



Town Council Meeting

February 12, 2024 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/84878058915?pwd=umU06uiYYBqC6IXZLYdngsp4p5OwtQ.1>
Meeting ID: 848 7805 8915 | **Passcode:** 200445

AGENDA

Call the Town Council Meeting to order
Pledge of Allegiance to the Flag
Invocation by Councilor Reneé Lannamañ

ROLL CALL

Acknowledgement of Quorum

AGENDA APPROVAL/REVIEW

CONSENT AGENDA

Routine items are placed on the Consent Agenda to expedite the meeting. If Town Council/Staff wish 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.** The approval of the minutes and ratification and confirmation of all Town Council actions at the January 22, 2024 Town Council Meeting.
- 2.** The approval of the minutes and ratification and confirmation of all Town Council actions at the January 22, 2024 Town Council Workshop Meeting.

PUBLIC HEARING

- 3.** Consideration and Approval: **Variance Application - 120 E Holly St. - (Town Council sitting as the Board of Adjustment)**
 - Mayor MacFarlane will convene Board of Adjustment
 - Town Planner will explain Variance Request
 - Mayor MacFarlane will open Public Comment for this item only.
 - Mayor MacFarlane will close Public Comment.
 - Mayor MacFarlane will ask for a Motion on Variance
 - Board of Adjustment Discussion
 - Roll Call Vote
 - Mayor MacFarlane will adjourn Board of Adjustment

4. Consideration and Approval: (SECOND READING) Ordinance 2023-009 Comprehensive Plan FLU Amendment and Rezoning - ASMA Parcel

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.

- Mayor MacFarlane will read the Ordinance title.
- Town Planner will explain Ordinance 2023-009.
- Mayor MacFarlane will open Public Comment and Questions for this item only.
- Mayor MacFarlane will close Public Comment.
- Motion to approve Ordinance 2023-009
- Council Discussion.
- Roll Call Vote.

OLD BUSINESS

NEW BUSINESS

- 5. Discussion: Land Development Code (LDC) Workshop Scheduling**
- 6. Discussion: Proposed Noise Ordinance (Fireworks)**

DEPARTMENT REPORTS

- 7. Town Hall**
- 8. Police Department**
- 9. Code Enforcement**
- 10. Public Works**
- 11. Library**
- 12. Parks & Recreation Advisory Board / Special Events**
- 13. Town Attorney**
- 14. Finance Supervisor**
- 15. Town Manager**

COUNCIL MEMBER REPORTS

- 16. Mayor Pro Tem Gallelli**

- 17. Councilor Lehning
- 18. Councilor Miles
- 19. Councilor Lannamañ
- 20. Mayor MacFarlane

PUBLIC COMMENTS

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

ADJOURNMENT

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

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

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

Topic: **Town Council Meeting**

Time: **Feb 12, 2024 06:00 PM Eastern Time (US and Canada)**

Join Zoom Meeting

<https://us06web.zoom.us/j/84878058915?pwd=umU06uiYYBqC6IXZLYdngsp4p5OwtQ.1>

Meeting ID: 848 7805 8915

Passcode: 200445

Dial by your location

+1 646 558 8656 US (New York)

+1 346 248 7799 US (Houston)

Meeting ID: 848 7805 8915

Passcode: 200445

Find your local number: <https://us06web.zoom.us/u/kdbIGndIh4>

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.



Town Council Meeting
January 22, 2024 at 6:00 PM
Howey-in the-Hills Town Hall
101 N. Palm Ave.,
Howey-in-the-Hills, FL 34737

MINUTES

Mayor MacFarlane called the Town Council Meeting to order at 6:00 p.m.
Mayor MacFarlane led the attendees in the Pledge of Allegiance to the Flag.
Mayor MacFarlane asked for a moment of silence.

ROLL CALL

Acknowledgement of Quorum

MEMBERS PRESENT:

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

STAFF PRESENT:

Sean O’Keefe, Town Manager | Tom Harowski, Town Planner | Tom Wilkes, Town Attorney | Tara Hall, Library Director | John Brock, Town Clerk

Motion made by Mayor Pro Tem Gallelli to allow Councilor Miles and Councilor Lannamañ to participate and vote in the meeting remotely via Zoom; seconded by Councilor Lehning. Motion passed unanimously by voice-vote.

Voting

Yea: Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

Nay: None

AGENDA APPROVAL/REVIEW

Motion made by Councilor Lehning to approve the meeting’s agenda; seconded by Mayor Pro Tem Gallelli. Motion passed unanimously by voice-cote.

Voting

Yea: Councilor Lannamañ, Councilor Miles, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

Nay: None

CONSENT AGENDA

Routine items are placed on the Consent Agenda to expedite the meeting. If Town Council/Staff wish 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. The approval of the minutes and ratification and confirmation of all Town Council actions at the January 08, 2024, Town Council Meeting.
2. Consideration and Approval: **Water Treatment Plant Design Proposal - Halff Contract**

Motion made by Councilor Lehning to approve the Consent Agenda; seconded by Mayor Pro Tem Gallelli. Motion approved unanimously by voice-vote.

Voting

Yea: Councilor Lannamañ, Councilor Miles, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

Nay: None

PUBLIC HEARING

3. Discussion: (first reading) **Ordinance 2024-001 Mission Rise PUD Rezoning**

Mayor MacFarlane read Ordinance 2024-001 out loud by title only:

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO LAND USE; REZONING FOUR PARCELS OF LAND LOCATED GENERALLY IN THE SOUTHWEST PART OF THE TOWN AND COMPRISING THE PROPOSED PLANNED UNIT DEVELOPMENT TO BE KNOWN AS “MISSION RISE” ON AN L-SHAPED AGGREGATE OF ABOUT 243.3 ACRES WEST AND SOUTH OF THE DEVELOPMENT KNOWN AS “THE RESERVE AT HOWEY-IN-THE-HILLS” (NOW ALSO KNOWN AS “HILLSIDE GROVES”), WITH PART OF THE LANDS BEING SOUTH OF NUMBER TWO ROAD AND EAST OF SILVERWOOD LANE AND OTHER PARTS OF THE LAND BEING WEST OF STATE ROAD 19 AND SOUTH OF REVELS ROAD, THE FOUR PARCELS BEING IDENTIFIED WITH LAKE COUNTY PROPERTY APPRAISER ALTERNATE KEY NUMBERS 1780616, 1780811, 1030421, AND 3835991; AMENDING THE TOWN’S ZONING MAP TO APPROVE PLANNED-UNIT-DEVELOPMENT (PUD) ZONING FOR THE PARCELS; PROVIDING FINDINGS OF THE TOWN COUNCIL; APPROVING PUD ZONING FOR THE PARCELS, WITH DEVELOPMENT TO BE GOVERNED BY A DEVELOPMENT AGREEMENT AND A REVISED CONCEPTUAL LAND USE PLAN AND BY THE TOWN’S LAND DEVELOPMENT CODE AND OTHER TOWN ORDINANCES GOVERNING THE DEVELOPMENT OF LAND; REPEALING PRIOR ORDINANCES AND SUPERSEDING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

Mayor MacFarlane asked Town Planner, Tom Harowski, to introduce and explain this item. Mr. Harowski reviewed his staff report that was included in the meeting’s packet.

Mr. Harowski reviewed the Planning and Zoning Board’s recommendations for this proposed Development. The Planning and Zoning Board’s recommendation included approval of Ordinance 2024-001 and the Village Mixed Use PUD for Mission Rise only if the proposed Development Agreement was modified to include:

- 1) 80% of the residential lots can be no smaller than 1/4 acre in size (10,890 sq feet) – the remainder of the lots can be 75’ lots as proposed by the applicant.
- 2) Access to Number Two Rd can be constructed but cannot be open to access until Phases 1 and 2 have been completed and access to Number Two Rd shall be constructed and ready to open before a certificate of occupancy is issued for 50% of the lots in Phase 3.

3) The open space area between Phase 2 and Phase 3 shall be redesigned to eliminate the drainage ponds (as recommended in the Town Planner's staff report).

Mayor MacFarlane asked the representatives for the applicant to introduce themselves and give their presentation to the Town Council. Jonathan Huel, applicant's Land Use Attorney, introduced the applicant's project team, which included: Rhea Lopes (Project Planner), Jason Humm (owner representative), Mike Ripley (from Land Advisors), Jacque St. Juste (from Atwell), Charlotte Davidson (Traffic Mobility Consultants), and Mark Ausley (Bio-Tech Consulting).

Ms. Lopes gave a PowerPoint presentation to Councilors in support of the proposed Mission Rise development. Ms. Lopes stated that the submitted development agreement and concept plans for Mission Rise were the Town's current Comprehensive Plan. Ms. Lopes stated that certain conditions that the Planning and Zoning Board had made on their recommendation were not feasible, that the stormwater area was required as it was and that requested larger lots would not be feasible due to the additional cost.

Mayor MacFarlane opened Public Comment for this item only.

Eric Gunesch, 448 Avila Pl. – Mr. Gunesch stated that the developer obviously did not listen to the Planning and Zoning Board, and he wanted fifteen-foot side setbacks between homes.

Tim Everline, 1012 N Lakeshore Blvd. – Mr. Everline stated that he was frustrated with developers that said that developments would “fit in” within the Town's current homes. He did not agree and wanted the owners of the Mission Rise land to drive around the town and see what the town was really like. Mr. Everline stated that he did not believe the Mission Rise traffic study included Venezia Townhomes trips in its study.

Frances O’Keefe Wagler, 409 W. Central Ave. – Mrs. Wagler identified herself as a Planning and Zoning Board member and reminded everyone that the Mission Rise development was recommended only with certain conditions, which the developer was not implementing.

Ken Dunsmoor, 9950 Orange Blossom Rd (unincorporated Lake County) – Mr. Dunsmoor wanted to know how the developer would discourage people from driving down Orange Blossom Rd.

Mayor MacFarlane closed Public Comment for this item.

Mayor Pro Tem Gallelli asked why there were changes in proposed lots from what the developer had shown her during the previous week. Mr. Huel apologized for the confusion but explained that this was what had been proposed to the Planning and Zoning Board and what had previously been shown to her was showing a willingness for the plan to evolve and a willingness to negotiate with the Town. Mr. Huel stated that the applicants' message to the Town was that they are willing to work with the Town and wanted to find conditions that could be met that would work for the Town and the developer.

Mayor Pro Tem Gallelli stated that, in the current proposal from the developer, 83% of the lots were small 55' width lots and that was much too large of a percentage for small width lots. Mayor Pro Tem Gallelli stated that the developer needed to get rid of the 55' width lots.

Councilor Lannamañ stated that she thought 55' width lots were too small for the Town.

Councilor Miles stated that he had been muted during the last 10 minutes of the previous workshop. Councilor Miles stated that the Councilors had received a 300-page packet for the Town Council meeting, the Friday evening before the meeting and he did not think that was enough time to review the items in the packet.

Councilor Miles asked Mr. Harowski about the Hillside Groves Road upgrade area of Number Two Rd. and those road upgrades, along with the upgrades that Mission Rise would have to do, and if those upgrades would make the portion of Number Two Rd, which was within the Town's borders, up to standard. Mr. Harowski explained what would be required of the developer and that it was his expectation that the area that the developers would be required to upgrade would be within standards. Mr. Harowski stated that Hillside Groves and Mission Rise were only upgrading the portion of Number Two Road adjacent to their property, if there were other areas of Number Two Road (such as in front of the Town's 9 acres of land), they would need other funding sources to be upgraded.

Councilor Miles stated that he could not hear or understand Ms. Rhea Lopes' presentation, nor could he see it since he was on the phone and not attending in-person.

Councilor Miles corrected Ms. Lopes' presentation in which Ms. Lopes stated that Hillside Groves was approved for 740 units, when she should have stated that they were approved for 728 units and that the initial approval for this was made in 2005, not recently.

Councilor Miles stated he was concerned about the size of the two proposed parks in Mission Rise. Mr. Huel stated that two parks would be approximately 16.9 acres and that future plans could be specific for the two sizes. Councilor Miles stated that he would need to know the specific proposed size for each park.

Councilor Miles stated that developers were using the old, approved density of 4 units per acre, but the Town was in the process of lowering the amount that would be approved to 3 units per acre. Councilor Miles stated that they would need to lower their density to a max of 3 units per acre.

Councilor Miles stated that the development only had 129.3 acres of residential area, but in the developer's density calculation they included 153 acres (this included non-residential areas). Councilor Miles stated that he disagreed with the method of calculating and that 129.3 acres should be used to calculate the density.

Councilor Miles stated that the original approval (which was no longer in effect) for Mission Rise was for only 400 units. Currently the developer was asking for 499 units, and Councilor Miles stated that he would only allow the original number of units.

Councilor Miles stated that his vote for this Ordinance and proposed development, as it stands, would be for denial. Councilor Miles asked the Town Attorney if he could make a motion for denial during the current meeting, or to table the first reading to a time when he could attend in person.

Town Attorney, Tom Wilkes, stated that State law allowed for the developer to have two readings for their proposed development, so there was no cutting it off during this meeting.

Councilor Miles asked Mr. O'Keefe to read out loud text comments into the meeting's record. Mr. O'Keefe read out:

"Sean,

I have provided John and you my four comments on the minutes from Jan 8 and also two messages with three comments on the ordinance on the comp plan for the workshop. I will attend by Zoom.

I am going through the very length info for the Monday night meeting. Just got this long agenda yesterday. I am limited in reading it as only have iPhone here.

I am going to ask to table the Mission Rise item until first meeting in Feb. to give us more adequate time to review and adequately comment on their proposal. I will say the idea of having 80% of their lots being 55x120 is a non-starter with me. Even the remaining 20% at 75x120 are too small. I am not happy with set backs either. Minimum front needs to be 25 feet, minimum rear needs to be 30 feet, minimum side needs to be 12.5 feet. Minimum side street needs to be 15 feet. Maximum house size under air sb 3,500 sq ft and minimum s/b 1,600 sq ft. Minimum garage size is 21x21= 441 sq ft, 2 car. Require all garages to be side entrance. I would support 90x120 lots (10,800 sq ft) and 80 x 135 lots (also 10,800 sq ft). Maximum number of lots for 129.3 acres of residences is 388, the max Number of single-family houses I would support. If they move 4 acres from the nonresidential category to residential category, I would support that, which would allow a max of 400 lots. That by the way, I believe, was the max that was approved in their expired PUD previously in place. 400 lots is my maximum and all lots must be 10,800 sq ft or larger. That gives them 90 square feet per lot or 36,000 square feet of benefit for a 400-lot development. Their 499 units is a non-starter for me.

Also I don't want any 22' width alleys. All streets should be 24' widths on 50' width ROW's.

I have more, but that is enough for now.

Sean,

Also all streets, all water and all wastewater lines, pumps and lift stations to be dedicated to Town. All storm water drainage facilities can be dedicated to HOA. Electric facilities dedicated to Duke. Natural Gas to Teco. Would like community to offer natural gas to all lots.

Sean,

One more issue with the Mission Rise proposal. They state they are reducing their density request from 592 lot units to 499 lot units, as if this is a decrease. In fact their previous PUD approval that expired in 2017 was for only 400 lot units! Thus this new proposal actually is asking to increase density over their previous proposal by 99 lot units to 499, that's almost a 25% increase in density for this property. I will not vote for any proposal on this property unless it is 400 lot units or less."

Councilor Miles stated that a developer should not look at Hillside Groves as a precedent that the Town will allow in other new developments.

Mayor MacFarlane stated that she would like to see natural gas added to the community. Mayor MacFarlane noted that all the parks were listed as passive parks (such as trails and trailheads); she would like to see more active parks (such as Pickle Ball courts) in the development.

Mayor MacFarlane said that, while she loved seeing alleys in communities (with garages not facing the main road), they needed to be careful that they did not make them too small, due to emergency needs and bottlenecks. Mayor MacFarlane was concerned about a lack of off-street parking.

Mayor MacFarlane stated that 55' lots would be a non-starter for the community.

Councilor Miles made a motion to table the 1st reading of this item to the first meeting in February, so that there would be an additional 1st reading on this item. There was no second for this motion. This concluded the first reading of this item.

OLD BUSINESS

4. Discussion: **Wastewater Options**

Sean O'Keefe, Town Manager, stated that Woodard and Curran had notified the Town about a grant opportunity that would allow the Town to get funding for a Wastewater Study. Mr. O'Keefe stated that, with the assistance of Woodard and Curran, the Town had submitted a grant for the Clean Water Facility Planning study. Mr. O'Keefe stated that Justin deMello, Project Manager for Woodard and Curran, was at the meeting to answer questions. Mr. O'Keefe then reviewed the PowerPoint presentation that had previously been presented to the Town Council during the December 12, 2023, Town Council Workshop.

Mr. O'Keefe explained that a gap in the previous presentation had been the estimated Operating Cost of a Town-owned wastewater treatment facility. Mr. O'Keefe stated that, based off of the cost of other municipalities' costs, the estimated operating cost would be roughly \$2.33 million (this was created by prorating the cost of a wastewater treatment plant in the city of Tavares).

Councilor Lehning did not agree with the estimated cost that the Town Manager had come up with and believed there were better ways to come up with an estimated cost.

Councilor Miles stated that there were three things that would go into the operating cost of a treatment facility. They were electricity, chemicals, and labor costs. Councilor Miles believes that the staffing for a Town-run plant would be one person for 8 hours a day for only 5 days a week. Councilor Miles stated that, given additional time, he can come up with a better estimated operating cost.

Mr. O'Keefe stated that, based off of the Mayor's feedback in the last meeting, he had removed the proposed Wastewater Improvement fee from the Talichet and Venezia neighborhoods.

Mayor MacFarlane stated that, if the Town goes through with the proposed changes to the Land Development Code and the Comprehensive Plan, it will create a situation with even less proposed new homes utilizing a Town-owned wastewater treatment facility. This would increase the cost per person to operate the treatment plant.

Mr. O'Keefe stated that the next step for the Town would be to contract out for a study that would create a Clean Water Facility Planning document. Mr. O'Keefe stated that the Town should get the results from the Florida Department of Environmental Protection (FDEP) on whether the Town was selected to get a grant to pay for the necessary study.

Justin deMello from Woodard and Curran was asked how long it would take to conduct the Clean Water Facility Planning document. Mr. deMello stated that it would take at least 6 to 9 months to conduct the study. Mr. deMello stated that, if the State were going to assist with the funding of the proposed Wastewater Treatment Plant, they would require that the Town submit the Clean Water Treatment Planning document with the request for assistance.

Councilor Miles asked Mr. deMello to describe what services Woodard and Curran provides for the City of Tavares and the City of Groveland and how much Woodward and Curran charges each municipality. Mr. deMello stated that Woodard and Curran has a general engineering contract for the City of Tavares and is paid roughly \$200,000 to \$300,000 annually. Mr. deMello stated that Woodard and Curran

operates the wastewater plants for the City of Groveland and that the contract would be worth roughly \$3 to \$5 million a year.

Councilor Miles noted that the rate that the City of Groveland is currently charging the City of Mascotte for wastewater treatment services was \$18.18 per 1,000 gallons. Councilor Miles also noted that the Central Lake CDD was currently charging the Town of Howey-in-the-Hills \$24.00 per 1,000 gallons for the treatment of wastewater and that rate had been in place since 2006.

Mr. O'Keefe stated that he recommended that the Town Council hold off till March (when it will find out from FDEP if its grant submission was approved) before making any further decisions on the Wastewater options. Mayor MacFarlane agreed with Mr. O'Keefe.

Councilor Miles asked Mr. deMello if it would really take 6 to 9 months to complete the study. Mr. deMello stated that it would, and sometimes it takes up to 12 months.

Mayor MacFarlane suggested that, while the Town was waiting to see if it was selected to receive the grant from FDEP, that the Town Manager should research getting an SRF loan to pay for the study if the Town is not selected for the grant.

Mayor MacFarlane opened Public Comment for this item only.

Tim Everline, 1012 N. Lakeshore Blvd. – Mr. Everline stated that he had seen this analysis a few times already and would like the Central Lake CDD to be invited to come make a wastewater presentation before the Town Council.

Mayor MacFarlane closed Public Comment for this item.

NEW BUSINESS

5. Discussion: **Potential Library Expansion**

Tara Hall, Library Director, explained that the last expansion of the Town's library was four years ago and it added the Library Education Center (LEC) space that was used for library programming. Mrs. Hall stated that the next expansion of the Town Library should be for study rooms, quiet rooms, and additional stack space for children's literature and fiction. The first step of this expansion would be planning and drawing out designs for the space. The last time that the library was expanded, it took five years of creating impact fee submissions to the County prior to getting funding.

Councilor Miles stated that he wanted to see this in writing on a CIP form, so that it would explain what the library was attempting to do. Councilor Miles wanted Mrs. Hall to come back during the CIP to explain what her request was. Councilor Miles stated that the world was evolving and that a lot of books could be attained through electronic media and Councilor Miles wondered if more electronic format books would reduce the need for space in the library.

Mayor MacFarlane opened Public Comment for this item only.

Tim Everline, 1012 N. Lakeshore Blvd. – Mr. Everline wanted to know how specifically the LEC was used and for what age groups the programming in the LEC was created for. Mr. Everline wanted people to be quieter in the main library.

Hannah VanWagner, Town Library Assistant - Ms. VanWagner stated that the programming in the LEC was typically for all ages and that study rooms were a common addition to libraries.

DEPARTMENT REPORTS

6. Town Manager

Sean O'Keefe, Town Manager, reminded all that were attending the meeting that there would be a CIP workshop at 4pm on Monday February 12, 2024, directly before the 6pm regular Town Council meeting.

COUNCIL MEMBER REPORTS

7. Mayor Pro Tem Gallelli

Mayor Pro Tem Gallelli stated that she was working on the Town's fire truck restoration project but did not currently have an update. Mayor Pro Tem Gallelli thanked the residents for coming to the Town Council meetings.

8. Councilor Lehning

Councilor Lehning wanted to know the status of the well drilling project. Mr. O'Keefe stated that he didn't know the current depth of the second well.

Councilor Lehning wanted the non-emergency phone number for the Town's Police Department placed on the Town's electronic sign board.

Councilor Lehning also wanted a Development Status document added to the Town's reports each month.

9. Councilor Miles

Councilor Miles stated that he thought Councilor Lannamañ's idea of fixing up and painting the Town retired water tower for the Town's 100th anniversary was a good idea and he volunteered to create the CIP form for this project.

10. Councilor Lannamañ

Councilor Lannamañ stated that she would want to see all the required information before she would be comfortable making a decision about the Town's wastewater future.

11. Mayor MacFarlane

Mayor MacFarlane mentioned a House Bill that was going through the State Legislature this session, that, if passed, would have the effect of reducing the Town's Ad Valorem tax base.

Mayor MacFarlane told everyone that there was a Fish and Wildlife meeting set for January 24, 2024, from 3pm to 8pm in the Leesburg Venetian Garden building that would let the public know how the State was going to be chemically treating the Harris Chain of Lakes to reduce weed growth. Mayor MacFarlane asked interested or concerned individuals to attend that meeting.

Mayor MacFarlane stated that all of the proposed changes to the Town's Land Development Code and Comprehensive Plan would slow down or stop certain development, and that the State and County would still be making rules and demands on the Town that would be increasing costs. The Town would still need to pay for the cost increases by some means and, if the Town was not growing, it would still need to cover these costs by whatever means was necessary.

Mayor MacFarlane asked the Town Manager again to please have the empty cabinets at the back of the meeting room removed.

Councilor Lehning stated the Mayor was correct about costs going up and that Town’s taxes would have to go up to cover these costs.

PUBLIC COMMENTS

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

Tom Ballou, 1105 N. Tangerine Ave. – Mr. Ballou stated that he would like to see the Town Hall meeting room’s speaker system fixed.

Banks Helfrich, 9100 Sams Lake Rd., Clermont – Mr. Helfrich spoke about the purpose of groups.

ADJOURNMENT

There being no further business to discuss, a motion was made by Councilor Lannamañ to adjourn the meeting; Mayor Pro Tem Gallelli seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 8:57 p.m. | **Attendees: 42**

Mayor Martha MacFarlane

ATTEST:

John Brock, Town Clerk



Town Council Workshop

January 22, 2024 at 4:00 PM

Howey-in-the-Hills Town Hall

101 N. Palm Ave.,

Howey-in-the-Hills, FL 34737

MINUTES

Mayor MacFarlane called the Town Council Workshop to order at 4:00 p.m.

ROLL CALL

Acknowledgement of Quorum

MEMBERS PRESENT:

Councilor Reneé Lannamañ (via Zoom) | Councilor David Miles (Zia Zoom) | Councilor George Lehning | Mayor Pro Tem Marie V. Gallelli | Mayor Martha MacFarlane

STAFF PRESENT:

Sean O’Keefe, Town Manager | Tom Wilkes, Town Attorney | John Brock, Town Clerk

Motion made by Mayor MacFarlane to allow Councilor Miles and Councilor Lannamañ to participate and vote remotely via Zoom; seconded by Mayor Pro Tem Gallelli. Motion passed unanimously by voice-vote.

Voting

Yea: Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

Nay: None

OLD BUSINESS

1. Discussion: **Ordinance 2023-013 - Comprehensive Plan Amendment - Future Land Use Element**

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE ELEMENT (FLUE) OF THE TOWN’S ADOPTED COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3184 OF FLORIDA STATUTES; DESCRIBING THE ANALYSIS AND REEVALUATION UNDERTAKEN BY TOWN COUNCIL REGARDING RESIDENTIAL DENSITIES AND LOT SIZES IN POST-2010 RESIDENTIAL DEVELOPMENT IN THE TOWN; AMENDING CERTAIN FLUE POLICIES TO MODIFY THE REQUIREMENTS IN THE “VILLAGE TOWN CENTER” AND “MEDIUM DENSITY RESIDENTIAL” LAND-USE DESIGNATIONS REGARDING DWELLING UNITS PER ACRE, LOT SIZES, AND OPEN SPACE; AMENDING OTHER RELATED REQUIREMENTS FOR THE TWO LAND-USE DESIGNATIONS; AMENDING POLICY 1.2.6 OF THE FUTURE LAND USE ELEMENT TO SPECIFY AREAS WHERE THE TOWN MAY ALLOW LOTS SMALLER THAN ONE-

FOURTH ACRE (10,890 SQ. FT.); PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor MacFarlane asked the Town Manager to read out loud the comments on the Comprehensive Plan amendments that Councilor Miles had emailed the Town Manager. Sean O’Keefe, Town Manager, read out the comments that had been submitted to him. Mr. O’Keefe read out loud:

Message 1

Just to be sure I have two changes to the attachment to Ordinance 2023-013 that I would like to see as follows:

- 1. Page I-29, 3rd paragraph: Change minimum lot area from “10,800 square feet” to “10,890 square feet” for consistency throughout the rest of the document.*
- 2. Page I-37, policy 1.2.6 starting after the colon change to read: “areas in or adjacent to the Town Center (e.g. the Town central commercial district) and areas abutting major arterial and collector road corridors such as state roads, county roads, and major Town collector roads, such as Central Avenue and N. Citrus Avenue, but not neighborhood roads...”*

Message 2

Page I-29, 3rd paragraph: Change to read as follows; “One hundred percent (100%) of single family lots must have a minimum lot area of 10,890 square feet, exclusive of any wetlands or waterbodies that might be included with the lot.”:

Mayor MacFarlane stated that her recollection was that the Town Council wanted to go from 40% to 50% of single family lots must have a minimum lot area of 10,890, not 100%. Mr. O’Keefe stated that he believed that confusion comes from different statements being made at different times. Councilor Miles stated that the discussion in December was that all lots were to be 10,890 square feet. Mayor MacFarlane then agreed with Councilor Miles.

Councilor Lehning stated that on page I-9 of the proposed ordinance, under the Village Mixed Use (VMU) section, he wanted the section that states “*town council may allow up to four dwelling units per acre if the development includes substantial recreation facilities for field sports, court games, and/or indoor recreation facilities.*” to be removed. Councilor Lehning stated that after that section was removed, he would like a sentence added that would describe what sort of parks and recreation facilities he would like to see added into VMU developments. Councilor Lehning stated that, after that sentence, he would like an addition of a requirement that 10% of all land would need to be set aside for parks and recreational facilities.

Councilor Lehning stated that he would like to see something regulating the minimum width of roads and parking added to the Comprehensive Plan. Councilor Lehning stated that he knows these regulations are in other areas of Town Code, but his fear is that the Town Council will never get around to changing those sections. Councilor Lehning said that he wanted to see 24’ width roads, with additional parking space on both sides of the road, added into all zoning categories. Mayor MacFarlane stated that the Town Clerk had noted that road sizes and parking requirements were in the Land Development Code (LDC). Councilor Lehning said that he feared that the Council would not get around to changing the LDC.

Town Attorney, Tom Wilkes, said that he was just about completed with another ordinance that would be making the requested changes to the LDC, which would include the road widths and parking requirements in the Ordinance. Mr. Wilkes stated that a draft of the ordinance, which would make the

requested changes to the LDC, would be sent to the Town Councilors for review within the next two weeks. Mr. Wilkes stated that the Town Councilors should be able to vote on the ordinance to amend the LDC even earlier than they will be able to adopt any amendments to the Town's Comprehensive Plan.

Councilor Lannamañ said that all Town Councilors should keep in mind that HOAs will have their own declarations. As an example, Councilor Lannamañ stated the Venezia HOA declaration does not allow any parking on the roads overnight.

Councilor Miles stated that he did not see the necessity to put road widths and parking within the Comprehensive Plan, that they should stay in the LDC. It was decided that the road widths and parking requirements would be left within the LDC.

Councilor Lehning stated that he would like to identify what sort of recreational facilities he wanted to see in the VMU developments, and not leave it up to the developers. Councilor Lehning stated that when there is an area identified as a park, he wants it to be a larger size, not just the size of a leftover lot. Councilor Miles suggested that prior to construction, or the issuance of any permits, the developer must get approval of all recreational facilities in those parks. Mr. Wilkes stated that, in anticipation of that request, he had already added that into the proposed LDC amendment ordinance.

Councilor Lehning stated that he believed that the Council should state what a minimum size for a park should be. Councilor Lehning stated that he was open to discussion from other Councilors, but that 2 acres was what he thought the minimum size of a park should be. Mayor MacFarlane stated that she was concerned that too much of the Town's park space was dedicated to passive parks, and she wanted to see more active areas.

Councilor Miles reiterated that, prior to construction, or the issuance of any permits, the developer has to get approval of all recreational facilities in those parks.

Mr. Wilkes stated that he had already placed in the proposed LDC amendment that the Town Council would need to approve the plans for the developments prior to the approval of the first final plat for a development.

Councilor Lehning stated that he wanted to require developers to get a bond for the construction of parks and recreational facilities that were to be built in later phases.

Councilor Lehning summarized that what he was looking for was larger lots, bigger setbacks, wider roads, more parks.

Councilor Lannamañ stated that she agreed with Councilor Lehning and wanted to know what parks would look like prior to approval.

Mayor MacFarlane asked the Town Council to do their due diligence more, and if they know that an item is coming before the Council, that has been noticed, to get with the staff ahead of time if they want changes to the ordinance. This was so that the cost of noticing the hearing is not wasted.

Councilor Miles stated that he wanted the staff to follow the Town Council's directions more closely.

PUBLIC COMMENTS

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

Eric Gunesch, 448 Avila Pl. – Mr. Gunesch suggested changes to Councilor Lehning's wording of the 10% requirement for park space and recreation facilities. Mr. Gunesch stated that he would like to see the open space

requirement for VMU be increased from 25% to 30%, reduce the residential area to a minimum of 60% to a maximum of 70%, and remove all reference to any wetlands being used as open space. Mr. Gunesch stated that all the changes that were just recommended would also need to be changed on I-29.

Tim Everline, 1012 N Lakeshore Blvd. – Mr. Everline stated that the Town should know the plan for the parks even earlier, prior to grading, not the issuance of building permits. Mr. Everline had questions about Councilor Miles’ other suggestions that were read out earlier.

Joshua Huseman, 671 Avila Pl. – Mr. Huseman suggested that the Town specify how much park space would have to be active versus passive park space.,

Mayor MacFarlane suggested that half of the required 10% area set aside for parks and recreation facilities needed to be active parks. There was a consensus from the Town Council that half of the required 10% had to be structured, active parks.

Tom Ballou, 1105 N. Tangerine Ave. – Mr. Ballou thanked the Town Councilors for their hard work.

Councilor Lehning said that the staff was much too slow with this amendment process.

ADJOURNMENT

There being no further business to discuss, a motion was made by Mayor Pro Tem Gallelli to adjourn the meeting; Councilor Lehning seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 5:02 p.m. | **Attendees: 18**

Mayor Martha MacFarlane

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 Town Council
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: 120 East Holly Variance Application
DATE: February 7, 2024

Bradley and Lisa Smith, property owners of 120 East Holly Street have applied for a variance from the side yard setback to allow a swimming pool to be constructed in the side yard. The regulations for swimming pools are presented in Section 5.01.08 of the land development code. Subsection F includes the setbacks for pools and pool decks, and reads as follows:

- F. Pools and pool decks shall meet the following setbacks:
1. All pools and pool decks shall not be located in the front yard;
 2. The minimum side setback shall be ten (10) feet from the side lot line; and
 3. The minimum rear setback shall be not less than ten (10) feet from the rear lot line.

The applicants are proposing to construct a 10 foot by 16 foot swimming pool on the west side of the house behind the front façade of the house. The distance between the end of the house and the property line is 21.67 feet and the applicants are requesting a variance of five feet to allow the edge of the pool and pool deck to be placed five feet from the property line. This placement will leave 6.67 feet between the pool and the existing garage. The applicants did not indicate if they intend to construct a screen enclosure or fence the pool area to meet the swimming pool code.

The full staff report to the Planning Board is attached for your consideration. After conducting a public hearing on the application, the Planning Board recommended the Town Council grant the requested variance.



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: 120 East Holly Street Variance Application
DATE: January 15, 2024

Bradley and Lisa Smith, property owners of 120 East Holly Street have applied for a variance from the side yard setback to allow a swimming pool to be constructed in the side yard. The regulations for swimming pools are presented in Section 5.01.08 of the land development code. Subsection F includes the setbacks for pools and pool decks, and reads as follows:

5.01.08 Swimming Pools and Pool Enclosures

- A. All pools shall provide fencing or enclosures in compliance with the requirements of the Florida Building Code.
- B. A screen enclosure may be installed instead of, or in addition to, a fence or wall, provided that the screen enclosure meets all the following requirements:
 1. A pool screen enclosure shall be set back from the side lot line a minimum of ten (10) feet;
 2. A pool screen enclosure shall not be closer than ten (10) feet to the rear lot line; and
 3. A pool screen enclosure shall not exceed twenty-five (25) feet or the height of the principal structure, whichever is lower.
- C. No overhead electric power lines shall pass over any pool, nor shall any power line be nearer than fifteen (15) feet horizontally or vertically from the pool edge.
- D. Pool equipment may be located within the side yard setback, but not closer than five (5) feet to side yard and ten (10) feet to the rear yard lot lines.
- E. Lights used to illuminate any swimming pool shall be shielded and directed to avoid illumination of adjoining properties.
- F. Pools and pool decks shall meet the following setbacks:
 1. All pools and pool decks shall not be located in the front yard;
 2. The minimum side setback shall be ten (10) feet from the side lot line; and
 3. The minimum rear setback shall be not less than ten (10) feet from the rear lot line.

The subject property is zoned Town Center-Residential. Based on the survey and site layout data submitted with the application, the site has a number of nonconformities with regard to setbacks. The original house was constructed in 1953 with later additions including a two-car garage on the west side of the unit, a porch/patio on the east side of the unit and an entry porch on the south side of the unit. The application includes a sketch of the house including additions with dimensions noted. The following table compares the property as currently developed with the TC-R zoning requirements.

Dimension	TC-R	Existing
Lot Width	100 feet	146 feet
Lot Area	9,000 sq. ft.	9,198 sq. ft.
Setbacks		
Front	25 feet	8 feet
Side Corner	25 feet	23+ feet
Side	12.5 feet	21+ feet
Rear	30 feet	10 + feet
Lot Coverage	50 % (4,599s.f.)	41% (3,793 s.f.)

The attached aerial photograph provides a current view of the site layout. With the front of the unit on East Holly Street the lot depth is 63 feet based on the property appraiser records. The only portion of the lot that could accommodate a swimming pool is the area where the pool is proposed. Note also that the property is approaching the maximum impervious surface lot coverage. The lot has another 806 square feet of impervious surface available before the maximum lot coverage is reached.

The applicants are proposing to construct a 10 foot by 16 foot swimming pool on the west side of the house behind the front façade of the house. The distance between the end of the house and the property line is 21.67 feet and the applicants are requesting a variance of five feet to allow the edge of the pool and pool deck to be placed five feet from the property line. This placement will leave 6.67 feet between the pool and the existing garage. The applicants did not indicate if they intend to construct a screen enclosure or fence the pool area to meet the swimming pool code.

The land development code includes standards for granting a variance as presented in Section 4.13.01

4.13.01 Standards in Granting a Variance

The Board of Adjustment may authorize a variance from the terms of this LDC as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Code will result in unnecessary and undue hardship. In authorizing a variance from the terms of this LDC, the Board of Adjustment shall find:

- A. That special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district,

- B. That the special conditions and circumstances do not result from the actions of the applicant,
- C. That literal interpretation of the provisions of this LDC would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this LDC and would work unnecessary and undue hardship on the applicant,
- D. That the variance created is the minimum variance that will make possible the reasonable use of the land, building or structure, and
- E. That the granting of the variance will be in harmony with the general intent and purpose of this LDC and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
- F. In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this LDC. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this LDC.


As noted previously the subject property is extensively developed with the current structure and other impervious surface covering over 40% of the lot leaving only the smaller area to the west of the structure available for the addition of a swimming pool. The proposed variance is likely the minimum relief needed to construct a reasonably sized pool, and it is typical for single-family homes to include swimming pools. However, the applicant states in the application that no real hardship exists other than the extensive development already on the lot and the lack of other options to place a pool on site. Given that there are no special conditions or circumstances that support the variance, the staff cannot recommend the variance.

