfare.

Section 2. Approvals. The Town Council hereby approves the following:

- (a) the Future Land Use Map of the Town’s Comprehensive Plan is amended to change the future-land-use designation for the Subject Parcel from “Medium Density Residential” to “Neighborhood Commercial”;

39 (b) the Town’s Official Zoning Map is amended to rezone the Subject Parcel from  
40 MDR-1 to NC; and

41 **Section 3. Severability.** If a provision of this ordinance is declared by a court of competent  
42 jurisdiction to be void, unconstitutional, or unenforceable, the remaining provisions shall remain  
43 in full effect. To that end, this ordinance is declared to be severable.

44 **Section 4. Conflicts.** In a conflict between this ordinance and other existing ordinances  
45 regarding the Subject Parcel, this ordinance shall supersede and govern.

46 **Section 5. Codification.** The amendments enacted by this ordinance to the Town’s  
47 Comprehensive Plan and Official Zoning Map shall be codified and made part of the Town’s  
48 LDC, but not the Town’s Code of Ordinances.

49 **Section 6. Effective Date.** This ordinance takes effect upon adoption.

50  
51 **ORDAINED AND ENACTED** this \_\_\_\_ day of \_\_\_\_\_, 2023 by the Town Council of  
52 the Town of Howey-in-the-Hills, Florida

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55 **Town of Howey-in-the-Hills, Florida**  
56 By: its Town Council

57  
58 By: \_\_\_\_\_  
59 Martha MacFarlane, Mayor

60 **ATTEST:**

61  
62 \_\_\_\_\_  
63 John Brock, Town Clerk

64  
65 **APPROVED AS TO FORM AND LEGALITY**  
66 (for use and reliance of the Town only)

67  
68 \_\_\_\_\_  
69 Thomas J. Wilkes, Town Attorney

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73 Planning and Zoning Board meeting held on April 27, 2023  
74 Transmittal of proposed amendment approved on \_\_\_\_\_.  
75 Public hearing and adoption of proposed amendment held on \_\_\_\_\_, 2023.  
76 Advertising April 17, 2023, \_\_\_\_\_, 2023, and \_\_\_\_\_, 2023  
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**ATTACHMENT A**

**LEGAL DESCRIPTION OF THE "PROPERTY"**

**1. Parcel ID: 26-20-25-0001-000-02500**

**2. Alternate Key: 3837468**

**3. LEGAL DESCRIPTION:**

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°09'27" WEST ALONG THE PROJECTION OF 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 LINE OF STATE ROAD NO. 19, AS IT EXISTED ON MARCH 18, 1994; THENCE NORTH 16°40'10" 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°40'10" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19 A DISTANCE OF 44.46 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2341.83 FEET, A CHORD BEARING OF NORTH 19°47'56" WEST, A CHORD DISTANCE OF 256.47 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19, THROUGH A CENTRAL ANGLE OF 6°16'41", A DISTANCE OF 256.60 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19 RUN NORTH 67° 03'44" EAST A DISTANCE OF 112.62 FEET; THENCE SOUTH 44°00'59" EAST, A DISTANCE OF 50.04 FEET; THENCE SOUTH 64°22'53" EAST A DISTANCE OF 59.43 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CITRUS AVENUE, AS SHOWN ON THE AFORESAID GRIFFIN VILLAGE SUBDIVISION PLAT; THENCE SOUTH 19°09'27" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 281.71 FEET TO A POINT OF BEGINNING.

#50085969 v1



October 20, 2022

*Via fedex delivery & digital upload via DROPOX to John Brock*

Town of Howey in the Hills  
Town Clerks Office  
ATTN: John Brock  
101 N. Palm Avenue  
Howey-In-the-Hills, FL 34737

Subject: Parcel 26-20-25-0001-000-02500  
Submittal for Comp Plan Amendment & Rezoning

This request is to rezone the subject parcel from residential to commercial in an effort to construct a professional office building mimicking the architectural features of the nearby Howey Mansion and Mission Inn. We provide the following items for review:

- Town of Howey-In-The-Hills General Land Development Application;
- Town of Howey-In-The-Hills Petition for Rezoning;
- Board Review fees totaling -\$2,850 (Comp Plan Review Deposit \$2,000, 10 acres or less \$500, and Rezone Fee \$350);
- Boundary & Topographic Survey;
- Proposed Conceptual Site Plans 1, 2 & 3, dated Feb 24, 2021;
- Architectural Design Elevation;
- Parcel Record Card Information;
- Sunbiz Report;
- List of Property Owners within 300 Feet.

Should you have any questions or need additional information please contact me at 407-247-3581 or [nicole@geminidesignllc.com](mailto:nicole@geminidesignllc.com).

Best Regards,

A handwritten signature in blue ink that reads "Nicole C. Gargasz". The signature is written in a cursive, flowing style.

**Nicole C. Gargasz**  
Gemini Design, LLC

c: Nick Asma  
Neil Asma



**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 Amend       Variance       Site Plan       PUD
- Rezoning       Conditional Use       Subdivision Major       Subdivision Minor
- Other: \_\_\_\_\_

Describe Request: The applicant would like to rezone parcel 26-20-25-0001-000-02500  
from Residential to Commercial for professional office use.

**APPLICANT INFORMATION:**

Name: Nick Asma      E-Mail: nick.asma@asmapa.com

Address: 884 S. Dillard Street      Phone: 407-656-5750  
Winter Garden, FL 34787      Fax: 407-656-0486

- Owner       Agent for Owner       Attorney for Owner

**OWNER INFORMATION:**

Name: Lakeview Investments, LLC      E-Mail: nick.asma@asmapa.com

Address: 884 S. Dillard Street      Phone: 407-656-5750  
Winter Garden, FL 34787      Fax: \_\_\_\_\_

**PROPERTY INFORMATION:**

Address: N. Palm Ave, Howey In The Hills, FL 34737 26-20-25-0001-000-02500

General Location: Intersection of SR 19 & Citrus Ave, south of Howey Mansion


Current Zoning: Residential Current Land Use: 0000 - Vacant Resid

Parcel Size: 0.69 acres Tax Parcel #: 26-20-25-0001-000-02500

Legal Description Attached  Yes  No Survey Attached  Yes  No

Pre-Application Meeting Date: \_\_\_\_\_  
(Attach Pre-Application Form)

Application Fee: \$ \_\_\_\_\_

Applicant's Signature:   
(Signature)

9/23/22  
(Date)

Mich ASMA  
(Print)

Owner's Signature:   
(Provide letter of Authorization)  
(Signature)

9/23/22  
(Date)

Mich ASMA, Manager  
(Print)  
Lakima Investments, LLC

**Applications must be complete to initiate the review process.**



**TOWN OF HOWEY-IN-THE-HILLS, FLORIDA**  
**PETITION FOR REZONING**  
**CHECKLIST AND REQUIREMENTS**

**VARIANCE APPLICATION CHECKLIST**

- General Land Development Application
- Application Fee and Estimated Deposit
- Description of Requested Zoning Amendment
- List of property owners within 300 feet
- One signed and sealed survey of the property (no more than 2 years old).
- Legal Description
- 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.

**REZONING REQUEST**

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

Proposed Zoning: NC  
Requested Zoning: NC  
Zoning on Adjacent Parcels: North: MDR-1-H  
East: MDR-1  
South: PUD  
West: PUD  
Parcel Size: 0.69 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? NO
2. Describe any changes in circumstances of conditions affecting the property and the surrounding area that support a change in the current zoning. The applicant desires to construct a single-story professional office building with design features that are compatible with surrounding properties.
3. Will the proposed rezoning have any negative effects on adjacent properties? NO
4. Will the proposed rezoning have any impacts upon natural resources? NO
5. Will the proposed rezoning have any impacts upon adjacent properties? NO
6. Will the rezoning create any impacts on services including schools, transportation, utilities, stormwater management and solid waste disposal? NO
7. Are there any mistakes in the assignment of the current zoning classification? NO

Nick Asma

Print Applicant Name

Applicant Signature

Date

*[Handwritten Signature]*  
*9/23/22*

**LAKEVIEW INVESTMENTS LLC**

884 SOUTH DILLARD STREET  
WINTER GARDEN FL 34787

Item 3.

DATE 9/23/22

CHECK ARMOR  
FRAUD PROTECTION

PAY TO THE  
ORDER OF

Town of Honey in the Hills

\$ 2,850.<sup>00</sup>

Two thousand Eight Hundred Fifty & <sup>no</sup>/<sub>100</sub>

DOLLARS



Security  
Features  
Details on  
Back.



ONE  
FLORIDA  
BANK

www.onefloridabank.com

FOR \_\_\_\_\_

[Signature]

33

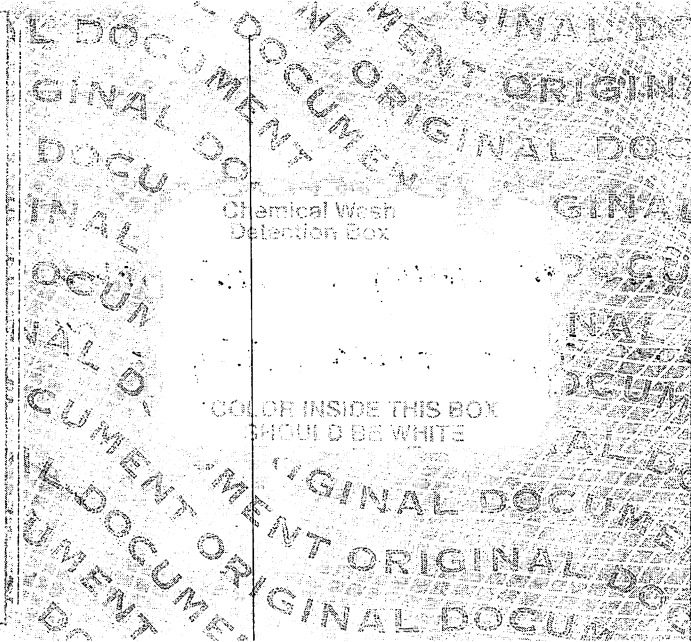
⑈001001⑈ ⑆063292855⑆ 2011314720⑈



Item 3.

CHECK BOX FOR MOBILE/REMOTE DEPOSIT

WRITE NAME OF FINANCIAL INSTITUTION ON LINE ABOVE



Chemical Wash  
Detection Box

COLOR INSIDE THIS BOX  
SHOULD BE WHITE

**Security Features exceed industry standards and include:**

- MobileMark®: Mobile Deposit check mark to indicate check has been deposited via mobile device
- The Security Weave® pattern on back designed to deter fraud
- Microprint (MP) lines printed on front and back
- The words "ORIGINAL DOCUMENT" across the back
- Padlock icon visible on front and back

**Do not cash if:**

- Any of the features listed above are missing or appear altered
- Fugitive Ink on back looks pink or has disappeared
- Brown stains and colored spots appear on both front and back, and in Chemical Wash Detection Box



# BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET 1 OF 1  
SECTION 26  
TOWNSHIP 20 SOUTH  
RANGE 25 EAST

### DESCRIPTION:

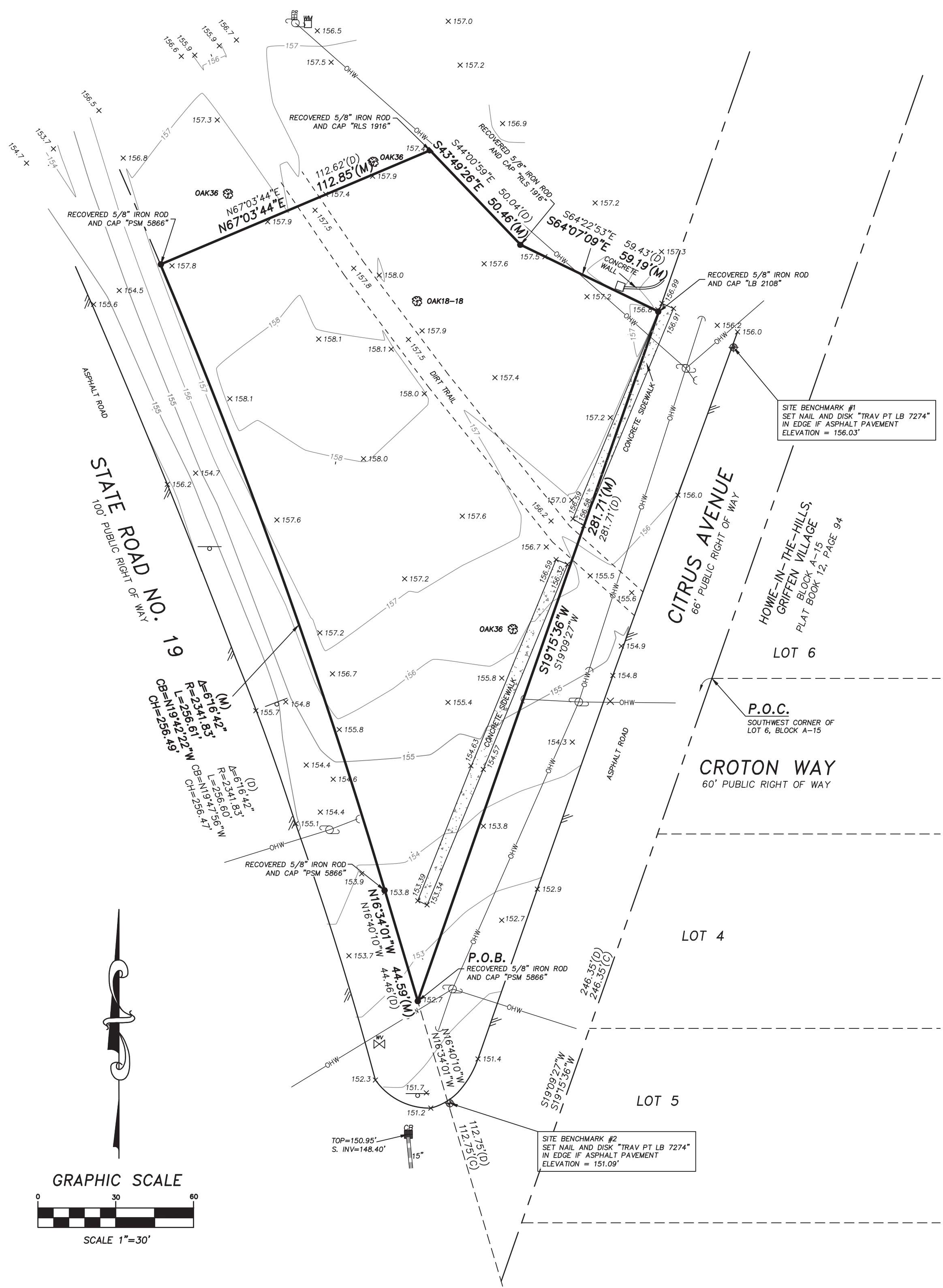
FROM THE SOUTHWEST CORNER OF LOT 6, BLOCK A-15, HOWEY-IN-THE-HILLS, GRIFFIN VILLAGE, AS RECORDED IN PLAT BOOK 12, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE SOUTH 19°09'27" WEST ALONG THE PROJECTION OF THE WESTERLY LINE OF LOTS 4, 5 AND 6, BLOCK B-2, OF SAID GRIFFIN VILLAGE, AND THE NORTHEASTERLY EXTENSION THEREOF A DISTANCE OF 246.35 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19, AS IT EXISTED ON MARCH 18, 1994; THENCE NORTH 16°40'10" 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°40'10" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19 A DISTANCE OF 44.46 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2341.83 FEET, A CHORD BEARING OF NORTH 19°47'56" WEST, A CHORD DISTANCE OF 256.47 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19, THROUGH A CENTRAL ANGLE OF 6°16'41", A DISTANCE OF 256.60 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19 RUN NORTH 67°03'44" EAST A DISTANCE OF 112.62 FEET; THENCE SOUTH 44°00'59" EAST, A DISTANCE OF 50.04 FEET; THENCE SOUTH 64°22'53" EAST A DISTANCE OF 59.43 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CITRUS AVENUE, AS SHOWN ON THE AFORESAID GRIFFIN VILLAGE SUBDIVISION PLAT; THENCE SOUTH 19°09'27" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 281.71 FEET TO A POINT OF BEGINNING.

### SURVEYORS NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
- REVISIONS DO NOT CONSTITUTE A RE-CERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF CITRUS AVENUE AS BEING S19°15'36"W (ASSUMED).
- THE DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.
- THE LANDS SHOWN HEREON LIE ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) ACCORDING TO "FIRM" MAP NO. 12095C0260F, DATED SEPTEMBER 25, 2009.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 DATUM, PER NGS BENCHMARK NUMBER "B 431", ELEVATION = 132.39'
- SITE BENCHMARKS ARE SHOWN HEREON.
- THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE 5J-17.052 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027

### LEGEND/ABBREVIATIONS:

- R RADIUS
- △ CENTRAL ANGLE
- L LENGTH
- CH CHORD
- CB CHORD BEARING
- (M) MEASURED
- (C) CALCULATED
- (D) DESCRIPTION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR & MAPPER
- IRON ROD & CAP
- EDGE OF ASPHALT PAVEMENT
- WOODEN UTILITY POLE
- GUY ANCHOR
- OHW OVERHEAD UTILITY WIRES
- ▭ CATCH BASIN
- ⊗ WATER VALVE
- SINGLE POST SIGN

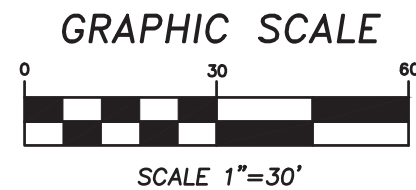


SITE BENCHMARK #1  
SET NAIL AND DISK "TRAV PT LB 7274"  
IN EDGE IF ASPHALT PAVEMENT  
ELEVATION = 156.03'

P.O.C.  
SOUTHWEST CORNER OF  
LOT 6, BLOCK A-15

P.O.B.  
RECOVERED 5/8" IRON ROD  
AND CAP "PSM 5866"

SITE BENCHMARK #2  
SET NAIL AND DISK "TRAV PT LB 7274"  
IN EDGE IF ASPHALT PAVEMENT  
ELEVATION = 151.09'



**BISHMAN**  
Surveying & Mapping, Inc.

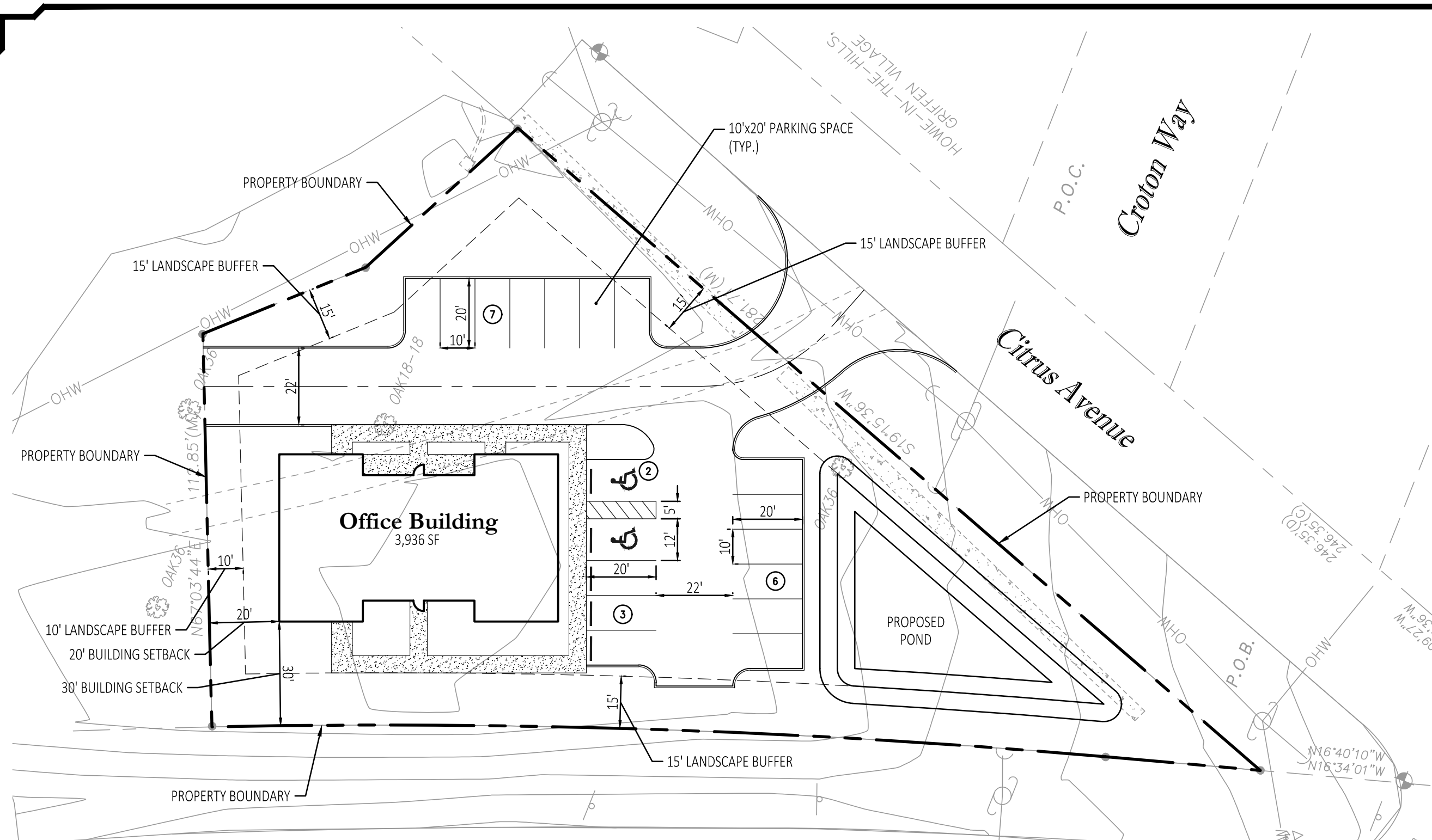
CERTIFICATE OF AUTHORIZATION LB 7274  
13610 GRANVILLE AVE. Phone No. 407.905.8877  
WINTER GARDEN, FL 34787 Fax No. 407.905.8875

JOB NO.: 20166.001

SURVEY DATE:	1-18-2021
FIELD BY:	T. CONARD
FIELD BOOK:	2008
PAGES:	18
FIELD FILE:	20166TC.MJF
DRAWING FILE:	20166-1.DWG

**Development Data**

Site Area	0.69 ac
Developable Area	0.69 ac
Proposed Building Area	3,936 sf
Building Height (Maximum)	35.0 ft
Floor Area Ratio (FAR)	
Allowable (Maximum)	0.50
Impervious Surface Ratio (ISR)	
Allowable (Maximum)	0.70
Provided	0.XX
Required Parking	
Minimum Spaces	14
Proposed Parking	
ADA Spaces	2
Regular Parking Spaces	14
Total Spaces	16
Building Setbacks	
Front	30 ft
Street Side	30 ft
Side (Internal)	20 ft
Rear	30 ft
Landscape Buffers	
Front	15 ft
Side	10 ft
Rear	15 ft



**Notes**

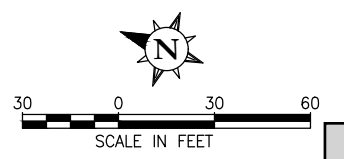
- (1) Minimum number of required parking spaces is equal to 1 space per 300 sf per Chapter 8 of the Town of Howey In The Hills Code.
- (2) Building setbacks taken from Chapter 2 of the Town of Howey In The Hills Code.
- (3) Landscape buffers based on Chapter 7 of the Town of Howey In The Hills Code.

**Disclaimer**  
 This plan is for conceptual purposes only and is subject to final survey, environmental constraints, stormwater / engineering analysis and agency review and does not represent an approval.

**STATE ROAD 19**

Conceptual Site Plan No. 1

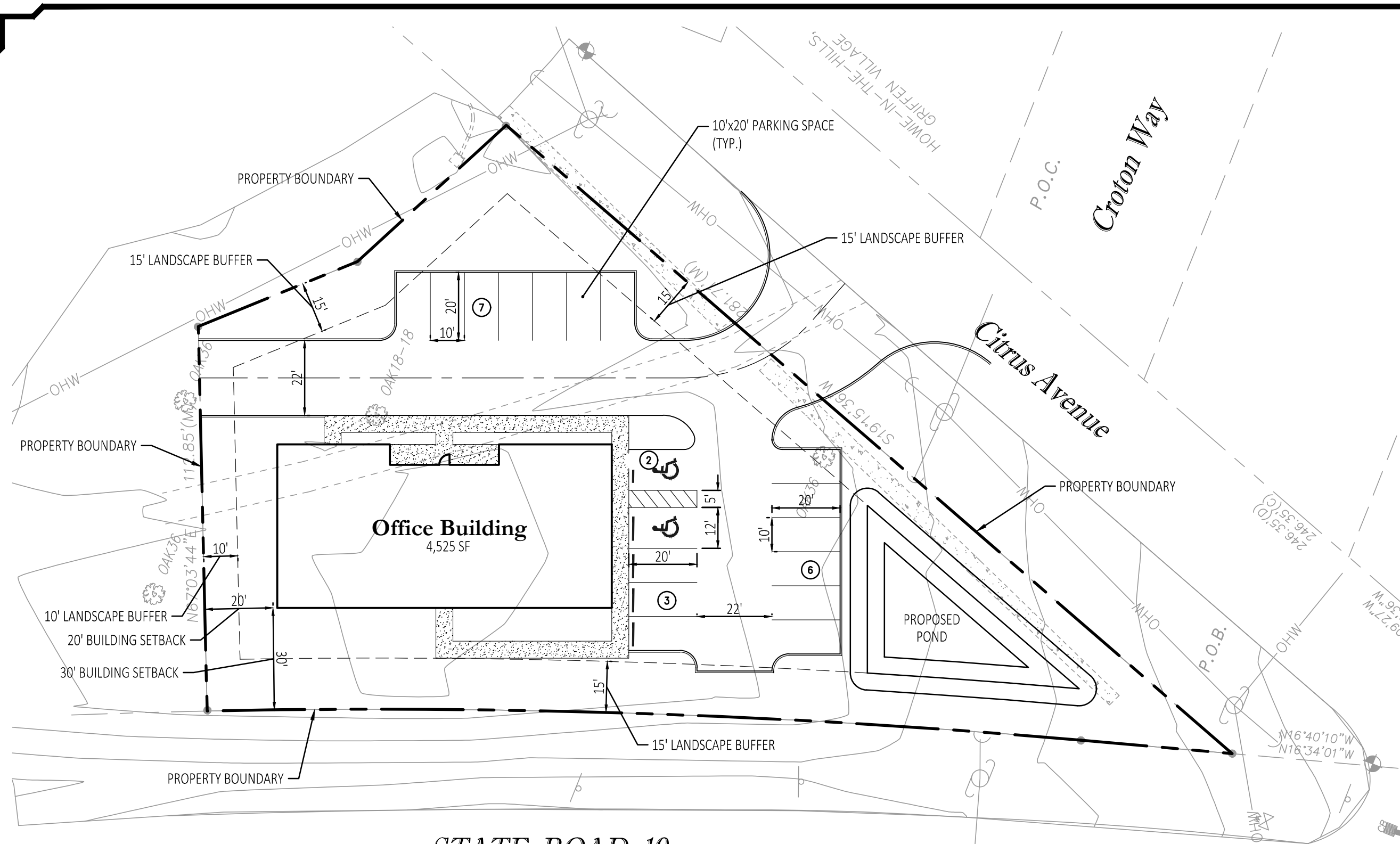
**Howey In The Hills Commercial Concept**





**Development Data**

Site Area	0.69 ac
Developable Area	0.69 ac
Proposed Building Area	4,525 sf
Building Height (Maximum)	35.0 ft
Floor Area Ratio (FAR)	
Allowable (Maximum)	0.50
Impervious Surface Ratio (ISR)	
Allowable (Maximum)	0.70
Provided	0.XX
Required Parking	
Minimum Spaces	15
Proposed Parking	
ADA Spaces	2
Regular Parking Spaces	14
Total Spaces	16
Building Setbacks	
Front	30 ft
Street Side	30 ft
Side (Internal)	20 ft
Rear	30 ft
Landscape Buffers	
Front	15 ft
Side	10 ft
Rear	15 ft



**Notes**

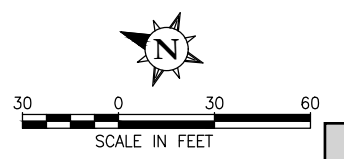
- (1) Minimum number of required parking spaces is equal to 1 space per 300 sf per Chapter 8 of the Town of Howey In The Hills Code.
- (2) Building setbacks taken from Chapter 2 of the Town of Howey In The Hills Code.
- (3) Landscape buffers based on Chapter 7 of the Town of Howey In The Hills Code.

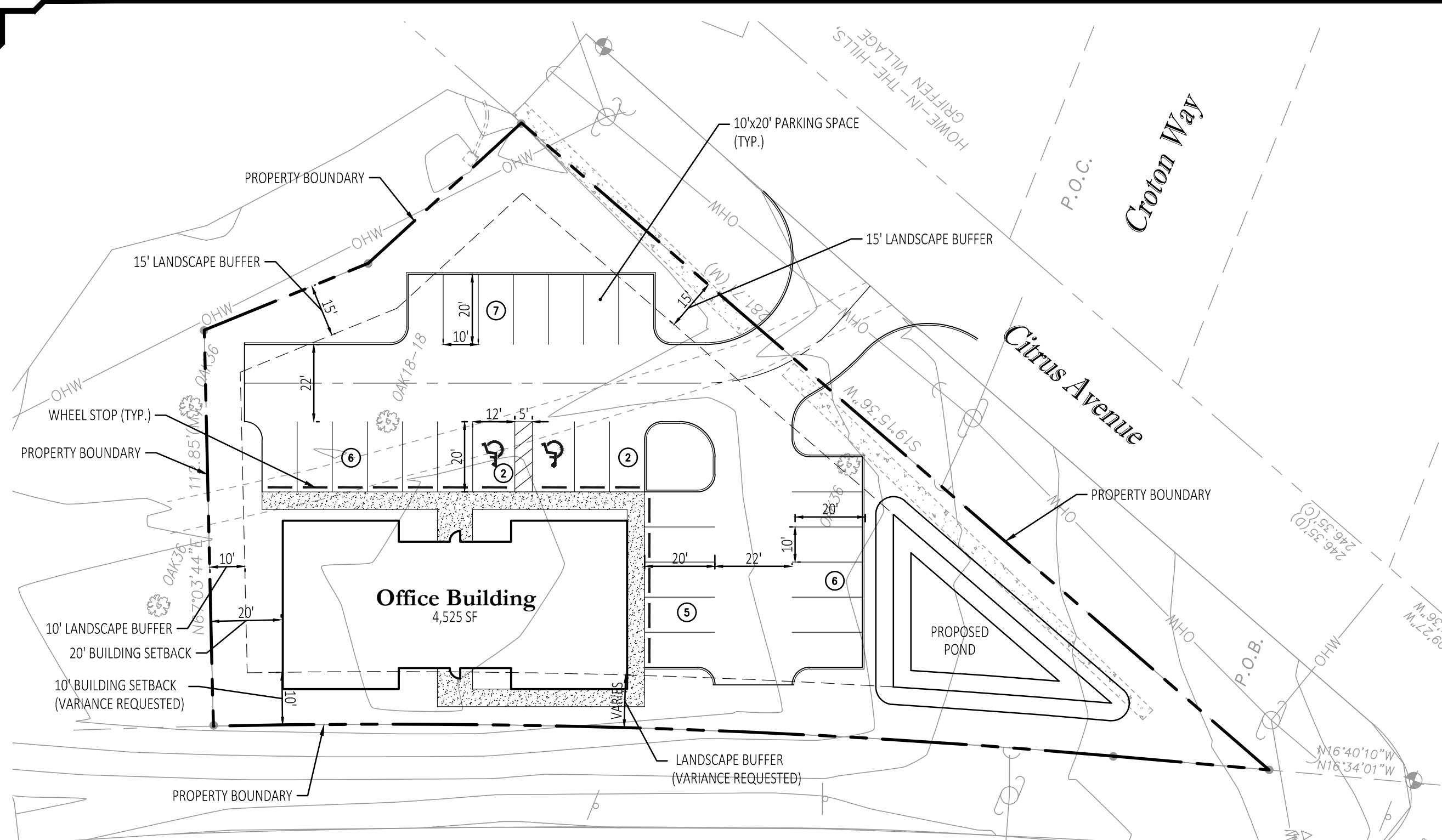
**Disclaimer**  
 This plan is for conceptual purposes only and is subject to final survey, environmental constraints, stormwater / engineering analysis and agency review and does not represent an approval.

**STATE ROAD 19**

Conceptual Site Plan No. 2

**Howey In The Hills Commercial Concept**





Development Data	
Site Area	0.69 ac
Developable Area	0.69 ac
Proposed Building Area	4,525 sf
Building Height (Maximum)	35.0 ft
Floor Area Ratio (FAR)	
Allowable (Maximum)	0.50
Impervious Surface Ratio (ISR)	
Allowable (Maximum)	0.70
Provided	0.XX
Required Parking (1Space/300SF)	
Minimum Spaces	15
Proposed Parking	
ADA Spaces	2
Regular Parking Spaces	26
Total Spaces	28
Building Setbacks (REQUIRED)	
Front	30 ft
Street Side	30 ft
Side (Internal)	20 ft
Rear	30 ft
Building Setbacks (PROVIDED)	
Front	10 ft
Street Side	30 ft
Side (Internal)	20 ft
Rear	30 ft
Landscape Buffers (REQUIRED)	
Front	15 ft
Side	10 ft
Rear	15 ft
1Landscape Buffers (PROVIDED)	
Front	VARIES
Side	10 ft
Rear	15 ft

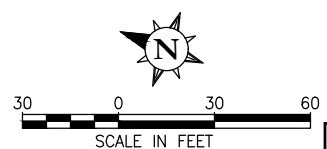
- Notes**
- (1) Minimum number of required parking spaces is equal to 1 space per 300 sf per Chapter 8 of the Town of Howey In The Hills Code.
  - (2) Building setbacks taken from Chapter 2 of the Town of Howey In The Hills Code.
  - (3) Landscape buffers based on Chapter 7 of the Town of Howey In The Hills Code.

**Disclaimer**  
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## STATE ROAD 19

Conceptual Site Plan No. 3

# Howey In The Hills Commercial Concept





**CONCEPTUAL**

**Asma  
Howey in the Hills  
Office**

MM

Date:  
04.15.2021

Conceptual



# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	LAKEVIEW INVESTMENTS LLC	<b>Alternate Key:</b>	3837468
<b>Mailing Address:</b> <a href="#">Update Mailing Address</a>	884 S DILLARD ST WINTER GARDEN, FL 34787	<b>Parcel Number:</b> ⓘ	26-20-25-0001-000-02500
		<b>Millage Group and City:</b>	000H Howey in the Hills
		<b>2021 Total Certified Millage Rate:</b>	20.7552
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b> <a href="#">Update Property Location</a> ⓘ	N PALM AVE HOWEY IN THE HILLS FL, 34737	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	FROM SW COR OF LOT 6 BLK A-15 HOWEY, GRIFFIN VILLAGE PB 12 PG 27, RUN S 19-09-27 W ALONG W'LY LINE OF LOTS 4, 5 & 6 BLK B-2 OF SAID GRIFFIN VILLAGE & THE NE'LY EXTENSION THEREOF A DIST OF 246.36 FT TO A POINT ON THE E'LY R/W LINE OF SR 19, THENCE RUN N 16-40-10 W ALONG SAID E'LY R/W LINE OF SR 19 A DIST OF 112.75 FT FOR POB, CONT N 16-40-10 W ALONG SAID E'LY R/W LINE 44.46 FT TO A POINT OF CURVATURE ON A CURVE CONCAVE SW'LY, HAVING A RADIUS OF 2341.83 FT, A CHORD BEARING OF N 19-47-56 W, A CHORD DIST OF 256.47 FT, RUN THENCE NW'LY ALONG THE ARC OF SAID CURVE & E'LY R/W LINE THRU A CENTRAL ANGLE OF 06-16-41 A DIST OF 256.60 FT, THENCE N 67-03-44 E 112.62 FT, S 44-0-59 E 50.04 FT, S 64-22-53 E 59.43 FT TO N'LY R/W LINE OF CITRUS AVE, S 19-09-27 W ALONG SAID N'LY R/W LINE 281.71 FT TO POB ORB 5620 PG 1487		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		0.900	Acre	\$0.00	\$46,406.00

[Click here for Zoning Info](#) ⓘ      [FEMA Flood Map](#)

## Miscellaneous Improvements

There is no improvement information to display.

## Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">5620 / 1487</a>	01/2021	Trustees Deed	Qualified	Vacant	\$47,000.00

<a href="#">4365 / 1653</a>	07/2013	Warranty Deed	Unqualified	Vacant	\$15,000.00
<a href="#">3795 / 943</a>	05/2009	Quit Claim Deed	Unqualified	Vacant	\$100.00
<a href="#">2799 / 1142</a>	04/2005	Warranty Deed	Qualified	Vacant	\$50,000.00
<a href="#">Click here to search for mortgages, liens, and other legal documents.</a> ⓘ					

## Values and Estimated Ad Valorem Taxes ⓘ

**Values shown below are 2022 CERTIFIED VALUES.**

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$46,406	\$46,406	\$46,406	5.0529	\$234.48
SCHOOL BOARD STATE	\$46,406	\$46,406	\$46,406	3.5940	\$166.78
SCHOOL BOARD LOCAL	\$46,406	\$46,406	\$46,406	2.9980	\$139.13
LAKE COUNTY WATER AUTHORITY	\$46,406	\$46,406	\$46,406	0.3229	\$14.98
NORTH LAKE HOSPITAL DIST	\$46,406	\$46,406	\$46,406	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$46,406	\$46,406	\$46,406	0.2189	\$10.16
TOWN OF HOWEY IN THE HILLS	\$46,406	\$46,406	\$46,406	7.5000	\$348.05
LAKE COUNTY MSTU AMBULANCE	\$46,406	\$46,406	\$46,406	0.4629	\$21.48
LAKE COUNTY VOTED DEBT SERVICE	\$46,406	\$46,406	\$46,406	0.0918	\$4.26
LAKE COUNTY MSTU FIRE	\$46,406	\$46,406	\$46,406	0.5138	\$23.84
				<b>Total:</b>	<b>Total:</b>
				20.7552	\$963.16

## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>

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Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

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**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data last updated on March 21, 2022.  
**Site Notice**





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
LAKEVIEW INVESTMENTS, LLC

### Filing Information

**Document Number** L10000083302  
**FEI/EIN Number** 27-3305027  
**Date Filed** 08/09/2010  
**State** FL  
**Status** ACTIVE

### Principal Address

884 SOUTH DILLARD STREET  
WINTER GARDEN, FL 34787

### Mailing Address

884 SOUTH DILLARD STREET  
WINTER GARDEN, FL 34787

### Registered Agent Name & Address

ASMA & ASMA PA  
884 SOUTH DILLARD STREET  
WINTER GARDEN, FL 34787

Name Changed: 04/25/2011

Address Changed: 04/25/2011

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

ASMA, CHARLES N  
884 SOUTH DILLARD STREET  
WINTER GARDEN, FL 34787

Title MGR

ASMA, WILLIAM NEIL  
884 SOUTH DILLARD STREET  
WINTER GARDEN, FL 34787

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2020	04/17/2020
2021	02/24/2021
2022	03/20/2022

**Document Images**

<a href="#">03/20/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/24/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/17/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/14/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/03/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/10/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/18/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/02/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/23/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/29/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/26/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/25/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">08/09/2010 -- Florida Limited Liability</a>	View image in PDF format

Property Owners within 300 Feet of Subject Parcel 26-20-25-0001-000-02500

Parcel ID No.	Owner Name	Owner Address	Owner Address 2	State	Zip
25-20-25-0100-B02-00300	Larry Morris	800 N. Citrus Ave	Howey in the Hills	Florida	34737
25-20-25-0100-B02-00600	Rodney & Lynn Poling	800 N. Palm Ave	Howey in the Hills	Florida	34737
25-20-25-0200-A15-00300	Wendell & Sue Garner	900 N. Citrus Ave	Howey in the Hills	Florida	34737
26-20-25-0001-000-01700	Howey Mansion, LLC	1001 N. Citrus Ave	Howey in the Hills	Florida	34737
26-20-25-0001-000-01800	Howey Mansion, LLC	N. Palm Ave	Howey in the Hills	Florida	34737
26-20-25-0320-000-20200	Rubel-Becker Living Trust	22 Camino Real Blvd	Howey in the Hills	Florida	34737
26-20-25-0320-000-30100	William & Pamela Holt	31 Camino Real Blvd	Howey in the Hills	Florida	34737
26-20-25-0320-000-30200	Ola & Diana Tucker	32 Camino Real Blvd	Howey in the Hills	Florida	34737
26-20-25-0320-000-40100	Cheryl Gurz & John Ostheimer	41 Camino Real Blvd	Howey in the Hills	Florida	34737
26-20-25-0320-000-40200	Patricia J Benbow Trustee	42 Camino Real Blvd	Howey in the Hills	Florida	34737
26-20-25-0320-000-50100	Ronald & Alice Good	51 Camino Real Blvd	Howey in the Hills	Florida	34737
26-20-25-0320-000-80100	Annette & Gary Moskop	81 Camino Real Blvd	Howey in the Hills	Florida	34737
26-20-25-0320-000-80200	John & Janet Franklin	82 Camino Real Blvd	Howey in the Hills	Florida	34737
26-20-25-0350-000-01400	Linda Ballou	702 Santa Cruz Lane #14	Howey in the Hills	Florida	34737
26-20-25-0350-000-01500	Alicia Leahy	701 Santa Cruz Lane #15	Howey in the Hills	Florida	34737

Property owners within 300 feet of subject parcel, 26-20-25-0001-000-02500.

Parcel Identification Numbers (see attached property appraiser information):

25-20-25-0100-B02-0300

25-20-25-0100-B02-0600

25-20-25-0200-A15-00300

26-20-25-0001-000-01700

26-20-25-0001-000-01800

26-20-25-0320-000-20200

26-20-25-0320-000-30100

26-20-25-0320-000-30200

26-20-25-0320-000-40100

26-20-25-0320-000-40200

26-20-25-0320-000-50100

26-20-25-0320-000-80100

26-20-25-0320-000-80200

26-20-25-0350-000-01400

26-20-25-0350-000-01500

# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	MORRIS LARRY B OR	<b>Alternate Key:</b>	1762707
<b>Mailing Address:</b> 800 N CITRUS AVE HOWEY IN THE HILLS, FL 34737-3229 <a href="#">Update Mailing Address</a>		<b>Parcel Number:</b> ⓘ	25-20-25-0100-B02-00300
		<b>Millage Group and City:</b>	000H Howey in the Hills
		<b>2021 Total Certified Millage Rate:</b>	20.7552
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b> 800 N CITRUS AVE HOWEY IN THE HILLS FL, 34737 <a href="#">Update Property Location</a> ⓘ		<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	HOWEY, EMERY HEIGHTS LOTS 3, 4, 5, N 1/2 OF LOT 6 BLK B-2 PB 12 PG 94 ORB 3009 PG 468 ORB 5752 PG 1327		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	275	150		41250.000	FD		\$0.00	\$126,165.00

[Click here for Zoning Info](#) ⓘ      [FEMA Flood Map](#)

## Residential Building(s)

### Building 1

Residential	Building Value: \$445,725.00		
<b>Summary</b>			
Year Built: 1928	Total Living Area: 4427 ⓘ	Central A/C: Yes	Attached Garage: No
Bedrooms: 3	Full Bathrooms: 3	Half Bathrooms: 0	Fireplaces: 5
<a href="#">Incorrect Bedroom, Bath, or other information?</a> ⓘ			
<b>Section(s)</b>			
Section Type	Ext. Wall Type	No. Stories	Floor Area
CANOPY (CAN)		2.00	270
FINISHED LIVING AREA (FLA)	Block (02)	2.00	2827
FINISHED AREA UPPER STORY (FUS)		2.00	1600
GARAGE FINISHED BLOCK (GBF)		2.00	320
OPEN PORCH FINISHED (OPF)		2.00	90
<a href="#">View Larger / Print / Save</a>			

FLA  
(357 sf)

OPF  
(90 sf)

FLA  
(48 sf)

GCF  
(306 sf)

SPF  
(40 sf)

FLA (x2)  
(3,272 sf)

**Building 2**

Residential	Building Value: \$63,691.00
-------------	-----------------------------

**Summary**

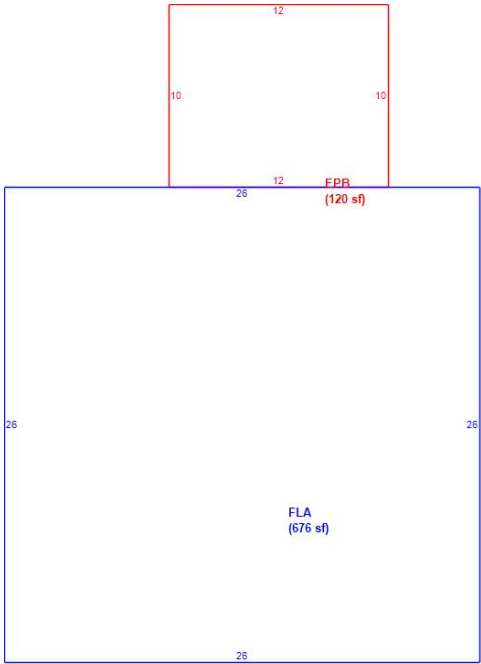
Year Built: 1955	Total Living Area: 676	Central A/C: No	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

*[Incorrect Bedroom, Bath, or other information?](#)*

**Section(s)**

Section Type	Ext. Wall Type	No. Stories	Floor Area
ENCLOSED PORCH BLOCK (EPB)		1.00	120
FINISHED LIVING AREA (FLA)	Block (02)	1.00	676

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**Building 3**

Residential	Building Value: \$49,868.00
-------------	-----------------------------

**Summary**

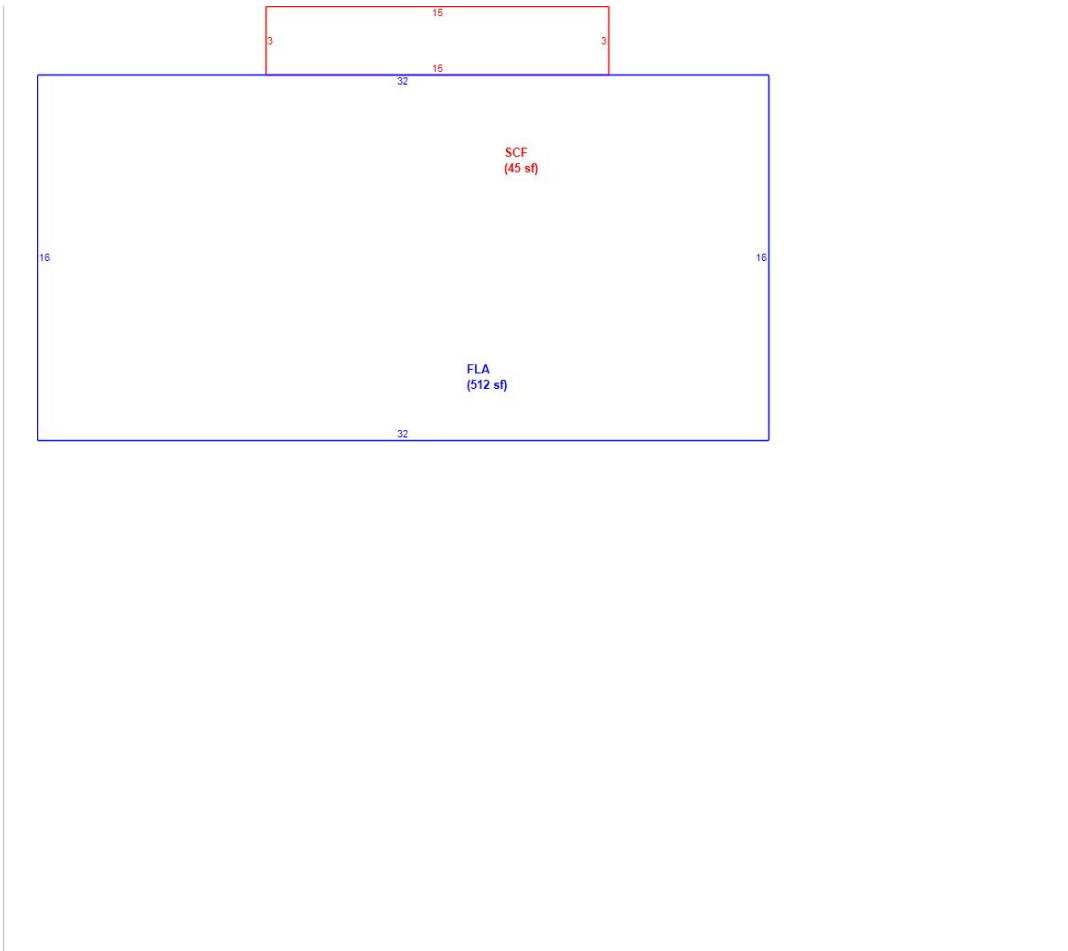
Year Built: 1928	Total Living Area: 512	Central A/C: No	Attached Garage: No
Bedrooms: 1	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

*[Incorrect Bedroom, Bath, or other information?](#)*

**Section(s)**

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Stucco/Brick (03)	1.00	512
UTILITY STORAGE FINISHED STONE (SCF)		1.00	45

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### Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	DECK - WOOD (DEC3)	192	SF	2003	\$544.00
2	DECK - WOOD (DEC2)	717	SF	2017	\$2,523.00
3	CARPOT - FINISHED (FCP4)	1436	SF	2020	\$19,791.00

### Sales History

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">5752 / 1327</a>	07/2021	Warranty Deed	Unqualified	Improved	\$84,500.00
<a href="#">3009 / 468</a>	11/2005	Warranty Deed	Qualified	Improved	\$484,500.00
<a href="#">2614 / 743</a>	06/2004	Warranty Deed	Qualified	Improved	\$340,000.00
<a href="#">1726 / 2143</a>	02/1999	Quit Claim Deed	Unqualified	Improved	\$0.00
<a href="#">1635 / 1165</a>	08/1998	Warranty Deed	Qualified	Improved	\$190,000.00
<a href="#">982 / 412</a>	06/1988	Misc Deed/Document	Unqualified	Vacant	\$0.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

### Values and Estimated Ad Valorem Taxes ⓘ

**Values shown below are 2022 CERTIFIED VALUES.**

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market	Assessed	Taxable	Millage	Estimated
---------------	--------	----------	---------	---------	-----------



	Value	Value	Value		Taxes
LAKE COUNTY BCC GENERAL FUND	\$708,307	\$396,240	\$296,240	5.0529	\$1,496.87
SCHOOL BOARD STATE	\$708,307	\$396,240	\$371,240	3.5940	\$1,334.24
SCHOOL BOARD LOCAL	\$708,307	\$396,240	\$371,240	2.9980	\$1,112.98
LAKE COUNTY WATER AUTHORITY	\$708,307	\$396,240	\$346,240	0.3229	\$111.80
NORTH LAKE HOSPITAL DIST	\$708,307	\$396,240	\$346,240	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$708,307	\$396,240	\$346,240	0.2189	\$75.79
TOWN OF HOWEY IN THE HILLS	\$708,307	\$396,240	\$346,240	7.5000	\$2,596.80
LAKE COUNTY MSTU AMBULANCE	\$708,307	\$396,240	\$296,240	0.4629	\$137.13
LAKE COUNTY VOTED DEBT SERVICE	\$708,307	\$396,240	\$296,240	0.0918	\$27.19
LAKE COUNTY MSTU FIRE	\$708,307	\$396,240	\$296,240	0.5138	\$152.21
				<b>Total:</b>	<b>Total:</b>
				20.7552	\$7,045.01

## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

✓ Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
✓ Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
✓ Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data last updated on March 21, 2022.

**Site Notice**

# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	POLING RODNEY W & LYNN H	<b>Alternate Key:</b>	1762715
<b>Mailing Address:</b>	39 MAPLE LN MEDFIELD, MA 02052 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	25-20-25-0100-B02-00600
		<b>Millage Group and City:</b>	000H Howey in the Hills
		<b>2021 Total Certified Millage Rate:</b>	20.7552
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	800 N PALM AVE HOWEY IN THE HILLS FL, 34737 <a href="#">Update Property Location</a> ⓘ	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	HOWEY, EMERY HEIGHTS S 1/2 OF LOT 6, LOTS 7, 8, 9, W 30 FT OF LOT 10, BLK B-2 PB 12 PG 94 ORB 1113 PG 1539		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

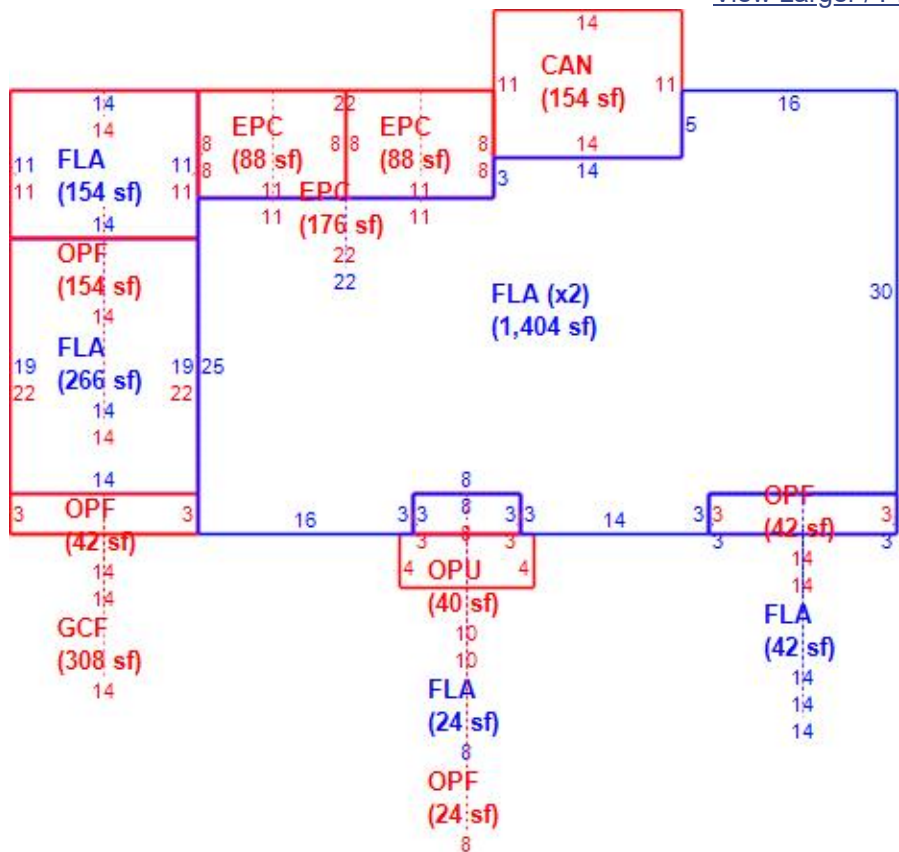
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	280	150		42000.000	FD		\$0.00	\$99,913.00
<a href="#">Click here for Zoning Info</a> ⓘ					<a href="#">FEMA Flood Map</a>				

## Residential Building(s)

### Building 1

Residential	Building Value: \$306,439.00		
<b>Summary</b>			
Year Built: 1926	Total Living Area: 3294 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 5	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 2
<a href="#">Incorrect Bedroom, Bath, or other information?</a> ⓘ			
<b>Section(s)</b>			
Section Type	Ext. Wall Type	No. Stories	Floor Area
CANOPY (CAN)		2.00	154
ENCLOSED PORCH STONE (EPC)		2.00	352
FINISHED LIVING AREA (FLA)	Stucco/Brick (03)	2.00	3294
GARAGE FINISHED STONE (GCF)		2.00	308
OPEN PORCH FINISHED (OPF)		2.00	262
OPEN PORCH UNFINISHED (OPU)		2.00	40

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**Building 2**

Residential Building Value: \$138,381.00

**Summary**

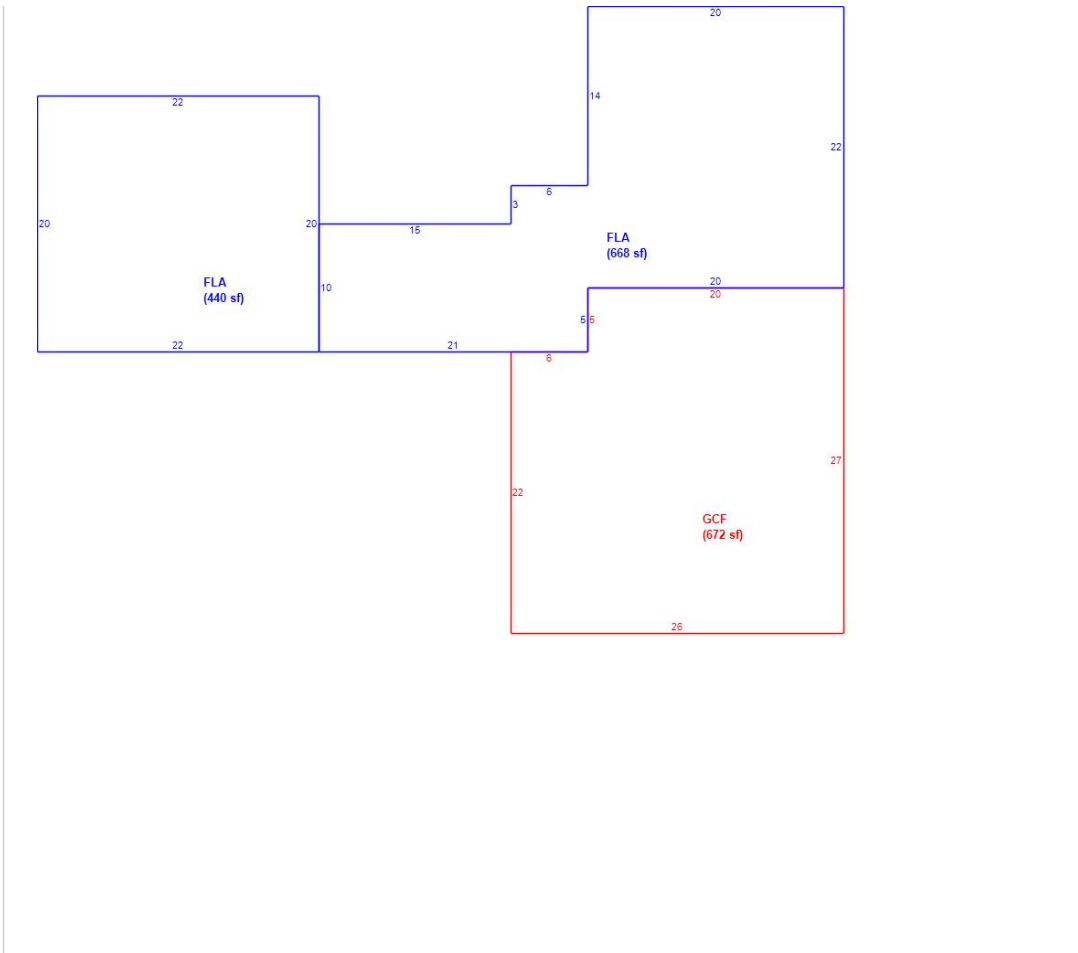
Year Built: 1995	Total Living Area: 1108 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 1

[Incorrect Bedroom, Bath, or other information? ⓘ](#)

**Section(s)**

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Stucco/Brick (03)	1.00	1108
GARAGE FINISHED STONE (GCF)		1.00	672

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**Miscellaneous Improvements**

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	POOL/COOK DECK (PLD2)	740	SF	2012	\$2,886.00
2	SWIMMING POOL - RESIDENTIAL (POL2)	800	SF	2012	\$23,800.00
3	DECORATIVE WALL (DWL2)	1600	SF	2004	\$5,242.00

**Sales History**

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">1113 / 1539</a>	06/1991	Warranty Deed	Unqualified	Improved	\$145,000.00
<a href="#">858 / 2009</a>	11/1985	Warranty Deed	Unqualified	Improved	\$1.00
<a href="#">858 / 2007</a>	11/1985	Warranty Deed	Unqualified	Improved	\$168,500.00

[Click here to search for mortgages, liens, and other legal documents.](#)

**Values and Estimated Ad Valorem Taxes**

Values shown below are 2022 CERTIFIED VALUES. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$576,661	\$547,370	\$547,370	5.0529	\$2,765.81
SCHOOL BOARD STATE	\$576,661	\$576,661	\$576,661	3.5940	\$2,072.52
SCHOOL BOARD LOCAL	\$576,661	\$576,661	\$576,661	2.9980	\$1,728.83

LAKE COUNTY WATER AUTHORITY	\$576,661	\$547,370	\$547,370	0.3229	\$176.75
NORTH LAKE HOSPITAL DIST	\$576,661	\$547,370	\$547,370	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$576,661	\$547,370	\$547,370	0.2189	\$119.82
TOWN OF HOWEY IN THE HILLS	\$576,661	\$547,370	\$547,370	7.5000	\$4,105.28
LAKE COUNTY MSTU AMBULANCE	\$576,661	\$547,370	\$547,370	0.4629	\$253.38
LAKE COUNTY VOTED DEBT SERVICE	\$576,661	\$547,370	\$547,370	0.0918	\$50.25
LAKE COUNTY MSTU FIRE	\$576,661	\$547,370	\$547,370	0.5138	\$281.24
				<b>Total:</b>	<b>Total:</b>
				20.7552	\$11,553.88

## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

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# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	GARNER WENDELL & SUE	<b>Alternate Key:</b>	3635248
<b>Mailing Address:</b>	900 N CITRUS AVE HOWEY IN THE HILLS, FL 34737 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	25-20-25-0200-A15-00300
		<b>Millage Group and City:</b>	000H Howey in the Hills
		<b>2021 Total Certified Millage Rate:</b>	20.7552
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	900 N CITRUS AVE HOWEY IN THE HILLS FL, 34737 <a href="#">Update Property Location</a> ⓘ	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	HOWEY, GRIFFIN VILLAGE FROM SE COR OF LOT 8 BLK A-15 RUN N 0-0-02 E 190.29 FT TO A POINT THAT IS 110 FT S OF N BOUNDARY OF SAID BLK A-15, N 89-49-39 W 93.49 FT TO A POINT THAT IS S 89-49-39 E 139.95 FT FROM W BOUNDARY OF SAID BLK A-15 & POB, RUN S 0-06-45 W 154.51 FT, S 09-55-33 W 36.01 FT TO S BOUNDARY OF SAID BLK A-15, N 89-39-42 W 199.65 FT TO SW COR OF BLK A-15, NE'LY ALONG SAID W'LY BOUNDARY LINE OF BLK A-15 TO A POINT THAT IS N 89-49-39 W FROM POB, S 89-49-39 E 139.95 FT TO POB, BEING PART OF LOTS 3 & 7, LOTS 4, 5, 6 BLK A-15 IN SEC 26-20-25 PB 12 PG 27 ORB 4726 PG 1813		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	196	170	LT 4,5,6	33320.000	FD		\$0.00	\$94,103.00

[Click here for Zoning Info](#) ⓘ      [FEMA Flood Map](#)

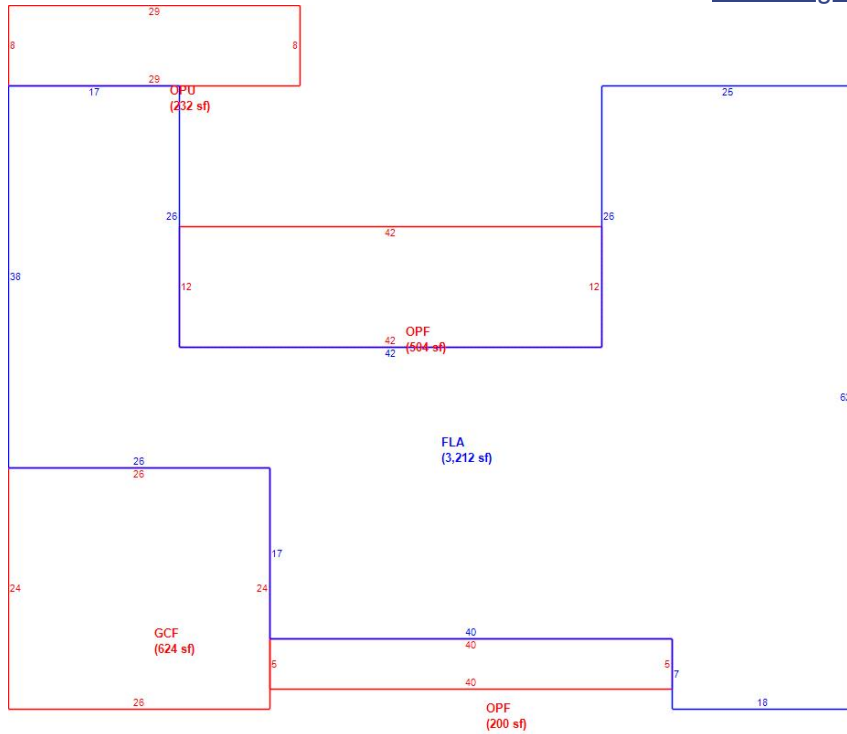
## Residential Building(s)

### Building 1

Residential	Building Value: \$327,231.00		
<b>Summary</b>			
Year Built: 1968	Total Living Area: 3212 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 1
<a href="#">Incorrect Bedroom, Bath, or other information?</a> ⓘ			
<b>Section(s)</b>			
<b>Section Type</b>	<b>Ext. Wall Type</b>	<b>No. Stories</b>	<b>Floor Area</b>

FINISHED LIVING AREA (FLA)	Stucco/Brick (03)	1.00	3212
GARAGE FINISHED STONE (GCF)		1.00	624
OPEN PORCH FINISHED (OPF)		1.00	704
OPEN PORCH UNFINISHED (OPU)		1.00	232

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### Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	SWIMMING POOL - RESIDENTIAL (POL2)	500	SF	1971	\$14,875.00
2	POOL/COOK DECK (PLD3)	769	SF	1971	\$3,946.00
3	POOL/COOK DECK (PLD2)	1092	SF	2005	\$4,113.00
4	SCREEN ENCLOSED STRUCTURE (SEN2)	1512	SF	2005	\$2,911.00

### Sales History

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">4726 / 1813</a>	12/2015	Warranty Deed	Qualified	Improved	\$315,000.00
<a href="#">3558 / 605</a>	12/2007	Warranty Deed	Qualified	Improved	\$349,000.00
<a href="#">3075 / 2271</a>	01/2006	Warranty Deed	Qualified	Improved	\$435,000.00
<a href="#">1899 / 1349</a>	01/2001	Warranty Deed	Qualified	Improved	\$242,500.00
<a href="#">1052 / 183</a>	03/1990	Warranty Deed	Unqualified	Improved	\$184,000.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ



## Values and Estimated Ad Valorem Taxes


Values shown below are 2022 CERTIFIED VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$447,179	\$333,200	\$333,200	5.0529	\$1,683.63
SCHOOL BOARD STATE	\$447,179	\$447,179	\$447,179	3.5940	\$1,607.16
SCHOOL BOARD LOCAL	\$447,179	\$447,179	\$447,179	2.9980	\$1,340.64
LAKE COUNTY WATER AUTHORITY	\$447,179	\$333,200	\$333,200	0.3229	\$107.59
NORTH LAKE HOSPITAL DIST	\$447,179	\$333,200	\$333,200	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$447,179	\$333,200	\$333,200	0.2189	\$72.94
TOWN OF HOWEY IN THE HILLS	\$447,179	\$333,200	\$333,200	7.5000	\$2,499.00
LAKE COUNTY MSTU AMBULANCE	\$447,179	\$333,200	\$333,200	0.4629	\$154.24
LAKE COUNTY VOTED DEBT SERVICE	\$447,179	\$333,200	\$333,200	0.0918	\$30.59
LAKE COUNTY MSTU FIRE	\$447,179	\$333,200	\$333,200	0.5138	\$171.20
				<b>Total:</b> 20.7552	<b>Total:</b> \$7,666.99

## Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

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**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data last updated on March 21, 2022.

**Site Notice**

# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	HOWEY MANSION LLC	<b>Alternate Key:</b>	3798098
<b>Mailing Address:</b>	1600 EDGEWATER DR ORLANDO, FL 32804 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	26-20-25-0001-000-01700
		<b>Millage Group and City:</b>	000H Howey in the Hills
		<b>2021 Total Certified Millage Rate:</b>	20.7552
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services</a> <a href="#">Map</a> ⓘ
<b>Property Location:</b>	1001 N CITRUS AVE HOWEY IN THE HILLS FL, 34737 <a href="#">Update Property Location</a> ⓘ	<b>Property Name:</b>	HOWEY MANSION <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	<p>FROM SW COR OF LOT 6 BLK A-15 HOWEY IN THE HILLS, GRIFFIN VILLAGE PB 12 PG 27 RUN S 19-09-27 W ALONG W'LY LINE OF LOTS 4, 5, &amp; 6 BLK B-2 OF SAID GRIFFIN VILLAGE &amp; THE NE'LY EXTENSION THEREOF A DIST OF 246.36 FT TO A POINT ON THE E'LY R/W LINE OF SR 19, THENCE N 16-40-10 W ALONG SAID E'LY R/W LINE OF SR 19 A DIST OF 157.21 FT TO A POINT OF CURVATURE OF A CURVE CONCAVE SW'LY, SAID CURVE HAVING A RADIUS OF 2341.83 FT, THENCE NW'LY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13DEG 16MIN 51SEC, A DIST OF 541.61 FT FOR POB, CONT THENCE ALONG SAID CURVE &amp; E'LY R/W LINE OF SR 19, THROUGH A CENTRAL ANGLE OF 3-02-54, A DIST OF 124.59 FT &amp; PT A, RETURN TO POB, RUN S 67-02-05 E 79.58 FT, S 50-10-55 E 167.30 FT, S 21-32-55 E 79.27 FT, S 44-00-59 E 50.44 FT, S 64-22-53 E 59.43 FT TO A POINT ON THE W'LY R/W LINE OF CITRUS AVE, N 19-09-27 E 404.25 FT, CONT ALONG SAID CITRUS AVE N 07-51-27 E 111.51 FT, S 69-07-49 E 34.19 FT TO A POINT ON THE NW'LY R/W LINE OF MALAGA RD, THENCE NW'LY ALONG THE ARC OF A CURVE IN SAID NW'LY R/W LINE OF MALAGA RD, SAID CURVE HAVING A RADIUS OF 461.48 FT, FROM A TANGENT BEARING OF N 20-52-11 E, THROUGH A CENTRAL ANGLE OF 5-03-59, A DIST OF 40.81 FT TO A POINT ON A LINE, SAID LINE HAVING A BEARING OF S 34-27-18 E, FROM A POINT THAT IS N 69-41-06 E A DIST OF 573.91 FT OF THE AFORESAID POINT A, N 34-27-18 W 74.95 FT, S 69-41-05 W 573.91 FT TO POINT A, LAND LYING WITHIN PART OF LOT 1 BLK C HOWEY IN THE HILLS POCO SIERRA SUB--LESS THAT PART OF LAND LYING WITHIN FOLLOWING DESCRIBED PROPERTY FOR RD R/W: FROM NE COR OF SEC 26-20-25 RUN W'LY ALONG N LINE OF SEC 591.32 FT FOR POB, RUN S 19-17-0 W 525.20 FT TO CENTER POINT OF INTERSECTION OF VALENCIA RD &amp; BARCELONA RD IN SAID PLAT OF POCO SIERRA SUB, BEING THE LINE OF SAID NEW RD &amp; HAVING R/W 30 FT W &amp; 20 FT E OF ABOVE DESC LINE--PB 11 PG 33 ORB 5215 PG 761</p>		
<p><small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small></p>			

## Land Data

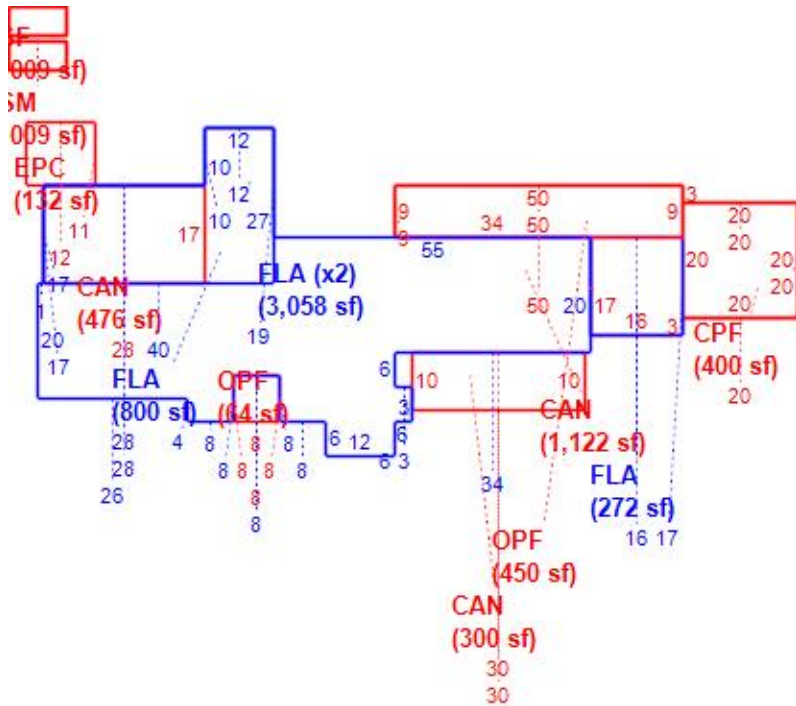
Line	Land Use	Frontage	Depth	Notes	No.	Type	Class	Land Value
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				Units	Value		
1	EXHIBIT / ATTRACTION (3500)	0	0	3.630	Acre	\$0.00	\$131,769.00
				<a href="#">Click here for Zoning Info</a> <a href="#">FEMA Flood Map</a>			

**Residential Building(s)**

**Building 1**

Residential	Building Value: \$1,334,823.00		
<b>Summary</b>			
Year Built: 1925	Total Living Area: 7188	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 5	Full Bathrooms: 5	Half Bathrooms: 1	Fireplaces: 3
<a href="#">Incorrect Bedroom, Bath, or other information?</a>			
<b>Section(s)</b>			
Section Type	Ext. Wall Type	No. Stories	Floor Area
BASEMENT FINISHED (BSF)		2.00	1009
BASEMENT (BSM)		2.00	1009
CANOPY (CAN)		2.00	1898
CARPORT FINISHED (CPF)		2.00	400
ENCLOSED PORCH STONE (EPC)		2.00	132
FINISHED LIVING AREA (FLA)	Stucco/Brick (03)	2.00	7188
OPEN PORCH FINISHED (OPF)		2.00	514
<a href="#">View Larger / Print / Save</a>			



**Building 2**

Residential Building Value: \$101,423.00

**Summary**

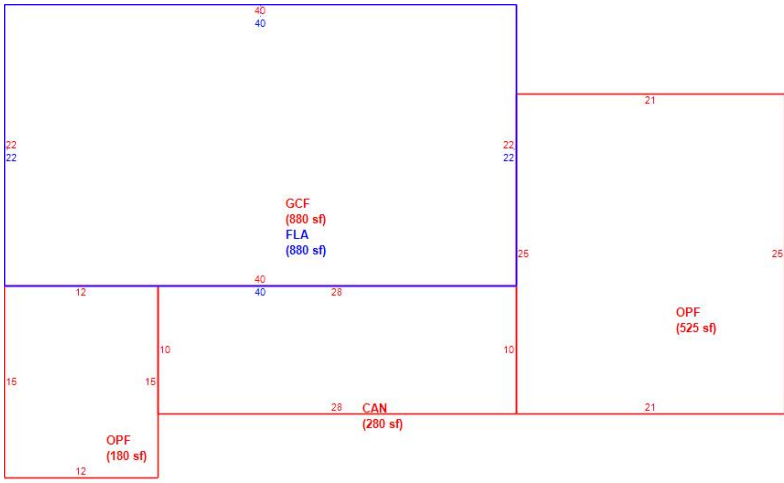
Year Built: 1925	Total Living Area: 880	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

*[Incorrect Bedroom, Bath, or other information?](#)*

**Section(s)**

Section Type	Ext. Wall Type	No. Stories	Floor Area
CANOPY (CAN)		1.00	280
FINISHED LIVING AREA (FLA)	Stucco/Brick (03)	1.00	880
GARAGE FINISHED STONE (GCF)		1.00	880
OPEN PORCH FINISHED (OPF)		1.00	705

[View Larger / Print / Save](#)



**Building 3**

Residential Building Value: \$37,216.00

**Summary**

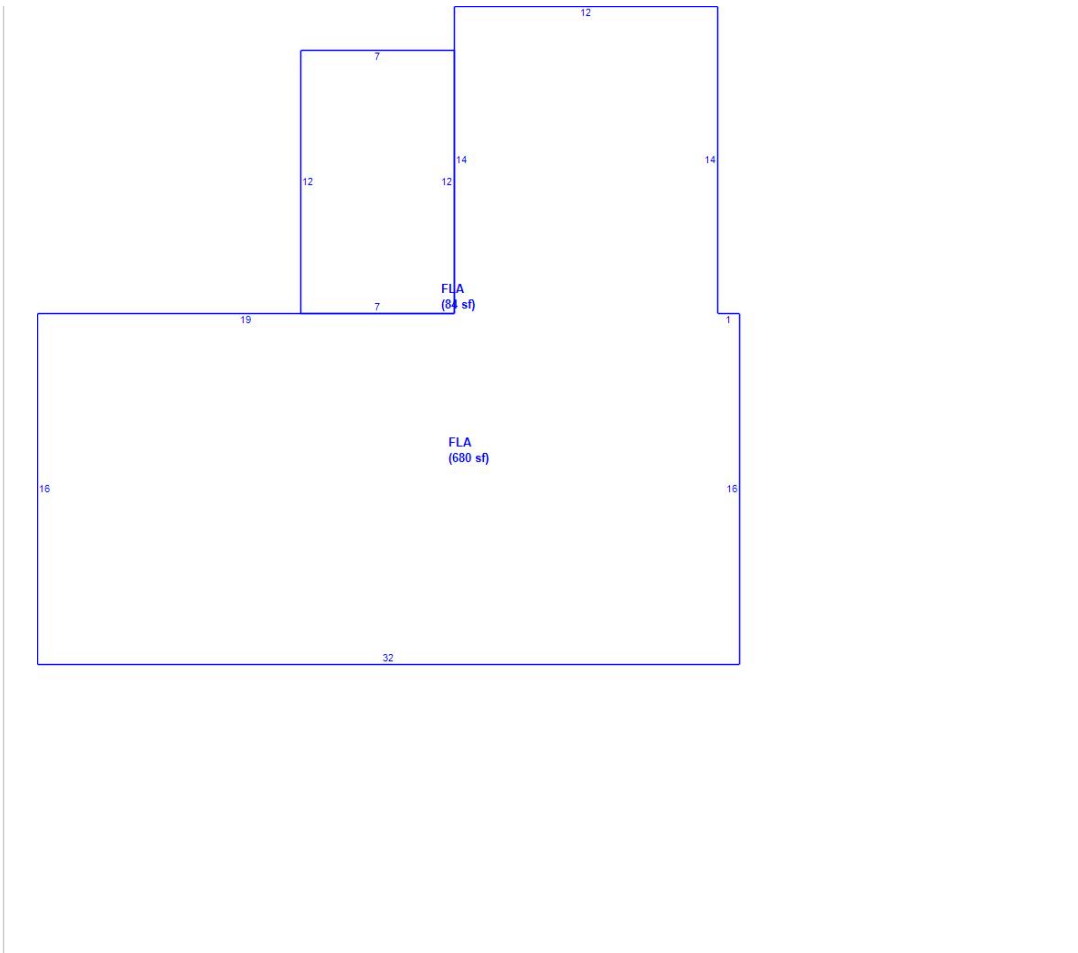
Year Built: 1930	Total Living Area: 764	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 1	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

*[Incorrect Bedroom, Bath, or other information?](#)*

**Section(s)**

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	1.00	764

[View Larger / Print / Save](#)



**Miscellaneous Improvements**

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	PAVING (CPAV2)	960	SF	2017	\$2,043.00
2	PAVING (CPAV2)	440	SF	2017	\$936.00
3	PAVING (CPAV2)	1200	SF	2017	\$2,554.00

**Sales History**

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">5215 / 761</a>	12/2018	Warranty Deed	Unqualified	Improved	\$769,000.00
<a href="#">4974 / 564</a>	07/2017	Warranty Deed	Unqualified	Improved	\$630,000.00
<a href="#">4594 / 987</a>	12/2014	Certificate of Title	Unqualified	Improved	\$100.00
<a href="#">1870 / 1958</a>	08/2000	Quit Claim Deed	Unqualified	Improved	\$0.00

[Click here to search for mortgages, liens, and other legal documents.](#)

**Values and Estimated Ad Valorem Taxes**

**Values shown below are 2022 CERTIFIED VALUES.**

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$1,610,764	\$1,202,680	\$1,202,680	5.0529	\$6,077.02
SCHOOL BOARD STATE	\$1,610,764	\$1,610,764	\$1,610,764	3.5940	\$5,789.09

SCHOOL BOARD LOCAL	\$1,610,764	\$1,610,764	\$1,610,764	2.9980	\$4,829.07
LAKE COUNTY WATER AUTHORITY	\$1,610,764	\$1,202,680	\$1,202,680	0.3229	\$388.35
NORTH LAKE HOSPITAL DIST	\$1,610,764	\$1,202,680	\$1,202,680	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$1,610,764	\$1,202,680	\$1,202,680	0.2189	\$263.27
TOWN OF HOWEY IN THE HILLS	\$1,610,764	\$1,202,680	\$1,202,680	7.5000	\$9,020.10
LAKE COUNTY MSTU AMBULANCE	\$1,610,764	\$1,202,680	\$1,202,680	0.4629	\$556.72
LAKE COUNTY VOTED DEBT SERVICE	\$1,610,764	\$1,202,680	\$1,202,680	0.0918	\$110.41
LAKE COUNTY MSTU FIRE	\$1,610,764	\$1,202,680	\$1,202,680	0.5138	\$617.94
			<b>Total:</b>	<b>Total:</b>	
			20.7552	\$27,651.97	

## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

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# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	HOWEY MANSION LLC	<b>Alternate Key:</b>	3798097
<b>Mailing Address:</b>	1600 EDGEWATER DR ORLANDO, FL 32790 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	26-20-25-0001-000-01800
		<b>Millage Group and City:</b>	000H Howey in the Hills
		<b>2021 Total Certified Millage Rate:</b>	20.7552
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	N PALM AVE HOWEY IN THE HILLS FL, 34737 <a href="#">Update Property Location</a> ⓘ	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	FROM SW COR OF LOT 6 BLK A-15 HOWEY-IN-THE-HILLS, GRIFFIN VILLAGE PB 12 PG 27, RUN S 19DEG 09MIN 27SEC W ALONG W'LY LINE OF LOTS 4, 5, & 6 BLK B-2 OF SAID GRIFFIN VILLAGE & THE NE'LY EXTENSION THEREOF A DIST OF 246.36 FT TO A POINT ON THE E'LY R/W LINE OF SR 19, THENCE N 16DEG 40MIN 10SEC W ALONG SAID E'LY R/W LINE OF SR 19 A DIST OF 157.21 FT TO A POINT OF CURVATURE OF A CURVE CONCAVE SW'LY, SAID CURVE HAVING A RADIUS OF 2341.83 FT, A CHORD BEARING OF N 19-47-56 W, A CHORD DIST OF 256.47 FT, RUN THENCE NW'LY ALONG THE ARC OF SAID CURVE & E'LY R/W LINE THRU A CENTRAL ANGLE OF 06-16-41 A DIST OF 256.60 FT FOR POB, CONT NW'LY ALONG SAID E'LY R/W LINE 286.35 FT, S 67-02-05 E 79.58 FT, S 50-10-55 E 167.30 FT, S 21-32-55 E 79.27 FT, S 67-03-44 W 112.62 FT TO POB ORB 5182 PG 1438		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		0.800	Acre	\$0.00	\$33,000.00

[Click here for Zoning Info](#) ⓘ      [FEMA Flood Map](#)

## Miscellaneous Improvements

There is no improvement information to display.

## Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">5182 / 1438</a>	10/2018	Trustees Deed	Qualified	Vacant	\$40,000.00
<a href="#">4741 / 2296</a>	02/2016	Warranty Deed	Unqualified	Vacant	\$2,500.00

<a href="#">4692 / 1802</a>	10/2015	Quit Claim Deed	Unqualified	Vacant	\$100.00
<a href="#">2166 / 2347</a>	08/2002	Warranty Deed	Unqualified	Vacant	\$1.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

## Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2022 CERTIFIED VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$33,000	\$33,000	\$33,000	5.0529	\$166.75
SCHOOL BOARD STATE	\$33,000	\$33,000	\$33,000	3.5940	\$118.60
SCHOOL BOARD LOCAL	\$33,000	\$33,000	\$33,000	2.9980	\$98.93
LAKE COUNTY WATER AUTHORITY	\$33,000	\$33,000	\$33,000	0.3229	\$10.66
NORTH LAKE HOSPITAL DIST	\$33,000	\$33,000	\$33,000	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$33,000	\$33,000	\$33,000	0.2189	\$7.22
TOWN OF HOWEY IN THE HILLS	\$33,000	\$33,000	\$33,000	7.5000	\$247.50
LAKE COUNTY MSTU AMBULANCE	\$33,000	\$33,000	\$33,000	0.4629	\$15.28
LAKE COUNTY VOTED DEBT SERVICE	\$33,000	\$33,000	\$33,000	0.0918	\$3.03
LAKE COUNTY MSTU FIRE	\$33,000	\$33,000	\$33,000	0.5138	\$16.96
				<b>Total:</b> 20.7552	<b>Total:</b> \$684.93

## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

Economic Development Exemption

[Learn More](#) [View the Law](#)

Government Exemption (amount varies)

[Learn More](#) [View the Law](#)

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Property data last updated on March 21, 2022.

**Site Notice**

# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	RUBEL-BECKER LIVING TRUST	<b>Alternate Key:</b>	3854231
<b>Mailing Address:</b>	22 CAMINO REAL BLVD HOWEY IN THE HILLS, FL 34737 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	26-20-25-0320-000-20200
		<b>Millage Group and City:</b>	000H Howey in the Hills
		<b>2021 Total Certified Millage Rate:</b>	20.7552
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	22 CAMINO REAL BLVD HOWEY IN THE HILLS FL, 34737 <a href="#">Update Property Location</a> ⓘ	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	MISSION CARMEL, A CONDOMINIUM (ORB 2952 PG 2067-2203) UNIT 202 ORB 5665 PG 1564		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	CONDOMINIUM (0400)	0	0		1.000	Lot		\$0.00	\$35,000.00

[Click here for Zoning Info](#) ⓘ      [FEMA Flood Map](#)

## Residential Building(s)

### Building 1

Residential	Building Value: \$250,686.00		
<b>Summary</b>			
Year Built: 2006	Total Living Area: 2021 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0
<a href="#">Incorrect Bedroom, Bath, or other information?</a> ⓘ			
<b>Section(s)</b>			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)		N/A	2021
GARAGE FINISHED STONE (GCF)		N/A	378
SCREEN PORCH FINISHED (SPF)		N/A	162
<a href="#">View Larger / Print / Save</a>			



NORTH LAKE HOSPITAL DIST	\$285,686	\$285,686	\$285,686	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$285,686	\$285,686	\$285,686	0.2189	\$62.54
TOWN OF HOWEY IN THE HILLS	\$285,686	\$285,686	\$285,686	7.5000	\$2,142.65
LAKE COUNTY MSTU AMBULANCE	\$285,686	\$285,686	\$285,686	0.4629	\$132.24
LAKE COUNTY VOTED DEBT SERVICE	\$285,686	\$285,686	\$285,686	0.0918	\$26.23
LAKE COUNTY MSTU FIRE	\$285,686	\$285,686	\$285,686	0.5138	\$146.79
				<b>Total:</b> 20.7552	<b>Total:</b> \$5,929.49

## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

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Property data last updated on March 21, 2022.

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# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	HOLT WILLIAM E & PAMELA L	<b>Alternate Key:</b>	3854235
<b>Mailing Address:</b>	31 CAMINO REAL BLVD HOWEY IN THE HILLS, FL 34737 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	26-20-25-0320-000-30100
		<b>Millage Group and City:</b>	000H Howey in the Hills
		<b>2021 Total Certified Millage Rate:</b>	20.7552
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	31 CAMINO REAL BLVD HOWEY IN THE HILLS FL, 34737 <a href="#">Update Property Location</a> ⓘ	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	MISSION CARMEL, A CONDOMINIUM (ORB 2952 PG 2067-2203) UNIT 301 ORB 4695 PG 1124		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	CONDOMINIUM (0400)	0	0		1.000	Lot		\$0.00	\$35,000.00

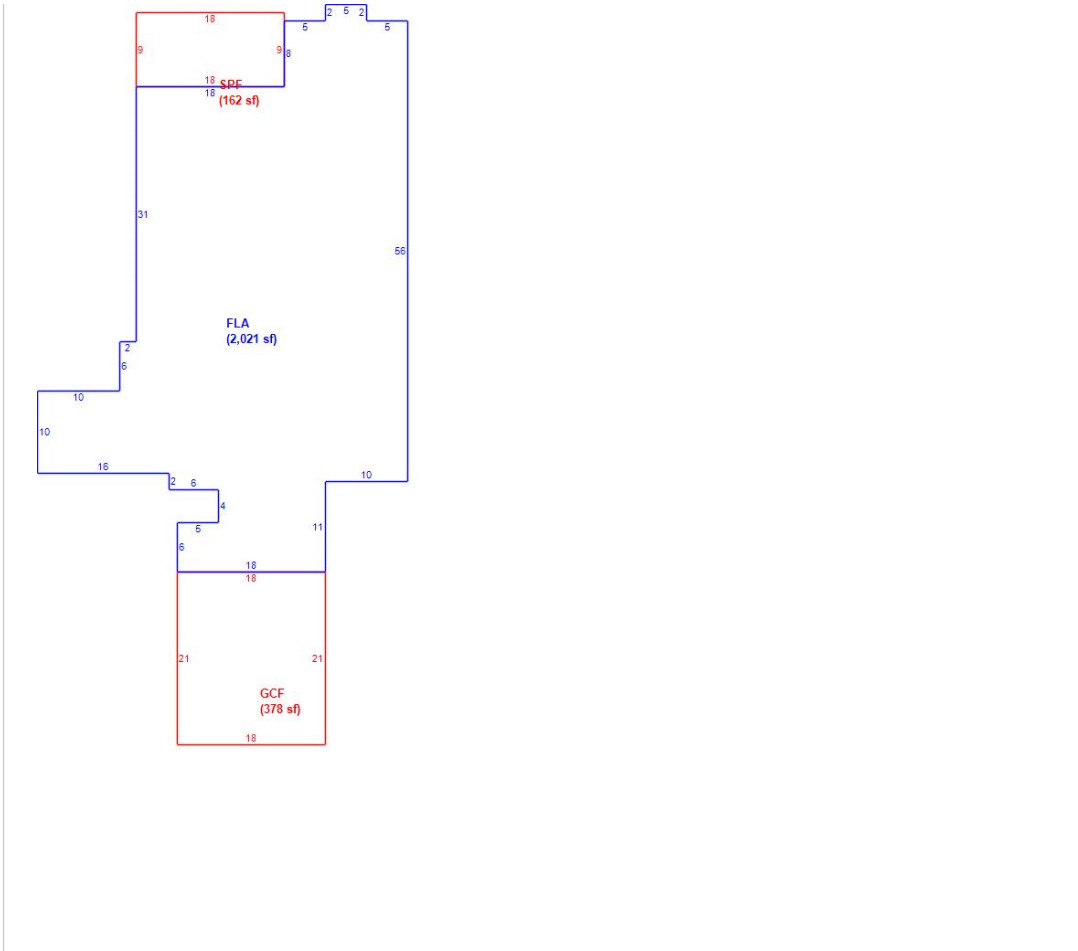
[Click here for Zoning Info](#) ⓘ      [FEMA Flood Map](#)

## Residential Building(s)

### Building 1

Residential	Building Value: \$250,686.00		
<b>Summary</b>			
Year Built: 2006	Total Living Area: 2021 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0
<a href="#">Incorrect Bedroom, Bath, or other information?</a> ⓘ			
<b>Section(s)</b>			
<b>Section Type</b>	<b>Ext. Wall Type</b>	<b>No. Stories</b>	<b>Floor Area</b>
FINISHED LIVING AREA (FLA)		N/A	2021
GARAGE FINISHED STONE (GCF)		N/A	378
SCREEN PORCH FINISHED (SPF)		N/A	162
<a href="#">View Larger / Print / Save</a>			





**Miscellaneous Improvements**

There is no improvement information to display.

**Sales History**

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">4695 / 1124</a>	10/2015	Warranty Deed	Qualified	Improved	\$195,000.00
<a href="#">4597 / 1899</a>	02/2015	Warranty Deed	Unqualified	Improved	\$125,000.00
<a href="#">4528 / 1318</a>	08/2014	Warranty Deed	Unqualified	Improved	\$260,000.00
<a href="#">3132 / 1206</a>	03/2006	Warranty Deed	Qualified	Improved	\$325,000.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

**Values and Estimated Ad Valorem Taxes ⓘ**

Values shown below are 2022 CERTIFIED VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$285,686	\$202,920	\$152,920	5.0529	\$772.69
SCHOOL BOARD STATE	\$285,686	\$202,920	\$177,920	3.5940	\$639.44
SCHOOL BOARD LOCAL	\$285,686	\$202,920	\$177,920	2.9980	\$533.40
LAKE COUNTY WATER AUTHORITY	\$285,686	\$202,920	\$152,920	0.3229	\$49.38

NORTH LAKE HOSPITAL DIST	\$285,686	\$202,920	\$152,920	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$285,686	\$202,920	\$152,920	0.2189	\$33.47
TOWN OF HOWEY IN THE HILLS	\$285,686	\$202,920	\$152,920	7.5000	\$1,146.90
LAKE COUNTY MSTU AMBULANCE	\$285,686	\$202,920	\$152,920	0.4629	\$70.79
LAKE COUNTY VOTED DEBT SERVICE	\$285,686	\$202,920	\$152,920	0.0918	\$14.04
LAKE COUNTY MSTU FIRE	\$285,686	\$202,920	\$152,920	0.5138	\$78.57
				<b>Total:</b> 20.7552	<b>Total:</b> \$3,338.68

## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

✓ Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
✓ Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

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# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	TUCKER OLA AND DIANA TUCKER	<b>Alternate Key:</b>	3854236
<b>Mailing Address:</b>	32 CAMINO REAL BLVD HOWEY IN THE HILLS, FL 34737 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	26-20-25-0320- 000-30200
		<b>Millage Group and City:</b>	000H Howey in the Hills
		<b>2021 Total Certified Millage Rate:</b>	20.7552
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	32 CAMINO REAL BLVD HOWEY IN THE HILLS FL, 34737 <a href="#">Update Property Location</a> ⓘ	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	MISSION CARMEL, A CONDOMINIUM (ORB 2952 PG 2067-2203) UNIT 302 ORB 5841 PG 1389		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

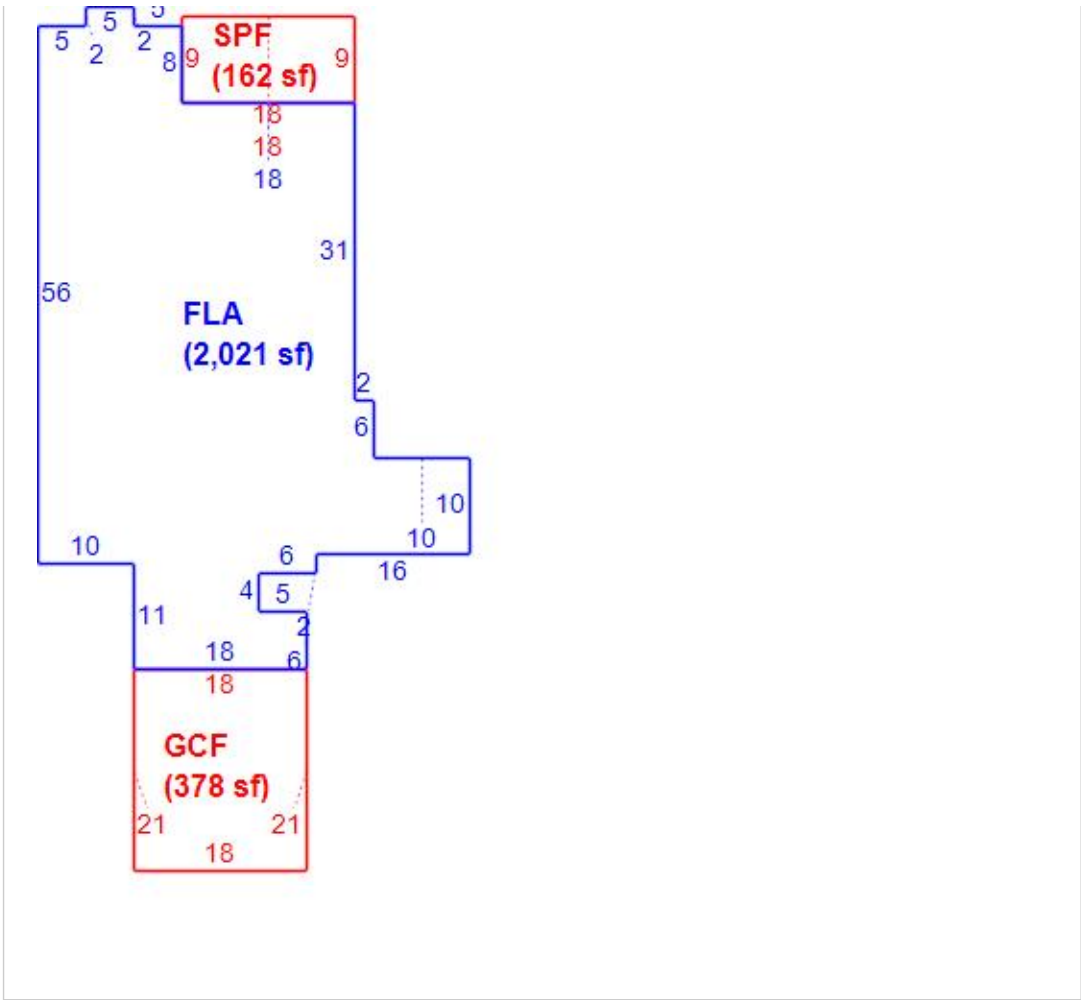
## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	CONDOMINIUM (0400)	0	0		1.000	Lot		\$0.00	\$35,000.00

[Click here for Zoning Info](#) ⓘ      [FEMA Flood Map](#)

## Residential Building(s)

Residential		Building Value: \$250,686.00	
<b>Summary</b>			
Year Built: 2006	Total Living Area: 2021 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0
<a href="#">Incorrect Bedroom, Bath, or other information?</a> ⓘ			
<b>Section(s)</b>			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)		N/A	2021
GARAGE FINISHED STONE (GCF)		N/A	378
SCREEN PORCH FINISHED (SPF)		N/A	162
<a href="#">View Larger / Print / Save</a>			



**Miscellaneous Improvements**

There is no improvement information to display.

**Sales History**

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">5841 / 1389</a>	09/2021	Warranty Deed	Unqualified	Improved	\$290,000.00
<a href="#">3134 / 2085</a>	03/2006	Warranty Deed	Qualified	Improved	\$350,000.00

[Click here to search for mortgages, liens, and other legal documents.](#)

**Values and Estimated Ad Valorem Taxes**

**Values shown below are 2022 CERTIFIED VALUES.**  
 The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$285,686	\$285,686	\$285,686	5.0529	\$1,443.54
SCHOOL BOARD STATE	\$285,686	\$285,686	\$285,686	3.5940	\$1,026.76
SCHOOL BOARD LOCAL	\$285,686	\$285,686	\$285,686	2.9980	\$856.49
LAKE COUNTY WATER AUTHORITY	\$285,686	\$285,686	\$285,686	0.3229	\$92.25
NORTH LAKE HOSPITAL DIST	\$285,686	\$285,686	\$285,686	0.0000	\$0.00

ST JOHNS RIVER FL WATER MGMT DIST	\$285,686	\$285,686	\$285,686	0.2189	\$62.54
TOWN OF HOWEY IN THE HILLS	\$285,686	\$285,686	\$285,686	7.5000	\$2,142.65
LAKE COUNTY MSTU AMBULANCE	\$285,686	\$285,686	\$285,686	0.4629	\$132.24
LAKE COUNTY VOTED DEBT SERVICE	\$285,686	\$285,686	\$285,686	0.0918	\$26.23
LAKE COUNTY MSTU FIRE	\$285,686	\$285,686	\$285,686	0.5138	\$146.79
				<b>Total:</b> 20.7552	<b>Total:</b> \$5,929.49

## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

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Property data last updated on March 21, 2022.

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# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	GURZ CHERYL A & JOHN H OSTHEIMER	<b>Alternate Key:</b>	3854239
<b>Mailing Address:</b>	41 CAMINO REAL BLVD HOWEY IN THE HILLS, FL 34737 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	26-20-25-0320-000-40100
		<b>Millage Group and City:</b>	000H Howey in the Hills
		<b>2021 Total Certified Millage Rate:</b>	20.7552
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	41 CAMINO REAL BLVD HOWEY IN THE HILLS FL, 34737 <a href="#">Update Property Location</a> ⓘ	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	MISSION CARMEL, A CONDOMINIUM (ORB 2952 PG 2067-2203) UNIT 401 ORB 5931 PG 2200		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	CONDOMINIUM (0400)	0	0		1.000	Lot		\$0.00	\$35,000.00

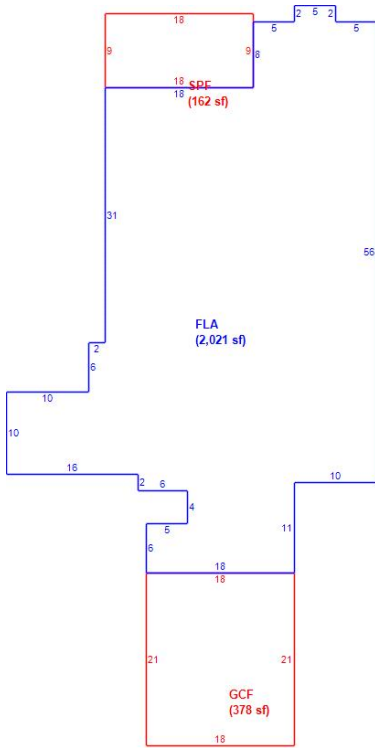
[Click here for Zoning Info](#) ⓘ      [FEMA Flood Map](#)

## Residential Building(s)

### Building 1

Residential	Building Value: \$250,686.00		
<b>Summary</b>			
Year Built: 2006	Total Living Area: 2021 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0
<a href="#">Incorrect Bedroom, Bath, or other information?</a> ⓘ			
<b>Section(s)</b>			
<b>Section Type</b>	<b>Ext. Wall Type</b>	<b>No. Stories</b>	<b>Floor Area</b>
FINISHED LIVING AREA (FLA)		N/A	2021
GARAGE FINISHED STONE (GCF)		N/A	378
SCREEN PORCH FINISHED (SPF)		N/A	162

[View Larger / Print / Save](#)



### Miscellaneous Improvements

There is no improvement information to display.

### Sales History

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">5931 / 2200</a>	03/2022	Warranty Deed	Qualified	Improved	\$380,000.00
<a href="#">5918 / 456</a>	03/2022	Warranty Deed	Unqualified	Improved	\$100.00
<a href="#">5801 / 1253</a>	09/2021	Warranty Deed	Unqualified	Improved	\$100.00
<a href="#">4985 / 1281</a>	08/2017	Warranty Deed	Qualified	Improved	\$220,000.00
<a href="#">3167 / 2072</a>	05/2006	Warranty Deed	Qualified	Improved	\$325,000.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

### Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2022 CERTIFIED VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$285,686	\$207,830	\$107,330	5.0529	\$542.33

SCHOOL BOARD STATE	\$285,686	\$207,830	\$182,330	3.5940	\$655.29
SCHOOL BOARD LOCAL	\$285,686	\$207,830	\$182,330	2.9980	\$546.63
LAKE COUNTY WATER AUTHORITY	\$285,686	\$207,830	\$157,330	0.3229	\$50.80
NORTH LAKE HOSPITAL DIST	\$285,686	\$207,830	\$157,330	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$285,686	\$207,830	\$157,330	0.2189	\$34.44
TOWN OF HOWEY IN THE HILLS	\$285,686	\$207,830	\$157,330	7.5000	\$1,179.98
LAKE COUNTY MSTU AMBULANCE	\$285,686	\$207,830	\$107,330	0.4629	\$49.68
LAKE COUNTY VOTED DEBT SERVICE	\$285,686	\$207,830	\$107,330	0.0918	\$9.85
LAKE COUNTY MSTU FIRE	\$285,686	\$207,830	\$107,330	0.5138	\$55.15
				<b>Total:</b>	<b>Total:</b>
				20.7552	\$3,124.15

## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

✓ Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
✓ Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
✓ Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
✓ Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).





# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	BENBOW PATRICIA J TRUSTEE	<b>Alternate Key:</b>	3854240
<b>Mailing Address:</b>	42 CAMINO REAL BLVD HOWEY IN THE HILLS, FL 34737-3140 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	26-20-25-0320-000-40200
		<b>Millage Group and City:</b>	000H Howey in the Hills
		<b>2021 Total Certified Millage Rate:</b>	20.7552
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	42 CAMINO REAL BLVD HOWEY IN THE HILLS FL, 34737 <a href="#">Update Property Location</a> ⓘ	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	MISSION CARMEL, A CONDOMINIUM (ORB 2952 PG 2067-2203) UNIT 402 ORB 3167 PG 2065		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

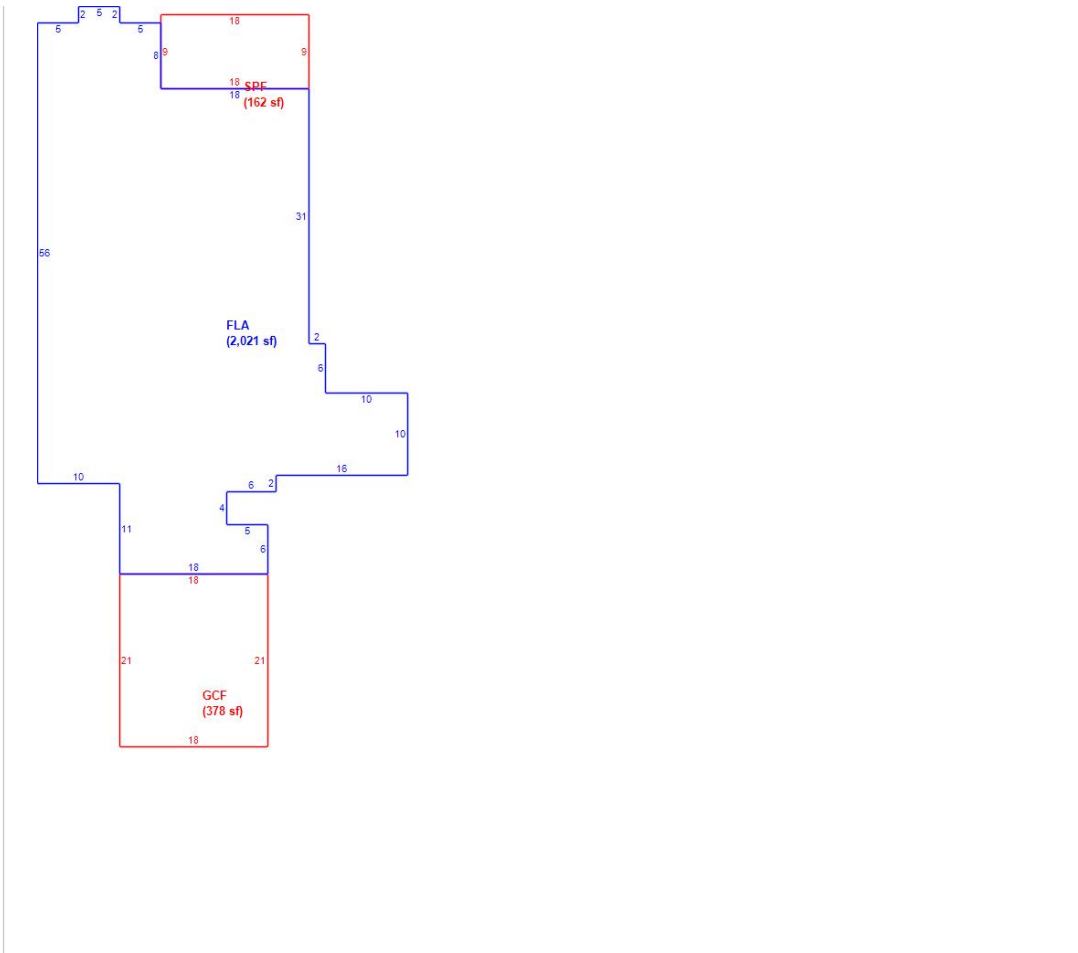
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	CONDOMINIUM (0400)	0	0		1.000	Lot		\$0.00	\$35,000.00

[Click here for Zoning Info](#) ⓘ      [FEMA Flood Map](#)

## Residential Building(s)

### Building 1

Residential	Building Value: \$250,686.00		
<b>Summary</b>			
Year Built: 2006	Total Living Area: 2021 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0
<a href="#">Incorrect Bedroom, Bath, or other information?</a> ⓘ			
<b>Section(s)</b>			
<b>Section Type</b>	<b>Ext. Wall Type</b>	<b>No. Stories</b>	<b>Floor Area</b>
FINISHED LIVING AREA (FLA)		N/A	2021
GARAGE FINISHED STONE (GCF)		N/A	378
SCREEN PORCH FINISHED (SPF)		N/A	162
<a href="#">View Larger / Print / Save</a>			



**Miscellaneous Improvements**

There is no improvement information to display.

**Sales History**

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">3167 / 2065</a>	05/2006	Warranty Deed	Qualified	Improved	\$325,000.00

[Click here to search for mortgages, liens, and other legal documents.](#)

**Values and Estimated Ad Valorem Taxes**

**Values shown below are 2022 CERTIFIED VALUES.**  
 The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$285,686	\$187,310	\$136,810	5.0529	\$691.29
SCHOOL BOARD STATE	\$285,686	\$187,310	\$161,810	3.5940	\$581.55
SCHOOL BOARD LOCAL	\$285,686	\$187,310	\$161,810	2.9980	\$485.11
LAKE COUNTY WATER AUTHORITY	\$285,686	\$187,310	\$136,810	0.3229	\$44.18
NORTH LAKE HOSPITAL DIST	\$285,686	\$187,310	\$136,810	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$285,686	\$187,310	\$136,810	0.2189	\$29.95

TOWN OF HOWEY IN THE HILLS	\$285,686	\$187,310	\$136,810	7.5000	\$1,026.08
LAKE COUNTY MSTU AMBULANCE	\$285,686	\$187,310	\$136,810	0.4629	\$63.33
LAKE COUNTY VOTED DEBT SERVICE	\$285,686	\$187,310	\$136,810	0.0918	\$12.56
LAKE COUNTY MSTU FIRE	\$285,686	\$187,310	\$136,810	0.5138	\$70.29
				<b>Total:</b> 20.7552	<b>Total:</b> \$3,004.34

### Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

- ✓ Homestead Exemption (first exemption up to \$25,000) [Learn More](#) [View the Law](#)
- ✓ Additional Homestead Exemption (up to an additional \$25,000) [Learn More](#) [View the Law](#)
- Limited Income Senior Exemption (applied to county millage - up to \$50,000) [Learn More](#) [View the Law](#)
- Limited Income Senior Exemption (applied to city millage - up to \$25,000) [Learn More](#) [View the Law](#)
- Limited Income Senior 25 Year Residency (county millage only-exemption amount varies) [Learn More](#) [View the Law](#)
- ✓ Widow / Widower Exemption (up to \$500) [Learn More](#) [View the Law](#)
- Blind Exemption (up to \$500) [Learn More](#) [View the Law](#)
- Disability Exemption (up to \$500) [Learn More](#) [View the Law](#)
- Total and Permanent Disability Exemption (amount varies) [Learn More](#) [View the Law](#)
- Veteran's Disability Exemption (\$5000) [Learn More](#) [View the Law](#)
- Veteran's Total and Permanent Disability Exemption (amount varies) [Learn More](#) [View the Law](#)
- Veteran's Combat Related Disability Exemption (amount varies) [Learn More](#) [View the Law](#)
- Deployed Servicemember Exemption (amount varies) [Learn More](#) [View the Law](#)
- First Responder Total and Permanent Disability Exemption (amount varies) [Learn More](#) [View the Law](#)
- Surviving Spouse of First Responder Exemption (amount varies) [Learn More](#) [View the Law](#)
- Conservation Exemption (amount varies) [Learn More](#) [View the Law](#)
- Tangible Personal Property Exemption (up to \$25,000) [Learn More](#) [View the Law](#)
- Religious, Charitable, Institutional, and Organizational Exemptions (amount varies) [Learn More](#) [View the Law](#)
- Economic Development Exemption [Learn More](#) [View the Law](#)
- Government Exemption (amount varies) [Learn More](#) [View the Law](#)

**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	GOOD RONALD & ALICE	<b>Alternate Key:</b>	3854243
<b>Mailing Address:</b>	51 CAMINO REAL BLVD HOWEY IN THE HILLS, FL 34737 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	26-20-25-0320- 000-50100
		<b>Millage Group and City:</b>	000H Howey in the Hills
		<b>2021 Total Certified Millage Rate:</b>	20.7552
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	51 CAMINO REAL BLVD HOWEY IN THE HILLS FL, 34737 <a href="#">Update Property Location</a> ⓘ	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	MISSION CARMEL, A CONDOMINIUM (ORB 2952 PG 2067-2203) UNIT 501 ORB 3421 PG 2386		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

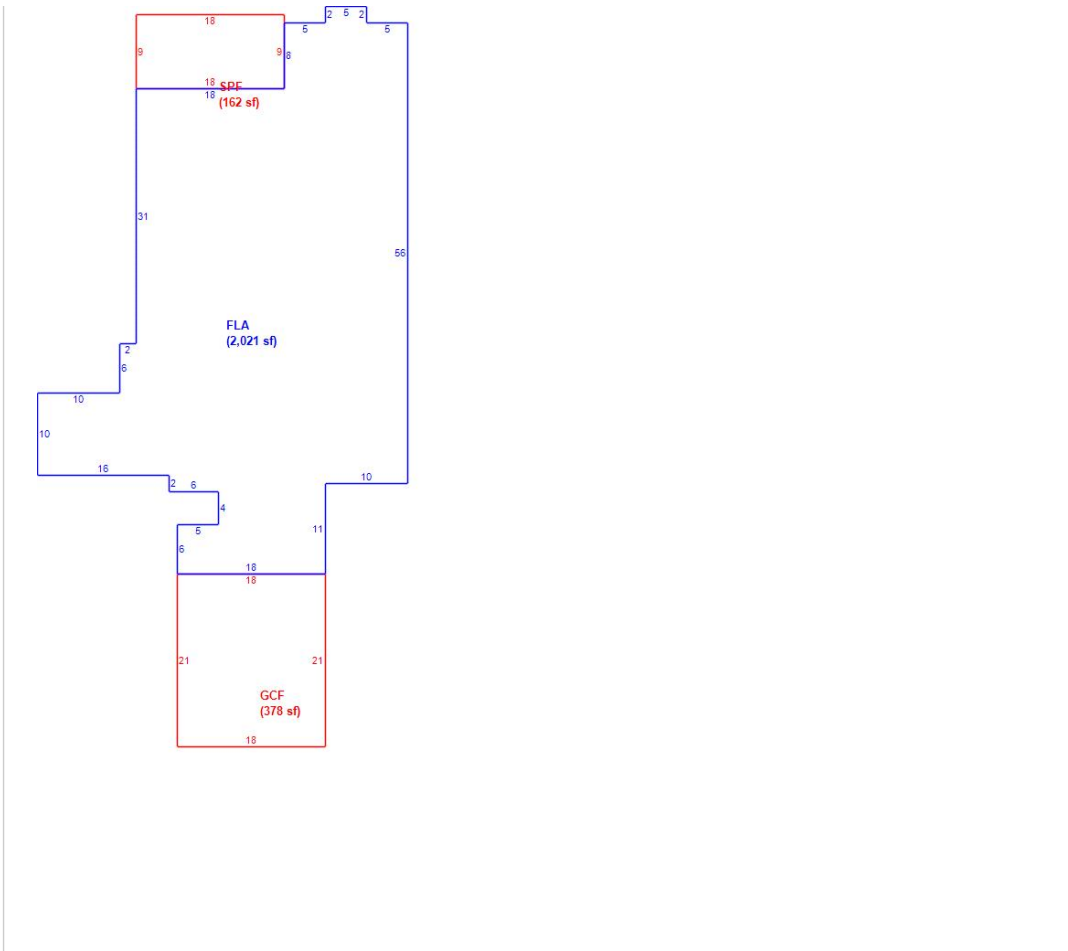
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	CONDOMINIUM (0400)	0	0		1.000	Lot		\$0.00	\$35,000.00

[Click here for Zoning Info](#) ⓘ      [FEMA Flood Map](#)

## Residential Building(s)

### Building 1

Residential	Building Value: \$250,686.00		
<b>Summary</b>			
Year Built: 2006	Total Living Area: 2021 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0
<a href="#">Incorrect Bedroom, Bath, or other information?</a> ⓘ			
<b>Section(s)</b>			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)		N/A	2021
GARAGE FINISHED STONE (GCF)		N/A	378
SCREEN PORCH FINISHED (SPF)		N/A	162
<a href="#">View Larger / Print / Save</a>			



### Miscellaneous Improvements

There is no improvement information to display.

### Sales History

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">3421 / 2386</a>	04/2007	Warranty Deed	Qualified	Improved	\$439,000.00
<a href="#">3187 / 272</a>	06/2006	Warranty Deed	Qualified	Improved	\$305,000.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

### Values and Estimated Ad Valorem Taxes ⓘ

**Values shown below are 2022 CERTIFIED VALUES.**

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$285,686	\$241,820	\$191,820	5.0529	\$969.25
SCHOOL BOARD STATE	\$285,686	\$241,820	\$216,820	3.5940	\$779.25
SCHOOL BOARD LOCAL	\$285,686	\$241,820	\$216,820	2.9980	\$650.03
LAKE COUNTY WATER AUTHORITY	\$285,686	\$241,820	\$191,820	0.3229	\$61.94
NORTH LAKE HOSPITAL DIST	\$285,686	\$241,820	\$191,820	0.0000	\$0.00
ST JOHNS RIVER FL WATER	\$285,686	\$241,820	\$191,820	0.2189	\$41.99

MGMT DIST					
TOWN OF HOWEY IN THE HILLS	\$285,686	\$241,820	\$191,820	7.5000	\$1,438.65
LAKE COUNTY MSTU AMBULANCE	\$285,686	\$241,820	\$191,820	0.4629	\$88.79
LAKE COUNTY VOTED DEBT SERVICE	\$285,686	\$241,820	\$191,820	0.0918	\$17.61
LAKE COUNTY MSTU FIRE	\$285,686	\$241,820	\$191,820	0.5138	\$98.56
				<b>Total:</b> 20.7552	<b>Total:</b> \$4,146.07

## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

✓ Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
✓ Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

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Property data last updated on March 21, 2022.

**Site Notice**

# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	MOSKOP ANNETTE C & GARY J	<b>Alternate Key:</b>	3854247
<b>Mailing Address:</b>	81 CAMINO REAL BLVD HOWEY IN THE HILLS, FL 34737 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	26-20-25-0320-000-80100
		<b>Millage Group and City:</b>	000H Howey in the Hills
		<b>2021 Total Certified Millage Rate:</b>	20.7552
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	81 CAMINO REAL BLVD HOWEY IN THE HILLS FL, 34737 <a href="#">Update Property Location</a> ⓘ	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	MISSION CARMEL, A CONDOMINIUM (ORB 2952 PG 2067-2203) UNIT 801 ORB 5210 PG 1495		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	CONDOMINIUM (0400)	0	0		1.000	Lot		\$0.00	\$35,000.00

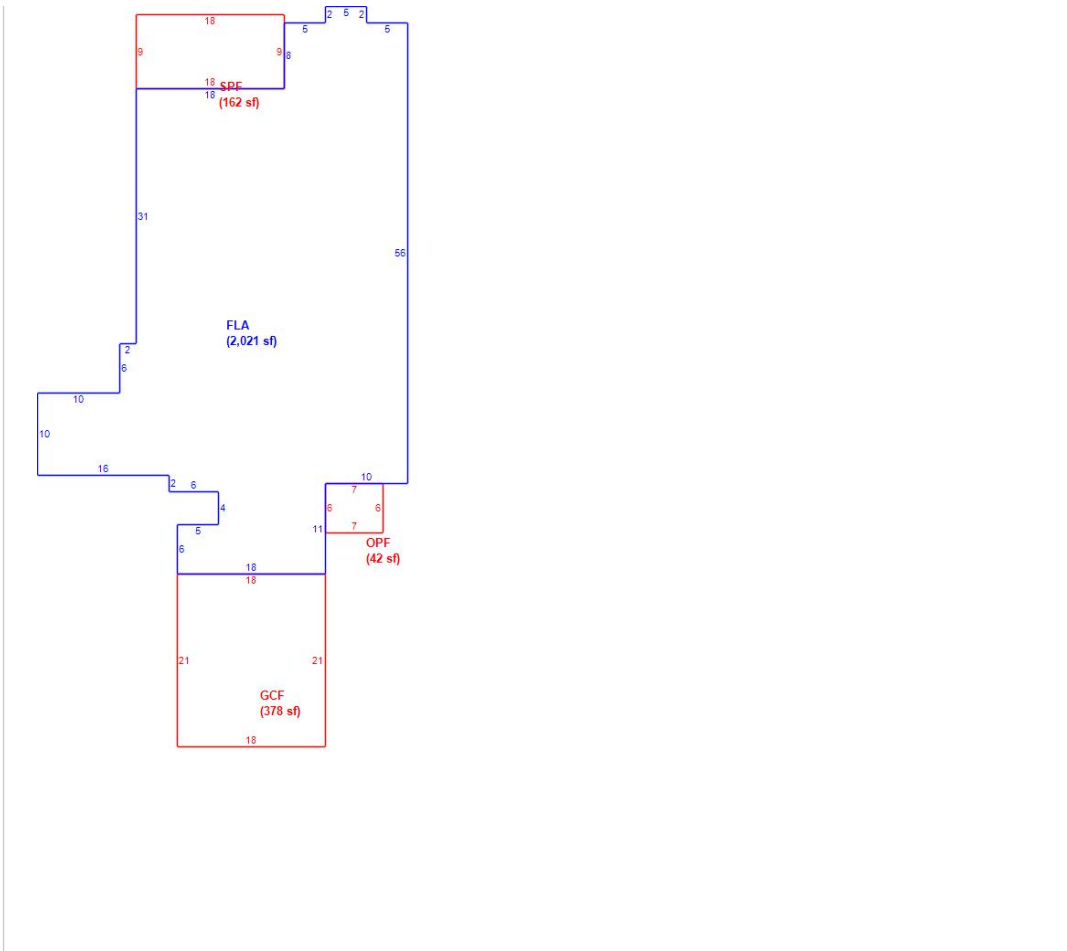
[Click here for Zoning Info](#) ⓘ      [FEMA Flood Map](#)

## Residential Building(s)

### Building 1

Residential	Building Value: \$251,245.00		
<b>Summary</b>			
Year Built: 2006	Total Living Area: 2021 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0
<a href="#">Incorrect Bedroom, Bath, or other information?</a> ⓘ			
<b>Section(s)</b>			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)		N/A	2021
GARAGE FINISHED STONE (GCF)		N/A	378
OPEN PORCH FINISHED (OPF)		N/A	42
SCREEN PORCH FINISHED (SPF)		N/A	162
<a href="#">View Larger / Print / Save</a>			





### Miscellaneous Improvements

There is no improvement information to display.

### Sales History

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">5210 / 1495</a>	12/2018	Warranty Deed	Qualified	Improved	\$230,000.00
<a href="#">4275 / 448</a>	02/2013	Quit Claim Deed	Unqualified	Improved	\$100.00
<a href="#">3230 / 787</a>	07/2006	Warranty Deed	Qualified	Improved	\$310,000.00

[Click here to search for mortgages, liens, and other legal documents.](#)

### Values and Estimated Ad Valorem Taxes

Values shown below are 2022 CERTIFIED VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$286,245	\$154,800	\$104,800	5.0529	\$529.54
SCHOOL BOARD STATE	\$286,245	\$154,800	\$129,800	3.5940	\$466.50
SCHOOL BOARD LOCAL	\$286,245	\$154,800	\$129,800	2.9980	\$389.14
LAKE COUNTY WATER AUTHORITY	\$286,245	\$154,800	\$104,800	0.3229	\$33.84
NORTH LAKE HOSPITAL DIST	\$286,245	\$154,800	\$104,800	0.0000	\$0.00

ST JOHNS RIVER FL WATER MGMT DIST	\$286,245	\$154,800	\$104,800	0.2189	\$22.94
TOWN OF HOWEY IN THE HILLS	\$286,245	\$154,800	\$104,800	7.5000	\$786.00
LAKE COUNTY MSTU AMBULANCE	\$286,245	\$154,800	\$104,800	0.4629	\$48.51
LAKE COUNTY VOTED DEBT SERVICE	\$286,245	\$154,800	\$104,800	0.0918	\$9.62
LAKE COUNTY MSTU FIRE	\$286,245	\$154,800	\$104,800	0.5138	\$53.85
				<b>Total:</b> 20.7552	<b>Total:</b> \$2,339.94

### Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

- ✓ Homestead Exemption (first exemption up to \$25,000) [Learn More](#) [View the Law](#)
- ✓ Additional Homestead Exemption (up to an additional \$25,000) [Learn More](#) [View the Law](#)
- Limited Income Senior Exemption (applied to county millage - up to \$50,000) [Learn More](#) [View the Law](#)
- Limited Income Senior Exemption (applied to city millage - up to \$25,000) [Learn More](#) [View the Law](#)
- Limited Income Senior 25 Year Residency (county millage only-exemption amount varies) [Learn More](#) [View the Law](#)
- Widow / Widower Exemption (up to \$500) [Learn More](#) [View the Law](#)
- Blind Exemption (up to \$500) [Learn More](#) [View the Law](#)
- Disability Exemption (up to \$500) [Learn More](#) [View the Law](#)
- Total and Permanent Disability Exemption (amount varies) [Learn More](#) [View the Law](#)
- Veteran's Disability Exemption (\$5000) [Learn More](#) [View the Law](#)
- Veteran's Total and Permanent Disability Exemption (amount varies) [Learn More](#) [View the Law](#)
- Veteran's Combat Related Disability Exemption (amount varies) [Learn More](#) [View the Law](#)
- Deployed Servicemember Exemption (amount varies) [Learn More](#) [View the Law](#)
- First Responder Total and Permanent Disability Exemption (amount varies) [Learn More](#) [View the Law](#)
- Surviving Spouse of First Responder Exemption (amount varies) [Learn More](#) [View the Law](#)
- Conservation Exemption (amount varies) [Learn More](#) [View the Law](#)
- Tangible Personal Property Exemption (up to \$25,000) [Learn More](#) [View the Law](#)
- Religious, Charitable, Institutional, and Organizational Exemptions (amount varies) [Learn More](#) [View the Law](#)
- Economic Development Exemption [Learn More](#) [View the Law](#)
- Government Exemption (amount varies) [Learn More](#) [View the Law](#)

**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	FRANKLIN JOHN R & JANET O	<b>Alternate Key:</b>	3854248
<b>Mailing Address:</b>	82 CAMINO REAL BLVD HOWEY IN THE HILLS, FL 34737 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	26-20-25-0320- 000-80200
		<b>Millage Group and City:</b>	000H Howey in the Hills
		<b>2021 Total Certified Millage Rate:</b>	20.7552
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	82 CAMINO REAL BLVD HOWEY IN THE HILLS FL, 34737 <a href="#">Update Property Location</a> ⓘ	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	MISSION CARMEL, A CONDOMINIUM (ORB 2952 PG 2067-2203) UNIT 802 ORB 6000 PG 991		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

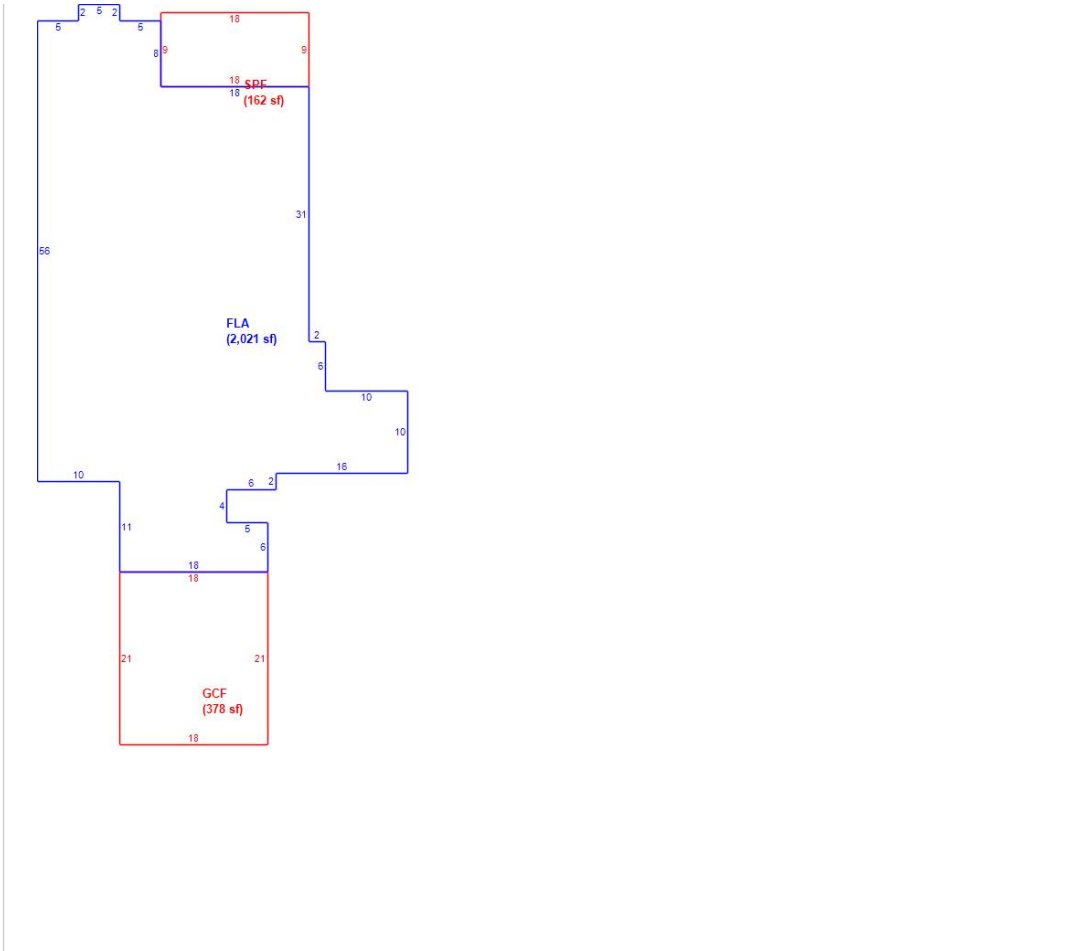
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	CONDOMINIUM (0400)	0	0		1.000	Lot		\$0.00	\$35,000.00

[Click here for Zoning Info](#) ⓘ      [FEMA Flood Map](#)

## Residential Building(s)

### Building 1

Residential	Building Value: \$250,686.00		
<b>Summary</b>			
Year Built: 2006	Total Living Area: 2021 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0
<a href="#">Incorrect Bedroom, Bath, or other information?</a> ⓘ			
<b>Section(s)</b>			
<b>Section Type</b>	<b>Ext. Wall Type</b>	<b>No. Stories</b>	<b>Floor Area</b>
FINISHED LIVING AREA (FLA)		N/A	2021
GARAGE FINISHED STONE (GCF)		N/A	378
SCREEN PORCH FINISHED (SPF)		N/A	162
<a href="#">View Larger / Print / Save</a>			



**Miscellaneous Improvements**

There is no improvement information to display.