120 East Holly Street




January 15, 2024

pointLayer


 Override 1

polygonLayer


 Override 1
Street Names

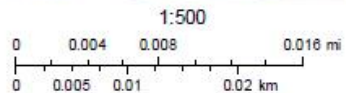
Local Streets 1K

Subdivision Lot Numbers

 Address Locations

Property Name

 Tax Parcels



Lake BCC

Lake County Board of County Commissioners



VARIANCE APPLICATION

Howey-in-the-Hills

PLEASE PRINT LEGIBLY

Property Owner (if there are multiple owners, please provide all the information on the attached ownership list): Bradley and Lisa Smith

Property Owner's Contact Information (If multiple owners, please provide mailing address, daytime phone, and fax and/or email for each owner):

First Owner: Bradley Smith
Mailing Address: 116 East Holly Street
Daytime Phone: 740.438.4647
Fax and/or Email: inhoweyflorida@gmail.com

Second Owner: Lisa Smith
Mailing Address: same
Daytime Phone: |
Fax and/or Email: _____

If more than two owners, please attach additional information.

Applicant (If different from owner): _____
Mailing Address: _____
Daytime Phone: _____
Fax and/or Email: _____

If the Applicant does not own the property, or is not the sole owner, please complete the Authorized Agent Affidavit form, attached.

If the Applicant is Not the Owner of the Property, is the Applicant:

- _____ A Tenant
- _____ An Authorized Agent for the Owner
- _____ Other (please explain): _____

Property's Physical Address: 120 East Holly Street
The attached Verified Legal Description Form must also be completed as part of the application.

A survey of the property, showing all current improvements on the site, to scale, is required as part of the application submittal. The survey can be no larger than 11" X 17" in size.

An additional copy of the survey or a site plan drawn to scale should be included as part of the application which specifically shows any improvements that are being requested as part of the variance. Again, this site plan can be no larger than 11" X 17" in size.

CO2-03500

Property Information: Tax Parcel ID: 25-20-29-0500 Alt Key #: 1256992

Please identify below the current land uses located on the site and all adjacent properties. For example, land uses would be identified as single family home, office, grocery store, etc.

Subject Site: Single Family Home

Adjacent property to the North: Single Family Home

Adjacent property to the South: NA

Adjacent property to the East: NA

Adjacent property to the West: Single Family Home

Does the property currently have:

- Town Water: YES NO
- Central Sewer: YES NO
- Potable Water Well: YES NO
- Septic Tank: YES NO

How long has the current owner owned the property? 1 month

Please attach property tax records or other documentation to verify how long the current owner has owned the property.

What specific Code requirement is the applicant seeking a variance from?

Requesting TC-R zoning pool side setback reduced from 10 feet to 5 feet

What, in the applicant's point of view, are the specific special conditions or circumstances that exist on the property?

Limited to 21.67 feet width of property to fit a 10 foot wide pool with walk around area. (Smallest available)

What, in the applicant's point of view, is the unnecessary and undue hardship that exists to provide justification for the variance?

No hardship - only available area on property for development.

The applicant should provide any additional information that may be helpful to the Town in rendering a decision on the requested variance.

We also own the adjacent property where setback reduction is being requested. (116 E Holly St)

740.438.4647

Additional information may be necessary. The applicant is required to provide a daytime telephone number where he/she can be reached.

The applicant is required to provide the names and mailing addresses of all property owners within 300 feet of the subject property, in the form of mailing labels. Three (3) sets of labels are required. These names and addresses may be obtained from the Lake County Property Appraiser's Office.

The Town will also provide a sign which must be posted on the subject property, visible from the adjacent right-of-way or road access. The sign must be posted at least one week prior to the Planning and Zoning Board meeting where this application will be on the agenda and the sign must remain posted until the Town Council public hearing.

A \$400 application fee is due and payable at the time this application is submitted to the Town. In addition to this application fee, a \$1,000 review deposit is required. By signing this application, the applicant acknowledges that the \$400 application fee covers advertising costs, mailings, and the time spent on the application by the Town Clerk. The applicant also acknowledges by his/her signature below that he/she understands he or she will be responsible for any additional costs that the Town incurs as a result of having Town consultants review the application. Once those additional costs are paid by the applicant, the Town will return the balance of the \$1,000 review deposit to the applicant. By signing this application, the applicant also acknowledges that he/she understands that variances expire if not acted upon within the timeframes outlined in the Town's Land Development Regulations.

Witnesses:

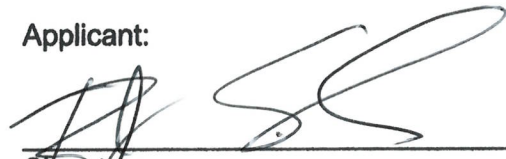


Signature

Brian M. Piro

Print Name

Applicant:



Signature

BRADLEY J. SMITH

Print Name

Signature

Print Name



Ownership List

(must be completed by all owners)

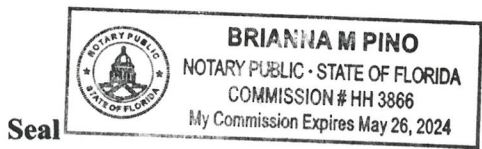
Owner's Name: Bradley J Smith
Ownership Interest: _____
Mailing Address: 116 East Holly Street, Howey in the Hills, FL 34737

Legal Description: 120 East Holly Street
Lot 35, Block C-2, Howey in the Hills Lake Shore Heights
Plat Book 12, Pg 10 Public Records of Lake County

[Signature]
Signature

12/20/23
Date

The foregoing instrument was acknowledged before me on 12/20/23 by Bradley J. Smith who is personally known to me or has presented Driver's License as identification and who did or did _____ not take an oath.



[Signature]
Notary Public

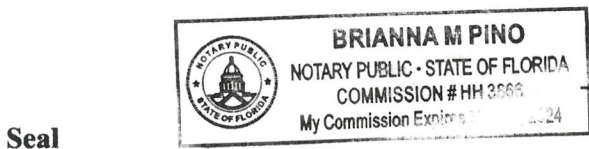
Owner's Name: Lisa L Smith
Ownership Interest: _____
Mailing Address: 116 East Holly Street, Howey in the Hills, FL 34737

Legal Description: 120 East Holly Street
Lot 35, Block C-2, Howey in the Hills Lake Shore Heights
Plat Book 12, Pg 10 Public Records of Lake County

[Signature]
Signature

12/20/2023
Date

The foregoing instrument was acknowledged before me on 12/20/23 by Lisa L. Smith who is personally known to me or has presented Driver's License as identification and who did or did _____ not take an oath.



[Signature]
Notary Public

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

Please hand deliver completed application and fee to:

Town Clerk
Town of Howey in the Hills
101 N. Palm Avenue
Howey in the Hills, FL 34737

Please make application fee and review deposit checks payable to the Town of Howey in the Hills.

The Town Clerk may be reached at 352-324-2290 or by visiting Town Hall during normal business hours.

FOR TOWN CLERK OFFICE USE ONLY

Date Received: _____

_____ 3 sets of labels attached?
_____ current survey attached?
_____ site plan attached showing proposed improvements?
_____ verified legal description form attached?
_____ authorized agent affidavit attached?
_____ ownership list attached?

APPLICATION NO. _____

Reviewed and Accepted By: _____

Provided to Town Planner on: _____

Planning & Zoning Board meeting date: _____

Town Council meeting date: _____

PROPERTY RECORD CARD

General Information

Name:	SMITH BRADLEY J & LISA L	Alternate Key:	1256992
Mailing Address:	116 E HOLLY ST HOWEY IN THE HILLS, FL 34737 Update Mailing Address	Parcel Number:	25-20-25-0500- C02-03500
Property Location:	120 E HOLLY ST HOWEY IN THE HILLS FL, 34737	Millage Group and City:	000H Howey in the Hills
		2023 Total Certified Millage Rate:	20.4342
		Trash/Recycling/Water/Info:	My Public Services Map
Property Description:	HOWEY, LAKE SHORE HEIGHTS LOT 35 BLK C-2 PB 12 PG 10 ORB 6233 PG 271	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps

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.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY LAKE FRONTAGE (0103)	63	146		9198.000	FD	\$78,269.00	\$78,269.00

[Click here for Zoning Info Map](#)

[FEMA Flood](#)

Residential Building(s)

Building 1

Residential

Building Value: \$151,114.00

Summary

Year Built: 1953	Total Living Area: 1442	Central A/C: Yes	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 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	1442
GARAGE FINISHED STONE (GCF)		1.00	840
OPEN PORCH FINISHED (OPF)		1.00	771
SCREEN PORCH FINISHED (SPF)		1.00	180

Property Record Card

General Information

Owner Name:	SMITH LISA L & BRADLEY J	Alternate Key:	1256976
Mailing Address:	PO BOX 32 MILLERSPORT, OH 43046-0032 Update Mailing Address	Parcel Number:	25-20-25-0500C0203200
		Millage Group and City:	000H (HOWEY IN THE HILLS)
		Total Certified Millage Rate:	23.8976
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	116 EAST HOLLY ST HOWEY IN THE HILLS FL 34737 Update Property Location	Property Name:	-- Submit Property Name
Property Description:	HOWEY, LAKE SHORE HEIGHTS LOTS 32, 33, BLK C-2 PB 12 PG 10 ORB 4953 PG 2417		
		School Locator:	School and Bus Map

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	100	125		100	FF	\$0.00	\$29,106.00

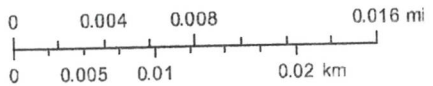
Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on 25 June 2017.
Site Notice

property adjacent to setback








June 5, 2018

1:500

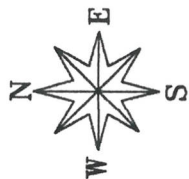


polygonLayer

-  Override 1
-  County Boundary
-  Street Names
-  Local Streets
-  Subdivision Lot Numbers

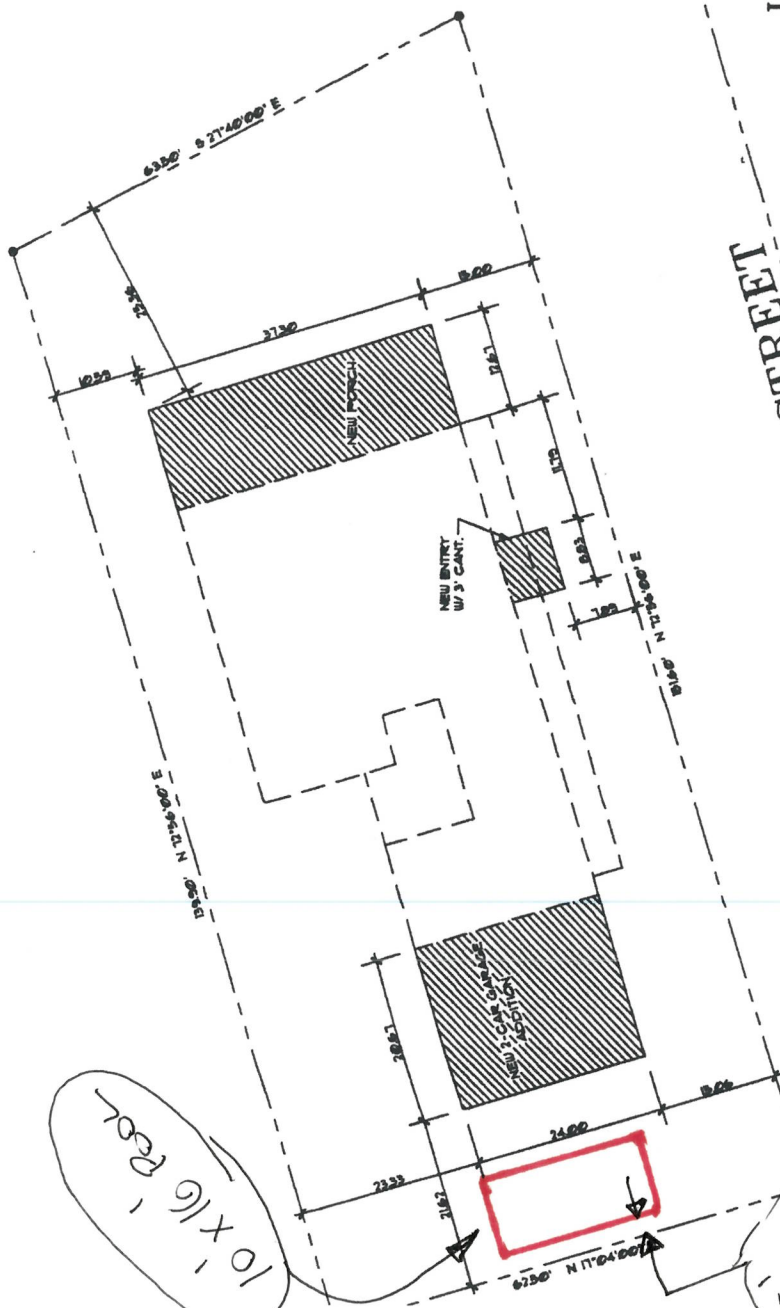
-  Address Locations
-  Property Name
-  Tax Parcels Alternate Key
-  Tax Parcels
-  Surrounding Counties

Lake BCC



SOUTH LAKESHORE BOULEVARD

EAST HOLLY STREET



LEGAL DESCRIPTION:

LOT 39, BLOCK C-2, LAKESHORE HEIGHTS, HOLEY-IN-THE-HILLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

10' x 16' FOOT

SET BACK SIDE S REQUEST

BOUNDARY SURVEY

LEGAL DESCRIPTION:

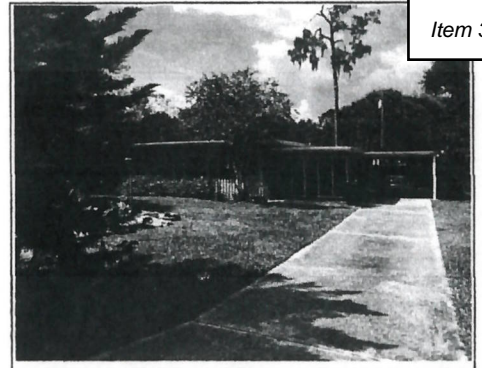
LOT 32 AND 33, BLOCK C-2, HOWEY IN THE HILLS, LAKE SHORE HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 10, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN LAKE COUNTY, COMMUNITY NUMBER 120421, DATED 12/18/2012.

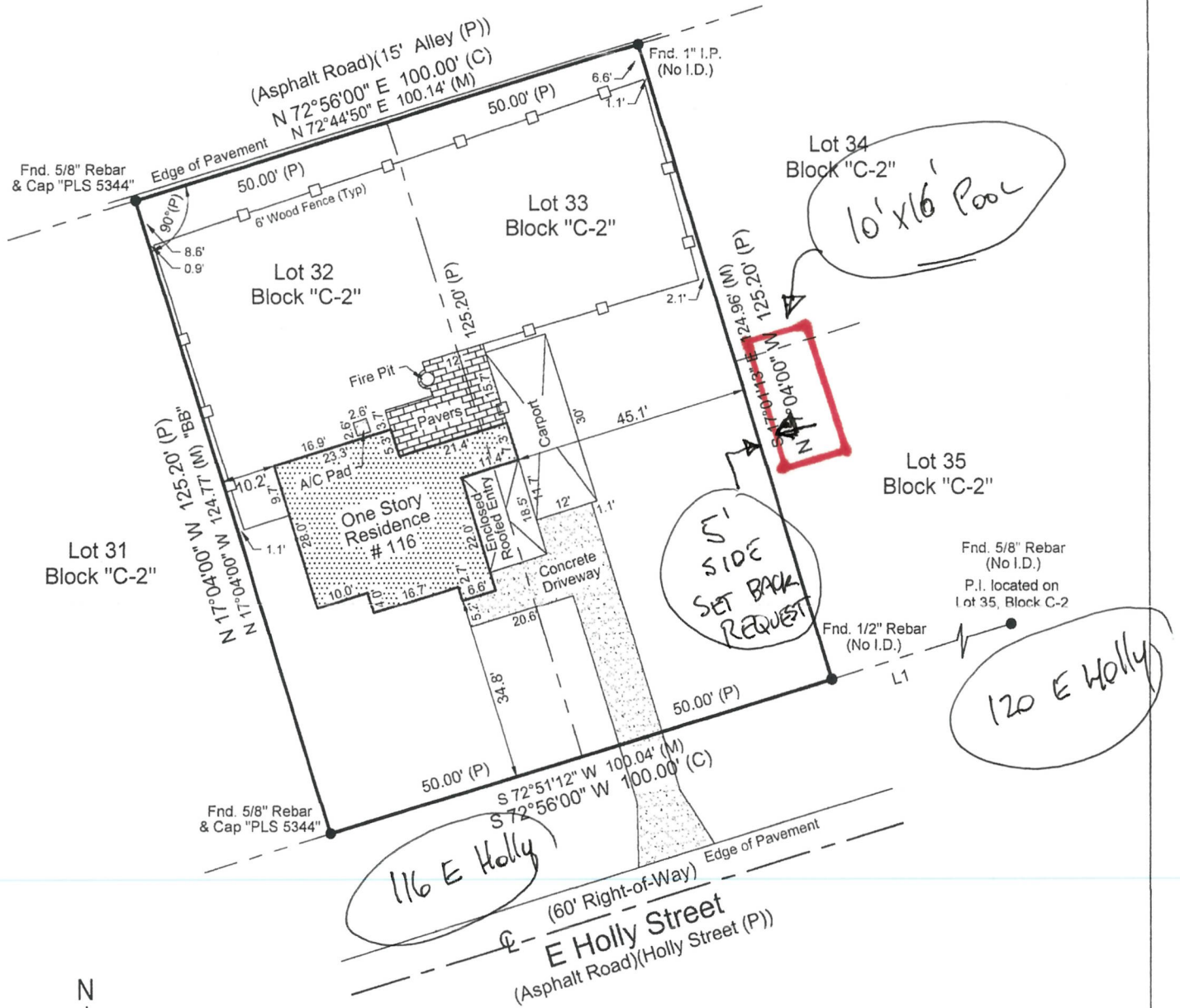
CERTIFIED TO:

BRADLEY J. SMITH



Item 3.

116 EAST HOLLY STREET, HOWEY-IN-THE-HILLS, FLORIDA 34737



Lisa and Bradley Smith
PO Box 32
Millersport, Ohio 43046

(adjacent: 116 East Holly St)

Janice McLain
16511 Leslie Ann Drive
Tinley Park, IL 60477

(adjacent : 109 S Lakeshore Blvd)

Ronald and Patricia Miller
201 S Lakeshore Blvd.
Howey in the Hills, FL 34737

Dianne Harris
114 East Holly Street
Howey in the Hills, FL 34737

St Clair Family Holdings LLC
135 E Central Avenue
Howey in the Hills, FL 34737

John and Leslie Manning
111 E Holly Street
Howey in the Hills, FL 34737

Barbara Berberich
32952 Michigan Avenue
San Antonio, FL 33576

(vacant lot across Holly Street)

Lisa and Bradley Smith
PO Box 32
Millersport, Ohio 43046

(adjacent: 116 East Holly St)

Janice McLain
16511 Leslie Ann Drive
Tinley Park, IL 60477

(adjacent : 109 S Lakeshore Blvd)

Ronald and Patricia Miller
201 S Lakeshore Blvd.
Howey in the Hills, FL 34737

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Barbara Berberich
32952 Michigan Avenue
San Antonio, FL 33576

(vacant lot across Holly Street)

Brad & Lisa Smith

740-438-4647

re: variance for 120 E Holly St

TOWN OF HOWEY-IN-THE-HILLS
CASH RECEIPT

Reprinted 11:24:05 - 12/22/23
Posted on 12/22/23 11:22:58 AM

Batch:14539
Transaction:1

Reference Number: 2269
Name: LISA SMITH
Address: 120 E HOLLY ST [HOWEY FL 34737]

Item(s) Description:	
322202 VARIANCE FEES	1000.00
Check # 2270	1000.00
Cash Paid	
Credit Paid	
Less Change Given	()
TOTAL:	1000.00

TOWN OF HOWEY-IN-THE-HILLS
CASH RECEIPT

Printed 11:23:58 - 12/22/23

Batch:14539
Transaction:2

Reference Number: 2269
Name: LISA SMITH
Address: 120 E HOLLY ST [HOWEY FL 34737]

Item(s) Description:	
322202 VARIANCE FEES	400.00
Check # 2269	400.00
Cash Paid	
Credit Paid	
Less Change Given	()
TOTAL:	400.00



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

MEMORANDUM

TO: Howey-in-the-Hills Town Council
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Asma Comprehensive Plan and Zoning Request
DATE: December 7, 2023

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 staff prepared an analysis that examines the goals, objectives, and policies related to the requested comprehensive plan amendment, comments with regard to zoning, and a review of the proposed concept plan as it demonstrates compliance with the planning and zoning requirements. This analysis was provided to the Planning and Zoning Board, and this report is attached for Council review.

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.

In order to develop the property as proposed, the Town needs to approve a small scale amendment to the future land use map and assign the appropriate zoning to the parcel. In this case both the future land use classification and the zoning would be Neighborhood Commercial. If approved, the applicant would then submit an application for site plan approval. The case analysis includes an extensive review of the goals, objectives and policies as applied to the application, based in part on the concept development sketch supplied by the applicant. The report also examined traffic generation and safety concerns. The report suggests the determination be based on neighborhood compatibility, traffic generation and traffic safety.

At the September 28, 2023 regular planning board meeting the Planning Board conducted a public hearing on the request and recommended the proposed amendments not be approved. The Board based their recommendation on traffic safety and increased traffic at an intersection that is already a concern. Traffic safety issues are discussed in the staff report and the issue was raised by several speakers.



TMHConsulting@cfl.rr.com
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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

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.

Asma Comprehensive Plan Amendment Captibility Summary	
Supporting	Non-Supporting
<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>

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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

53
54
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

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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.

Best Regards,

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 4.

DATE 9/23/22

CHECK ARMOR
FRAUD PROTECTION

PAY TO THE
ORDER OF

Town of Honey in the Hills

\$ 2,850.⁰⁰

Two thousand Eight Hundred Fifty & ^{no}/₁₀₀

DOLLARS



Security
Features
Details on
Back.



ONE
FLORIDA
BANK

www.onefloridabank.com

FOR _____

[Signature]

56

⑈001001⑈ ⑆063292855⑆ 2011314720⑈

Item 4.

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:

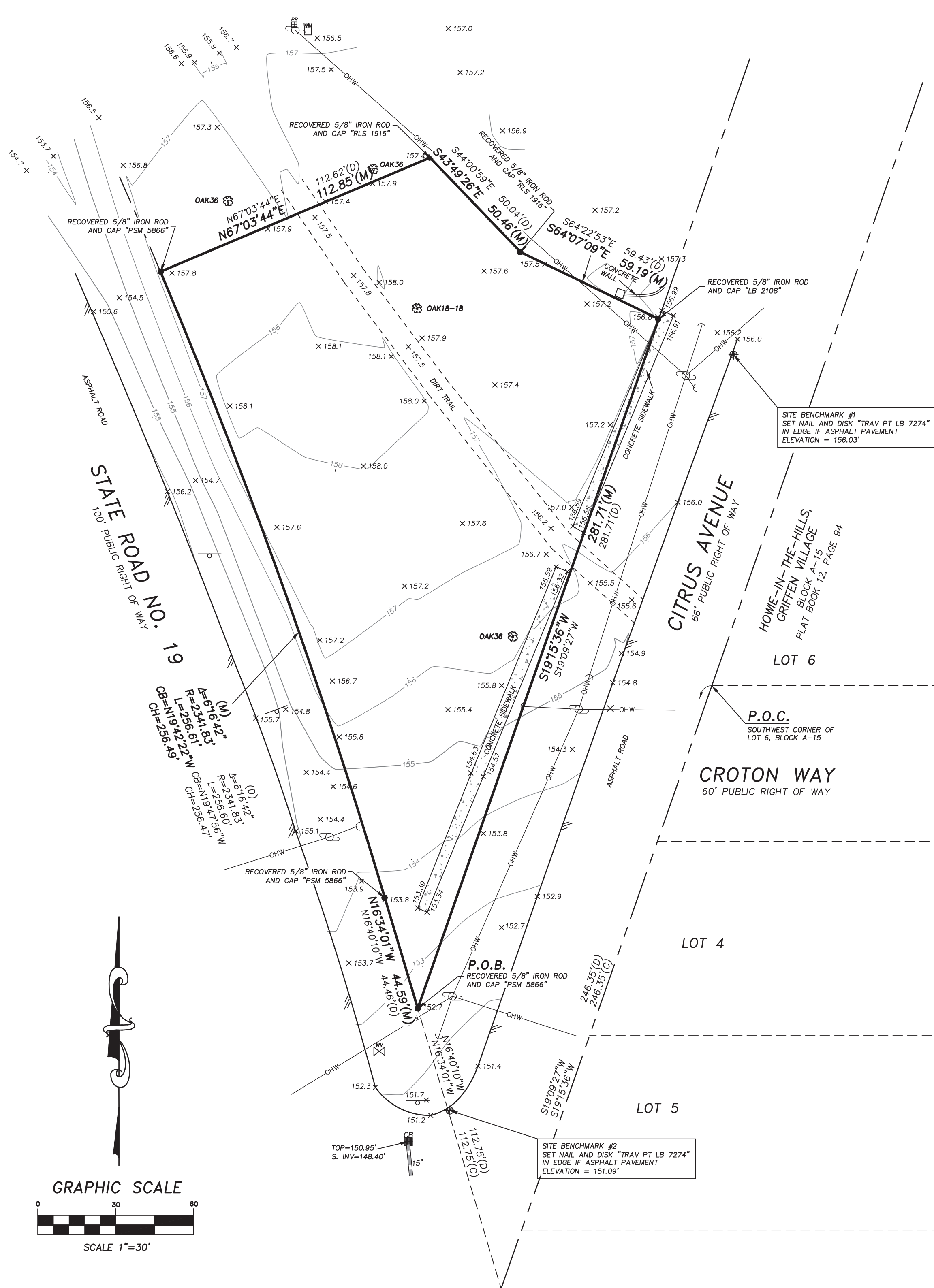
FROM THE SOUTHWEST CORNER OF LOT 6, BLOCK A-15, HOWEY-IN-THE-HILLS, GRIFFIN VILLAGE, AS RECORDED IN PLAT BOOK 12, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE SOUTH 19°09'27" WEST ALONG THE PROJECTION OF THE WESTERLY LINE OF LOTS 4, 5 AND 6, BLOCK B-2, OF SAID GRIFFIN VILLAGE, AND THE 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 256.60 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



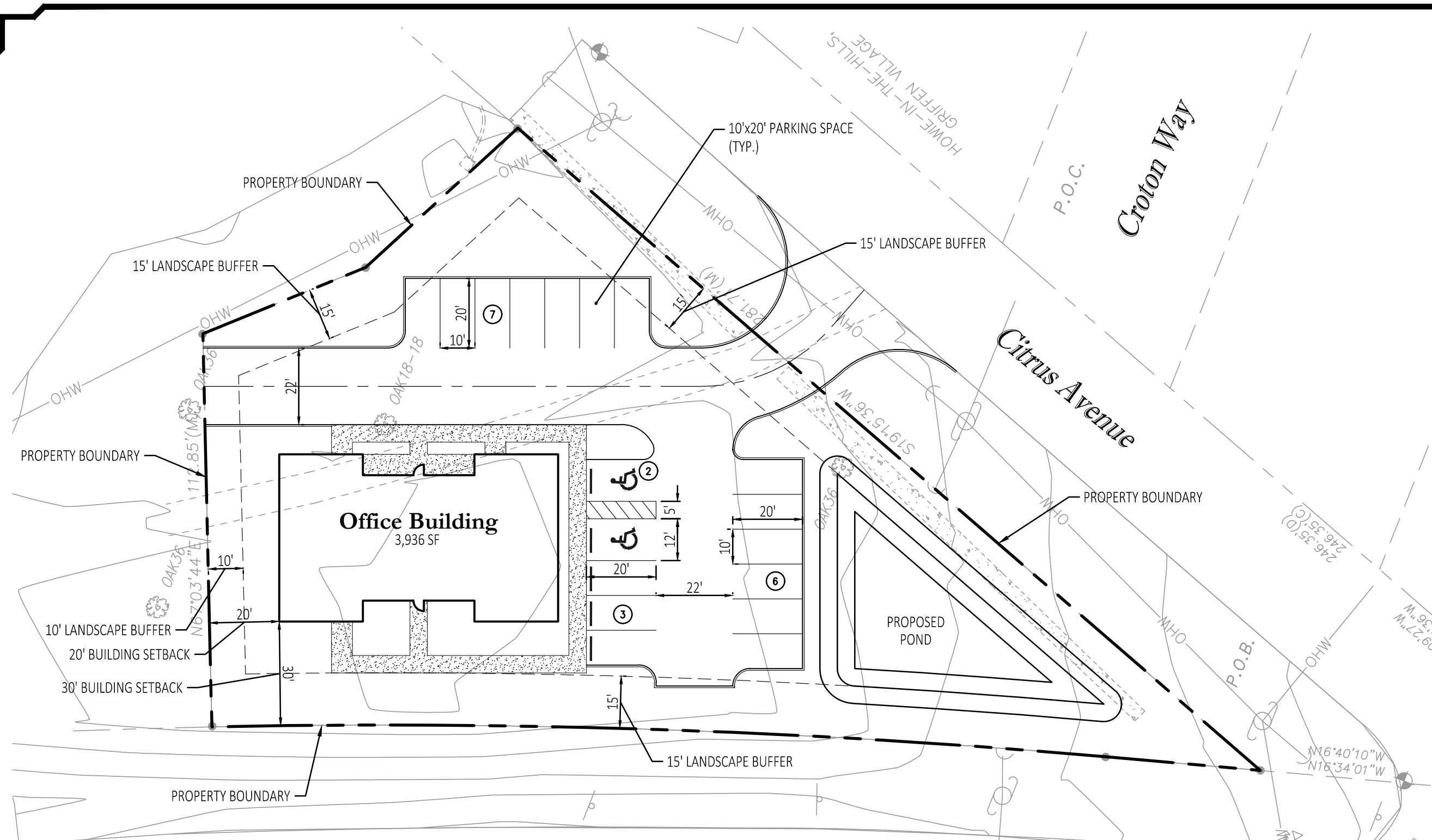
BISHMAN
Surveying & Mapping, Inc.

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

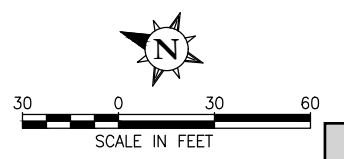
- (1) Minimum number of required parking spaces is equal to 1 space per 300 sf per Chapter 8 of the Town of Howey In The Hills Code.
- (2) Building setbacks taken from Chapter 2 of the Town of Howey In The Hills Code.
- (3) Landscape buffers based on Chapter 7 of the Town of Howey In The Hills Code.

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

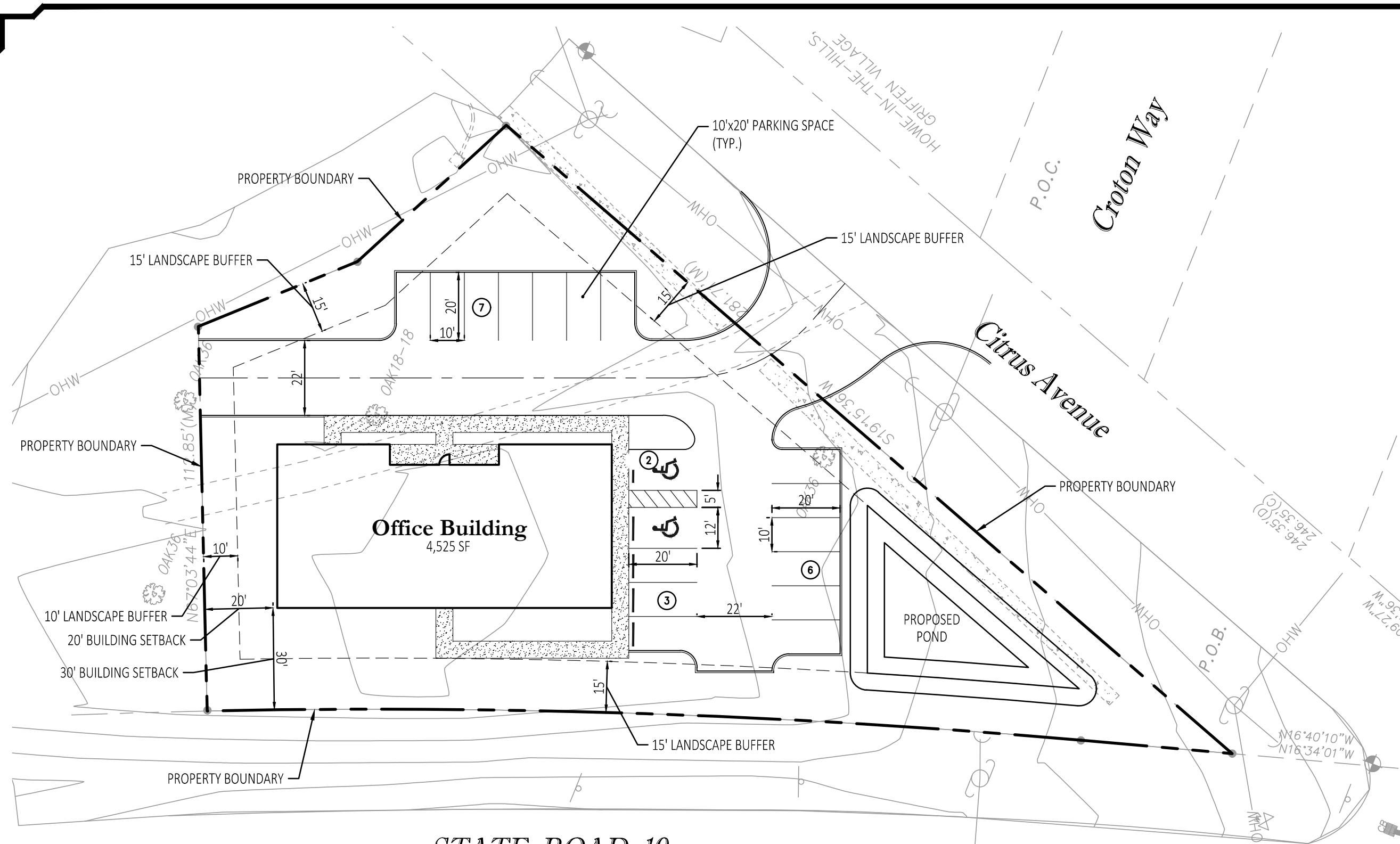
Conceptual Site Plan No. 1

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

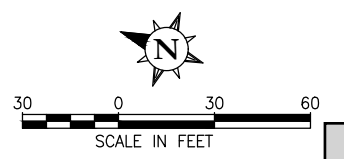
- (1) Minimum number of required parking spaces is equal to 1 space per 300 sf per Chapter 8 of the Town of Howey In The Hills Code.
- (2) Building setbacks taken from Chapter 2 of the Town of Howey In The Hills Code.
- (3) Landscape buffers based on Chapter 7 of the Town of Howey In The Hills Code.

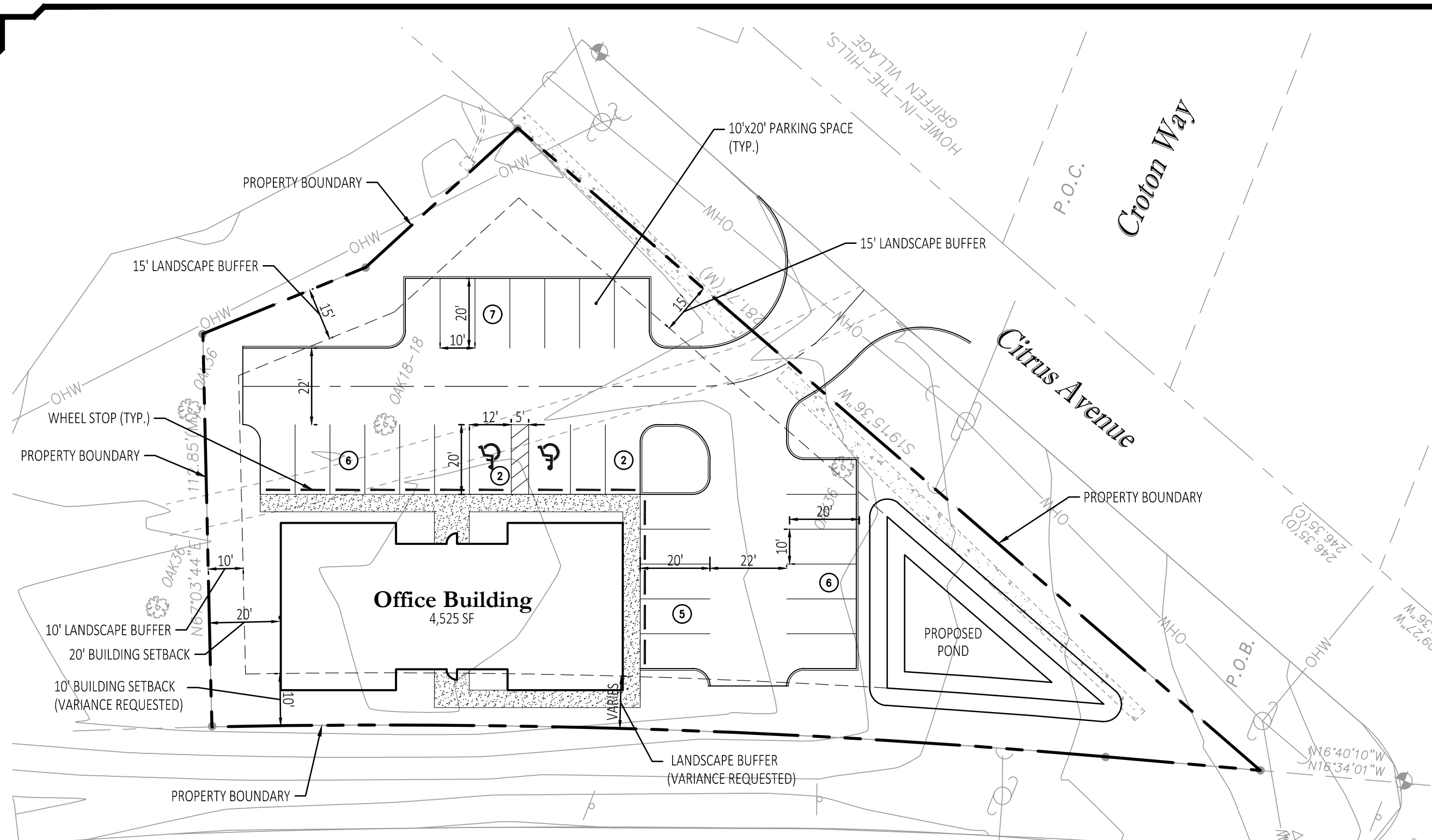
Disclaimer
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STATE ROAD 19

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

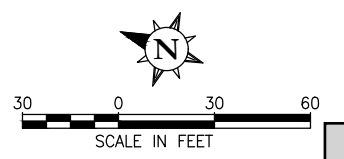
- (1) Minimum number of required parking spaces is equal to 1 space per 300 sf per Chapter 8 of the Town of Howey In The Hills Code.
- (2) Building setbacks taken from Chapter 2 of the Town of Howey In The Hills Code.
- (3) Landscape buffers based on Chapter 7 of the Town of Howey In The Hills Code.