**Sales History**

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">6000 / 991</a>	07/2022	Warranty Deed	Qualified	Improved	\$370,000.00
<a href="#">5344 / 1717</a>	09/2019	Quit Claim Deed	Unqualified	Improved	\$100.00
<a href="#">5279 / 1494</a>	05/2019	Warranty Deed	Qualified	Improved	\$220,000.00
<a href="#">4951 / 608</a>	05/2017	Warranty Deed	Unqualified	Improved	\$100.00
<a href="#">3654 / 734</a>	07/2008	Warranty Deed	Qualified	Improved	\$285,000.00
<a href="#">3243 / 362</a>	07/2006	Warranty Deed	Qualified	Improved	\$310,000.00

[Click here to search for mortgages, liens, and other legal documents.](#)

**Values and Estimated Ad Valorem Taxes**

Values shown below are 2022 CERTIFIED VALUES. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$285,686	\$285,686	\$285,686	5.0529	\$1,443.54
SCHOOL BOARD STATE	\$285,686	\$285,686	\$285,686	3.5940	\$1,026.76
SCHOOL BOARD LOCAL	\$285,686	\$285,686	\$285,686	2.9980	\$856.49

LAKE COUNTY WATER AUTHORITY	\$285,686	\$285,686	\$285,686	0.3229	\$92.25
NORTH LAKE HOSPITAL DIST	\$285,686	\$285,686	\$285,686	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$285,686	\$285,686	\$285,686	0.2189	\$62.54
TOWN OF HOWEY IN THE HILLS	\$285,686	\$285,686	\$285,686	7.5000	\$2,142.65
LAKE COUNTY MSTU AMBULANCE	\$285,686	\$285,686	\$285,686	0.4629	\$132.24
LAKE COUNTY VOTED DEBT SERVICE	\$285,686	\$285,686	\$285,686	0.0918	\$26.23
LAKE COUNTY MSTU FIRE	\$285,686	\$285,686	\$285,686	0.5138	\$146.79
				<b>Total:</b>	<b>Total:</b>
				20.7552	\$5,929.49

### Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

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# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	BALLOU LINDA C	<b>Alternate Key:</b>	2629142
<b>Mailing Address:</b>	702 SANTA CRUZ LN # 14 HOWEY IN THE HILLS, FL 34737 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	26-20-25-0350-000-01400
		<b>Millage Group and City:</b>	000H Howey in the Hills
		<b>2021 Total Certified Millage Rate:</b>	20.7552
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	702 SANTA CRUZ LN HOWEY IN THE HILLS FL, 34737 <a href="#">Update Property Location</a> ⓘ	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	HOWEY, MISSION SANTA CRUZ CONDOMINIUM UNIT 14 CB 1 PGS 60-64 ORB 5837 PG 1304		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

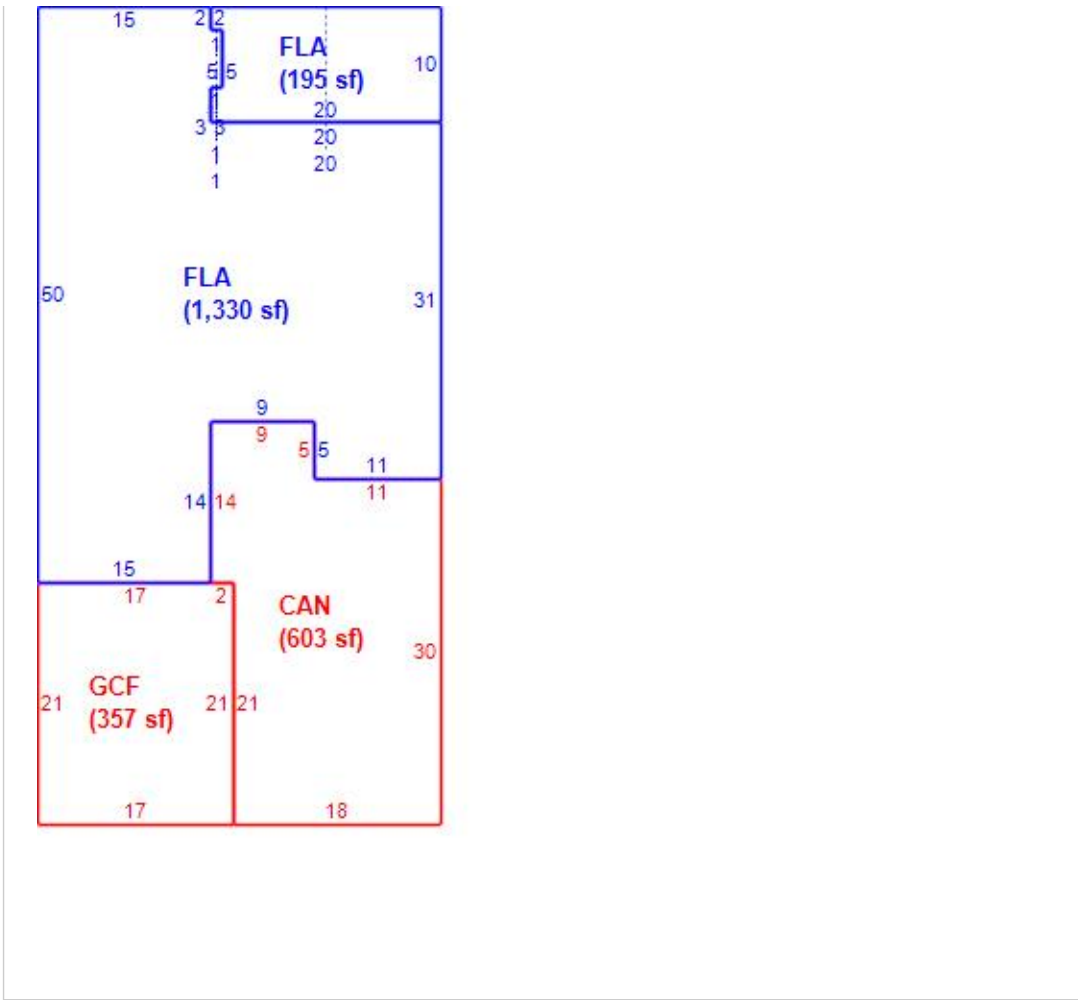
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	CONDOMINIUM (0400)	0	0		1.000	Lot		\$0.00	\$24,970.00

[Click here for Zoning Info](#) ⓘ      [FEMA Flood Map](#)

## Residential Building(s)

### Building 1

Residential	Building Value: \$172,187.00		
<b>Summary</b>			
Year Built: 1982	Total Living Area: 1525 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 1
<a href="#">Incorrect Bedroom, Bath, or other information?</a> ⓘ			
<b>Section(s)</b>			
Section Type	Ext. Wall Type	No. Stories	Floor Area
CANOPY (CAN)		N/A	603
FINISHED LIVING AREA (FLA)		N/A	1525
GARAGE FINISHED STONE (GCF)		N/A	357
<a href="#">View Larger / Print / Save</a>			



**Miscellaneous Improvements**

There is no improvement information to display.

**Sales History**

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">5837 / 1304</a>	11/2021	Warranty Deed	Qualified	Improved	\$235,000.00
<a href="#">5556 / 1921</a>	08/2020	Warranty Deed	Qualified	Improved	\$157,000.00
<a href="#">5325 / 502</a>	08/2019	Warranty Deed	Qualified	Improved	\$157,000.00
<a href="#">2889 / 2429</a>	07/2005	Warranty Deed	Qualified	Improved	\$230,000.00
<a href="#">2401 / 2057</a>	08/2003	Warranty Deed	Qualified	Improved	\$133,000.00
<a href="#">1161 / 65</a>	02/1992	Warranty Deed	Qualified	Improved	\$145,000.00
<a href="#">1096 / 1930</a>	02/1991	Misc Deed/Document	Unqualified	Improved	\$0.00
<a href="#">750 / 328</a>	04/1982	Warranty Deed	Qualified	Improved	\$114,500.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

**Values and Estimated Ad Valorem Taxes ⓘ**

**Values shown below are 2022 CERTIFIED VALUES.**  
 The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$197,157	\$114,527	\$64,527	5.0529	\$326.05
SCHOOL BOARD STATE	\$197,157	\$114,527	\$89,527	3.5940	\$321.76
SCHOOL BOARD LOCAL	\$197,157	\$114,527	\$89,527	2.9980	\$268.40
LAKE COUNTY WATER AUTHORITY	\$197,157	\$114,527	\$64,527	0.3229	\$20.84
NORTH LAKE HOSPITAL DIST	\$197,157	\$114,527	\$64,527	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$197,157	\$114,527	\$64,527	0.2189	\$14.12
TOWN OF HOWEY IN THE HILLS	\$197,157	\$114,527	\$64,527	7.5000	\$483.95
LAKE COUNTY MSTU AMBULANCE	\$197,157	\$114,527	\$64,527	0.4629	\$29.87
LAKE COUNTY VOTED DEBT SERVICE	\$197,157	\$114,527	\$64,527	0.0918	\$5.92
LAKE COUNTY MSTU FIRE	\$197,157	\$114,527	\$64,527	0.5138	\$33.15
				<b>Total:</b> 20.7552	<b>Total:</b> \$1,504.06

## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

✓ Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
✓ Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

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Property data last updated on March 21, 2022.

**Site Notice**

# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	LEAHY ALICIA	<b>Alternate Key:</b>	2629151
<b>Mailing Address:</b>	701 SANTA CRUZ LN # 15 HOWEY IN THE HILLS, FL 34737 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	26-20-25-0350-000-01500
		<b>Millage Group and City:</b>	000H Howey in the Hills
		<b>2021 Total Certified Millage Rate:</b>	20.7552
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	701 SANTA CRUZ LN HOWEY IN THE HILLS FL, 34737 <a href="#">Update Property Location</a> ⓘ	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	HOWEY, MISSION SANTA CRUZ CONDOMINIUM UNIT 15 CB 1 PGS 60-64 ORB 5897 PG 476		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

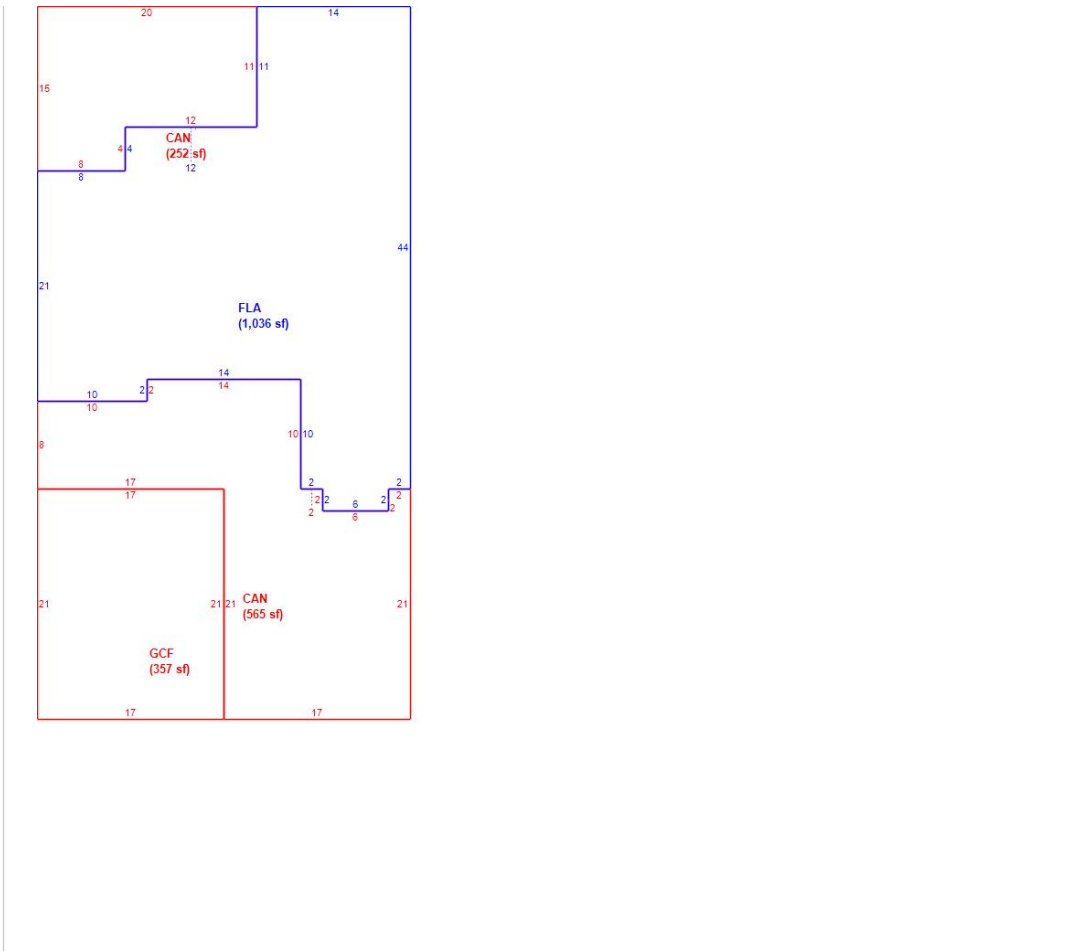
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	CONDOMINIUM (0400)	0	0		1.000	Lot		\$0.00	\$24,970.00

[Click here for Zoning Info](#) ⓘ      [FEMA Flood Map](#)

## Residential Building(s)

### Building 1

Residential	Building Value: \$128,040.00		
<b>Summary</b>			
Year Built: 1982	Total Living Area: 1036 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0
<a href="#">Incorrect Bedroom, Bath, or other information?</a> ⓘ			
<b>Section(s)</b>			
Section Type	Ext. Wall Type	No. Stories	Floor Area
CANOPY (CAN)		N/A	817
FINISHED LIVING AREA (FLA)		N/A	1036
GARAGE FINISHED STONE (GCF)		N/A	357
<a href="#">View Larger / Print / Save</a>			



### Miscellaneous Improvements

There is no improvement information to display.

### Sales History

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">5897 / 476</a>	02/2022	Warranty Deed	Qualified	Improved	\$214,000.00
<a href="#">3955 / 599</a>	09/2010	Warranty Deed	Unqualified	Improved	\$100.00
<a href="#">2577 / 1059</a>	05/2004	Warranty Deed	Unqualified	Improved	\$172,000.00
<a href="#">1961 / 1318</a>	06/2001	Trustees Deed	Unqualified	Improved	\$100,000.00
<a href="#">1307 / 1875</a>	07/1994	Trustees Deed	Qualified	Improved	\$110,000.00

[Click here to search for mortgages, liens, and other legal documents.](#)

### Values and Estimated Ad Valorem Taxes

Values shown below are 2022 CERTIFIED VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$153,010	\$130,430	\$130,430	5.0529	\$659.05
SCHOOL BOARD STATE	\$153,010	\$153,010	\$153,010	3.5940	\$549.92
SCHOOL BOARD LOCAL	\$153,010	\$153,010	\$153,010	2.9980	\$458.72
LAKE COUNTY WATER	\$153,010	\$130,430	\$130,430	0.3229	\$42.12

AUTHORITY					
NORTH LAKE HOSPITAL DIST	\$153,010	\$130,430	\$130,430	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$153,010	\$130,430	\$130,430	0.2189	\$28.55
TOWN OF HOWEY IN THE HILLS	\$153,010	\$130,430	\$130,430	7.5000	\$978.23
LAKE COUNTY MSTU AMBULANCE	\$153,010	\$130,430	\$130,430	0.4629	\$60.38
LAKE COUNTY VOTED DEBT SERVICE	\$153,010	\$130,430	\$130,430	0.0918	\$11.97
LAKE COUNTY MSTU FIRE	\$153,010	\$130,430	\$130,430	0.5138	\$67.01
				<b>Total:</b>	<b>Total:</b>
				20.7552	\$2,855.95

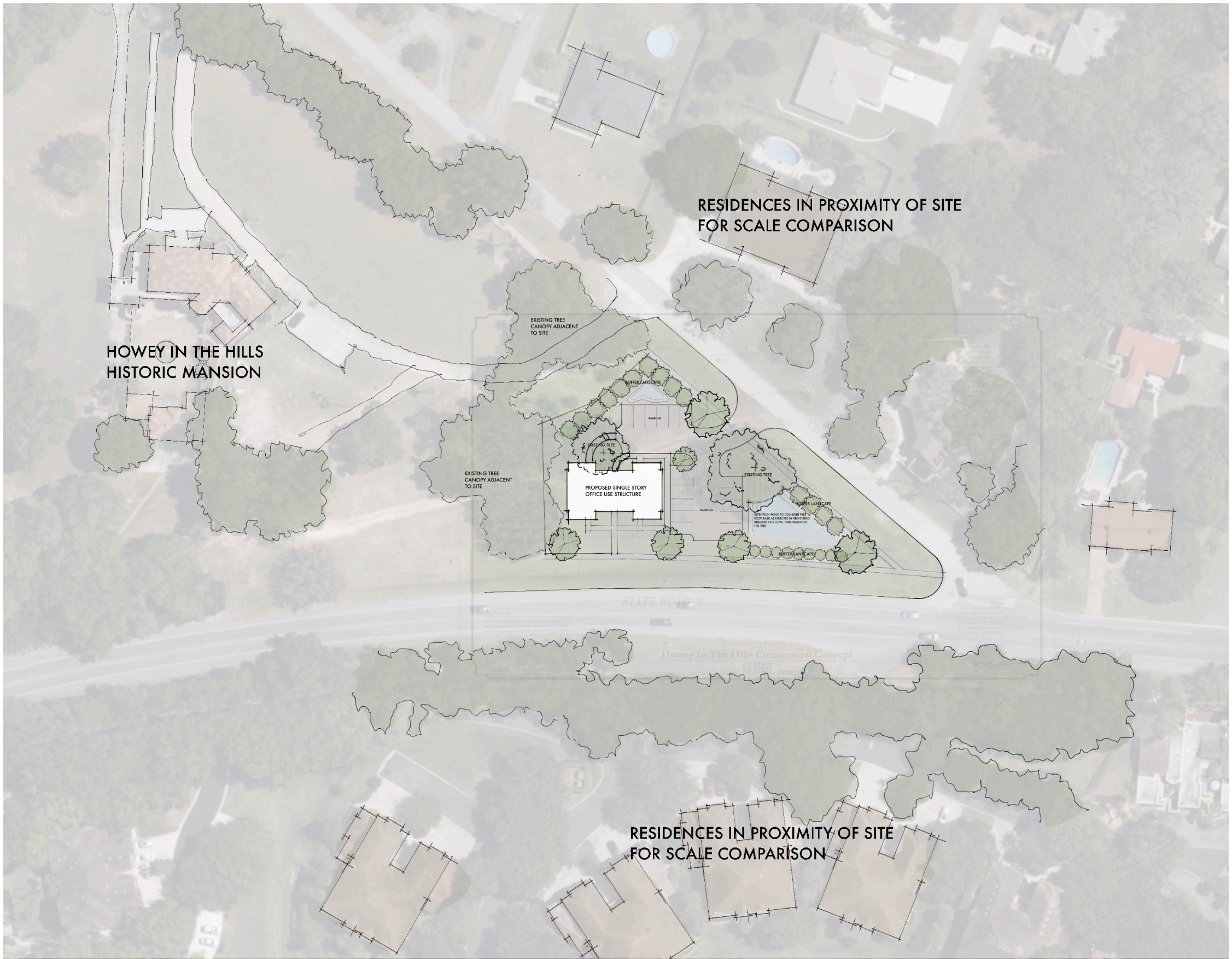
### Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).





**SITE CONTEXT PLAN**

**CONCEPTUAL**

**Asma  
Howey in the Hills  
Office**

MM

Date:  
02.16.2023

Conceptual









CONCEPTUAL ELEVATION

CONCEPTUAL

Asma  
Howey in the Hills  
Office

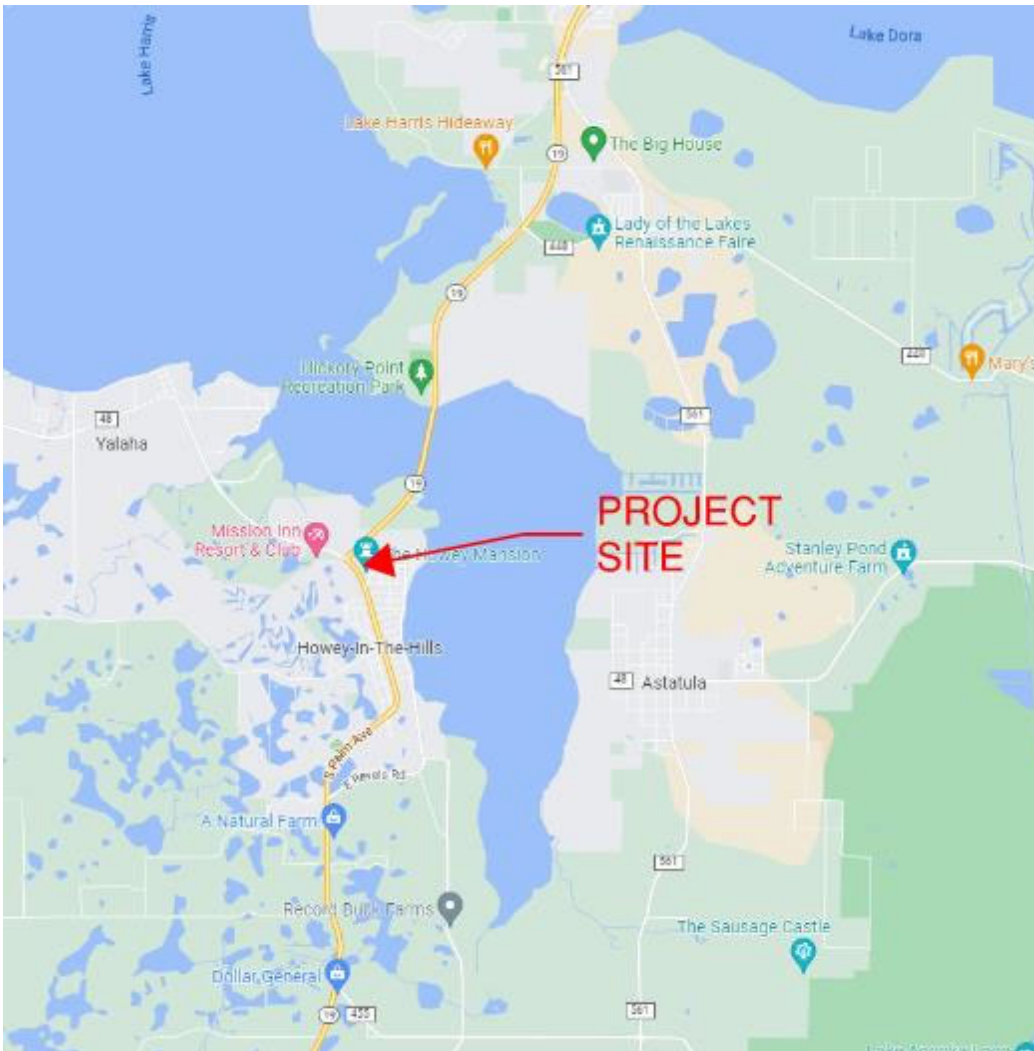
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Date:  
02.16.2023

Conceptual

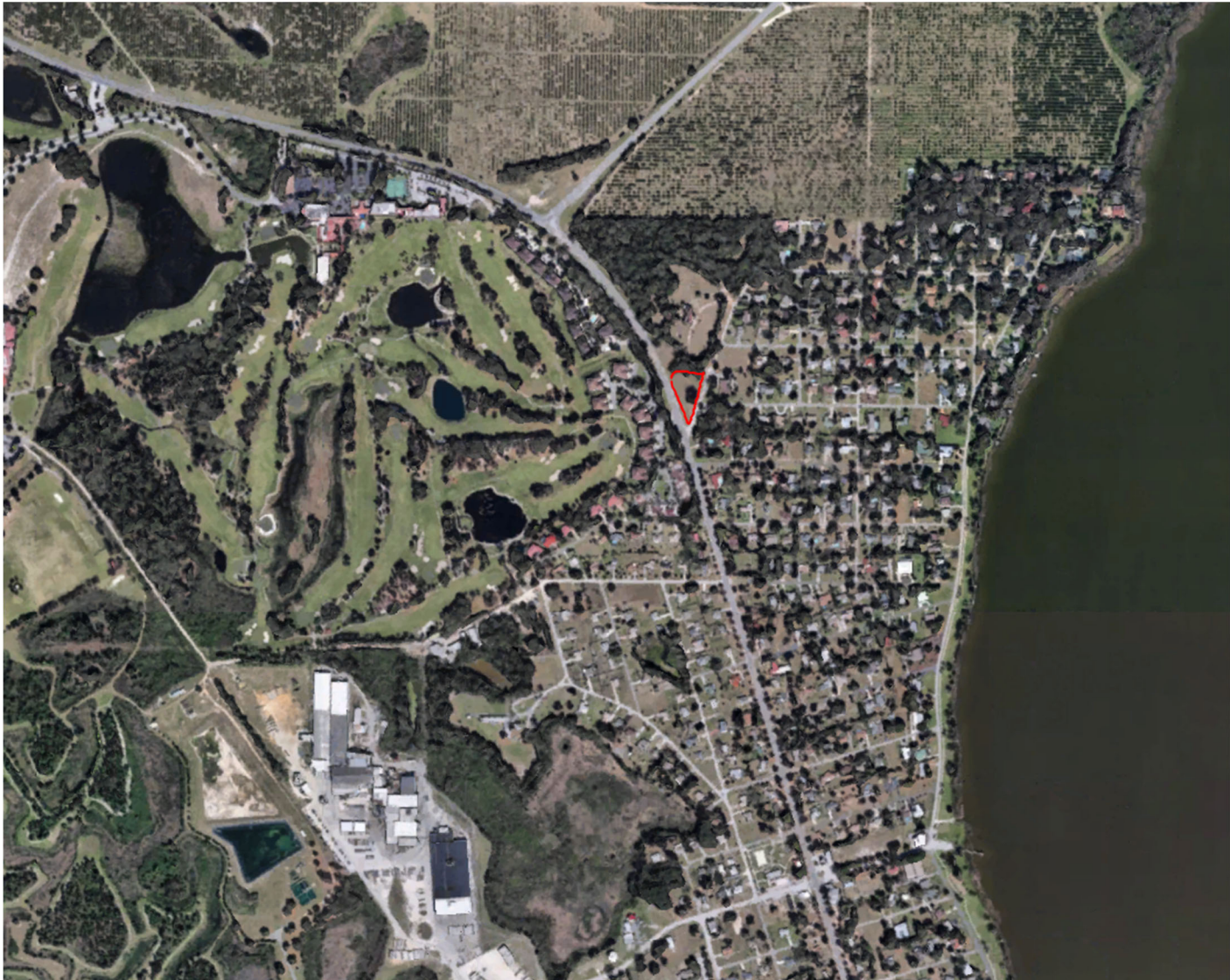
## Asma Commercial Building Request for Exemption from Doing a Tier 1 Traffic Analysis

The purpose of this evaluation is to provide a traffic analysis for a proposed office development. The site is located on the northeast corner of SR 19 and Citrus Avenue in the Town of Howey in the Hills. The project will have approximately +/- 4,500 SF of building area. The existing site is vacant land. The following exhibits show the project boundary on a vicinity map and an aerial map.





**ARIEL IMAGE**





## TRIP GENERATION

Trip rates used in this analysis are from the ITE publication, Trip Generation, 11<sup>th</sup> Edition. Table 1 below summarizes the land use types, land use codes and trip rates for the development. Table 2 shows the trip generation for the proposed site. Table 3 shows the net new trips generated by the project.

**Table 1 - ITE Trip Rates**

LAND USE	LUC	UNIT RATE	24 HOUR VOL	PM PEAK HOUR VOL		
			EQUATION	EQUATION	% In	% Out
General Office Building	710	Trips/1,000 SF GFA	$\text{Ln}(T) = 0.87\text{Ln}(x)+3.05$	$\text{Ln}(T)=0.83\text{Ln}(x)+1.29$	17%	83%

**Table 2 - Trip Generation Volumes (Proposed)**

LAND USE	AMOUNT	24 HR VOL	PM PK HR		
			Vol.	In	Out
General Office Building	4,500 SF of GFA	78	13	2	11

**Table 3 – Net New Trips**

CONDITION	24 HOUR	PM PEAK HOUR		
	Vol.	Vol.	In	Out
Existing	0	0	0	0
Proposed	78	13	2	11
<b>Net New Trips</b>	<b>78</b>	<b>13</b>	<b>2</b>	<b>11</b>

## ROAD CAPACITY

The Transportation Management segment most affected by the project are SR 19 (N Palm Ave) from CR 48 to Central Avenue. Existing SR 19 (N. Palm Ave) is currently a two-lane undivided urban road and is projected to remain two-lane through 2026 projections based on the Lake County CMP Database. The CMP Database indicates 2021 PM Pk Hr/Pk Directional Service volume is 700 trips; with 441 NB/EB trips and 374 SB/WB trips respectively. This segment has a v/c ratio of 0.63.

The project will add 8 northbound trips to this segment. The new volumes will be 449 with v/c ratios of 0.64 for the northbound direction. The peak direction project traffic in this scenario represents 1.1% of the link capacity.

## REQUEST FOR EXEMPTION FOR A TIER 1 TRAFFIC IMPACT ANALYSIS

The proposed project will result in 2 inbound trips and 11 outbound trips in the PM peak hour period. The local roadway network has adequate capacity to accommodate the new trips without reducing the Level of Service (LOS). Therefore, we request an exemption from a Tier 1 Traffic Impact Analysis.



Digitally signed by Yet-  
Fang S Young  
Date: 2023.02.16  
12:16:07 -05'00'

---

Y.F. Steve Young, P.E. # 58821  
Civil Design Solutions, LLC  
500 N. Maitland Ave., Suite 111  
Maitland, FL 32751

This item has been electronically signed and sealed by Y.F. Steve Young, P.E. on the date adjacent to the seal using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.



Gemini Design LLC • 3025 E. South Street • Orlando, Florida 32803 • (407) 247-3581 • www.gemindesignllc.com

March 24, 2023

Howey-in-the-Hills  
Development Review Committee  
101 N. Palm Avenue  
Howey-in-the-Hills, FL 34737

Subject: Asma Parcel Comprehensive Plan Amendment & Rezoning  
Response to Comments dated 10/26/2022

In response to the comments dated October 26, 2022, we offer the following responses. In addition, we have provided the following items for review:

- Parcel Conceptual Plan,
- Boundary Survey,
- Tier 1 Traffic Exemption Report
- Existing & Proposed Land Use Maps
- Existing & Preferred Zoning Maps

**Considerations Plan Considerations (from Thomas Harowski)**

The Town has received an application for a 0.69-acre parcel at the corner of SR-19 and Citrus Avenue to permit commercial development of the parcel. Based on the land use classifications contained in the Town's comprehensive plan and the zoning categories consistent with those land use classifications, the applicable land use classification is Neighborhood Commercial, and the appropriate zoning is neighborhood commercial. The following comments are based upon the application of these land use and zoning designations to the project site.

1. Policy 1.1.1 contains a section on the Neighborhood Commercial Land Use presenting limits on density and intensity of development. The key numbers are:

Maximum Floor Area Ratio (FAR)	0.50
Maximum Impervious Surface Ratio (ISR)	0.70
Maximum Building Size	5,000 square feet
Maximum Building Height	35 feet.

*Note: An examination of the concept site plan submitted with the application shows that the proposed development will comply with this policy.*

**Response: Noted.**

2. Policy 1.1.2 contains a section on the Neighborhood Commercial Land Use listing the uses permitted in neighborhood commercial development noting general commercial categories including general

commercial, limited commercial and professional office along with examples of each type. The applicant should confirm that the intended use will fit within one of these categories.

**Response: The intended use of the proposed building is professional office and, thus , conforms to the permitted uses expressly allowed within the Neighborhood Commercial future land use category.**

3. Policy 1.2.2 lists open space requirements for various land use categories. The applicable open space minimum area for Neighborhood Commercial is 30% of the gross land area. This is the inverse of the maximum impervious surface ratio.

*Note: The conceptual site plan included with the application shows more than 30% of the lot area as open space.*

**Response: The conceptual site plan shows anywhere from 40-50% open space, far exceeding the Neighborhood Commercial open space requirement.**

4. Policy 1.2.3 requires the Town to protect residential areas from incompatible non-residential development. As the surrounding land uses are all residential, the applicant should give consideration to how the proposed development will comply with this policy and provide a statement to that effect.

**Response: The proposed professional office building is compatible with the nearby residential area and will have no measurable adverse impact upon any surrounding uses. Indeed, the proposed scale, mass, size, and height of the proposed office building is similar in nature and comparable to a single-family residential structure. The architecture of the building will also be designed to be consistent with the nearby Howey Mansion and Mission Inn. Further, the proposed professional office building is a low-intensity use that will not be a major traffic generator.**

5. Policy 1.2.4 addresses screening requirements for non-residential uses. The concept plan includes proposed buffers, and the applicant should verify that the proposed design complies with this policy.

**Response: By its plain terms, Policy 1.2.4 only applies “if the proposed commercial, light industrial, or manufacturing building is incompatible with the residential area.” In the instant case, the proposed professional office building is compatible with the nearby residential area and will not result in any unduly negative impacts upon any surrounding uses. Nonetheless, the proposed site design will incorporate reasonable buffers per the Town’s regulations.**

6. Policy 1.2.8 requires the Town to conduct a review of its ability to meet public service demands created by the application. This review will be discussed in more detail below.

**Response: Noted.**

7. Objective 1.4 includes a series of policies relating to commercial development. The applicant should review the objective and supporting policies to verify that the proposed development can meet all of the policy requirements and provide a written analysis of how this is done. Specific policies that need to be reviewed in detail include:

Policy 1.4.1 regarding the location and distribution of commercial sites. The response to this policy should address why this location is best utilized as a commercial parcel rather than as its current Medium Density Residential land use classification.

**Response: Due to its location directly on S.R. 19, which is a major arterial roadway with a high traffic count, and the site's relatively small size (±0.69 acres) and unique shape, the location is not well suited for medium density residential development (up to 4 du/ac). Rather, the location is much better suited from a land use and zoning perspective for a small professional office building, as proposed, to serve the needs of the surrounding community.**

Policy 1.4.9 prohibits the approval of strip commercial development on SR-19 and CR-48. The applicant should provide an analysis of why the proposed amendment is not strip commercial development and will not contribute to the future creation of strip commercial development.

**Response: The proposed development is not a strip commercial style development. Rather, as reflected on the concept plan, the proposed development consists of a professional office building of approximately ±3,936 square feet. The proposal will also not contribute to the future creation of strip commercial development as the adjacent parcels are part of the Howey Mansion site.**

Policy 1.4.10 requires the Town to coordinate land uses so that there is adequate land for commercial development but not too much land designated for commercial use. The applicant should address why the subject parcel should be designated for commercial use when the Town already has approximately 535,000 square feet of area designated for commercial use which is currently vacant along with vacant Town Center Commercial area along Central Avenue.

**Response: As previously discussed, the site is not well suited for medium density residential development (up to 4 du/ac). Rather, from a land use and planning perspective, the location is much better suited for a small professional office building, as proposed, to serve the needs of the surrounding community due to its location directly fronting a major arterial roadway. By comparison, the vacant commercial area along Central Avenue is not on a major arterial roadway and, thus, is less ideal for the proposed use. Further, such commercial core is part of the larger Town Center Mixed Use overlay, laid out in a grid system and intended to be developed more like a "central downtown."**

Typically the amendment package will include an analysis of environmental issues. In this case the small size of the site and the existing character of the site suggest environmental concerns will be a non-issue. The site has no wetlands or flood prone areas, and the likelihood of any species of concern is negligible. The applicant should include a brief summary of the sites environmental aspects.

**Response: There are no wetlands or flood prone areas on the project site. If necessary, an environmental site assessment can be performed in conjunction with the site development plan stage to ensure that no threatened, listed, or endangered species are on site.**

**Concurrency Analysis:**

The comprehensive plan process requires that public services be available to support a project when the impacts of that project occur. A formal certificate of concurrency will not be issued until a site plan is approved, but the comprehensive plan amendment process requires that a basic analysis of public services be done.

Since stormwater demands will be accommodated on site and recreation services are not applicable to a non-residential project, the key analyses will be regarding impacts to potable water, sanitary sewer and traffic.

**Potable Water:** The applicant should provide an analysis of water demand along with a statement of the Town’s ability to provide sufficient water for the project. The comprehensive plan standard for potable water demand is 242 gallons per day per residence. The project size is estimated at three (3) equivalent residential units (ERUs). The analysis should note whether distribution lines are available to the site and note if required fire flow is available.

**Response:** There are two (2) viable water mains that can supply the proposed building, an 8” water main on Palm Avenue or a 6” water main on N. Citrus Avenue. The current flow at the closest hydrant to that point is 750 gpm with a static pressure of 50 psi and a residual pressure of 20 psi. If the plan amendment and the rezoning are approved, we will provide a full water demand analysis for the proposed office use.

**Sanitary Sewer:** There are no sewer lines available to the site and the likelihood that sewer lines will be extended to the site is remote. The site will need to be served by septic system with a commitment to connect to sewer should it become available. The applicant should note this condition and include a brief statement regarding the ability of soils on the site to support septic systems.

**Response: Acknowledged.** A note has been added to the conceptual site plan providing that the site shall be required to connect to sewer if a sewer line becomes available at the property boundary. If the plan amendment and the rezoning are approved, we will provide a geotechnical report with soils information demonstrating site suitability, along with a septic design, as part of the site development plan stage.

**Traffic:** Because the site is small and the proposed office use is a relatively small traffic generator, a full scale traffic analysis may not be necessary. A letter analysis of traffic generation compared to existing traffic volumes and the designated level of service should be sufficient. According on the ITE trip generation (7<sup>th</sup> Ed.) for general office (710) the total traffic volume is expected to be under 50 trips per day.

**Response: We have provided a Tier 1 Traffic Exemption Report for your review.**

**Zoning Review:**

Should the Town agree to amend the future land use map to permit commercial development of the site, the only zoning classification applicable to the project is Neighborhood Commercial. The regulations for neighborhood commercial are found in Section 2.02.06 of the land development code. The site should comply with the basic zoning parameters as shown in the following chart.

Regulation	Requirement	Site
Minimum Lot Size	0.50 acres	0.69 acres
Minimum Lot Width	100 feet	256 feet on SR 19
Minimum Lot Depth	150 feet	113 feet on north side 281 feet on Citrus
Setbacks		
Front	30 feet	30 feet
Street Side	30 feet	80+ feet



Side	20 feet	20 feet
Rear	30 feet	45+ feet
Building Height	35 feet	Not shown

The site setbacks are based on the concept site plan

As shown the only dimensional requirement that may be out of range is the minimum lot depth. The parcel has an irregularly shaped boundary along the eastern side of the lot resulting in a large variation in the lot depth. It might be appropriate to use an average lot depth for comparison with the zoning code.

**Response: Due to the irregular lot shape, we request using an average for comparison.**

**Conceptual Site Plan Review and Other Comments:**

As the review of the proposed comprehensive plan amendment and zoning designation is based on the conceptual site plan submitted with the application, some comment on the site plan is appropriate.

- Tree protection is an important component of development in Howey. The concept plan shows impacts to a twin 18-inch oak and a 36-inch oak. These trees need to be preserved on site unless they are diseased or otherwise unsuitable for protection.

**Response: Noted. We will work with an arborist to confirm whether the trees are in fact healthy and suitable for protection and revise the conceptual site plan, if needed, during the site development plan stage and prior to any physical site work.**

- The plan shows 18 parking spaces including two handicapped spaces. The code requirement for the proposed building size is 13 parking spaces including one handicapped space.

**Response: Noted.**

- The plan shows the entrance driveway extending to the northern edge of the parcel. Unless there is some compelling reason to extend the driveway to the adjacent parcel, the driveway can be reduced to serve just the parking area.

**Response: Noted. We will update our plan to provide a drive aisle only to serve the on-site parking area.**

- Access from Citrus Avenue is preferred over SR-19 access, which FDOT is unlikely to approve with a reasonable alternative available.

**Response: We have provided access via Citrus Avenue, as this is the most logical entrance/exit.**

- The paved surface of Citrus Avenue is in very poor condition. The Town will likely require the applicant to improve the road surface from the intersection with SR-19 to the end of the project driveway.

**Response: The Applicant respectfully submits that it should not be required to improve the paved road surface of Citrus Avenue because: (a) the professional office building will not substantially increase the traffic count on Citrus Avenue; (b) the suggested improvement to the road surface of Citrus Avenue would impose an unreasonable and disproportionate expense upon the Applicant; and (c) Citrus Avenue does not need road surface improvement at this time.**

- Much of the existing sidewalk is located on private property and is in poor condition. The applicant will be required to remove the existing sidewalk and replace it in the Citrus Avenue right-of-way.

**Response: We will provide a 5' sidewalk adjacent to the west right-of-way of Citrus Avenue as requested.**

- Sidewalk will be required along the SR-19 frontage for the width of the project.

**Response: Noted. The Applicant is willing to add a 5' sidewalk along the frontage of the property adjacent to SR-19 as requested. However, clarification is needed as to the location of the sidewalk – namely, whether the sidewalk will be located within the SR-19 right-of-way or within the property boundary and either in or adjacent to the 15' landscape buffer.**

- Buffers are shown on the conceptual site plan as required by Section 7.02.02 of the land development code. Buffers are shown at the correct dimension except for the north property line. The buffer is shown as 10-feet but 15-feet is required as the adjacent property is designated as residential use.

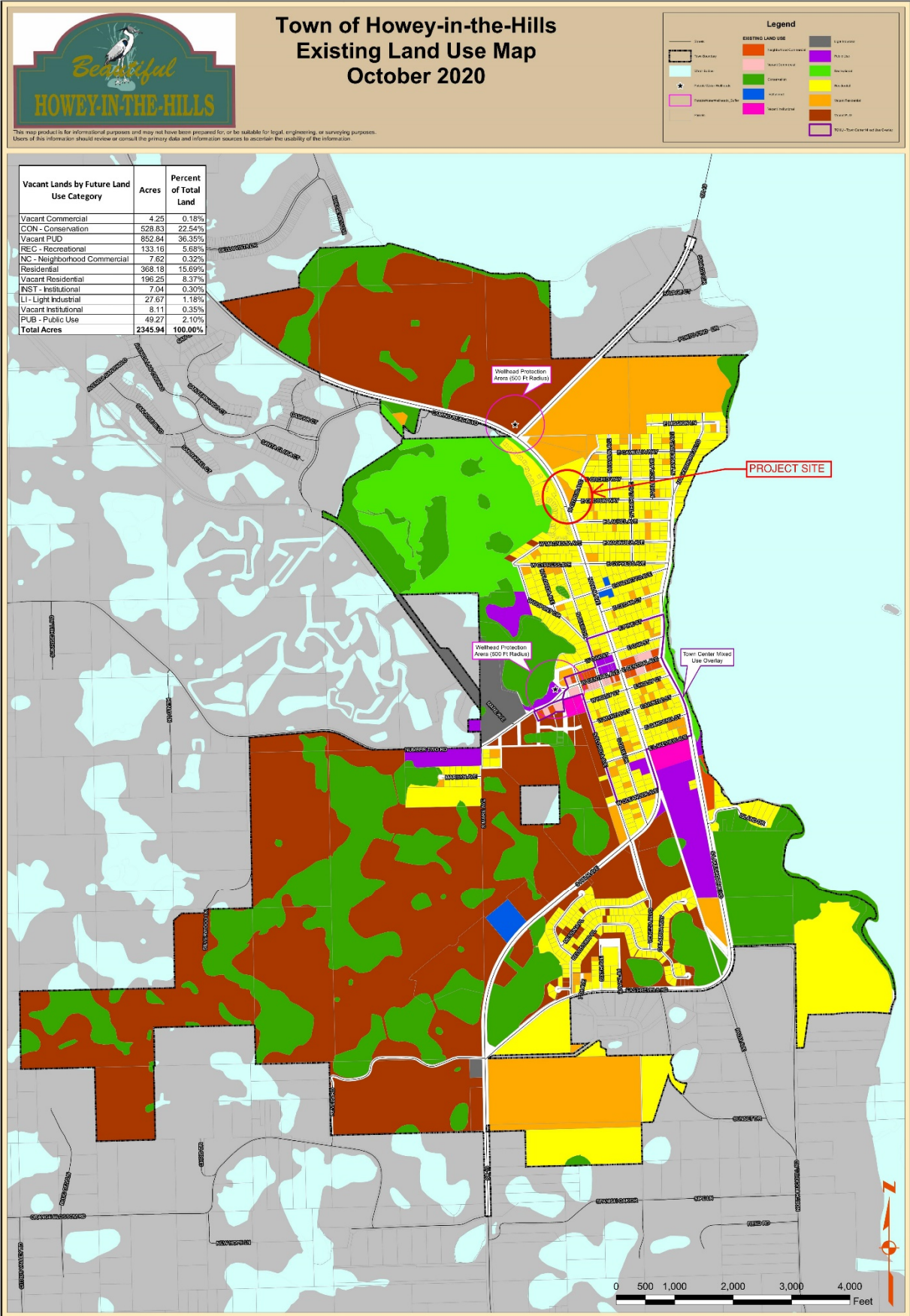
**Response: Noted. The conceptual site plan will be updated to provide a 15' buffer on the north property line as requested.**

Should you have any questions or need additional information please contact me at 407-247-3581 or [nicole@geminidesignllc.com](mailto:nicole@geminidesignllc.com).

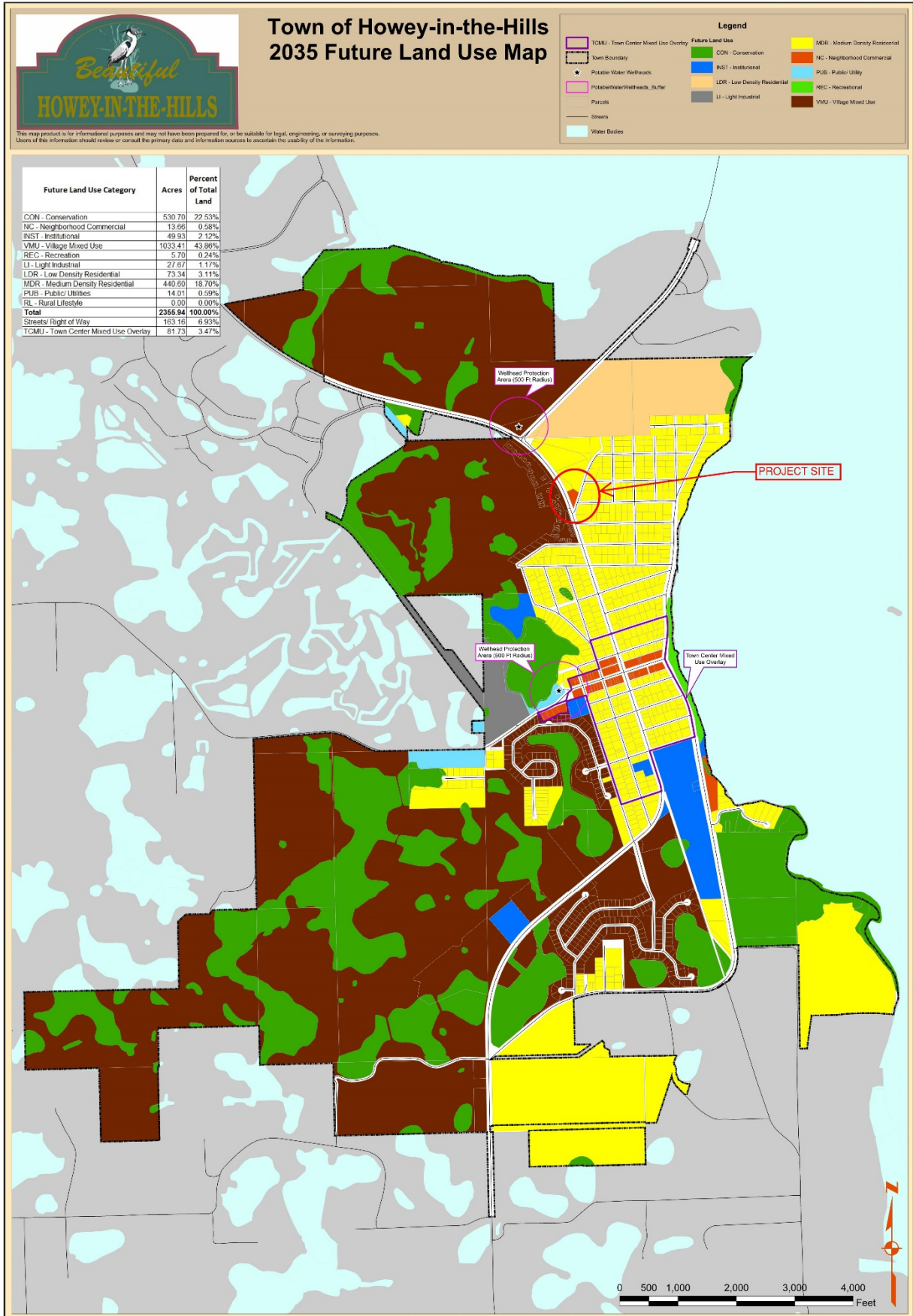
Best Regards,

  
Nicole C. Gargas  
Gemini Design, LLC

c: Nick Asma  
Neil Asma  
S. Brent Spain

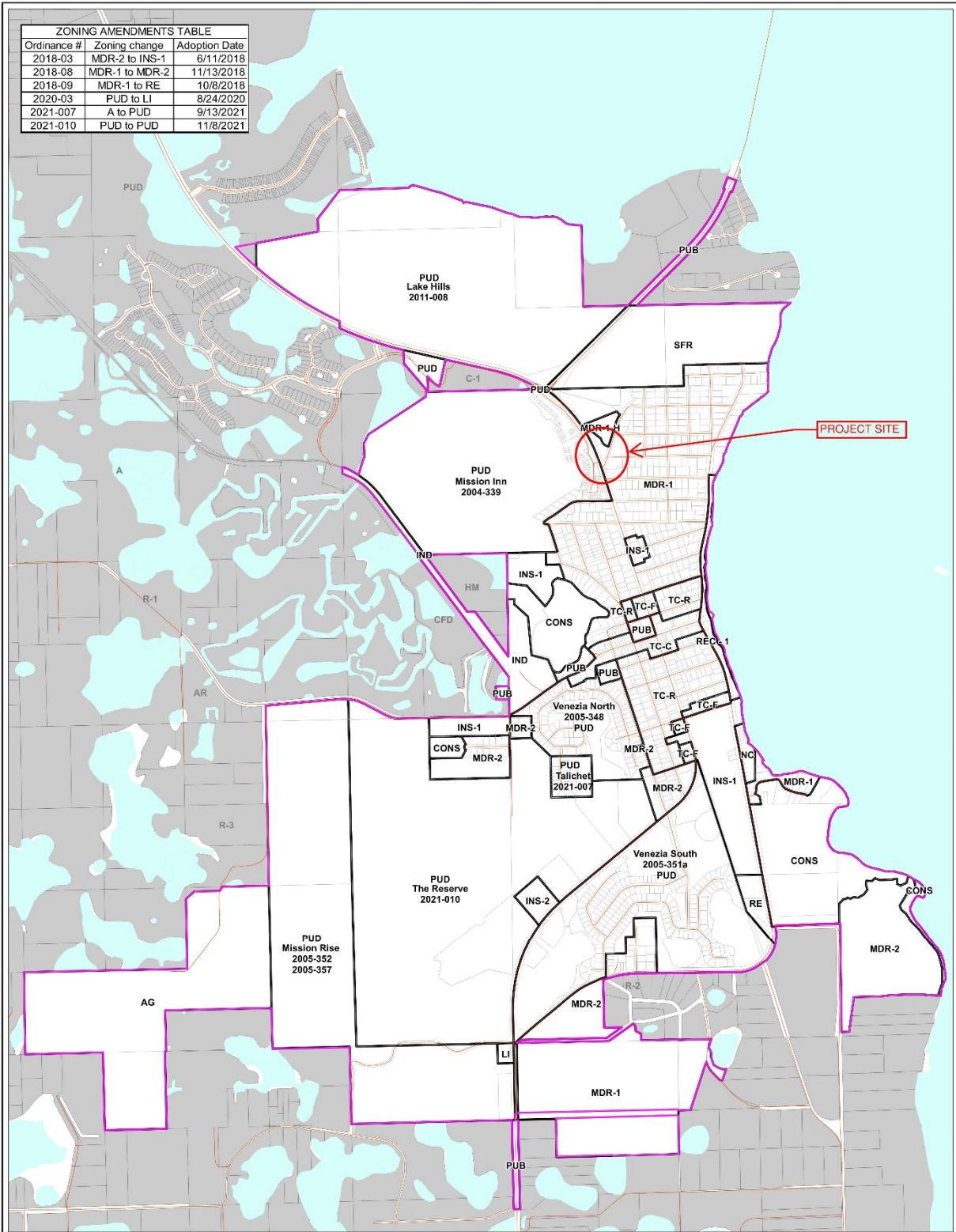


Editor: Eric A. Kasper, by TMH Consulting, Inc. Date: October 19, 2020





ZONING AMENDMENTS TABLE		
Ordinance #	Zoning change	Adoption Date
2018-03	MDR-2 to INS-1	6/11/2018
2018-08	MDR-1 to MDR-2	11/13/2018
2018-09	MDR-1 to RE	10/8/2018
2020-03	PUD to LI	8/24/2020
2021-007	A to PUD	9/13/2021
2021-010	PUD to PUD	11/8/2021



**Town of Howey-in-the-Hills  
 Zoning Map  
 (Existing)**

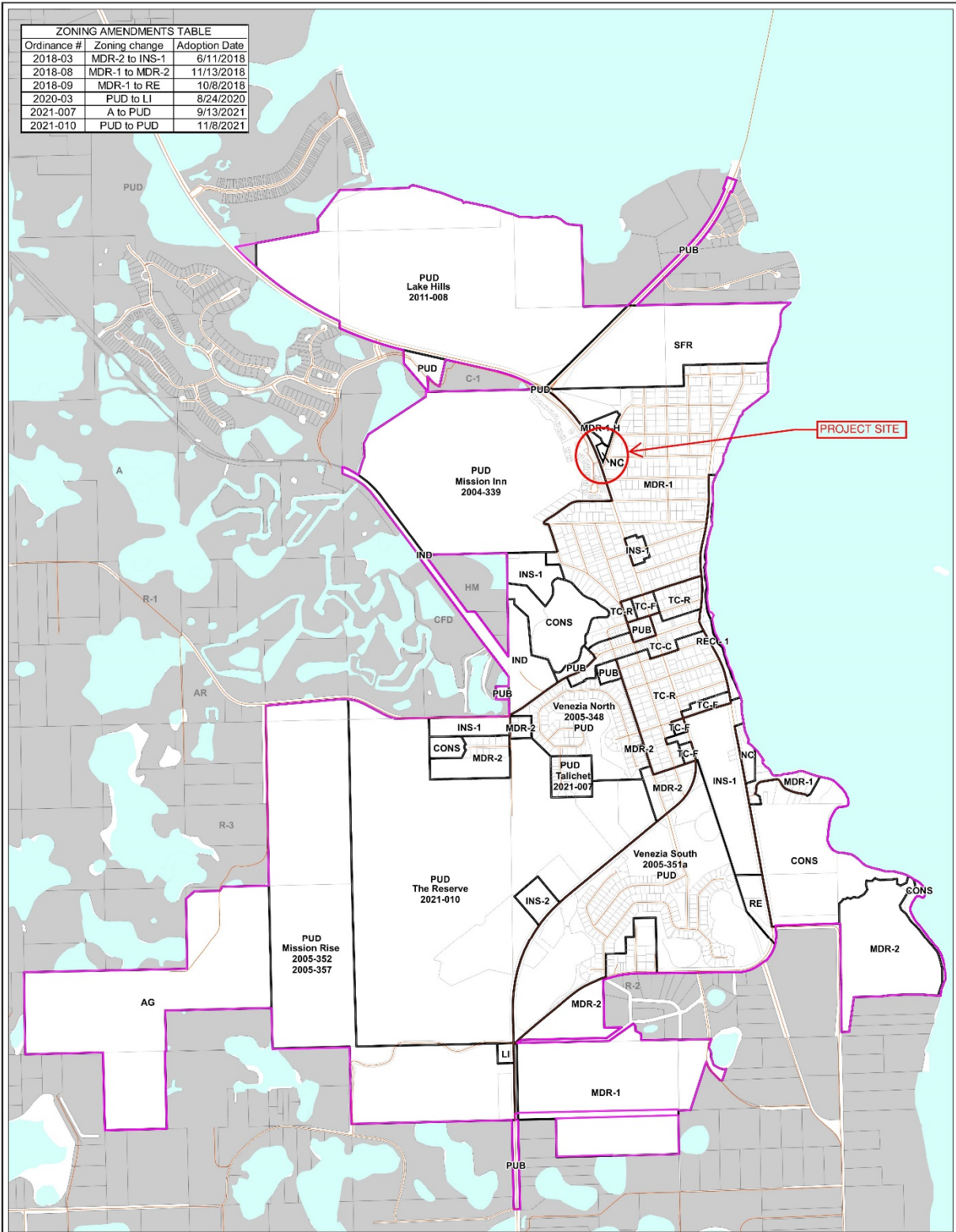
**Legend**

- Streets
- ▭ Zoning Districts
- ▭ Parcels
- ▭ Water Bodies
- ▭ Town Boundary
- ▭ County Zoning

0 500 1,000 2,000 3,000 4,000 Feet

This map product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

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2021-010	PUD to PUD	11/8/2021



**Town of Howey-in-the-Hills  
 Zoning Map  
 (Future)**

**Legend**

- Streets
- ▭ Zoning Districts
- ▭ Parcels
- ▭ Water Bodies
- ▭ Town Boundary
- ▭ County Zoning

0 500 1,000 2,000 3,000 4,000 Feet

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TMHConsulting@cfl.rr.com  
 97 N. Saint Andrews Dr.  
 Ormond Beach, FL 32174  
 PH: 386.316.8426

## MEMORANDUM

**TO:** Howey-in-the-Hills Planning Board  
**CC:** J. Brock, Town Clerk  
**FROM:** Thomas Harowski, AICP, Planning Consultant  
**SUBJECT:** Hillside Groves Phase 1, Final Subdivision Plan  
**DATE:** September 19, 2023

---

The Town has received an application for final subdivision approval for Phase 1 of the Hillside Groves mixed use development. This project, formerly known as The Reserve was approved in its current form following a major amendment to the original development approval. The amended project was approved by the Town Council at their regular meeting of October 24, 2022. Submittal of a request for final subdivision approval is the next logical step in the development process.

### Review Process and Project Status

The Town's process for Village Mixed Use developments includes approval of planned unit development agreement that sets out the concept plan for the development and any specific parameters that will govern the project in addition to the Town's land development regulations. Once the development agreement is approved (October 24, 2022, in this case) the project can proceed to a preliminary subdivision plan for any lots to be created or a site plan for any non-residential development. In this case the preliminary subdivision plan was approved at the same time as the amended development agreement. As noted above, the next step in the process is the final subdivision plan.

The final subdivision plan is the point in the development process where detailed engineering for streets, utilities, stormwater facilities and any other subdivision improvements are completed. The review process for a final subdivision plat is to check the design for compliance with Town standards and compliance with general engineering design principles. The plan is compared with the preliminary subdivision plan to verify that the design as submitted is consistent with the preliminary subdivision plan. The layout of streets, lots, and other site arrangement of land in the project is done at the preliminary subdivision phase. So long as the final subdivision plan is consistent with the preliminary subdivision plan, the review is basically a technical evaluation.

The Reserve project includes 378 acres. Phase One encompasses 140 acres or 37% of the total project area. The overall project includes residential development in

four phases using the Hillside Groves name, commercial development, and a civic use tract. The Town has previously approved a site plan for the Howey Self Storage mini-warehouse project located on SR 19 just south of the Florida Avenue intersection. The Howey Self Storage project is part of the larger Reserve development. At this time the Howey Self Storage Project has not sought a permit for construction. Hillside Groves is the residential portion of The Reserve project with this application seeking approval for the final subdivision plan for phase one. The first phase residential development includes 245 units or about one-third of the residential unit total of 728.

### **Final Subdivision Plan**

The final subdivision plan is the last step before the project is authorized for construction. The project has reserved sewage treatment capacity with the Central Florida Community Development District, and the final subdivision plans show the sewage collection system that will support the project. The Town has adequate potable water capacity to support the project. The traffic study found the affected roadway segments have adequate capacity to operate within the designated level of service for phase one and for the project at buildout. The traffic study recommended turn lanes at the project entrance, and the project will include turn lanes at the intersection with Number Two Road as required by Lake County. Additional right-of-way dedication is also required by Lake County. The stormwater plan meets current state and Town requirements per the engineering review. Due to the age of the project it is exempt from Lake County School concurrency.

The first phase of the project includes the central collector road and residential neighborhoods in the center of the project as shown on the accompanying diagram. The first phase residential component includes 129 units on 50 x 80 foot lots and 116 units on 50 x 115 foot lots. This phase also includes stormwater systems and utilities to support the residential development. Some of the utility work will be off-site to extend water and sewer systems from the current plant locations.

The project was reviewed by the Development Review Committee at several meetings with the last review conducted on August 10, 2023. Following that DRC meeting the applicant made final adjustments that were reviewed by the Town engineer and found to be in compliance with the Town code and engineering practice.

Final subdivision are required to begin construction within 18 months of final approval by the Town, unless the project is granted a time extensions. The applicant will be required to submit permits from state and local agencies including:

- Florida DEP for water and sewer system construction
- Florid DEP for wetland impacts
- FDOT for improvements within the SR 19 right-of-way
- Lake County for improvements within the Number Two Road right-of-way
- St Johns River Water Management District for stormwater systems
- An NPDES permit is also required for runoff control during construction



At the August 19, 2023 Development Review Committee meeting Mr. Miles submitted a list of eight questions about the proposed plan set. The applicants were asked to provide a response for each of these items. The response from the project engineer is attached. In addition to the engineer's response there are a couple of related points from the Town comprehensive plan and code.

#### Item 1. Number Two Road Improvements:

Ultimately the Town will be guided by the requirements of Lake County as the entity responsible for Number Two Road. The plan shows turn lanes as noted by the project engineer, and the Town is requiring dedication of additional right-of-way along the full length of the project in support of Lake County's efforts to acquire a standard right-of-way for Number Two Road. This is a standard requirement by the Town for any project fronting on Number Two Road. The applicant will be required to obtain a right-of-way development permit from Lake County to ensure the county requirements are being met.

#### Item 2 Street Lighting

Town code requires street lights but defers the actual design of the system to Duke Energy. The applicant will be required to submit a final design plan prepared by Duke Energy which may include additional lights and/or relocation of some fixture locations shown on the plan. While the Town does not have a distance standard in the code, spacing of street lights at intersections, on major curves and spaced at 300 foot intervals is a typical standard. Applying this standard to a mile of street yields a total of 18 fixtures.

#### Item 7 Second Access to Townhouse Tract

One of the required revisions to the final plan set is to include a road access from the townhouse tract to Number Two Road. The form this access takes will be in large part guided by Lake County. If the County is willing to allow another road connection, even if it is restricted to right-in/right-out, then the access can be a road access. If Lake County is unwilling to approve a road connection, an emergency access may need to be considered.

#### Item 8 Connection at SR 19.

The intersection design has been directed by FDOT in their application of the intersection design standards. As the project engineer's response notes, once drivers enter the project from SR 19, they are quickly presented with turn lane options to the two commercial tracts leaving the through lane open to minimize any potential back-up.

**Recommendation**

The final subdivision plan is consistent with the approved preliminary subdivision plan, and the Town’s engineering consultant has found the plans to meet the Town’s design requirements and good engineering practice. The recommendation is to approve the final subdivision plan.

September 15, 2023

Tom Harowski  
Representing the Town of Howey in the Hills  
97 N. Saint Andrews Dr.  
Ormond Beach, FL 32174

RE: Hillside Groves Subdivision: Comment Response Letter

Dear Mr. Harowski:

This letter is written to address the comments found in your September 11, 2023 email where you tabulated comments from recent public meetings. Below are the listed comment, follow by our response in **bold**.

1) Need to address improvements to Number Two Road to the west of the entrance to road A.

**The turn lane on Number 2 Road is show on the civil engineering plan set by our firm.**

2) The road A collector road is over 8/10 of a mile long and plans have only 16 streetlights (8 on each side of the road). Councilor Miles would like to see this doubled to 32 streetlights.

**The final street light locations will be designed at a later date and be in accordance with photometric standards and other jurisdictional standards related to light levels and other factors.**

3) There is no entrance sign to the development off of Number Two Road.

**The location and type of an entrance sign from Number 2 Road is at the discretion of the developer and may be installed in future phases.**

4) Along much of Road A there is no irrigation provided, with Bahia grass being used. Councilor Miles thinks it needs to be irrigated.

**Please reference the 500 series landscape sheets that shows full irrigation of the green space on Road A.**

5) The L403 tract P had a pump station buffered only with landscaping. Councilor Miles stated that he wants it to have a 6-foot-high chain link fence (black or green coated) surrounding it.