Disclaimer
 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. 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

Name:	LAKEVIEW INVESTMENTS LLC	Alternate Key:	3837468
Mailing Address: Update Mailing Address	884 S DILLARD ST WINTER GARDEN, FL 34787	Parcel Number: ⓘ	26-20-25-0001-000-02500
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location: Update Property Location ⓘ	N PALM AVE HOWEY IN THE HILLS FL, 34737	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	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
5620 / 1487	01/2021	Trustees Deed	Qualified	Vacant	\$47,000.00

4365 / 1653	07/2013	Warranty Deed	Unqualified	Vacant	\$15,000.00
3795 / 943	05/2009	Quit Claim Deed	Unqualified	Vacant	\$100.00
2799 / 1142	04/2005	Warranty Deed	Qualified	Vacant	\$50,000.00
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	\$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
				Total:	Total:
				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)	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](#).

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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

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

Document Images

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

Name:	MORRIS LARRY B OR	Alternate Key:	1762707
Mailing Address: 800 N CITRUS AVE HOWEY IN THE HILLS, FL 34737-3229 Update Mailing Address		Parcel Number: ⓘ	25-20-25-0100-B02-00300
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location: 800 N CITRUS AVE HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ		Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	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		
Summary			
Year Built: 1928	Total Living Area: 4427 ⓘ	Central A/C: Yes	Attached Garage: No
Bedrooms: 3	Full Bathrooms: 3	Half Bathrooms: 0	Fireplaces: 5
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
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
View Larger / Print / Save			

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

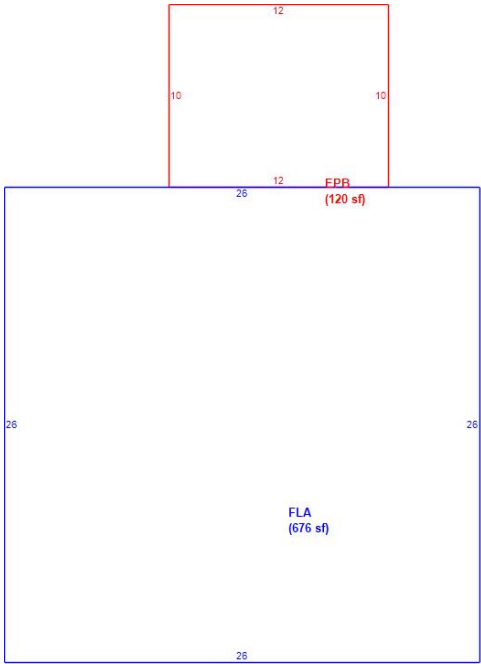
Fireplaces: 0

[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

[View Larger / Print / Save](#)



Building 3

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

Summary

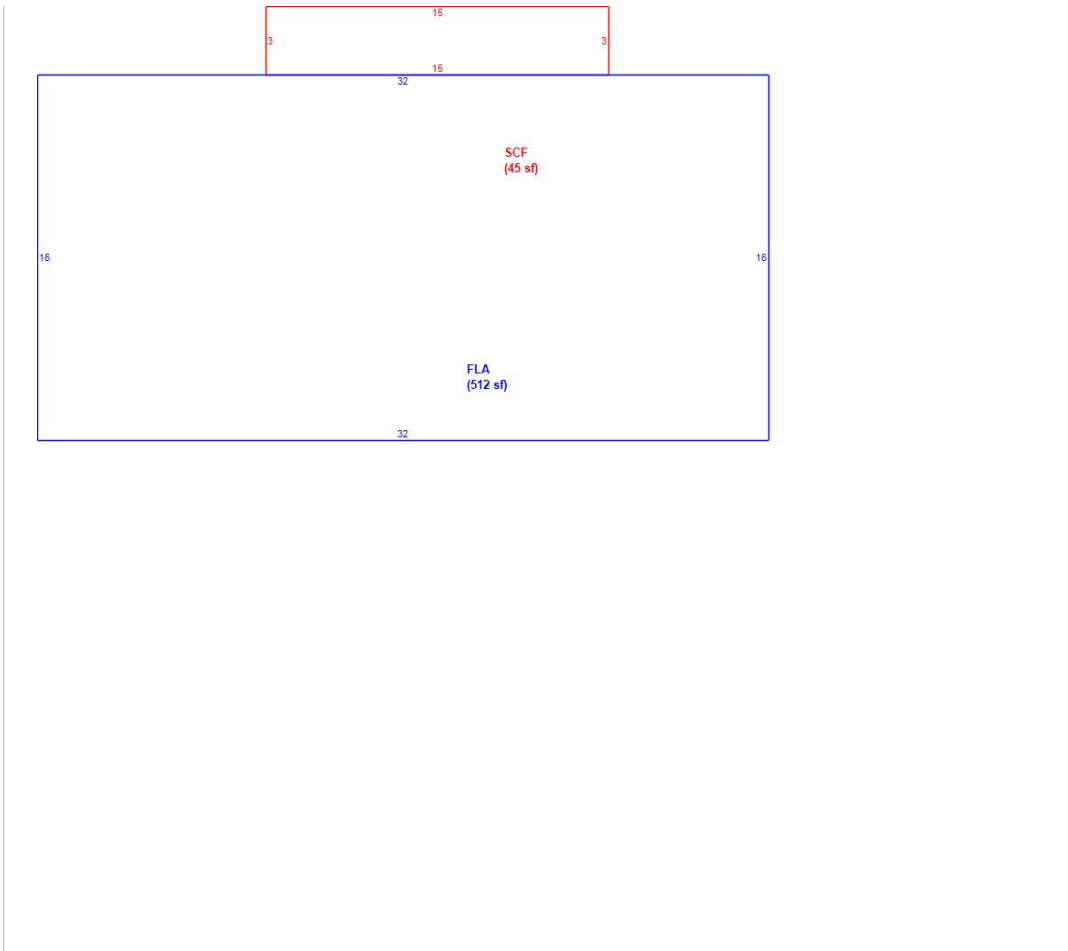
Year Built: 1928	Total Living Area: 512	Central A/C: No	Attached Garage: No
Bedrooms: 1	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

[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

[View Larger / Print / Save](#)



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	CARPORT - 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
5752 / 1327	07/2021	Warranty Deed	Unqualified	Improved	\$84,500.00
3009 / 468	11/2005	Warranty Deed	Qualified	Improved	\$484,500.00
2614 / 743	06/2004	Warranty Deed	Qualified	Improved	\$340,000.00
1726 / 2143	02/1999	Quit Claim Deed	Unqualified	Improved	\$0.00
1635 / 1165	08/1998	Warranty Deed	Qualified	Improved	\$190,000.00
982 / 412	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
				Total:	Total:
				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)	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](#).

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

PROPERTY RECORD CARD

General Information

Name:	POLING RODNEY W & LYNN H	Alternate Key:	1762715
Mailing Address:	39 MAPLE LN MEDFIELD, MA 02052 Update Mailing Address	Parcel Number: ⓘ	25-20-25-0100-B02-00600
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	800 N PALM AVE HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	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

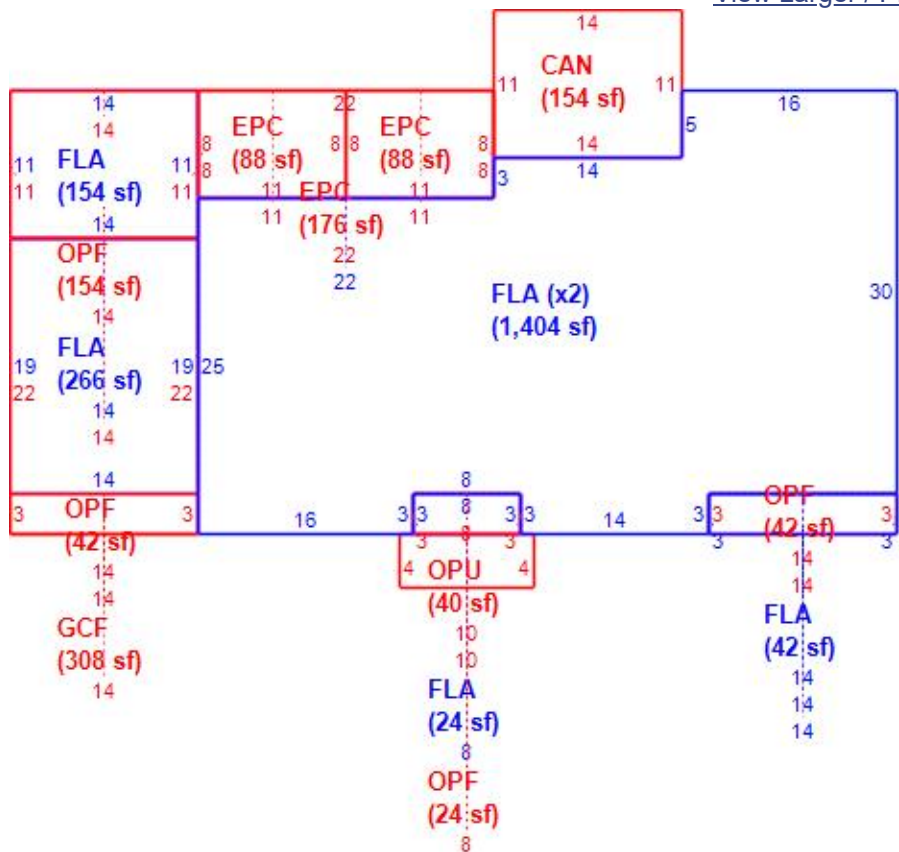
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	280	150		42000.000	FD		\$0.00	\$99,913.00
Click here for Zoning Info ⓘ					FEMA Flood Map				

Residential Building(s)

Building 1

Residential	Building Value: \$306,439.00		
Summary			
Year Built: 1926	Total Living Area: 3294 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 5	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 2
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
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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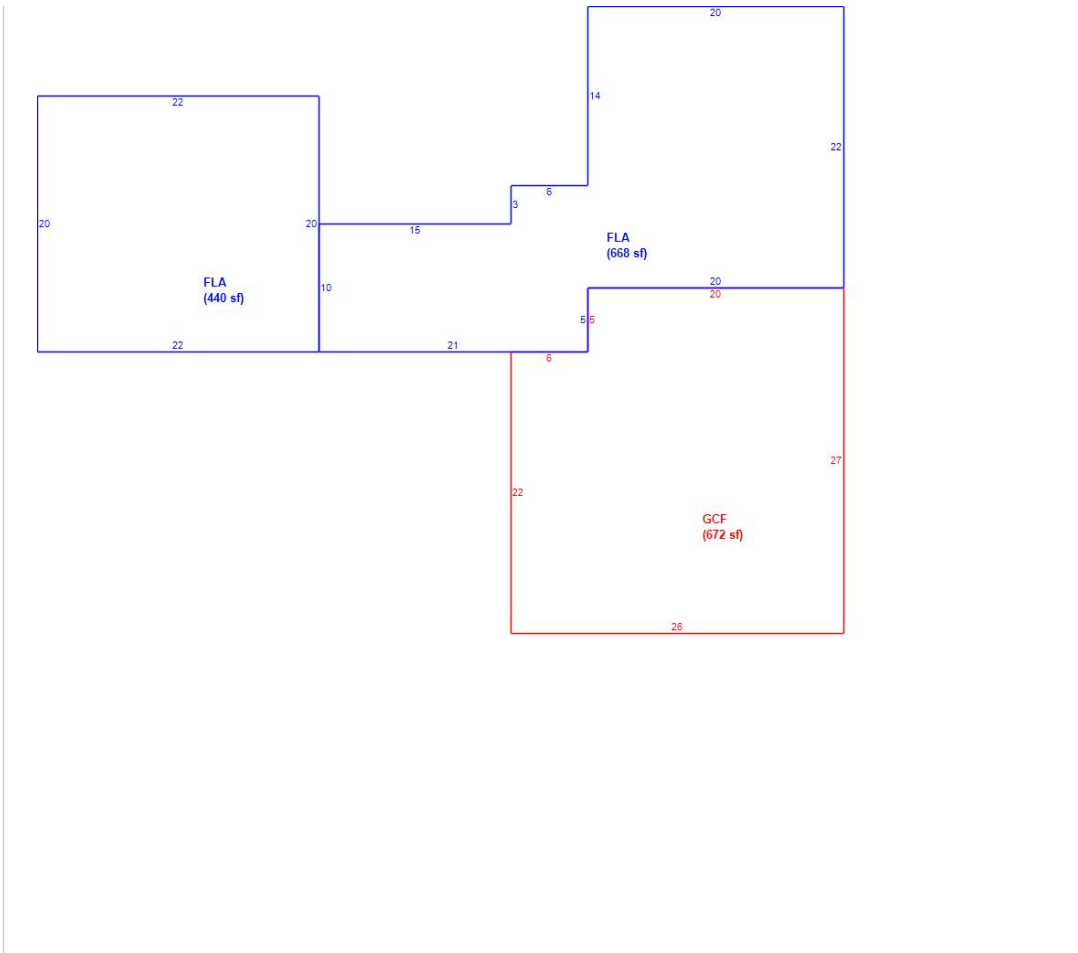


Building 2

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
<u>Incorrect Bedroom, Bath, or other information?</u> ⓘ			

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
1113 / 1539	06/1991	Warranty Deed	Unqualified	Improved	\$145,000.00
858 / 2009	11/1985	Warranty Deed	Unqualified	Improved	\$1.00
858 / 2007	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
				Total: 20.7552	Total: \$11,553.88

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

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PROPERTY RECORD CARD

General Information

Name:	GARNER WENDELL & SUE	Alternate Key:	3635248
Mailing Address:	900 N CITRUS AVE HOWEY IN THE HILLS, FL 34737 Update Mailing Address	Parcel Number: ⓘ	25-20-25-0200-A15-00300
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	900 N CITRUS AVE HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	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](#)

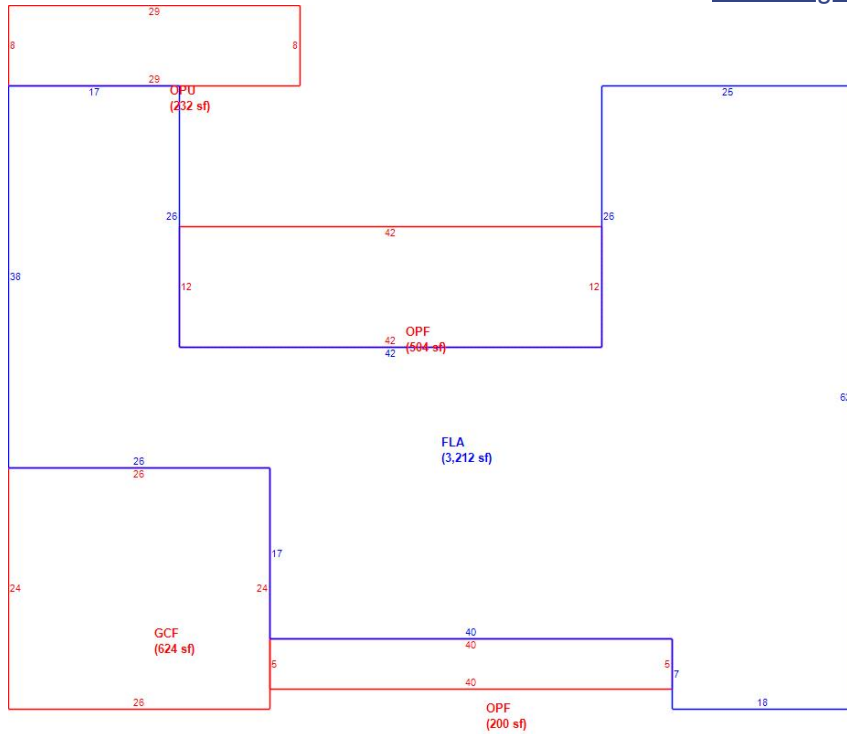
Residential Building(s)

Building 1

Residential	Building Value: \$327,231.00		
Summary			
Year Built: 1968	Total Living Area: 3212 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	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	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
4726 / 1813	12/2015	Warranty Deed	Qualified	Improved	\$315,000.00
3558 / 605	12/2007	Warranty Deed	Qualified	Improved	\$349,000.00
3075 / 2271	01/2006	Warranty Deed	Qualified	Improved	\$435,000.00
1899 / 1349	01/2001	Warranty Deed	Qualified	Improved	\$242,500.00
1052 / 183	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

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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
				Total: 20.7552	Total: \$7,666.99

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

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Property data last updated on March 21, 2022.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	HOWEY MANSION LLC	Alternate Key:	3798098
Mailing Address:	1600 EDGEWATER DR ORLANDO, FL 32804 Update Mailing Address	Parcel Number: ⓘ	26-20-25-0001-000-01700
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	1001 N CITRUS AVE HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ	Property Name:	HOWEY MANSION Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	<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, & 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 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 & E'LY R/W LINE OF SR 19, THROUGH A CENTRAL ANGLE OF 3-02-54, A DIST OF 124.59 FT & 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 & BARCELONA RD IN SAID PLAT OF POCO SIERRA SUB, BEING THE LINE OF SAID NEW RD & HAVING R/W 30 FT W & 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
------	----------	----------	-------	-------	-----	------	-------	------------

				Units	Value		
1	EXHIBIT / ATTRACTION (3500)	0	0	3.630	Acre	\$0.00	\$131,769.00
				Click here for Zoning Info FEMA Flood Map			

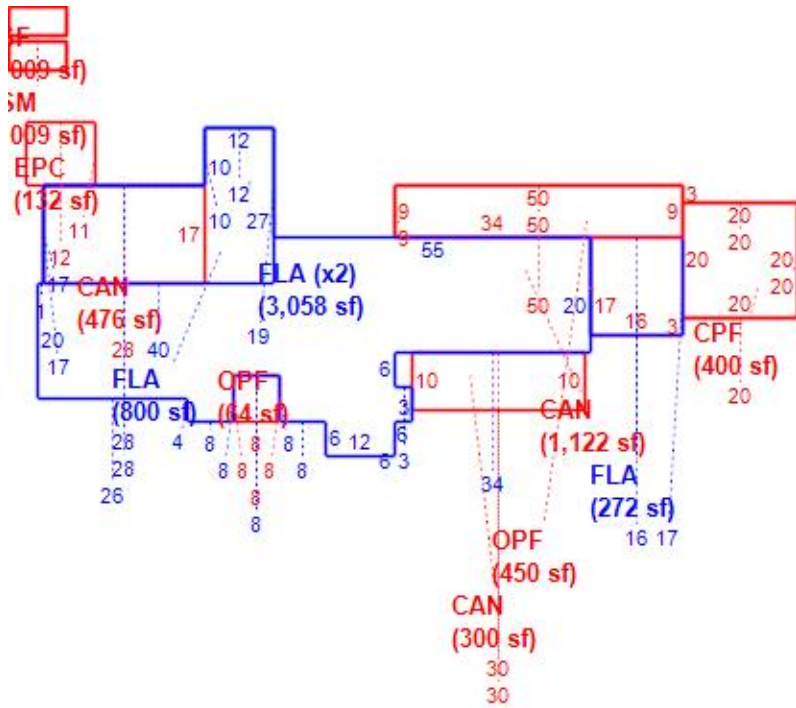
Residential Building(s)

Building 1

Residential	Building Value: \$1,334,823.00		
Summary			
Year Built: 1925	Total Living Area: 7188	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 5	Full Bathrooms: 5	Half Bathrooms: 1	Fireplaces: 3
Incorrect Bedroom, Bath, or other information?			

Section(s)			
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

[View Larger / Print / Save](#)



Building 2

Residential Building Value: \$101,423.00

Summary

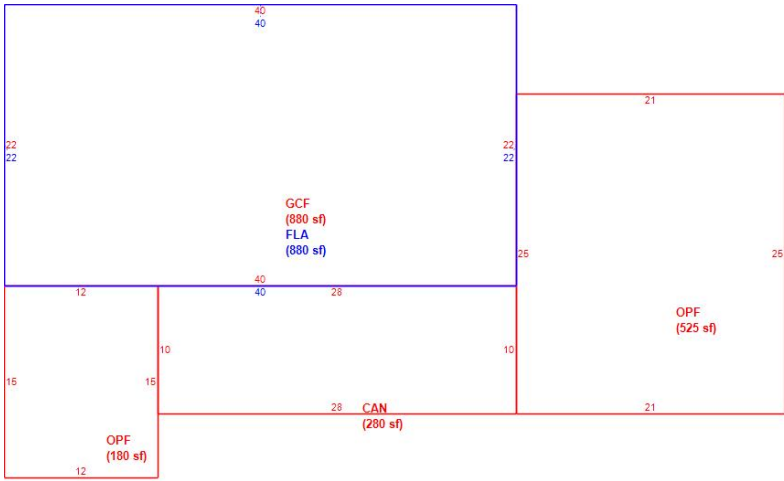
Year Built: 1925	Total Living Area: 880	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

[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

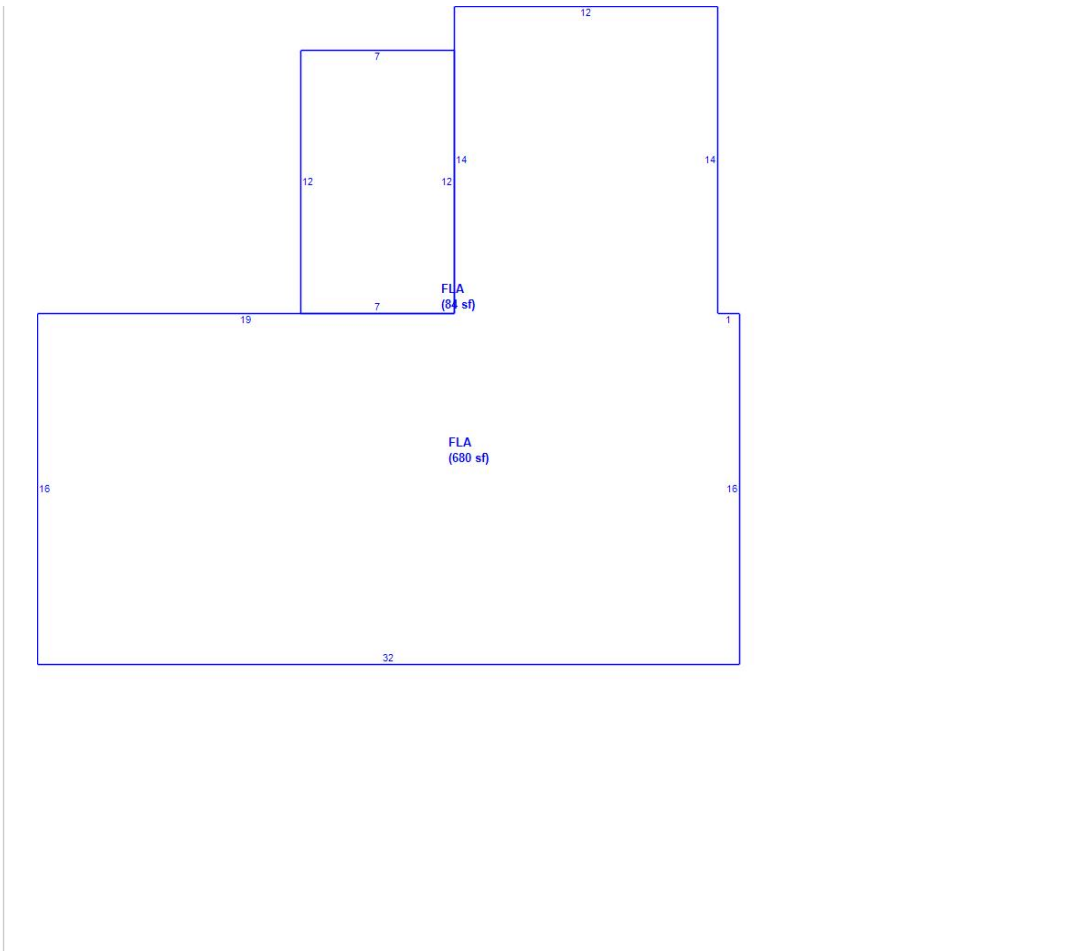
Year Built: 1930	Total Living Area: 764	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 1	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

[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
5215 / 761	12/2018	Warranty Deed	Unqualified	Improved	\$769,000.00
4974 / 564	07/2017	Warranty Deed	Unqualified	Improved	\$630,000.00
4594 / 987	12/2014	Certificate of Title	Unqualified	Improved	\$100.00
1870 / 1958	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
			Total:	Total:	
			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)	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

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PROPERTY RECORD CARD

General Information

Name:	HOWEY MANSION LLC	Alternate Key:	3798097
Mailing Address:	1600 EDGEWATER DR ORLANDO, FL 32790 Update Mailing Address	Parcel Number:	26-20-25-0001-000-01800
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	N PALM AVE HOWEY IN THE HILLS FL, 34737 Update Property Location	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	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
5182 / 1438	10/2018	Trustees Deed	Qualified	Vacant	\$40,000.00
4741 / 2296	02/2016	Warranty Deed	Unqualified	Vacant	\$2,500.00

4692 / 1802	10/2015	Quit Claim Deed	Unqualified	Vacant	\$100.00
2166 / 2347	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 ⓘ

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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
				Total: 20.7552	Total: \$684.93

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](#)

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Property data last updated on March 21, 2022.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	RUBEL-BECKER LIVING TRUST	Alternate Key:	3854231
Mailing Address:	22 CAMINO REAL BLVD HOWEY IN THE HILLS, FL 34737 Update Mailing Address	Parcel Number: ⓘ	26-20-25-0320- 000-20200
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	22 CAMINO REAL BLVD HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	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

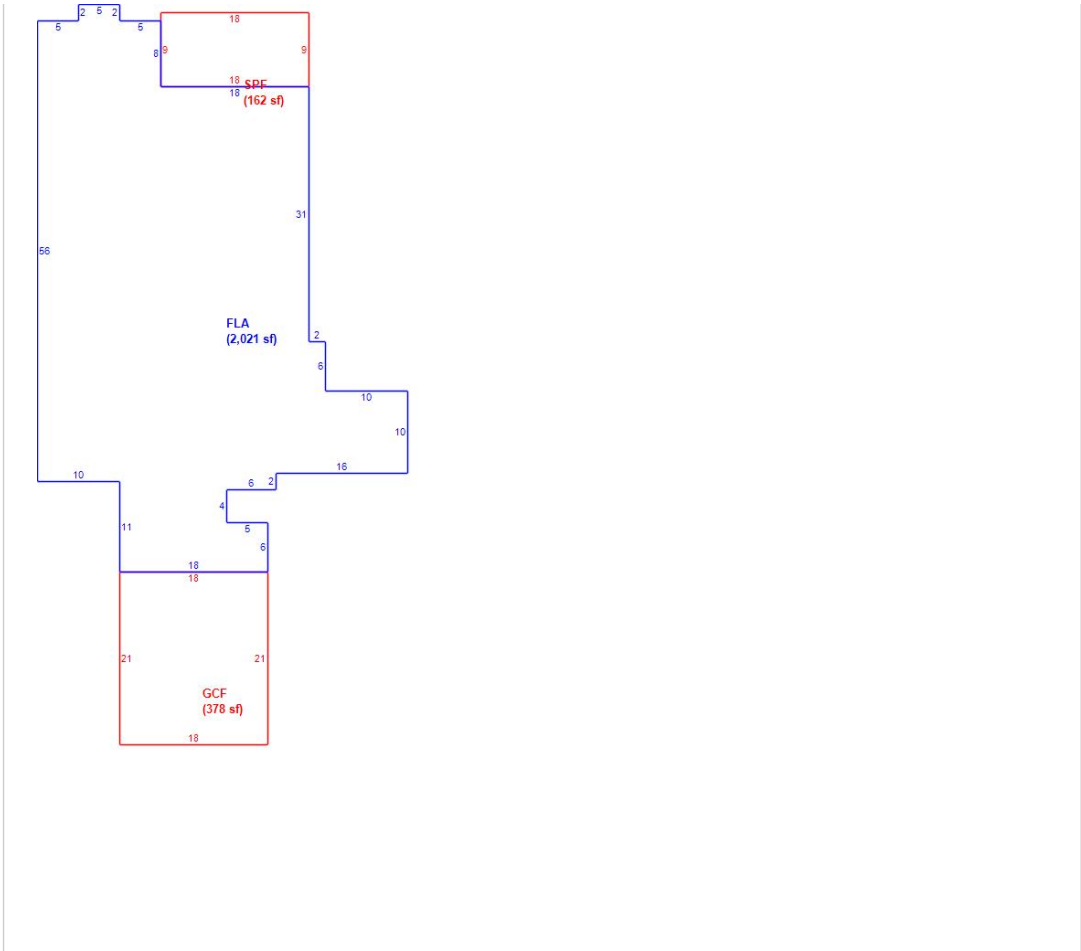
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	CONDOMINIUM (0400)	0	0		1.000	Lot		\$0.00	\$35,000.00

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

Residential Building(s)

Building 1

Residential	Building Value: \$250,686.00		
Summary			
Year Built: 2006	Total Living Area: 2021 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	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)		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
5665 / 1564	03/2021	Warranty Deed	Qualified	Improved	\$290,000.00
3816 / 617	08/2009	Warranty Deed	Unqualified	Improved	\$200,000.00
3674 / 1880	06/2008	Warranty Deed	Qualified	Improved	\$349,900.00
3123 / 583	03/2006	Warranty Deed	Qualified	Improved	\$304,200.00

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

Values and Estimated Ad Valorem Taxes

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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
				Total: 20.7552	Total: \$5,929.49

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](#).

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Property data last updated on March 21, 2022.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	HOLT WILLIAM E & PAMELA L	Alternate Key:	3854235
Mailing Address:	31 CAMINO REAL BLVD HOWEY IN THE HILLS, FL 34737 Update Mailing Address	Parcel Number: ⓘ	26-20-25-0320-000-30100
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	31 CAMINO REAL BLVD HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	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>			

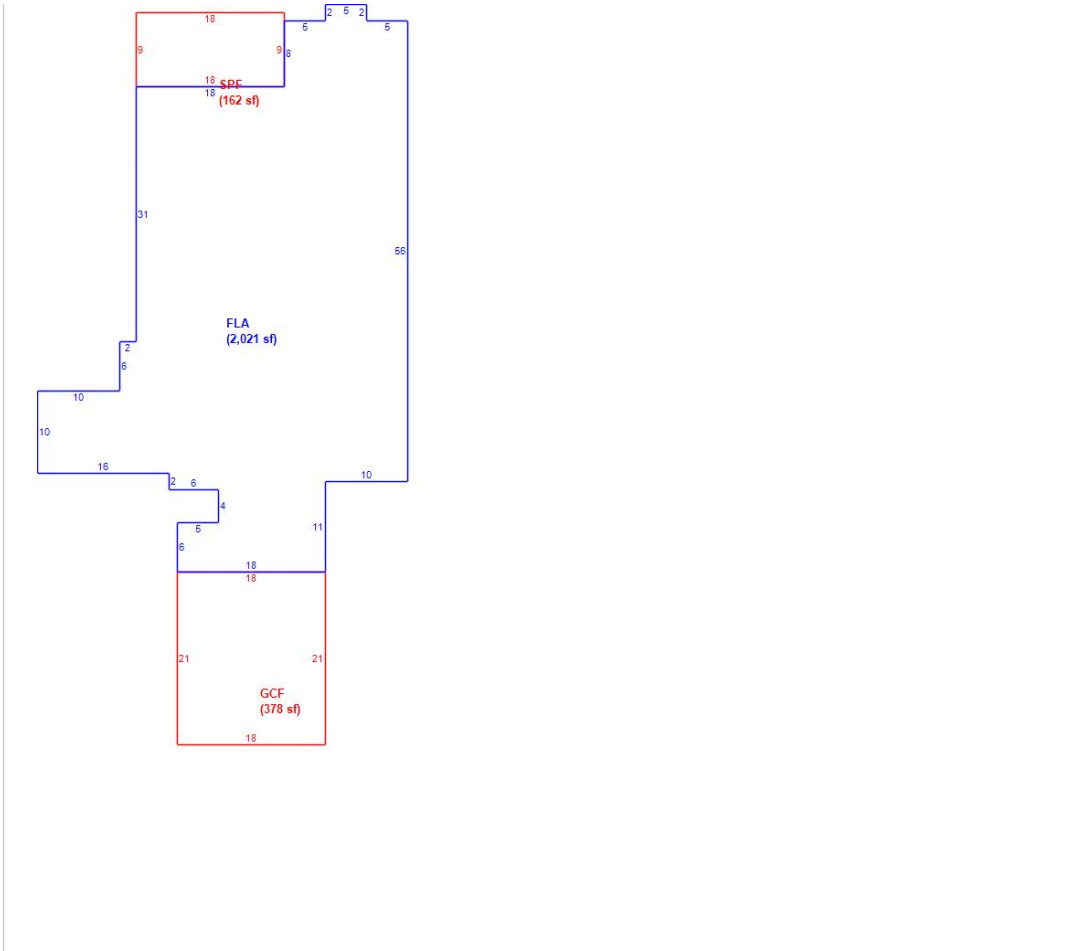
Land Data

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		
Summary			
Year Built: 2006	Total Living Area: 2021 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	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)		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
4695 / 1124	10/2015	Warranty Deed	Qualified	Improved	\$195,000.00
4597 / 1899	02/2015	Warranty Deed	Unqualified	Improved	\$125,000.00
4528 / 1318	08/2014	Warranty Deed	Unqualified	Improved	\$260,000.00
3132 / 1206	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
				Total: 20.7552	Total: \$3,338.68

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](#).

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Property data last updated on March 21, 2022.