**Sheet 16 of the civil engineering set shows a standard detail with a 6' chain link fence in compliance with town code.**

6) Unnamed amenity on tract R, Councilor Miles would like to know what this is.

**The layout for the amenity has not yet been designed. The amenity plan will be submitted to the town at a later date.**

7) On the Property's northwest corner is a townhouse tract, with more than 50 units. Councilor Miles would like a second ingress/egress point that is not an emergency entrance.

**This access is shown on sheet 3 of the civil plan set. The councilor likely was referring to the landscape drawing set that did not show this connection. The landscape drawing base will be updated prior to construction. Note that the townhomes are in phase two and not part of these engineering approvals. Landscape drawings will be refined with the construction of phase two. The master site plan shown on sheet 3 were recently updated to show all requested connections in the approved preliminary site plan approved by the town.**

8) At the south junction of Road A the commercial area is only showing 3 lanes and it should have two north and two south bound lanes (as shown the last time this item came before the Town Council).

**FDOT staffers commented that the four-lane configuration would not be allowed. The consultant team held meetings with agency staffers to settle on the design shown today. The current design allows for one lane into the site via "ROAD A". Leaving the site is a through/left turn lane and an exclusive right turn lane. This is now a three-lane roadway where the site accesses S. Palm Avenue. FDOT has approved the construction drawings as an adequate access width.**

**For traffic coming from S. Palm Avenue, the commercial parcel is served by a four-lane section at the four-way intersection. An exclusive right lane and exclusive left lane are used for the patrons of the commercial area for access. This allows unrestricted through movements for vehicles entering and exiting the subdivision. For vehicles traveling toward S. Palm Avenue, they have access to a three-lane configuration. This offers through movements into the subdivision, exclusive left turns into the commercial site from the subdivision, and a through/right turn lane for vehicles leaving the subdivision and/or accessing the commercial site**

Thank you for the opportunity to offer these responses, Please let me know if you have any questions. I can be reached at 904.265.3030 or at [eevans@cwienq.com](mailto:eevans@cwienq.com).

Sincerely,

Eric D. Evans, PE  
Senior Project Manager



# 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

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Comp Plan Amendment        | <input type="checkbox"/> Variance          | <input type="checkbox"/> Site Plan (check one below)              |
| <input type="checkbox"/> PUD                        | <input type="checkbox"/> Rezoning          | <input type="checkbox"/> Preliminary                              |
| <input type="checkbox"/> Conditional Use            | <input type="checkbox"/> Subdivision Minor | <input type="checkbox"/> Final                                    |
| <input type="checkbox"/> Land Development Code Text | <input type="checkbox"/> Other             | <input checked="" type="checkbox"/> Subdivision (check one below) |
|   |  | <input type="checkbox"/> Preliminary Subdivision                  |
|   |  | <input checked="" type="checkbox"/> Final Subdivision             |
|   |  | <input type="checkbox"/> Final Plat                               |

Describe Request: \_\_\_\_\_

### APPLICANT INFORMATION:

Name: William (Bill) Ray, AICP

E-Mail: WRAYASSOC@AOL.COM

Address: 2712 SE 29th St, Ocala, FL 34471

Phone: 352-425-8881 Fax: \_\_\_\_\_

Owner

Agent for Owner

Attorney for Owner

### OWNER INFORMATION:

Name: EASTON & ASSOC

E-Mail: ejeaston@theeastongroup.com

Address: 10165 NW 19th St  
Miami, FL 33172

Phone: 786-437-5806

Fax: \_\_\_\_\_

**PROPERTY INFORMATION:**

Address: \_\_\_\_\_

General Location: SOUTH of No. 2 RD - NORTH of SR 19

Current Zoning: PUD

Current Land Use: VACU

Parcel Size: 375.2 Ac. +/-

Tax Parcel #: \_\_\_\_\_

Legal Description Attached  Yes  No

Survey Attached  Yes  No

Pre-Application Meeting Date: \_\_\_\_\_  
(Attach Pre-Application Form)

Application Fee: \$ \_\_\_\_\_

Applicant's Signature: William A. Ray AICP  
(Signature) (Date)

WILLIAM (BILL) A. RAY AICP  
(Print)

Owner's Signature: \_\_\_\_\_ 7-28-23  
(Provide letter of Authorization) (Signature) (Date)

Edward J. Easton  
(Print)

**Applications must be complete to initiate the review process.**



# Hillside Grove

## PHASE 1 - COMMUNITY LANDSCAPE ARCHITECTURE

Prepared For:

**EASTON & ASSOCIATES**  
HOWEY-IN-THE-HILLS, FLORIDA

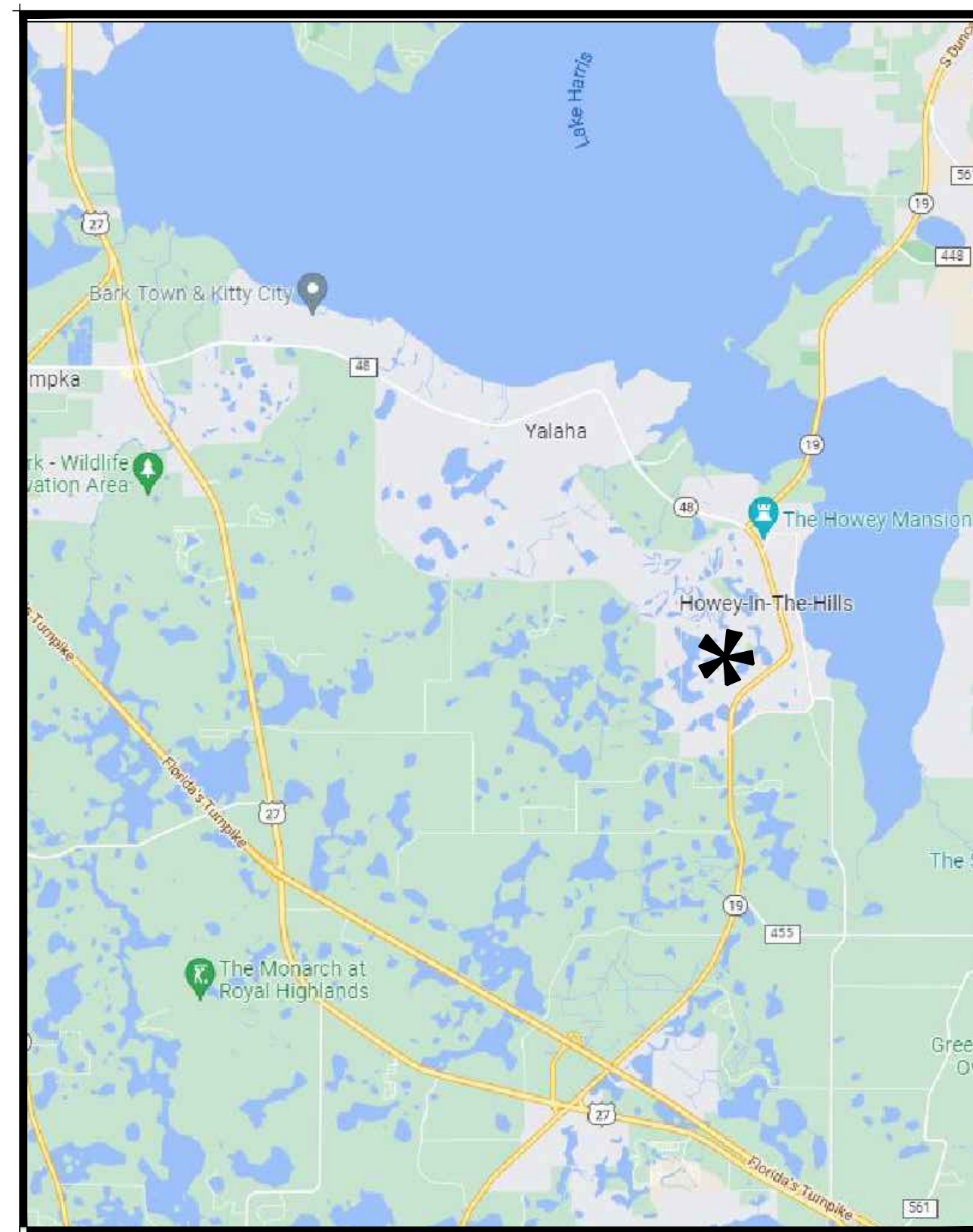
**DEVELOPER / OWNER:**  
**EASTON & ASSOCIATES**  
10165 NW 19th ST  
Miami, FL 33172

**PROJECT CIVIL ENGINEER:**  
**CONNELLY & WICKER, INC.**  
10060 Skinner Lake Drive, Suite 500  
Jacksonville, FL 32246  
Contact: Rick Welch, P.E.  
phone: 904.265.3030

**LANDSCAPE ARCHITECT:**  
**BONNETT DESIGN GROUP, LLC**  
400 South Orlando Ave. Suite 201  
Maitland, FL 32751

Contact: Todd W. Bonnett, RLA, LEED AP, CNU-a  
phone: 407.622.1588

**IRRIGATION DESIGNER:**  
**SPADE IRRIGATION DESIGN**  
307 Dubsdread Circle  
Orlando, Florida 32804  
Contact: Larry W. Spade, PLA, CID  
phone: 407.896.3904



LOCATION MAP  
not to scale

### SHEET INDEX:

L000	COVER SHEET	L500	OVERALL IRRIGATION PLAN
L100	DIGITAL SIGNATURE PAGE	L501	IRRIGATION PLAN
		L502	IRRIGATION PLAN
L200	LAYOUT PLAN	L503	IRRIGATION PLAN
L201	LAYOUT PLAN	L504	IRRIGATION PLAN
		L505	IRRIGATION PLAN
L301	HARDSCAPE DESIGN PLAN	L506	IRRIGATION PLAN
		L507	IRRIGATION PLAN
L400	OVERALL LANDSCAPE PLAN	L508	IRRIGATION PLAN
L401	LANDSCAPE PLAN	L509	IRRIGATION PLAN
L402	LANDSCAPE PLAN	L510	IRRIGATION DETAILS & NOTES
L403	LANDSCAPE PLAN		
L404	LANDSCAPE PLAN		
L405	LANDSCAPE PLAN		
L406	LANDSCAPE PLAN		
L407	LANDSCAPE PLAN		
L408	LANDSCAPE PLAN		
L409	LANDSCAPE PLAN		
L410	LANDSCAPE DETAILS & NOTES		

### Applicable Codes, Regulations, Ordinances and Standards

Town of Howey-In-the-Hills

Rev City Comments 2023-06-26  
Rev City Comments 2022-11-17  
Rev City Comments 2022-09-29  
May 27, 2022

2021.195



**BONNETT design group, llc**  
landscape architecture . community planning  
FL # LC26000341  
400 South Orlando Ave. Suite 201 . Maitland, FL 32751  
407.622.1588 voice . 407.358.5363 fax  
www.BonnettDesignGroup.com







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community planning  
FL LC 26000341

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signed and  
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electronic

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

TODD W. BONNETT, RLA

ON THE DATE ADJACENT TO THE SEAL.



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED  
THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

BONNETT DESIGN GROUP, LLC  
400 S. ORLANDO AVE, SUITE 201  
MAITLAND, FL 32751  
FLORIDA REGISTRY: BONNETT DESIGN GROUP, LLC LA0001718  
TODD W. BONNETT, RLA, FL LA0001718

THE ABOVE NAMED PROFESSIONAL LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE  
FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G10-11.011, F.A.C.

INDEX OF SHEETS

SHEET	TITLE
L001	COVER
L100	DIGITAL SIGNATURE
L200-L201	LAYOUT PLAN
L301	HARDSCAPE DESIGN PLAN
L400	OVERALL PHASING PLAN
L401-409	LANDSCAPE PLANS
L410	LANDSCAPE DETAILS & NOTES
L500-509	IRRIGATION PLANS
L510	IRRIGATION DETAILS & NOTES

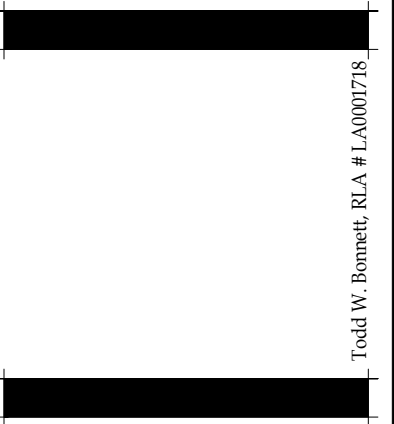
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Hills  
Landscape  
Easton  
HOWEY-IN-  
DIGITAL

PHASE 1

DATE: May 27, 2022  
DRAWN BY: RTM  
CHECKED BY: TWB  
JOB NUMBER: 2021.195  
FILE NAME: 2021.195\_LEN - HILLSIDE GROVE\_PHL\_LABASE

REVISIONS:  
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L100





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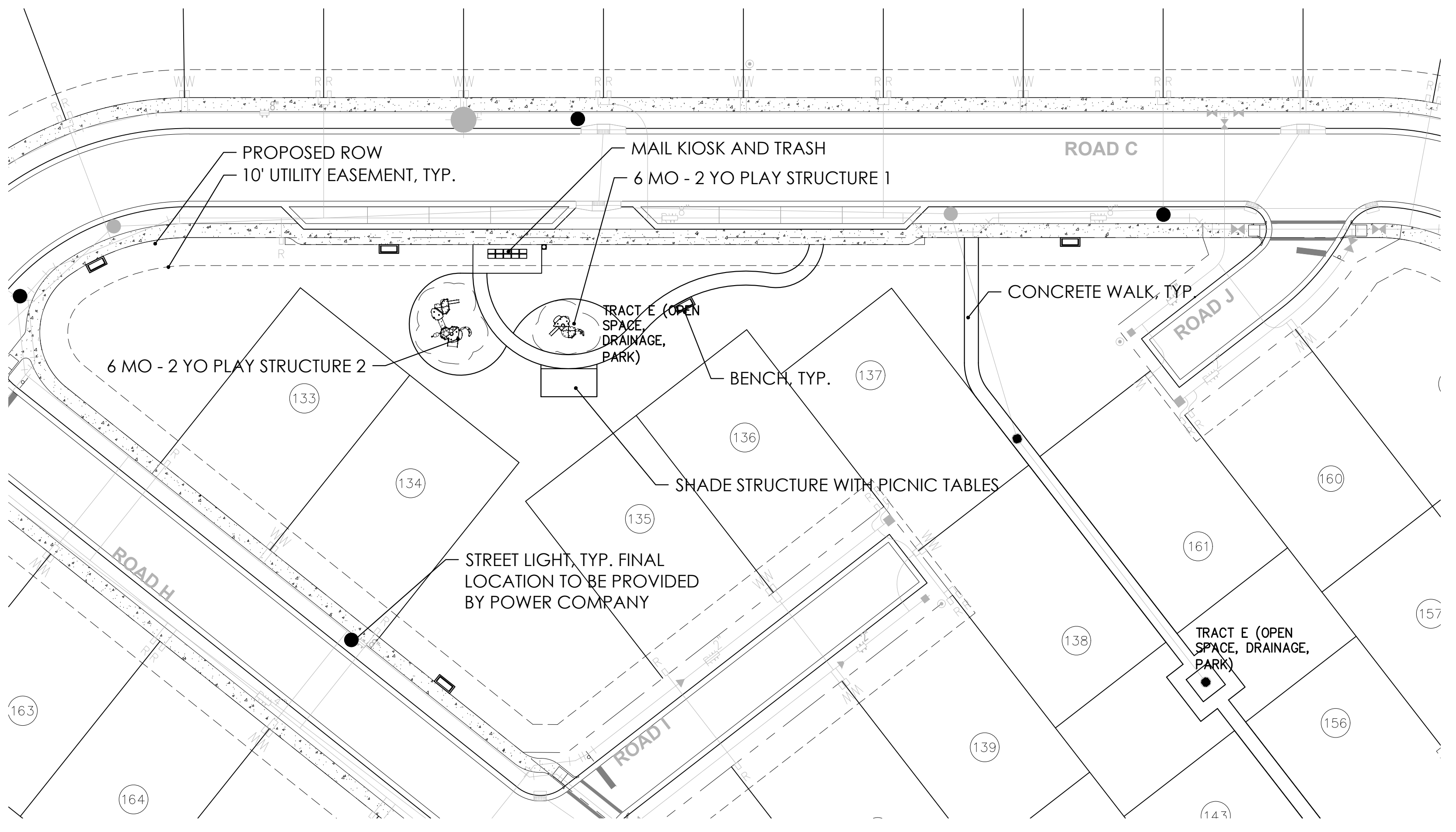
# Hillside Grove Landscape Architecture Easton & Associates HOWEY-IN-THE-HILLS, FLORIDA LAYOUT PLAN

## PHASE 1

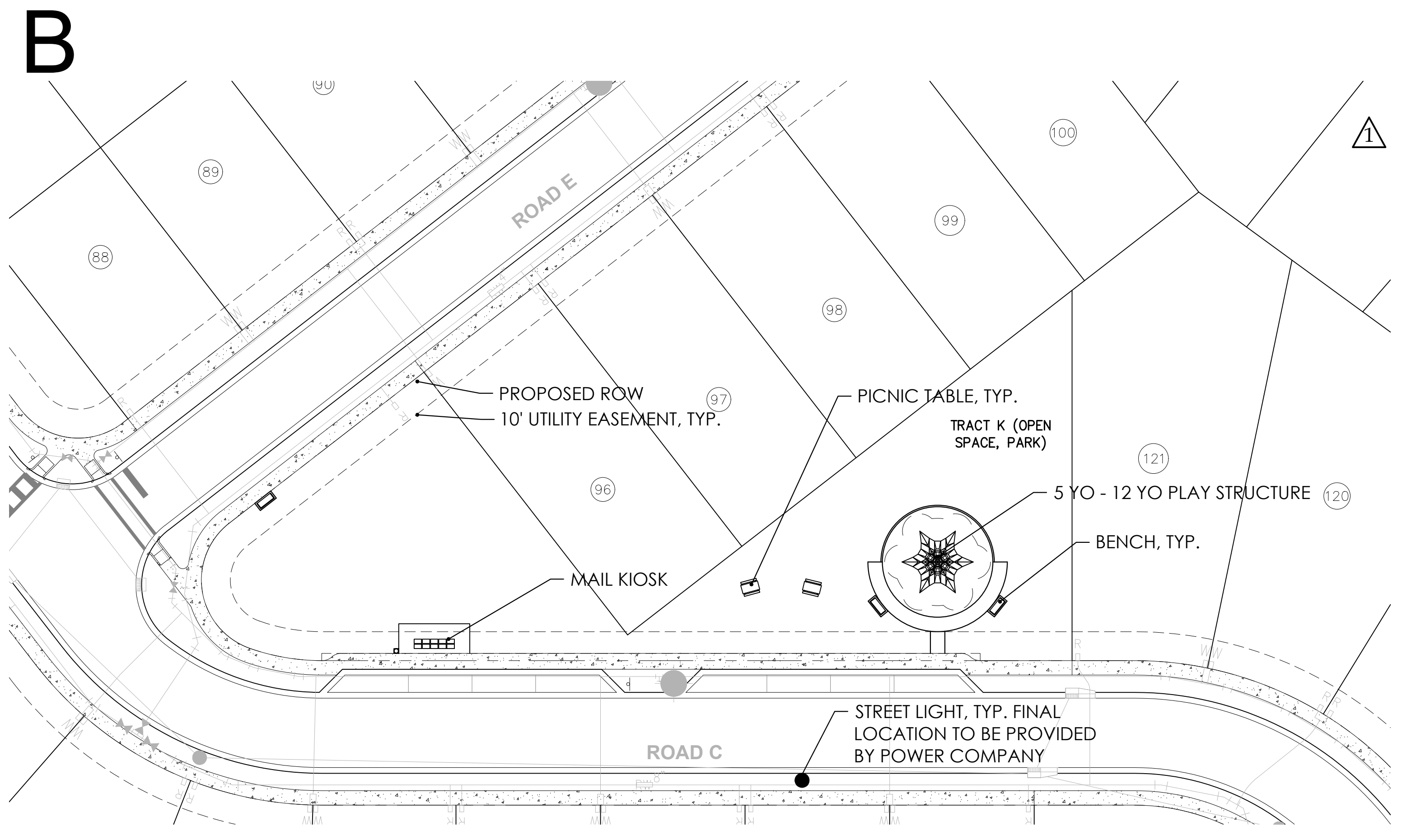
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REVISIONS:	DATE
△	City Comments 09-29-2022
△	City Comments 11-17-2022
△	City Comments 06-23-2023

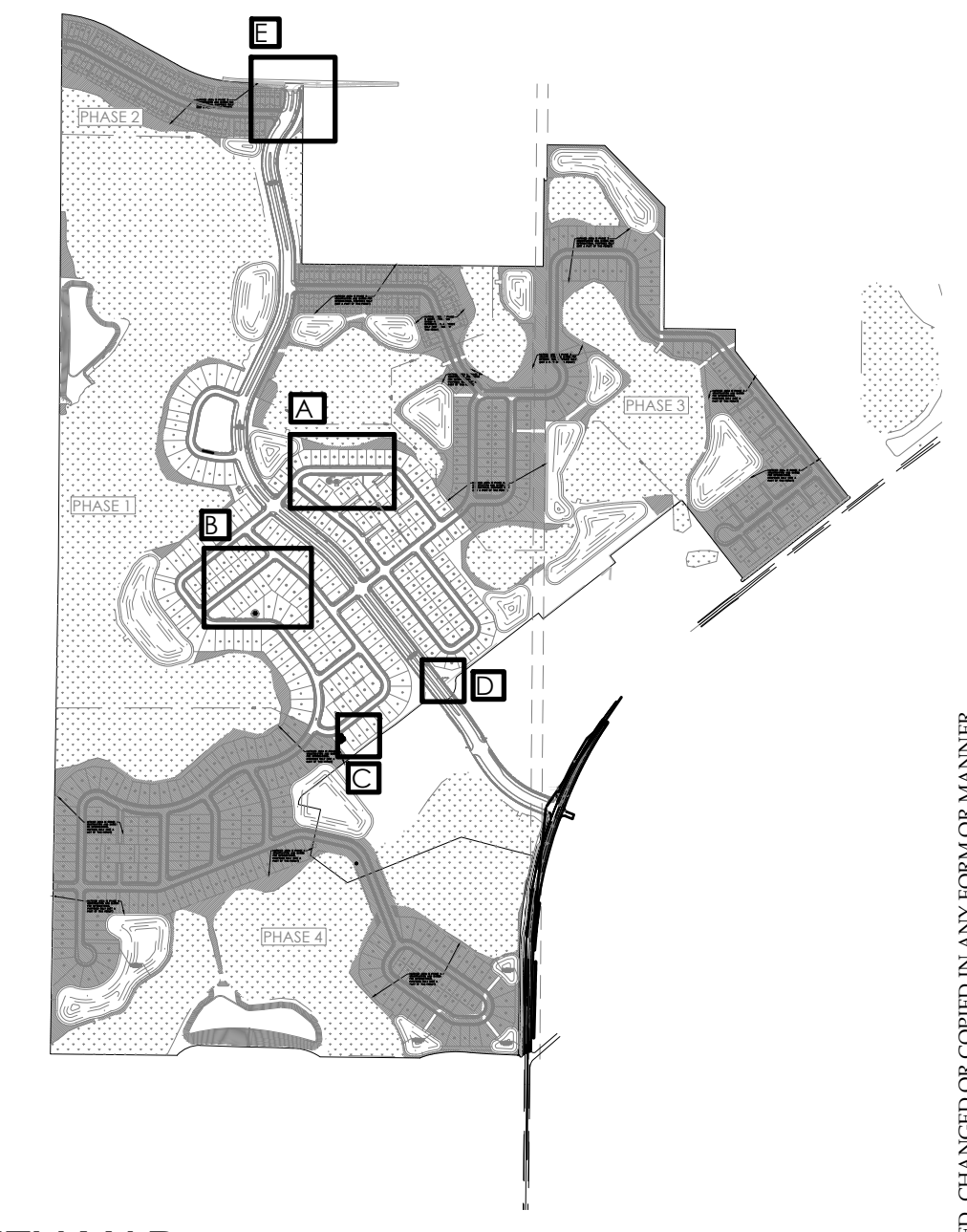
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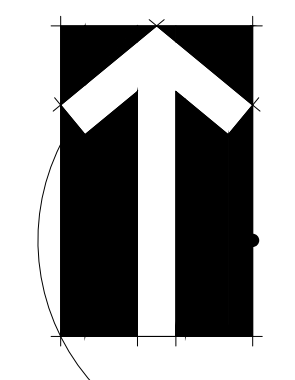
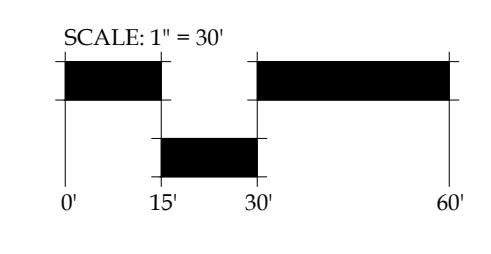
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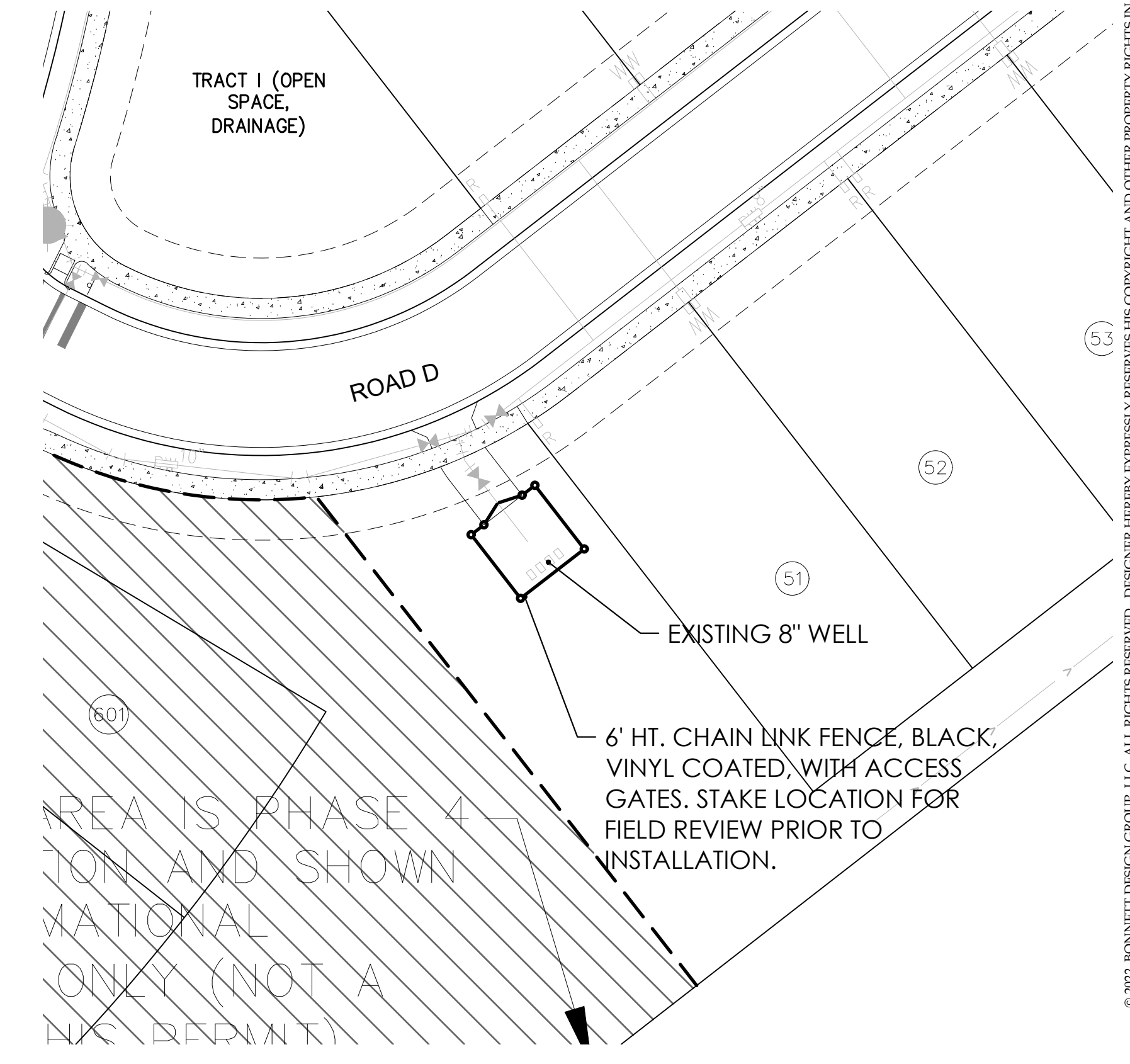
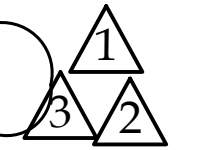
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KEY MAP



SITE PLAN UPDATE



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community planning  
FL LC 26000341  
400 South Orlando Ave, Suite 201  
Maitland, FL 32751  
407.622.1588 voice

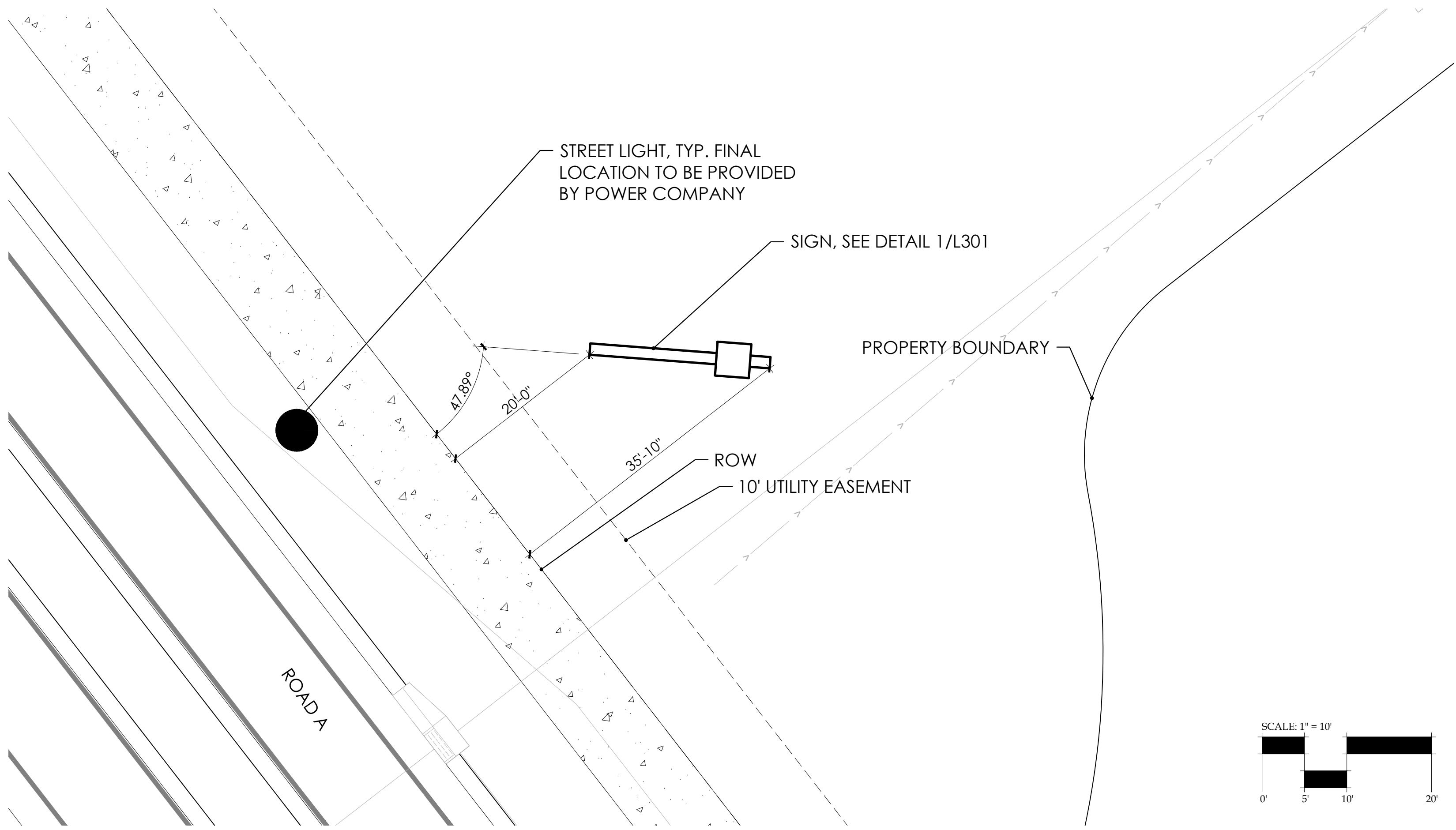
# Hillside Grove Landscape Architecture Easton & Associates HOWEY-IN-THE-HILLS, FLORIDA LAYOUT PLAN

## PHASE 1

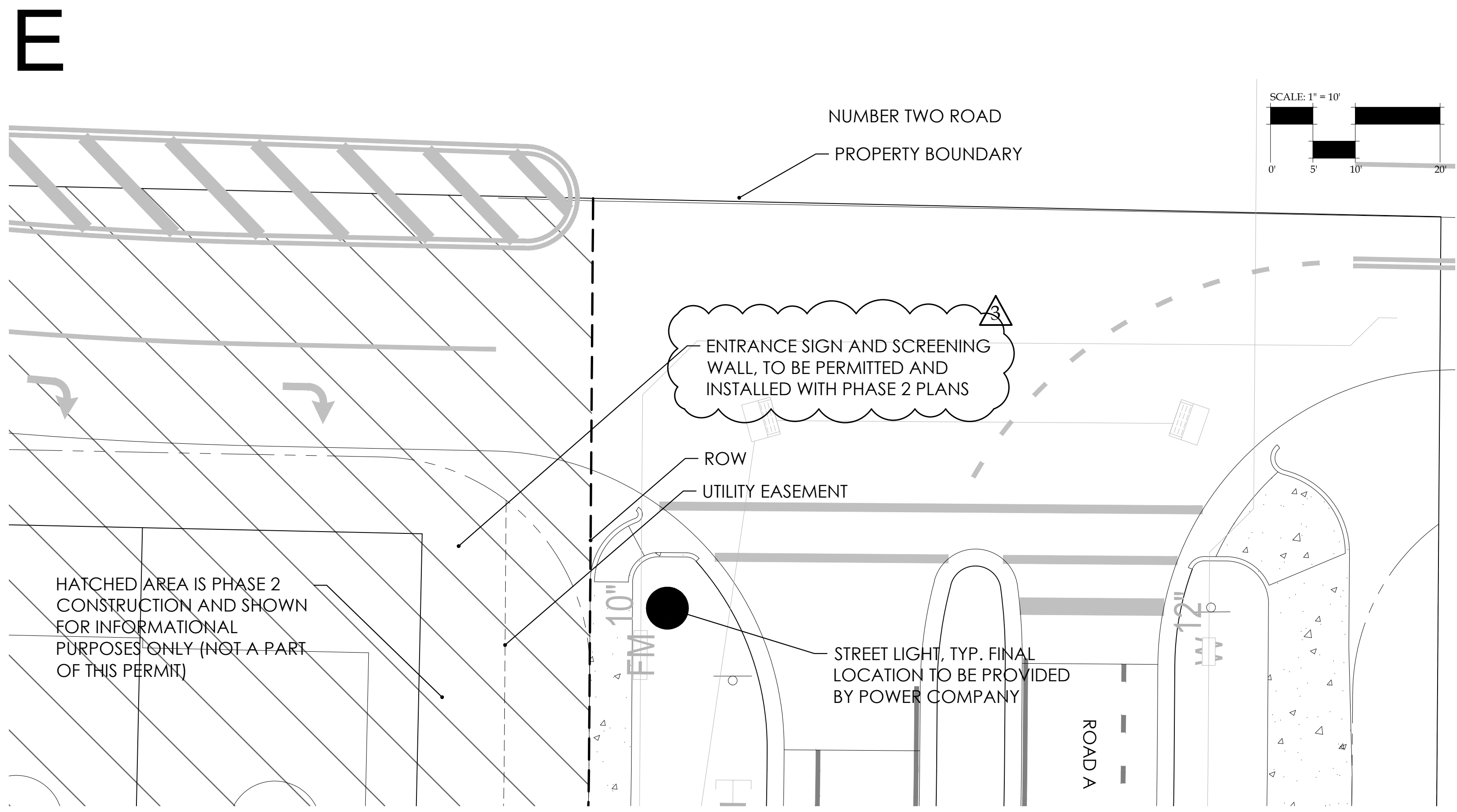
DATE: May 27, 2022  
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FILE NAME: 2021.195\_LEN - HILLSIDE GROVE\_PHL\_LABASE

REVISIONS:  
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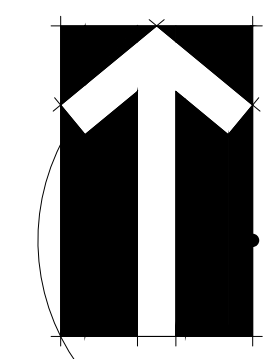
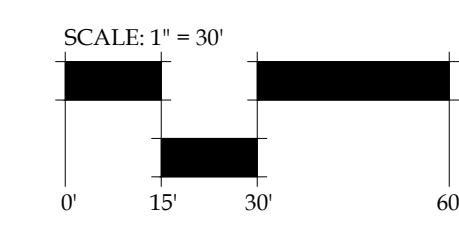
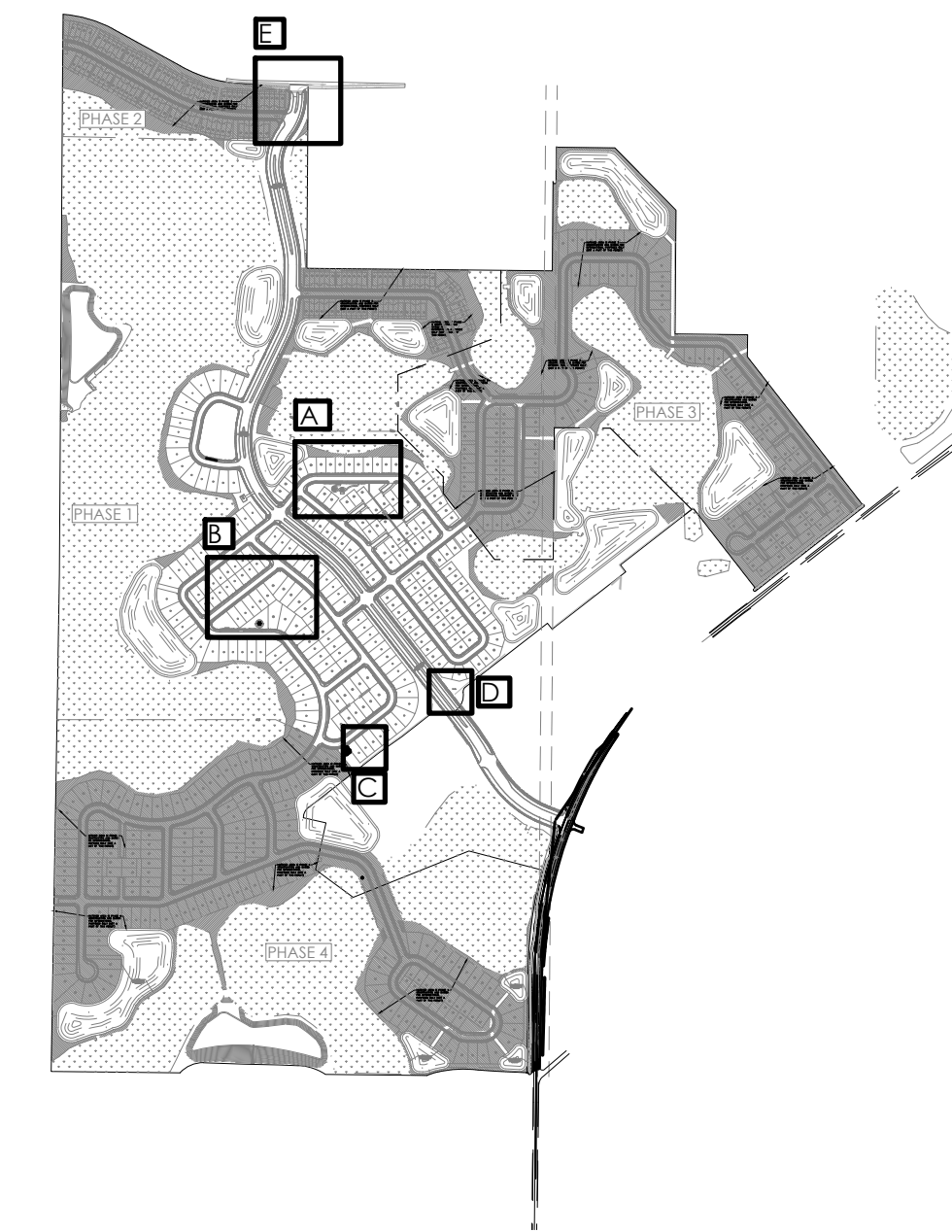
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# D



# E



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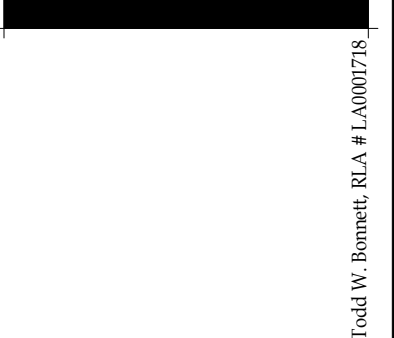
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Hillside Grove  
Landscape Architecture  
Easton & Associates  
HOWEY-IN-THE-HILLS, FLORIDA  
OVERALL PHASING PLAN

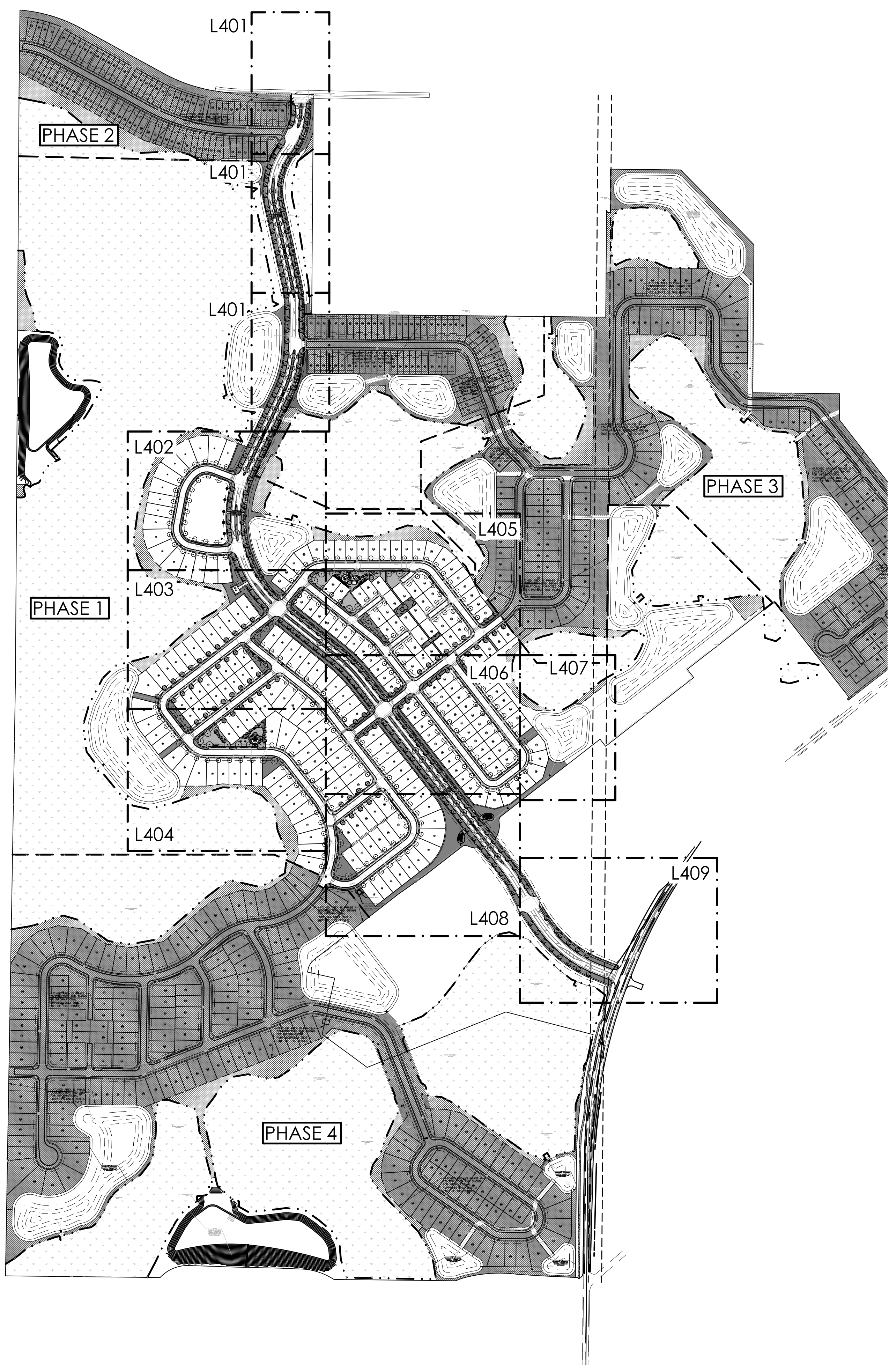
PHASE 1

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L400



PLANT SCHEDULE PHASE 1

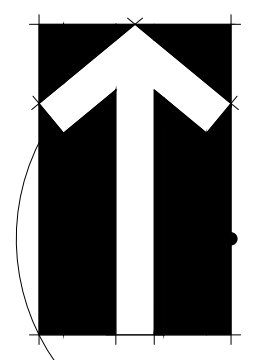
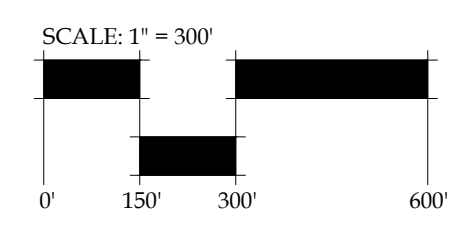
AS = AS SHOWN

TREES	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING	REMARKS
AR	2	Acer rubrum	Red Maple	2.5" Cal. Min. 10' ht.	YES	HIGH	AS	
LIM	10	Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle	2" cal., 8'-10' ht. x 30" spd.	NO	LOW	AS	
PE	14	Pinus elliotii	Slash Pine	2" cal., 8'-10' ht. x 24" spd.	YES	LOW	AS	
QV	12	Quercus virginiana	Live Oak	2.5" Cal. Min. 10' ht.	YES	LOW	AS	
SP	10	Sabal palmetto	Sabal Palm	12'-15' MIXED	YES	LOW	AS	
STREET TREES: COMMON TRACTS								
MG-C	181	Magnolia grandiflora 'Brackens Brown Beauty'	Bracken's Southern Magnolia	4" Cal.	YES	MEDIUM	AS	Min. 10' height
QV-C	83	Quercus virginiana	Live Oak	4" Cal.	YES	LOW	AS	Min. 10' height
UA-C	13	Ulmus alata	Winged Elm	4" Cal.	YES	LOW	AS	Min. 10' height
STREET TREES: LOTS								
MG-L	55	Magnolia grandiflora 'Brackens Brown Beauty'	Bracken's Southern Magnolia	4" Cal.	YES	MEDIUM	AS	Min. 10' height
UA-L	207	Ulmus alata	Winged Elm	4" Cal.	YES	LOW	AS	Min. 10' height
SHRUBS								
Hpc	164	Hamelia patens 'Compacta'	Dwarf Firebush	3 gal., full	YES	LOW	36" o.c.	
Ph	26	Philodendron x 'Hope'	Hope Philodendron	3 gal., 18"-24"	NO	MEDIUM	36" o.c.	
Pa	54	Plumbago auriculata 'Imperial Blue'	Plumbago	3 gal., 20"-20"	NO	MEDIUM	36" o.c.	
Pm	90	Podocarpus macrophyllus	Podocarpus	7 gal., 30"x16" spd.	NO	MEDIUM	24" o.c.	
Src	64	Serenoa repens 'Cinerea'	Silver Saw Palmetto	3 gal., 18" o.a.	YES	LOW	36" o.c.	
Sb	122	Spartina bakeri	Sand Cord Grass	3 gal., full	NO	MEDIUM	30" o.c.	
Vovw	96	Viburnum obovatum 'Whorled Class'	Dwarf Walter's Viburnum	3 gal., 18" o.a.	YES	LOW	36" o.c.	
Vo	1,159	Viburnum odoratissimum	Sweet Viburnum	3 gal., 18" o.a.	NO	MEDIUM	36" o.c.	
Zf	12	Zamia furfuracea	Cardboard Palm	10 gal., 24" ht., 36" spd.	NO	LOW	AS	
Zp	524	Zamia pumila	Coontie	3 gal., 18" o.a.	YES	LOW	24" o.c.	
GROUND COVERS								
aa	406	Agapanthus africanus	Lily of the Nile	1 gal., full	NO	MEDIUM	18" o.c.	
agl	1,612	Arachis glabrata	Perennial Peanut	1 gal., full. Use mulch fines	NO	LOW	12" o.c.	
dtv	1,221	Dianella lasmanica 'Variegata'	Variegated Flax Lily	1 gal., 12"-15" spd., full pot	NO	LOW	18" o.c.	
dv	59	Dietsa vegata	African Iris	1 gal., 2-3 ppp	NO	LOW	24" o.c.	
jp	217	Juniperus davurica 'Parsonii'	Parson's Juniper	1 gal., 12"-15" spd.	NO	LOW	18" o.c.	
lmg	356	Liriope muscari 'Emerald Goddess'	Emerald Goddess Lilyturf	1 gal., 12"-15" spd., full pot	NO	LOW	18" o.c.	
mcc	479	Muhlenbergia capillaris	Muhly Grass	1 gal., 24" ht., full pot	YES	LOW	24" o.c.	
ta	78	Trachelospermum asiaticum	Asian Jasmine	1 gal., full. Use mulch fines	NO	MEDIUM	18" o.c.	
SOD/SEED								
soda	34,708 sf	Cynodon dactylon 'Celebration'	Celebration Bermuda Grass	sod	NO	MEDIUM	sod	solid sod - weed free
sodb	337,875 sf	Paspalum notatum 'Argentine'	Argentine Bahia Grass	sod	NO	LOW	sod	sand grown solid sod - weed free



SITE PLAN UPDATE

NOTE: THE LANDSCAPE PROVIDED FOLLOWS THE WATERWISE FLORIDA LANDSCAPES AND IS COMPLIANT WITH THE FLORIDA WATER STAR PROGRAM PER SEC. 7.04.01 STANDARDS



DRAWING FILED: 7/19/2023 1:05:00 PM  
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FL LC 26000341

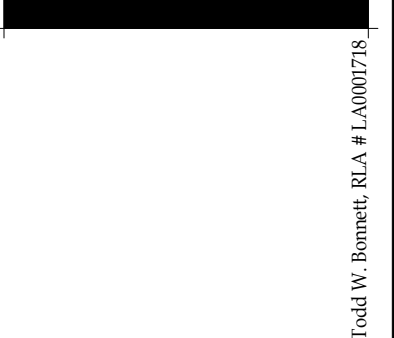
400 South Orlando Ave, Suite 201  
Maitland, FL 32751  
407.622.1588 voice

# Hillside Grove Landscape Architecture Easton & Associates HOWEY-IN-THE-HILLS, FLORIDA LANDSCAPE PLAN

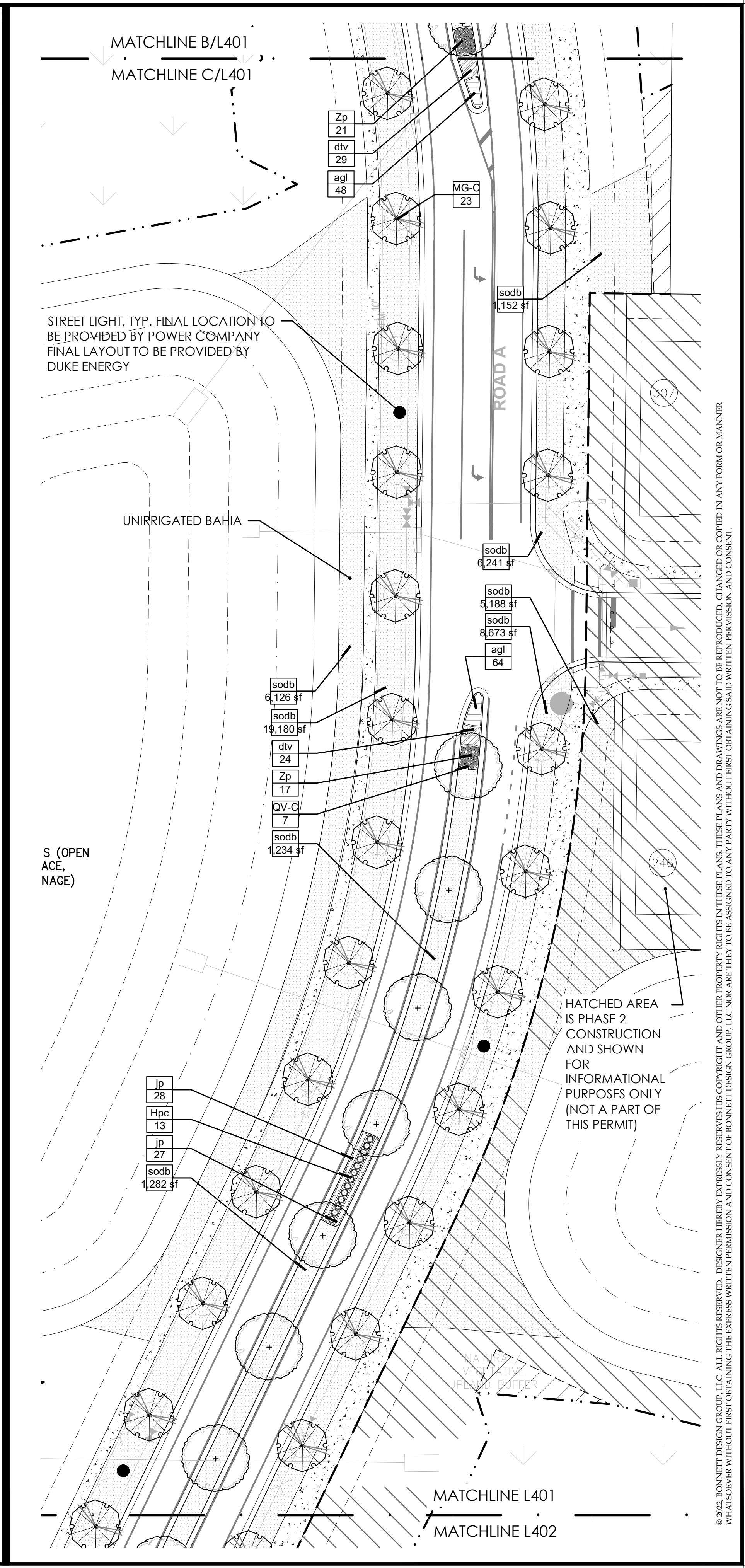
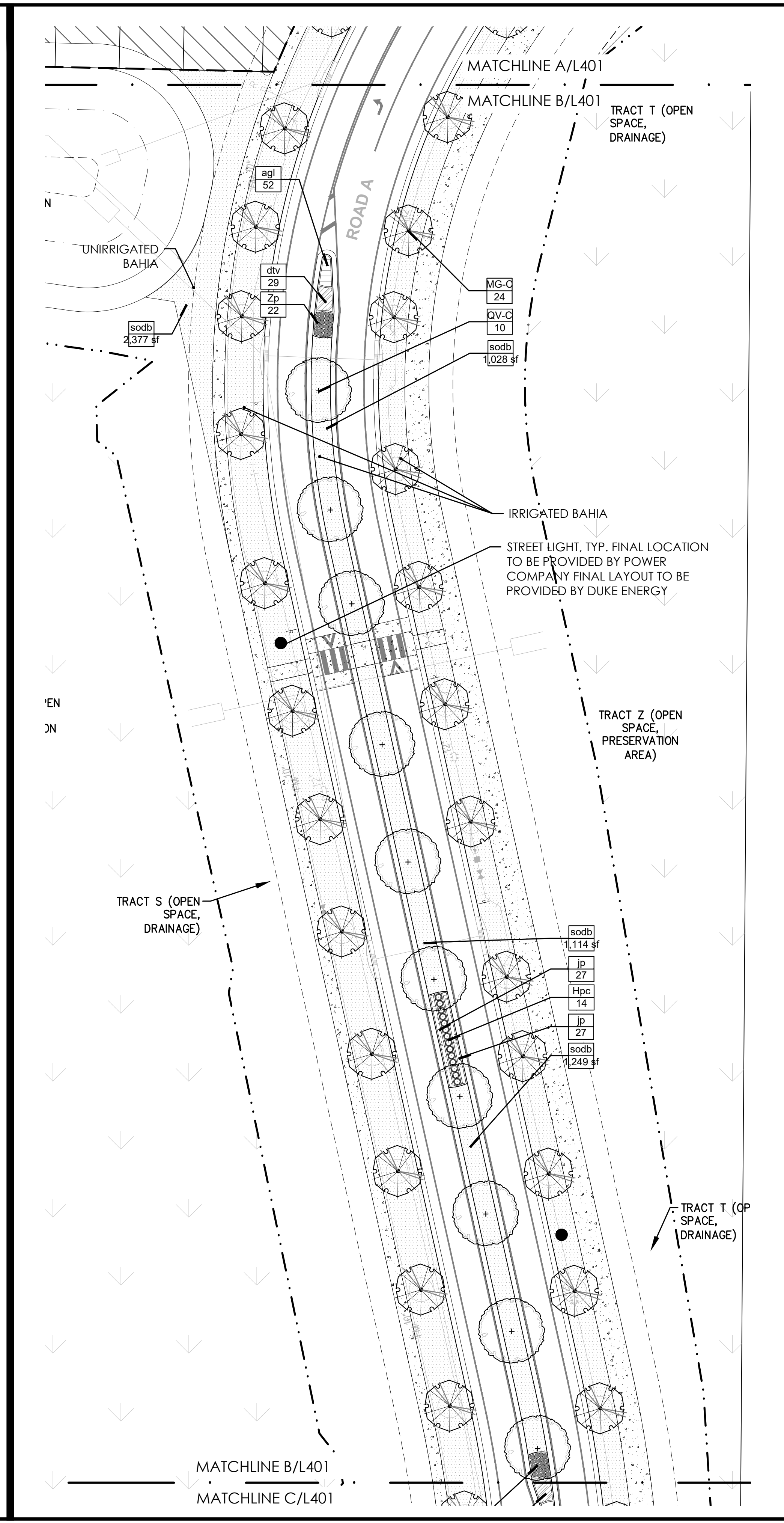
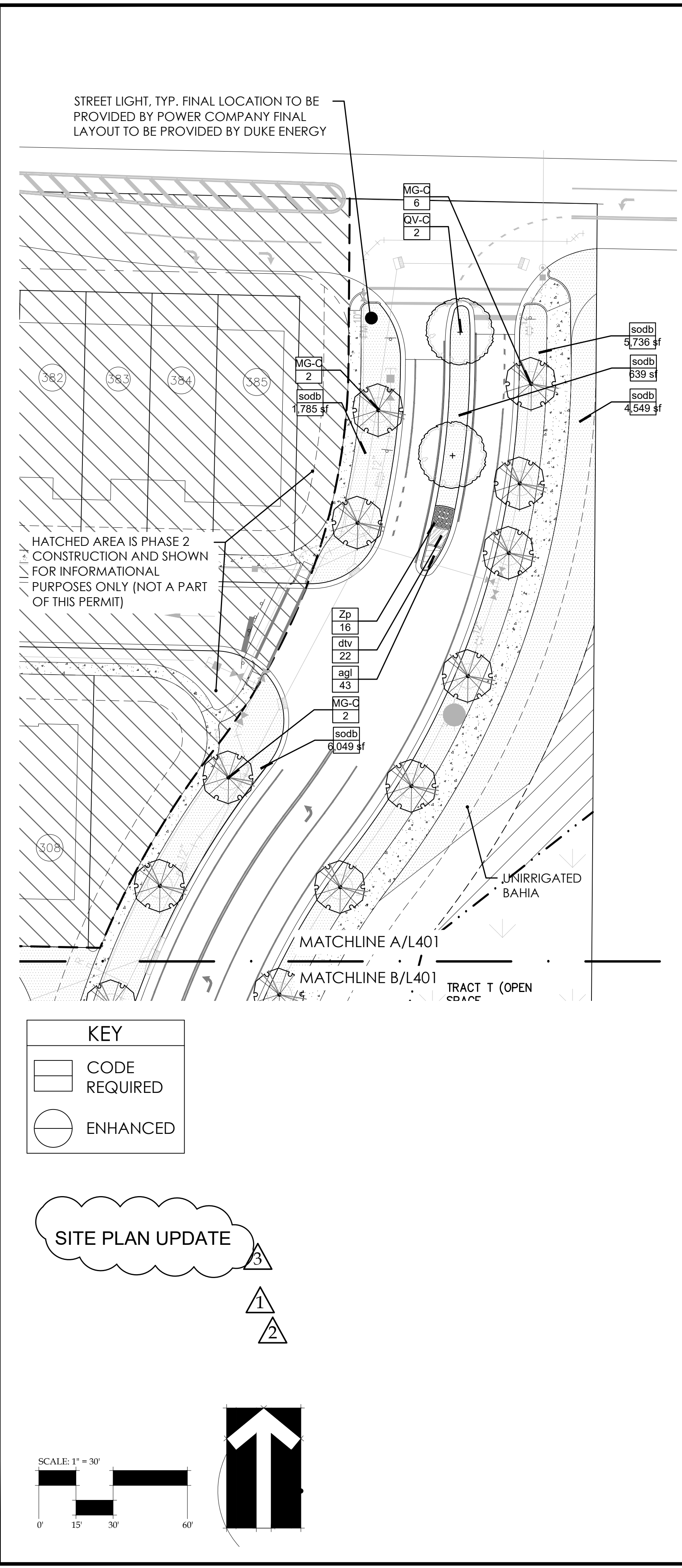
## PHASE 1

DATE: May 27, 2022  
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CHECKED BY: TWB  
JOB NUMBER: 2021.195  
FILE NAME: 2021.195\_LEN - HILLSIDE GROVE\_PHLABASE

REVISIONS:  
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# L401



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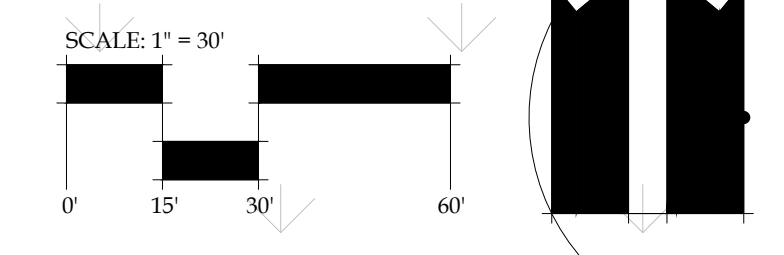
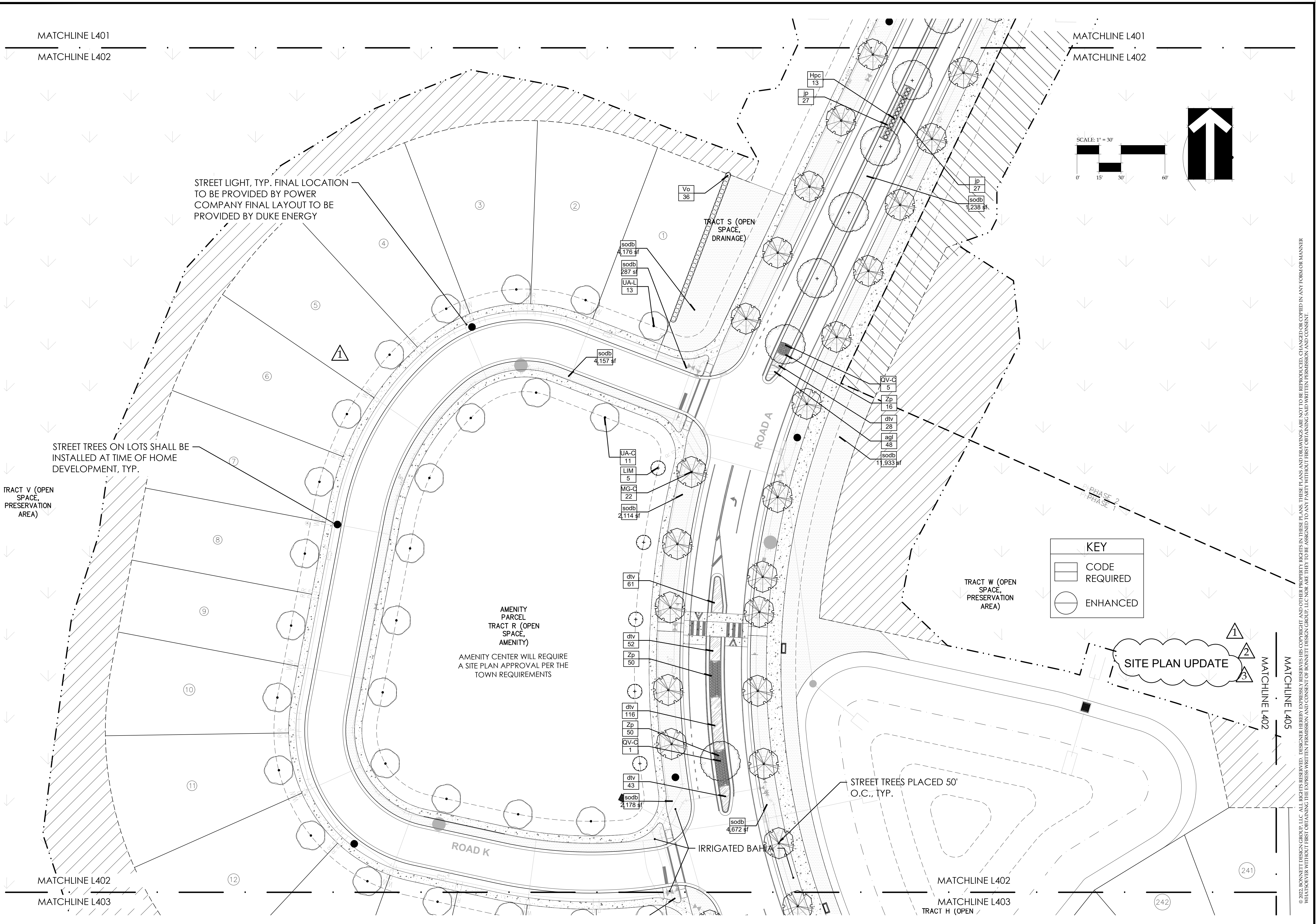
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▲ City Comments 06-23-2023

Todd W. Bonnett, RLA, P.L. 00007276

# L402



KEY	
[Hatched Box]	CODE REQUIRED
[Circle with Horizontal Line]	ENHANCED

STREET LIGHT, TYP. FINAL LOCATION TO BE PROVIDED BY POWER COMPANY FINAL LAYOUT TO BE PROVIDED BY DUKE ENERGY

STREET TREES ON LOTS SHALL BE INSTALLED AT TIME OF HOME DEVELOPMENT, TYP.