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PROPERTY RECORD CARD

General Information

Name:	TUCKER OLA AND DIANA TUCKER	Alternate Key:	3854236
Mailing Address:	32 CAMINO REAL BLVD HOWEY IN THE HILLS, FL 34737 Update Mailing Address	Parcel Number: ⓘ	26-20-25-0320- 000-30200
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	32 CAMINO REAL BLVD HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	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>			

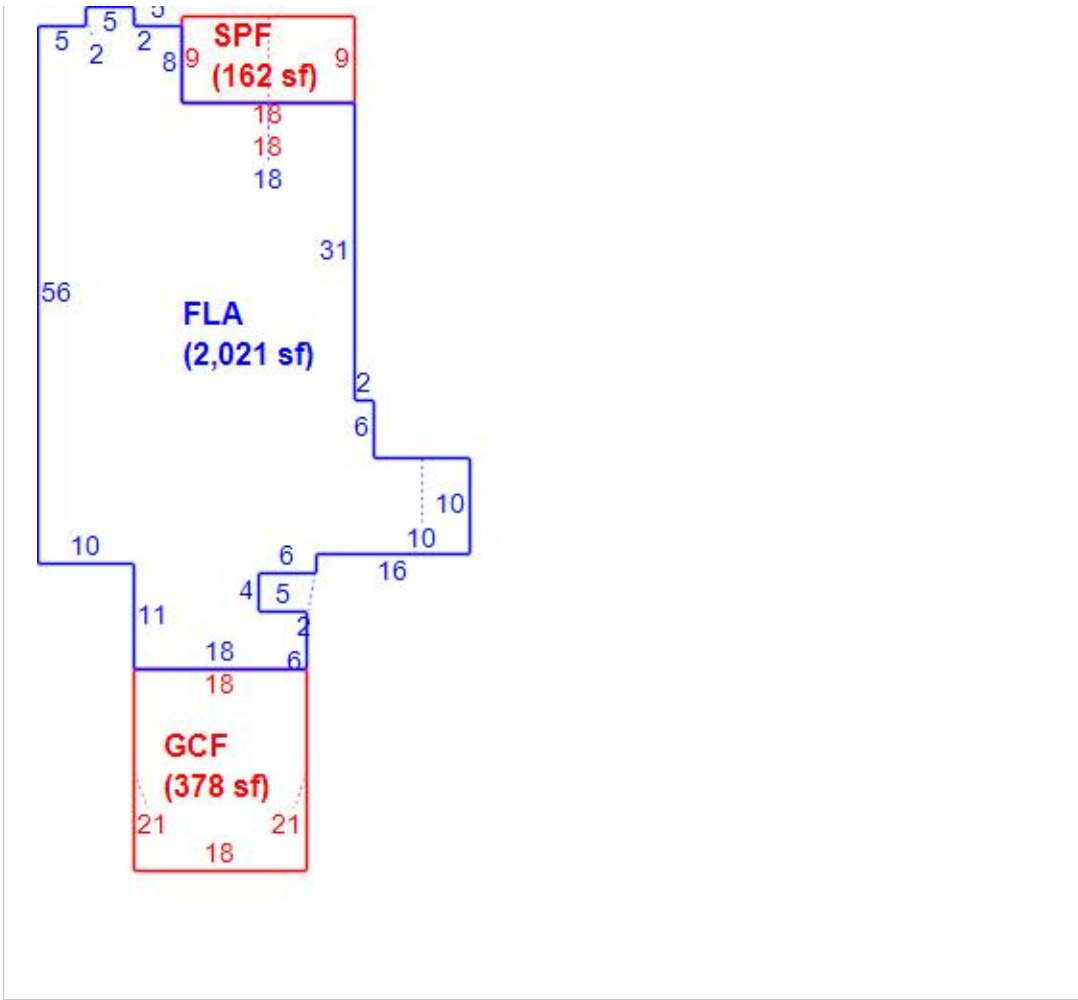
Land Data

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)

Building 1

Residential	Building Value: \$250,686.00		
Summary			
Year Built: 2006	Total Living Area: 2021 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	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)		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
5841 / 1389	09/2021	Warranty Deed	Unqualified	Improved	\$290,000.00
3134 / 2085	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
				Total: 20.7552	Total: \$5,929.49

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

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Property data last updated on March 21, 2022.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	GURZ CHERYL A & JOHN H OSTHEIMER	Alternate Key:	3854239
Mailing Address:	41 CAMINO REAL BLVD HOWEY IN THE HILLS, FL 34737 Update Mailing Address	Parcel Number: ⓘ	26-20-25-0320-000-40100
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	41 CAMINO REAL BLVD HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	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

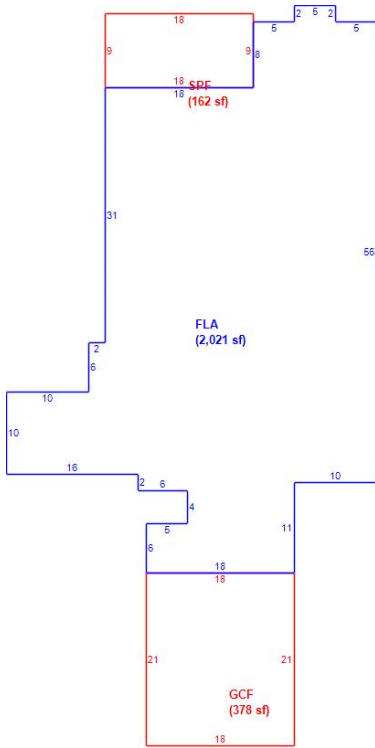
[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$250,686.00		
Summary			
Year Built: 2006	Total Living Area: 2021 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	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)		N/A	2021
GARAGE FINISHED STONE (GCF)		N/A	378
SCREEN PORCH FINISHED (SPF)		N/A	162

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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
5931 / 2200	03/2022	Warranty Deed	Qualified	Improved	\$380,000.00
5918 / 456	03/2022	Warranty Deed	Unqualified	Improved	\$100.00
5801 / 1253	09/2021	Warranty Deed	Unqualified	Improved	\$100.00
4985 / 1281	08/2017	Warranty Deed	Qualified	Improved	\$220,000.00
3167 / 2072	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
				Total:	Total:
				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)	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

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PROPERTY RECORD CARD

General Information

Name:	BENBOW PATRICIA J TRUSTEE	Alternate Key:	3854240
Mailing Address:	42 CAMINO REAL BLVD HOWEY IN THE HILLS, FL 34737-3140 Update Mailing Address	Parcel Number: ⓘ	26-20-25-0320-000-40200
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	42 CAMINO REAL BLVD HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	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

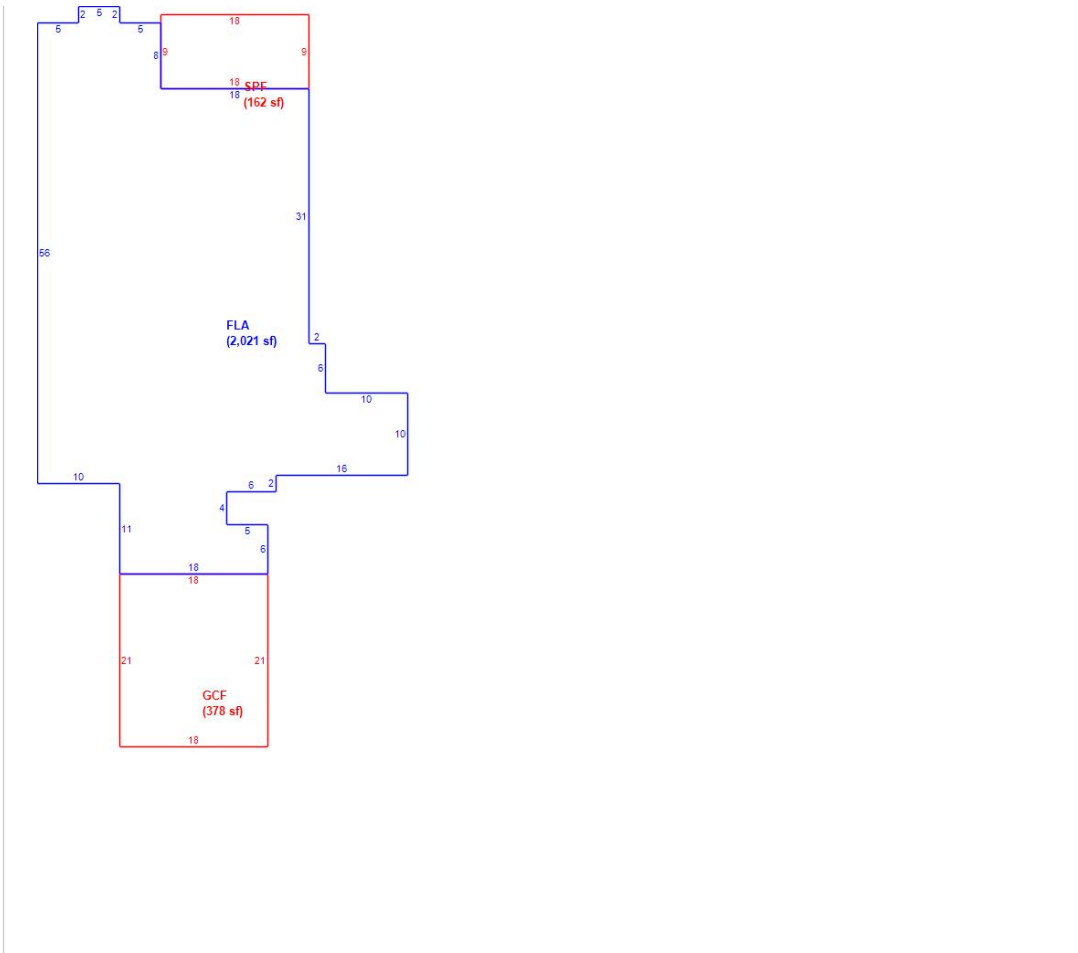
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	CONDOMINIUM (0400)	0	0		1.000	Lot		\$0.00	\$35,000.00

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

Residential Building(s)

Building 1

Residential	Building Value: \$250,686.00		
Summary			
Year Built: 2006	Total Living Area: 2021 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	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)		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
3167 / 2065	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

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 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
				Total: 20.7552	Total: \$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

Name:	GOOD RONALD & ALICE	Alternate Key:	3854243
Mailing Address:	51 CAMINO REAL BLVD HOWEY IN THE HILLS, FL 34737 Update Mailing Address	Parcel Number: ⓘ	26-20-25-0320-000-50100
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	51 CAMINO REAL BLVD HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	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

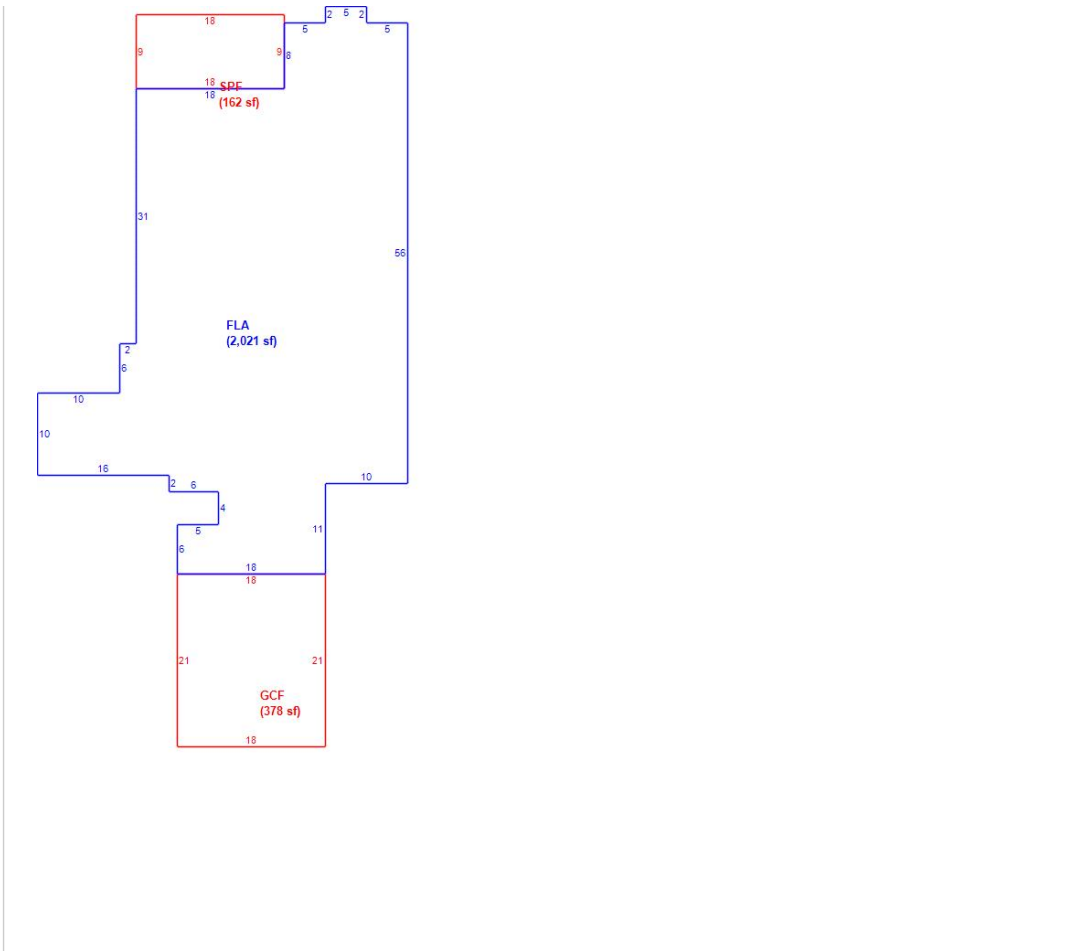
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	CONDOMINIUM (0400)	0	0		1.000	Lot		\$0.00	\$35,000.00

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

Residential Building(s)

Building 1

Residential	Building Value: \$250,686.00		
Summary			
Year Built: 2006	Total Living Area: 2021 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	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)		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
3421 / 2386	04/2007	Warranty Deed	Qualified	Improved	\$439,000.00
3187 / 272	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
				Total: 20.7552	Total: \$4,146.07

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](#).

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Property data last updated on March 21, 2022.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	MOSKOP ANNETTE C & GARY J	Alternate Key:	3854247
Mailing Address:	81 CAMINO REAL BLVD HOWEY IN THE HILLS, FL 34737 Update Mailing Address	Parcel Number: ⓘ	26-20-25-0320-000-80100
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	81 CAMINO REAL BLVD HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	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

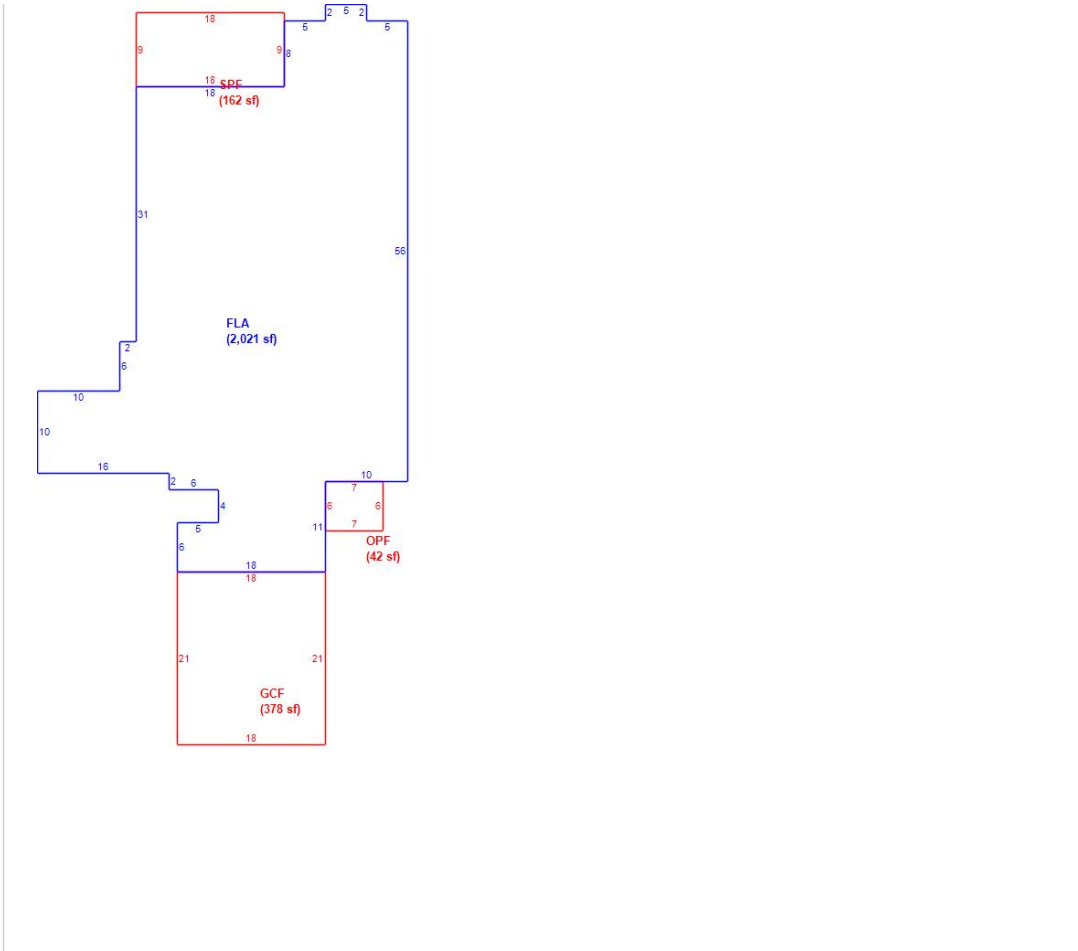
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	CONDOMINIUM (0400)	0	0		1.000	Lot		\$0.00	\$35,000.00

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

Residential Building(s)

Building 1

Residential	Building Value: \$251,245.00		
Summary			
Year Built: 2006	Total Living Area: 2021 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	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)		N/A	2021
GARAGE FINISHED STONE (GCF)		N/A	378
OPEN PORCH FINISHED (OPF)		N/A	42
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
5210 / 1495	12/2018	Warranty Deed	Qualified	Improved	\$230,000.00
4275 / 448	02/2013	Quit Claim Deed	Unqualified	Improved	\$100.00
3230 / 787	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
				Total: 20.7552	Total: \$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

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Property data last updated on March 21, 2022.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	FRANKLIN JOHN R & JANET O	Alternate Key:	3854248
Mailing Address:	82 CAMINO REAL BLVD HOWEY IN THE HILLS, FL 34737 Update Mailing Address	Parcel Number: ⓘ	26-20-25-0320- 000-80200
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	82 CAMINO REAL BLVD HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	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>			

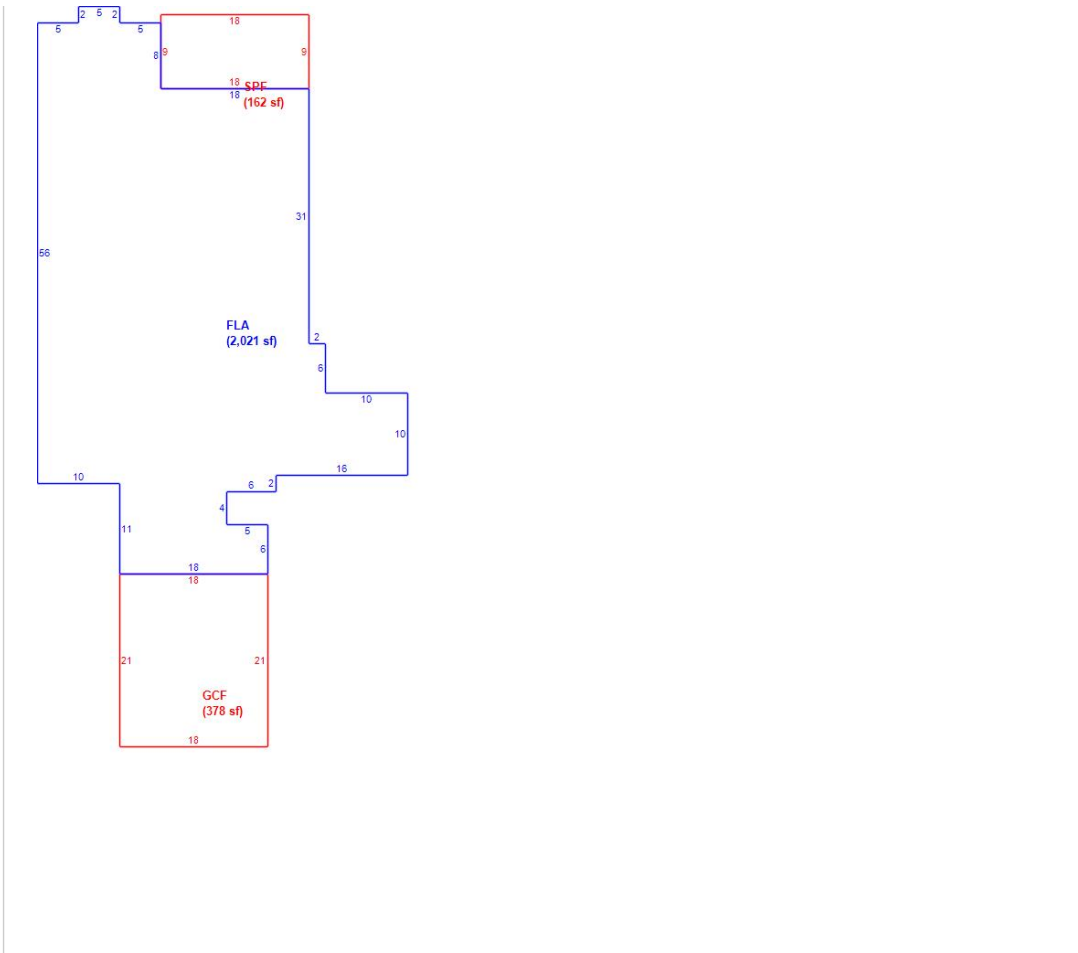
Land Data

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		
Summary			
Year Built: 2006	Total Living Area: 2021 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	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)		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
6000 / 991	07/2022	Warranty Deed	Qualified	Improved	\$370,000.00
5344 / 1717	09/2019	Quit Claim Deed	Unqualified	Improved	\$100.00
5279 / 1494	05/2019	Warranty Deed	Qualified	Improved	\$220,000.00
4951 / 608	05/2017	Warranty Deed	Unqualified	Improved	\$100.00
3654 / 734	07/2008	Warranty Deed	Qualified	Improved	\$285,000.00
3243 / 362	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

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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
				Total:	Total:
				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)	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

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PROPERTY RECORD CARD

General Information

Name:	BALLOU LINDA C	Alternate Key:	2629142
Mailing Address:	702 SANTA CRUZ LN # 14 HOWEY IN THE HILLS, FL 34737 Update Mailing Address	Parcel Number: ⓘ	26-20-25-0350-000-01400
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	702 SANTA CRUZ LN HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	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

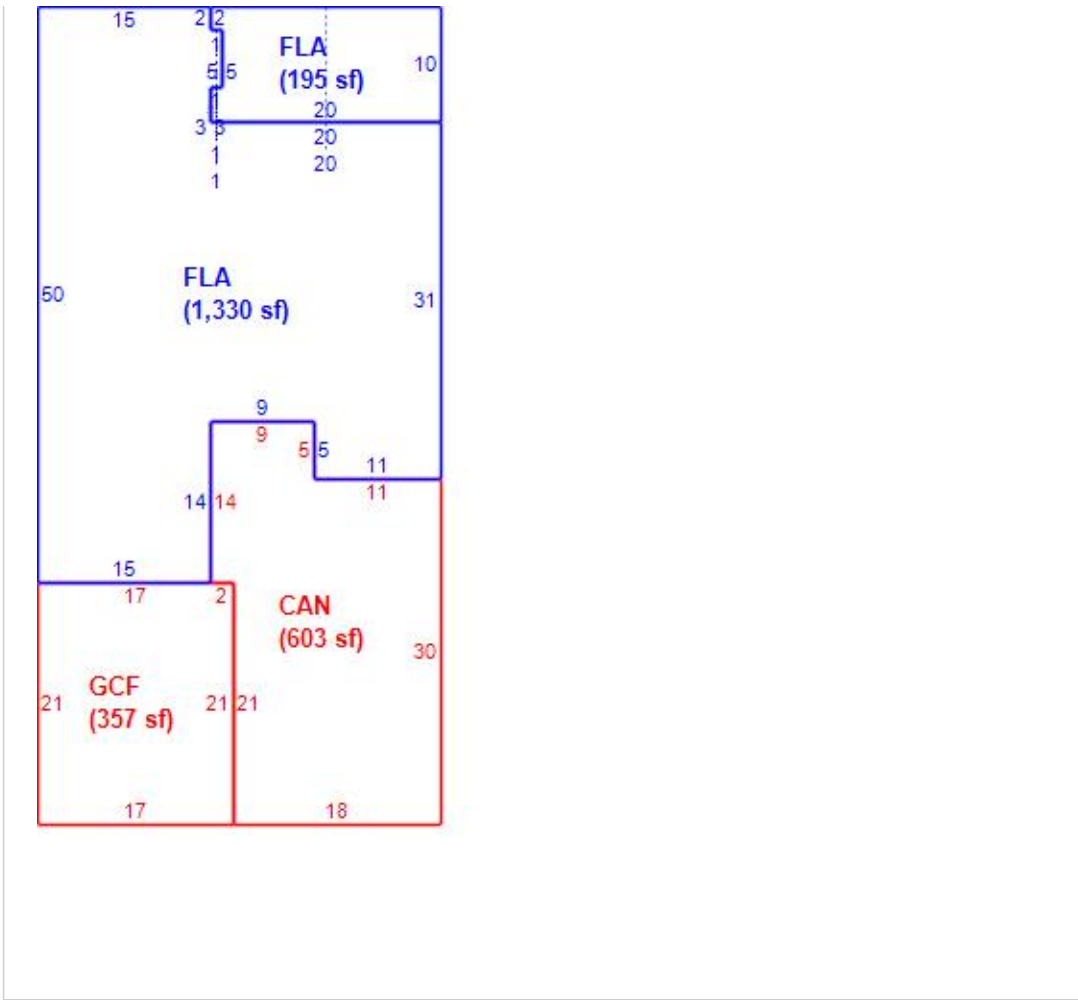
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	CONDOMINIUM (0400)	0	0		1.000	Lot		\$0.00	\$24,970.00

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

Residential Building(s)

Building 1

Residential	Building Value: \$172,187.00		
Summary			
Year Built: 1982	Total Living Area: 1525 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 1
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
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
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
5837 / 1304	11/2021	Warranty Deed	Qualified	Improved	\$235,000.00
5556 / 1921	08/2020	Warranty Deed	Qualified	Improved	\$157,000.00
5325 / 502	08/2019	Warranty Deed	Qualified	Improved	\$157,000.00
2889 / 2429	07/2005	Warranty Deed	Qualified	Improved	\$230,000.00
2401 / 2057	08/2003	Warranty Deed	Qualified	Improved	\$133,000.00
1161 / 65	02/1992	Warranty Deed	Qualified	Improved	\$145,000.00
1096 / 1930	02/1991	Misc Deed/Document	Unqualified	Improved	\$0.00
750 / 328	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

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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
				Total: 20.7552	Total: \$1,504.06

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

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Property data last updated on March 21, 2022.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	LEAHY ALICIA	Alternate Key:	2629151
Mailing Address:	701 SANTA CRUZ LN # 15 HOWEY IN THE HILLS, FL 34737 Update Mailing Address	Parcel Number: ⓘ	26-20-25-0350-000-01500
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	701 SANTA CRUZ LN HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	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

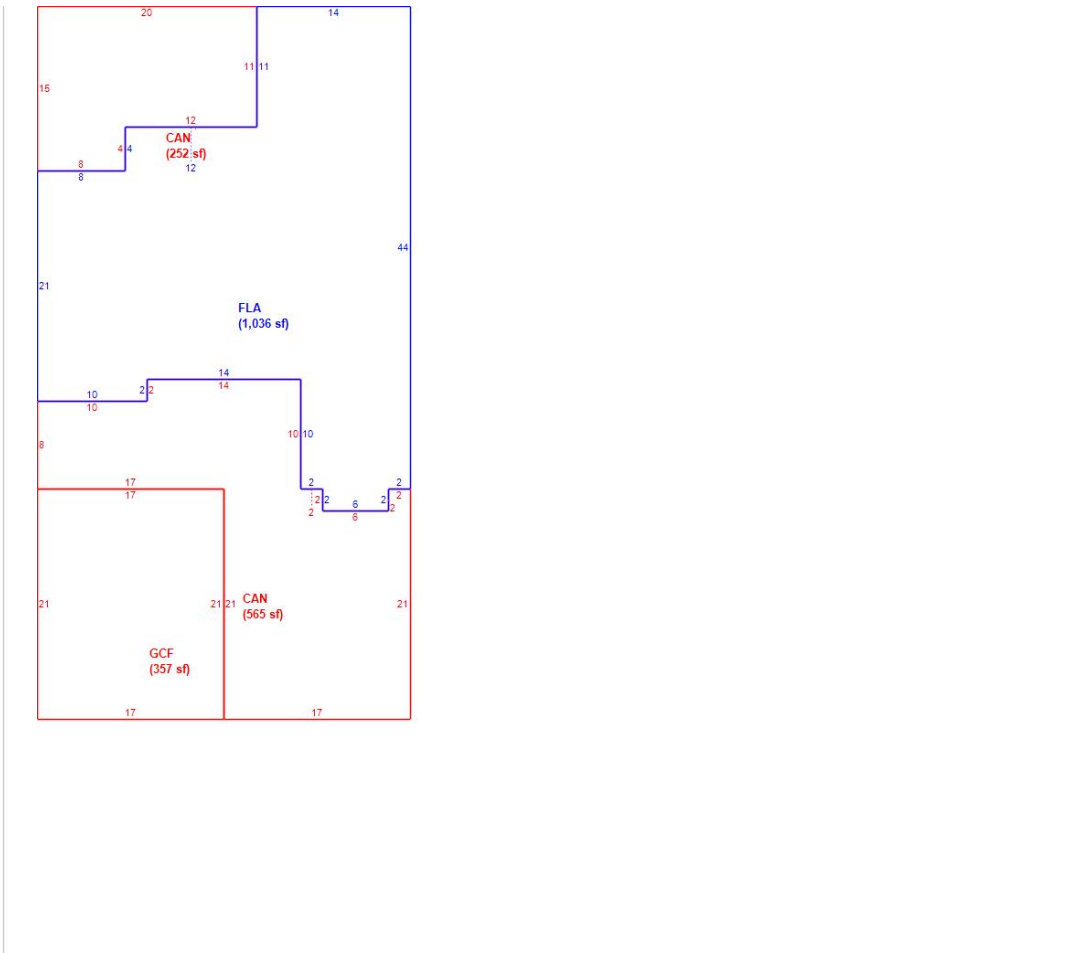
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	CONDOMINIUM (0400)	0	0		1.000	Lot		\$0.00	\$24,970.00

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

Residential Building(s)

Building 1

Residential	Building Value: \$128,040.00		
Summary			
Year Built: 1982	Total Living Area: 1036 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
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
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
5897 / 476	02/2022	Warranty Deed	Qualified	Improved	\$214,000.00
3955 / 599	09/2010	Warranty Deed	Unqualified	Improved	\$100.00
2577 / 1059	05/2004	Warranty Deed	Unqualified	Improved	\$172,000.00
1961 / 1318	06/2001	Trustees Deed	Unqualified	Improved	\$100,000.00
1307 / 1875	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

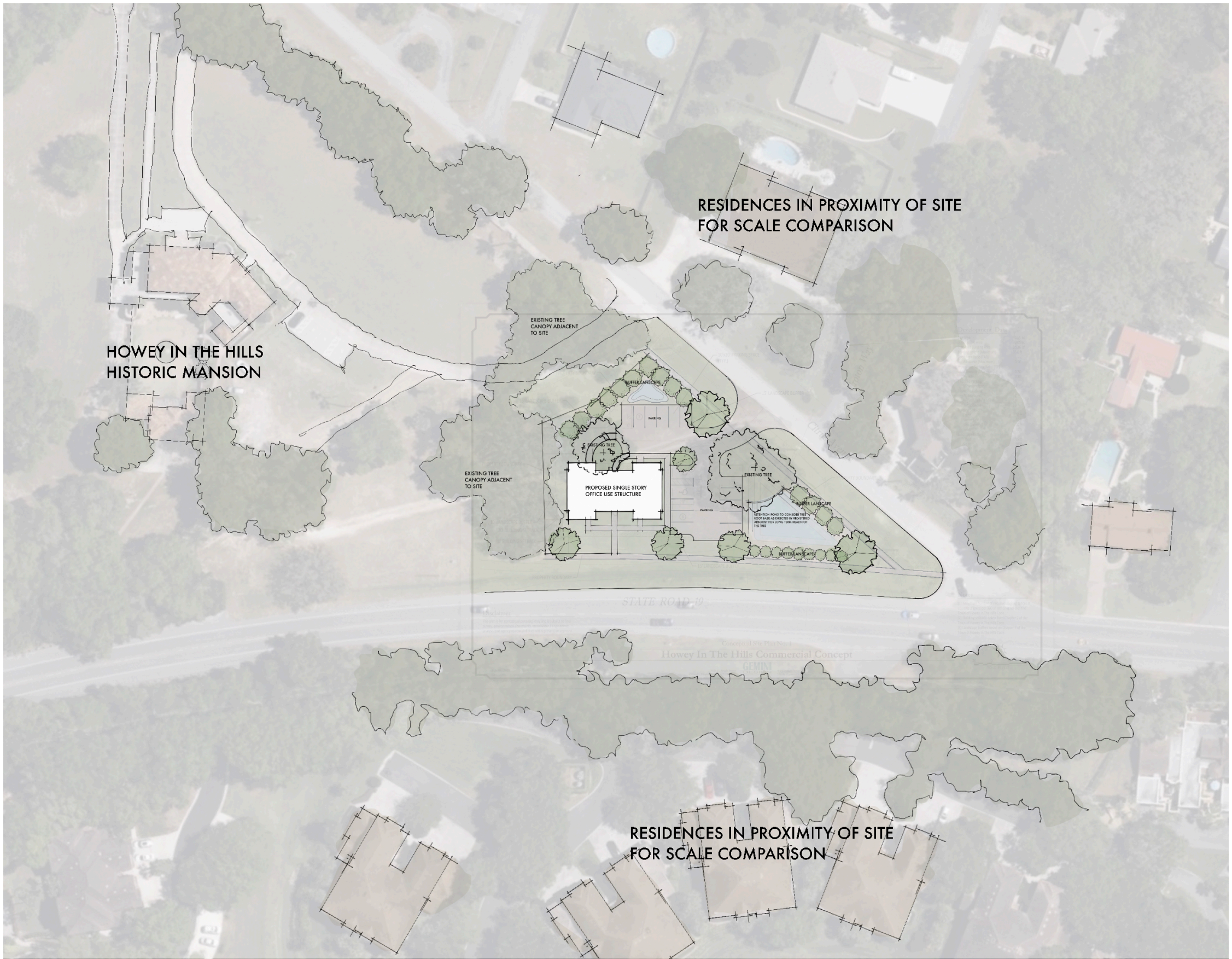
AUTHORITY					
NORTH LAKE HOSPITAL DIST	\$153,010	\$130,430	\$130,430	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$153,010	\$130,430	\$130,430	0.2189	\$28.55
TOWN OF HOWEY IN THE HILLS	\$153,010	\$130,430	\$130,430	7.5000	\$978.23
LAKE COUNTY MSTU AMBULANCE	\$153,010	\$130,430	\$130,430	0.4629	\$60.38
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
				Total:	Total:
				20.7552	\$2,855.95

Exemptions Information

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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
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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

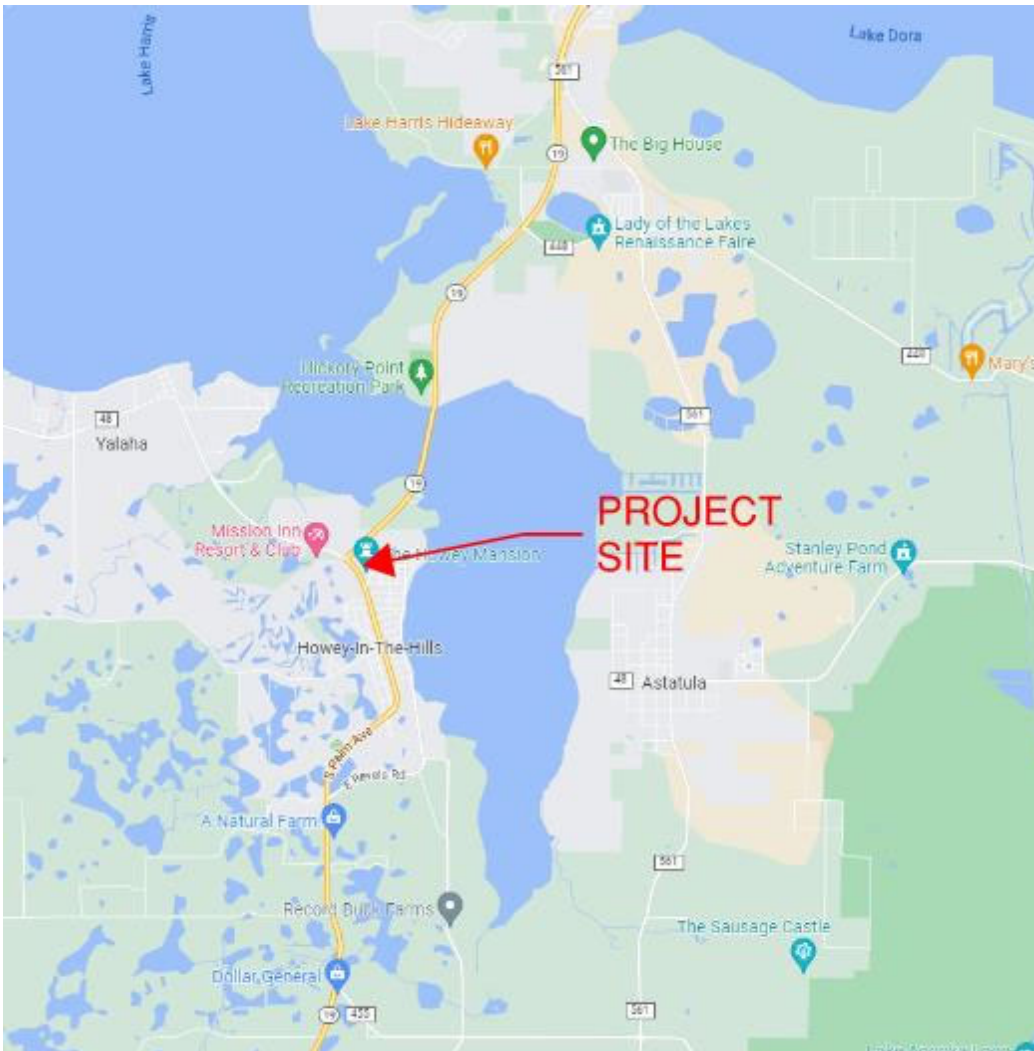
MM

Date:
02.16.2023

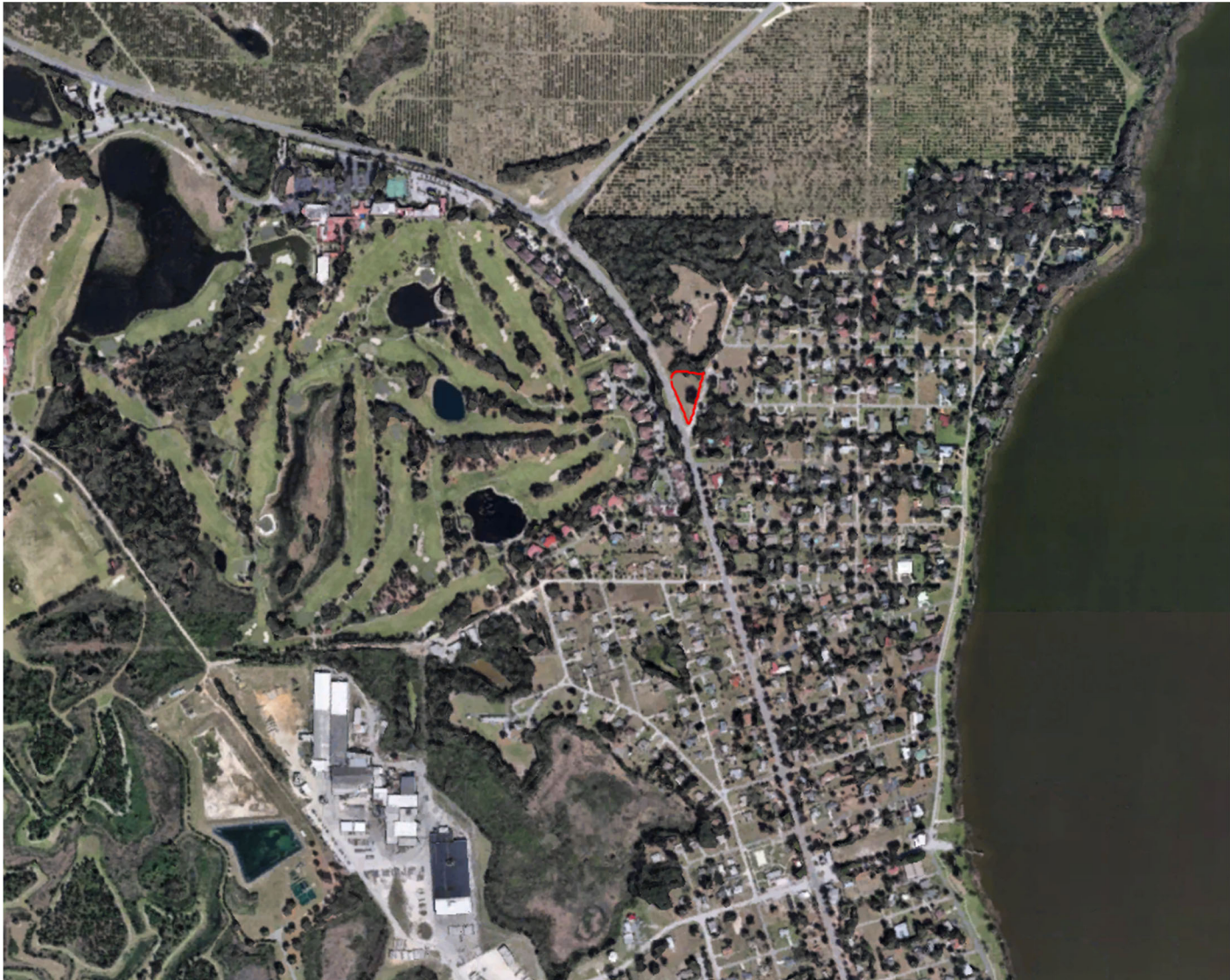
Conceptual

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.

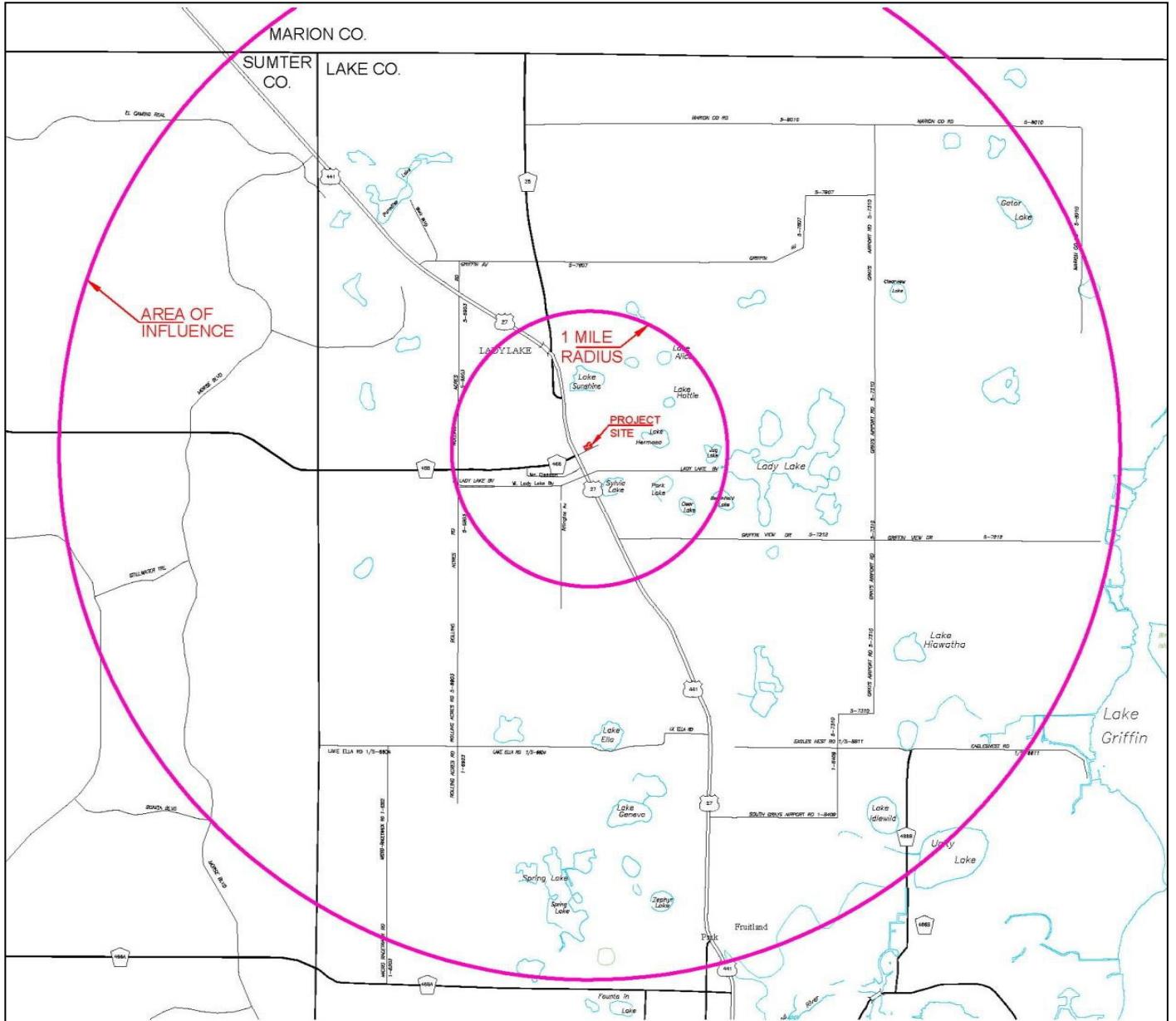


ARIEL IMAGE



AREA OF INFLUENCE

The following exhibit shows the typical area of influence based on 1/2 of the trip length for an office land use.



TRIP GENERATION

Trip rates used in this analysis are from the ITE publication, Trip Generation, 11th 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	PMPEAKHOUR		
	Vol.	Vol.	In	Out
Existing	0	0	0	0
Proposed	78	13	2	11
Net New Trips	78	13	2	11

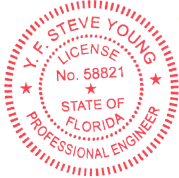
ROAD CAPACITY

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 (7th 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.

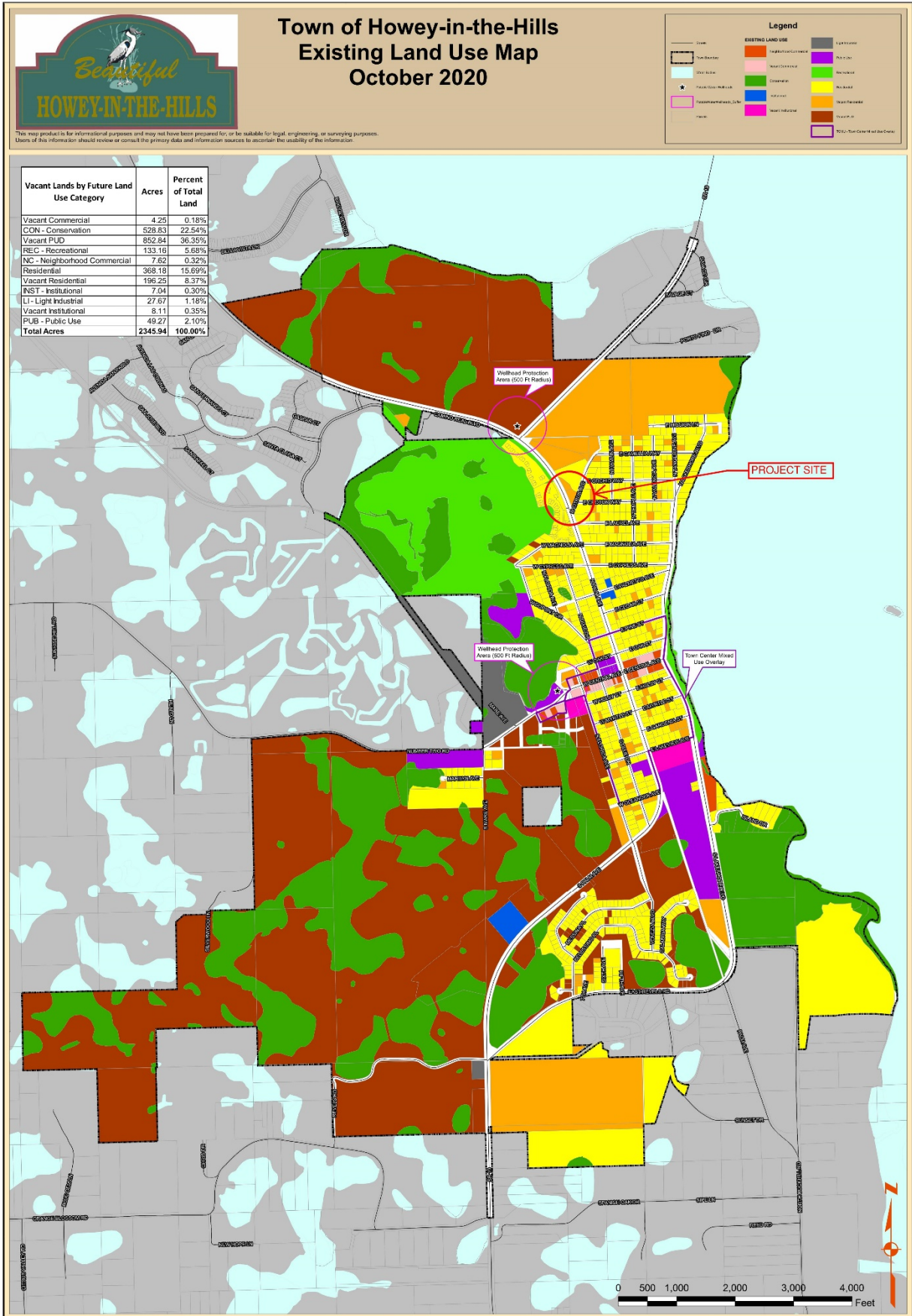
Response: Noted. The conceptual site plan will be updated to provide a 15' buffer on the north property line as requested.

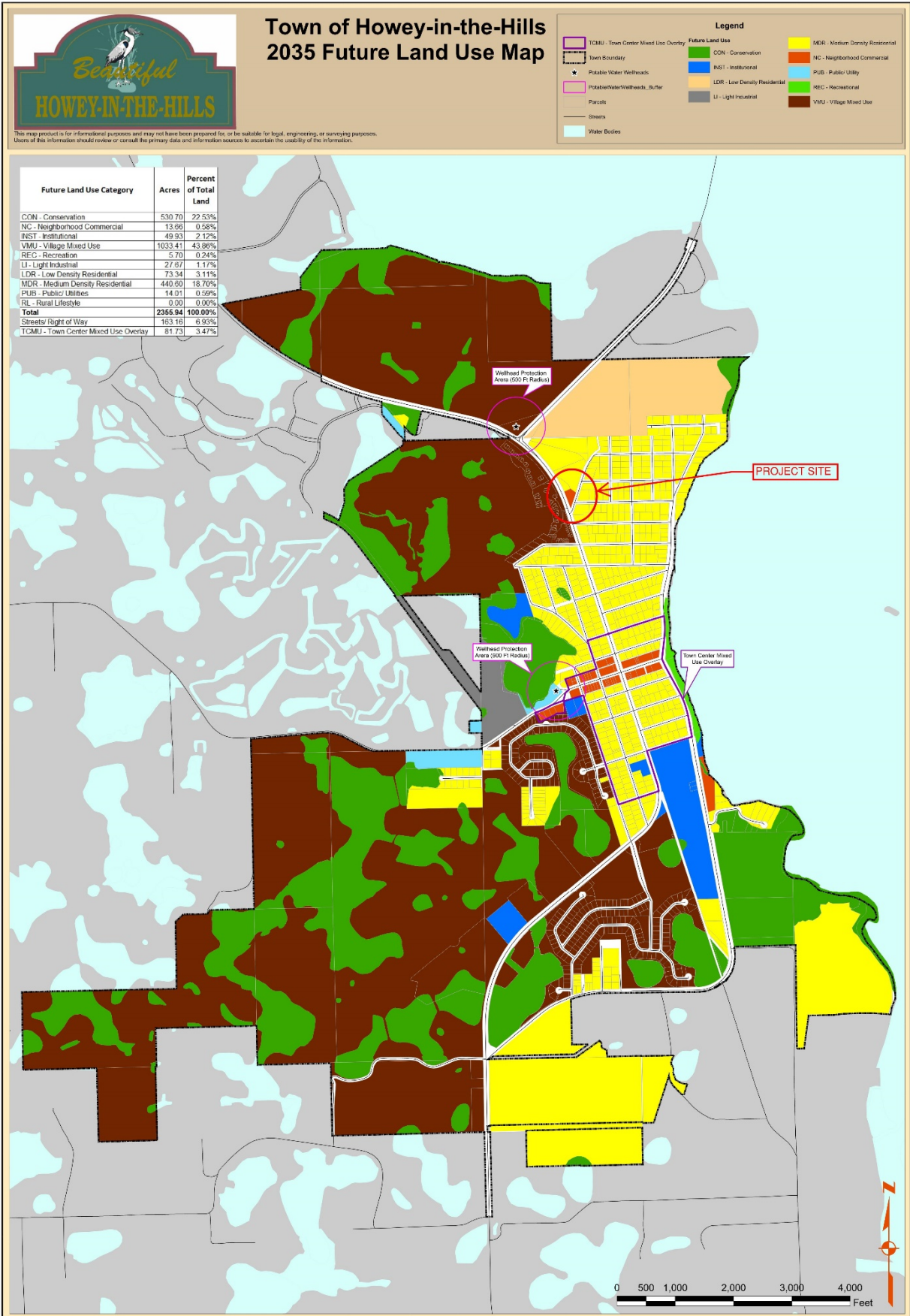
Should you have any questions or need additional information please contact me at 407-247-3581 or nicole@geminidesignllc.com.

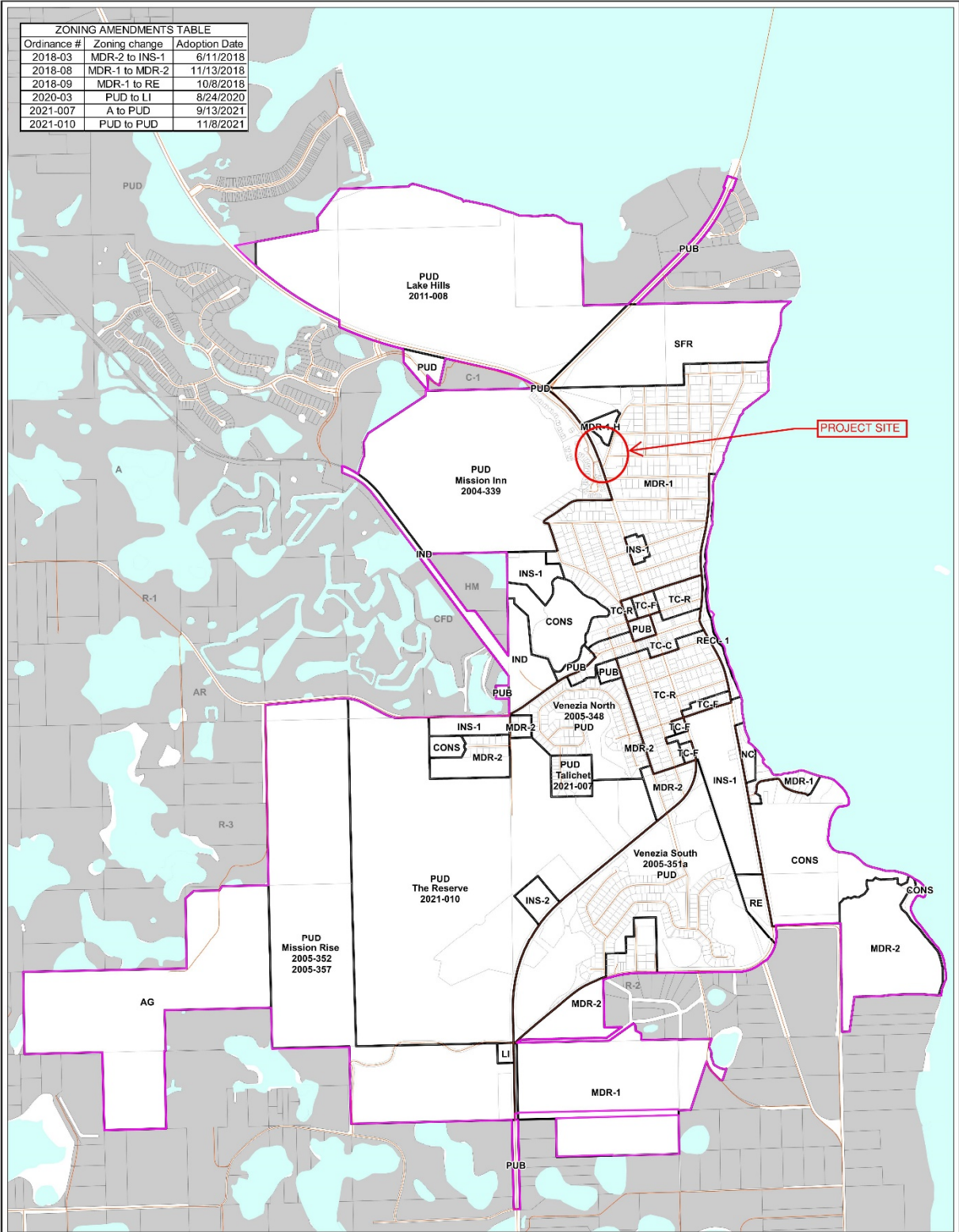
Best Regards,



Nicole C. Gargas
Gemini Design, LLC

c: Nick Asma
Neil Asma
S. Brent Spain





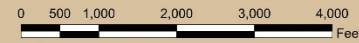




Town of Howey-in-the-Hills
Zoning Map
 (Existing)

Legend

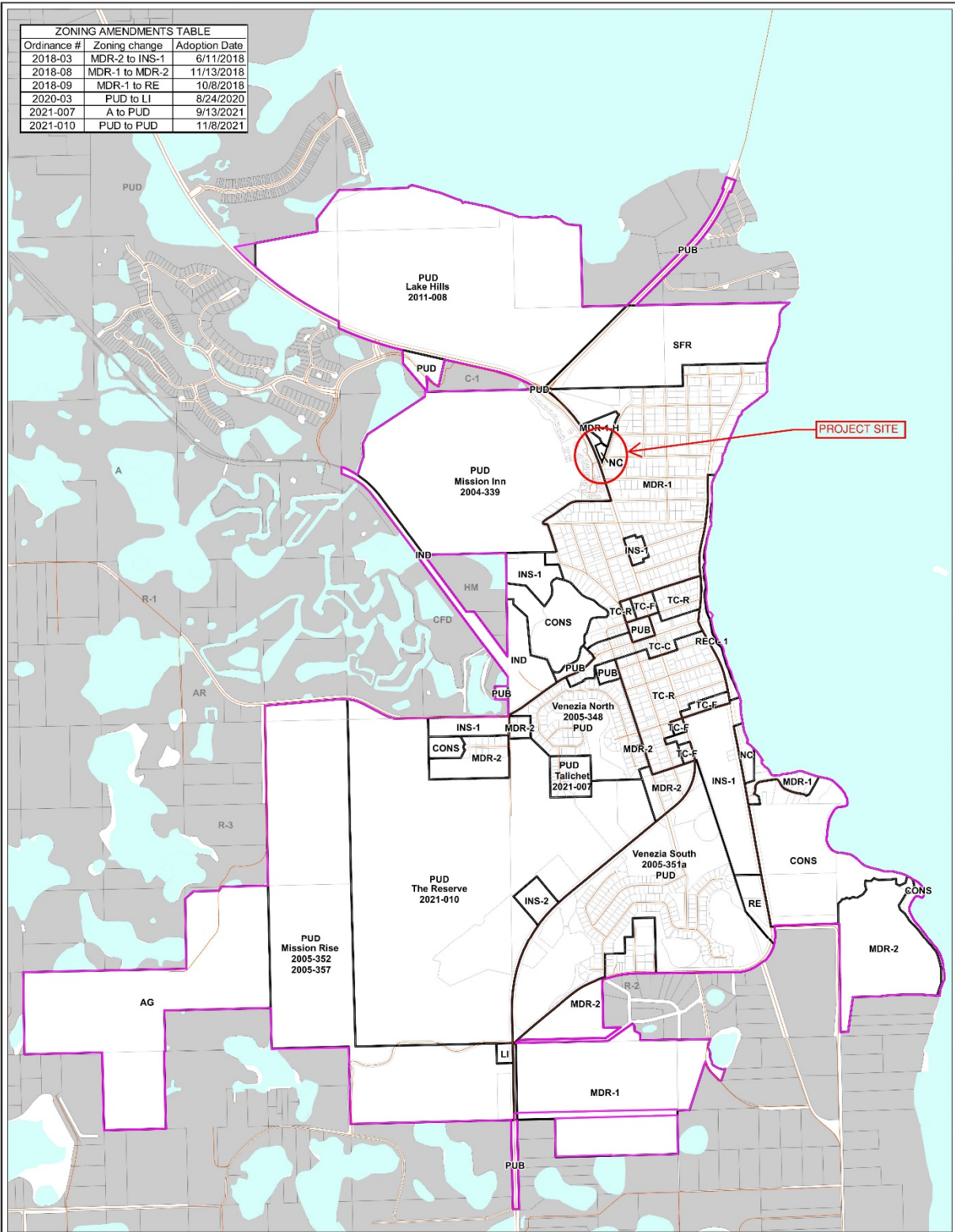
- Streets
- ▭ Zoning Districts
- ▭ Parcels
- ▭ Water Bodies
- ▭ Town Boundary
- ▭ County Zoning



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

Editor: DINA, AS0896 by TMJ Consulting Inc. Last Updated: 9/20/2023

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
 (Future)**

Legend

- Streets
- Parcels
- Town Boundary
- Zoning Districts
- Water Bodies
- 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.

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

John Brock
Town of Howey in the Hills
101 N Palm AVE
Howey In The Hills FL 34737-3418

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Main Legal CLEGL, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

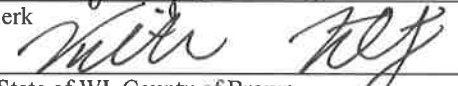
12/01/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.


Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 12/01/2023



Legal Clerk



Notary, State of WI, County of Brown



My commission expires

Publication Cost: \$345.40
Order No: 9570523 # of Copies:
Customer No: 532726 1
PO #: ASMA Parcel Comp Plan TC Hearing

THIS IS NOT AN INVOICE!

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KAITLYN FELTY
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING AMENDMENT TO THE TOWN OF HOWEY-IN-THE-HILLS COMPREHENSIVE PLAN FUTURE LAND USE MAP (CHANGE IN LAND USE) TOWN OF HOWEY-IN-THE- HILLS, FLORIDA

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.

The Town Council for the Town of Howey-in-the-Hills will hold a Public Hearing for Ordinance 2023-009 on December 11, 2023, at 6:00 P.M. (or as soon thereafter as the matter may be considered). All public hearings will be held in the Town Hall at 101 North Palm Avenue, Howey-in-the-Hills, Florida.

All parties in interest, and persons for or against, the proposed ordinance shall have an opportunity to be heard at said public hearing. All interested persons take due notice of the time and place of this Public Hearing and govern yourself accordingly.

The Town of Howey-in-the-Hills Town Council will consider an application from Nick Asma on behalf of Lakeview Investments, LLC for a Comprehensive Plan Future Land Use (Change in Land Use) Amendment affecting approximately 0.69 +/- acres. The subject property would be located on a parcel identified with Lake County Property Appraiser Alternate Key # 3837468. The subject parcel is located generally Northeast of the intersection of N. Palm Ave. (SR 19) and N. Citrus Ave.



Amendment submittal documents and Ordinance 2023-009 are available in the Town Clerk's Office, 101 N. Palm Ave., Howey-in-the-Hills, FL 34737 for inspection during normal business hours of Mon-Thurs 8 a.m. – 5 p.m. In compliance with the Americans with Disabilities Act (ADA) anyone who needs a special accommodation for this meeting should contact the Town Clerk at least 48 hours before the meeting.

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

John Brock, Town Clerk
Town of Howey-in-the-Hills
Publish Date – December 1, 2023



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

MINUTES

CALL TO ORDER ROLL CALL

BOARD MEMBERS PRESENT:

Board Member Alan Hayes | 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

STAFF PRESENT:

John Brock, Town Clerk | Tom Harowski, Town Planner

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.

Motion made by Vice-Chair Francis III to approve the Minutes for the May 17, 2023 Planning and Zoning Board Joint Workshop with Town Council; seconded by Board Member Mulvany. Motion approved unanimously by voice vote.

Voting

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

Nay: None

2. Consideration and Approval of the June 22, 2023, Planning and Zoning Board Meeting minutes.

Motion made by Board Member Johnson to approve the Minutes for the June 22, 2023 Planning and Zoning Board Meeting; seconded by Vice-Chair Francis III. Motion approved unanimously by voice vote.

Voting

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

Nay: None

PUBLIC HEARING

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

Town Planner, Tom Harowski, introduced and explained this item. Mr. Harowski reviewed his staff report that had been included in this meeting's packet with the Board.

Chair St. Clair allowed the applicants to make their presentation and speak on their own behalf. Present from the applicant included Nicole Gargas, Gemini Design LLC, Nick Asma, Owner of the property, and Brent Spain, Land Use Attorney representing Mr. Asma.

Mr. Spain gave a lengthy presentation in support of the applicant's project. Mr. Spain stated that the parcel in question was not ideally shaped for residential use but would be compatible for commercial use.

Chair St. Clair open Public Comment for this item only.

Brittany Lerch, 25926 Bloomfield Ave., Howey-in-the-Hills (unincorporated Lake County) – Mrs. Lerch stated that she lived in unincorporated Lake County, so she did not want to share her opinion about this proposed development. Mrs. Lerch did want to share information about crashes and the information that could be gathered from the Lake-Sumter MPO.

Rodney Tate, 1003 Hamlin Ave. – Mr. Tate lives near this area and was concerned about traffic this would bring. Mr. Tate was not in favor of this proposed project.

Peter Tuite, 300 E. Croton Way – Mr. Tuite had traffic concerns and was not in favor of this project.

Tim Everline, 1012 N. Lakeshore Blvd. – Mr. Everline had a problem with the traffic study and was not in favor of this project.

Frank Martinez, 10400 Woodland Hills Ct., Howey-in-the-Hills (unincorporated Lake County) – Mr. Martinez was concerned about parking for this project and was not in favor of this project.

Larry Morris, 800 N. Citrus Ave. – Mr. Morris was concerned about traffic and parking issues, and he was not in favor of this proposed project.

Ron Holcomb, 902 N. Citrus Ave. – Mr. Holcomb stated that the intersection of SR. 19 and N. Citrus Ave. was inadequate, and he was not in favor of this proposed project.

Todd Hawkins, 1110 N. Lakeshore Blvd. – Mr. Hawkins thinks this project would be wonderful, just not on this site; another area of the Town would be better.

Sue Garner, 900 N. Citrus Ave. - Ms. Garner had well placement and septic tank issues. Ms. Garner was upset that a commercial building would have an entrance onto a residential street, and she was not in favor of this proposed project.

Town Clerk, John Brock, read out loud two letters and an email that had been submitted to Town Hall about this item. The first was from Mercedes and Ron Holcomb, the second was from Lynn and Rodney Poling and Jeff Haertel, and the third was from Nick Ripostella.

Brent Spain, representing the applicant, spoke to answer the concerns of the public. Mr. Spain spoke up on 10 points. They were:

- 1) Concern that the Commercial building would need to be on a septic system – A residential building would need to be on a septic system as well.
- 2) Retail Uses – These would require a review and conditional uses that require a review were what was read out by a member of the public earlier.
- 3) Traffic Use – General office uses were used to determine this number.
- 4) Parking Requirements – The proposed amount of parking is what the Town requires.
- 5) The owner of the property was not obligated to help the Howey Mansion and their need for additional parking.
- 6) Dumpster – The owner had stated that a dumpster would not be used; trash cans that would be shielded from public view would be used.
- 7) Density concerns – This was a low intensity project.
- 8) Driveway – FDOT controls the ability to put a driveway on to SR 19, and N. Citrus Ave. was a public road.
- 9) Preserving Howey and Mansion – The property owner was working hard to fit in to the neighborhood, and all four sides of the proposed building would be consistent. Also, his client has property rights.
- 10) Traffic Safety – Anything built on this property would have an effect.

Chair St. Clair opened Board Comments for this item.

Board Member Wagler stated that she was employed by the Howey Mansion, and that she was the Manager of the Howey Mansion. She stated that she did not believe that she needed to recuse herself from this vote.

Board Member Wagler stated that she believed that, historically, Mr. Howey would have wanted commercial growth on Central Ave.

Board Member Wagler asked the property owner, Mr. Asma, if he had offered to sell this parcel of land to the owners of the Howey Mansion. Mr. Asma stated that he had not.

Motion made by Board Member Mulvany to NOT Recommend Ordinance 2023-009 to the Town Council; seconded by Board Member Wagler. Motion to NOT Recommend Ordinance 2023-009 passed unanimously by roll-call vote.

Voting

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

Nay: None

The Board's stated reasons for voting to NOT recommend this Ordinance were: they were concerned about the safety factor with traffic from this project going onto E. Citrus Ave then turning onto SR 19; the Town of Howey had pride in the Howey Mansion and Griffin Village and this would detract from it; they were concerned about the increase in traffic that this project would bring; this was a residential neighborhood, not a commercial area; and they were concerned about the value of the residential property going down in this area if they were to recommend.

OLD BUSINESS

None

NEW BUSINESS

4. Consideration and Approval: **Final Subdivision Plans - Hillside Groves**

Town Planner, Tom Harowski, introduced and explained this item. Mr. Harowski reviewed his staff report that had been included in this meeting's packet with the Board. Mr. Harowski stated that what the Board was reviewing during this meeting was only if the Final Subdivision Plans met the Town's Engineering Standards. Mr. Harowski explained that, if approved, the applicant would have 18 months to begin construction on the development.

Vice Chair Francis III voiced his concern about whether Number Two Road could handle any traffic from this project.

Board Member Hays wanted to know if the Town Council had gone against the recommendation of the Planning and Zoning Board when approving this project.

Chair St. Clair allowed the applicants to make their presentation and speak on their client's behalf. Present on behalf of the applicant were Bill Ray, Planner for the applicant, and Justin Williams, Engineer on Record for the project.

Mr. Ray gave a brief presentation on the history of the project. Mr. Ray stated the revised binding agreement would dedicate right-of-way (ROW) on Number Two Road to Lake County.

Mr. Ray explained that Duke Energy would do the final lighting engineering for the streetlights in the development.

Board Member Wagler asked about sewer services for the project. Mr. Ray explained that the owners already had agreements with the Central Lake CDD for wastewater services.

Chair St. Clair open Public Comment for this item only.

Tim Everline, 1012 N. Lakeshore Blvd – Mr. Everline stated that he believed all Development Agreements needed to have sunset dates. Mr. Everline wanted to know who the builder would be for this development.

Brittany Lerch, 25926 Bloomfield Ave., Howey-in-the-Hills (unincorporated Lake County) – Mrs. Lerch was not in favor of this development. Mrs. Lerch stated that the county residents on Number Two Rd. wanted the spine road that connected SR. 19 to Number Two Rd. to be removed.

David Miles, 500 E Camellia Way – Mr. Miles stated that he had 8 items that he had questions about. Mr. Miles asked about a 2nd entrance onto Number Two Rd., turn lane road improvement on Number Two Rd, a sign at the north entrance, number of streetlights on the spine road, and the number of lanes at the south entrance to the development.

Sandy Russ, 6183 Lake View Dr, Yalaha, FL – Ms. Russ was concerned about the extra road traffic this development would cause. Ms. Russ would like to see a pause in all development around her.

Chair St. Clair allowed representatives of the applicant to speak again.

Mr. Ray stated that the Hillside Groves project was fully vested in 2009 when the applicant had submitted Engineering plans and that the Town Attorney had confirmed that at the last round of hearings.

Mr. Ray said that the state of Number Two Rd. was a Lake County issue, not a Town issue and that the spine road that was incorporated in the plans for the development had been added at the request of the Town.

Mr. Ray stated that Duke Energy would complete the final engineering plans for the streetlights for the development.

Mr. Williams addressed issues with turn lanes and street designs at the south entrance of the development.

Mr. Harowski, Town Planner, reiterated that the decision that the Board had this evening was not a debate about lot sizes or setbacks, but the Board was there to determine if the submitted plans complied with the Town's Engineering and Construction standards.

Motion made by Board Member Johnson to recommend approval; seconded by Vice-Chair Francis III. Motion approved by roll-call vote.

Voting

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

Nay: Board Member Yarckin

5. Consideration and Approval: **Fiscal Year 2023-2024 Planning & Zoning Board Meeting and DRC Meeting Schedules**

Town Planner, Tom Harowski, explained that the Planning and Zoning Board typically approves both the Planning and Zoning Board's schedule for the next year, but also the Development Review Committee's (DRC) schedule. It was decided that there would be one change in Mr. Harowski's proposed schedule, that the March 28, 2023, Planning and Zoning Board meeting would be moved to March 21, 2023.

Board Member Wagler stated that she had a conflict with the November Planning and Zoning Board Meeting date, but the consensus from the other Board Members was to leave that date alone.

Motion made by Board Member Yarckin to approve the Fiscal Year 2023-2024 Planning & Zoning Board Meeting and DRC Meeting Schedules with the amendment that the March 28, 2023, Planning and Zoning Board meeting would be moved to March 21, 2023; seconded by Board Member Johnson. Motion approved by roll-call vote.

Voting

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

Nay: Board Member Wagler

Board Member Wagler stated that the November Planning and Zoning Board Meeting date would not be moved even though the March date had been moved. Board Member Wagler stated that she was upset that there had been Planning and Zoning Board meetings that had been canceled and that she was not going to attend the November meeting.

Board Member Mulvany stated that he had been "called on the carpet" by Town Councilors and wants the Planning and Zoning Board to meet even if there is no business.

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.

David Miles, 500 E. Camellia Way- Mr. Miles stated that Town Councilors value the Planning and Zoning Board’s input. Mr. Miles reminded everyone that the original plan for the Reserves was to have a spine road with four lanes, not two.

Mr. Miles stated that he wanted the Planning and Zoning Board to hold developers to the Town’s Code. Mr. Miles stated that he believed the developers had allowed too much density in the past.

BOARD COMMENTS

Board Member Yarckin stated that she was concerned that the Town Council did not have to follow the recommendations of the Planning and Zoning Board.

Chair St. Clair stated that Town Council had gotten better about following the Planning and Zoning Board’s recommendations.

ADJOURNMENT

There being no further business to discuss, a motion was made by Board Member Mulvany to adjourn the meeting; Vice-Chair Francis III seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 9:06 p.m. | **Attendees: 53**



ATTEST:


John Brock, Town Clerk


Tina St. Clair Chairperson

Town Council Meeting

Asma Parcel – Ord. 23-009

Agenda Item 6

December 11, 2023

S. Brent Spain, Esquire

Board Certified Specialist by The Florida Bar in
City, County & Local Government Law

Nicole C. Gargasz, Principal

Gemini Land Development, Inc.