TRACT V (OPEN SPACE, PRESERVATION AREA)

TRACT S (OPEN SPACE, DRAINAGE)

TRACT W (OPEN SPACE, PRESERVATION AREA)

AMENITY PARCEL  
TRACT R (OPEN SPACE, AMENITY)  
AMENITY CENTER WILL REQUIRE A SITE PLAN APPROVAL PER THE TOWN REQUIREMENTS

STREET TREES PLACED 50' O.C., TYP.

IRRIGATED BAHIA

SITE PLAN UPDATE

DRAWING PLOTTED: 7/12/2023 1:05:56 PM  
Z:\SHARED\BONNETT DESIGN GROUP\2021\2021.195\_LEN - THE RESERVE AT HOWEY IN THE HILLS\DESIGN\2021.195\_LEN - HILLSIDE GROVE\_PHL\_LABASE.DWG

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Maitland, FL 32751  
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# Hillside Grove Landscape Architecture Easton & Associates HOWEY-IN-THE-HILLS, FLORIDA

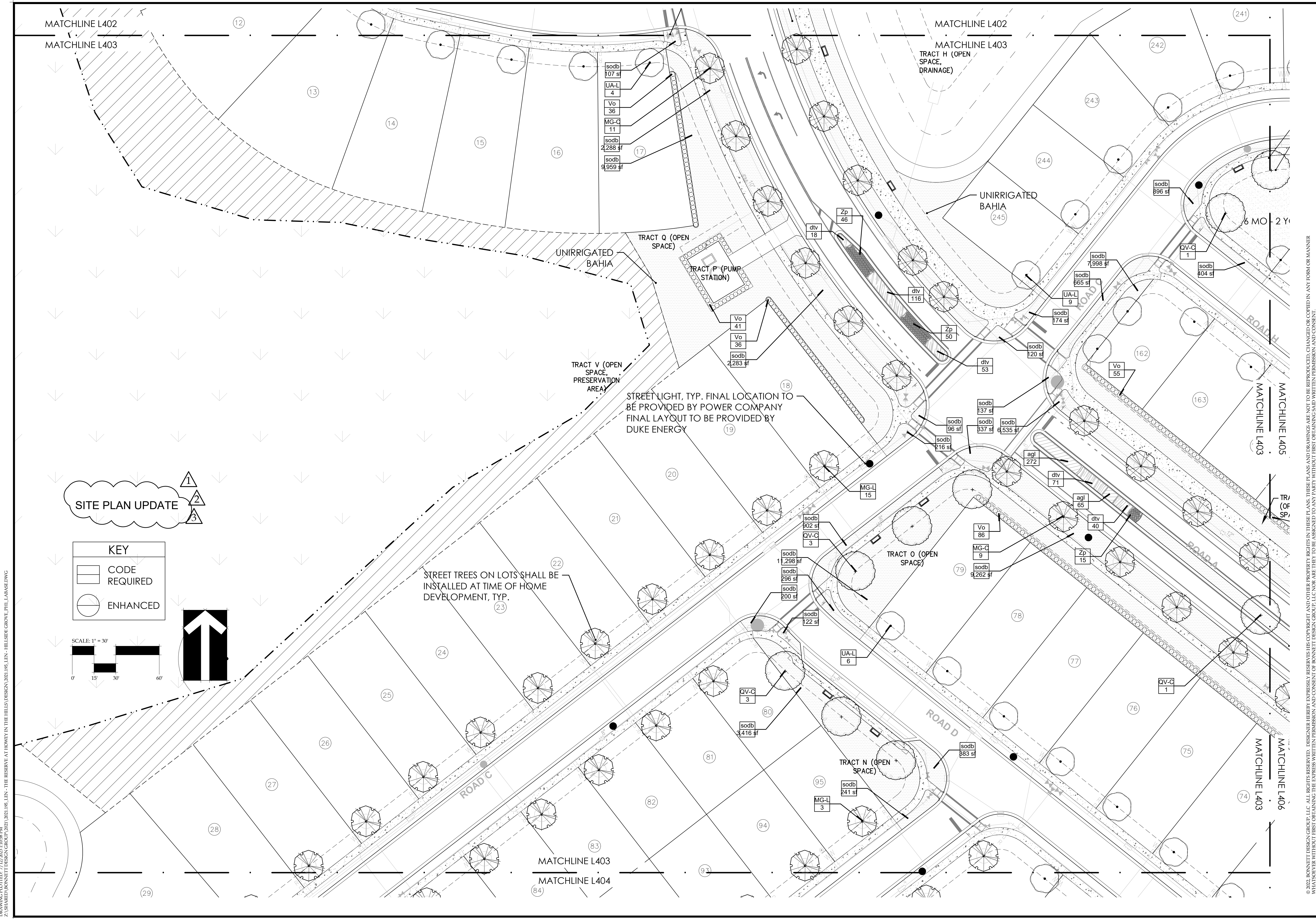
## LANDSCAPE PLAN

### PHASE 1

DATE: May 27, 2022  
DRAWN BY: RTM  
CHECKED BY: TWB  
JOB NUMBER: 2021.195  
FILE NAME: 2021.195\_LEN - HILLSIDE GROVE\_PHL\_LABASE

REVISIONS:  
▲ City Comments 09-29-2022  
▲ City Comments 11-17-2022  
▲ City Comments 06-23-2023

# L403



MATCHLINE L402  
MATCHLINE L403

MATCHLINE L402  
MATCHLINE L403

(241)

(242)

(243)

(244)

(245)

6 MO - 2 Yr

QV-C 1

sodb 404 st

sodb 896 st

sodb 7,998 sf

sodb 665 sf

UA-L 9

sodb 174 st

sodb 120 sf

dtv 53

sodb 137 st

sodb 96 sf

sodb 337 st

sodb 6,535 sf

dtv 272

agl 65

dtv 40

Zp 15

Vo 86

MG-C 9

sodb 4,262 sf

QV-C 1

MATCHLINE L405

MATCHLINE L406

MATCHLINE L403

MATCHLINE L404

ROAD D

ROAD D

ROAD D

ROAD C

ROAD C

ROAD C

MATCHLINE L403

MATCHLINE L404

MATCHLINE L403

MATCHLINE L404

(84)

(83)

(82)

(81)

(80)

QV-C 3

sodb 11,298 sf

sodb 296 sf

sodb 200 sf

sodb 222 sf

UA-L 6

sodb 3,416 sf

MG-L 15

dtv 18

Zp 46

dtv 116

Zp 50

Vo 41

Vo 36

sodb 2,283 sf

TRACT V (OPEN SPACE, PRESERVATION AREA)

TRACT P (PUMP STATION)

TRACT Q (OPEN SPACE)

UNIRRIGATED BAHIA

UNIRRIGATED BAHIA

TRACT H (OPEN SPACE, DRAINAGE)

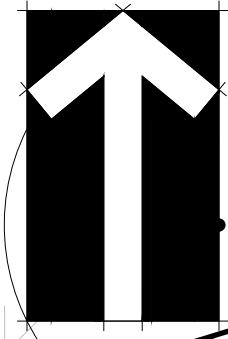
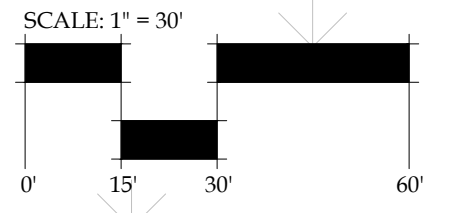
TRACT H (OPEN SPACE, DRAINAGE)

STREET LIGHT, TYP. FINAL LOCATION TO BE PROVIDED BY POWER COMPANY  
FINAL LAYOUT TO BE PROVIDED BY DUKE ENERGY

STREET TREES ON LOTS SHALL BE INSTALLED AT TIME OF HOME DEVELOPMENT, TYP.

SITE PLAN UPDATE

KEY  
[Hatched Box] CODE REQUIRED  
[Circle with Line] ENHANCED



DRAWING PLOTTED: 7/12/2023 1:05:08 PM  
Z:\SHARED\BONNETT DESIGN GROUP\2021\2021.195\_LEN - THE RESERVE AT HOWEY IN THE HILLS\DESIGN\2021\2021.195\_LEN - HILLSIDE GROVE\_PHL\_LABASE.DWG

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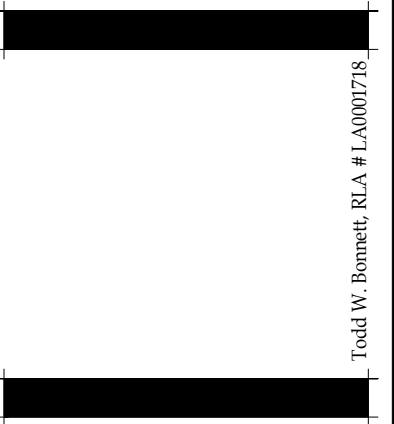
400 South Orlando Ave, Suite 201  
Maitland, FL 32751  
407.622.1588 voice

# Hillside Grove Landscape Architecture Easton & Associates HOWEY-IN-THE-HILLS, FLORIDA LANDSCAPE PLAN

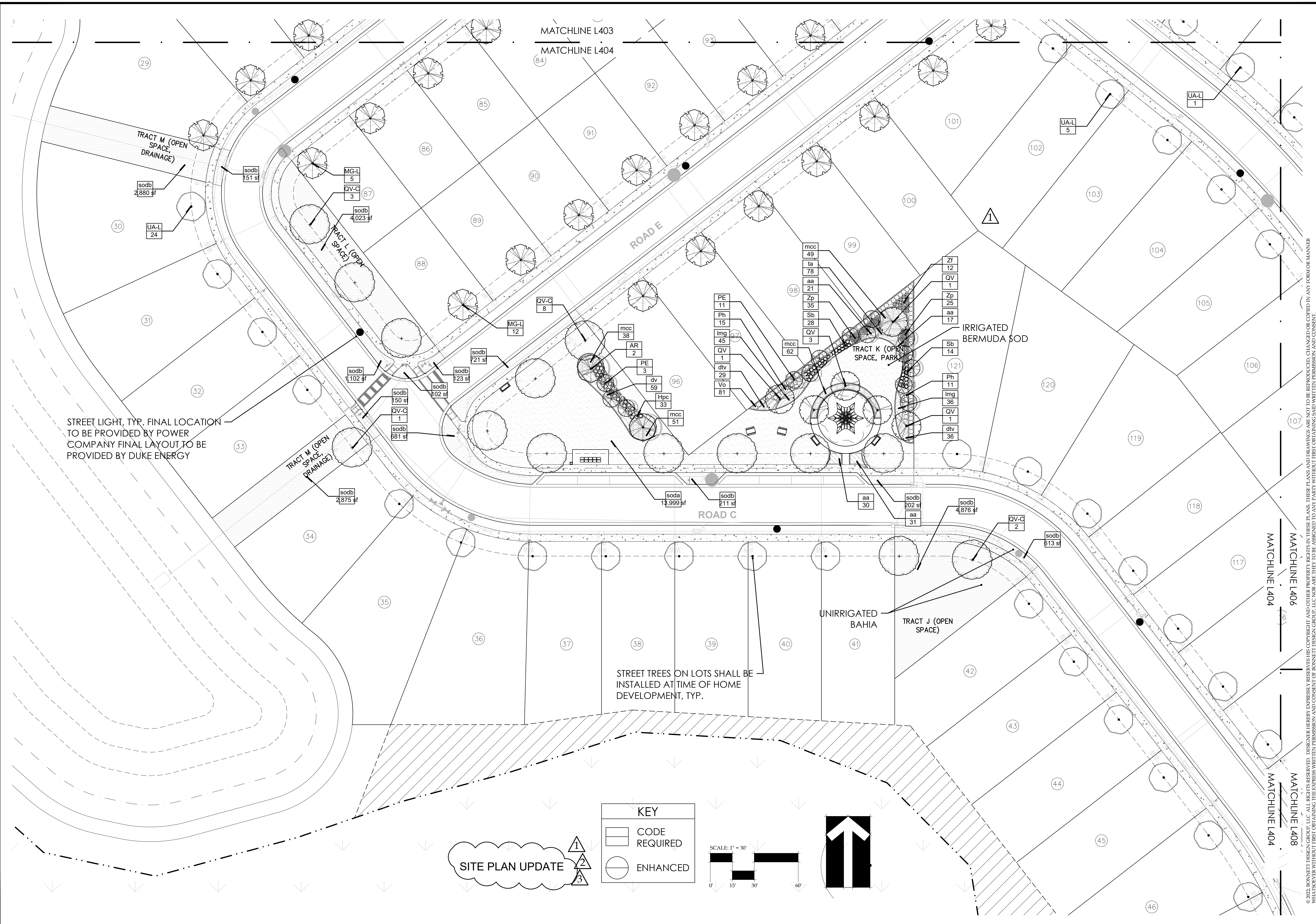
## PHASE 1

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CHECKED BY: TWB  
JOB NUMBER: 2021.195  
FILE NAME: 2021.195\_LEN - HILLSIDE GROVE\_PHL\_LABASE

REVISIONS:  
1 City Comments 09-29-2022  
2 City Comments 11-17-2022  
3 City Comments 06-23-2023



# L404



MATCHLINE L403  
MATCHLINE L404

MATCHLINE L404  
MATCHLINE L406

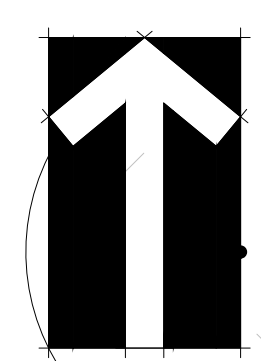
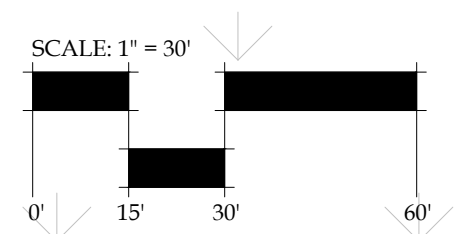
MATCHLINE L404  
MATCHLINE L408

STREET LIGHT, TYR. FINAL LOCATION  
TO BE PROVIDED BY POWER  
COMPANY FINAL LAYOUT TO BE  
PROVIDED BY DUKE ENERGY

STREET TREES ON LOTS SHALL BE  
INSTALLED AT TIME OF HOME  
DEVELOPMENT, TYP.

SITE PLAN UPDATE

KEY	
[Hatched Box]	CODE REQUIRED
[Circle]	ENHANCED



DRAWING PLOTTED: 7/15/2023 11:01 AM  
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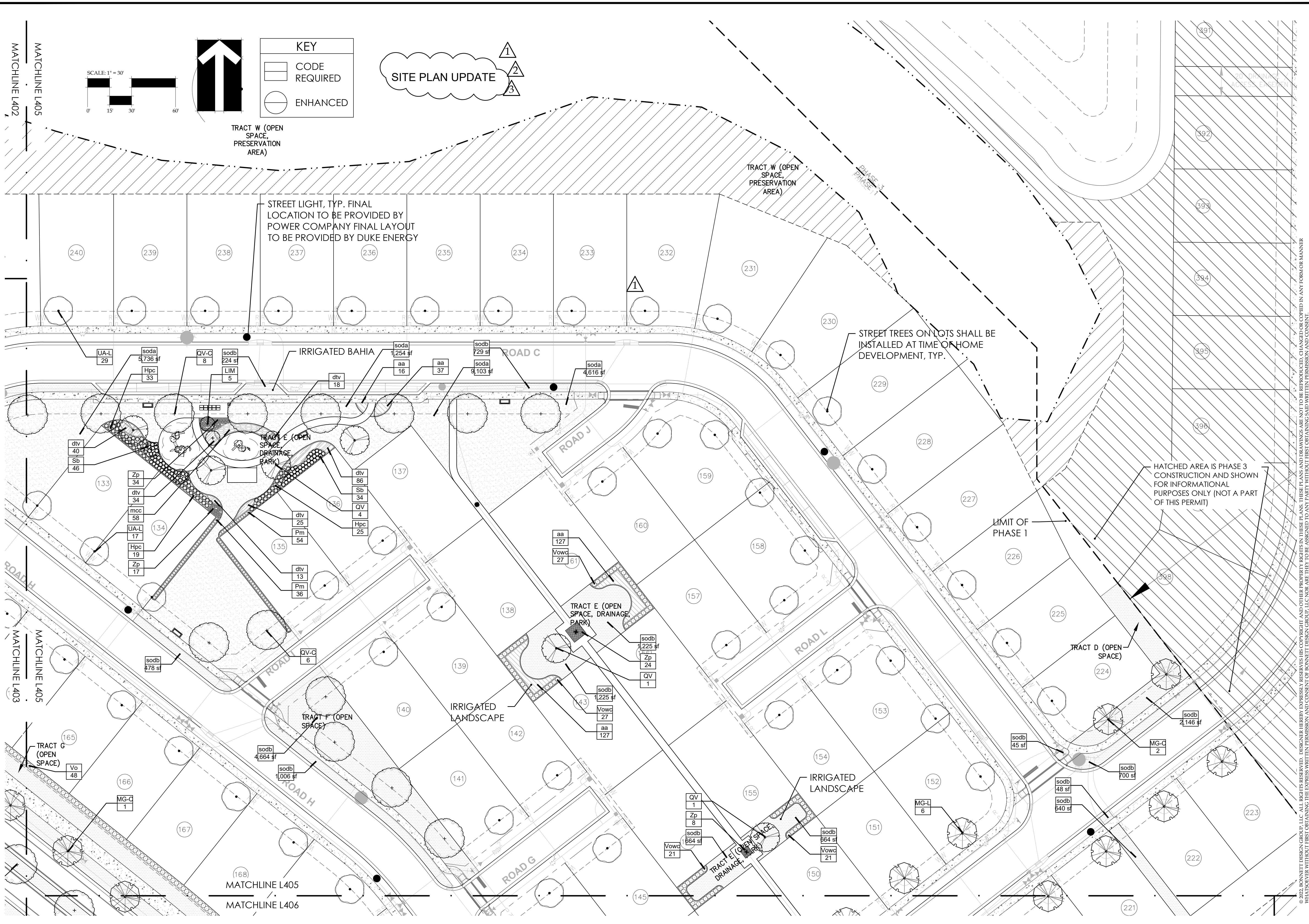
# Hillside Grove Landscape Architecture Easton & Associates HOWEY-IN-THE-HILLS, FLORIDA LANDSCAPE PLAN

## PHASE 1

DATE: May 27, 2022  
DRAWN BY: RTM  
CHECKED BY: TWB  
JOB NUMBER: 2021.195  
FILE NAME: 2021.195\_LEN - HILLSIDE GROVE\_PHL\_LABASE

REVISIONS:  
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▲ City Comments 06-23-2023

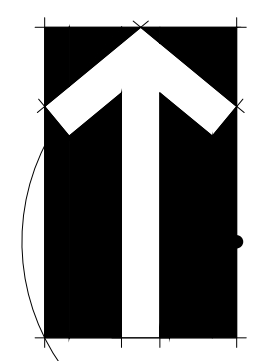
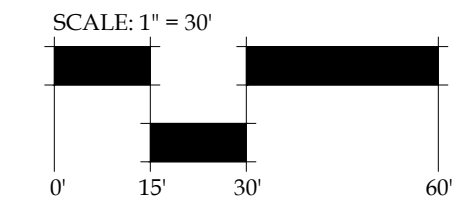
# L405



**KEY**

- CODE REQUIRED
- ENHANCED

SITE PLAN UPDATE



TRACT W (OPEN SPACE, PRESERVATION AREA)

TRACT W (OPEN SPACE, PRESERVATION AREA)

STREET LIGHT, TYP. FINAL LOCATION TO BE PROVIDED BY POWER COMPANY FINAL LAYOUT TO BE PROVIDED BY DUKE ENERGY

STREET TREES ON LOTS SHALL BE INSTALLED AT TIME OF HOME DEVELOPMENT, TYP.

HATCHED AREA IS PHASE 3 CONSTRUCTION AND SHOWN FOR INFORMATIONAL PURPOSES ONLY (NOT A PART OF THIS PERMIT)

LIMIT OF PHASE 1

TRACT E (OPEN SPACE, DRAINAGE, PARK)

TRACT D (OPEN SPACE)

TRACT F (OPEN SPACE)

TRACT G (OPEN SPACE)

MATCHLINE L405

MATCHLINE L406

MATCHLINE L402

MATCHLINE L403

MATCHLINE L405

DRAWING PLOTTED: 7/12/2023 11:02 PM  
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# Hillside Grove Landscape Architecture Easton & Associates HOWEY-IN-THE-HILLS, FLORIDA LANDSCAPE PLAN

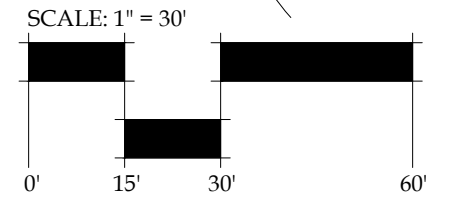
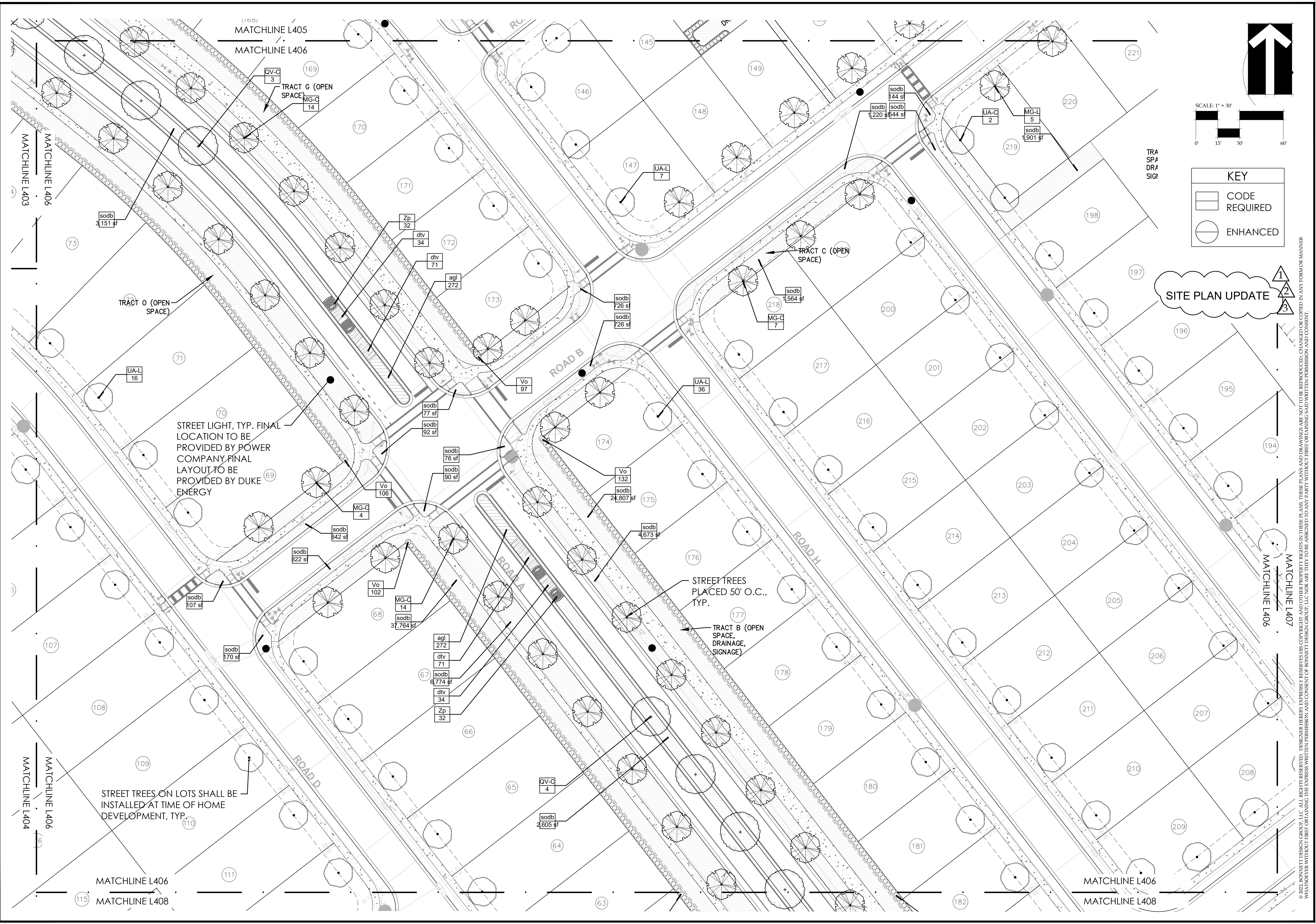
## PHASE 1

DATE: May 27, 2022  
DRAWN BY: RTM  
CHECKED BY: TWB  
JOB NUMBER: 2021.195  
FILE NAME: 2021.195\_LIN - HILLSIDE GROVE\_PHL\_LABASE

REVISIONS:	
▲	City Comments 09-29-2022
▲	City Comments 11-17-2022
▲	City Comments 06-23-2023

Todd W. Bonnett, RLA, P.L. 00007276

# L406



KEY	
	CODE REQUIRED
	ENHANCED

SITE PLAN UPDATE

- 1
- 2
- 3

DRAWING CREATED: 7/12/2021 11:04 AM  
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# Hillside Grove Landscape Architecture Easton & Associates HOWEY-IN-THE-HILLS, FLORIDA LANDSCAPE PLAN

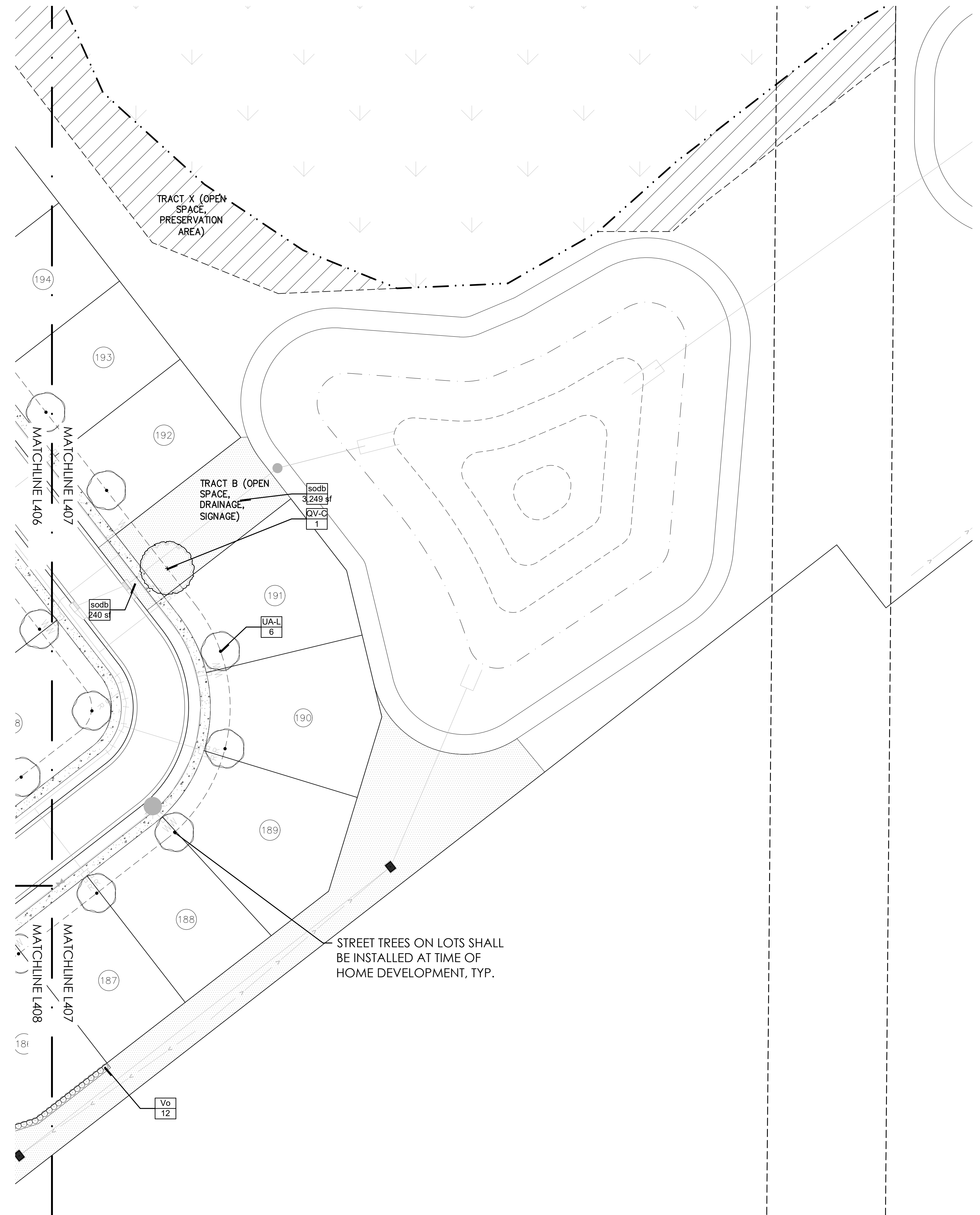
## PHASE 1

DATE: May 27, 2022  
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JOB NUMBER: 2021.195  
FILE NAME: 2021.195\_LEN - HILLSIDE GROVE\_PHL\_LABASE

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3 City Comments 06-23-2023

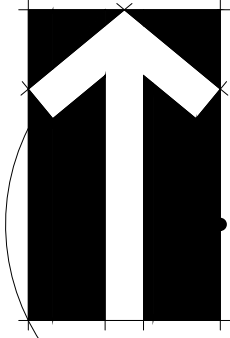
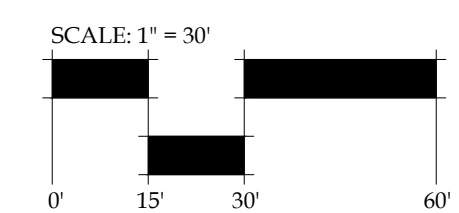
Todd W. Bonnett, R.L.A. P.L. 00007276

# L407



1  
2  
3  
SITE PLAN UPDATE

KEY	
	CODE REQUIRED
	ENHANCED



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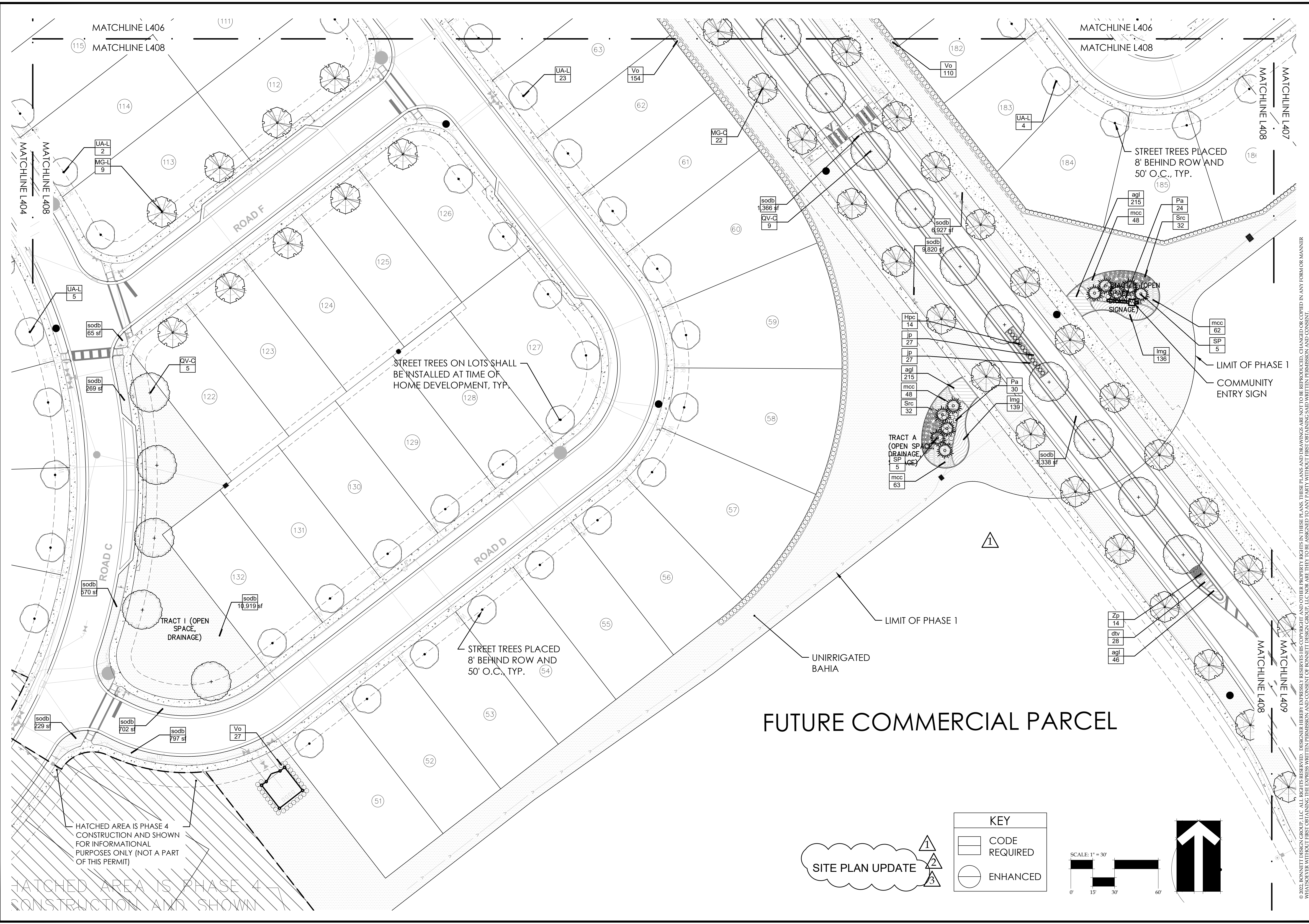
# Hillside Grove Landscape Architecture Easton & Associates HOWEY-IN-THE-HILLS, FLORIDA LANDSCAPE PLAN

## PHASE 1

DATE: May 27, 2022  
DRAWN BY: RTM  
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REVISIONS:  
▲ City Comments 09-29-2022  
▲ City Comments 11-17-2022  
▲ City Comments 06-23-2023

Todd W. Bonnett, RLA, P.L. 00007736

# L408



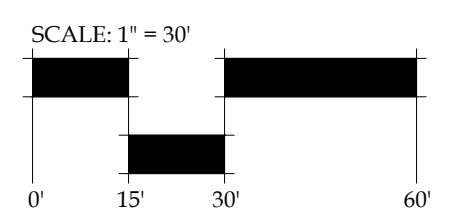
STREET TREES ON LOTS SHALL BE INSTALLED AT TIME OF HOME DEVELOPMENT, TYP.

STREET TREES PLACED 8' BEHIND ROW AND 50' O.C., TYP.

STREET TREES PLACED 8' BEHIND ROW AND 50' O.C., TYP.

### FUTURE COMMERCIAL PARCEL

KEY	
[Symbol]	CODE REQUIRED
[Symbol]	ENHANCED



SITE PLAN UPDATE

HATCHED AREA IS PHASE 4 CONSTRUCTION AND SHOWN FOR INFORMATIONAL PURPOSES ONLY (NOT A PART OF THIS PERMIT)

HATCHED AREA IS PHASE 4 CONSTRUCTION AND SHOWN

DRAWING PLOTTED: 7/15/2023 11:08 PM  
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# Hillside Grove Landscape Architecture Easton & Associates HOWEY-IN-THE-HILLS, FLORIDA LANDSCAPE PLAN

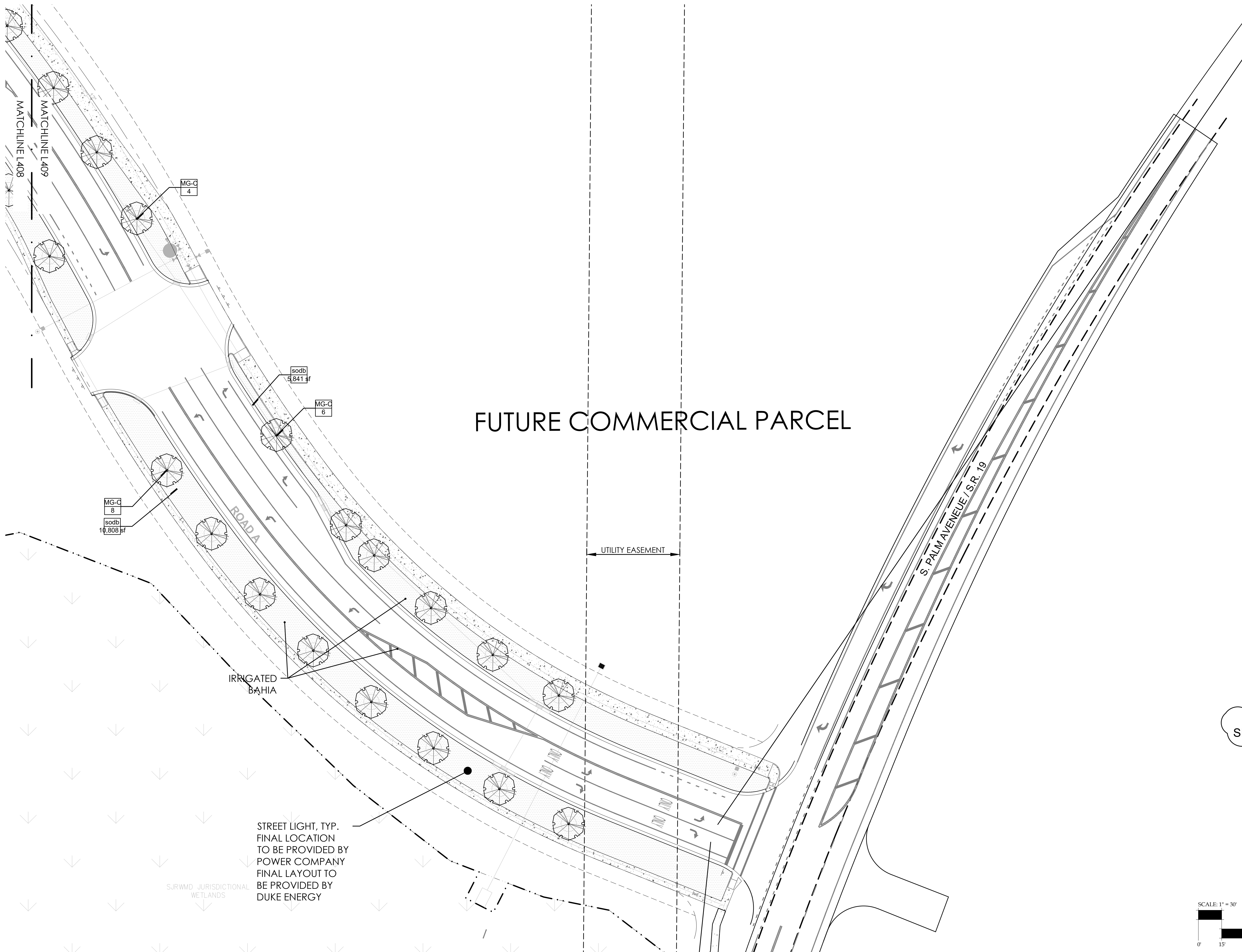
## PHASE 1

DATE: May 27, 2022  
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FILE NAME: 2021.195\_LEN - HILLSIDE GROVE\_PHL\_LABASE

REVISIONS:  
1 City Comments 09-29-2022  
2 City Comments 11-17-2022  
3 City Comments 06-23-2023

Todd W. Bonnett, RLA, P.L. 0007726

# L409



### FUTURE COMMERCIAL PARCEL

UTILITY EASEMENT

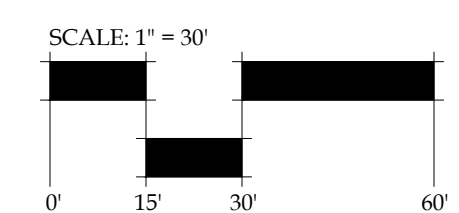
IRRIGATED BAHIA

STREET LIGHT, TYP. FINAL LOCATION TO BE PROVIDED BY POWER COMPANY  
FINAL LAYOUT TO BE PROVIDED BY DUKE ENERGY

SURWMD JURISDICTIONAL WETLANDS

SITE PLAN UPDATE

KEY	
[Symbol]	CODE REQUIRED
[Symbol]	ENHANCED



DRAWING PLOTTED: 7/15/2023 11:41:00 AM  
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**GENERAL REQUIREMENTS**

The Landscape Contractor shall be responsible for all materials and all work as called for on the landscape plans. The list of plant quantities accompanying the plans shall be used as guide only. If a discrepancy occurs between the plans and the plant list, the plans shall control.

The Landscape Contractor shall warranty all trees for a period of one (1) year and shrubs and ground covers for a period of six (6) months from the time of final acceptance by Owner and Landscape Architect.

The Landscape Contractor shall be wholly responsible for the stability and plumb condition of all trees and shall be legally liable for any damage caused by the instability of any plant material. Staking of trees and palms, if required, shall be done utilizing a method agreed upon by the Landscape Architect.

The Landscape Contractor shall research plans and contact appropriate agencies to determine the location of any utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported to Landscape Architect or Owner immediately.

All plant material and sodded areas shall have an automatic underground irrigation system providing 100% coverage.

Positive drainage shall be maintained away from all structures on the site.

**PLANT SPECIFICATIONS**

All nursery stock plant material shall be Florida #1 or better in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition as published by the Florida Department of Agriculture and Consumer Services- Division of Plant Industry.

All plant material shall be planted, fertilized and mulched as per the plant details and planting specifications noted on the plans.

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are delivered to the site. The plants shall have tops which are good quality and in a healthy growing condition. Established container grown plant material shall be grown in that container sufficiently long enough for the new fibrous roots to have developed enabling the root mass to retain its shape when removed the container. Plants which have become root bound in the container are unacceptable.

All plant material that is not container grown shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants may be pruned prior to delivery only upon the approval of the Landscape Architect.

**FERTILIZER**

Two fertilizers shall be used on all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags bearing the manufacturer's statement of analysis. Granular fertilizer shall be a controlled release variety meeting the following requirements: sixteen percent (16%) nitrogen, four percent (4%) phosphorus, eight percent (8%) potassium, plus iron. Tablet fertilizer ("Agriform" or approved equal) in 21 gram size shall meet the following requirements: twenty percent (20%) nitrogen, ten percent (10%) phosphorus, five percent (5%) potassium.

**Application Rates:**

Plant size	16-4-8	"Agriform" tablet (21 grams)
1 gallon	1/4 lb.	1 tablet
3 gallon	1/3 lb.	2 tablets
7-15 gallon	1/2 lb.	4 tablets
1" - 6" caliper	2 lbs. per 1" caliper	2 tablets per 1" caliper
6" + caliper	3 lbs. per 1" caliper	2 tablets per 1" caliper

Sodded areas shall receive an application of the granular fertilizer (16-4-8) at a rate of 1/2 lb. of Nitrogen per 1,000 square feet of sod area.

"Palm Special" fertilizer shall be applied to all palms at installation at a rate of 1 1/2 lbs. per 100 square feet of canopy area. Palm fertilizer shall be a controlled release variety containing chelated micro nutrients and a ratio of N-P-K-Mg of 2:1:3:1.

**SOIL**

Planting soil for use in preparing the backfill material for planting pits shall be added a rate of fifty percent (50%) planting soil to fifty percent (50%) existing soil. This soil mix shall be used in all plant pits except Sabal Palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil of loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and be free of heavy clay, stones larger than 1" in diameter, noxious weeds and plants, sod, partially disintegrated debris, insects or any other undesirable material, plants or seeds that would be toxic or harmful to plant growth.

**MULCH**

All plant beds and tree watering basins shall be top dressed with three inches (3") of pine bark mini-nuggets mulch.

**SOD**

Refer to Landscape Plan for limits of sod.

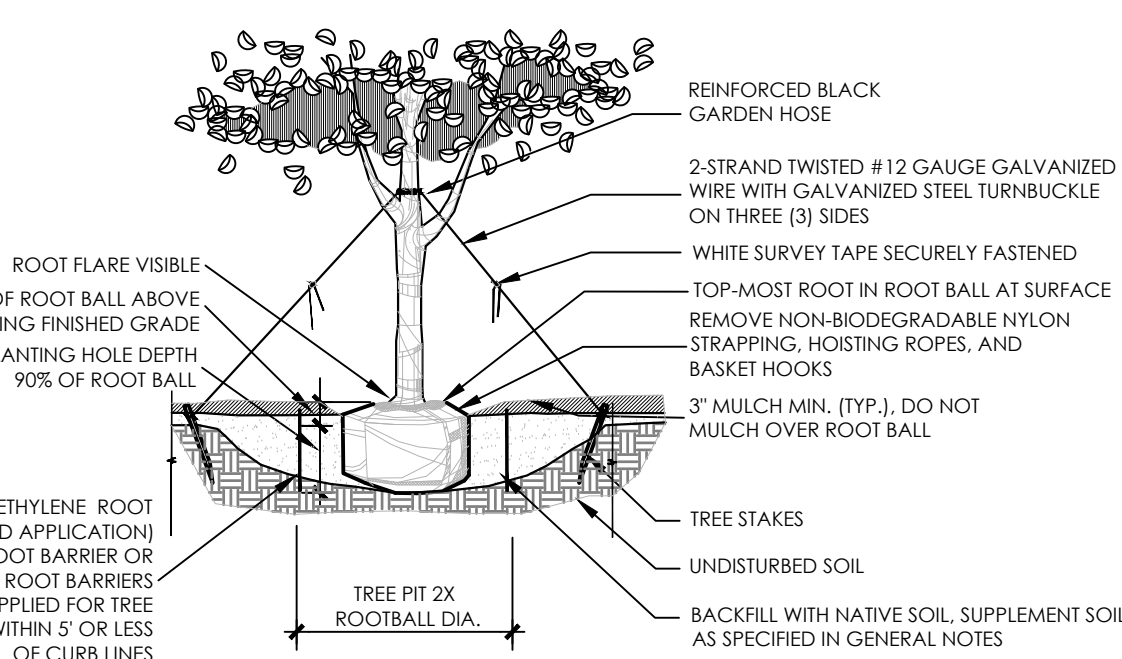
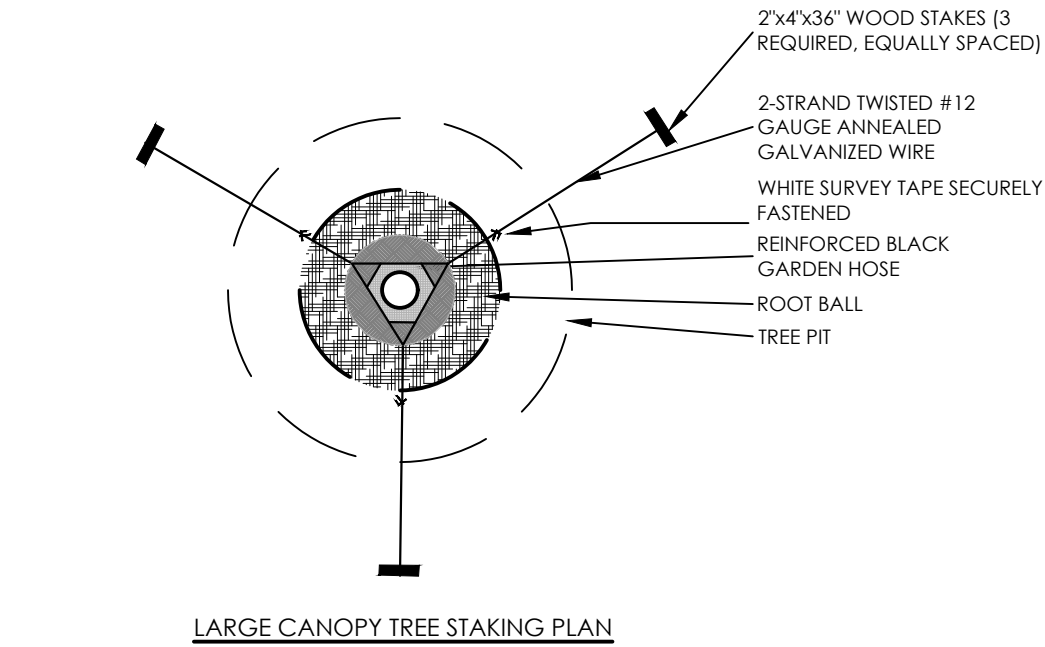
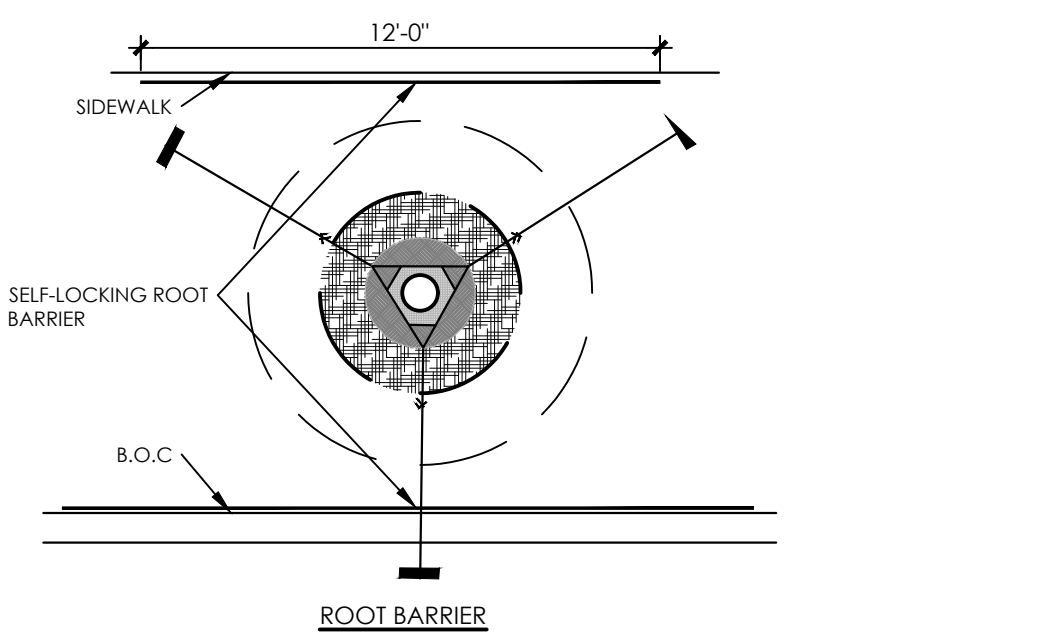
All areas disturbed by construction (including material staging, equipment storage, temporary facilities, site access, construction staff parking, etc.) beyond the minimum limits of sod as shown on the Landscape Plan shall be sodded as needed.

All lawn areas to receive sod shall be disked four (4) to six (6) inches and graded to establish a level finished grade ensuring positive drainage from all structures. All debris shall be removed from the site.

Sod shall be free of weeds and pests. It shall be laid evenly with tight fitting joints and rolled. The sod shall contain moist soil which does not fall apart or tear when lifted.

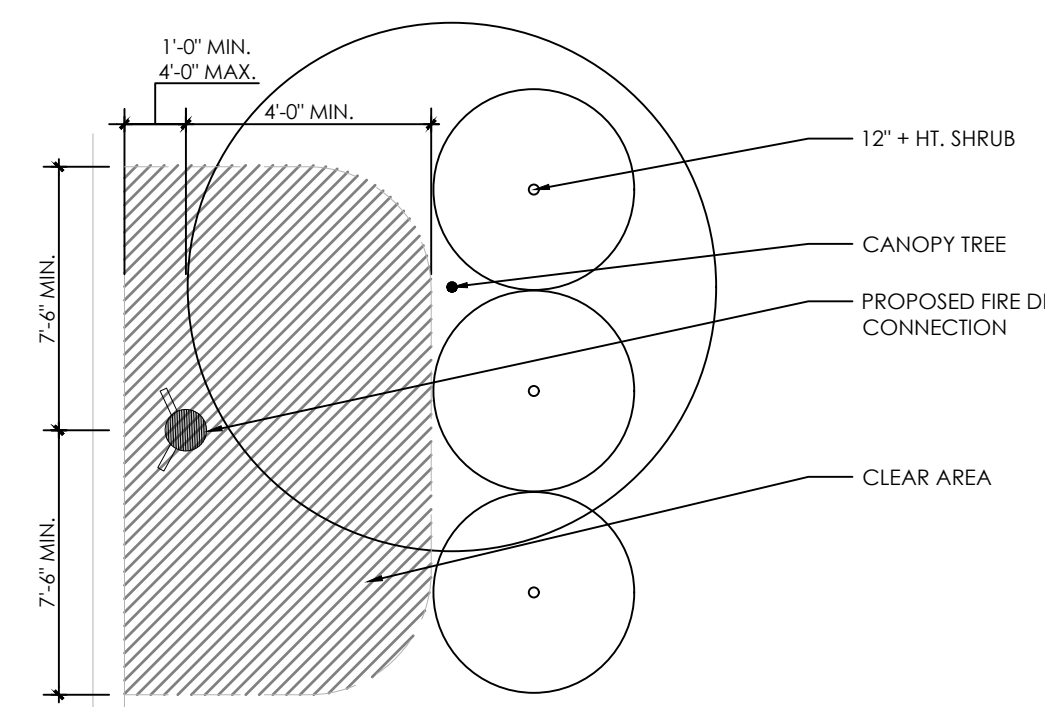
See plant list for specific sod species and locations.

See 'Fertilizer' for requirements of all sodded areas.

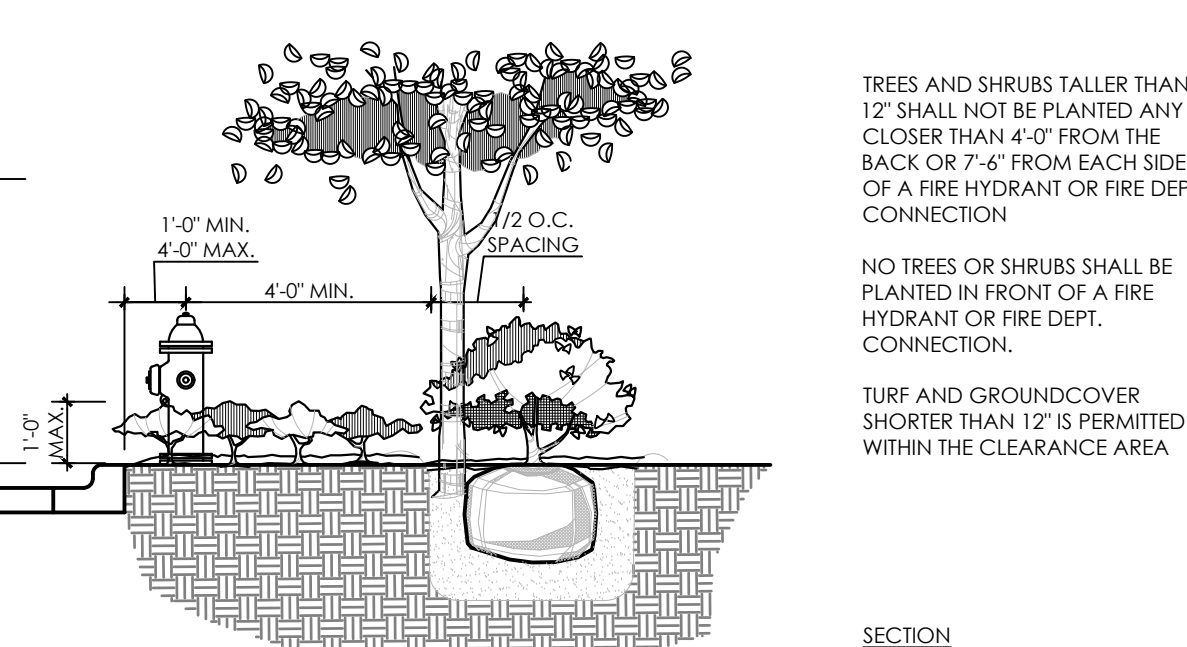


**LARGE CANOPY TREE PLANTING DETAIL**

N.T.S.



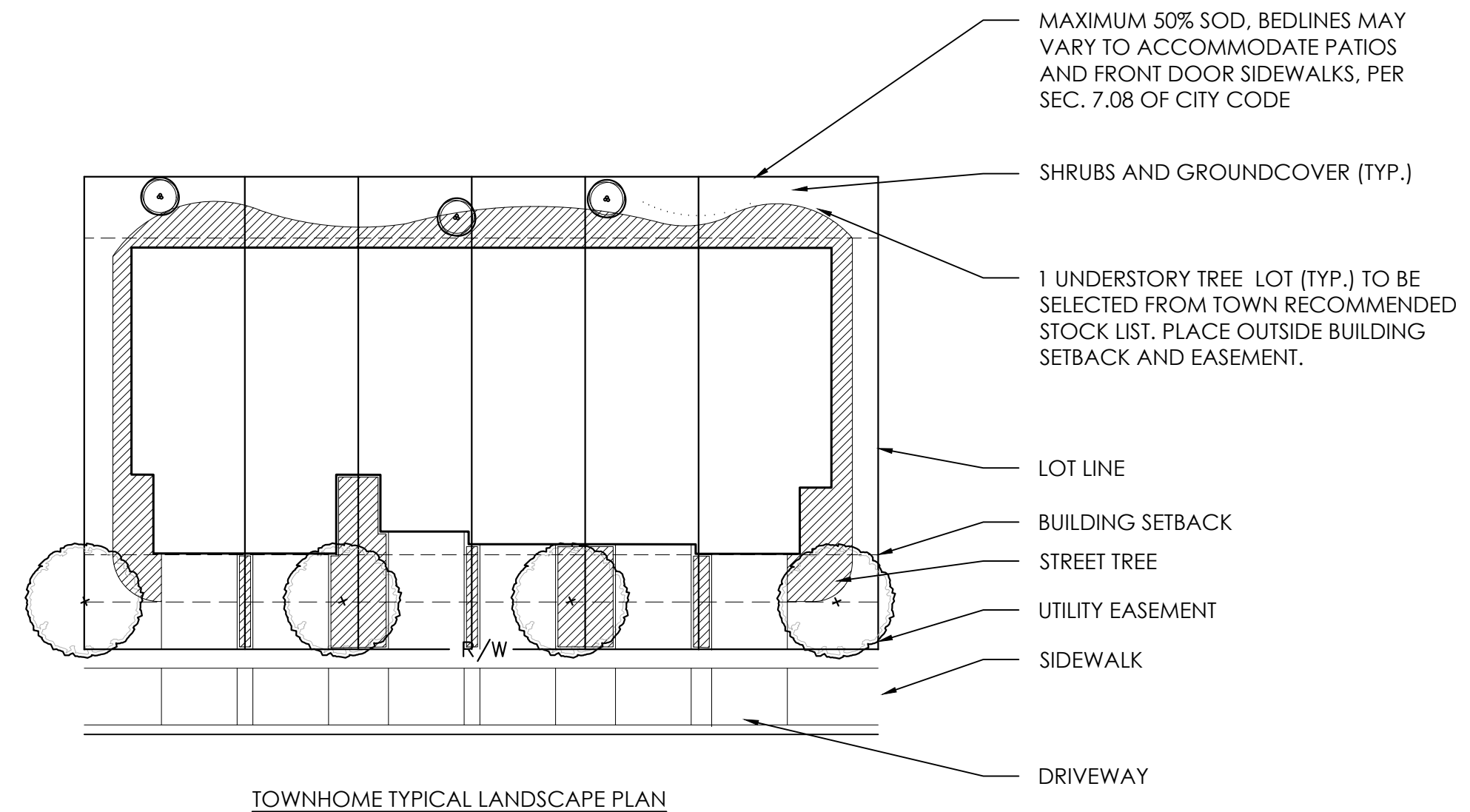
**PLAN**



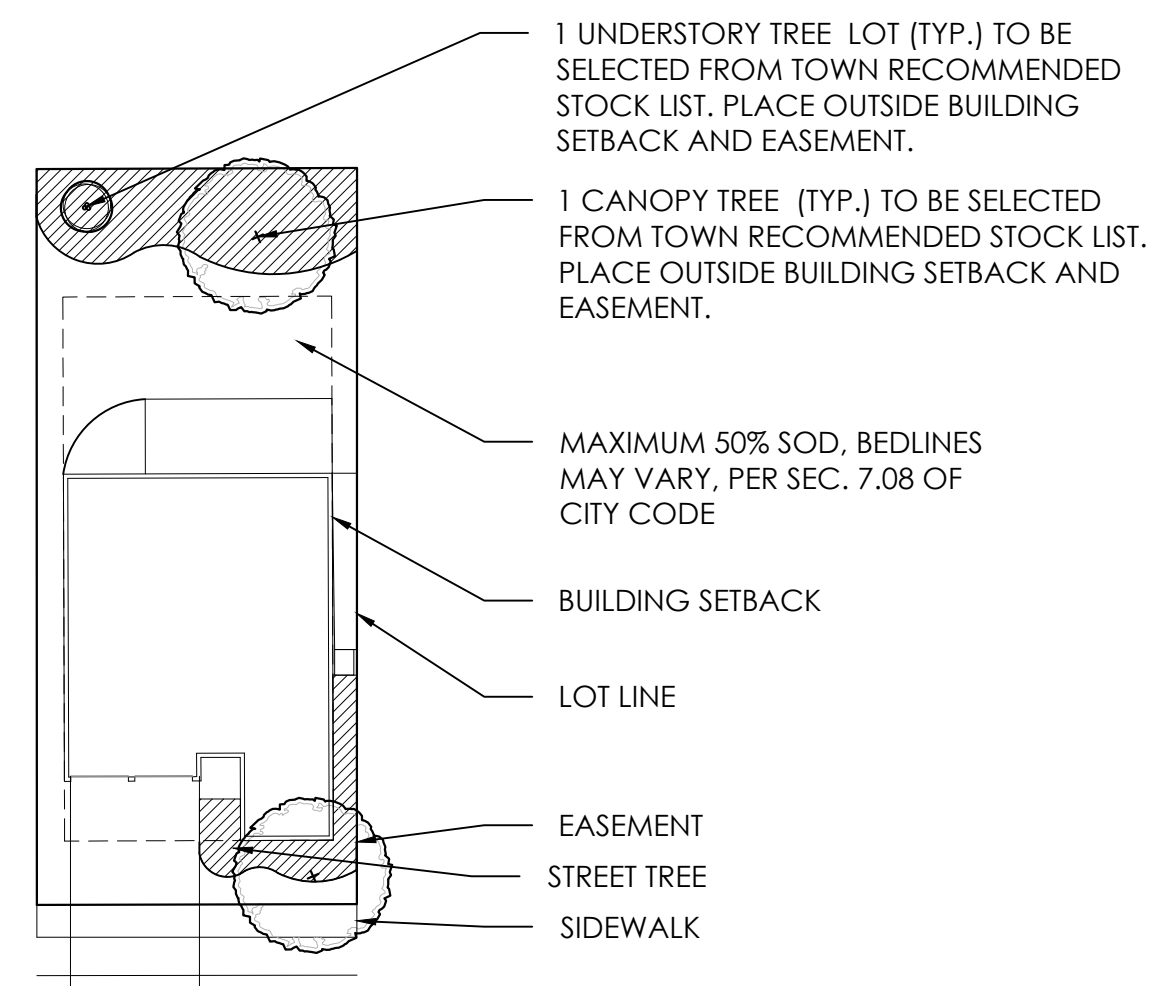
**SECTION**

**TYPICAL PLANTING AT FIRE HYDRANT**

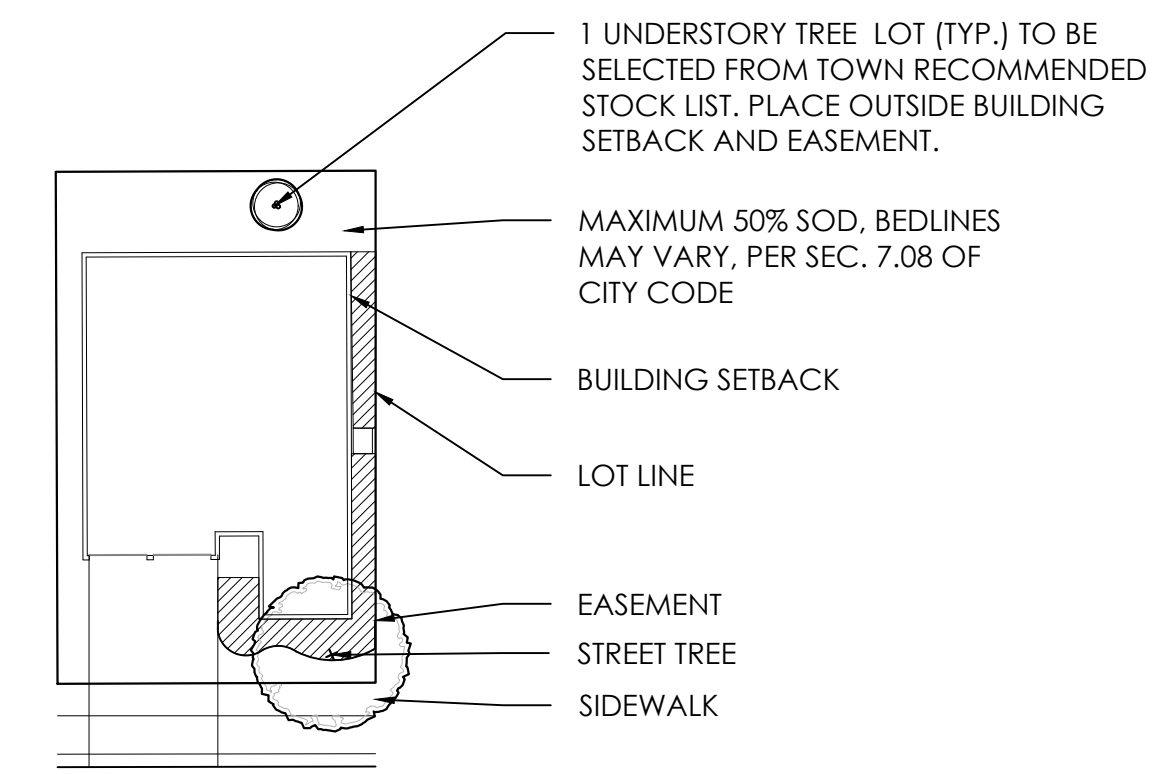
N.T.S.