Standard of Review

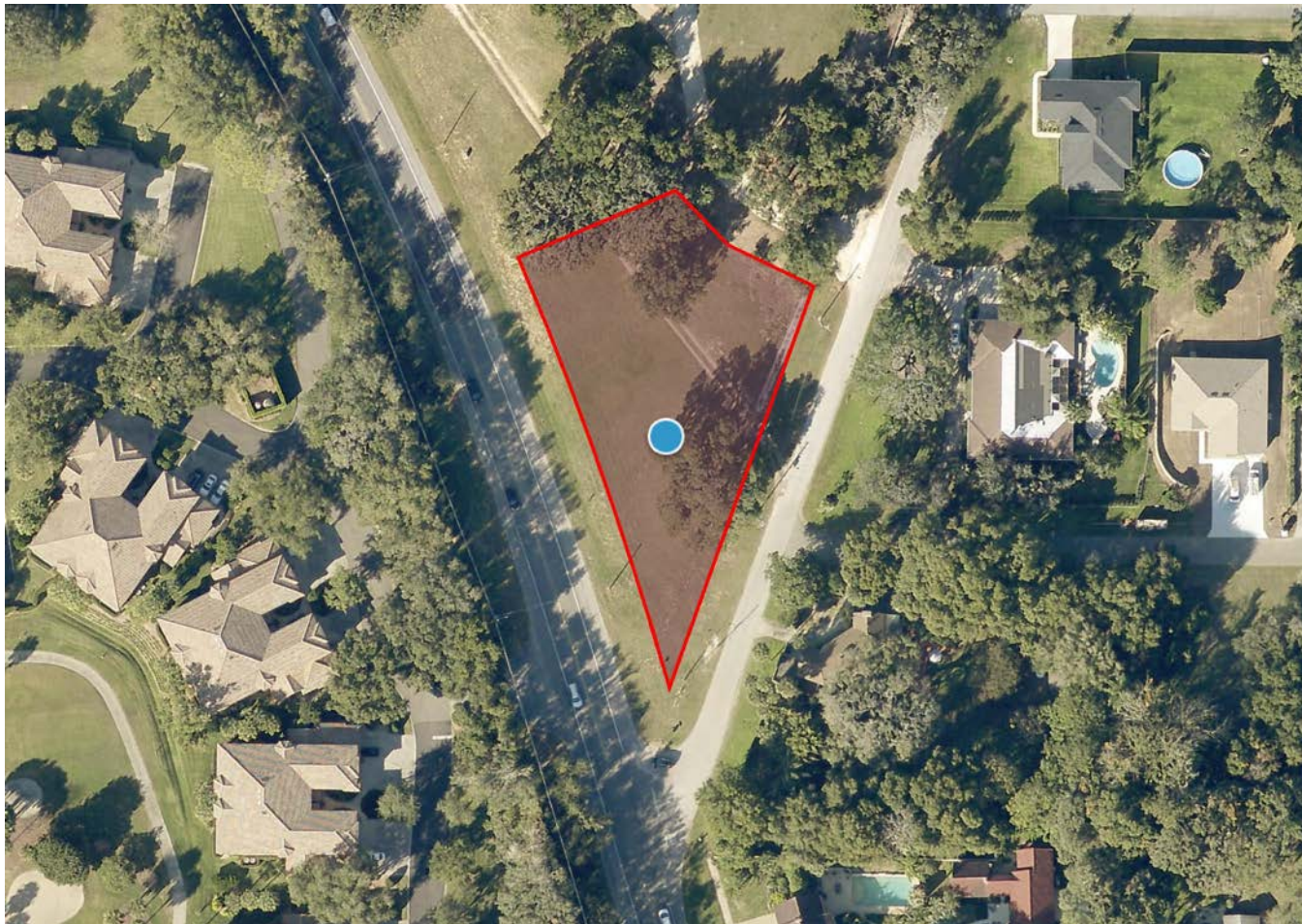
- Two (2) main types of local land use and zoning decisions – legislative and quasi-judicial.
- Comprehensive Plan Amendments are “legislative” decisions, and subject to a “fairly debatable” standard. Site-specific rezonings are “quasi-judicial” in nature and are subject to the “competent substantial evidence” standard.
- Under Florida law, an applicant has the initial burden of demonstrating through competent substantial evidence that its request complies with the local government’s adopted code criteria.
- Once an applicant satisfies its initial burden of demonstrating compliance with the applicable code requirements, “the application must be granted unless the opposition carries its burden, which is to demonstrate [by competent substantial evidence] that the applicant’s requests do not meet the standards.” (*Jesus Fellowship*).
- The Staff Report of a local government’s professional planning staff constitutes competent substantial evidence. (*Fuller*).

Standard of Review, Cont.

- Generalized statements in opposition to a project do **not** constitute competent substantial evidence upon which a local government can base a quasi-judicial zoning decision. (*City of Deland*).
- Where technical expertise is required (e.g., traffic impacts), Florida courts have generally held that lay opinion testimony does **not** constitute valid evidence upon which a local government's decision may be based in whole or in part. (*Jesus Fellowship*).
- “Lay witnesses’ speculation about potential ‘traffic problems, light and noise pollution,’ and general unfavorable impacts of a proposed land use are **not** . . . considered competent, substantial evidence. Similarly, lay witnesses’ opinions that a proposed land use will devalue homes in the area are insufficient to support a finding that such devaluation will occur.” (*Katherine’s Bay*).
- Generalized fears of increased traffic in a neighborhood are insufficient to justify denial of a rezoning application. (*Debes* – “Because it is virtually self-evident that, by its very nature, all commercial uses create ‘more traffic’ than non-commercial ones, it is equally obvious that local government cannot justify a denial of a particular commercial use on this ground.”).
- Lastly, a local government must evaluate a development application based solely upon the adopted criteria in the local government’s enacted regulations – *i.e.*, the comprehensive plan and the land development regulations. A local government is not permitted to add to such published criteria during the hearing process or base its decision on anything but the adopted and applicable criteria. (*Omni-Point Holdings*).

Site Location

Item 4.



- ❑ 0.69+/- acres
- ❑ Corner of SR 19 and Citrus Avenue
- ❑ Requesting a small-scale plan amendment and rezoning to allow the site to be developed with a single-story, 4,000+/- square foot professional office building.

Street View

Item 4.



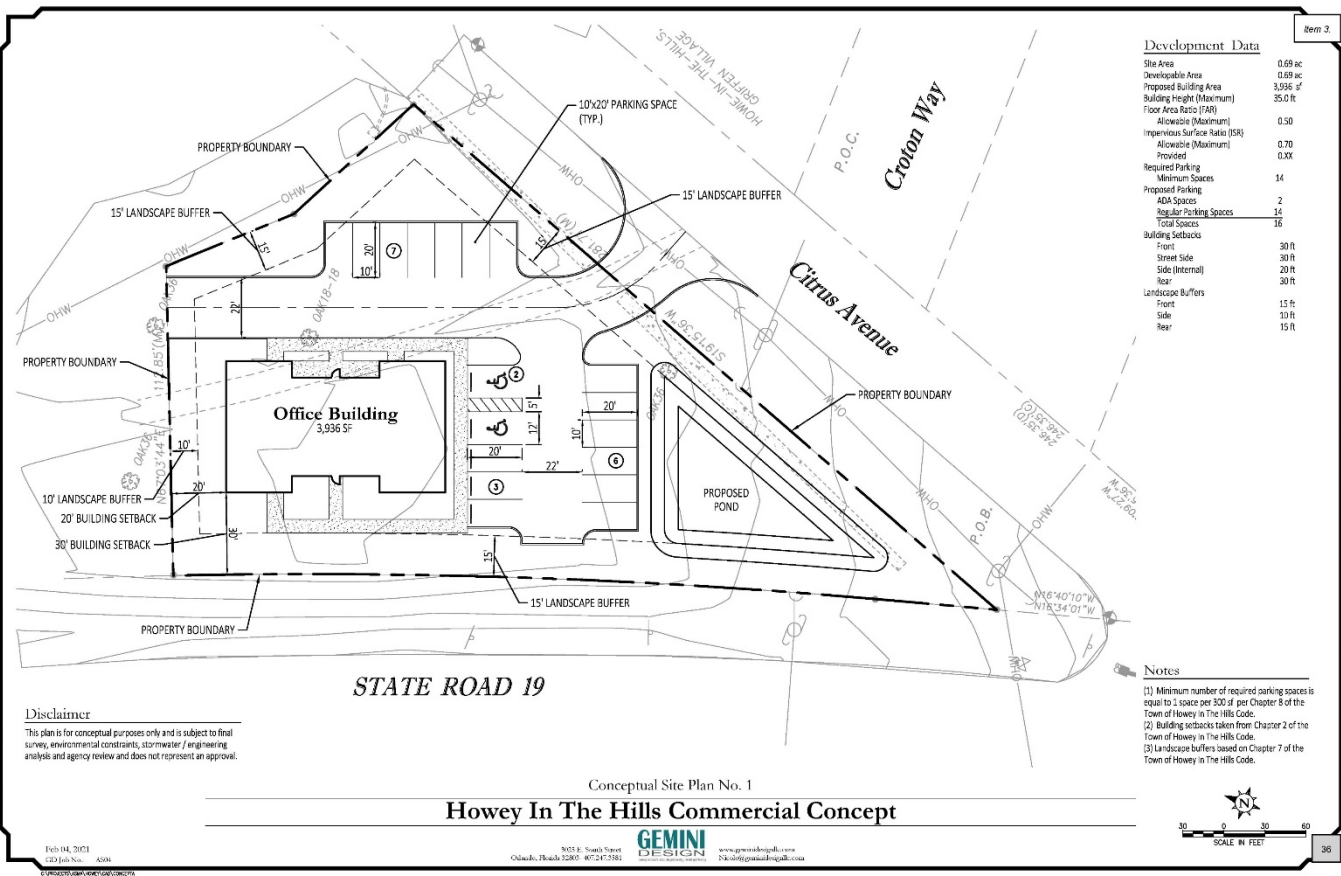
Howey-In-The-Hills, Florida
Google Street View
Jul 2023 See more dates

Image capture: Jul 2023 © 2023 Google

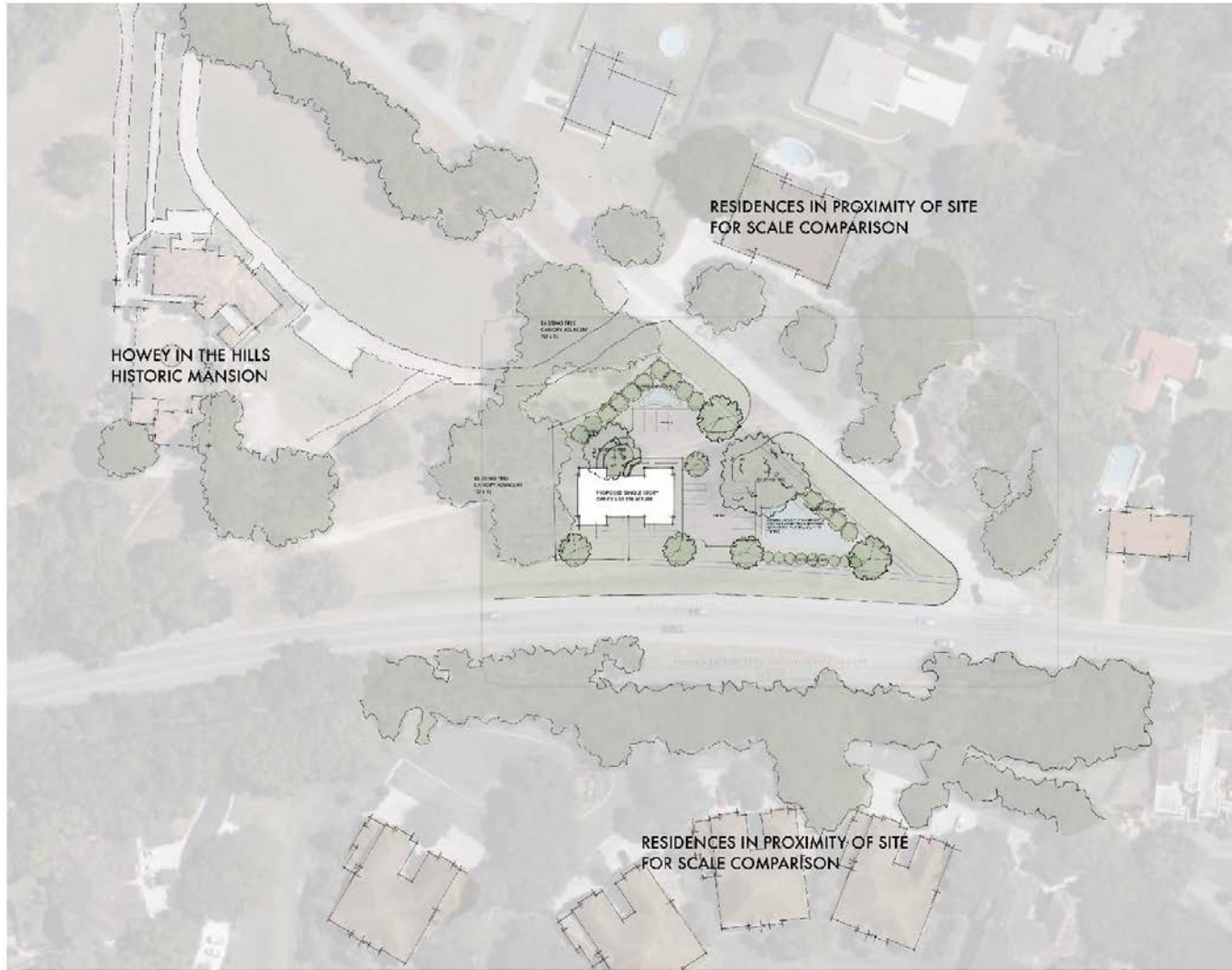
- Existing large canopy trees obscure view of the Howey Mansion from southern approach on SR 19.

Conceptual Site Plan

Item 4.



- ❑ Staff – “The parcel size, shape and location make it a poor choice for single-family residential use.”
- ❑ The proposed single-story office building is located toward the northwestern portion of the site, furthest from Citrus Avenue.
- ❑ Staff – confirms the project complies with required setbacks, floor area ratio, building size, building height, and buffering.
- ❑ Open space is approximately 60% -- far exceeding 30% requirement.



SITE CONTEXT PLAN

- The proposed single-story office building is smaller than or similar in size and scale to surrounding structures, including nearby residential uses.

- Staff – “the use of the subject property as a low intensity office use is compatible with the existing activity at the Mansion.”



CONCEPTUAL SITE PLAN

- The proposed single-story office building will include perimeter landscape buffers along Citrus Avenue, portions of SR 19, and the northeastern boundary.

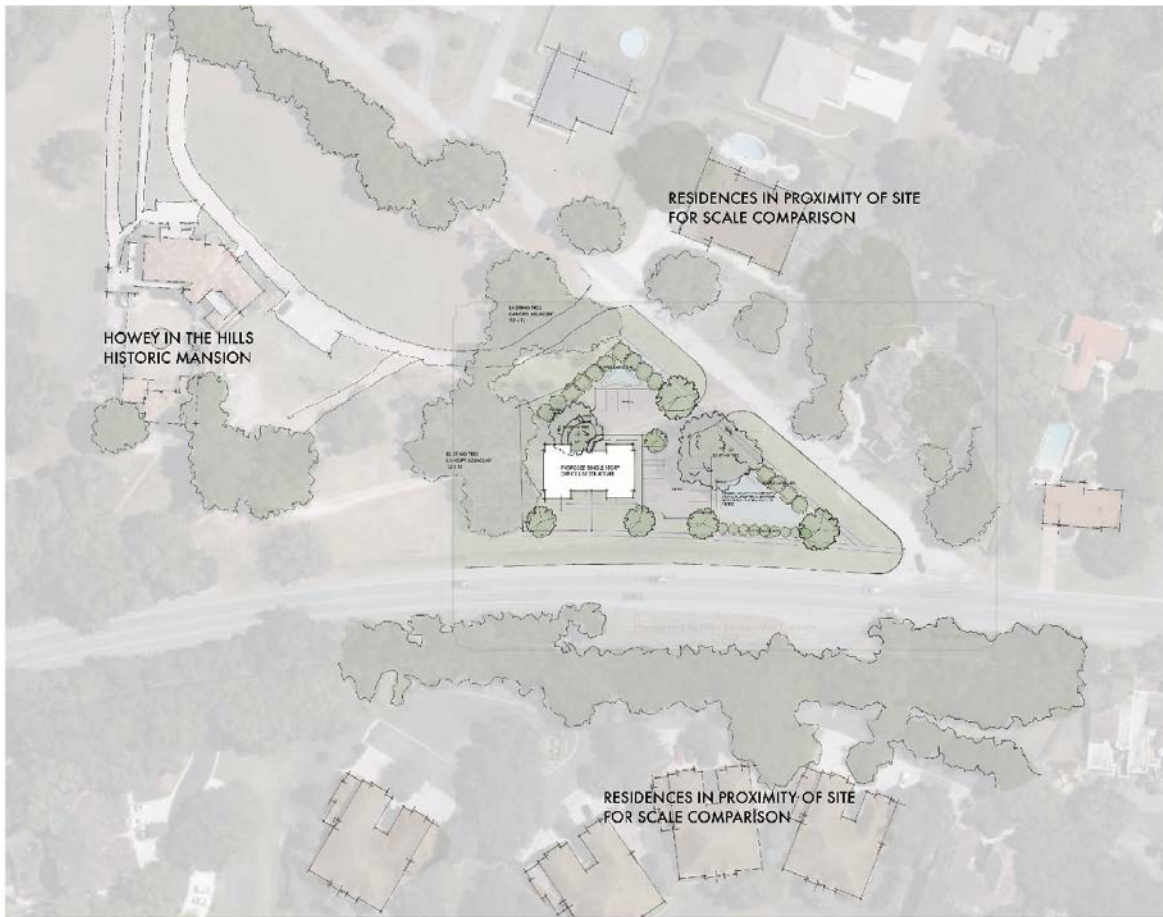
- Staff – “A single-family home in the same location is required substantially less landscaping.”



CONCEPTUAL ELEVATION

- ❑ The proposed single-story office building will feature a “mission” style architecture that is consistent with the Mission Inn, and harmonious with the Howey Mansion and nearby residential uses.
- ❑ The applicant has committed that the other building facades (i.e., sides and rear) will incorporate design detail equivalent to the front facade pictured above.

Trip Generation



SITE CONTEXT PLAN

- Staff – “[T]he site is small and the proposed office use is a relatively small traffic generator. . . [T]he total traffic volume is expected to be under 50 trips per day.”
- Staff – “Access from Citrus Avenue is preferred over SR-19 access, which FDOT is unlikely to approve with a reasonable alternative available.”
- Staff – “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 – “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.”

Traffic Circulation

The Howey Mansion



Signature Weddings

This nearly 100 year old Mansion has been painstakingly restored to its magnificent grandeur and is the perfect backdrop for your wedding day. From intimate affairs of a dozen guests to grand gatherings for 200 or more, the unique historic grounds of the Howey Mansion Estate will be a magical setting, as you become one!



Historic Tours

After almost 10 years of complete abandonment, The Howey Mansion is starting a new chapter in its history. We invite you to explore the home and grounds in a 1+ hour guided historic tour. The tour includes all 24 rooms of the Mansion.



Galas & Fundraisers

The Howey Mansion Estate sits on more than three lush acres, perfect for events of 100 or even 1,000! Host a cocktail party in the Ballroom, a spectacular dinner under the stars in the Fountain Courtyard or on our Front Lawn.

- The peak direction traffic from the site (8 trips) is approximately 1.1% of the capacity for the segment of SR 19 from CR 48 to Central Avenue.
- Traffic analysis – “The local roadway network has adequate capacity to accommodate the new trips without reducing [LOS].”
- Citrus Avenue adequately accommodates non-residential/commercial-type traffic from the Howey Mansion.
- The proposed single-story office building has 16 parking spaces, with 2 ADA spaces. Thus, safe to say, it will not be hosting events for hundreds or even 1,000 people like the Howey Mansion.

Request Approval on First Reading

- We support Staff's detailed findings in the Staff Report in support of the proposed plan amendment and rezoning to allow a small, single-story professional office building on the property, and respectfully request that the Town Council move the matter forward on first reading.
- The proposed plan amendment/rezoning is consistent with the Town's Comprehensive Plan.
- The proposed plan amendment/rezoning is consistent with the Town's LDC.
- Thank you for your time and support.



Town Council Meeting

Asma Parcel – Ord. 23-009

Agenda Item 4

February 12, 2024

S. Brent Spain, Esquire

Board Certified Specialist by The Florida Bar in
City, County & Local Government Law

Nicole C. Gargasz, Principal

Gemini Land Development, Inc.



Asma Family – Local Roots

Item 4.



- ❑ The Grandmother of Nick and Neil Asma's mother moved to Central Florida/Winter Garden in the early 1900s.
- ❑ The family has continued to live in Winter Garden ever since. Nick Asma with Lakeview Investments lives in Winter Garden with his wife and children.

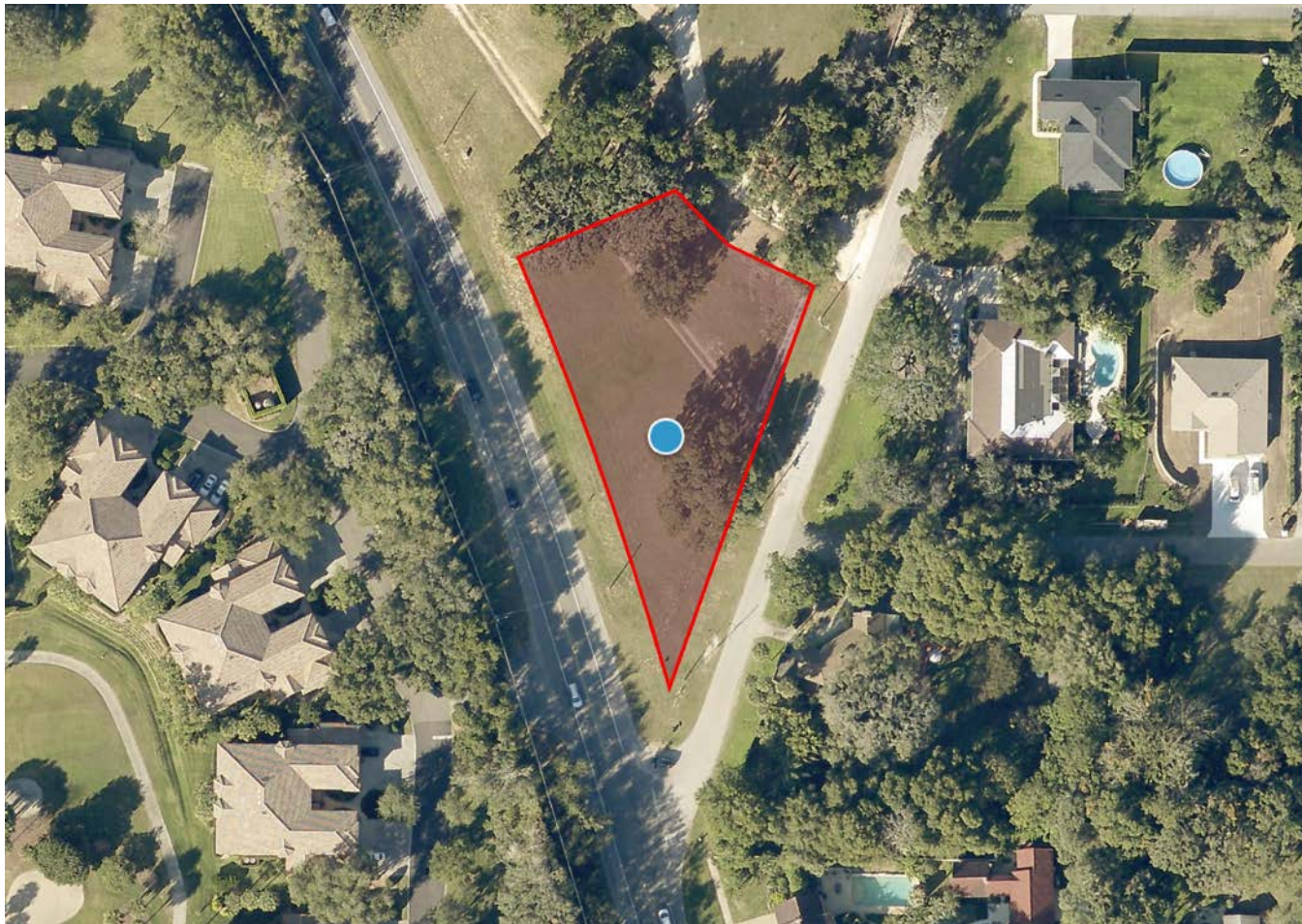
Existing Winter Garden Buildings

Item 4.



Site Location

Item 4.



- ❑ 0.69+/- acres
- ❑ Corner of SR 19 and Citrus Avenue
- ❑ Requesting a small-scale plan amendment and rezoning to allow the site to be developed with a single-story, 4,000+/- square foot professional office building.

Street View

Item 4.



Image capture: Jul 2023 © 2023 Google

- Existing large canopy trees obscure view of the Howey Mansion from southern approach on SR 19.

Street View

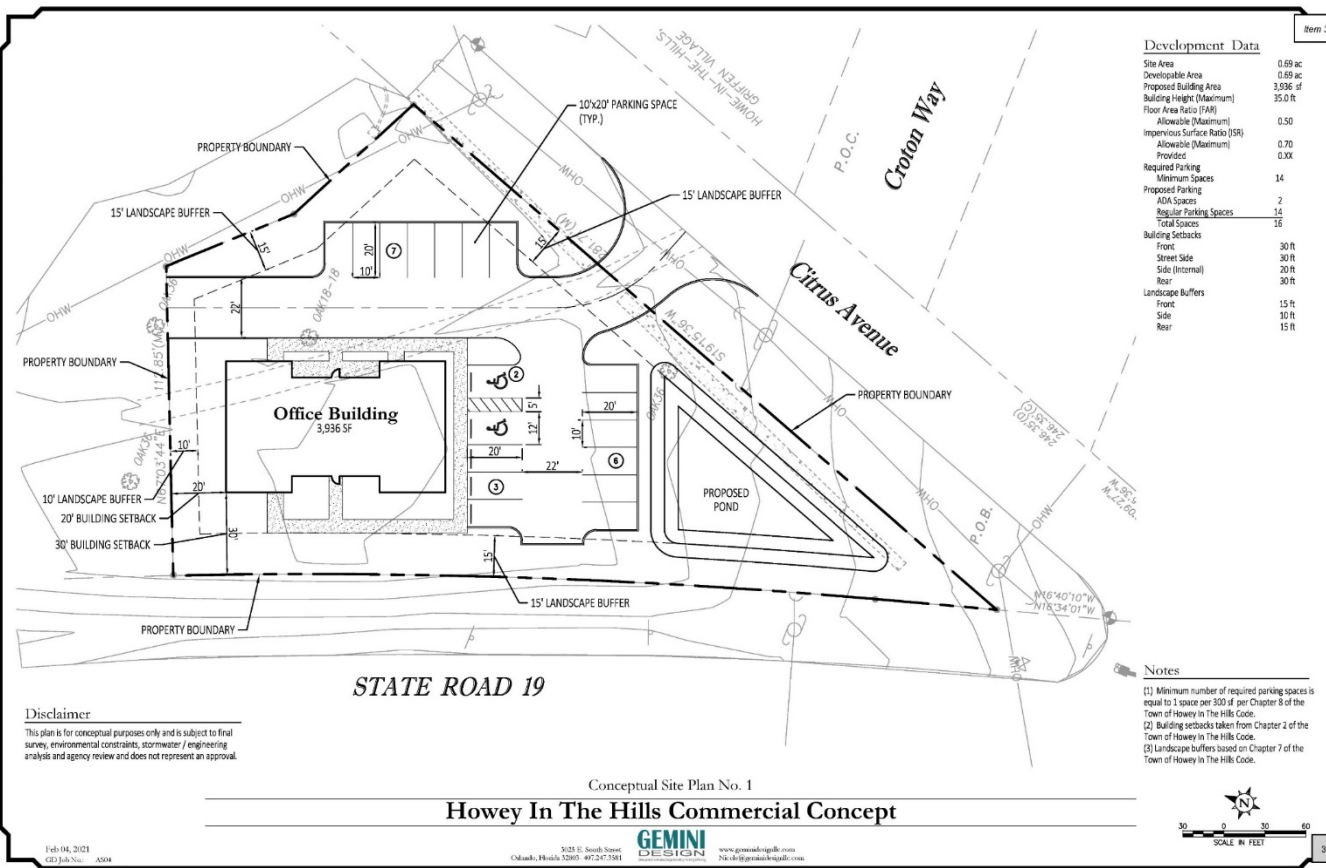
Item 4.



- Existing large canopy trees obscure view of the Howey Mansion from southern approach on SR 19.

Conceptual Site Plan

Item 4.

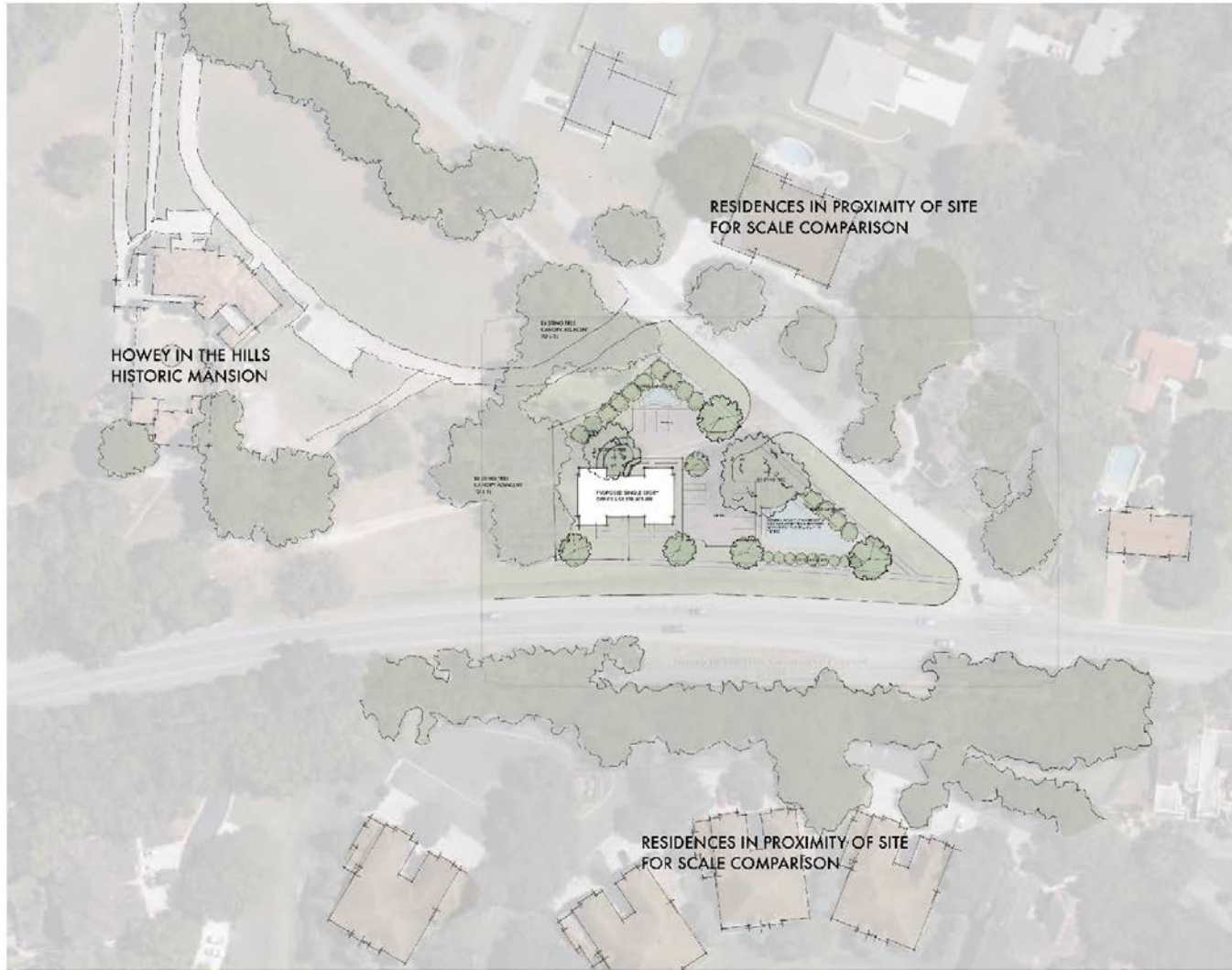


Disclaimer
This plan is for conceptual purposes only and is subject to final survey, environmental constraints, stormwater / engineering analysis and agency review and does not represent an approval.

Conceptual Site Plan No. 1
Howey In The Hills Commercial Concept

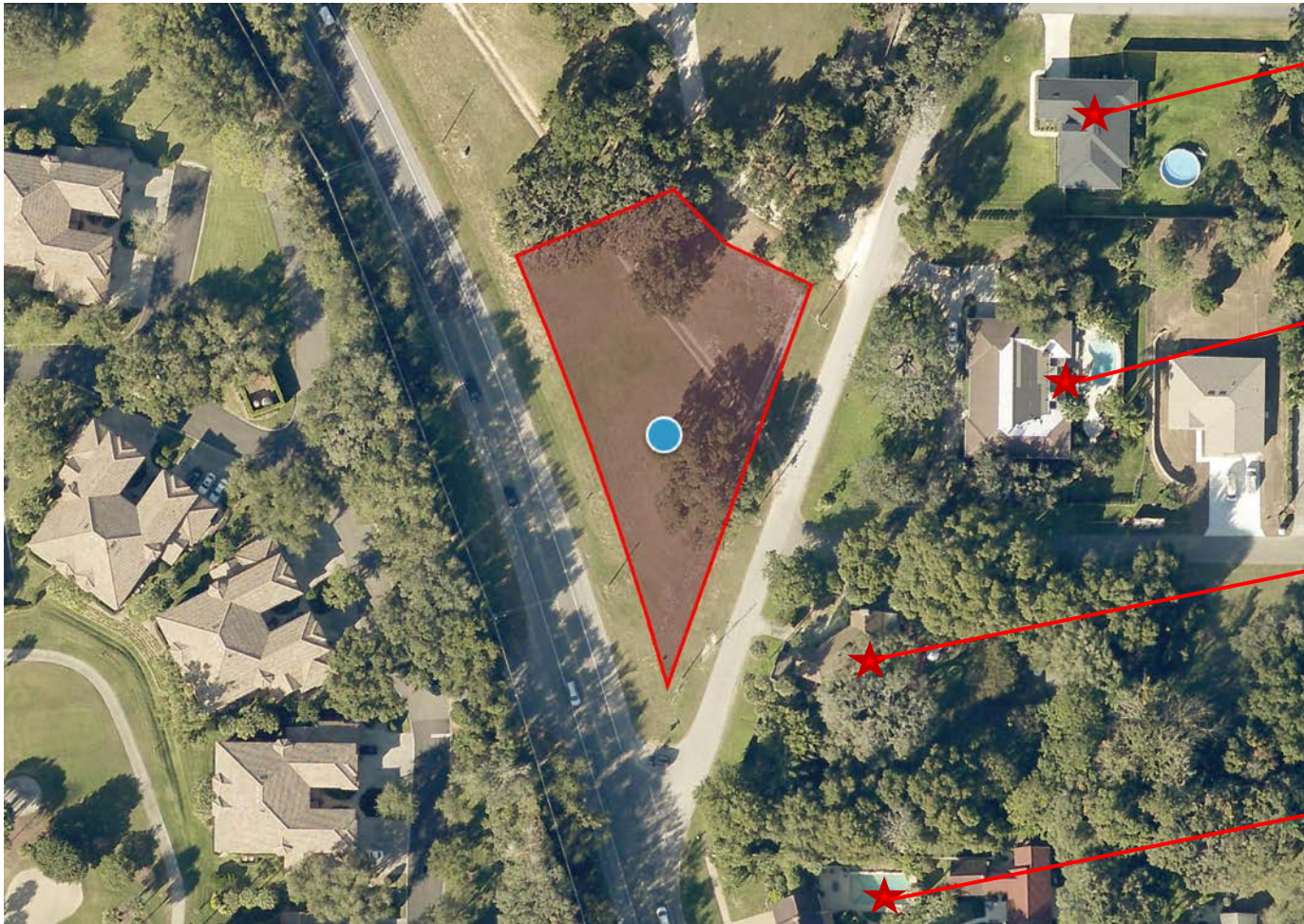
Feb 04, 2021
323 E. South Street
Ocala, Florida 32801 407.247.3841
GEMINI DESIGN
www.gemindesign.com
info@gemindesign.com

- Staff – “The parcel size, shape and location make it a poor choice for single-family residential use.”
- The proposed single-story office building is located toward the northwestern portion of the site, furthest from Citrus Avenue.
- Staff – confirms the project complies with required setbacks, floor area ratio, building size, building height, and buffering.
- Open space is approximately 60% -- far exceeding 30% requirement.



SITE CONTEXT PLAN

- The proposed single-story office building is smaller than or similar in size and scale to surrounding structures, including nearby residential uses.
- Staff – “the use of the subject property as a low intensity office use is compatible with the existing activity at the Mansion.”



902 Citrus Ave
(3,237 square
feet under roof)

900 Citrus Ave
(4,268 total living
area)

800 Citrus Ave
(4,427 square
feet total living
area).

800 N. Palm Ave
(3,294 square
feet total living
area + 1,108
square feet living
area)





CONCEPTUAL SITE PLAN

- The proposed single-story office building will include perimeter landscape buffers along Citrus Avenue, portions of SR 19, and the northeastern boundary.

- Condition in proposed Development Agreement that buffer cannot impede or interfere with visibility triangle at intersection of Citrus Avenue and SR 19.

- Staff – “A single-family home in the same location is required substantially less landscaping”



CONCEPTUAL ELEVATION

- ❑ The proposed single-story office building will feature an architectural that is consistent with and harmonious with the Howey Mansion and nearby residential uses.
- ❑ The applicant has committed that the other building facades (i.e., sides and rear) will incorporate design detail equivalent to the front facade pictured above.

DEPARTMENT
SAND AGRI
WATER CODE VALUATION

CONCEPTUAL

Asma
Howey in the Hills
Office

MM

Date:
02-13-2024

Conceptual



CONCEPTUAL ELEVATIONS



WEST ELEVATION



EAST ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH | SOUTH ELEVATION



NORTH | SOUTH ELEVATION



CONCEPTUAL

Asma
Howey in the Hills
Office

MM

Date: 02-13-2024

Conceptual

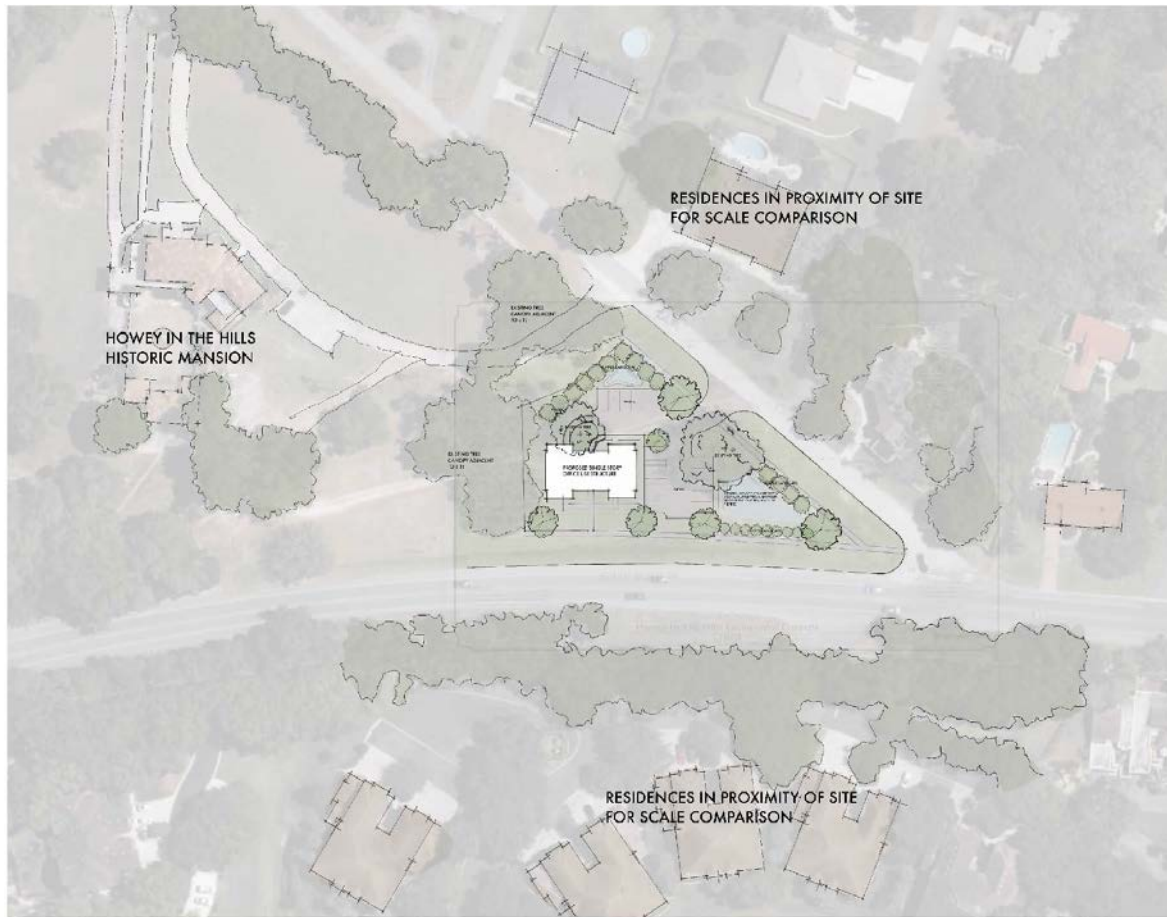
CONCEPTUAL ELEVATIONS



CONCEPTUAL ELEVATIONS

Trip Generation

Item 4.



SITE CONTEXT PLAN

- Staff – “[T]he site is small and the proposed office use is a relatively small traffic generator. . . [T]he total traffic volume is expected to be under 50 trips per day.”
- Staff – “Access from Citrus Avenue is preferred over SR-19 access, which FDOT is unlikely to approve with a reasonable alternative available.”
- Staff – “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 – “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.”

Traffic Circulation

The Howey Mansion



Signature Weddings

This nearly 100 year old Mansion has been painstakingly restored to its magnificent grandeur and is the perfect backdrop for your wedding day. From intimate affairs of a dozen guests to grand gatherings for 200 or more, the unique historic grounds of the Howey Mansion Estate will be a magical setting, as you become one!



Historic Tours

After almost 10 years of complete abandonment, The Howey Mansion is starting a new chapter in its history. We invite you to explore the home and grounds in a 1+ hour guided historic tour. The tour includes all 24 rooms of the Mansion.



Galas & Fundraisers

The Howey Mansion Estate sits on more than three lush acres, perfect for events of 100 or even 1,000! Host a cocktail party in the Ballroom, a spectacular dinner under the stars in the Fountain Courtyard or on our Front Lawn.

- The peak direction traffic from the site (8 trips) is approximately 1.1% of the capacity for the segment of SR 19 from CR 48 to Central Avenue.
- Traffic analysis – “The local roadway network has adequate capacity to accommodate the new trips without reducing [LOS].”
- Citrus Avenue adequately accommodates non-residential/commercial-type traffic from the Howey Mansion.
- The proposed single-story office building has 16 parking spaces, with 2 ADA spaces. Thus, safe to say, it will not be hosting events for hundreds or even 1,000 people like the Howey Mansion.

Future Sewer Connection

Item 4.



CONCEPTUAL SITE PLAN

- Staff – “There are no sewer lines available to the site and the likelihood that sewers lines will be extended to the site is remote. The site will need to be served by a septic system with a commitment to connect to sewer should it become *available*.”
- Staff – “The use of septic systems is common in this area of Town and the project will connect to central sewer should it become *available*.”
- The building is 4,000 sq. ft., so $0.334 \text{ ERU}/1,000 \text{ sq. ft.} = 1.34 \text{ ERU}$
 $1.34 \text{ ERU} = 1.34 \text{ ERU} \times 300 \text{ gpd} = 400 \text{ gpd}$.
- Per Section 381.0065(2)(a)1., Florida Statutes, for a use with a sewage flow of 1,000 gpd or less, there needs to be gravity sewer in the abutting right-of-way for it to be “available” – which it is not in this case.

Proposed Development Agreement

Item 4.

4. **Project Description and Development Conditions.** Lakeview shall, at its expense, design, permit and develop the Property in accordance with the following terms and conditions:

- A. The use of the Property shall be limited to professional office uses only, such as legal, medical/dental, accounting, financial advisors, veterinarians (indoor facilities only), and other similar professional office uses. No neighborhood commercial uses other than professional office shall be permitted on the Property.
- B. The Property shall be developed with a reduced Floor Area Ratio (FAR) of 0.15, instead of 0.50 as otherwise allowed in the NC future land use district.
- C. The professional office building shall be limited to a maximum of 4,000 square feet.
- D. The professional office building shall be limited to one (1) story with a maximum building height of thirty-five (35) feet.
- E. All exterior building lighting and parking lot lighting on the Property shall meet dark sky standards.
- F. Prior to issuance of the final certificate of occupancy for the professional official building, Lakeview shall replace the sidewalk along the western side of Citrus Avenue for the length of the Property. Lakeview shall also install a sidewalk along the Property's frontage on SR 19 or make a payment in lieu thereof to the Town's sidewalk fund.
- G. The professional office building shall be constructed in substantial conformance with the conceptual architectural renderings attached hereto as Exhibit "B" ("Conceptual Renderings"), which depict the building in an architectural style designed to compliment the nearby Howey Mansion. Additionally, the sides and rear of the building shall feature architectural treatments consistent with the front elevation of the professional office building as shown on the Conceptual Renderings.
- H. The Property shall feature a perimeter landscaping buffer consistent with the Conceptual Renderings, which, at a minimum, shall have one (1) canopy tree, two (2) understory trees, and thirty (30) linear feet of shrubs for each fifty (50) foot length of buffer. The perimeter landscaping shall be installed in such a manner so as not to impede or otherwise interfere with the visibility triangle at the intersection of Citrus Avenue and SR 19.
- I. To the greatest extent possible, Lakeview shall preserve existing live oaks on the Property when developing the professional office building.
- J. Lakeview agrees to connect the Property and the professional office building to central sewer should such service become available to the Property as provided in Florida Statutes and the Town's Land Development Code.

Conclusion

- We support Staff's detailed findings in the Staff Report in support of the proposed plan amendment and rezoning to allow a small, single-story professional office building on the property, and respectfully request that the Town Council approve the proposed plan amendment and rezoning subject to and contingent upon the finalization of the proposed Development Agreement.
- The proposed plan amendment/rezoning is consistent with the Town's Comprehensive Plan.
- The proposed plan amendment/rezoning is consistent with the Town's LDC.
- Thank you for your time and support.





APPROVED

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: 8/18/17 Application ID: _____ Received By: DR

REQUESTED ACTION

- Comp Plan Amend Variance Site Plan (check one below)
 - Preliminary
 - Final
- PUD Rezoning Conditional Use
- Subdivision (check one below) Subdivision Minor
 - Preliminary Plat
 - Final Plat

Other: Apply A1 designation
Describe Request: _____

APPLICANT INFORMATION:

Name: Florida Oranges LLC E-Mail: brad@floridaorangesland.com
 Address: 1600 Edgewater Dr Phone: 407
Orlando, FL 32807 Fax: 407 574 8376

Owner Agent for Owner Attorney for Owner

OWNER INFORMATION:

Name: Same

E-Mail: _____

Address: _____

Phone: _____

Fax: _____

PROPERTY INFORMATION:

Address: 1001 Citrus Ave

General Location: Citrus + 19

Current Zoning: _____ Current Land Use: _____

Parcel Size: 3.6 AC Tax Parcel #: 26-20-25-000/0000 1720

Legal Description Attached Yes No

Survey Attached Yes No

Pre-Application Meeting Date: 5/19/17
(Attach Pre-Application Form)

Application Fee: \$ _____

Applicant's Signature: [Signature]
(Signature)
T. Brad Couherd
(Print)

8/17/17
(Date)

Owner's Signature: [Signature]
(Signature)
(Provide letter of Authorization)
T. Brad Couherd
(Print)

8/17/17
(Date)

Applications must be complete to initiate the review process.

ORDINANCE NO. 2017-004

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, AMENDING THE TOWN'S ZONING MAP FROM MDR-1 MEDIUM DENSITY RESIDENTIAL TO MDR-1-H MEDIUM DENSITY RESIDENTIAL HISTORIC AND ARCHEOLOGICAL PROPERTY OVERLAY DISTRICT FOR 4.06 ACRES OF PROPERTY LOCATED AT 1001 CITRUS AVENUE AND WHICH IS KNOWN AS THE "HOWEY MANSION"; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

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

Section 1. Findings.

1. The property owner, Florida Oranges LLC (the "Applicant"), filed an application on August 17, 2017 to rezone 4.06 acres of property known as the "Howey Mansion" located at 1001 Citrus Avenue, from MDR-1 to MDR-1-H, designating an historic and archeological property overlay district. The property is described more particularly in the survey and legal description, a copy of which is attached hereto as Exhibit A.

2. Rezoning the property to MDR-1-H is consistent with both the Town of Howey-in-the-Hills Comprehensive Plan, as amended, and the intent and purpose of the Town of Howey-in-the-Hills Land Development Code (the "LDC"), as amended, and promotes the public health, safety, morals, general welfare and orderly growth of the area affected by the rezoning request.

3. The zoning classification of the property described in Exhibit A is hereby amended from MDR-1 to MDR-1-H, and the Official Zoning Map of the Town is hereby amended to show the rezoning of the property to MDR-1-H.

4. The Town's Historic and Archeological Property Overlay district provisions in Section 2.03.04 of the LDC require that property designated with such an overlay district have a special development plan called the Historic Resource Management Plan (the "HRMP"). The Town's LDC is consistent with the provisions of the HRMP as hereinafter set forth in this Ordinance.

Section 2. The Historic Resource Management Plan.

1. Development Concept. The property shall be developed substantially in accordance with the HRMP. The HRMP shall govern the development of the property and shall regulate the future land use of this parcel. This development is subject to applicable provisions of the LDC. In the event of a conflict between the LDC and the HRMP, the HRMP shall govern.

45 2. Site Plan and Parking Layout. The HRMP shall consist of the Site Plan/Parking
46 Layout prepared by Lori Pedonti & Associates and dated August 27, 2017. The Site Plan/Parking
47 Layout is hereby approved and incorporated in this Ordinance by reference as **Exhibit B**. The
48 HRMP shall be filed and retained for public inspection in Town Hall and it shall constitute a
49 supplement to the Official Zoning Map of Town of Howey-in-the-Hills.
50

51 3. Amendments. All amendments of the HRMP, other than those deemed by the
52 Mayor or his designee to be minor amendments as set out by Section 4.10.10 of the LDC, shall
53 require the review and recommendation of the Howey-in-the-Hills Planning Board and action by
54 the Howey-in-the-Hills Town Council in the same manner as a rezoning of the parcel.
55

56 4. Final Site Plan Approval. The HRMP shall serve as the final site plan for the
57 property. Permits for any site improvements shall be consistent with the approved HRMP. Any
58 proposed improvements for new structures or additions to existing structures not shown on the
59 HRMP shall require amendment of the HRMP and shall constitute a major amendment.
60

61 5. Unified Ownership. The Applicant or his successors shall maintain unified
62 ownership of the subject parcel.
63

64 6. Permitted Land Uses Within the HRMP. The development of the property shall
65 be consistent with the HRMP and the permitted uses listed in this section. The location and size
66 of said land use areas are shown on the HRMP, **Exhibit B**. The following land uses shall be
67 allowed as permitted principal uses along with their customary accessory uses:
68

- 69 a. Bed and Breakfast Inn
- 70 b. Event venue for activities such as weddings, corporate meetings,
71 community meetings for social and civic groups, and similar activities
- 72 c. The Garden Club annual meeting
- 73 d. Individual and group tours of the historic buildings on site
- 74 e. Tents are permitted as accessory spaces for events
- 75 f. Catered food service is permitted as an accessory activity for events

76 Special events shall be limited in size based on the available parking at the rate of three attendees
77 per designated parking space. (As an example, the 88 temporary parking spaces may support an
78 event size of 264 people.)

79 7. Development Standards. The site development as shown on the survey prepared
80 by Swerdloff & Perry Surveying, Inc. dated May 24, 2017 is approved as the historic layout of
81 the property. Any additional development proposed for the property shall be done so as not to
82 impact the historic qualities of the site and shall be a minimum of 35 feet from any structure
83 boundary, and subject to the following:

- 84 a. Maximum building height is 35-feet.
- 85 b. Landscape buffer requirements: Landscaping improvements shall be made in
- 86 conformance with the landscape plan included as **Exhibit C**. Substitutions for
- 87 plant materials and quantities are permitted so long as the areas designated for
- 88 landscaping are maintained and the density of plant material as shown on the
- 89 landscape plan is maintained.
- 90 c. Off-street parking requirements: Parking for the bed and breakfast use shall
- 91 comply with Sec. 8.03.07 of the LDC. Parking for special events may be provided
- 92 by both permanent parking spaces and temporary parking on lawn areas
- 93 designated on the HRMP.
- 94 d. Signage requirements: Signage shall be limited to one monument style sign with
- 95 external lighting located on the SR 19 frontage. The sign shall not exceed fifty
- 96 (50) square feet and may be a double-sided sign. The sign shall be permitted such
- 97 identification signs as necessary to direct traffic to the appropriate driveway
- 98 access points and within the property. Each such identification sign shall not
- 99 exceed two (2) square feet in area. The property shall be permitted such
- 100 temporary special event signage as is necessary to direct visitors and traffic during
- 101 permitted special event activities. Each special event sign shall not exceed four
- 102 (4) square feet in area.

103 8. Sewage Disposal and Potable Water. Provision for sewage disposal may be by

104 septic tank for the permitted uses with proper permitting from Lake County. At the owner's

105 option, the owner may connect to the Town of Howey-in-the-Hills sewer system. Should

106 additional principal structures be added to the property the site shall be connected to the Town of

107 Howey-in-the-Hills sewer system. Potable water shall be provided via connection to the Town of

108 Howey-in-the-Hills water system.

109 9. Stormwater Drainage. Provision for stormwater retention shall be in accordance

110 with the requirements in the LDC.

111 10. Access. All access to the property shall be provided via Citrus Avenue using the

112 established driveway connections. No additional connections to Citrus Avenue are permitted,

113 and any connection to SR 19 shall require amendment of this Ordinance and permitting by the

114 Florida Department of Transportation. Special event access shall be limited to the south

115 driveway to minimize traffic impacts to Citrus Avenue.

116 11. Renovations of Existing Structures. Renovations of the existing structures shall

117 be consistent with the Secretary of the Interior Illustrated Guidelines for Rehabilitating Historic

118 Buildings.

119 12. Expiration of Historic District Overlay. Should the historic Howey Mansion no

120 longer exist on site, the Historic District Overlay designation shall terminate and the base zoning,

121 MDR-1 Medium Density Residential, shall be the zoning of the property.

- 163 Planning and Zoning board meeting held October 26, 2017
- 164 Second Public Hearing and Adoption held November 13, 2017
- 165 Advertised November 02, 2017
- 166

EXHIBIT A SURVEY AND LEGAL DESCRIPTION

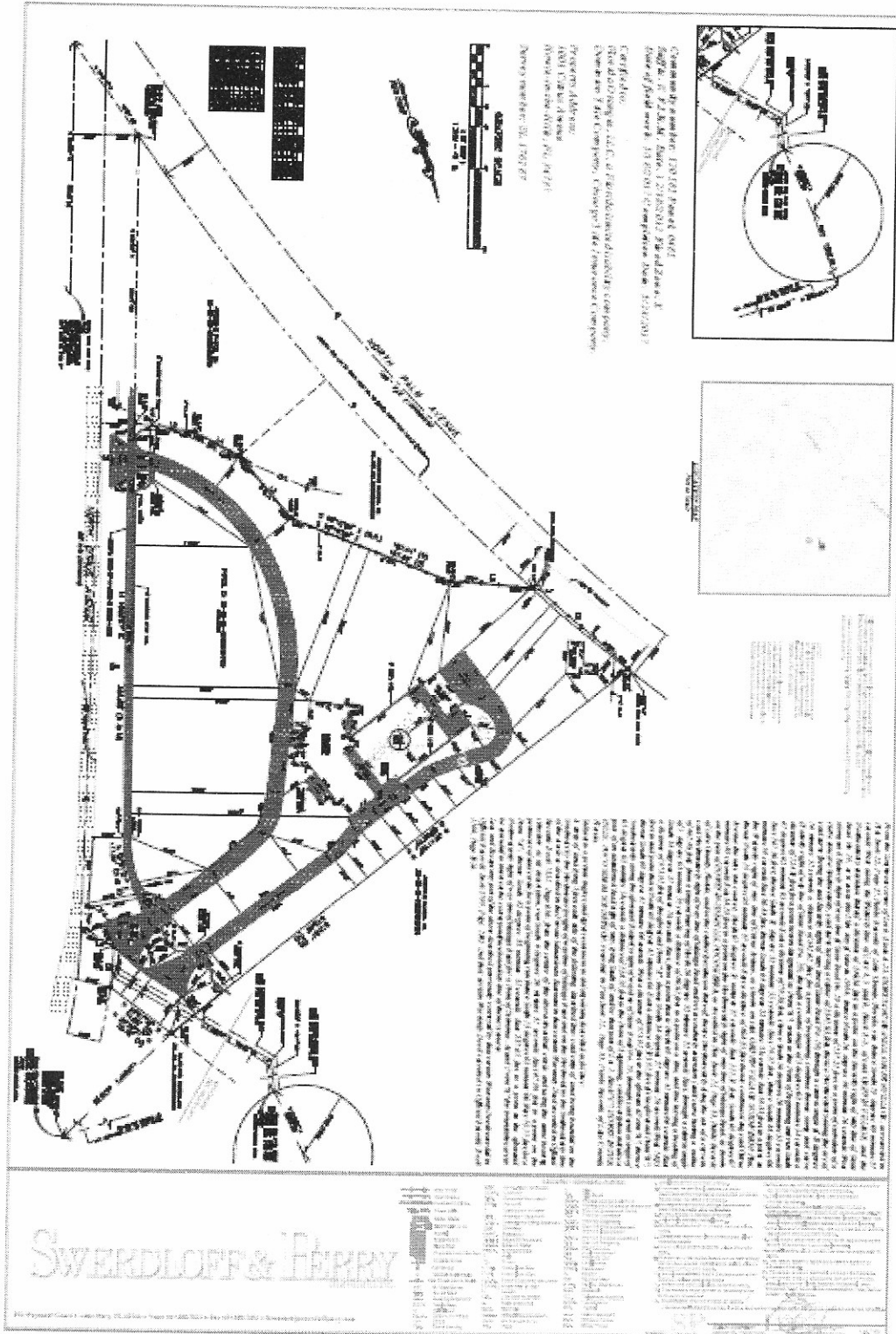


EXHIBIT B HISTORIC RESOURCE MANAGEMENT PLAN

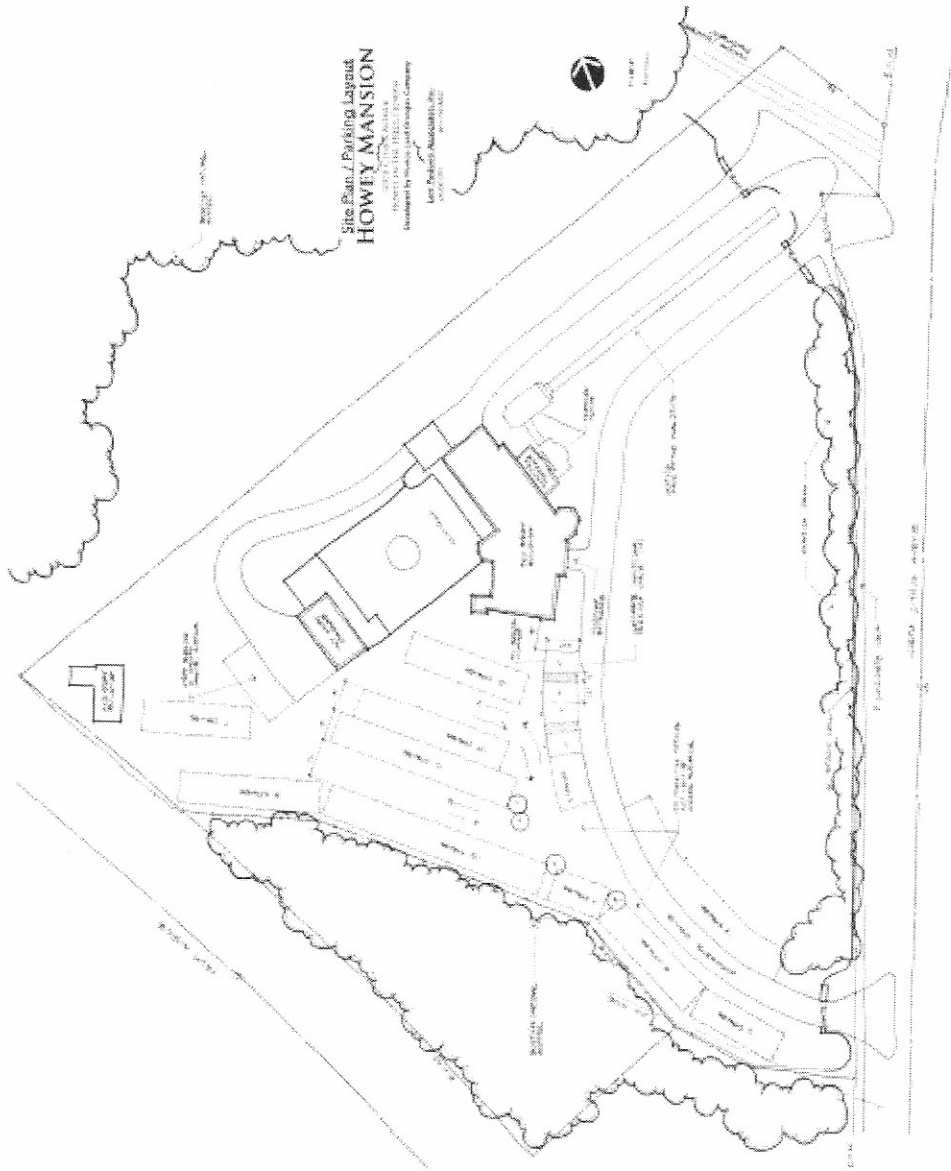
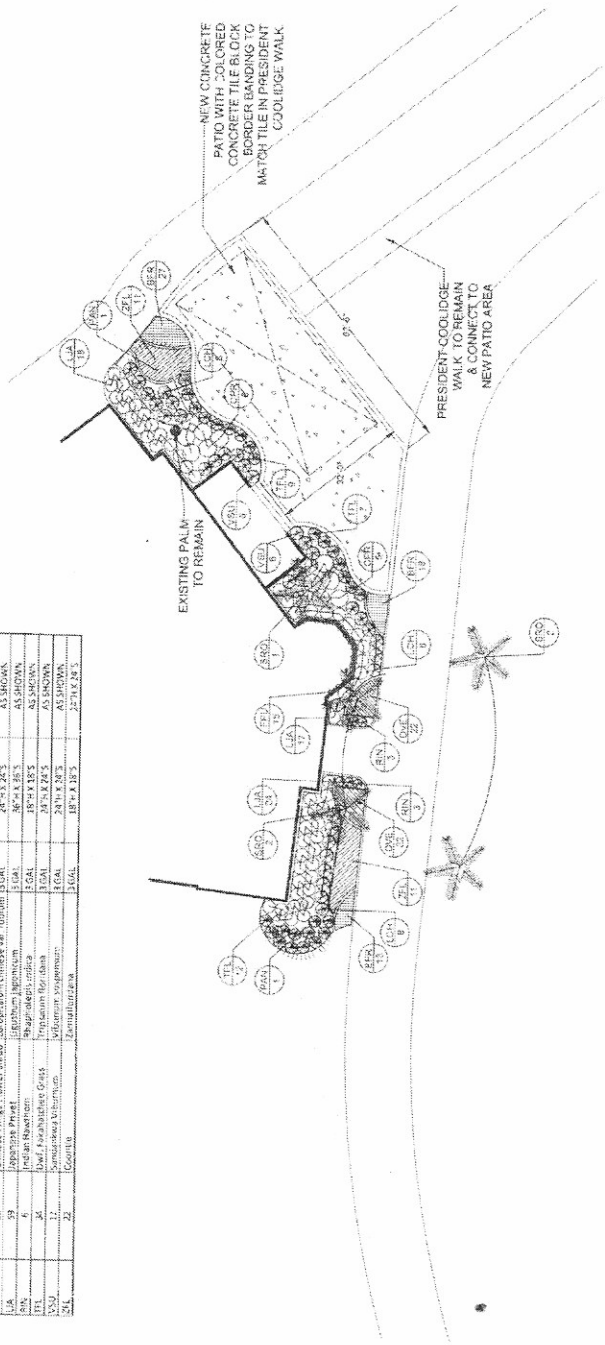


EXHIBIT C
LANDSCAPE PLAN

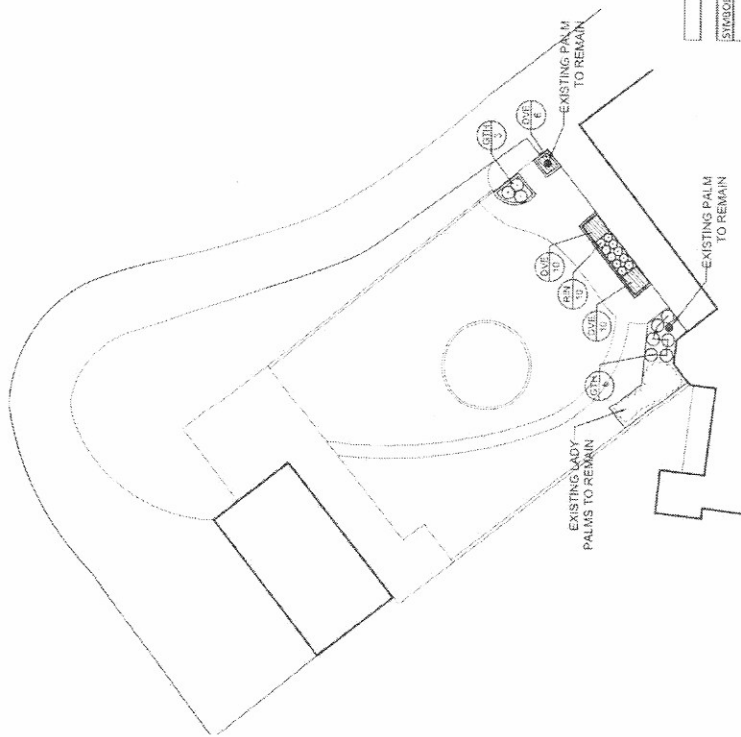
PLANT LIST						
SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	CONT.	SIZE	SPACE REQ.
TREES/PALMS						
PA1	7	Chickasaw Plum Tree	<i>Prunus angustifolia</i>	AS-1A	12' H x 12' S	AS SHOWN
PA2	2	Excelsior Palm	<i>Syagrea romanzoffiana</i>	16FT HT	16FT HT	AS SHOWN
SHRUBS/BUSHES						
DB1	24	White Flowering Hibiscus	<i>Hibiscus</i>	1 GAL	12' H x 12' S	18' O.C.
DB2	14	Red Hibiscus	<i>Hibiscus</i>	1 GAL	12' H x 12' S	18' O.C.
DB3	44	Red Hibiscus	<i>Hibiscus</i>	1 GAL	12' H x 12' S	18' O.C.
DB4	15	Orange Tree	<i>Eschscholzia</i>	1 GAL	12' H x 12' S	18' O.C.
DB5	29	White Flowering Hibiscus	<i>Hibiscus</i>	1 GAL	12' H x 12' S	18' O.C.
DB6	59	Red Hibiscus	<i>Hibiscus</i>	1 GAL	12' H x 12' S	18' O.C.
DB7	6	Red Hibiscus	<i>Hibiscus</i>	1 GAL	12' H x 12' S	18' O.C.
DB8	2	Red Hibiscus	<i>Hibiscus</i>	1 GAL	12' H x 12' S	18' O.C.
DB9	22	Excelsior Palm	<i>Syagrea romanzoffiana</i>	16FT HT	16FT HT	AS SHOWN
DB10	22	Excelsior Palm	<i>Syagrea romanzoffiana</i>	16FT HT	16FT HT	AS SHOWN



HOWEY MANSION - MAIN HOUSE LANDSCAPE PLAN

SCALE: 1"=10'-0"

08.05.17



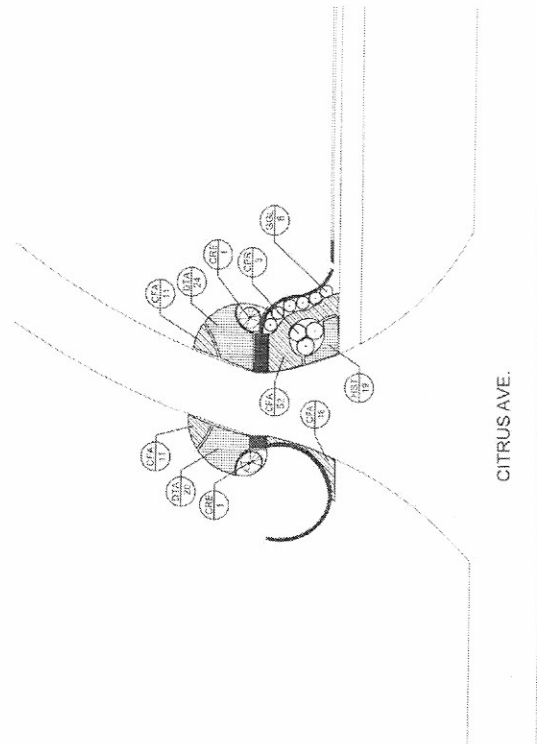
SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	CONT	SIZE	SPACING	REMARKS
0106	35	Double African Iris	<i>Iris x hybrida</i>	1 GAL.	12" X 8"	IR O.C.	
0114	4	White Gardenia	<i>Sargerea chumburghii</i>	3 GAL.	24" X 24"	AS SHOWN	
IRN	10	10' x 10' x 10' Palm	<i>Roystonea regia</i>	3 GAL.	18" X 18"	AS SHOWN	

HOWEY MANSION - COURTYARD LANDSCAPE PLAN

HOWEY IN THE HILLS, FL

SCALE: 1"=10'-0"

08.29.17



PLANT LIST

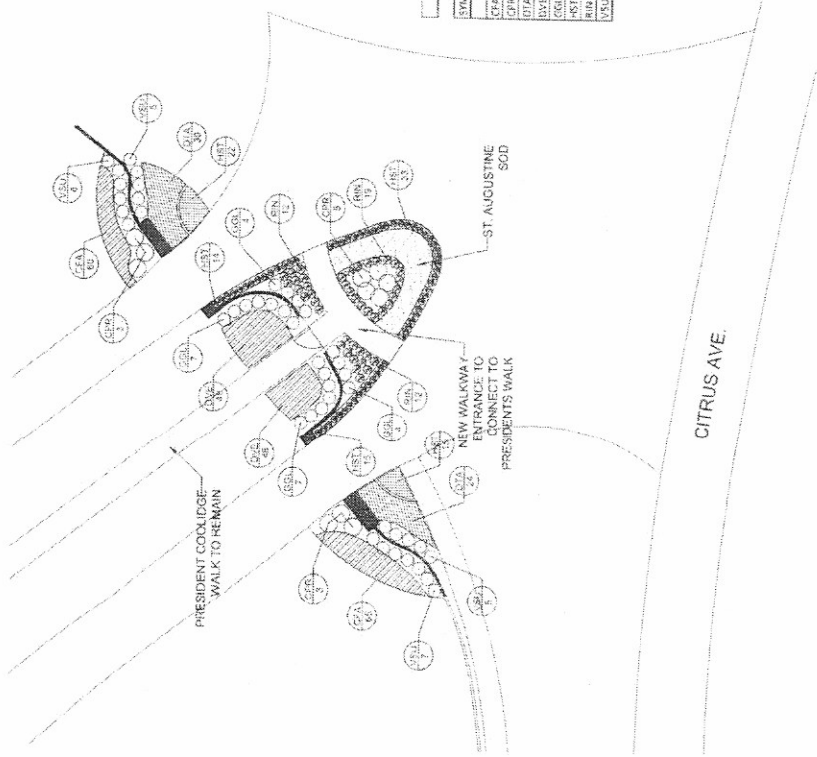
SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	CONT.	SIZE	SPACING	REMARKS
CEA	60	Japanese Holly Fern	<i>Excoecaria japonica</i>	1 GAL.	12" H X 12" W	28" O.C.	
CPH	3	Red Palm	<i>Chamaedorea elegans</i>	15 GAL.	36" H X 36" W	AS SHOWN	
CRB	2	Boxwood	<i>Buxus sempervirens</i>	15 GAL.	36" H X 36" W	AS SHOWN	
DIA	44	Redwood	<i>Dielsia repens</i>	5 GAL.	3-4 FT HT	AS SHOWN	
GSL	6	Travertine	<i>Travertine</i>	5 GAL.	24" H X 24" W	24" O.C.	
HST	19	Straw Hat	<i>Heliconia</i>	5 GAL.	36" H X 36" W	AS SHOWN	
				1 GAL.	12" H X 12" W	28" O.C.	

HOWEY MANSION - SOUTH ENTRANCE LANDSCAPE PLAN

HOWEY IN THE HILLS, FL

SCALE: 1"=10'-0"

06.29.17



SYMBOL	CITY	COMMON NAME	SCIENTIFIC NAME	CONT.	SIZE	SPACING	REMARKS
CEA	125	Banana Split Fern	<i>Streplosia latifolia</i>	3 GAL	24" X 12"	3' O.C.	
CEA	11	Red Clematis	<i>Clematis patens</i> var. <i>splendens</i>	15 GAL	30" X 30"	AS SHOWN	
CEA	54	White Clematis	<i>Clematis integrifolia</i>	1 GAL	24" X 30"	2' O.C.	
CEA	96	Red Clematis	<i>Clematis patens</i>	1 GAL	24" X 30"	3' O.C.	
CEA	22	Thrift	<i>Plumbago auriculata</i>	3 GAL	30" X 30"	AS SHOWN	
CEA	02	Shallot	<i>Scilla maritima</i>	1 GAL	12" X 12"	3' O.C.	
CEA	43	Shallot	<i>Scilla maritima</i>	2 GAL	12" X 12"	3' O.C.	
CEA	23	Sandwich Palm	<i>Chamaedorea elegans</i>	3 GAL	24" X 24"	AS SHOWN	

HOWEY MANSION - NORTH ENTRANCE LANDSCAPE PLAN

HOWEY IN THE HILLS, FL

SCALE: 1"=10'-0"

18-05-17

TMH Consulting, Inc.

97 North Saint Andrews Drive
Ormond Beach, FL 32174

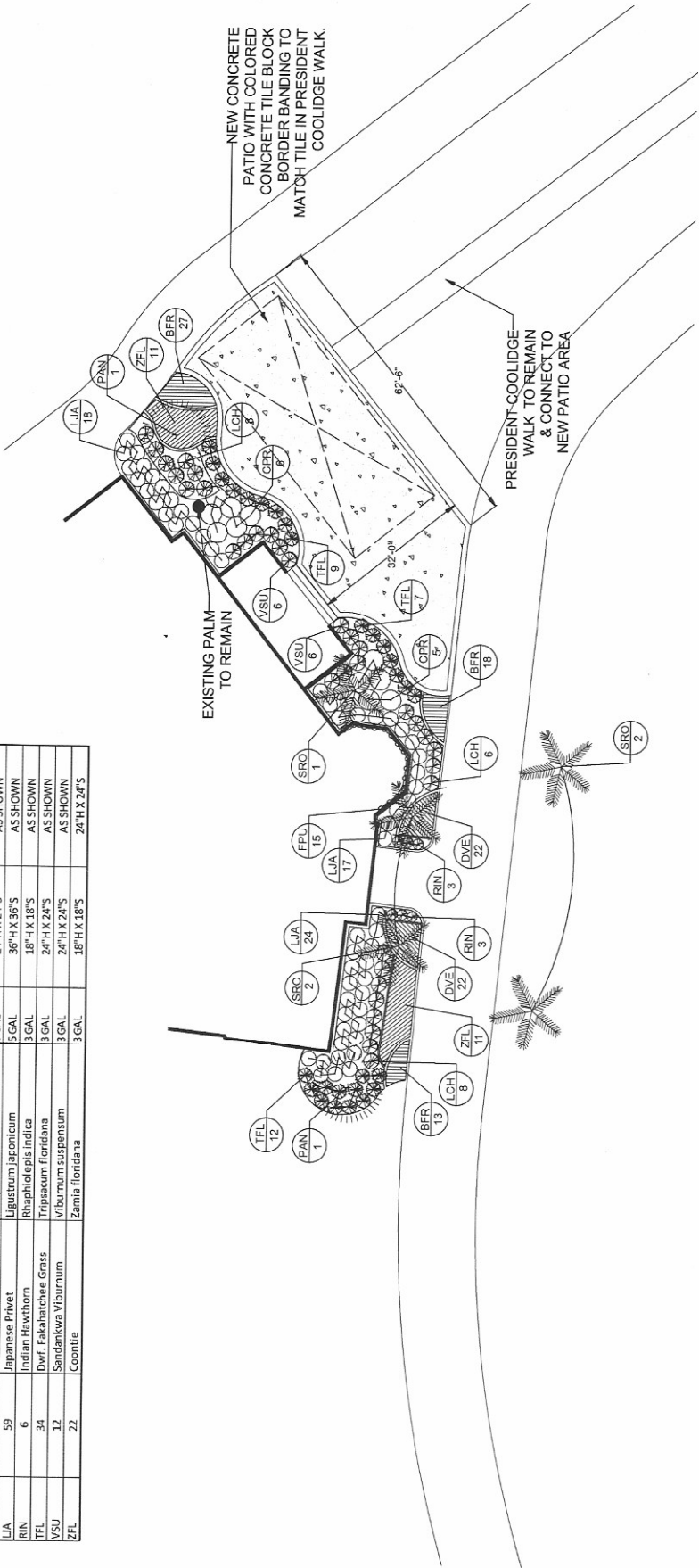
Invoice Item 6.