**TOWNHOME TYPICAL LANDSCAPE PLAN**



**TYPICAL LOT WITH TREES**



**TYPICAL LOT WITH TREES, 50'X80'**

NOTE: TREE SUPPORT MATERIALS SHALL BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. THIS IS USUALLY DONE AFTER 6 MONTHS FOR SHADE TREES AND 1 YEAR FOR PALM TREES.

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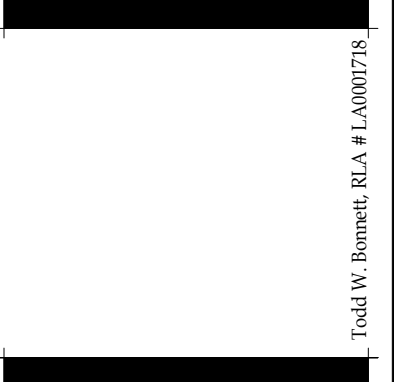
400 South Orlando Ave, Suite 201  
Maitland, FL 32751  
407.622.1588 voice

**Hillside Grove**  
**Landscape Architecture**  
**Easton & Associates**  
HOWEY-IN-THE-HILLS, FLORIDA  
**LANDSCAPE DETAILS & NOTES**

**PHASE 1**

DATE: May 27, 2022  
DRAWN BY: RTM  
CHECKED BY: TWB  
JOB NUMBER: 2021.195  
FILE NAME: 2021.195-LEN - HILLSIDE GROVE\_PHL\_LABASE

REVISIONS:  
△ City Comments 09-29-2022



**L410**





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# Hillside Grove Landscape Architecture Easton & Associates HOWEY-IN-THE-HILLS, FLORIDA OVERALL IRRIGATION PLAN

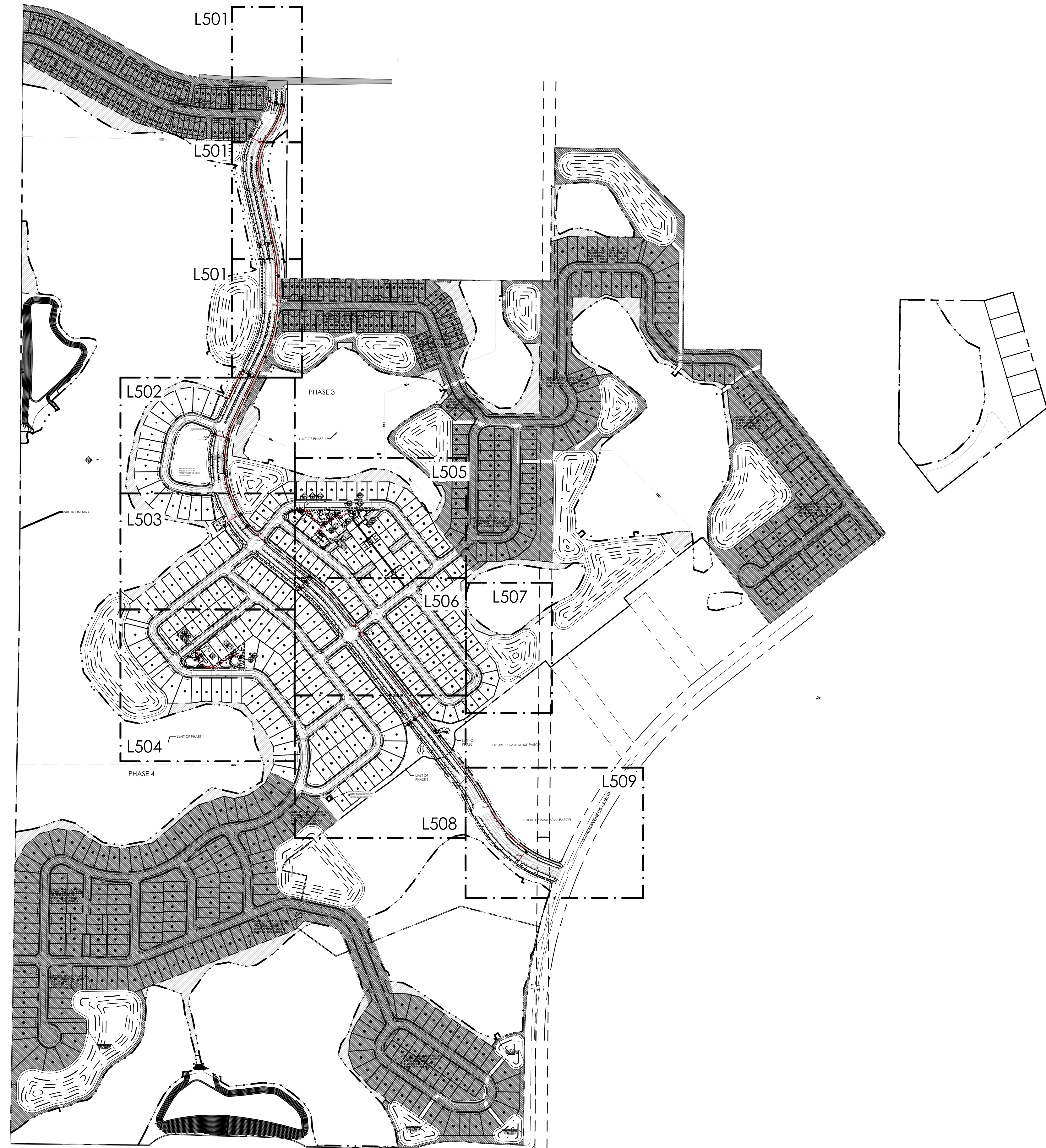
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DATE: May 27, 2022  
DRAWN BY: LWS  
CHECKED BY: TWB  
JOB NUMBER: 2021.195  
FILE NAME: 21.195\_LEN - HILLSIDE GROVE\_PHL\_IRBASE

REVISIONS:  
1 City Comments 09-29-2022  
2 City Comments 11-17-2022  
3 City Comments 06-23-2023

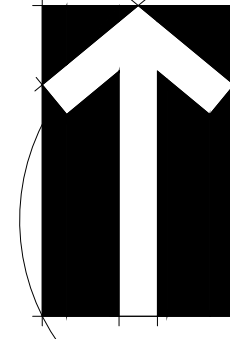
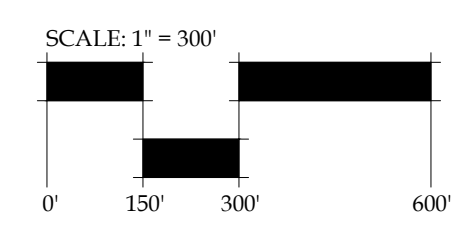


# L500



**SITE PLAN UPDATE**

NOTE: PER 7.06.03 IRRIGATION DESIGN AND INSTALLATION AFFIDAVITS, THIS IRRIGATION SYSTEM WILL COMPLY WITH THE STANDARDS OF HOWEY-IN-THE-HILLS WATER CONSERVATION PLAN, IRRIGATION STANDARDS.



DRAWING PLOTTED: 7/12/2023 11:41:15 AM  
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Todd W. Bonnett, RLA, P.L. 00007376





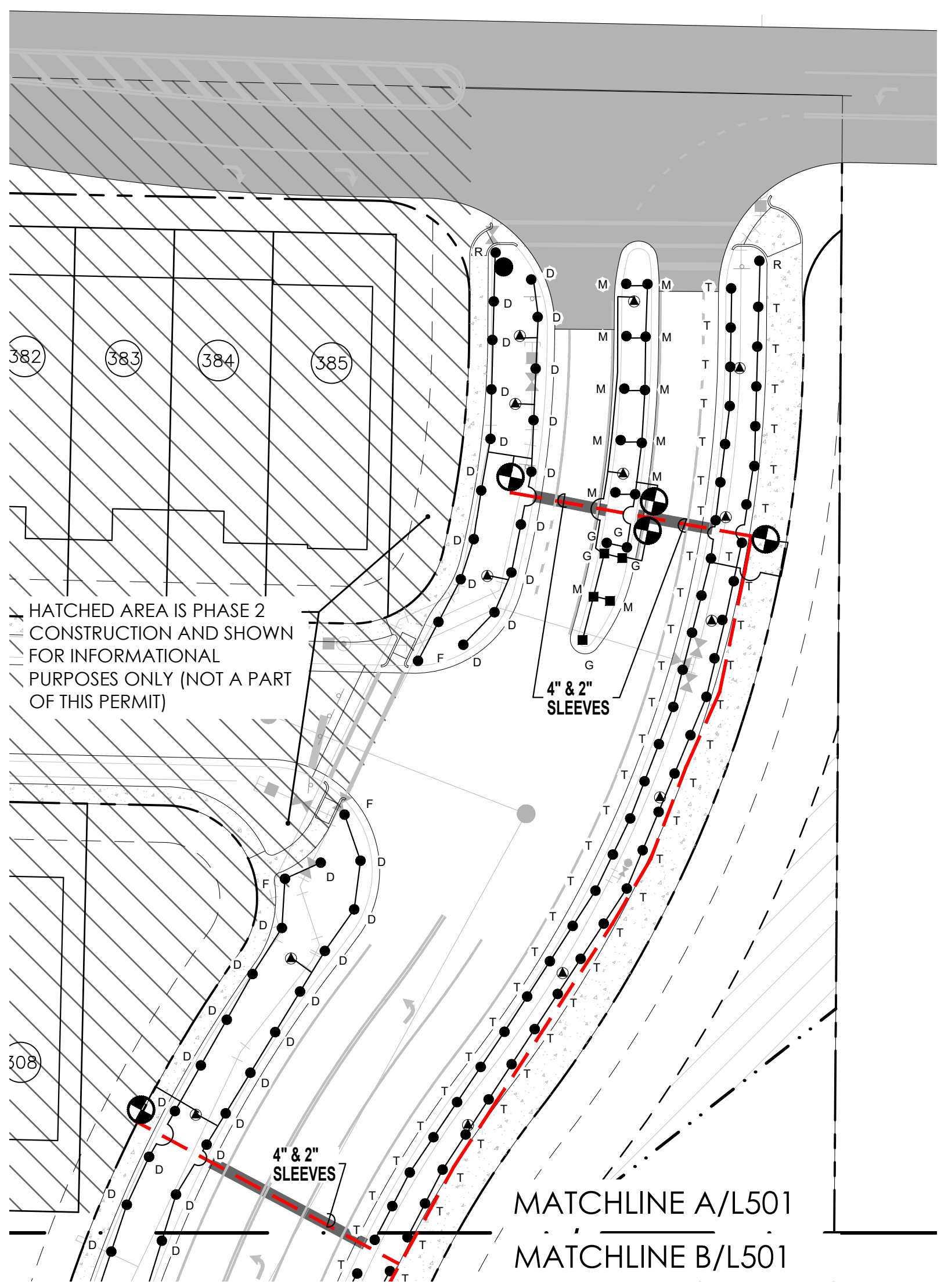
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407.622.1588 voice

# Hillside Grove Landscape Architecture Easton & Associates HOWEY-IN-THE-HILLS, FLORIDA IRRIGATION PLAN

## PHASE 1

DATE: May 27, 2022  
DRAWN BY: LWS  
CHECKED BY: TWB  
JOB NUMBER: 2021.195  
FILE NAME: 21.195\_LEN - HILLSIDE GROVE\_PHL\_IRRBASE  
REVISIONS:  
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City Comments 06-23-2023

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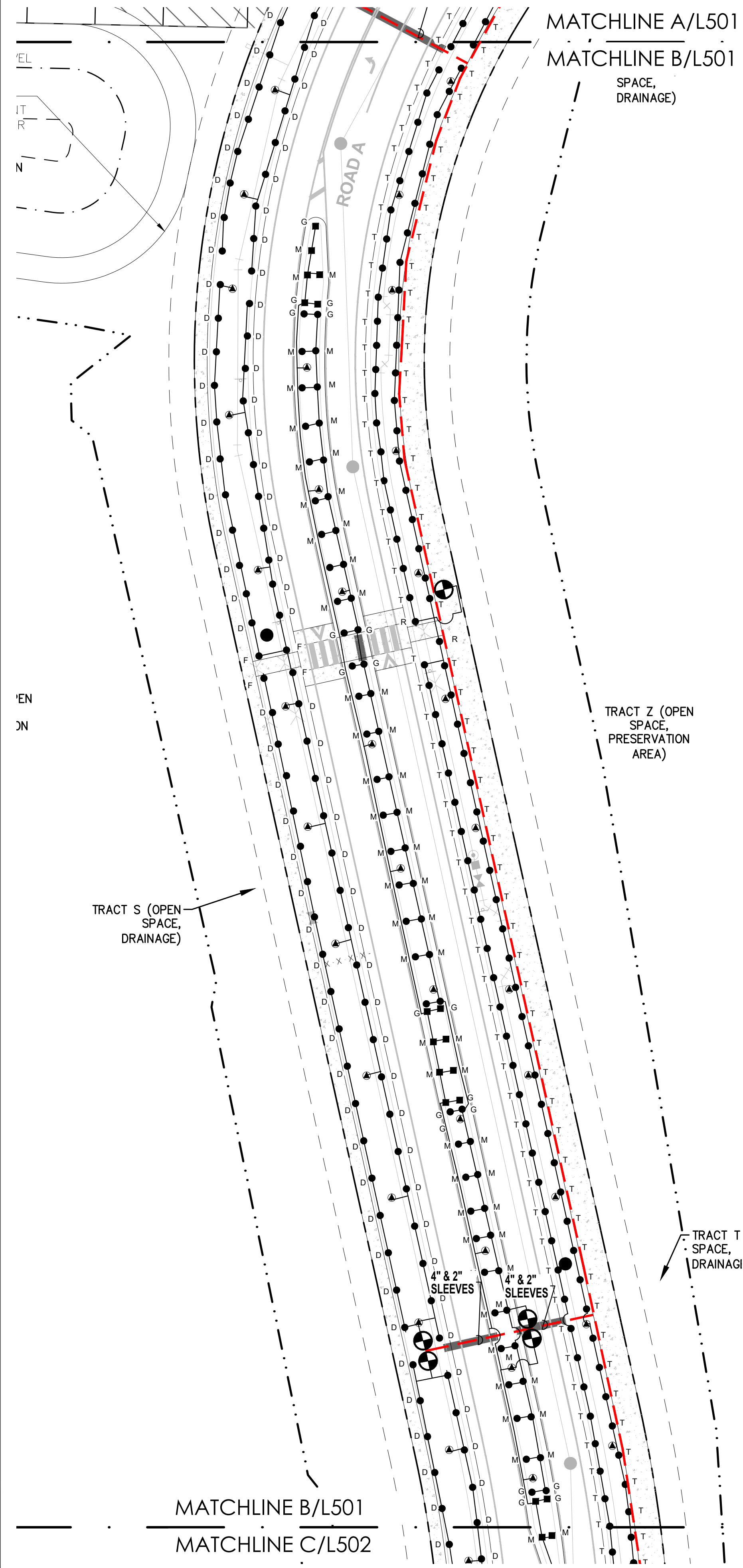
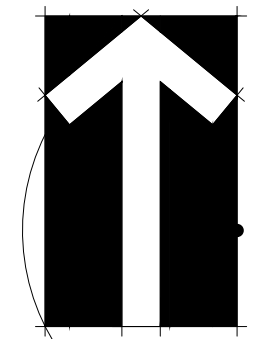
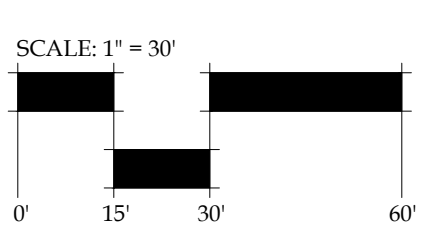


HATCHED AREA IS PHASE 2 CONSTRUCTION AND SHOWN FOR INFORMATIONAL PURPOSES ONLY (NOT A PART OF THIS PERMIT)

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MATCHLINE B/L501

### PLANT SHRUB HEAD NOTE

SPRAY HEADS WERE USED IN THE PLANT BEDS INSTEAD OF MICRO-IRRIGATION. THESE ZONES SHALL BE TURNED OFF AFTER THE PLANTS ARE ESTABLISHED.



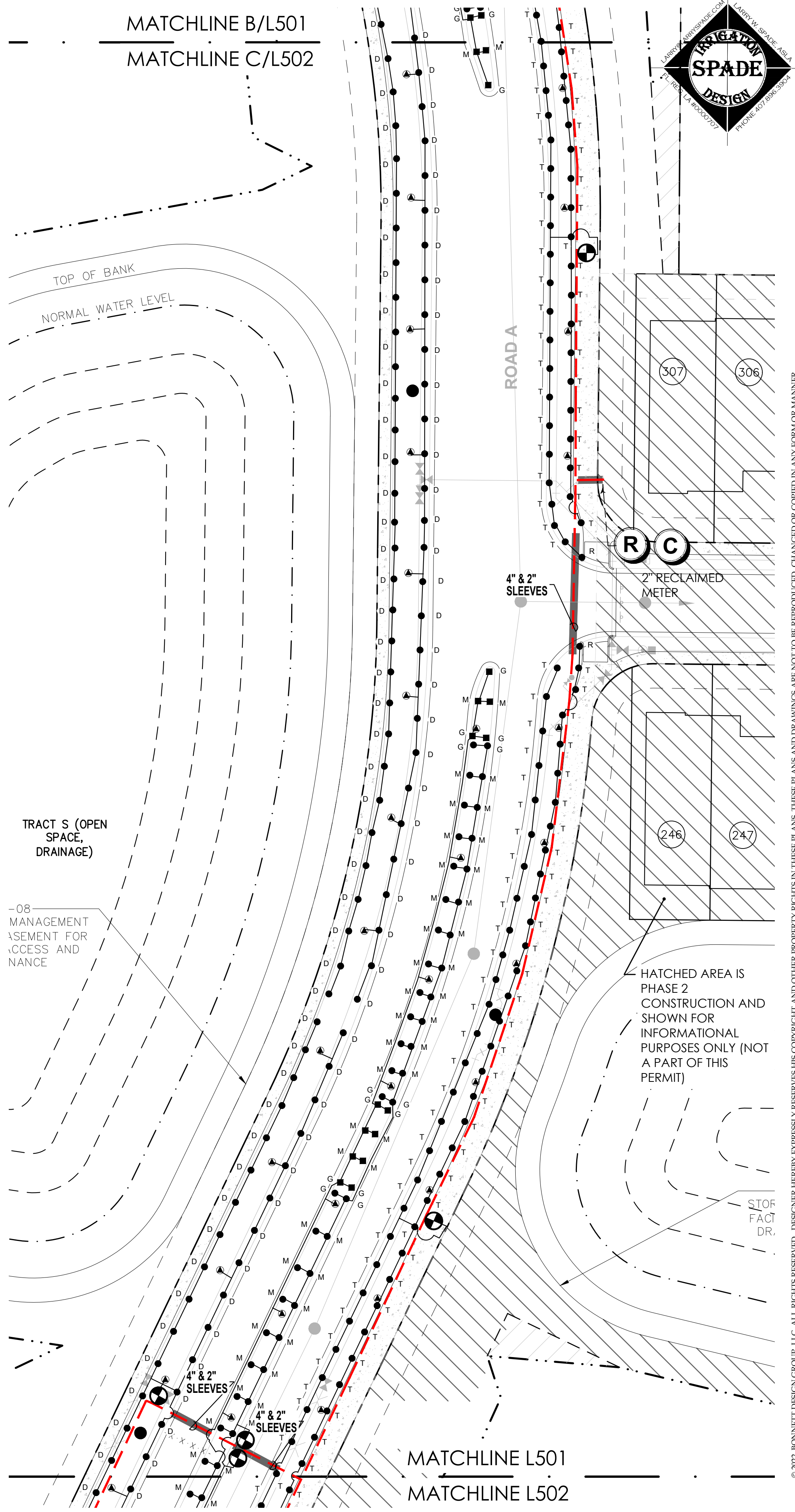
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DRAINAGE)

TRACT Z (OPEN  
SPACE,  
PRESERVATION  
AREA)

TRACT S (OPEN  
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DRAINAGE)

TRACT T  
SPACE,  
DRAINAGE)

MATCHLINE B/L501  
MATCHLINE C/L502



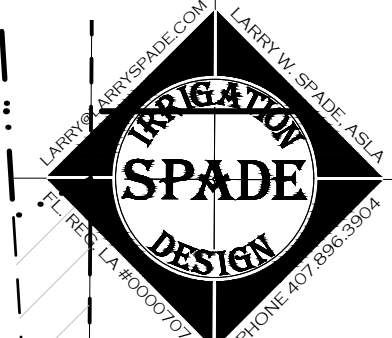
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TRACT S (OPEN  
SPACE,  
DRAINAGE)

-08  
MANAGEMENT  
ASSESSMENT FOR  
ACCESS AND  
EVACUATION

HATCHED AREA IS  
PHASE 2  
CONSTRUCTION AND  
SHOWN FOR  
INFORMATIONAL  
PURPOSES ONLY (NOT  
A PART OF THIS  
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MATCHLINE L502



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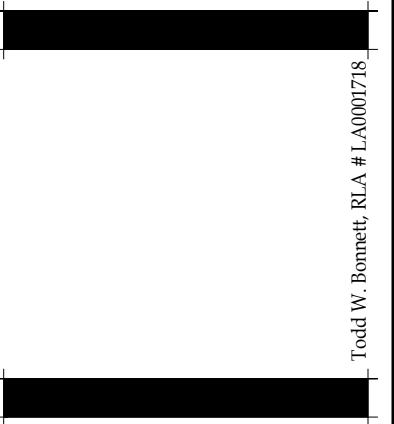
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Hillside Grove  
Landscape Architecture  
Easton & Associates  
HOWEY-IN-THE-HILLS, FLORIDA  
IRRIGATION PLAN

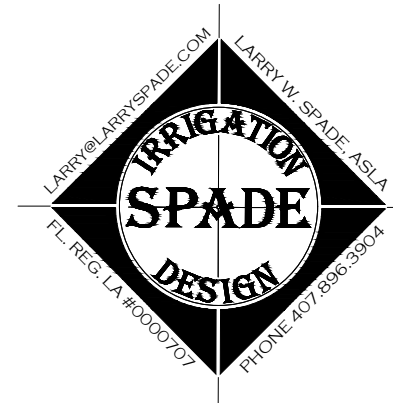
PHASE 1

DATE: May 27, 2022  
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JOB NUMBER: 2021.195  
FILE NAME: 21.195\_LEN - HILLSIDE GROVE\_PHL\_IRBASE

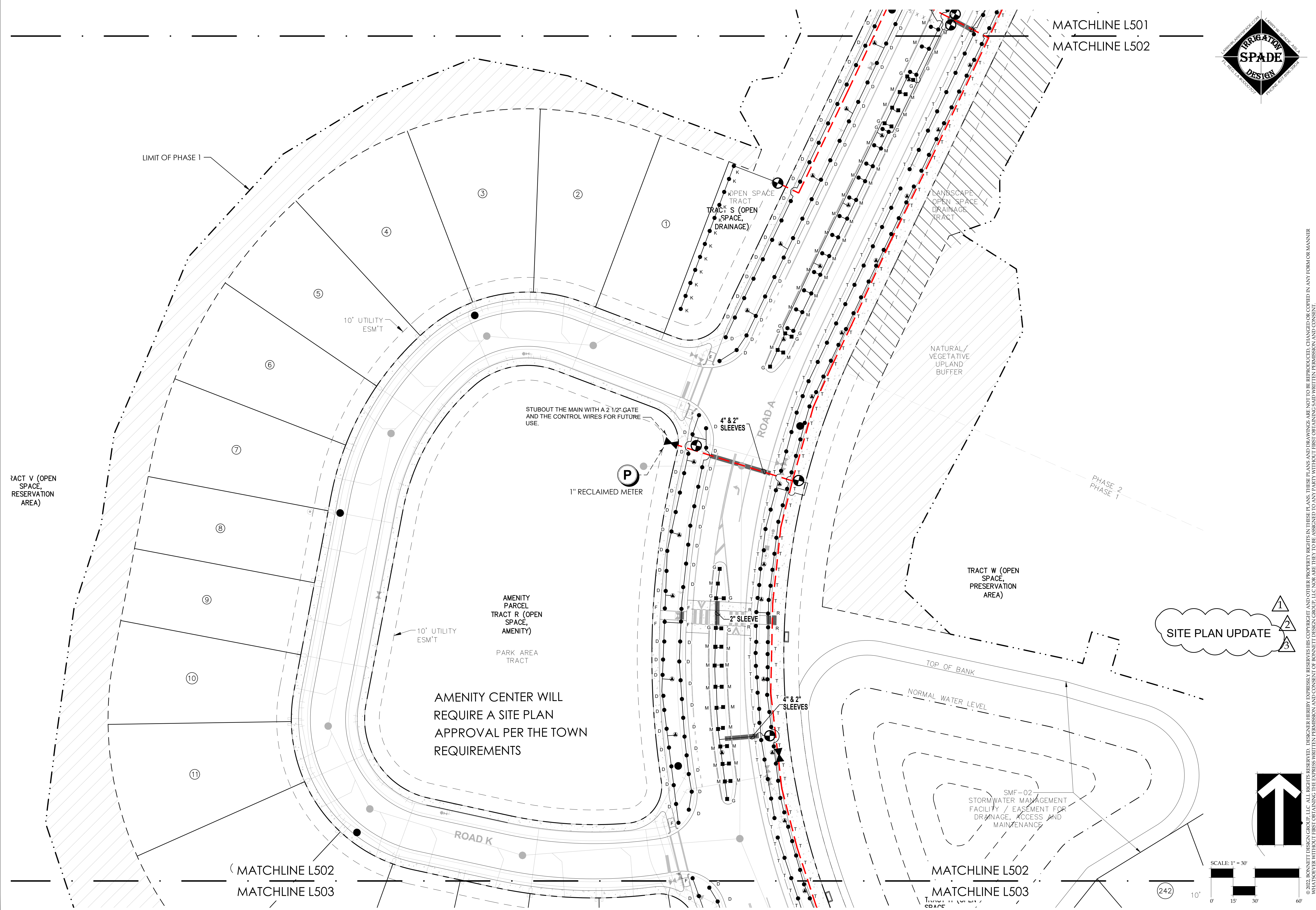
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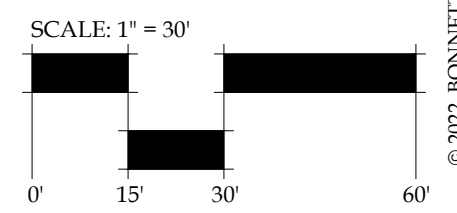
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SITE PLAN UPDATE



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# Hillside Grove Landscape Architecture Easton & Associates HOWEY-IN-THE-HILLS, FLORIDA IRRIGATION PLAN

## PHASE 1

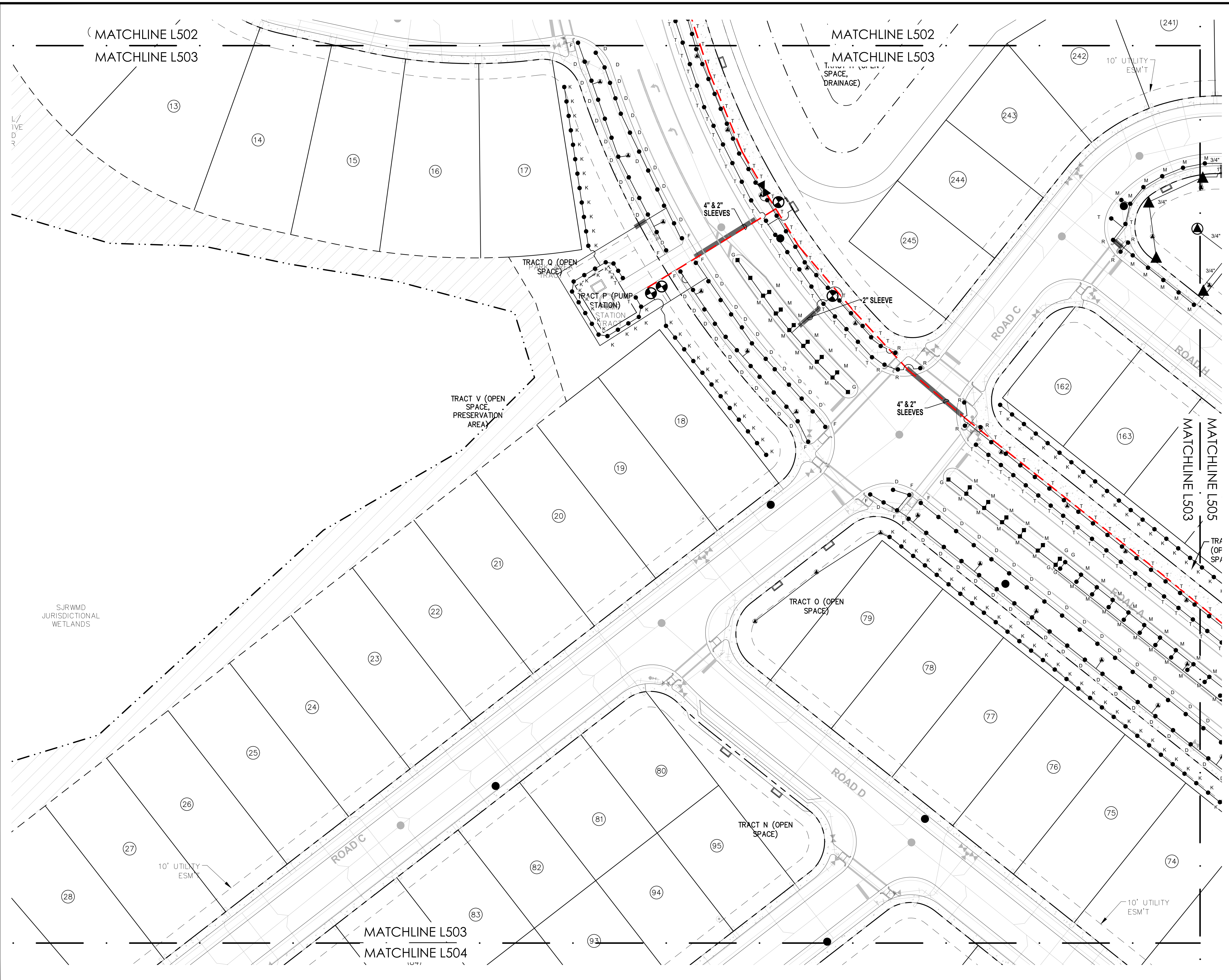
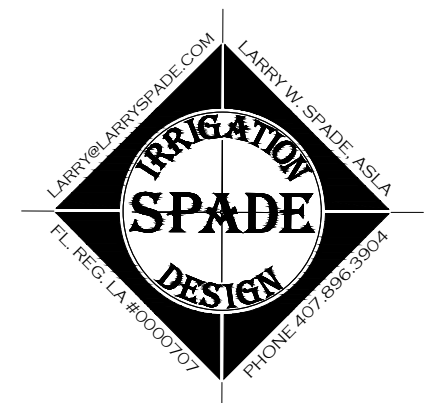
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FILE NAME: 21.195\_LEN - HILLSIDE GROVE\_PHL\_IRBASE

REVISIONS:  
▲ City Comments 09-29-2022  
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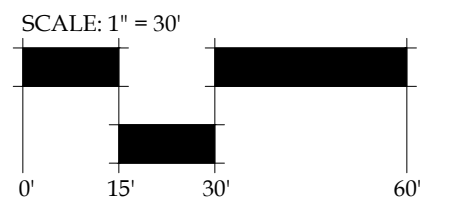
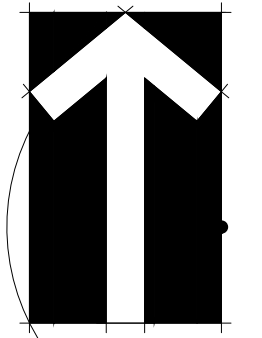


Todd W. Bonnett, RLA #14000779

# L503



SITE PLAN UPDATE



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# Hillside Grove Landscape Architecture Easton & Associates HOWEY-IN-THE-HILLS, FLORIDA IRRIGATION PLAN

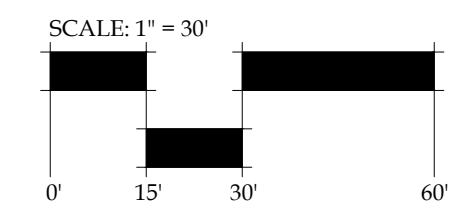
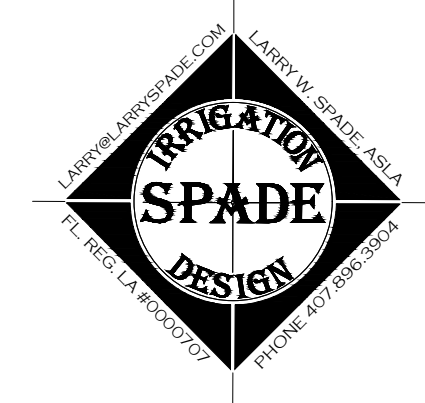
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DATE: May 27, 2022  
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FILE NAME: 21.195\_LEN - HILLSIDE GROVE\_PHL\_IRBASE

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# Hillside Grove Landscape Architecture Easton & Associates HOWEY-IN-THE-HILLS, FLORIDA IRRIGATION PLAN

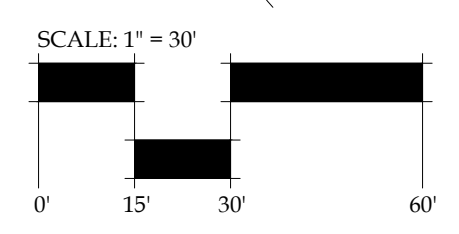
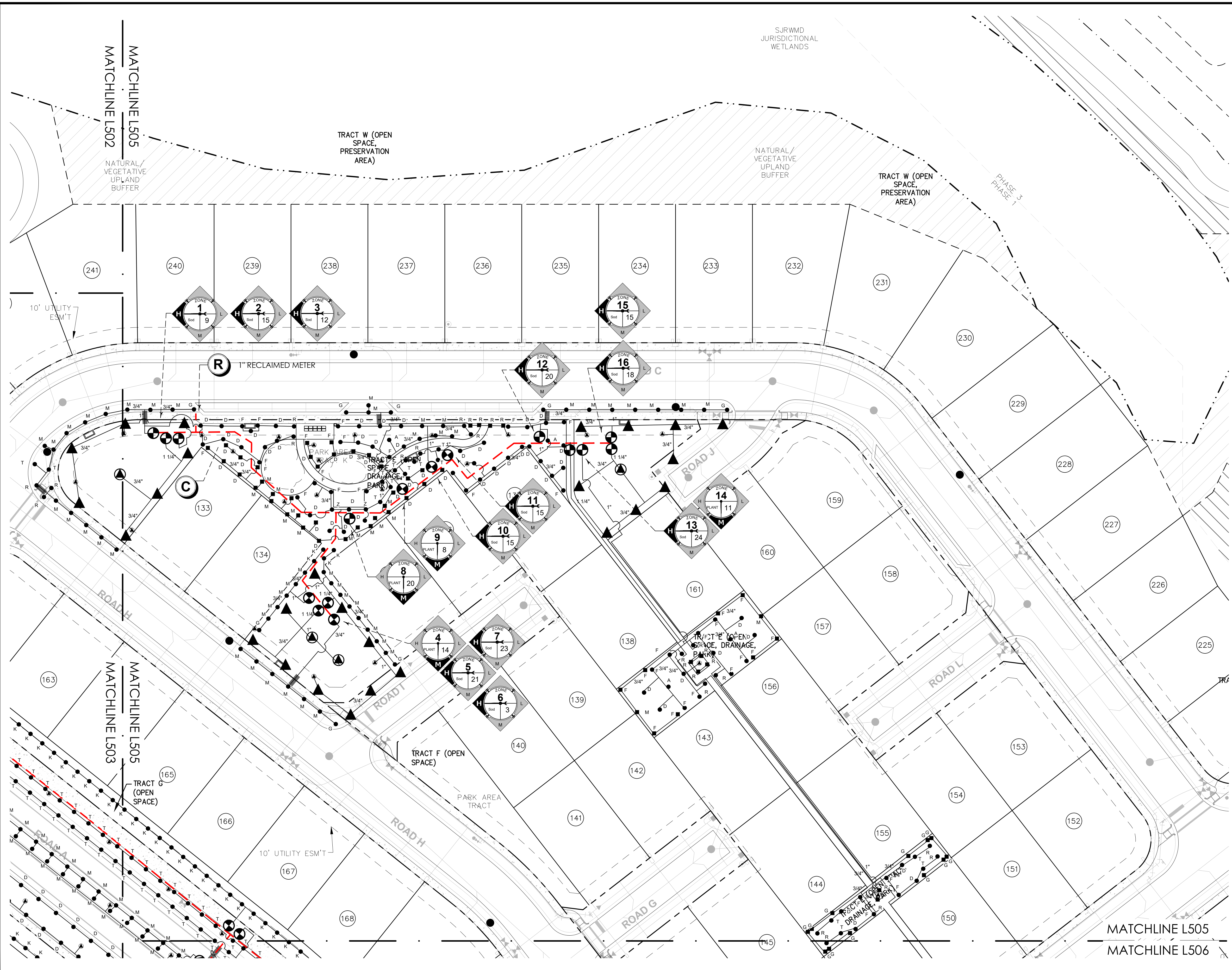
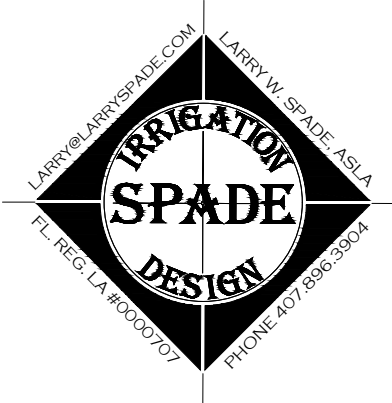
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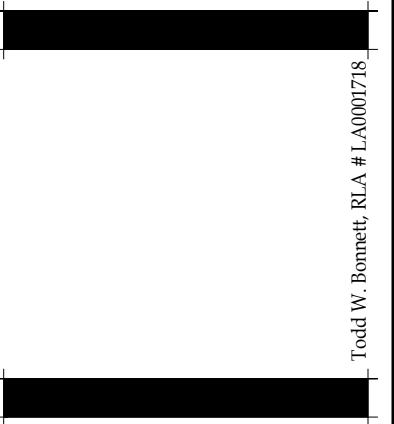
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# Hillside Grove Landscape Architecture Easton & Associates HOWEY-IN-THE-HILLS, FLORIDA IRRIGATION PLAN

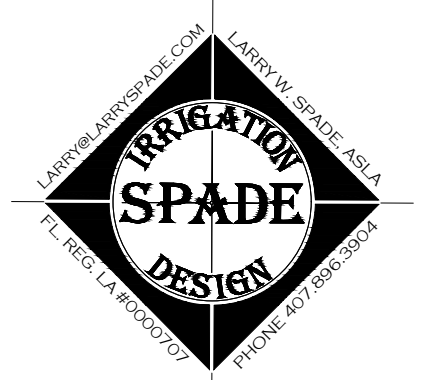
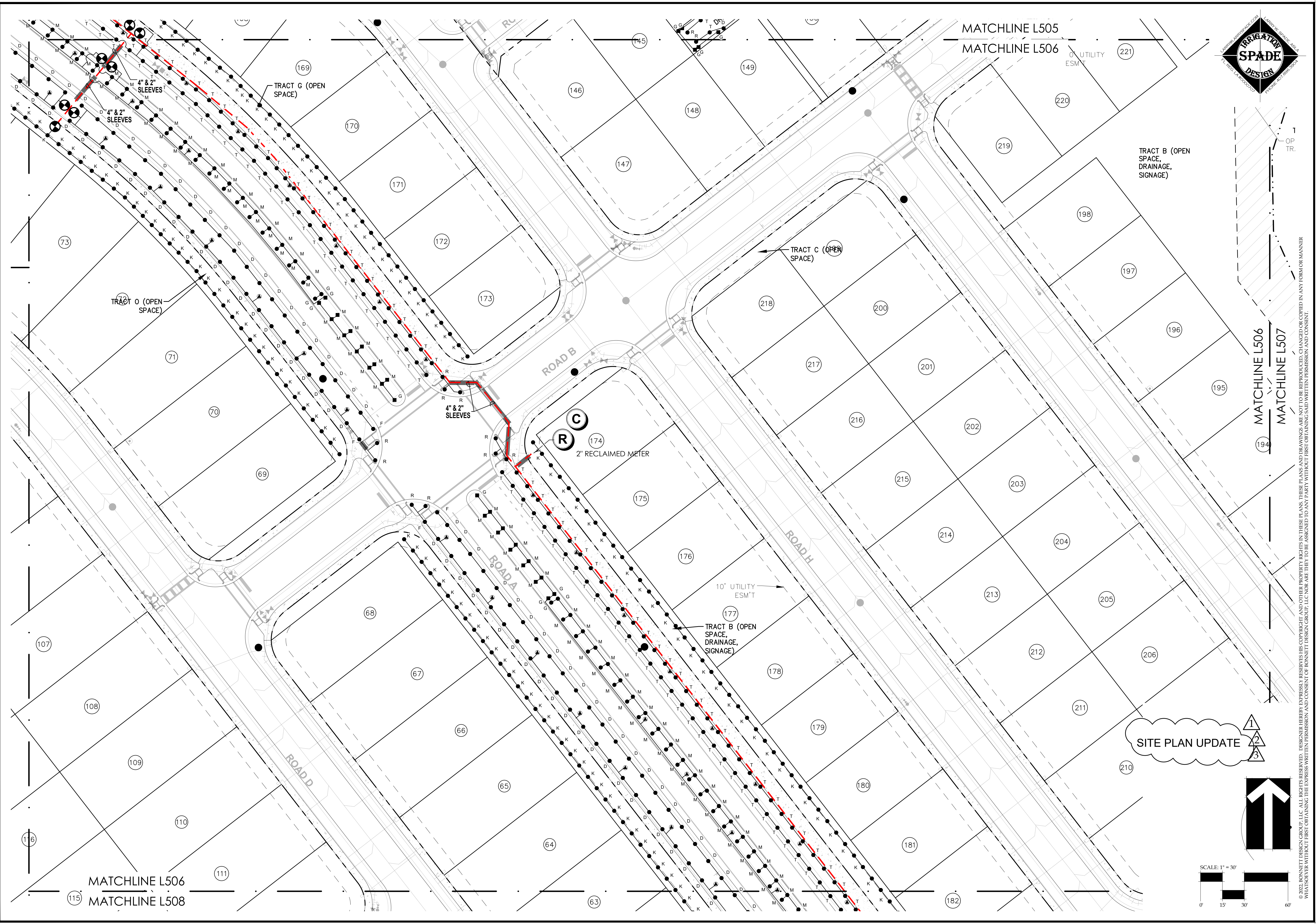
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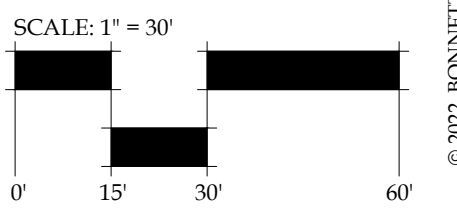
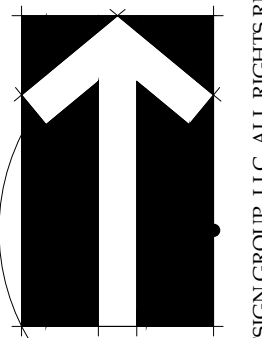
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SITE PLAN UPDATE



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# Hillside Grove Landscape Architecture Easton & Associates HOWEY-IN-THE-HILLS, FLORIDA IRRIGATION PLAN

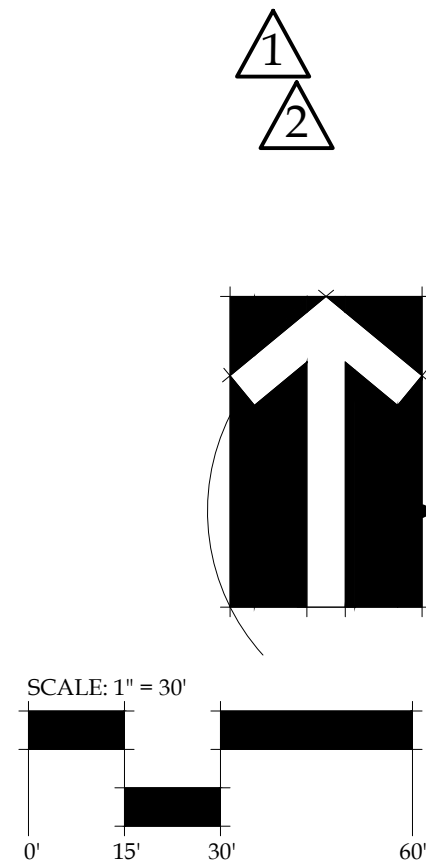
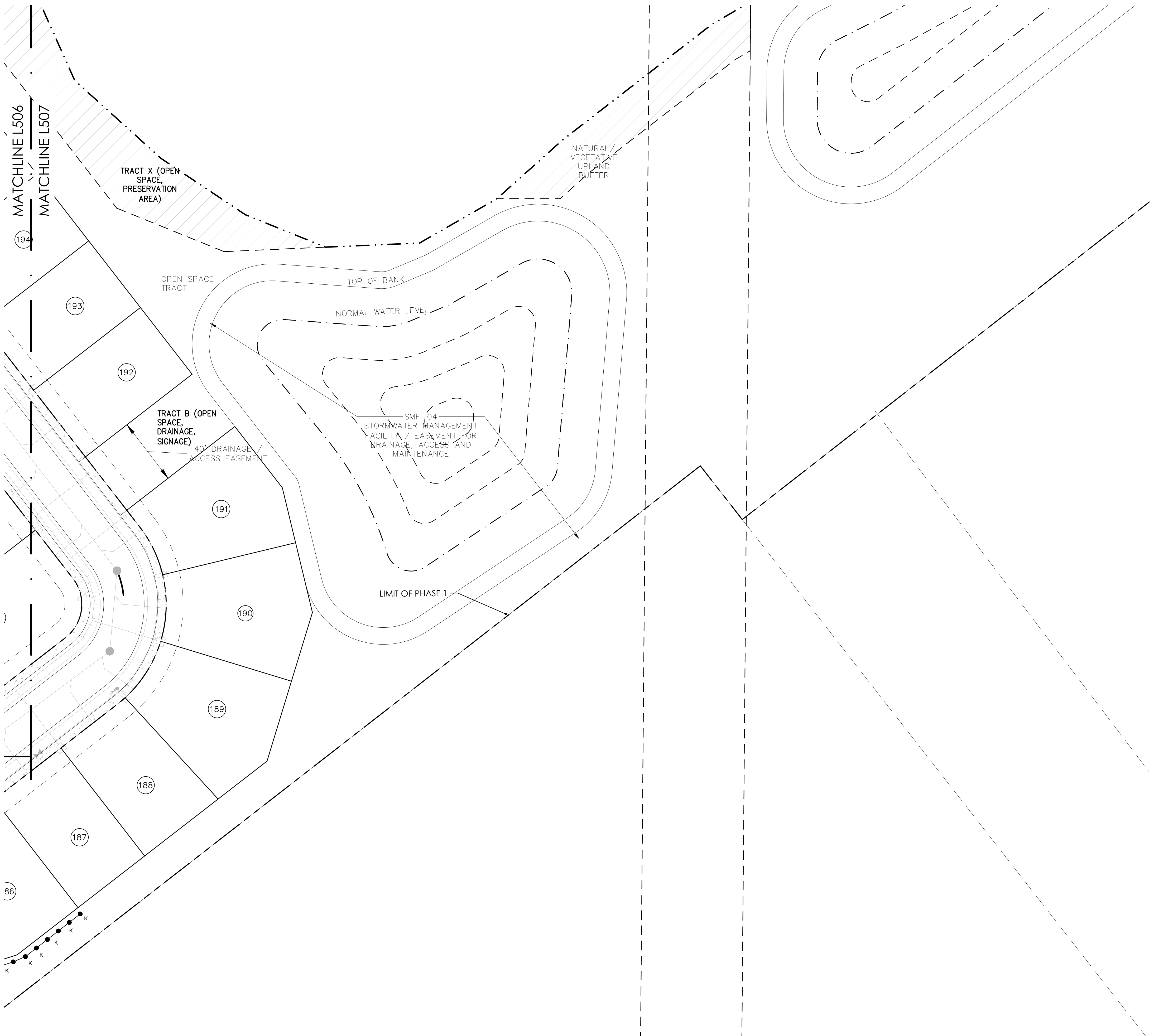
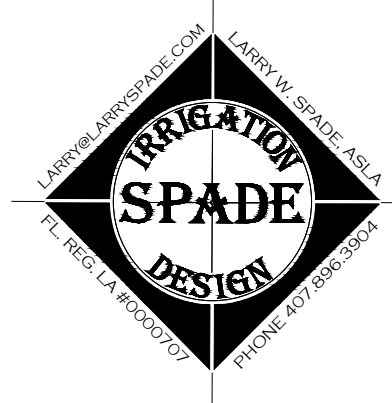
## PHASE 1

DATE: May 27, 2022  
DRAWN BY: LWS  
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JOB NUMBER: 2021.195  
FILE NAME: 21.195\_LEN - HILLSIDE GROVE\_PH1\_IRBASE

REVISIONS:  
▲ City Comments 09-29-2022  
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# L507



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# Hillside Grove Landscape Architecture Easton & Associates HOWEY-IN-THE-HILLS, FLORIDA IRRIGATION PLAN

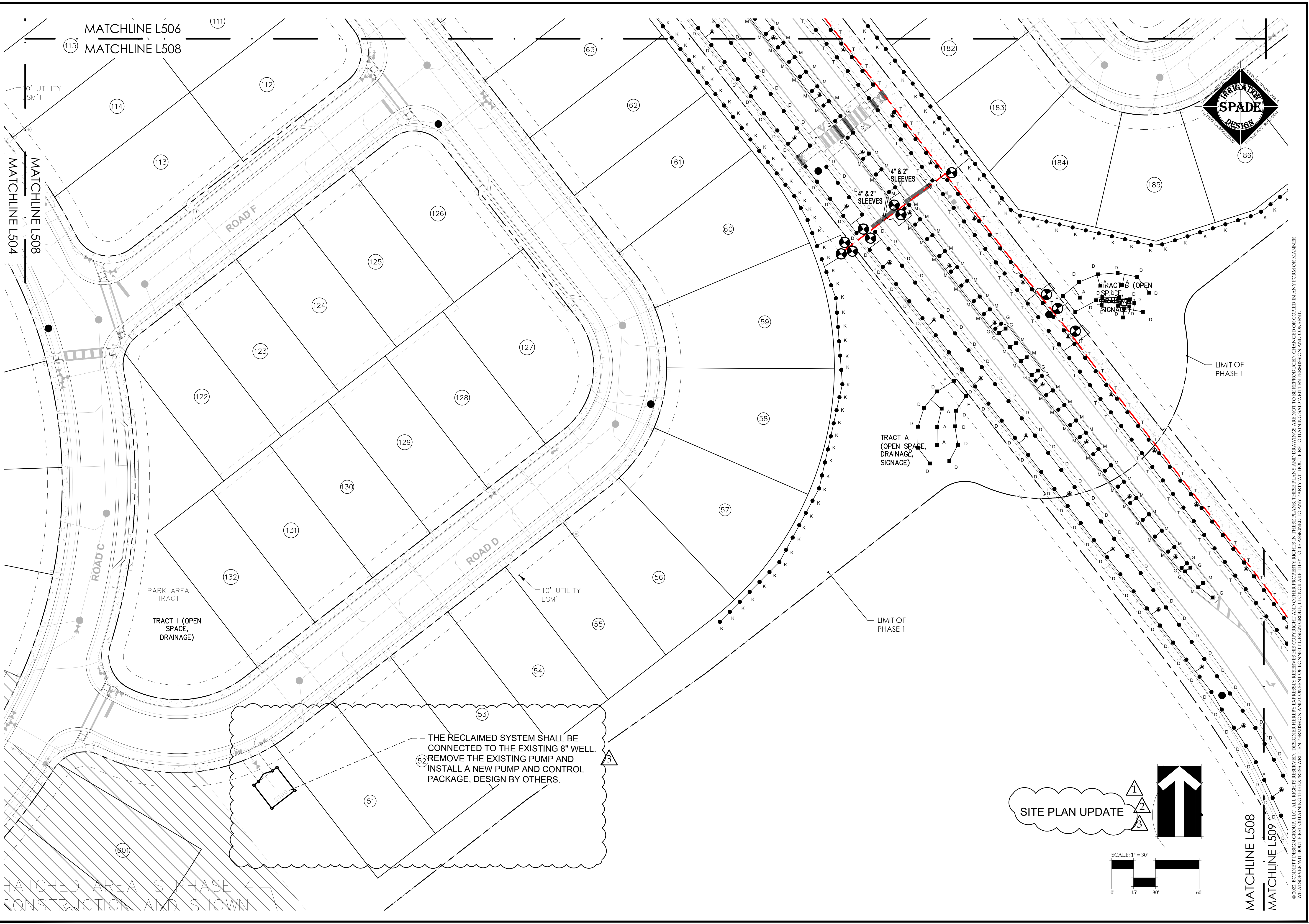
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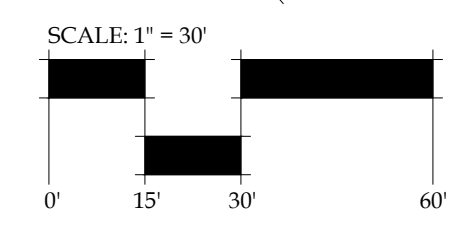


# L508



THE RECLAIMED SYSTEM SHALL BE CONNECTED TO THE EXISTING 8" WELL. REMOVE THE EXISTING PUMP AND INSTALL A NEW PUMP AND CONTROL PACKAGE, DESIGN BY OTHERS.

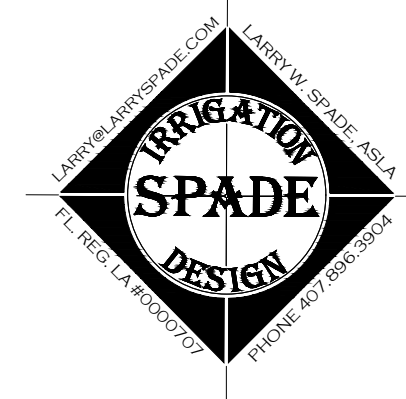
SITE PLAN UPDATE



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HOWEY-IN-THE-HILLS, FLORIDA  
IRRIGATION PLAN

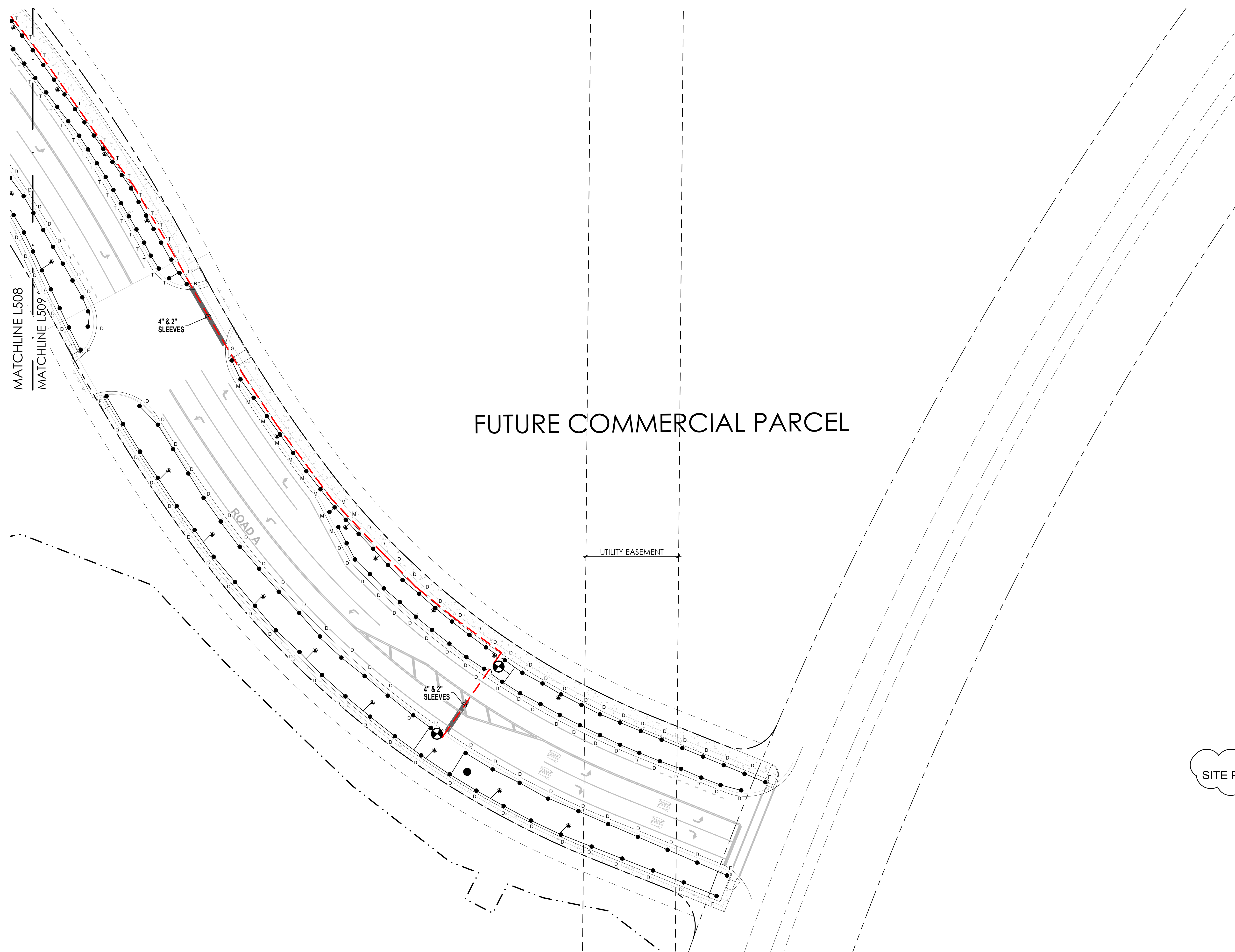
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DATE: May 27, 2022  
DRAWN BY: LWS  
CHECKED BY: TWB  
JOB NUMBER: 2021.195  
FILE NAME:  
21.195\_LEN - HILLSIDE GROVE\_PHL\_IRBASE

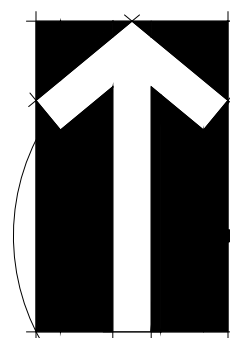
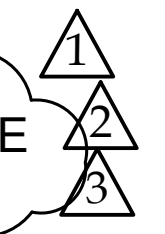
REVISIONS:  
1 City Comments 09-29-2022  
2 City Comments 11-17-2022  
3 City Comments 06-23-2023

Field W. Bonnett, R.L.A. P.L. 00007736

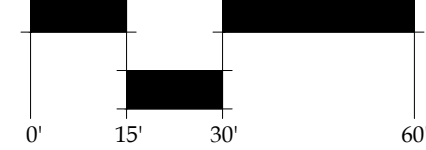
L509



SITE PLAN UPDATE



SCALE: 1" = 30'



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DRAWING PLOTTED: 7/12/2023 1:11:21 PM  
Z:\SHARED\BONNETT DESIGN GROUP\2021\2021.195\_LEN - THE RESERVE AT HOWEY IN THE HILLS\DESIGN\2021.195\_LEN - HILLSIDE GROVE\_PHL\_IRBASE.DWG







# MASS GRADING PLANS FOR HILLSIDE GROVES AT HOWEY IN THE HILLS PUD

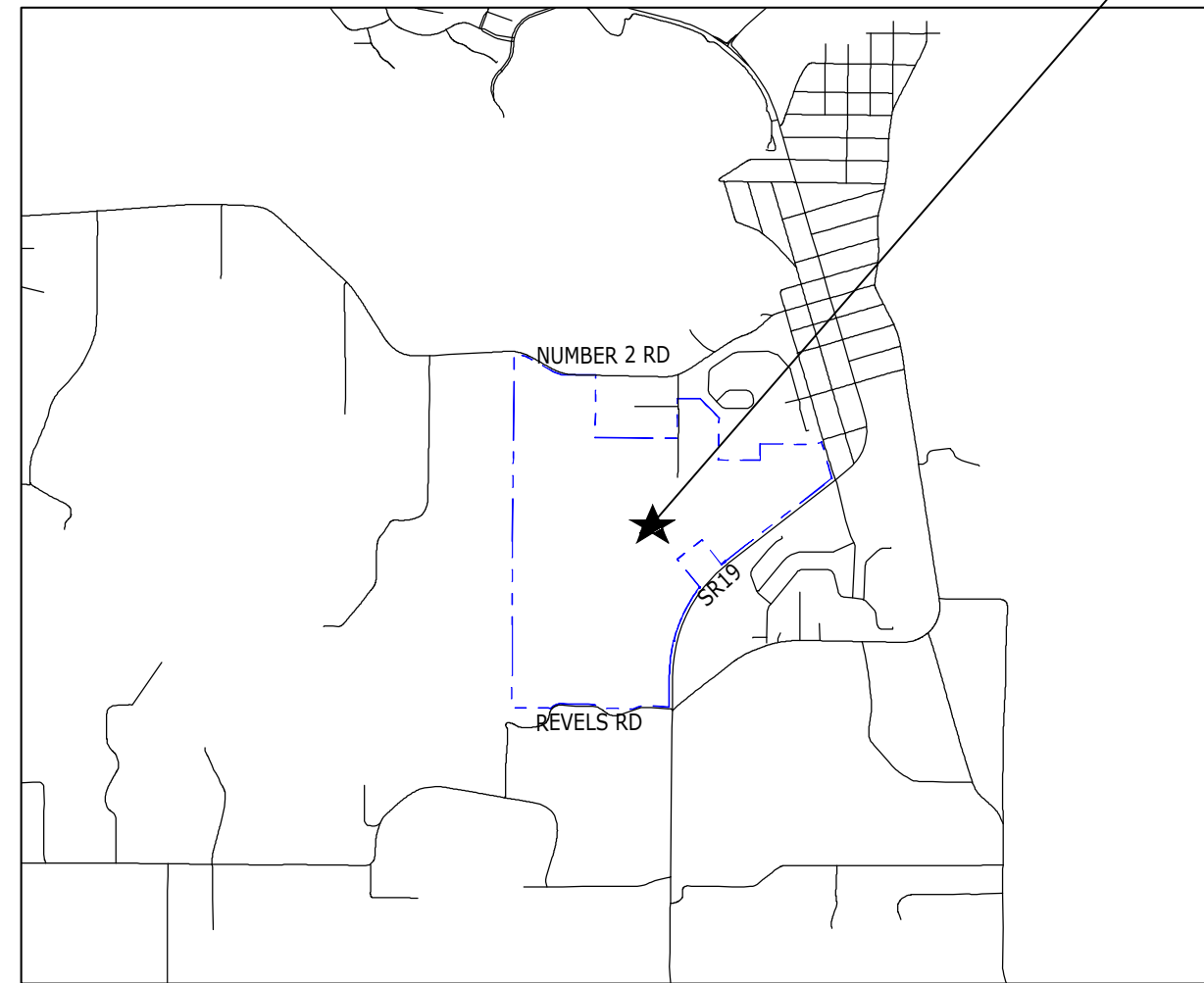
## PUD #

### PARCEL #: 26-20-25-0100-000-00002, 35-20-25-0003-000-00501, 35-20-25-0002-000-00500, 26-20-25-0100-000-00004, 26-20-25-0100-000-00005, 26-20-25-0100-000-00004, 26-20-25-0100-000-00500, 26-20-25-0100-000-00003 &

### 26-20-25-0400-D14-00000 HOWEY-IN-THE-HILLS LAKE COUNTY, FL

#### PREPARED FOR EASTON & ASSOCIATES 10165 SW 19TH ST MIAMI, FL 33172

PROJECT LOCATION



LOCATION MAP  
1" = 3000'

INDEX OF SHEETS	
SHEET	TITLE
C100	COVER
GENERAL NOTES	
C150	EXISTING CONDITIONS PLAN
C160	CLEARING, SEDIMENT & EROSION CONTROL PLAN
C400	MASTER SITE PLAN
C500-C504	MASS GRADING PLAN
C505	STRUCTURE TABLES
C510	CONTROL STRUCTURE DETAILS
C900	TOWN OF HOWEY-IN-THE-HILLS DETAILS
C950	SWPPP

**DEVELOPER**  
LENNAR - ORLANDO  
6750 FORUM DRIVE, SUITE 310  
ORLANDO, FL 32821

**CIVIL ENGINEER**  
CONNELLY & WICKER INC  
1560 NORTH ORANGE AVENUE, SUITE 210  
WINTER PARK, FL 32789  
(904) 265-3030  
CONTACT: JUSTIN WILLIAMS, P.E.

**PLANNER**  
William (Bill) A. Roy, AICP  
Roy and Associates  
Planning and Environmental Services  
2712 SE 29th Street,  
Ocala, FL 34471  
Office & Cell: 352-425-8881

**OWNER**  
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10165 NW 19TH ST  
MIAMI, FL 33172

**Connelly & Wicker Inc.**  
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1560 NORTH ORANGE AVE., SUITE 210 WINTER PARK, FLORIDA 32789  
(407) 261-3100 FAX: (407) 261-3099 www.cwieng.com  
FLORIDA REGISTRY: 3650 L.A. NUMBER: LC26000311

No.	Date	Revision	By
1	8/5/22	PER TOWN OF HOWEY-IN-THE-HILLS COMMENTS	RAH

COVER

MASS GRADING PLANS FOR HILLSIDE GROVES HOWEY IN THE HILLS  
PREPARED FOR EASTON & ASSOCIATES MIAMI, FL

Project No.: 21-04-0008  
Designed: RRB  
Checked: RRB  
Date: APRIL 2021  
Scale: N/A  
Drawn: RAH  
O.C.: RCW  
Datum: DATUM

Sheet C100

Printed By: Eric

Printed: Jul 20, 2023 - 9:53am

J:\21\21-04-0008 Presente at Howey\Design\Drawings\04-0008-MG-COVER.dwg

**LEGAL DESCRIPTION:**  
The Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 35, Township 20 South, Range 25 East, Lake County, Florida;  
AND  
The Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 35, Township 20 South, Range 25 East, Lake County, Florida;  
AND  
A triangular tract of land described as:  
Beginning at the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4, in Section 35, Township 20 South, Range 25 East, Lake County, Florida; run thence West approximately 330 feet to the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4; thence run North approximately 330 feet to the Northeast corner of the Two and One-Half Acre Tract last described; thence Southeast to the Point of Beginning;  
AND  
The Southwest 1/4 of the Northeast 1/4, Less that part lying within Taylor Memorial Cemetery hereinafter particularly described:  
The Northeast 1/4 of the Southeast 1/4, lying North and West of State Road 19, now paved. Less and Except such portion of Taylor Memorial Cemetery included therein, which cemetery is more particularly described as follows:  
Beginning at the East 1/2 mile corner of Section 35, Township 20 South, Range 25 East, Lake County, Florida; run West 1490 feet to an iron pipe on the North right-of-way line of said State Road now paved; thence Southwesterly along said right-of-way line 446.5 feet to a cement marker and the Point of Beginning of Cemetery property; run thence Southwesterly with the North right-of-way line of said road 505.4 feet; thence North 36°27' West, 57.8 feet; thence North 51°33' East, 500 feet; thence South 38°27' East, 500 feet to the Point of Beginning;  
AND  
The Southeast 1/4 of the Northeast 1/4, lying North and West of State Road 19, now paved, Less and Except such part thereof as is contained in the plot of Palm Gardens as recorded in the Public Records of Lake County, Florida on February 26, 1951, in Plot Book 12, Page 11;  
AND  
The West 1/2, Less and Except the North 3/4 of the Northeast 1/4 of the Northwest 1/4, in Section 35, Township 20 South, Range 25 East, Lake County, Florida;  
AND  
That part of the South 1/4 of the Southwest 1/4 of the Southwest 1/4, lying South of County Clay Road, in Section 26, Township 20 South, Range 25 East, Lake County, Florida. Subject to the rights-of-way for all existing state, county and town road, streets and highways;  
AND  
A tract of land located in the Northeast 1/4 of the Northeast 1/4 of Section 35, Township 20 South, Range 25 East, Lake County, Florida, and generally described as lying South of the residence of Don White and West of the Westerly boundary line of Palm Gardens subdivision;  
AND  
All of Block D-14, according to the plot of Palm Gardens, filed February 26, 1951, and recorded in Plot Book 12, Page 11, of the Public Records of Lake County, Florida.  
All of the above Lake County property being more particularly described as follows:  
That part of the Northwest 1/4 of the Northeast 1/4 of Section 35, Township 20 South, Range 25 East, in the town of Howey in the Hills, Florida, bounded and described as follows:  
Begin at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence run East along the North line thereof to the Northeast corner of the said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 35; thence run South along the South line thereof to a straight line to the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 35; thence run South along East line thereof, to the Southeast corner of the said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4; thence run West along the South line thereof to the Southwest corner of the said Northwest 1/4 of the Northeast 1/4; thence run North along the West line of the said Northwest 1/4 of the Northeast 1/4 to the Point of Beginning; Less all rights-of-way for streets in Howey in the Hills, Florida.  
All of Block D-14 in Palm Gardens, a subdivision in the town of Howey in the Hills, Florida, according to the plot thereof recorded in Plot Book 12, Page 11 of the Public Records of Lake County, Florida.  
The South 3/4 of the West 1/2; the Northwest 1/4 of the Northeast 1/4, Less the right-of-way of a County Clay Road; and the South 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 20 South, Range 25 East, Lake County, Florida, in the town of Howey in the Hills, Florida.  
That part of the Southwest 1/4 of the Northeast 1/4 and that part of the Northwest 1/4 of the Southwest 1/4 lying North and West of the Westerly line of the right-of-way of State Road No. 19, in Section 35, Township 20 South, Range 25 East, Lake County, Florida, in the town of Howey in the Hills, Florida; Less and Except therefrom that part thereof lying within Taylor Memorial Cemetery, according to the plot thereof recorded in Plot Book 12, Page 5, of the Public Records of Lake County, Florida, and also Less all rights-of-way for streets in Howey in the Hills, Florida.  
That part of the East 1/2 of the Northeast 1/4 of Section 35, Township 20 South, Range 25 East, in the town of Howey in the Hills, Florida, bounded and described as follows:  
Begin at the Northwest corner of Lot 1, in Block D-14, in Palm Gardens, according to the plot thereof recorded in Plot Book 12, Page 11, of the Public Records of Lake County, Florida; thence run West to the West line of the Northeast 1/4 of the Northeast 1/4 of the said Section 35; thence run South along the West line of the East 1/2 of the Northeast 1/4 of the said Section 35 to a point on the Northwesterly line of the right-of-way of State Road No. 19; thence run Northwesterly along the Northwesterly line of the said Block D-14, of the said Palm Gardens subdivision; thence run Northwesterly along the Westerly line of the said Block D-14, to the Point of Beginning; Less all rights-of-way for streets in Howey in the Hills, Florida.  
That part of the South 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 20 South, Range 25 East, Lake County, Florida, lying South of the Southerly line of the right-of-way of the County Road.  
LESS the following described parcel:  
Commence at the East 1/4 corner of Section 35, Township 20 South, Range 25 East, Lake County, Florida; thence run North 89°21'35" West along the South line of the Northeast 1/4 of said Section 35, 1487.79 feet to a point on the Northwesterly right-of-way line of State Road No. 19; thence run South 52°07'27" West along said Northwesterly right-of-way line 69.23 feet to the point of curvature of a curve concave Southwesterly; thence run Southwesterly along the arc of said curve and said Northwesterly right-of-way line having a central angle of 14°35'56", a radius of 2341.83 feet, an arc length of 596.69 feet, a chord bearing of South 44°49'31" West and a chord distance of 595.08 feet to the Point of Beginning; thence continue along said Northwesterly right-of-way line being a curve concave Southwesterly; thence run Southwesterly along said curve having a central angle of 2°38'29", a radius of 2341.83 feet, an arc length of 839.04 feet, a chord bearing of South 28°02'16" West and a chord distance of 932.76 feet; thence run North 75°26'58" West, 402.66 feet; thence run South 88°12'24" West, 688.73 feet; thence run North 53°42'00" West, 250.16 feet; thence run North 77°21'43" West, 125.00 feet; thence run North 12°38'17" East, 13.01 feet to the point of curvature of a curve concave Easterly; thence run Northwesterly along the arc of said curve having a central angle of 39°28'41", a radius of 75.00 feet, an arc length of 51.68 feet, a chord bearing of North 32°22'37" East and a chord distance of 50.86 feet to the point of tangency; thence run North 52°06'58" East, 476.63 feet; thence run North 54°07'17" East, 150.16 feet; thence run North 52°06'58" East, 205.76 feet to the point of curvature of a curve concave Southerly; thence run Easterly along the arc of said curve having a central angle of 62°53'19", a radius of 24.99 feet, an arc length of 27.43 feet, a chord bearing of North 83°35'05" East and a chord distance of 26.08 feet to the point of reverse curvature of a curve concave Northwesterly; thence run Northwesterly along the arc of said curve having a central angle of 12°43'33", a radius of 99.89 feet, an arc length of 218.47 feet, a chord bearing of North 52°06'58" East and a chord distance of 178.00 feet to the point of reverse curvature of a curve concave Southerly; thence run Northwesterly along the arc of said curve having a central angle of 62°53'19", a radius of 24.99 feet, an arc length of 27.43 feet, a chord bearing of North 20°40'51" East and a chord distance of 26.08 feet to the point of tangency; thence run North 52°06'58" East, 560.98 feet to a point on the Northwesterly extension of the Southwesterly line of Taylor Memorial Cemetery; thence run South 37°58'58" East along said Northwesterly extension line, 613.80 feet to the Point of Beginning.  
ALSO LESS the following described parcel:  
Commence at the East 1/4 corner of Section 35, Township 20 South, Range 25 East, Lake County, Florida; thence run North 89°21'35" West along the South line of the Northeast 1/4 of said Section 35, 1487.79 feet to a point on the Northwesterly right-of-way line of State Road No. 19; thence run South 52°07'27" West along said Northwesterly right-of-way line, 66.25 feet to the Point of Beginning; thence continue South 52°07'27" West along said Northwesterly right-of-way line, 392.98 feet to the point of curvature of a curve concave Southwesterly; thence run Southwesterly along the arc of said curve having a central angle of 02°12'24", a radius of 2341.83 feet, an arc length of 90.19 feet, a chord bearing of South 51°01'14" West and a chord distance of 90.19 feet to the most Easterly corner of Taylor Memorial Cemetery; thence run North 38°00'31" West, along the Northwesterly line of said Taylor Memorial Cemetery, 547.00 feet; thence run North 52°06'58" East, 484.34 feet to the point of curvature of a curve concave Southerly; thence run Southwesterly along the arc of said curve having a central angle of 90°00'00", a radius of 10.00 feet, an arc length of 15.71 feet, a chord bearing of South 82°53'02" East and a chord distance of 14.14 feet to the point of tangency; thence run South 37°53'02" East, 525.33 feet to the point of curvature of a curve concave Northwesterly; thence run Southwesterly along the arc of said curve having a central angle of 90°00'00", a radius of 10.00 feet, an arc length of 15.71 feet, a chord bearing of South 07°07'12" West and a chord distance of 14.14 feet to the Point of Beginning.  
AND, ALSO LESS the following described parcel:  
Commence at the East 1/4 corner of Section 35, Township 20 South, Range 25 East, Lake County, Florida; thence run North 89°21'35" West along the South line of the Northeast 1/4 of said Section 35, 1487.79 feet to a point on the Northwesterly right-of-way line of State Road No. 19; thence run North 52°07'27" East along said Northwesterly right-of-way line, 673.75 feet to the Point of Beginning; thence run North 37°53'02" West, 1008.88 feet; thence run North 00°35'47" East, 116.78 feet to a point on the North line of the Southwest 1/4 of the Northeast 1/4 of said Section 35; thence run South 89°00'00" East along said North line, 2708.08 feet to a point on the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 35; thence run North 00°35'58" East along said West line, 256.12 feet to a point on the South line of the residence of Don White; thence run South 89°24'13" East along said South line, 418.17 feet; thence run South 00°35'47" West, 708.10 feet; thence run South 37°53'02" East, 317.47 feet to a point on said Northwesterly right-of-way line of State Road No. 19; thence run South 52°07'27" West along said Northwesterly right-of-way line, 329.54 feet to the Point of Beginning.  
ALSO, LESS AND EXCEPT the following described parcel:  
That parcel described as the Taylor Memorial Cemetery in that Quitclaim Deed recorded in Official Records Book 1147, Page 1398, of the Public Records of Lake County, Florida.  
Parcel 2 (Easement Estate):  
Together with those appurtenant easements as set forth and granted by Eagles Landing at Ocoee, Inc., a Florida corporation, to Howey in the Hills, a Florida limited partnership, in that Development Agreement and Grant of Easements, recorded November 10, 2005 in Official Records Book 3003, Page 1377, of the Public Records of Lake County, Florida.

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GENERAL NOTES:

- 1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE TOWN OF HOWEY-IN-THE-HILLS, FDOT AND FDEP.
- 2. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, INDEX 17346, AND AS REQUIRED BY THE TOWN OF HOWEY-IN-THE-HILLS.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF SIZE AND LOCATION OF ALL EXISTING UTILITIES AND RELATED CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK. SHOULD THE CONTRACTOR OBSERVE ANY DEVIATIONS FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SAID DEVIATIONS PRIOR TO COMMENCEMENT OF WORK. ANY WORK THAT MUST BE REDONE DUE TO FAILURE OF CONTRACTOR TO NOTIFY THE ENGINEER OF DEVIATIONS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS SOLE EXPENSE.
- 4. WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REPLACED WITH GOOD QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE GEOTECHNICAL ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN BACKFILL SOIL AS APPROVED BY THE GEOTECHNICAL ENGINEER OR PLACED AS APPROVED BY OWNER.
- 5. ALL FINISHED GRADES AND ELEVATIONS ARE AS DENOTED BY THE APPLICABLE LEGEND.
- 6. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE ALL FENCING AND/OR EXISTING FACILITIES FROM THE SITE AS DIRECTED BY ARCHITECT.
- 7. MAINTAIN MINIMUM 3' COVER OVER PROPOSED LINES, UNLESS OTHERWISE NOTED.
- 8. THE CONTRACTOR SHALL NOTIFY THE TOWN OF HOWEY-IN-THE-HILLS AND THE UTILITY OWNER CONSTRUCTION DEPARTMENTS 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION.
- 9. THE LIMITS OF THE SWALES SHALL BE SODDED AS INDICATED ON THE PLANS.
- 10. THE CONSTRUCTION OF ALL UTILITIES CONNECTING TO UTILITY SYSTEMS SHALL CONFORM TO STANDARDS AND CONSTRUCTION SPECIFICATIONS OF THE UTILITY OWNER.
- 11. CONTRACTOR IS RESPONSIBLE FOR OBTAINING FDEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY IN ACCORDANCE OF FLORIDA ADMINISTRATIVE CODE 62-621.300 (2), 62-620, AND FLORIDA STATUTES CHAPTER 403.
- 12. ALL EXCESS FILL MATERIAL SHALL BE HAULED OFFSITE
- 13. ALL DESIGNATED ENTRANCES AND EXITS FOR CONSTRUCTION SITE SHALL BE STABILIZED USING FILTER FABRIC AND GRAVEL OR OTHER PRE-APPROVED METHODS TO PREVENT OFF-SITE TRACKING OF SEDIMENTS.

EROSION CONTROL NOTES:

- 1. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS. SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES, SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
- 2. SODDING (OR OTHER STABILIZATION) OF STORMWATER DETENTION AREAS SHOULD BE ACCOMPLISHED WITH IN SEVEN (7) DAYS FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.
- 3. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES. ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
- 4. IF DURING CONSTRUCTION, THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH THE TOWN OF HOWEY-IN-THE-HILLS EROSION PROTECTION STANDARDS. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
- 5. THE CONTRACTOR WILL BE REQUIRED TO SUBMIT A DETAILED EROSION CONTROL PLAN TO THE TOWN OF HOWEY-IN-THE-HILLS FOR REVIEW AND APPROVAL A MINIMUM OF 2 WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING. AT A MINIMUM, THE EROSION CONTROL PLAN SHALL PROPOSE SILT SCREEN OR SYNTHETIC HAY BALES AND TURBIDITY BARRIERS, IN ACCORDANCE WITH THE CONSTRUCTION PLANS.
- 6. ALL PERMANENT EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF FINAL GRADING. ALL TEMPORARY EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE COMPLETED AND ESTABLISHED.
- 7. CONTRACTOR SHALL INSPECT THE EROSION/SEDIMENT CONTROL EFFORTS TO DETERMINE THE EFFECTIVENESS. INSPECTIONS SHALL BE CONDUCTED DAILY AND WITHIN 24 HOURS AFTER EACH 0.50 INCH OR GREATER RAINFALL EVENT. ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY.
- 8. SEDIMENTATION CONTROLS/BMP'S SHALL PREVENT STORMWATER RUNOFF WITH TURBIDITY GREATER THAN 29 NTUs FROM LEAVING THE CONSTRUCTION SITE.

MAINTAINENCE OF TRAFFIC:

- 1. FDOT INDEX 102-602 & 102-603 TO BE USED.

UTILITY NOTES:

- 1. ALL PIPE, MATERIALS, AND WASTEWATER CONSTRUCTION SHALL COMPLY WITH CHAPTER 9 OF THE TOWN OF HOWEY-IN-THE-HILLS ENGINEERING STANDARDS MANUAL (ESM).
- 2. PER SECTION 9.03.05 OF THE ESM THE CONTRACTOR SHALL PROVIDE A DVD RECORDING OF VIDEO INSPECTION OF THE PRIVATE GRAVITY SANITARY SEWER SYSTEM TO THE CITY FOR WASTEWATER DIVISION REVIEW PRIOR TO ACCEPTANCE.
- 3. SEWER PIPE SHALL COMPLY WITH ASTM D3034 FOR GRAVITY SEWER.
- 4. SEWER JOINTS SHALL COMPLY WITH SECTION 9.03.01.B ASTM D3212 PUSH-ON ELASTOMERIC COMPRESSION GASKET TYPE.

PAVING AND DRAINAGE NOTES:

- 1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
- 2. ALL CONCRETE DRAINAGE STRUCTURES TO BE CONSTRUCTED PER D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED.
- 3. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
- 4. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
- 5. CONTRACTOR SHALL PLACE BLUE REFLECTIVE MARKERS ON PAVEMENT IN FRONT OF FIRE HYDRANTS.
- 6. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE AT MINIMUM 4 INCHES ABOVE FINISH GRADE.

AS-BUILT NOTE:

- 1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE TOWN OF HOWEY-IN-THE-HILLS REQUIREMENTS AND THE FOLLOWING REQUIREMENTS.
  - A. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
  - B. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, POTABLE WATER AND WASTEWATER PIPING, AND RELATED APPURTENANCES. ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
  - C. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIMED WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA AT UTILITY CROSSINGS.
  - D. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
  - E. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
  - F. LOCATION OF ALL INLETS, MANHOLES, HYDRANTS, VALVES, AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED BY STATE PLANE COORDINATES.
  - G. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE FIELD VERIFIED AND THE INVERTS, AND GRADE ELEVATIONS OF ALL INLETS AND MANHOLES SHALL BE SHOWN.
  - H. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. AS-BUILT POND CONTOURS SHALL BE PROVIDED AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AND ELEVATIONS SPECIFIED ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-GRADING POND SLOPES THAT ARE STEEPER THAN SHOWN ON THE DESIGN PLANS.
  - I. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILT DRAWINGS ACCURATELY DEPICT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED".
  - J. WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
  - K. WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSINGS. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
- 2. CERTIFIED AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE ENGINEER PRIOR TO BACTERIOLOGICAL TESTING. FAILURE TO PROVIDE ACCURATE DRAWINGS MAY RESULT IN EXPIRED TEST RESULTS AND REQUIRE ADDITIONAL TESTING AT THE CONTRACTOR'S EXPENSE.
- 3. COORDINATE DATA SHALL BE PROVIDED IN STATE PLANE COORDINATES.
- 4. AS-BUILTS SHALL REFERENCE THE REQUIREMENTS OF CHAPTER 5 OF THE CITY'S ENGINEERING STANDARDS MANUAL.

ENGINEER'S CERTIFICATION NOTE:

"I, RYAN BLAIDA, P.E. HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE ALL EXISTING UTILITIES HAVE BEEN FIELD LOCATED AND THE LOCATION AND ELEVATION DEPICTED ON THESE PLANS IS BASED ON ACTUAL SURVEY, GROUND PENETRATING RADAR, SOFT DIG EXCAVATIONS, AND OTHER INDUSTRY METHODS. I FURTHER CERTIFY THAT ALL MEASURES HAVE BEEN TAKEN WITH REGARD TO UTILITY PROVIDERS' NOTIFICATION TO MARK UTILITIES IN ACCORDANCE WITH CHAPTER 556 F.S., SUNSHINE STATE ONE CALL."

"I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DESIGN OF THE STORMWATER MANAGEMENT SYSTEM FOR THE PROJECT KNOWN AS: MASS GRADING RALEIGH STREET MEETS ALL OF THE REQUIREMENTS AND HAS BEEN DESIGNED SUBSTANTIALLY IN ACCORDANCE WITH THE TOWN OF HOWEY-IN-THE-HILLS STORMWATER MANAGEMENT CRITERIA."

**OW Connelly & Wicker Inc.**  
 Planning • Engineering • Landscape Architecture  
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 (407) 261-3100 FAX: (407) 261-3099 www.cweng.com  
 FLORIDA REGISTRY: 3650 L.A. NUMBER: LC26000311

No.	Date	Revision	By
1	8/5/22	PER TOWN OF HOWEY-IN-THE-HILLS COMMENTS	RAH

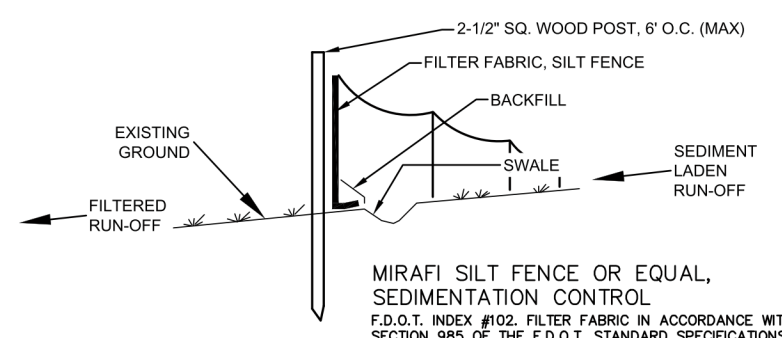
**GENERAL NOTES**

**MASS GRADING PLANS FOR HILLSIDE GROVES HOWEY IN THE HILLS**  
 PREPARED FOR EASTON & ASSOCIATES MIAMI, FL  
 JUSTIN WILLIAMS, P.E. #69260  
 Reg. Engineer

Project No.: 21-04-0008	
Designed: RRB	Drawn: RAH
Checked: RRB	O.C.: RCW
Date: APRIL 2021	DATUM: N/A

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2-1/2" SQ. WOOD POST, 6' O.C. (MAX)  
 FILTER FABRIC, SILT FENCE  
 BACKFILL  
 EXISTING GROUND  
 SWALE  
 SEDIMENT LADEN RUN-OFF  
 FILTERED RUN-OFF

MIRAFI SILT FENCE OR EQUAL, SEDIMENTATION CONTROL  
 F.O.D.T. INDEX #52, FILTER FABRIC IN ACCORDANCE WITH SECTION 905 OF THE F.O.D.T. STANDARD SPECIFICATIONS.

NOTES:  
 1. TEMPORARY EROSION CONTROL STRUCTURE TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY ENGINEER OR AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL STRUCTURE MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY CONTRACTOR.  
 2. CONSTRUCT STORMWATER SYSTEMS BEFORE ANY BUILDING OR ROAD CONSTRUCTION IS STARTED.  
 a.) PROTECT SYSTEM FROM SILTING AND DEBRIS BY METHODS PROVIDED IN DETAILS.  
 b.) PROTECT SWALE BOTTOM FROM SEALING BY EXCAVATING ALL SILT DEPOSITS DURING CONSTRUCTION. THIS SHALL BE DONE BEFORE SOD & SEEDING & MULCHING IS FINISHED.

THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT:  
 PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.  
 TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.  
 EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.  
 NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.  
 SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.  
 MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.  
 ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

**EROSION & SEDIMENT CONTROL (N.T.S.)**

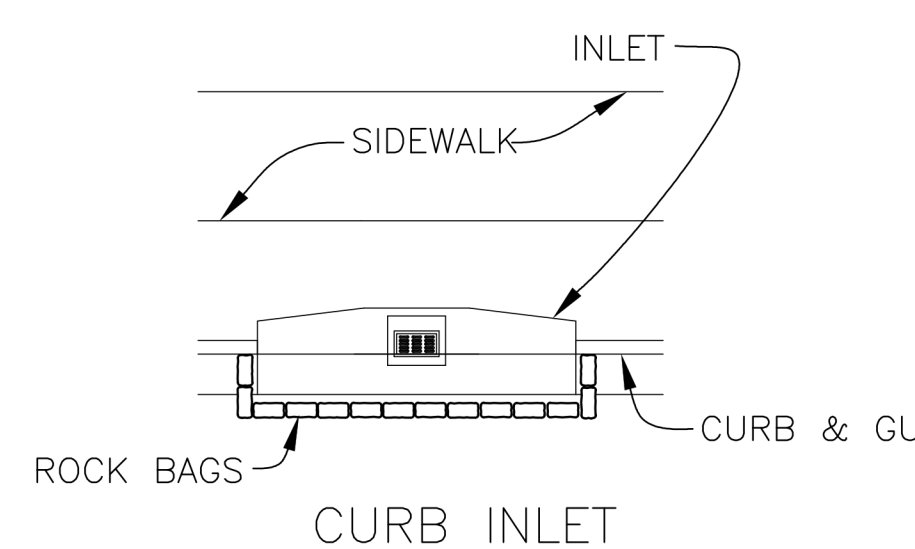


Howey-in-the-Hills

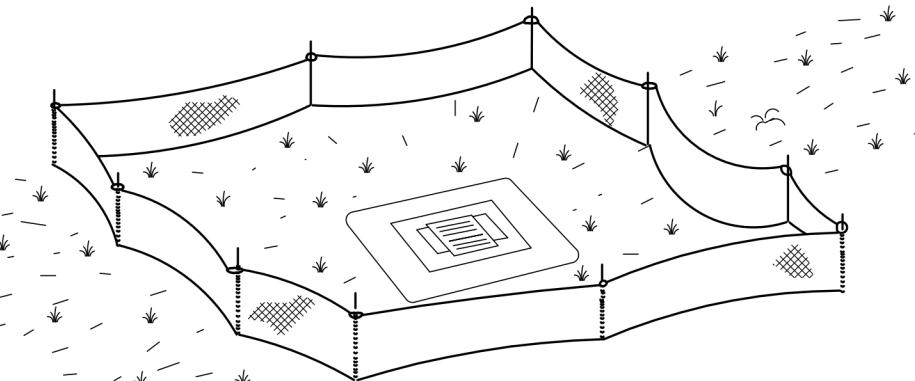
Standard Details

DATE: FEB 2022

DETAIL G-1




INLET  
 SIDEWALK  
 ROCK BAGS  
 CURB & GUTTER  
 CURB INLET



TYPE III SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS  
 ALTERNATE DESIGNS MAY BE PROPOSED BY ENGINEER

**INLET PROTECTION (N.T.S.)**

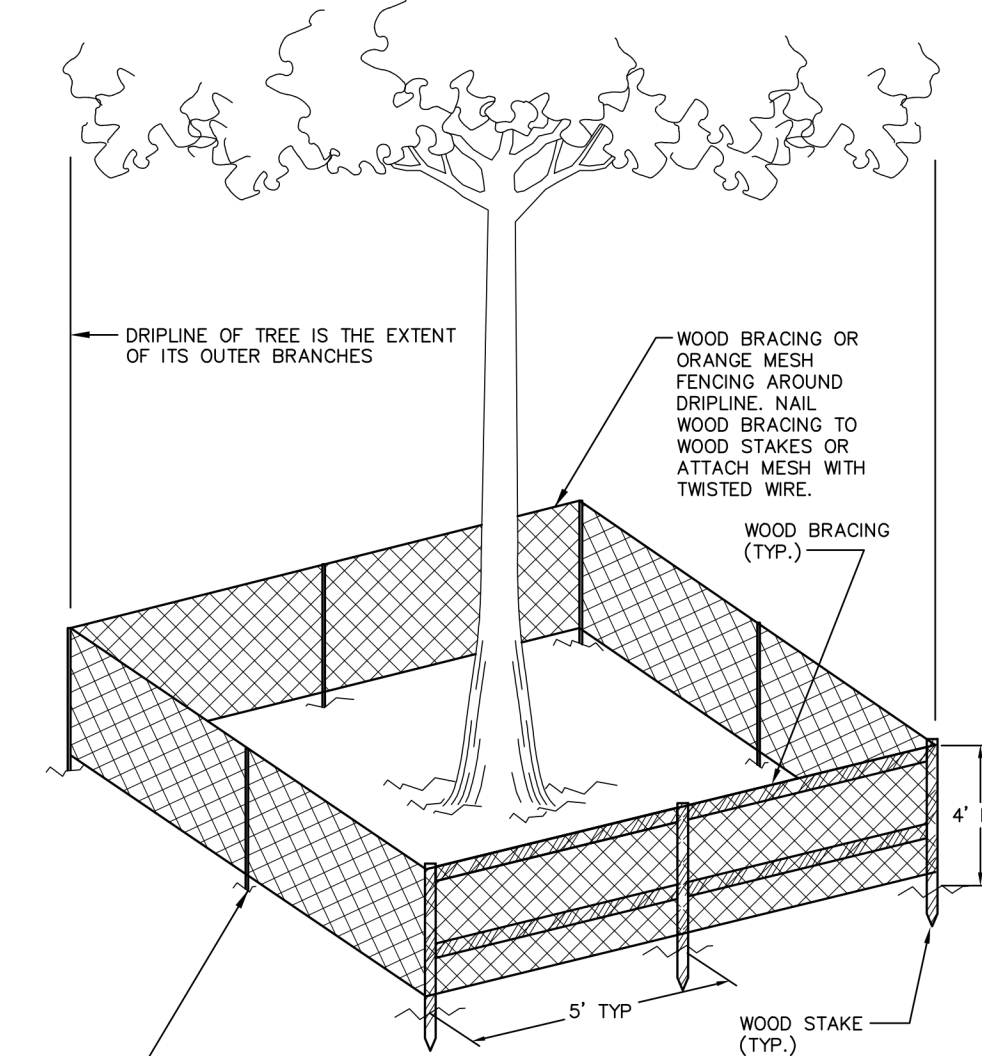


Howey-in-the-Hills

Standard Details

DATE: FEB 2022


DETAIL G-3



DRIPLINE OF TREE IS THE EXTENT OF ITS OUTER BRANCHES  
 WOOD BRACING OR ORANGE MESH FENCING AROUND DRIPLINE. NAIL WOOD BRACING TO WOOD STAKES OR ATTACH MESH WITH TWISTED WIRE.  
 WOOD BRACING (TYP.)  
 WOOD STAKE (TYP.)  
 4' HT.  
 5' TYP.  
 #5 REBAR OR WOOD STAKES 1.0' INTO GROUND, 5.0' ON CENTER ZIP TIES OR TWISTED WIRE.

NOTE: BARBED WIRE FENCING IS NOT PERMISSIBLE

**TREE PROTECTION (N.T.S.)**

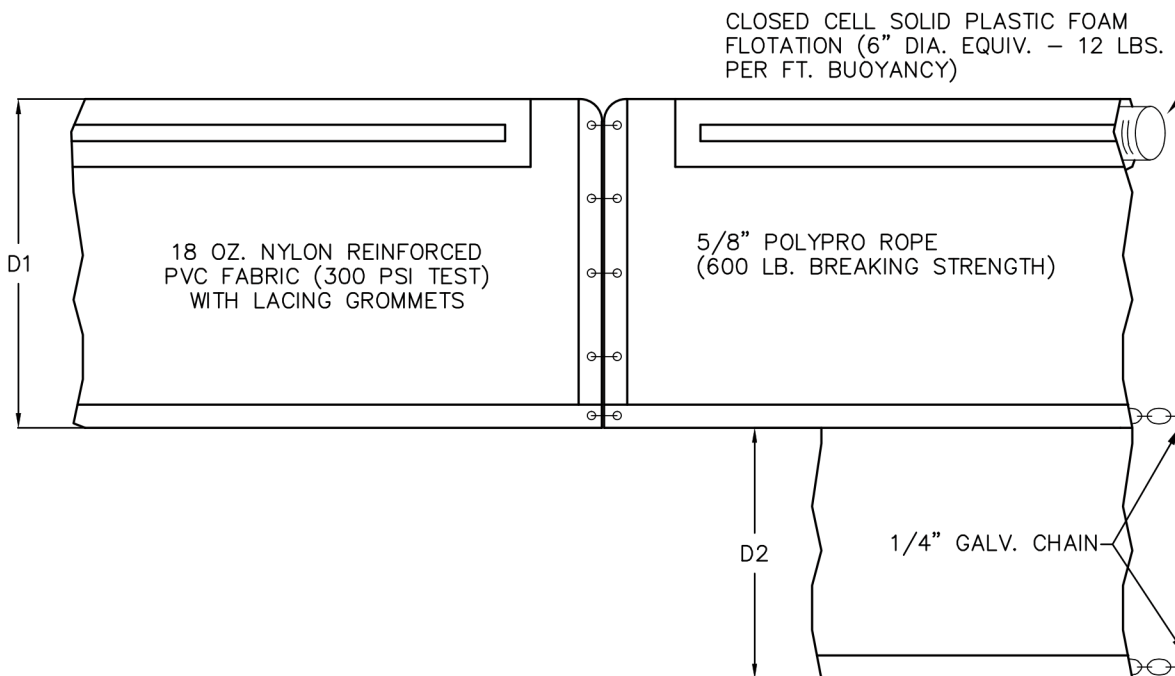


Howey-in-the-Hills

Standard Details

DATE: FEB 2022

DETAIL G-4




CLOSED CELL SOLID PLASTIC FOAM FLOTATION (6" DIA. EQUIV. - 12 LBS. PER FT. BUOYANCY)  
 18 OZ. NYLON REINFORCED PVC FABRIC (300 PSI TEST) WITH LACING GROMMETS  
 5/8" POLYPRO ROPE (600 LB. BREAKING STRENGTH)  
 1/4" GALV. CHAIN

D1 - 5 FT. STANDARD, SINGLE PANEL FOR DEPTHS 5 FT. OR LESS  
 D2 - 5 FT. STANDARD, ADDITIONAL PANEL FOR DEPTHS GREATER THAN 5 FT.

CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FT. TWO PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FT. UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALLED FOR IN PLANS OR DESIGNATED BY ENGINEER.

**FLOATING TURBIDITY BARRIER (N.T.S.)**

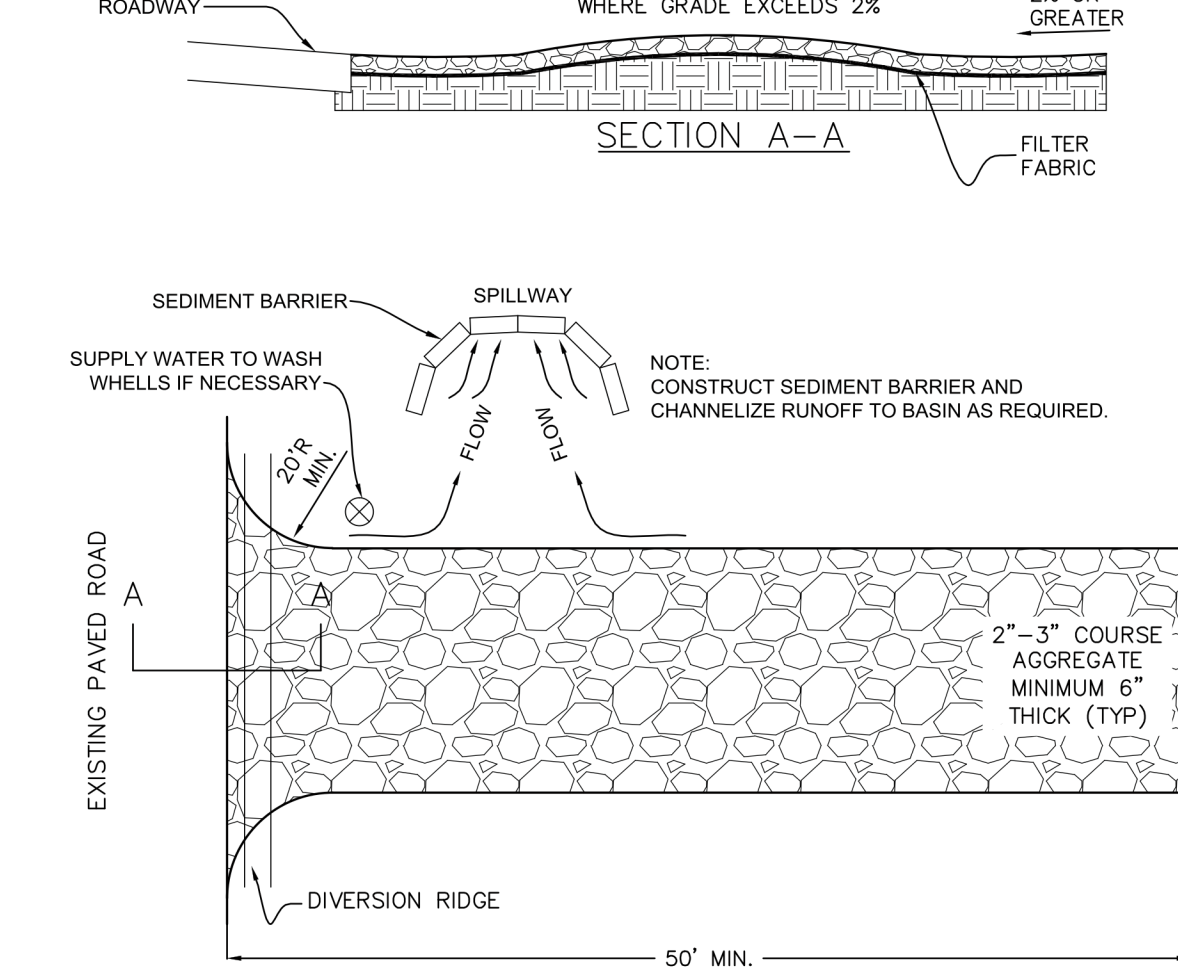


Howey-in-the-Hills

Standard Details

DATE: FEB 2022

DETAIL G-2




ROADWAY  
 WHERE GRADE EXCEEDS 2%  
 2% OR GREATER  
 SECTION A-A  
 FILTER FABRIC

SEDIMENT BARRIER  
 SPILLWAY  
 SUPPLY WATER TO WASH WHEELS IF NECESSARY  
 20' P. MIN.  
 FLOW  
 FLOW  
 NOTE: CONSTRUCT SEDIMENT BARRIER AND CHANNELIZE RUNOFF TO BASIN AS REQUIRED.

EXISTING PAVED ROAD  
 A  
 2"-3" COURSE AGGREGATE MINIMUM 6" THICK (TYP.)  
 12' MIN.  
 DIVERSION RIDGE  
 50' MIN.

NOTES:  
 1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.  
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.  
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.  
 4. ALL MATERIALS SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS (INCLUDING AGGREGATE AND CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED.

**TEMPORARY CONSTRUCTION ENTRANCE (N.T.S.)**



Howey-in-the-Hills

Standard Details

DATE: FEB 2022

DETAIL R-23

No.	Date	Revision	By
1	8/5/22	PER TOWN OF HOWEY-IN-THE-HILLS COMMENTS	RAH

**TOWN OF HOWEY-IN-THE-HILLS DETAILS**

**MASS GRADING PLANS FOR HILLSIDE GROVES HOWEY IN THE HILLS**  
 PREPARED FOR  
**EASTON & ASSOCIATES MIAMI, FL**

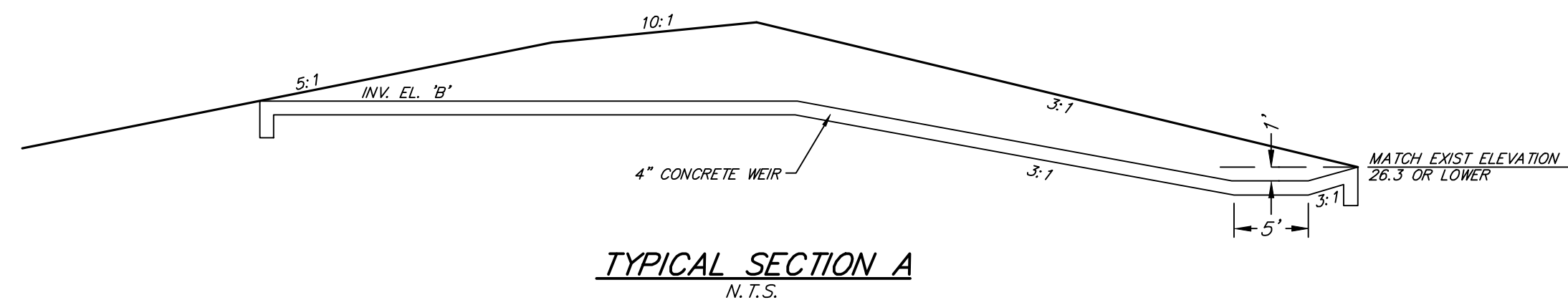
Jul 20, 2023  
 JUSTIN WILLIAMS, P.E.  
 FL P.E. #69260  
 Reg. Engineer

Project No.: 21-04-0008  
 Designed: RRB Drawn: RAH  
 Checked: RRB O.C.: RCW  
 Date: APRIL 2021  
 Scale: N/A DATUM:

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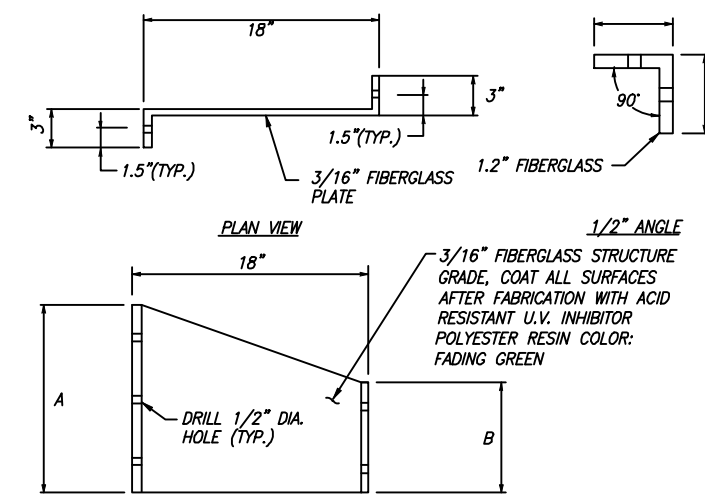




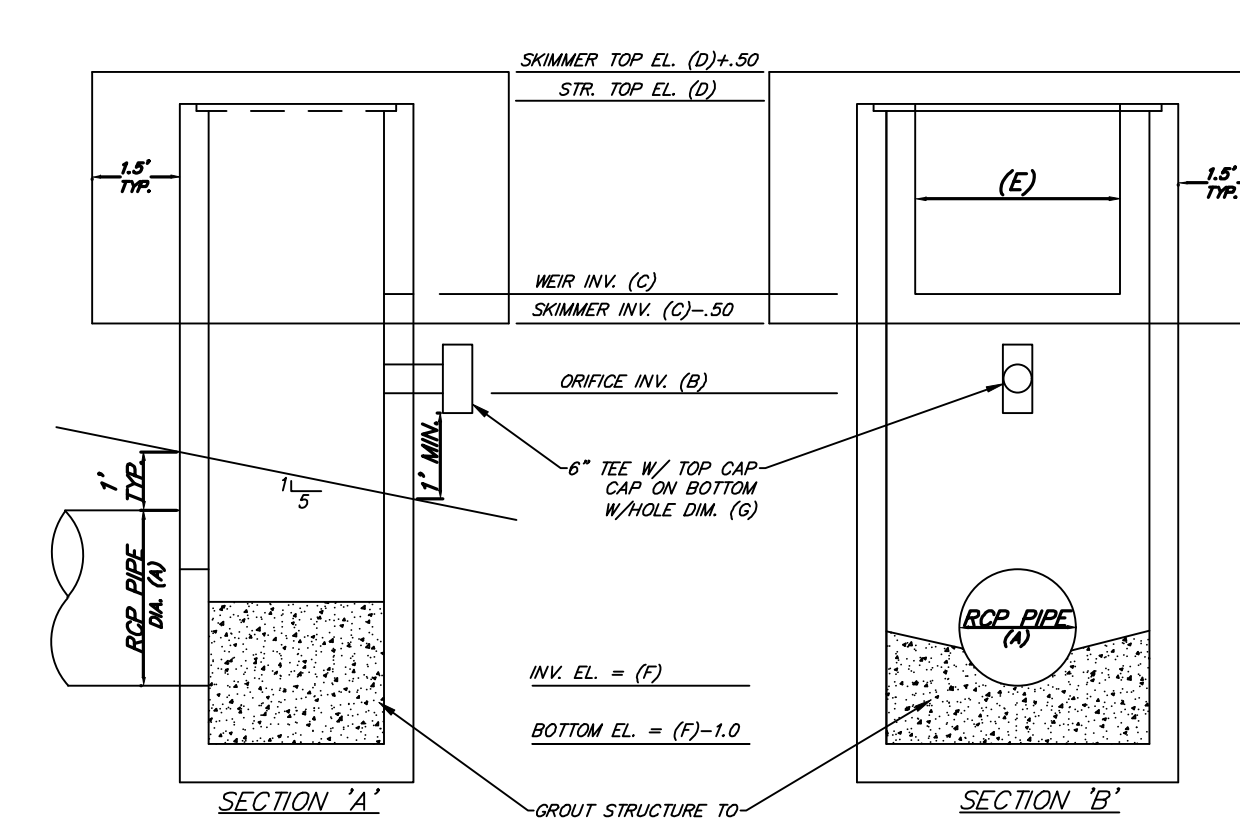
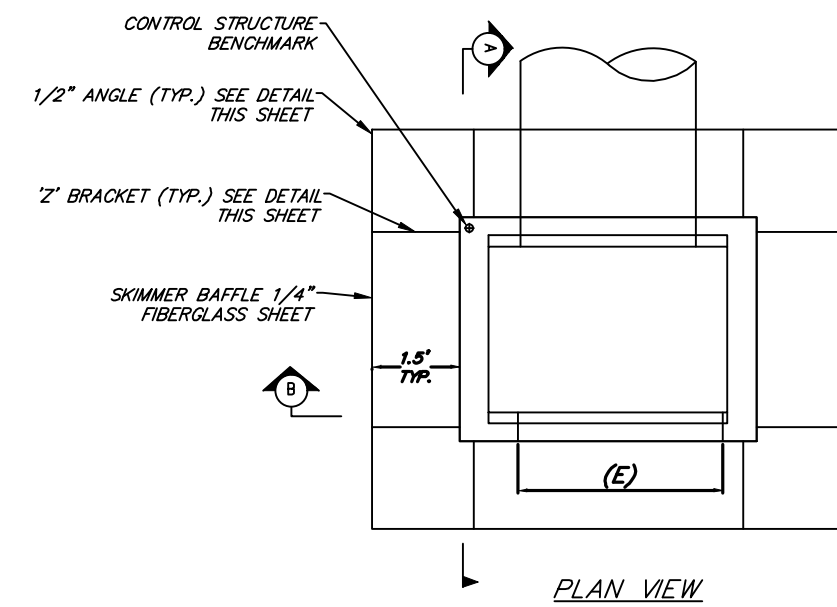


**TYPICAL SECTION A**  
 N.T.S.

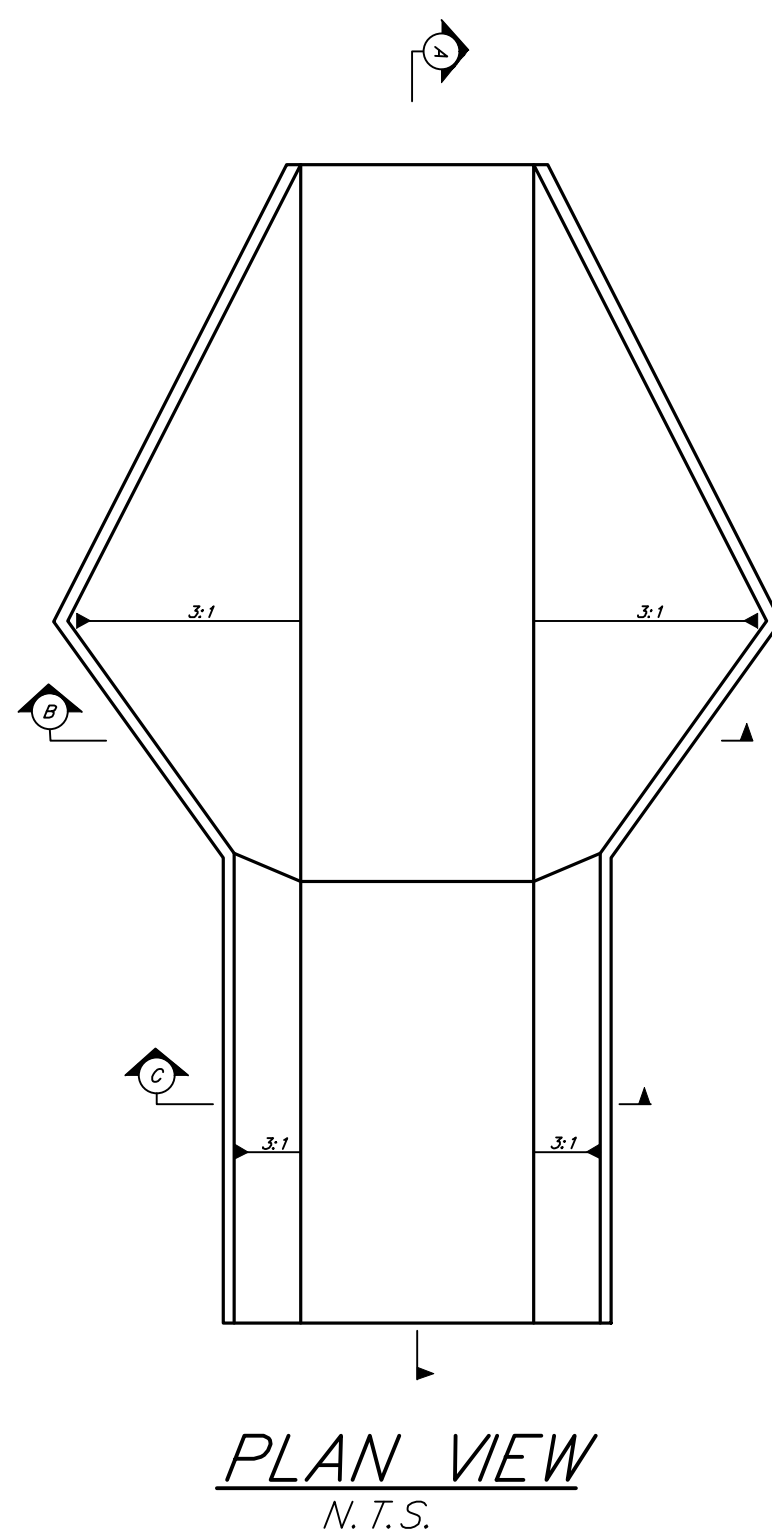
**BROADCRESTED WEIR NOTES:**  
 1. ALL CONCRETE USED IN BROADCRESTED WEIR TO BE FIBER REINFORCED.



- NOTES:**
1. MOUNT BRACKETS TO SKIMMERS W/ 1/4" STAINLESS STEEL BOLTS.
  2. MOUNT BRACKETS TO STRUCTURES W/ 3/8" x 3-1/2" STAINLESS STEEL WEDGE ANCHORS.
  3. A PERMANENT BENCH MARK IS TO BE SET IN A PERMANENT MANNER ON TOP OF THE OUTFALL CONTROL STRUCTURE.
  4. SKIMMER TO BE MOUNTED TO DBI IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS USING 'Z' BRACKETS.
  5. THE CONTROL STRUCTURES ARE TO BE LOCATED IN THE POND PER THE CONTROL STRUCTURE DETAIL.
  6. ALL BOX STRUCTURES ARE TO INCLUDE GRATES AND CHANS.
- MOUNTING 'Z' BRACKET DETAIL**  
 N.T.S.



**TYPICAL CONTROL STRUCTURE DETAIL**  
 N.T.S.



**PLAN VIEW**  
 N.T.S.

**BROADCRESTED WEIR STRUCTURE DIM.**

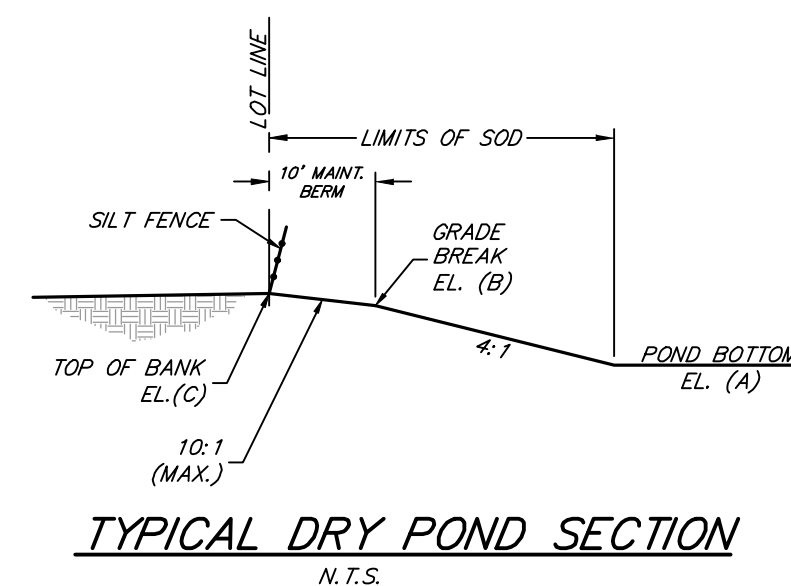
POND	EL. (B)	DIM. (C)
W1-1	85.50	25'
W1-2	86.50	25'
W1-3	86.50	25'
W1-4	84.50	25'
W2-1	85.00	25'
W2-2	85.50	25'
W4-1	83.50	25'

**CONTROL STRUCTURE ELEVATIONS**

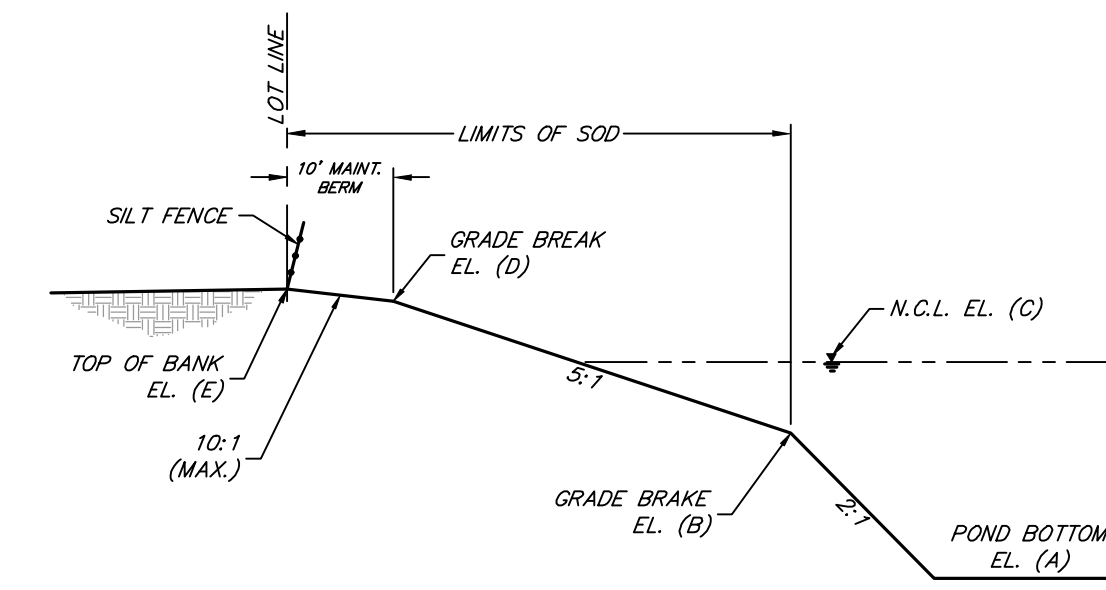
POND	I.D. NO.	STR. TYPE	PIPE DIA. (A)	ELEV. (B)	ELEV. (C)	ELEV. (D)	DIM. (E)	ELEV. (F)	DIM. (G)	ORIFICE QUANTITY
W4-2	DS4-2	DS	24"	81.00	82.50	86.40	36"	77.00	3.00"	1
W3-4	DS3-4	DS	24"	81.00	84.50	85.50	36"	77.00	3.00"	1
W4-1	DS4-1	DS	24"	81.00	84.00	85.00	36"	77.00	3.00"	1
W3-3	DS3-3	DS	24"	81.00	84.00	85.00	36"	77.00	3.00"	1
W3-2	DS3-2	DS	24"	81.00	84.00	85.00	36"	77.00	3.00"	1
W3-1	DS3-1	DS	24"	81.00	84.00	85.00	36"	77.00	3.00"	1
B4-1	H4-1-W	DS	36"	81.00	--	--				
B4-1	H4-1-E	DS	36"	81.00	--	--				
B2-1	DS-B2-1	DS	48"	81.00	--	--				
B1-1	H1-1	DS	48"	81.00	--	--				
WET G3	E-WETG	DS	24"	81.00	--	--				
WET J	E-WETJ	DS	24"	81.00	--	--				
WET F	E-WETF	DS	24"	81.00	--	--				
D2-1	DS2-1	DS	24"	81.00	--	--				
D1-3	DS1-3	DS	24"	81.00	--	--				
D1-2	DS1-2	DS	24"	81.00	--	--				

**DRY POND ELEVATIONS**

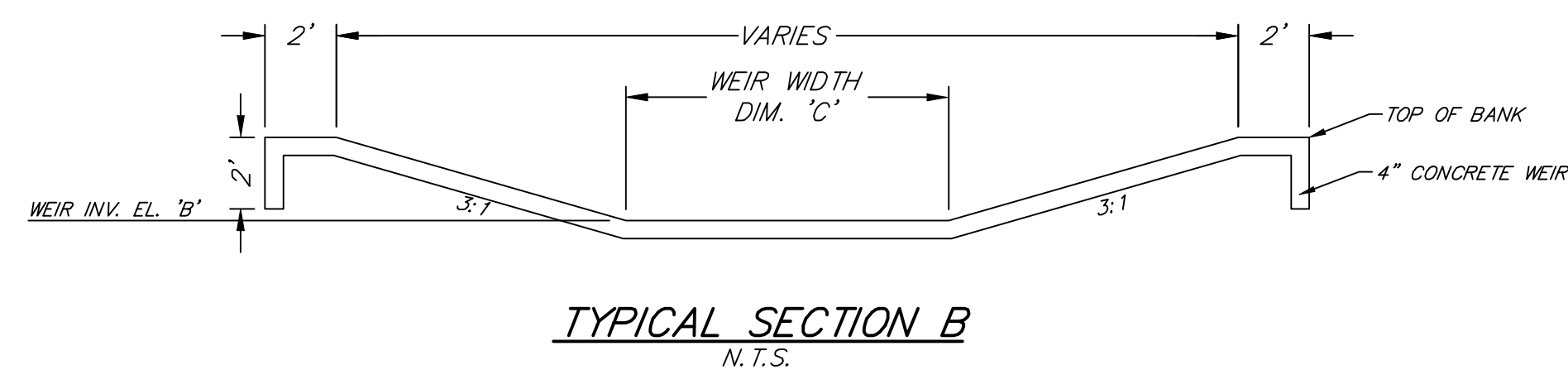
POND	ELEV. (A)	ELEV. (B)	ELEV. (C)
D1-1	83.0	84.0	86.5
D1-2	83.0	87.5	88.0
D1-3	83.0	86.0	87.0
D1-4	83.0	84.0	85.0
D2-1	83.00	84.50	85.50
D2-2	83.0	85.0	86.10
D4-1	83.0	84.00	85.00



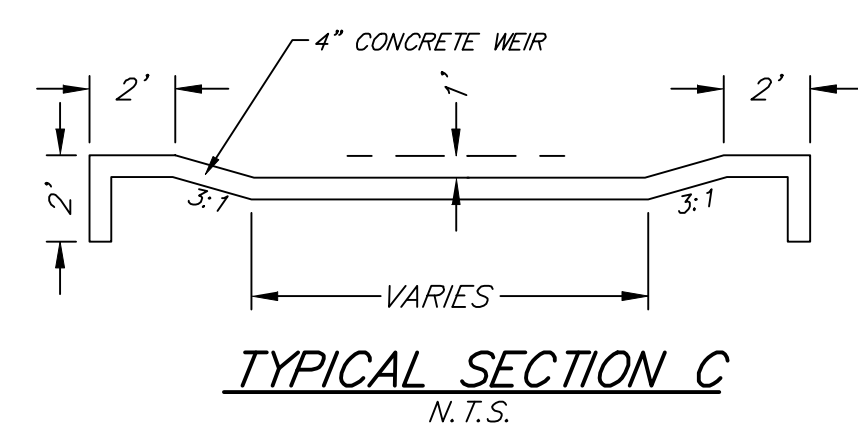
**TYPICAL DRY POND SECTION**  
 N.T.S.



**TYPICAL WET POND SECTION**  
 N.T.S.



**TYPICAL SECTION B**  
 N.T.S.



**TYPICAL SECTION C**  
 N.T.S.

**BROADCRESTED WEIR STRUCTURE DETAIL**  
 N.T.S.

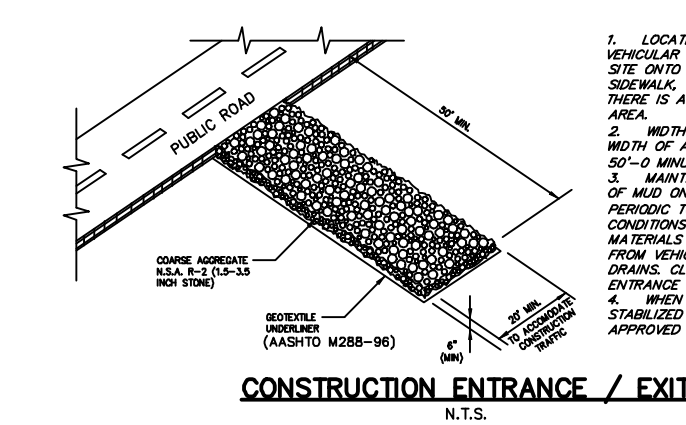
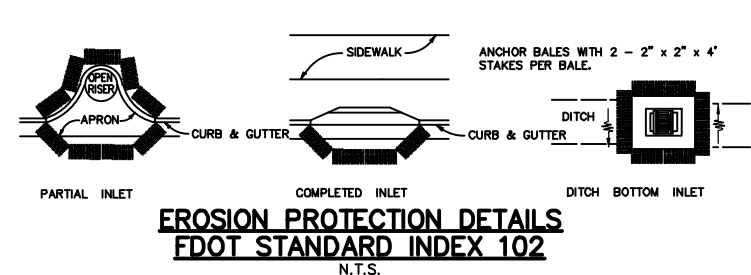
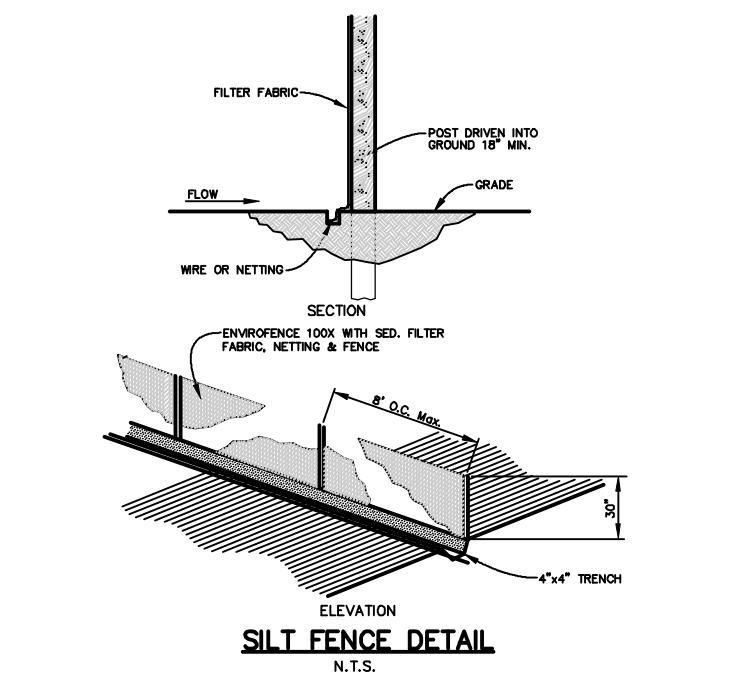
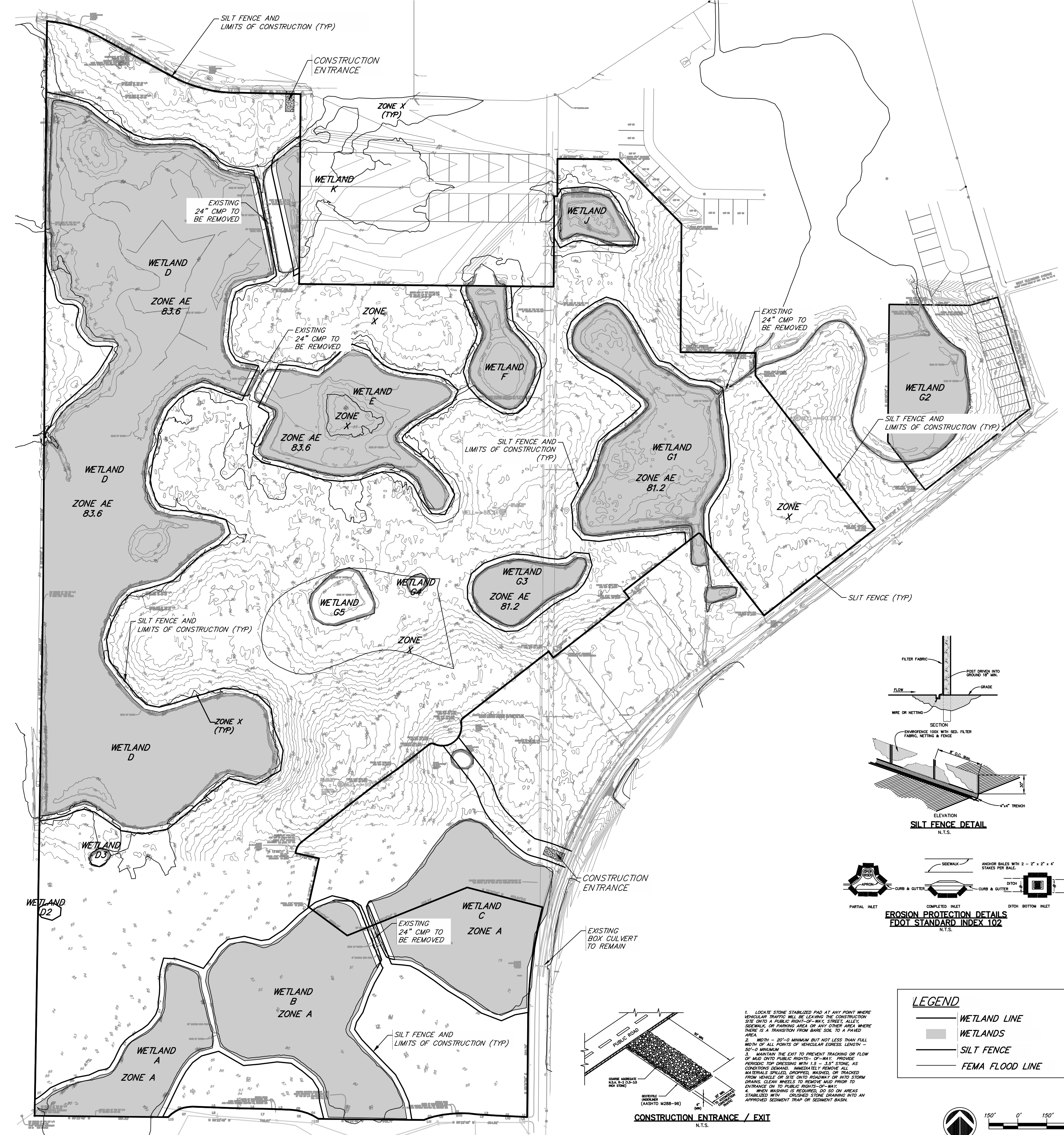
**PEAK STAGE SUMMARY**

POND	NCL	TOP OF BANK	25YR/24HR	10YR/24HR	100YR/24HR	25YR/96HR
B1-1	81.0	85.5	83.6	83.6	83.6	83.6
B2-1	81.0	85.5	83.6	83.6	83.6	83.6
B4-1	81.0	85.00	82.2	81.9	82.7	83.0
D1-1	83.0	86.5	85.3	84.8	85.6	85.6
D1-2	83.0	88.0	86.6	86.0	87.4	87.9
D1-3	83.0	87.0	84.5	84.1	85.2	85.6
D1-4	83.0	87.0	85.2	85.6	85.44	85.52
D2-1	83.0	85.5	84.7	84.5	84.9	85.0
D2-2	83.00	86.1	85.6	85.6	85.8	85.9
D4-1	83.00	85.0	83.9	83.9	84.1	84.1
W3-1	81.00	85.0	83.99	83.3	84.4	84.5
W3-2	81.00	85.0	82.7	82.4	83.4	83.7
W3-3	81.00	85.0	83.4	82.9	84.2	84.2
W3-4	81.00	85.5	84.0	83.4	84.9	85.0
W4-1	81.00	85.0	84.5	84.1	85.0	85.1
W4-2	81.00	86.4	83.9	83.5	84.7	85.1

**WET AND BORROW POND ELEVATIONS**

POND	ELEV. (A)	ELEV. (B)	ELEV. (C)	ELEV. (D)	ELEV. (E)
B1-1	71.0	79.0	81.0	84.5	85.5
B2-1	71.0	79.0	81.0	84.5	85.5
B4-1	69.0	79.0	81.0	84.0	85.0
W3-1	69.0	79.00	81.00	84	85.0
W3-2	69.0	79.00	81.00	84.00	85.00
W3-3	69.00	79.00	81.00	84.00	85.00
W3-4	69.00	79.0	81.0	84.00	85.5
W4-1	71.00	79.00	81.00	84.50	85.00
W4-2	71.5	79.00	81.00	85.4	86.4





1. LOCATE STONE STABILIZED PAD AT ANY POINT WHERE VEHICULAR TRAFFIC WILL BE LEAVING THE CONSTRUCTION SITE ONTO A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK OR PARKING AREA OF ANY OTHER AREA WHERE THERE IS A TRANSITION FROM BARE SOIL TO A PAVED AREA.

2. WIDTH - 20'-0" MINIMUM BUT NOT LESS THAN FULL WIDTH OF ALL PORTS OF VEHICULAR EGRESS. LENGTH - 50'-0" MINIMUM.

3. MAINTAIN THE EXIT TO PREVENT TRACKING OF FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. PROVIDE REINFORCING FOR LORAINING WITH 1.5" - 1.5" STONE AS CONDITIONS DEMAND. IMMEDIATELY REMOVE ALL MATERIALS COLLECTED, DISPOSED, REPAIRED OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAY OR INTO STREAM OR DRAINAGE. CLEAN WHEELS TO REMOVE MUD PRIOR TO EXITING ON TO PUBLIC RIGHTS-OF-WAY.

4. WHEN WASHING IS REQUIRED, DO SO ON AREAS STABILIZED WITH 1088S STONE DRAINING INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

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 (407) 261-3100 FAX: (407) 261-3099 www.cweng.com  
 FLORIDA REGISTRY: 3650 L.A. NUMBER: LC26000311

No.	Date	Revision	By
1	8/5/22	PER. TOWN OF HOWEY-IN-THE-HILLS COMMENTS	RAH

**CLEARING, SEDIMENT & EROSION CONTROL PLAN**

**MASS GRADING PLANS FOR HILLSIDE GROVES HOWEY IN THE HILLS**  
 PREPARED FOR EASTON & ASSOCIATES MIAMI, FL

Project No.: 21-04-0008  
 Designed: RRB  
 Checked: RRB  
 Date: APRIL 2021  
 Scale: 1" = 300'

Drawn: RAH  
 O.C.: RCW  
 DATUM: 1" = 300'

Sheet **C160** 161

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No.	Date	Revision	By
1	8/9/22	PER TOWN OF HOWEY-IN-THE-HILLS COMMENTS	RAH

**FLOODPLAIN FILL COMPENSATION MAP**

**MASS GRADING PLANS FOR HILLSIDE GROVES HOWEY IN THE HILLS**  
 PREPARED FOR EASTON & ASSOCIATES MIAMI, FL

Project No.: 21-04-0008  
 Designed: RRB Drawn: RAH  
 Checked: RRB O.C.: RCW  
 Date: APRIL 2021  
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 DATUM:  
 Jul 20, 2023  
 JUSTIN WILLIAMS, P.E.  
 FL P.E. #659260  
 Reg. Engineer

**FLOODPLAIN FILL SUMMARY FOR FLOOD COMPENSATION AREA 1**

FILL AREA	FILL VOLUME (CY)
3	761
4	0
5	28
6	7
7	0
8	0
9	2598
10	179
11	150
12	6935
13	18

REQUIRED FLOOD COMPENSATION VOLUME = 10676 CY  
 PROVIDED FLOOD COMPENSATION VOLUME = 15282 CY  
 THUS, FLOOD COMPENSATION IS PROVIDED.  
 EXCESS FLOOD COMPENSATION VOLUME FOR POTENTIAL FUTURE PHASE = 4606 CY

**FLOODPLAIN FILL SUMMARY FOR FLOOD COMPENSATION AREA 2**

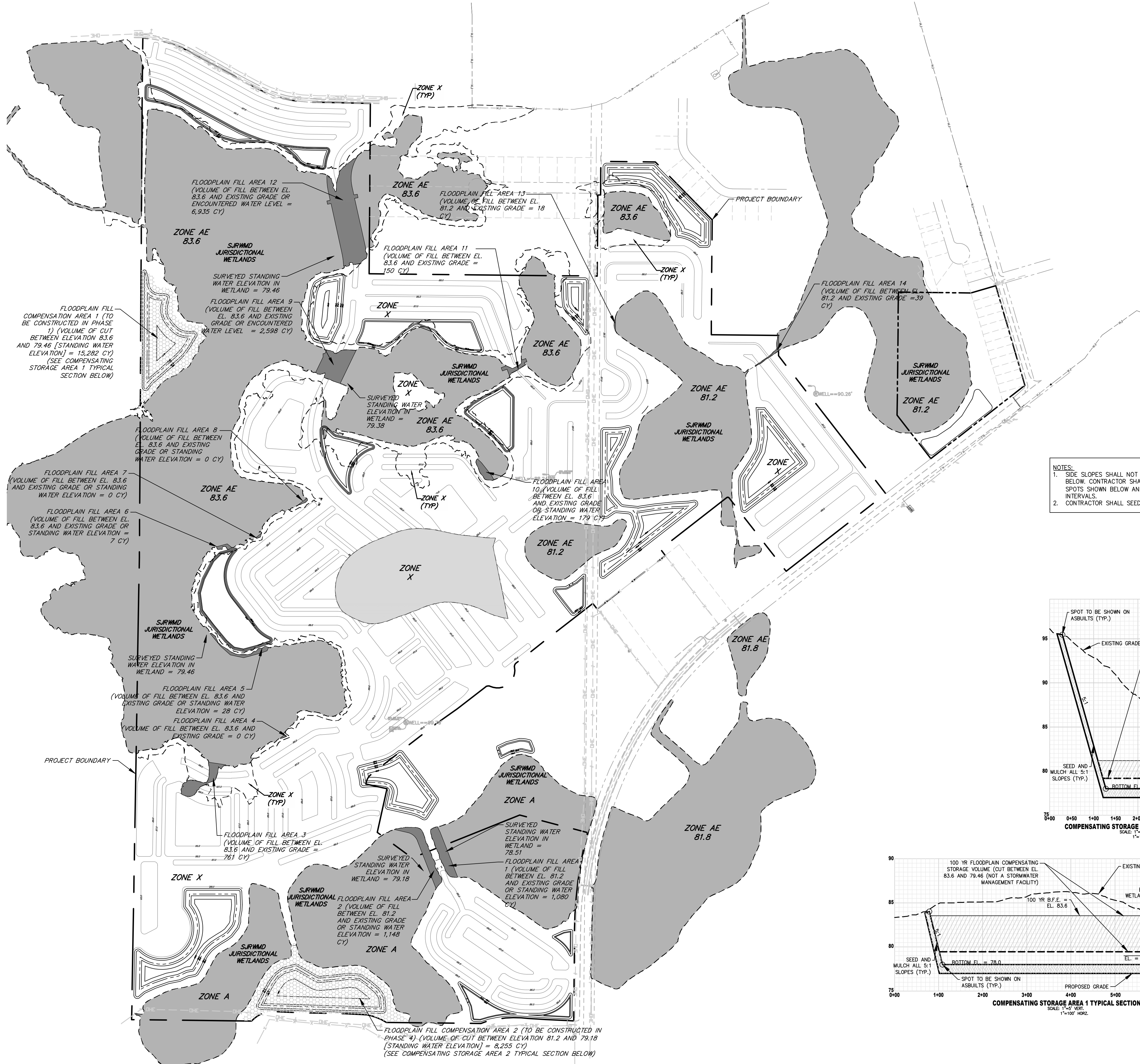
FILL AREA	FILL VOLUME (CY)
1	1080
2	1148
14	39

REQUIRED FLOOD COMPENSATION VOLUME = 2267 CY  
 PROVIDED FLOOD COMPENSATION VOLUME = 8255 CY  
 THUS, FLOOD COMPENSATION IS PROVIDED.  
 EXCESS FLOOD COMPENSATION VOLUME FOR POTENTIAL FUTURE PHASE = 5988 CY

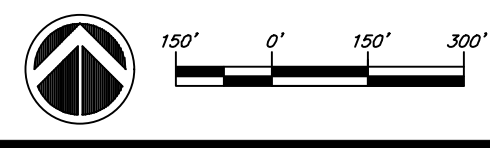
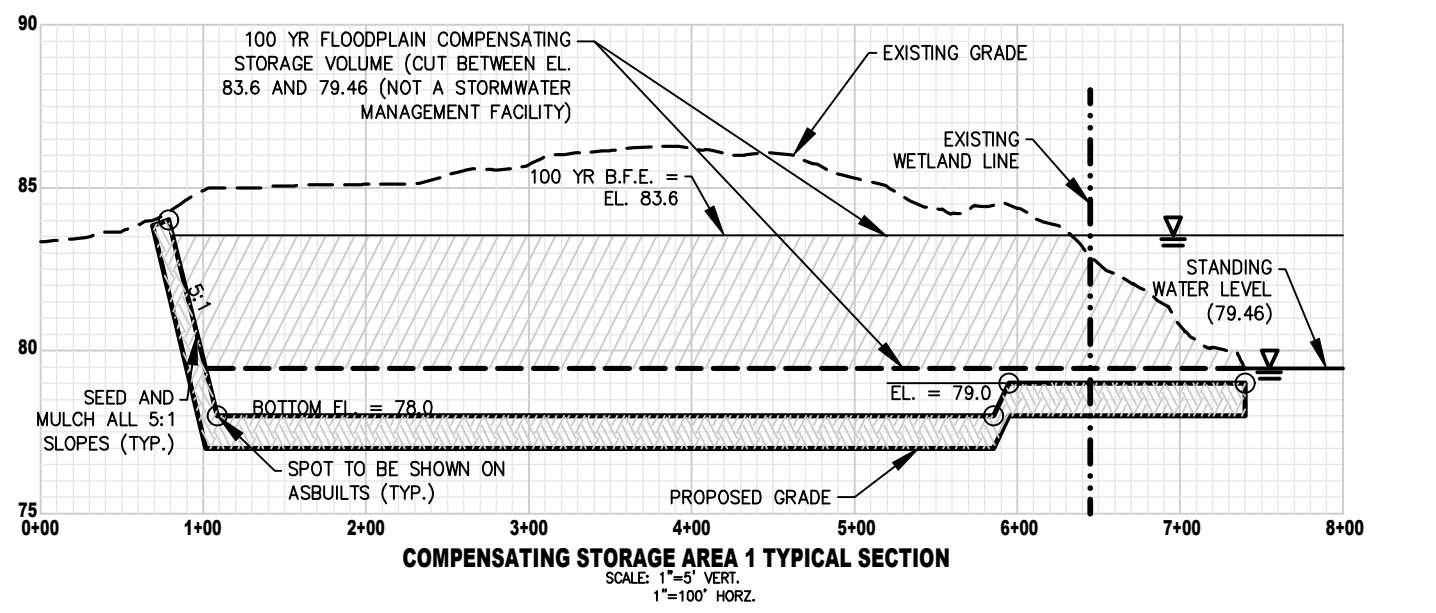
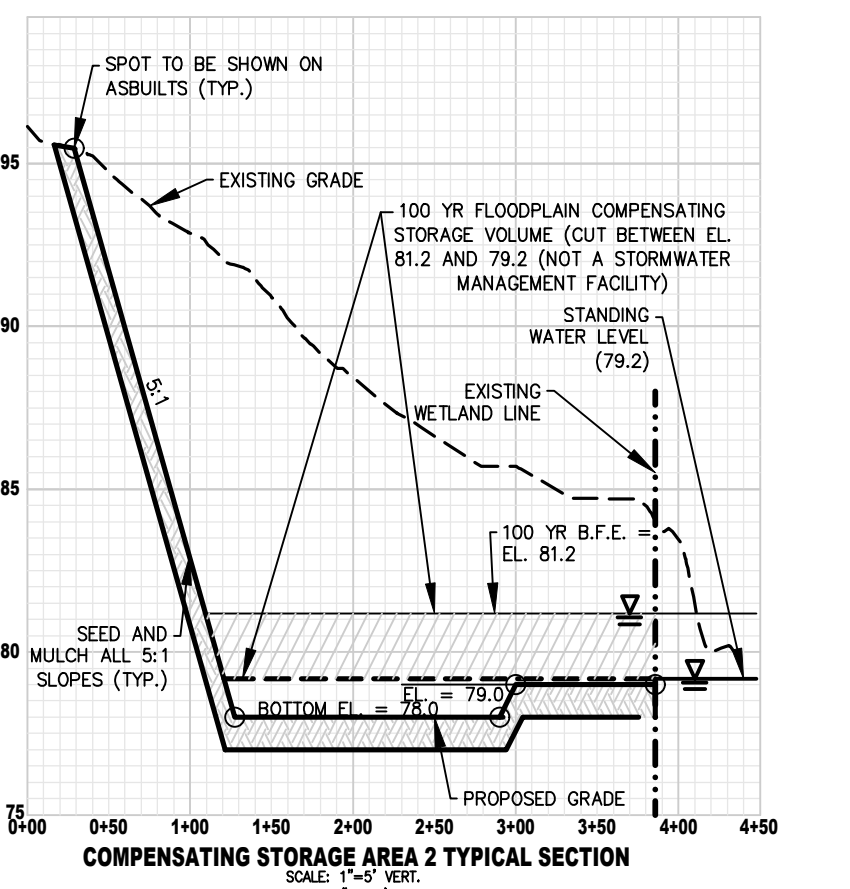
- NOTES:**
- FLOODPLAIN COMPENSATION IS REQUIRED FOR FILL PLACED WITHIN THOSE AREAS DESIGNATED AS SPECIAL FLOOD HAZARD AREAS (SFHA, ZONES A, AE, AO AND VE).
  - SPECIAL FLOOD HAZARD AREAS AND BASE FLOOD ELEVATIONS TAKEN FROM FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 12069C0485E DATED JANUARY 30, 2020
  - FLOODPLAIN FILL AND COMPENSATION VOLUMES ARE CALCULATED USING TOPOGRAPHIC DATA PROVIDED BY ALLEN & COMPANY. (REFER TO SHEET

**LEGEND**

	FLOODPLAIN SPECIAL FLOOD HAZARD AREA
	FLOODPLAIN FILL AREA
	FLOOD COMPENSATION AREA
	PROJECT BOUNDARY



- NOTES:**
- SIDE SLOPES SHALL NOT BE STEEPER THAN 5:1 TO DEPTH SHOWN BELOW. CONTRACTOR SHALL VERIFY SLOPES ON RECORD DRAWINGS AT SPOTS SHOWN BELOW AND AT TURN POINTS AND AT 100' MAXIMUM INTERVALS.
  - CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS.









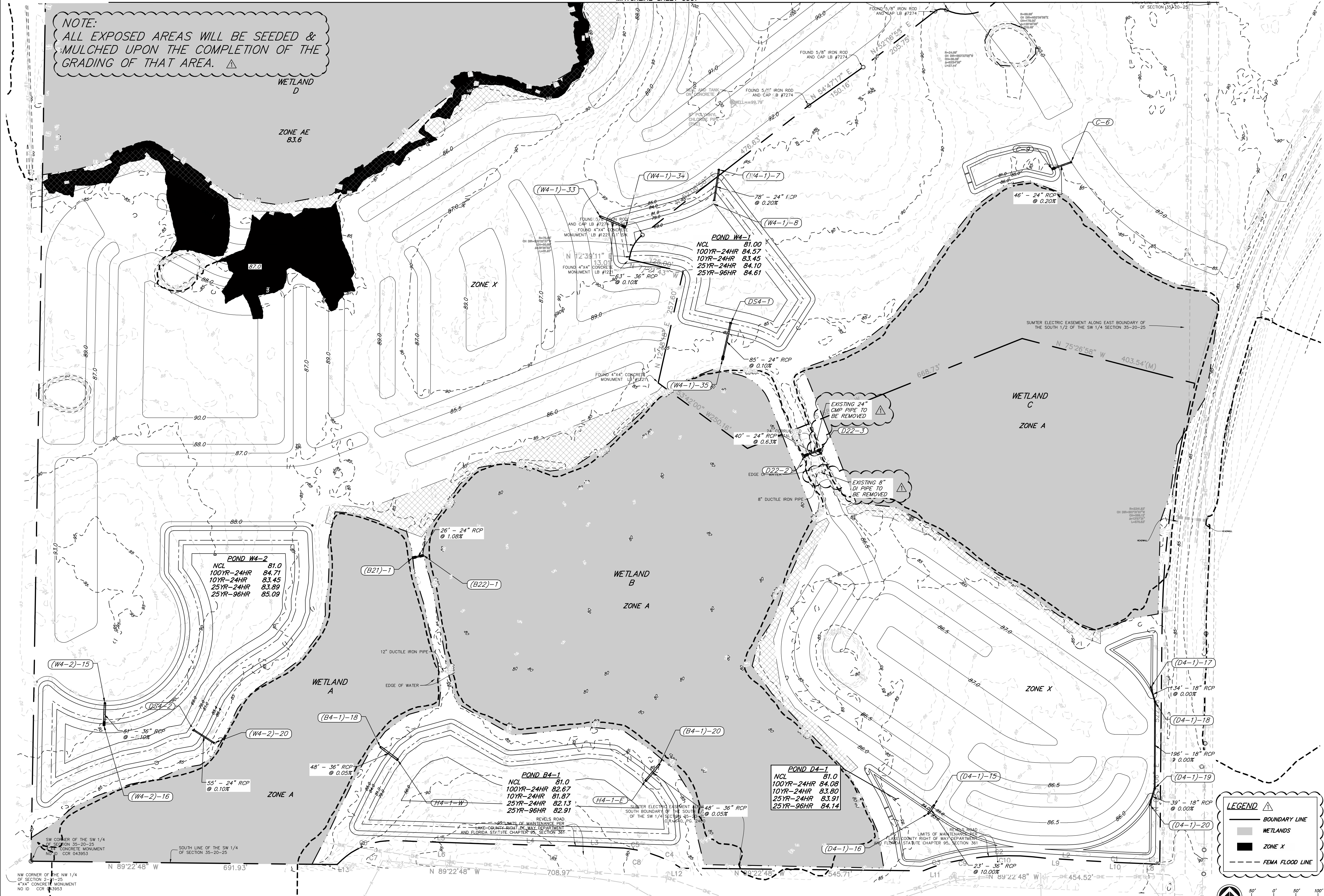
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Printed By: Eric

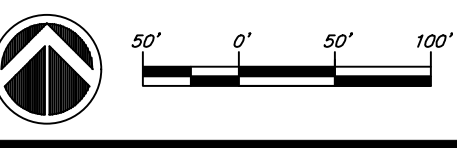
NOTE:  
ALL EXPOSED AREAS WILL BE SEEDED & MULCHED UPON THE COMPLETION OF THE GRADING OF THAT AREA. ▲

MATCHLINE SHEET C501



**LEGEND**

- ▲ BOUNDARY LINE
- WETLANDS
- ZONE X
- FEMA FLOOD LINE



WETLAND D

ZONE AE  
83.6

ZONE X

WETLAND C  
ZONE A

WETLAND B  
ZONE A

WETLAND A

ZONE X

**POND W4-2**  
 NCL 81.0  
 100YR-24HR 84.71  
 10YR-24HR 83.45  
 25YR-24HR 83.89  
 25YR-96HR 85.09

**POND B4-1**  
 NCL 81.0  
 100YR-24HR 82.67  
 10YR-24HR 81.87  
 25YR-24HR 82.13  
 25YR-96HR 82.91

**POND D4-1**  
 NCL 81.0  
 100YR-24HR 84.08  
 10YR-24HR 83.80  
 25YR-24HR 83.91  
 25YR-96HR 84.14

**POND W4-1**  
 NCL 81.00  
 100YR-24HR 84.57  
 10YR-24HR 83.45  
 25YR-24HR 84.10  
 25YR-96HR 84.61

**OW Connelly & Wicker Inc.**  
 Planning • Engineering • Landscape Architecture  
 1560 NORTH ORANGE AVE., SUITE 210 WINTER PARK, FLORIDA 32789  
 (407) 261-3100 FAX: (407) 261-3099 www.cweng.com  
 FLORIDA REGISTRY: 3650 L.A. NUMBER: LC26000311

No.	Date	Revision	By
1	8/5/22	PER TOWN OF HOWEY IN-THE-HILLS COMMENTS	RAH

**MASS GRADING PLAN**

MASS GRADING PLANS  
 FOR HILLSIDE GROVES  
 HOWEY IN THE HILLS  
 PREPARED FOR  
 EASTON & ASSOCIATES  
 MIAMI, FL

Project No.: 21-04-0008  
 Designed: RRB  
 Checked: RRB  
 Date: APRIL 2021  
 Scale: 1" = 100'

Drawn: RAH  
 O.C.: RCW  
 DATUM:  
 1" = 100'

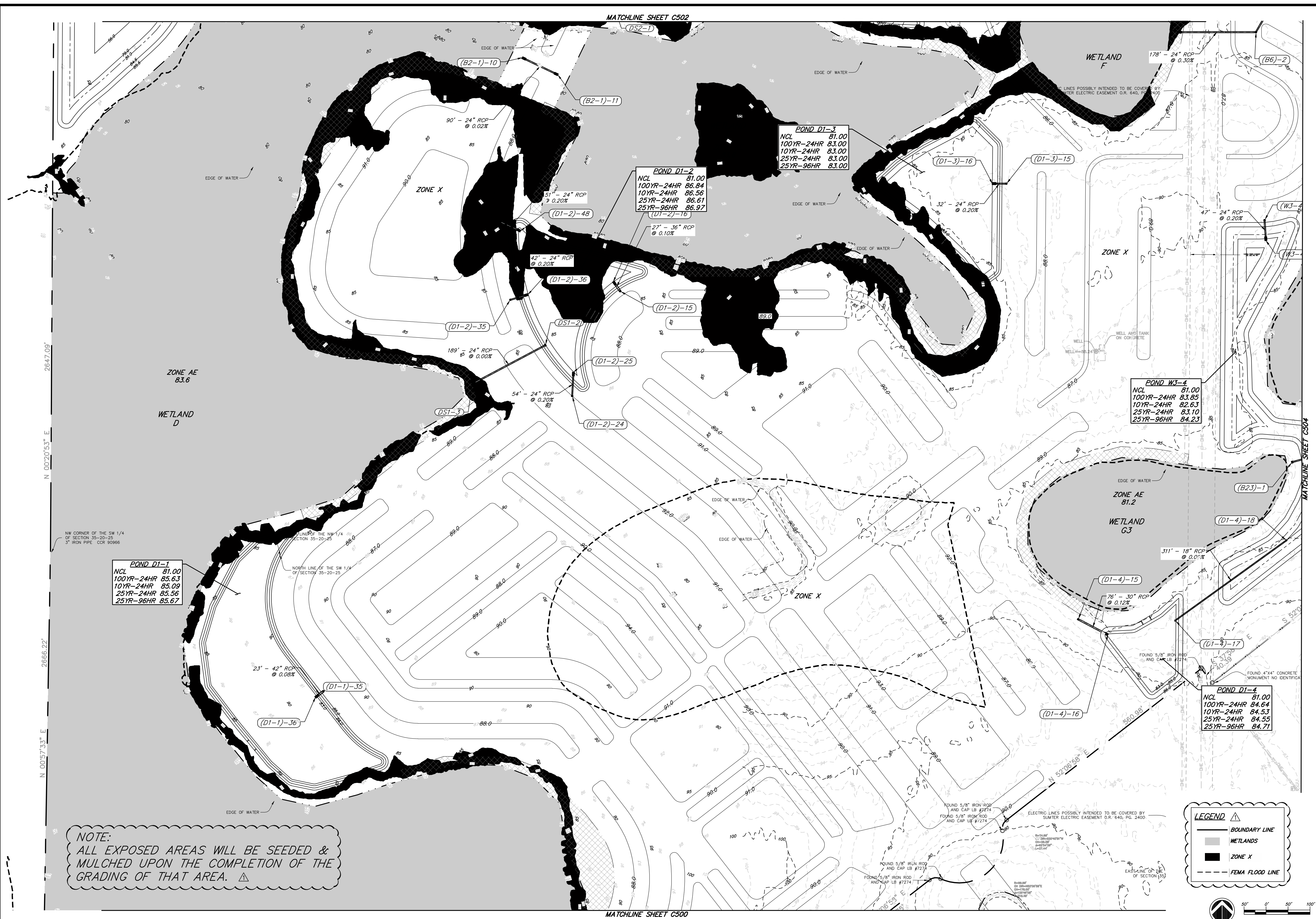
Sheet **C500** 165

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No.	Date	Revision	By
1	8/5/22	PER TOWN OF HOWEY-IN-THE-HILLS COMMENTS	RAH

**MASS GRADING PLAN**

**MASS GRADING PLANS FOR HILLSIDE GROVES FOR HOWEY IN THE HILLS**

PREPARED FOR  
**EASTON & ASSOCIATES**  
 MIAMI, FL

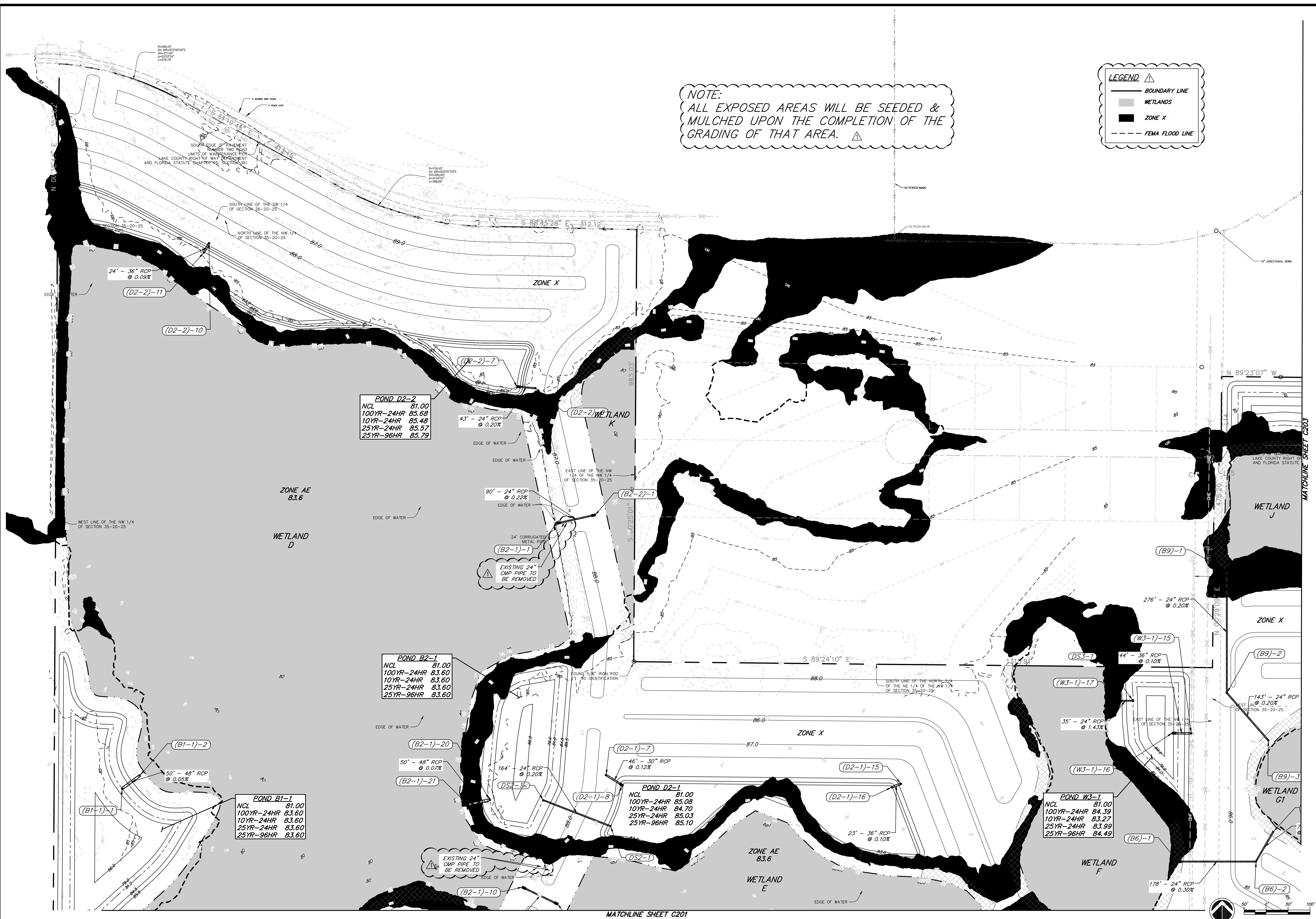
Project No.: 21-04-0008  
 Designed: RRB  
 Checked: RRB  
 Date: APRIL 2021  
 Scale: 1" = 100'

Drawn: RAH  
 O.C.: RCW  
 DATUM:  
 1" = 100'

Sheet **C501**

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**MASS GRADING PLAN**

**MASS GRADING PLANS FOR HILLSIDE GROVES HOWEY IN THE HILLS**

PREPARED FOR  
**EASTON & ASSOCIATES**  
 MIAMI, FL

Project No.: 21-04-0008  
 Designed: RRB  
 Checked: RRB  
 Date: APRIL 2021  
 Scale: 1" = 100'

Drawn: RAH  
 O.C.: RCW  
 DATUM:

Project No.: 21-04-0008  
 Designed: RRB  
 Checked: RRB  
 Date: APRIL 2021  
 Scale: 1" = 100'

Sheet **C502** 167



Printed: Jul 20, 2023 9:59am

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Printed By: Eric



MATCHLINE SHEET C502

MATCHLINE SHEET C504

**LEGEND**

- BOUNDARY LINE
- WETLANDS
- ZONE X
- FEMA FLOOD LINE

**NOTE:**  
ALL EXPOSED AREAS WILL BE SEEDED & MULCHED UPON THE COMPLETION OF THE GRADING OF THAT AREA. ⚠

<b>OW Connelly &amp; Wicker Inc.</b> Planning • Engineering • Landscape Architecture 1560 NORTH ORANGE AVE., SUITE 210 WINTER PARK, FLORIDA 32789 (407) 261-3100 FAX: (407) 261-3099 www.cweng.com FLORIDA REGISTRY: 3650 L.A. NUMBER: LC26000311	
<b>MASS GRADING PLAN</b>  <b>MASS GRADING PLANS FOR HILLSIDE GROVES HOWEY IN THE HILLS</b>	PREPARED FOR <b>EASTON &amp; ASSOCIATES</b> MIAMI, FL
Project No.: 21-04-0008 Designed: RRB Checked: RRB Date: APRIL 2021 Scale: 1" = 100'	Drawn: RAH O.C.: RCW DATUM: 1" = 100'
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Sheet <b>C503</b> of 168	











Technical Memorandum

Date: July 14, 2023  
To: Don Griffey, PE – Griffey Engineering, Inc.  
From: Eric Evans, PE -- Connelly and Wicker, Inc.  
RE: Hillside Groves Subdivision – Construction Drawings

Below is a response to your comments dated January 10, 2023

1. Additional comments may be added to these with the reviews of subsequent submittals.

Response: Noted

2. This work will require various permits from SJRWMD, Duke Energy, Lake County, FDOT, FDEP, FWC, COE. Provide copies of the applicable permits & approvals before commencing work on the site.

Response: We are currently working to obtain these approvals.

3. Based on the discussion and direction of the Town Council at their meeting on 11/28/2022, Road A needs to be modified per the attached exhibit. Raised crosswalks are to be designed using the Lake County standard, also attached.

Response: The edits to Road A are now shown.

4. Modify the roadway cross section for the 100' right-of-way to reflect the current plan view.

Response: This cross section is now updated to match the new section.

5. Add a note that all curb ramps are to be constructed with the subdivision.

Response: This note is now added.

6. Provide copies of the driveway permit application documents for the connection to No. 2 Rd. Copy the town on the review and response correspondence with Lake County.

Response: We are currently working to obtain this approval.

7. The offsite utility plan along SR 19 needs to call out the location and means for tying in the existing 4" water main. The 4" main needs to be connected into the new 12" main on the west end at the cemetery and on the east end near Florida Ave. The portion of the existing 4" main between these two points needs to be removed, not abandoned in place.

Response: These comments have been addressed on the offsite utility plans.

8. For the 12" water main extension along SR 19 west of Road A, remove the 12x6 reducer. Terminate the line with 12" piping & fittings.

Response: These waterline fittings have been revised per your comment.

9. On the lift station site plan, align the access drive on the center of the wet well.

Response: The driveway has been shifted.

10. Provide hydraulic calculations for the irrigation system.

Response: Irrigation demand calculations are now provided with this submittal.

11. Provide site improvement details for the irrigation supply well that show driveway access and equipment & controls. This area should be fenced for security.

Response: Fencing and placeholder equipment areas are shown. The final design of the system will be addressed by a specialty contractor in a design-build effort.

Please review and approve the material provided and should you have any questions or comments with regard to this application please do not hesitate to call or email. I can be reached at 904.265.3030 or at [eevans@zwieng.com](mailto:eevans@zwieng.com).

Technical Memorandum

Date: July 14, 2023  
To: Thomas Harowski, AICP TMH Consulting  
From: Eric Evans, PE -- Connelly and Wicker, Inc.  
RE: Hillside Groves Subdivision – Construction Drawings

Below is a response to your comments dated January 11, 2023

1. The response identified a note on Sheet 201 of the landscape plans stating that designs for the screening wall and entrance feature for the Number 2 Road access will be submitted with the Phase 2 plans. I could not locate the note.

Response: The note is shown and marked with a rev-cloud.

2. The response noted that the requested bike trail extension along Number 2 Road would be included in the Phase 2 design plans. This is acceptable, but the applicant should coordinate the bike path with Lake County as part of the overall road improvements if the plan is to include the bike path in the Number 2 Road right-of-way.

Response: A future bike path will be included in phase 2 design.

3. The addition of a note to the plans regarding the need to keep the required trees in place is fine, but this note really needs to be part of the HOA documents so future residents are aware of the requirement when they purchase the homes.

Response: Noted

Please review and approve the material provided and should you have any questions or comments with regard to this application please do not hesitate to call or email. I can be reached at 904.265.3030 or at [eevans@cweng.com](mailto:eevans@cweng.com).



# HILLSIDE GROVES SUBDIVISION

## IRRIGATION DEMAND CALCULATION

### DESIGN REPORT

FOR

Easton & Associates  
10165 NW 19th St.  
Miami, FL 33172  
Phone: (305) 593-2222

PREPARED BY:



## Connelly & Wicker, Inc.

10060 Skinner Lake Drive, Suite 500  
Jacksonville, Florida 32246  
Florida Registry: 3650 L.A. Number: LC26000311  
Phone: (904) 265-3030 Fax: (904) 265-3031

DATE: 7/10/2023  
CWI Project No.: 21-04-0008

# Connelly & Wicker, Inc.

HILLSIDE GROVES SUBDIVISION

Index Sheet

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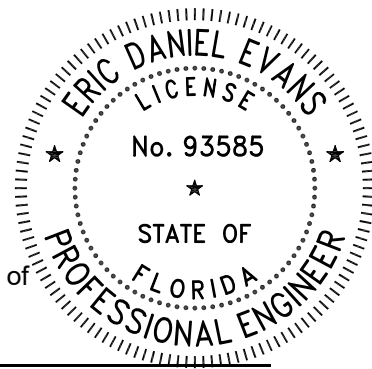
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5	WaterCad Network Preview	6
6	WaterCad Simulation Results	
	Junction Report	7 - 8
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	Reservoir Report	11

Eric D  
Evans

Digitally signed by Eric D Evans  
DN: cn=Eric D Evans, c=US,  
o=CONNELLY AND WICKER  
INC., email=eevans@cwieg.com  
Date: 2023.07.14 08:29:59 -04'00'

Prepared under the direction of

Eric D. Evans, P.E.  
PE # 93585



## PROJECT SUMMARY

### **THE PROJECT**

The proposed development is located within the Town of Howey in the Hills, Florida. The project is located west of South Palm Avenue and north of Revels Road. The development will contain 728 single family lots.

### **IRRIGATION WATER SUPPLY**

In the future the site will be supplied by reclaimed water for irrigation demands in a future connection on Number 2 Road. However, at this time this system is not available, but onsite irrigation wells are available to supply irrigation water in the interim. The analysis provided here is for the first phase and geographically convenient lots in future phases that could also be served by the existing onsite well adjacent to lot 51. Future Phase 2 is addressed in this analysis which includes Lots 308-385).

Future development can also be supplied by a well located within a future phase adjacent to lot 42. The future lots served will include phase 2 lots 246-307 and phase 3 lots 308-385.

The results of this analysis require the well pump to provide 2,600 GPM at 129 feet of head pressure.

### **WATER MAIN DESIGN**

The analysis provided shows a steady state analysis of a minimum 40 PSI with 5 GPM to each lot. Additionally, each open space and the amenity is conservatively designed for 10 GPM of demand.

### **DESIGN ANALYSIS**

The modeling for this system was accomplished using Bentley OpenFlows WaterCAD CONNECT Edition Update 3.



# Connelly & Wicker, Inc.

**HILLSIDE GROVES SUBDIVISION**

Designed By: EE

Date: 7/10/2023

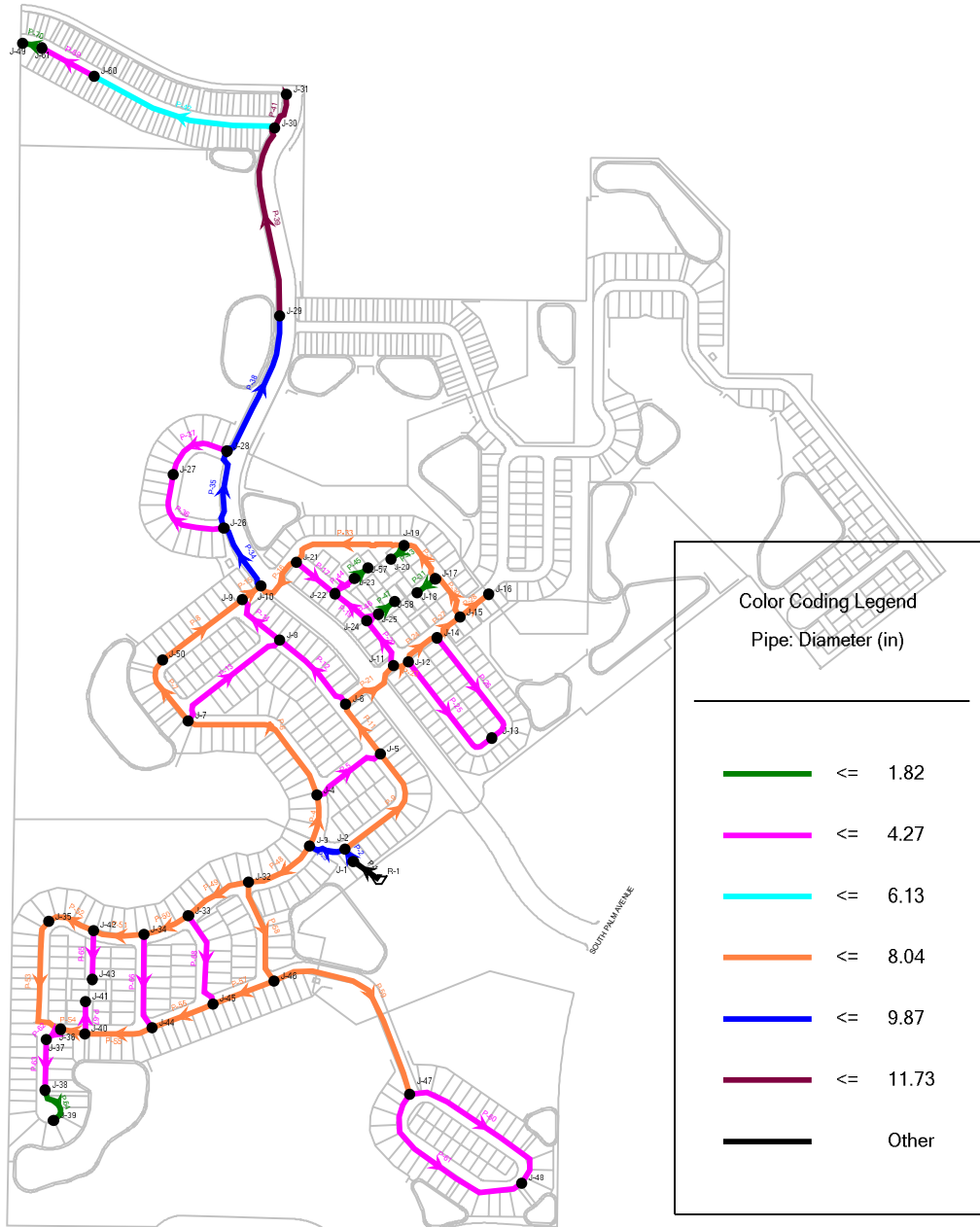
**Demand Summary Table**

Project No: 23-04-0041

<b>Calculate Average Daily Flow</b>				
Junction. No. J-	Description	DU Units	Demand / Unit	Total Demand
1	Single Family Lot	0	5	0
2	Single Family Lot	0	5	0
3	Single Family Lot	0	5	0
4	Single Family Lot	4	5	20
5	Single Family Lot	45	5	225
6	Single Family Lot	16	5	80
7	Landscape Service	1	10	10
8	Single Family Lot	18	5	90
9	Single Family Lot	20	5	100
10	Single Family Lot	0	5	0
11.1	Single Family Lot	4	5	20
11.2	Landscape Service	1	10	10
12	Single Family Lot	0	5	0
13	Single Family Lot	46	5	230
14	Single Family Lot	3	5	15
15	Single Family Lot	5	5	25
16	Single Family Lot	6	5	30
17	Single Family Lot	0	5	0
18	Single Family Lot	6	5	30
19	Single Family Lot	19	5	95
20	Single Family Lot	4	5	20
21	Single Family Lot	0	5	0
22	Single Family Lot	6	5	30
23	Single Family Lot	0	5	0
24	Single Family Lot	4	5	20
25	Single Family Lot	0	5	0
26	Single Family Lot	0	5	0
27	Single Family Lot	17	5	85
28	Amenity Center	1	10	10
29	Single Family Lot	0	5	0
30	Landscape Service	1	10	10
31	Single Family Lot	0	5	0
32	Single Family Lot	12	5	60
33	Single Family Lot	7	5	35
34	Single Family Lot	4	5	20
35	Single Family Lot	5	5	25
36	Single Family Lot	19	5	95
37	Single Family Lot	0	5	0
38	Single Family Lot	13	5	65
39	Single Family Lot	5	5	25
40	Single Family Lot	6	5	30



### Scenario: Base





### FlexTable: Pipe Table

Label	Diameter (in)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Headloss (Friction) (ft)	Headloss (Minor) (ft)	Headloss (ft)
P-1	999.00	PVC	130.0	2,600.00	0.00	0.00	0.00	0.00
P-2	9.87	PVC	130.0	2,600.00	10.90	2.71	3.45	6.17
P-3	9.87	PVC	130.0	1,673.91	7.02	3.01	2.30	5.31
P-4	8.04	PVC	130.0	708.91	4.48	2.30	0.70	3.00
P-5	4.24	PVC	130.0	89.66	2.04	1.70	0.26	1.96
P-6	8.04	PVC	130.0	599.25	3.79	5.40	0.52	5.92
P-7	8.04	PVC	130.0	506.53	3.20	1.76	0.17	1.93
P-8	8.04	PVC	130.0	476.53	3.01	2.09	0.10	2.20
P-9	8.04	PVC	130.0	926.09	5.85	9.49	0.78	10.27
P-11	8.04	PVC	130.0	790.75	5.00	3.34	0.59	3.94
P-12	4.24	PVC	130.0	99.90	2.27	2.45	0.15	2.60
P-13	4.24	PVC	130.0	-82.72	1.88	2.35	0.23	2.58
P-14	4.24	PVC	130.0	-92.63	2.10	1.35	0.20	1.55
P-15	8.04	PVC	130.0	469.16	2.96	0.47	0.28	0.75
P-16	8.04	PVC	130.0	-25.84	0.16	0.01	0.00	0.01
P-17	4.24	PVC	130.0	11.36	0.26	0.02	0.00	0.03
P-19	4.24	PVC	130.0	-48.64	1.11	0.29	0.03	0.31
P-20	4.24	PVC	130.0	-98.64	2.24	1.38	0.16	1.54
P-21	8.04	PVC	130.0	-610.84	3.86	2.20	0.87	3.07
P-23	8.04	PVC	130.0	482.20	3.05	0.36	0.14	0.50
P-24	8.04	PVC	130.0	362.62	2.29	0.50	0.16	0.66
P-25	4.24	PVC	130.0	119.58	2.72	4.67	0.24	4.91
P-26	4.24	PVC	130.0	-110.42	2.51	4.04	0.20	4.25
P-27	8.04	PVC	130.0	237.20	1.50	0.19	0.05	0.24
P-28	8.04	PVC	130.0	30.00	0.19	0.00	0.00	0.01
P-30	8.04	PVC	130.0	182.20	1.15	0.18	0.08	0.25
P-31	1.81	HDPE	130.0	30.00	3.74	4.14	0.36	4.50
P-32	8.04	PVC	130.0	152.20	0.96	0.13	0.02	0.15
P-33	8.04	PVC	130.0	37.20	0.24	0.02	0.00	0.02
P-34	9.87	PVC	130.0	495.00	2.08	0.58	0.13	0.71
P-35	9.87	PVC	130.0	441.18	1.85	0.54	0.10	0.64
P-36	4.24	PVC	130.0	53.82	1.22	0.82	0.05	0.88
P-37	4.24	PVC	130.0	-31.18	0.71	0.22	0.02	0.24
P-38	9.87	PVC	130.0	400.00	1.68	0.83	0.07	0.91
P-39	11.73	PVC	130.0	400.00	1.19	0.47	0.06	0.52
P-41	11.73	PVC	130.0	0.00	0.00	0.00	0.00	0.00
P-42	6.13	PVC	130.0	390.00	4.24	10.37	0.55	10.92
P-43	1.81	HDPE	130.0	20.00	2.49	1.70	0.16	1.86
P-44	4.24	PVC	130.0	30.00	0.68	0.07	0.01	0.09
P-45	1.81	HDPE	130.0	30.00	3.74	3.05	0.08	3.13
P-46	4.24	PVC	130.0	30.00	0.68	0.04	0.01	0.06
P-47	1.81	HDPE	130.0	30.00	3.74	3.59	0.08	3.67
P-48	8.04	PVC	130.0	965.00	6.10	5.74	1.19	6.93
P-49	8.04	PVC	130.0	433.76	2.74	1.24	0.18	1.42
P-50	8.04	PVC	130.0	328.66	2.08	0.51	0.10	0.61
P-51	8.04	PVC	130.0	251.14	1.59	0.33	0.06	0.39
P-52	8.04	PVC	130.0	196.14	1.24	0.20	0.04	0.23
P-53	8.04	PVC	130.0	171.14	1.08	0.40	0.04	0.43

### FlexTable: Pipe Table

Label	Diameter (in)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Headloss (Friction) (ft)	Headloss (Minor) (ft)	Headloss (ft)
P-54	8.04	PVC	130.0	-13.86	0.09	0.00	0.00	0.00
P-55	8.04	PVC	130.0	-73.86	0.47	0.05	0.01	0.05
P-56	8.04	PVC	130.0	-121.34	0.77	0.11	0.02	0.12
P-57	8.04	PVC	130.0	-141.24	0.89	0.14	0.02	0.16
P-58	8.04	PVC	130.0	-471.24	2.98	2.16	0.60	2.76
P-59	8.04	PVC	130.0	265.00	1.67	1.50	0.16	1.66
P-60	4.24	PVC	130.0	128.76	2.93	6.99	0.38	7.37
P-61	4.24	PVC	130.0	-121.24	2.75	6.94	0.43	7.37
P-62	4.24	PVC	130.0	90.00	2.05	0.38	0.11	0.49
P-63	4.24	PVC	130.0	90.00	2.05	1.10	0.10	1.20
P-64	1.81	HDPE	130.0	25.00	3.12	5.21	0.24	5.45
P-65	4.24	PVC	130.0	40.00	0.91	0.24	0.03	0.26
P-66	4.24	PVC	130.0	57.52	1.31	0.91	0.10	1.01
P-67	4.24	PVC	130.0	-30.00	0.68	0.09	0.01	0.11
P-68	4.24	PVC	130.0	70.10	1.59	1.33	0.16	1.50
P-69	4.24	PVC	130.0	120.00	2.73	2.19	0.12	2.31
P-70	1.81	HDPE	130.0	25.00	3.12	2.52	0.16	2.68

### FlexTable: Pipe Table

Label	Diameter (in)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Headloss (Friction) (ft)	Headloss (Minor) (ft)	Headloss (ft)
P-1	999.00	PVC	130.0	2,600.00	0.00	0.00	0.00	0.00
P-2	9.87	PVC	130.0	2,600.00	10.90	2.71	3.45	6.17
P-3	9.87	PVC	130.0	1,673.91	7.02	3.01	2.30	5.31
P-4	8.04	PVC	130.0	708.91	4.48	2.30	0.70	3.00
P-5	4.24	PVC	130.0	89.66	2.04	1.70	0.26	1.96
P-6	8.04	PVC	130.0	599.25	3.79	5.40	0.52	5.92
P-7	8.04	PVC	130.0	506.53	3.20	1.76	0.17	1.93
P-8	8.04	PVC	130.0	476.53	3.01	2.09	0.10	2.20
P-9	8.04	PVC	130.0	926.09	5.85	9.49	0.78	10.27
P-11	8.04	PVC	130.0	790.75	5.00	3.34	0.59	3.94
P-12	4.24	PVC	130.0	99.90	2.27	2.45	0.15	2.60
P-13	4.24	PVC	130.0	-82.72	1.88	2.35	0.23	2.58
P-14	4.24	PVC	130.0	-92.63	2.10	1.35	0.20	1.55
P-15	8.04	PVC	130.0	469.16	2.96	0.47	0.28	0.75
P-16	8.04	PVC	130.0	-25.84	0.16	0.01	0.00	0.01
P-17	4.24	PVC	130.0	11.36	0.26	0.02	0.00	0.03
P-19	4.24	PVC	130.0	-48.64	1.11	0.29	0.03	0.31
P-20	4.24	PVC	130.0	-98.64	2.24	1.38	0.16	1.54
P-21	8.04	PVC	130.0	-610.84	3.86	2.20	0.87	3.07
P-23	8.04	PVC	130.0	482.20	3.05	0.36	0.14	0.50
P-24	8.04	PVC	130.0	362.62	2.29	0.50	0.16	0.66
P-25	4.24	PVC	130.0	119.58	2.72	4.67	0.24	4.91
P-26	4.24	PVC	130.0	-110.42	2.51	4.04	0.20	4.25
P-27	8.04	PVC	130.0	237.20	1.50	0.19	0.05	0.24
P-28	8.04	PVC	130.0	30.00	0.19	0.00	0.00	0.01
P-30	8.04	PVC	130.0	182.20	1.15	0.18	0.08	0.25
P-31	1.81	HDPE	130.0	30.00	3.74	4.14	0.36	4.50
P-32	8.04	PVC	130.0	152.20	0.96	0.13	0.02	0.15
P-33	8.04	PVC	130.0	37.20	0.24	0.02	0.00	0.02
P-34	9.87	PVC	130.0	495.00	2.08	0.58	0.13	0.71
P-35	9.87	PVC	130.0	441.18	1.85	0.54	0.10	0.64
P-36	4.24	PVC	130.0	53.82	1.22	0.82	0.05	0.88
P-37	4.24	PVC	130.0	-31.18	0.71	0.22	0.02	0.24
P-38	9.87	PVC	130.0	400.00	1.68	0.83	0.07	0.91
P-39	11.73	PVC	130.0	400.00	1.19	0.47	0.06	0.52
P-41	11.73	PVC	130.0	0.00	0.00	0.00	0.00	0.00
P-42	6.13	PVC	130.0	390.00	4.24	10.37	0.55	10.92
P-43	1.81	HDPE	130.0	20.00	2.49	1.70	0.16	1.86
P-44	4.24	PVC	130.0	30.00	0.68	0.07	0.01	0.09
P-45	1.81	HDPE	130.0	30.00	3.74	3.05	0.08	3.13
P-46	4.24	PVC	130.0	30.00	0.68	0.04	0.01	0.06
P-47	1.81	HDPE	130.0	30.00	3.74	3.59	0.08	3.67
P-48	8.04	PVC	130.0	965.00	6.10	5.74	1.19	6.93
P-49	8.04	PVC	130.0	433.76	2.74	1.24	0.18	1.42
P-50	8.04	PVC	130.0	328.66	2.08	0.51	0.10	0.61
P-51	8.04	PVC	130.0	251.14	1.59	0.33	0.06	0.39
P-52	8.04	PVC	130.0	196.14	1.24	0.20	0.04	0.23
P-53	8.04	PVC	130.0	171.14	1.08	0.40	0.04	0.43



### FlexTable: Pipe Table

Label	Diameter (in)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Headloss (Friction) (ft)	Headloss (Minor) (ft)	Headloss (ft)
P-54	8.04	PVC	130.0	-13.86	0.09	0.00	0.00	0.00
P-55	8.04	PVC	130.0	-73.86	0.47	0.05	0.01	0.05
P-56	8.04	PVC	130.0	-121.34	0.77	0.11	0.02	0.12
P-57	8.04	PVC	130.0	-141.24	0.89	0.14	0.02	0.16
P-58	8.04	PVC	130.0	-471.24	2.98	2.16	0.60	2.76
P-59	8.04	PVC	130.0	265.00	1.67	1.50	0.16	1.66
P-60	4.24	PVC	130.0	128.76	2.93	6.99	0.38	7.37
P-61	4.24	PVC	130.0	-121.24	2.75	6.94	0.43	7.37
P-62	4.24	PVC	130.0	90.00	2.05	0.38	0.11	0.49
P-63	4.24	PVC	130.0	90.00	2.05	1.10	0.10	1.20
P-64	1.81	HDPE	130.0	25.00	3.12	5.21	0.24	5.45
P-65	4.24	PVC	130.0	40.00	0.91	0.24	0.03	0.26
P-66	4.24	PVC	130.0	57.52	1.31	0.91	0.10	1.01
P-67	4.24	PVC	130.0	-30.00	0.68	0.09	0.01	0.11
P-68	4.24	PVC	130.0	70.10	1.59	1.33	0.16	1.50
P-69	4.24	PVC	130.0	120.00	2.73	2.19	0.12	2.31
P-70	1.81	HDPE	130.0	25.00	3.12	2.52	0.16	2.68

**FlexTable: Reservoir Table**

Label	Elevation (ft)	Flow (Out net) (gpm)
R-1	224.00	2,600.00

Ground Elevation at well is ~95.6  
Well pump to increase head to 224.0  
by providing an additional ~129 feet  
of head pressure.

Technical Memorandum

Date: August 16, 2023  
To: Don Griffey, PE – Griffey Engineering, Inc.  
From: Eric Evans, PE -- Connelly and Wicker, Inc.  
RE: Hillside Groves Subdivision – Construction Drawings

Below is a response to your comments dated January 10, 2023

1. Additional comments may be added to these with the reviews of subsequent submittals.

Response: Noted

2. This work will require various permits from SJRWMD, Duke Energy, Lake County, FDOT, FDEP, FWC, COE. Provide copies of the applicable permits & approvals before commencing work on the site.

Response: We are currently working to obtain these approvals.

3. Modify the roadway cross section dimensions for the 100' right-of-way to reflect the current plan view.

Response: The section is now modified to match the intended section.

4. Provide hydraulic calculations for the irrigation system.

Response: This was submitted and approved via email in early August.

5. The irrigation supply site improvements will need to be reviewed and approved by the Town prior to construction.

Response: Noted.

6. On the master site plan add a note and a call-out that Road B is intended to connect to SR 19 and that the design and permitting of the connection will be included with Phase 3 improvements.

Response: This is now shown on sheet 3 as requested.

7. On the south end of Road A, at the intersection of SR 19, the left outbound lane accommodates through and left movements. This lane doesn't need any markings, the arrows in the right turn lane are sufficient.

Response: This striping has been removed per your comment (Also requested by FDOT). See sheet 4A.

8. At the northbound right turn lane at the commercial driveway, the curb lane striping needs to be between the through lane and the turn lane.

Response: This edit is now shown. See sheet 4A.



9. For the speed table at 52+50, label the advance warning signs.

Response: The signs are now labeled. See sheet 4H.

10. Utility valves are not to be located in curbs, gutters, or curb ramps. In case of a conflict during construction, the valve shall be relocated and not the curb or curb ramp. Add a conspicuous note to the utility plans stating that requirement. Also, the graphical depiction on the utility plans shows several locations where valves are conflicting with curb ramps. Adjust the plans to eliminate the conflict.

Response: Several valves and other infrastructure we shifted slightly to avoid obvious conflicts. A note regarding valve vs. ramp/curb conflict has been added to the 10 and 11 series sheets.

11. In the notes for the Typical Pavement Sections, change Note 1 to state that all disturbed areas within the r/w shall be sodded. The Typical Roadway Cross Sections should also reflect that change. Sodding of the full right-of-way in front of lots can be deferred until building construction, similar to sidewalk construction. However, the standard strips of sod at the back of curb is required on all roads as part of construction.

Response: See the revised sod comments in each of the roadway sections on sheet 13A. Note "3" has been added to the narrower roadway sections.

12. Add a construction detail for the Multi-Use Path.

Response: See sheet 13A where the multi-use path detail has been added to the 100' and 90' typical section per the Lake County specification.

Please review and approve the material provided and should you have any questions or comments with regard to this application please do not hesitate to call or email. I can be reached at 904.265.3030 or at [eevans@zwieng.com](mailto:eevans@zwieng.com).

Technical Memorandum

Date: August 16, 2023  
To: Thomas Harowski, AICP TMH Consulting  
From: Eric Evans, PE -- Connelly and Wicker, Inc.  
RE: Hillside Groves Subdivision – Construction Drawings

Below is a response to your comments dated August 7, 2023

Comment 1:

There are two areas where the proposed plan is inconsistent with the amendments presented to Town Council in 2022. The plan presented at the last amendment included 12 specific items which were approved by the Town Council. The plan shows a connection from the southeast residential neighborhood to Revels Road which is missing in the proposed final subdivision plan and a secondary connection from the townhouse neighborhood in the northwest corner of the project to Number 2 Road, perhaps as an emergency access which is also missing. These changes were not approved by Town Council and the final subdivision plan needs to be consistent with the Town Council action. If the applicant wishes to change these plans they can submit an amendment request at a future time.

Response:

We have revised the site plan to show the two future connects as noted in your comment.

Please review and approve the material provided and should you have any questions or comments with regard to this application please do not hesitate to call or email. I can be reached at 904.265.3030 or at [eevans@cweng.com](mailto:eevans@cweng.com).



TMHConsulting@cfl.rr.com  
 97 N. Saint Andrews Dr.  
 Ormond Beach, FL 32174  
 PH: 386.316.8426

**MEMORANDUM**

**TO:** John Brock, Town Clerk  
**CC:** S. O’Keefe, Town Administrator  
**FROM:** Thomas Harowski, AICP, Planning Consultant  
**SUBJECT:** 2023-2024 Proposed Planning Board and DRC Schedule  
**DATE:** July 18, 2023

As we typically do at this time of year, I have drafted a proposed meeting schedule with cut off dates for the Planning Board meetings. I recommend we place this item on the next Planning Board Agenda and have the Board approve the schedule. The proposed schedule begins in September 2023 and concludes with September 2024 so we can place our schedule on the same timing as the Town’s fiscal year.

I used the fourth Thursday of the month as the official meeting date, but I adjusted the meeting dates for November and December to avoid holidays. This schedule should give the staff time to verify the application is complete and all fees are paid; hold a DRC meeting if necessary; prepare staff reports and obtain any needed legal input; and complete the required advertising.

<b>HOWEY-IN-THE-HILLS PLANNING BOARD                      AND DEVELOPMENT REVIEW COMMITTEE                      2022-2023 MEETING SCHEDULE</b>		
<b>AGENDA CUT OFF DATE</b>	<b>DRC MEETING DATE</b>	<b>PLANNING BOARD MEETING DATE</b>
August 25, 2023	September 14, 2022	September 28, 2022
September 29, 2023	October 12, 2023	October 26, 2023
October 20, 2023	November 2, 2023	November 16, 2023
November 17, 2023	December 7, 2023	December 21, 2023
December 22, 2023	January 11, 2024	January 25, 2024
January 27, 2024	February 8, 2024	February 22, 2024
February 23, 2024	March 14, 2024	March 28, 2024
March 29, 2024	April 11, 2024	April 25, 2024
April 26, 2024	May 9, 2024	May 23, 2024
May 30, 2024	June 13, 2024	June 27, 2024
June 28, 2024	July 11, 2024	July 25, 2024
July 26, 2024	August 8, 2024	August 22, 2024
August 30, 2024	September 12, 2024	September 26, 2024