Date	Invoice #
10/30/2017	2016093

Bill To
Town of Howey-in-the-Hills P.O. Box 128 Howey-in-the-Hills, FL 34737

Description	Amount
Work Task 2017-11: Howey Mansion- Complete development agreement and prepare staff reports for historic district overlay zoning. Attend Town Council and Planning Board meetings.	475.00
1322100 AD 11/3/17	
<i>J. A. Howey</i>	Total \$475.00

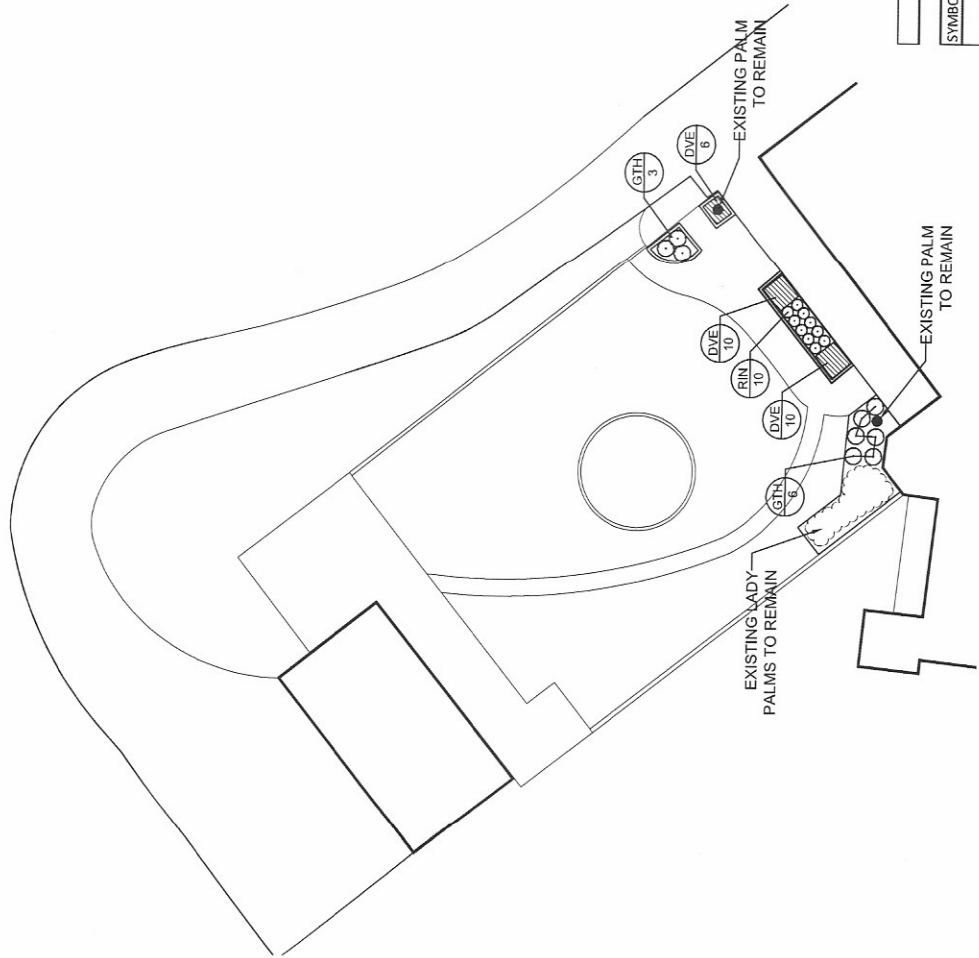
PLANT LIST						
SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	CONT.	SIZE	SPACING
TREES/PALMS						
PAN	2	Chickasaw Plum Tree	<i>Prunus angustifolia</i>	45 GAL	8 FT HT - MULTI-TRUNK	AS SHOWN
SRO	5	Queen Palm	<i>Syagrus romanzoffiana</i>	18 & B	14 FT HT	AS SHOWN
SHRUBS/PERENNIALS/GRASSES						
BFR	58	Yellow African Bulbine	<i>Bulbine Frutescens</i>	1 GAL	12" H X 12" S	18" O.C.
CPR	11	Red Crinum Lily	<i>Crinum procerum var. splendens</i>	15 GAL	36" H X 36" S	AS SHOWN
DVE	44	Dwf. African Iris	<i>Dietes vegeta</i>	1 GAL	12" H X 8" S	18" O.C.
FPU	15	Creeeping Fig	<i>Ficus pumila</i>	1 GAL	6" H X 6" S	24" O.C.
LCH	22	Chinese Fringe Flower Shrub	<i>Loropetalum chinese var. rubrum</i>	3 GAL	24" H X 24" S	AS SHOWN
LJA	59	Japanese Privet	<i>Ligustrum japonicum</i>	5 GAL	36" H X 36" S	AS SHOWN
RIN	6	Indian Hawthorn	<i>Rhaphiolepis indica</i>	3 GAL	18" H X 18" S	AS SHOWN
TFL	34	Dwf. Fakahatchee Grass	<i>Tripsacum floridana</i>	3 GAL	24" H X 24" S	AS SHOWN
VSU	12	Sandankwa Viburnum	<i>Viburnum suspensum</i>	3 GAL	24" H X 24" S	AS SHOWN
ZFL	22	Coontie	<i>Zamia floridana</i>	3 GAL	18" H X 18" S	24" H X 24" S



HOWEY MANSION - MAIN HOUSE LANDSCAPE PLAN

HOWEY IN THE HILLS, FL

SCALE: 1"=10'-0"



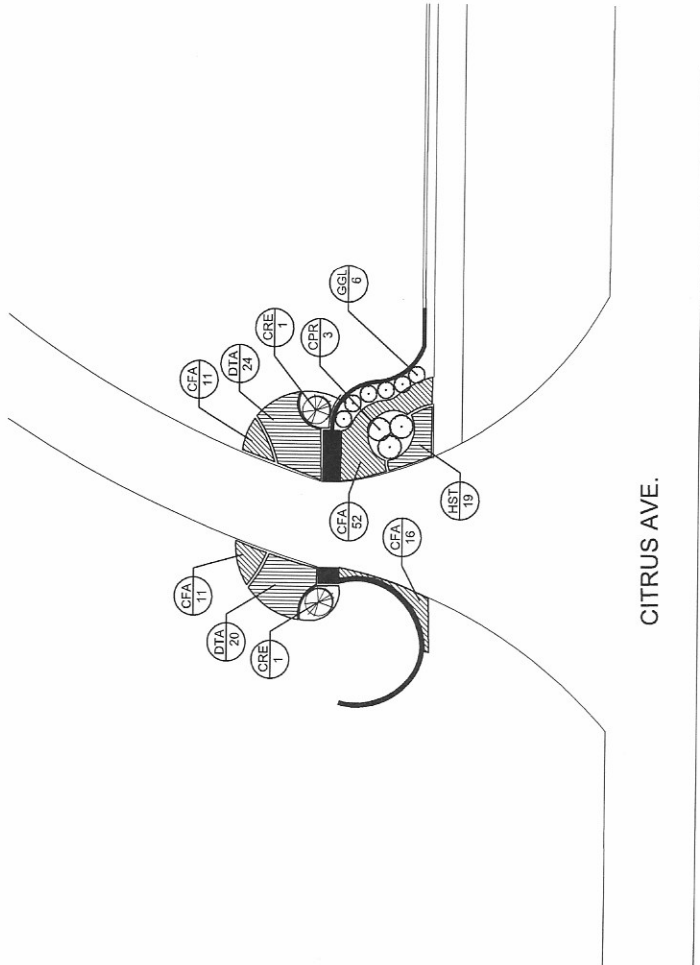
PLANT LIST							
SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	CONT.	SIZE	SPACING	REMARKS
DVE	26	Dwarf African Iris	<i>Dietses vegeta</i>	1 GAL	12" H X 8" S	18" O.C.	
GTH	9	White Gardenia	<i>Gardenia thunbergia</i>	3 GAL	24" H X 24" S	AS SHOWN	
RIN	10	Indian Hawthorn	<i>Rhaphiolepis indica</i>	3 GAL	18" H X 18" S	AS SHOWN	

HOWEY MANSION - COURTYARD LANDSCAPE PLAN

HOWEY IN THE HILLS, FL

SCALE: 1"=10'-0"

08.29.17



PLANT LIST

SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	CONT.	SIZE	SPACING	REMARKS
CFA	90	Japanese Holly Fern	<i>Cyrtomium falcatum</i>	1 GAL	12" H X 12" S	18" O.C.	
CPR	3	Red Crinum Lily	<i>Crinum procerum</i> var. <i>splendens</i>	15 GAL	36" H X 36" S	AS SHOWN	
CRE	2	Sago Palm	<i>Cycas revoluta</i>	5 GAL	3-4 FT HT	AS SHOWN	
DTA	44	Variegated Flax Lily	<i>Dianella caesermanica variegata</i>	3 GAL	24" H X 24" S	24" O.C.	
GGL	6	Thyrallis	<i>Galphimia glauca</i>	3 GAL	36" H X 36" S	AS SHOWN	
HST	19	Stella de Oro Daylily	<i>Hemerocallis 'Stella de Oro'</i>	1 GAL	12" H X 12" S	18" O.C.	

HOWEY MANSION - SOUTH ENTRANCE LANDSCAPE PLAN

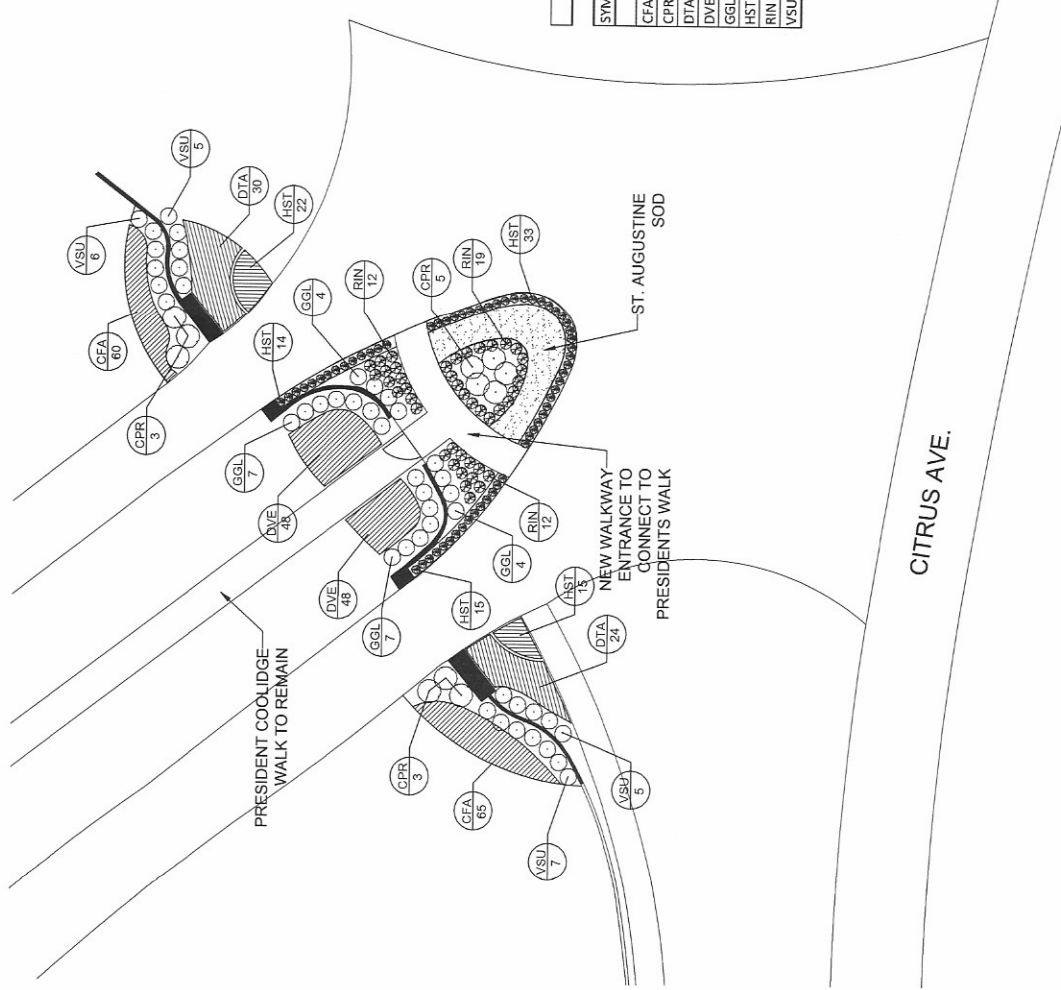
HOWEY IN THE HILLS, FL

SCALE: 1"=10'-0"

08.29.17

Item 6.

201



PLANT LIST

SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	CONT.	SIZE	SPACING	REMARKS
CFA	125	Japanese Holly Fern	<i>Cyrtomium falcatum</i>	1 GAL	12"H X 12"S	18" O.C.	
CPR	11	Red Crinum Lily	<i>Crinum procerum</i> var. <i>splendens</i>	15 GAL	36"H X 36"S	AS SHOWN	
DTA	54	Variegated Flax Lily	<i>Dianella tasmanica variegata</i>	3 GAL	24"H X 24"S	24" O.C.	
DVE	96	Dwf. African Iris	<i>Dietes vegeta</i>	1 GAL	12"H X 8"S	18" O.C.	
GGL	22	Thyrallis	<i>Galphimia glauca</i>	3 GAL	36"H X 36"S	AS SHOWN	
HST	62	Stella de Oro Daylily	<i>Hemerocallis 'Stella de Oro'</i>	1 GAL	12"H X 12"S	18" O.C.	
RIN	43	Indian Hawthorn	<i>Rhaphiolepis indica</i>	3 GAL	18"H X 18"S	AS SHOWN	
VSU	23	Sandankwa Viburnum	<i>Viburnum suspensum</i>	3 GAL	24"H X 24"S	AS SHOWN	

HOWEY MANSION - NORTH ENTRANCE LANDSCAPE PLAN

HOWEY IN THE HILLS, FL

SCALE: 1"=10'-0"

09.05.17

Item 6.



MEMO

To: Town Council

CC:

From: John Brock, Town Clerk

RE: January 2024 Month-End Town Hall Report

Date: 02/08/2024

Utility Billing:

Top Utility Bill Bad Debt for January 2024

account	last_payment_amount	last_payment_date	comments	current_charges	past_due_amount	service_address
1272-00	27.07	10/19/2023	Disconnected due to non payment since November 2023. Resident agrees water was used. Water meter is locked. Will lien.	139.34	1313.84	489 AVILA PL - IRRIGATION
0463-00	149.88	07/24/23	Disconnected due to non payment since October 2023. Water meter is locked. House is empty. Will lien.	108.34	460.18	201 S MARE AVE
0239-00	100.00	01/31/24	Disconnected due to non payment. Water meter is locked. Resident not living in home, House is empty. Family paying as able. Possible lien.	55.99	329.26	607 N LAKSHORE BLVD
0285-00	310.31	08/02/23	Disconnect due to non payment. Water meter is locked. Will lien.	55.99	277.01	504 E MISSION LANE
0533-00	239.88	10/31/23	Disconnected due to non payment. Water meter is locked. No payments since October 2023. House is empty. Will lien.	89.91	257.65	600 E REVELS ROAD
1105-00	129.84	12/27/2023	Disconnected due to non payment. Water meter is locked.	120.42	153.25	406 BELLISSIMO PL - IRRIGATION

Building Permits:

Item 7.

PERMITS	OCT 23	NOV 23	DEC 23	TOTAL Q1	JAN 24	TOTAL Q2
Talichet - SFR	1	0	0	1	0	0
Venezia TH SFR	10	6	0	16	6	6
Independent - SFR	0	0	0	0	0	0
Bldg Com. (Sign)	0	0	0	0	0	0
Building	1	2	0	3	0	0
Doors	0	0	0	0	2	2
Electrical	1	0	1	2	0	0
Fence	2	1	2	5	1	1
Gas	0	0	1	1	1	1
HVAC / Mechanical	2	1	0	3	1	1
Plumbing	1	0	0	1	0	0
Pool/Decks	0	0	2	2	0	0
Re-Roof	6	5	2	13	1	1
Screen Enclosure	1	0	0	1	0	0
Sheds	0	0	1	1	1	1
Solar	0	5	1	6	0	0
Windows	2	0	0	2	0	0
Monthly Totals	27	20	10	57	13	13
<i>Monthly Permit Amount</i>	<i>\$149,802.00</i>	<i>\$83,585.30</i>	<i>\$4,032.72</i>	<i>\$237,420.02</i>	<i>\$72,973.01</i>	<i>\$72,973.01</i>
CO: Talichet - SFR	1	3	1	5	0	0
CO: Venezia Townhome	12	6	11	29	6	6
CO:Independent - SFR	0	0	0	0	0	0

Activity Log Event Summary (Cumulative Totals)

Item 8.

Howey-in-the-Hills PD
(01/01/2024 - 01/31/2024)

<No Event Type Specified>	1	Abandoned 911	1
Alarm Activation	4	Alarm Activation - Business	1
Anti-Social Behavior	55	Arrest	2
Assault & Battery	1	Assist other Agency- Alarms	1
Assist other Agency- Back-up	4	Assist other Agency- Child Services	2
Assist other Agency- In Progress calls	3	Assist other Agency- Medical Call	3
Assist other Agency- Other	4	Assist other Agency- Traffic	5
Attempt to Contact	2	Baker Act	5
Case Follow-Up	2	Citizen Assist	7
Civil Complaint-Legal Advice	2	Disabled Vehicle - Business	1
Disabled Vehicle (DAV)	1	Disturbance	1
Disturbance - Domestic	1	Fire Investigation	1
Found / Lost Property	2	Funeral Escort	1
Golf Cart Registration	4	Hit and Run Crash	1
Missing/Found Person	1	Noise Complaint	2
Patrol	354	Patrol-Busines	29
Patrol-School	178	Property Check SRO	6
Property Check-Boat Ramp	25	Property Check-Business	63
Property Check-Residence	14	Property Check-Schools/Govt. Bldg.	29
Property Check-Town Property	167	Public Relations	9
Reckless Driver	1	School Threat	1
Sick/Injured Person	4	Suspicious Incident	5
Suspicious Person	3	Suspicious Vehicle	3
Traffic Control	2	Traffic Crash	3
Traffic Stop-Civil Citation	81	Traffic Stop-Criminal Citation	4
Traffic Stop-warning	58	Traffic Watch	36
Well Being Check	2		

Total Number Of Events: 1,198

Town Council Closed Monthly Case Report

01/01/2024 - 01/31/2024

Main Status	Parcel Address	Violation Type	Violation Type	Case Date	Date Closed
Closed	403 S DIXIE DR	Parking	Parking	1/19/2024	1/26/2024
Closed	200 W HOLLY ST	Parking	Parking	1/19/2024	1/26/2024
Closed	508 N FLORIDA AVE	Parking	Parking	1/19/2024	1/26/2024
Closed	222 W CYPRESS AVE	Parking	Parking	1/19/2024	1/26/2024
Closed	111 W MAGNOLIA AVE	Parking	Parking	1/18/2024	1/26/2024
Closed	500 BELLISSIMO PL	IRRIGATION	Water	12/14/2023	1/2/2024
Closed	503 BELLISSIMO PL	IRRIGATION	Water	12/14/2023	1/2/2024
Closed	E REVELS RD	Landscape	Zoning Chapter 7	10/26/2023	1/2/2024
Closed	BELLISSIMO PL	Overgrowth	Property Maintenance	9/13/2023	1/2/2024
Closed	100 VENEZIA BLVD HOWEY IN THE HILLS FL 34737	required landscape	Zoning Chapter 7	8/29/2022	1/3/2024

Total Records: 10

2/1/2024

Town Council Open Monthly Case Report

01/01/2024 - 01/31/2024

Case Date	Parcel Address	Violation Type	Violation Type	Main Status	Date Closed
1/30/2024	110 E MAGNOLIA AVE	Parking/Junk	Parking	Open	
1/29/2024	118 E MAGNOLIA AVE	Accumulation of Refuse	Property Maintenance	Open	
1/24/2024	1006 N HAMLIN AVE	Temporary Carport	Zoning Chapter 5	Open	
1/24/2024	205 W HOLLY ST	Temporary Carport	Zoning Chapter 5	Open	
1/22/2024	540 BELLISSIMO PL	Temporary Carport	Zoning Chapter 5	Open	
1/19/2024	300 W DUPONT CIR	Junk	Property Maintenance	Open	
1/19/2024	403 S DIXIE DR	Parking	Parking	Closed	1/26/2024
1/19/2024	405 S DIXIE DR	Parking	Parking	Open	
1/19/2024	200 W HOLLY ST	Parking	Parking	Closed	1/26/2024
1/19/2024	204 W HOLLY ST	Parking	Parking	Closed	
1/19/2024	506 N FLORIDA AVE	Parking	Parking	Open	
1/19/2024	508 N FLORIDA AVE	Parking	Parking	Closed	1/26/2024
1/19/2024	312 W DUPONT CIR	Parking	Parking	Open	
1/19/2024	307 N DIXIE DR	Parking	Parking	Open	
1/19/2024	311 N DIXIE DR	Parking	Parking	Open	
1/19/2024	222 W CYPRESS AVE	Parking	Parking	Closed	1/26/2024
1/18/2024	111 W MAGNOLIA AVE	Parking	Parking	Closed	1/26/2024

Case Date	Parcel Address	Violation Type	Violation Type	Main Status	Date Closed
1/17/2024	731 CALABRIA WAY	No Fence Permit	Zoning Chapter 5	Open	
1/11/2024	121 E PINE ST	Parking	Parking	Open	
1/11/2024	E PINE ST	Parking	Parking	Open	
1/11/2024	127 E PINE ST	No Tag	Property Maintenance	Open	
1/11/2024	231 MESSINA PL	Junk	Property Maintenance	Closed	
1/11/2024	713 CALABRIA WAY	Parking	Parking	Open	
1/2/2024	602 NAPOLI WAY	LDC-Chapter 5 (Sheds)	Zoning Chapter 5	Open	

Total Records: 24

2/1/2024



Public Works

January 2024 – Monthly Report

Activity	Location/ Address	Notes
Road Maintenance / Potholes	Throughout Town	PW Staff filled in drop off at intersections and along road edges throughout Town. PW staff has also Patched potholes throughout Town.
Stormwater/Drainage	Lakeshore Blvd.	PW staff started the yearly stormwater inlet/outfall cleaning along Lakeshore Blvd.
Building Maintenance	Library	PW Staff repair toilet in main library bathroom
Grounds Maintenance	Griffin Park	PW Staff trimmed trees
	Sara Maude Nature Trail	PW Staff added mulch along the Nature Trail.
Tree Trimming/Tree Removal/Stump Removal	110 N. Palm Ave North & South Lakeshore	PW Staff removed limbs from right-of-way. PW Staff trimmed palms and removed moss from trees along the lakeshore.
	W. Lakeview Ave	Tree Contractor trimmed low hanging limbs over the street and right-of way.
Mowing/Weed Eating	Main Water Plant Well # 3 Lakeshore Blvd Cemetery Blevins Park Little Lake Harris Shoreline	Monthly Maintenance mowing, weed eating and edging. Monthly Mowing of Town Right of Way 9 Acre – Town Owned Parcel Weed Eating Little Lake Harris Shoreline
Boardwalk Repairs	Sara Maude Mason Nature Preserve	Sara Maude Boardwalk still closed due to storm damage (see update below)
Pre-Grade Inspections Landscape/Irrigation Inspections Sidewalk Inspections	Talichet	1 – Pre-Grade Inspection - SFR 1 – Final Lot Grading Inspection - SFR 0 – Final Landscape Inspection - SFR 0 – Sidewalk Inspection – SFR
	Talichet 2	0 – Pre-Grade Inspection – SFR 1 – Final Lot Grading Inspection 1 – Final Landscape Inspection 1 – Sidewalk Inspection
	Venezia Townhomes	10 – Pre-Grade Inspections – Town Home 10 – Final Lot Grading Inspection – Town Home 10 – Final Landscape Inspection – Town Home 10 – Sidewalk Inspection – Town Home

	In Field Lots	0 – Final Lot Grading Inspection
Lot Grading Plan Reviews Landscape/Irrigation Plan Reviews	Talichet Phase 2 Venezia Town Homes	0 – Lot Grading Plan/Landscape/Irrigation Reviews 0 – Lot Grading Plan Reviews

Additional Notes/Updates:

- **Sara Maude Mason Nature Preserve nature trail is open to the public:**
 - The boardwalk will stay closed. (Unsafe for pedestrian traffic)
 - Town Staff is working with FEMA Funding of reimbursement on the cost for repairs to the boardwalk.
 - The Public Works Director has completed the RFP for the Reconstruction of the Sara Maude Mason Boardwalk. The Sara Maude Mason Boardwalk RFP is open and advertised.

- **Pine Park Update:**
 - The Town engineer is designing a plan for Pine Park, Public Works is working with FDOT on a driveway permit for Pine Park.
 - The Town engineer has designed a concept plan of Pine Park with amenities that include a driveway, parking area with handicap spaces, pickle ball courts, restrooms, pavilions, playgrounds, bike trail and trails connecting to Venezia HOA property for Venezia resident access.

- **LCWA Stormwater Grant Update:**
 - The Public Works is working with SJRWMD for any permitting required for the project.
 - The Public Works Director is in contact with LCWA for all grant reports and requirements.
 - The Town Engineer is having the Project Site surveyed to determine the high-water line, wetland delineation, and designing a project plan to submit to SJRWMD for permitting.

- **FDEM Lift Station #1 and Lift Station #2 Bypass Pump Grant Update:**
 - The Public Works Director is working with FDEM on both grant applications during the grant review process.
 - The Public Works Director is in contact with FDEM staff to provide additional documents and information needed during the review process.



Public Utilities

January 2024– Monthly Report

Activity	Location/ Address	Notes
Locates	Throughout Town	38 utility locates
Service Orders	Throughout Town	24 service orders
Repairs	Throughout town	No major repairs needed for January
Maintenance	WTP 1	Prime and paint water treatment plant piping



**Library Director's Report
Marianne Beck Memorial Library
For the Month of January 2024**

Statistics for January 2024

Digital: 495, KOHA: 7,448 **Total: 7,943.** Items borrowed from other libraries: 537, items loaned to other libraries: 401. There were 166 computer sessions in December. There were 124 downloads of Ebooks and Audiobooks. 15 residents received new library cards. A total of 5,234 residents visited the library in January.

Lake County Library System Update:

The Library Advisory Board (LAB) will be hosting workshops to review the current county library policies. LCC-11 Collection Development Policy which includes the Library Bill of Rights, Freedom to Read and Freedom to view. All of which, in the past, the county had followed ALA's lead. LCC-12 Patron Request for Reconsideration of Library Materials. LCC-33 Use of Meeting Rooms in the LCLS Member Libraries. LCC-61 Use of Meeting Rooms in LCLS branch libraries.

Funds collected for January:

Copies/Fax: \$103.05 Fines: \$58.40 Total: \$161.45

Activities during the month of January:

The library hosted 16 programs in the month of January.

Chess: 60

Yoga: 44

Conversational Spanish: 6

Home School Spanish: 52

Adult Craft Hour: 8

Top shelf book club: 4

Family Movie Night: 13

Meditation: 17

Hand & foot (Canasta): 59

Robotics: 67

AARP Driving Class: 34

Storytime: 40

Mahjong: 25

D.A.R.: 13

Pokemon: 12

Home School Class: 17

Total Attendance for January: 471 patrons

The January Reading Challenge Stats: Number of books read: 102. Number of pages read: 25,249. Number of patrons participating 51. The results were posted on Facebook and Instagram. Preschooler Manny Gonzalez was the winner of the raffle. February's challenge will be to read books with red on the cover. Patrons can enter the challenge through Beanstack on the LCLS website or in person, at the library.

The library was closed for two days in January. Opened for 25 days. The police department also held a training day on January 27th in the LEC.

Respectively Submitted,

Tara Hall, Library Director

**HOWEY-IN-THE-HILLS
REVENUES V.S. EXPENDITURES
January 31, 2024**

<u>REVENUES</u>	<u>RECEIVED</u> <u>CURRENT MON.</u>	<u>RECEIVED</u> <u>YEAR-TO-DATE</u>	<u>ESTIMATED</u> <u>REVENUE</u>	<u>REVENUE</u> <u>TO BE RECEIVED</u>	<u>PERCENT</u> <u>RECEIVED</u>
001 GENERAL FUND	\$ 25,309.27	\$ 1,377,792.05	\$ 2,555,938.00	\$ 1,178,145.95	54%
120 POLICE ADV TRAINING	\$ -	\$ 529.46	\$ 3,000.00	\$ 2,470.54	18%
130 TREE FUND	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0%
140 WATER IMPACT FEES*	\$ 31,508.20	\$ 85,072.14	\$ 1,162,653.00	\$ 1,077,580.86	7%
141 PARK IMPACT FEES*	\$ 9,928.64	\$ 26,912.33	\$ 738,000.00	\$ 711,087.67	4%
142 POLICE IMPACT FEES*	\$ 10,576.16	\$ 28,667.45	\$ 738,000.00	\$ 709,332.55	4%
143 ROAD IMPACT FEES*	\$ -	\$ -	\$ 1.00	\$ 1.00	0%
144 WASTEWATER IMPACT FEES*	\$ -	\$ -	\$ 1.00	\$ 1.00	0%
145 STORMWATER IMPACT FEES*	\$ -	\$ -	\$ 1.00	\$ 1.00	0%
150 INFRASTRUCTURE FUND	\$ -	\$ 65,899.38	\$ 273,355.00	\$ 207,455.62	24%
155 BUILDING FUND	\$ 62,504.99	\$ 201,154.05	\$ 679,565.00	\$ 478,410.95	30%
401 WATER/SANITATION FUND	\$ 143,034.57	\$ 571,469.52	\$ 6,943,736.00	\$ 6,372,266.48	8%
651 POLICE RETIREMENT	\$ -	\$ 221,857.94	\$ 198,423.00	\$ (23,434.94)	112%
TOTALS	\$ 282,861.83	\$ 2,579,354.32	\$ 13,293,673.00	\$ 10,714,318.68	19%

<u>EXPENDITURES</u>	<u>COMMITTED</u> <u>CURRENT MON.</u>	<u>COMMITTED</u> <u>YEAR-TO-DATE</u>	<u>CURRENT</u> <u>APPROPRIATION</u>	<u>AVAILABLE</u> <u>APPROPRIATION</u>	<u>PERCENT</u> <u>COMM.</u>
001 GENERAL FUND	\$ 132,507.96	\$ 809,744.41	\$ 2,555,938.00	\$ 1,746,193.59	32%
120 POLICE ADV TRAINING	\$ -	\$ -	\$ 3,000.00	\$ 3,000.00	0%
130 TREE FUND	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0%
140 WATER IMPACT FEES*	\$ -	\$ 536,100.00	\$ 1,162,653.00	\$ 626,553.00	46%
141 PARK IMPACT FEES*	\$ 24,923.00	\$ 82,361.20	\$ 738,000.00	\$ 655,638.80	11%
142 POLICE IMPACT FEES*	\$ -	\$ -	\$ 738,000.00	\$ 738,000.00	0%
143 ROAD IMPACT FEES*	\$ -	\$ -	\$ 1.00	\$ 1.00	0%
144 WASTEWATER IMPACT FEES*	\$ -	\$ -	\$ 1.00	\$ 1.00	0%
145 STORMWATER IMPACT FEES*	\$ -	\$ -	\$ 1.00	\$ 1.00	0%
150 INFRASTRUCTURE FUND	\$ -	\$ -	\$ 273,355.00	\$ 273,355.00	0%
155 BUILDING FUND	\$ 17,766.09	\$ 153,037.68	\$ 679,565.00	\$ 526,527.32	23%
401 WATER/SANITATION FUND	\$ 121,771.21	\$ 534,668.15	\$ 6,943,736.00	\$ 6,409,067.85	8%
651 POLICE RETIREMENT	\$ -	\$ 24,476.55	\$ 198,423.00	\$ 173,946.45	12%
TOTALS	\$ 296,968.26	\$ 2,140,387.99	\$ 13,293,673.00	\$ 11,153,285.01	16%

**HOWEY-IN-THE-HILLS
REVENUES V.S. EXPENDITURES
December 31, 2023**

<u>REVENUES</u>	<u>RECEIVED</u> <u>CURRENT MON.</u>	<u>RECEIVED</u> <u>YEAR-TO-DATE</u>	<u>ESTIMATED</u> <u>REVENUE</u>	<u>REVENUE</u> <u>TO BE RECEIVED</u>	<u>PERCENT</u> <u>RECEIVED</u>
001 GENERAL FUND	\$ 30,250.39	\$ 278,899.93	\$ 2,555,938.00	\$ 2,277,038.07	11%
120 POLICE ADV TRAINING	\$ 149.39	\$ 529.46	\$ 3,000.00	\$ 2,470.54	18%
130 TREE FUND	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0%
140 WATER IMPACT FEES*	\$ -	\$ 53,563.94	\$ 1,162,653.00	\$ 1,109,089.06	5%
141 PARK IMPACT FEES*	\$ -	\$ 16,983.69	\$ 738,000.00	\$ 721,016.31	2%
142 POLICE IMPACT FEES*	\$ -	\$ 18,091.29	\$ 738,000.00	\$ 719,908.71	2%
143 ROAD IMPACT FEES*	\$ -	\$ -	\$ 1.00	\$ 1.00	0%
144 WASTEWATER IMPACT FEES*	\$ -	\$ -	\$ 1.00	\$ 1.00	0%
145 STORMWATER IMPACT FEES*	\$ -	\$ -	\$ 1.00	\$ 1.00	0%
150 INFRASTRUCTURE FUND	\$ 950.70	\$ 47,653.44	\$ 273,355.00	\$ 225,701.56	17%
155 BUILDING FUND	\$ 12,058.03	\$ 138,649.06	\$ 679,565.00	\$ 540,915.94	20%
401 WATER/SANITATION FUND	\$ 124,468.90	\$ 419,642.44	\$ 6,943,736.00	\$ 6,524,093.56	6%
651 POLICE RETIREMENT	\$ -	\$ (24,728.52)	\$ 198,423.00	\$ 223,151.52	-12%
TOTALS	\$ 167,877.41	\$ 949,284.73	\$ 13,293,673.00	\$ 12,344,388.27	7%

<u>EXPENDITURES</u>	<u>COMMITTED</u> <u>CURRENT MON.</u>	<u>COMMITTED</u> <u>YEAR-TO-DATE</u>	<u>CURRENT</u> <u>APPROPRIATION</u>	<u>AVAILABLE</u> <u>APPROPRIATION</u>	<u>PERCENT</u> <u>COMM.</u>
001 GENERAL FUND	\$ 168,786.73	\$ 647,687.24	\$ 2,555,938.00	\$ 1,908,250.76	25%
120 POLICE ADV TRAINING	\$ -	\$ -	\$ 3,000.00	\$ 3,000.00	0%
130 TREE FUND	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0%
140 WATER IMPACT FEES*	\$ -	\$ 365,425.00	\$ 1,162,653.00	\$ 797,228.00	31%
141 PARK IMPACT FEES*	\$ -	\$ 17,975.00	\$ 738,000.00	\$ 720,025.00	2%
142 POLICE IMPACT FEES*	\$ -	\$ -	\$ 738,000.00	\$ 738,000.00	0%
143 ROAD IMPACT FEES*	\$ -	\$ -	\$ 1.00	\$ 1.00	0%
144 WASTEWATER IMPACT FEES*	\$ -	\$ -	\$ 1.00	\$ 1.00	0%
145 STORMWATER IMPACT FEES*	\$ -	\$ -	\$ 1.00	\$ 1.00	0%
150 INFRASTRUCTURE FUND	\$ -	\$ -	\$ 273,355.00	\$ 273,355.00	0%
155 BUILDING FUND	\$ 19,448.81	\$ 126,887.82	\$ 679,565.00	\$ 552,677.18	19%
401 WATER/SANITATION FUND	\$ 123,248.48	\$ 403,017.66	\$ 6,943,736.00	\$ 6,540,718.34	6%
651 POLICE RETIREMENT	\$ -	\$ 7,375.49	\$ 198,423.00	\$ 191,047.51	4%
TOTALS	\$ 311,484.02	\$ 1,568,368.21	\$ 13,293,673.00	\$ 11,725,304.79	12%

**HOWEY IN THE HILLS
BANK ACTIVITY REPORT
January 31, 2024**

	ACCOUNTS		LOANS
151200	Florida Prime Account		
	STATE BOARD ADMINISTRATION BALANCE		
	SBA FUND A	\$ 20,479.14	
	INTEREST RECEIVED (APY 5.676%)	\$ 96.87	5.676%
	ENDING BALANCE	\$ 20,576.01	
101076	SEACOAST #1 MONEY MARKET ACCOUNT		
(RESERVES)	BEGINNING BALANCE	\$ 682,344.97	
	TRANSFERS IN (OUT)	-	
	INTEREST RECEIVED (APY 4.299%)	2,444.44	4.299%
	ENDING BALANCE	\$ 684,789.41	
101080	SEACOAST #2 MONEY MARKET ACCOUNT		
(BISHOPS GATE)	BEGINNING BALANCE	\$ 2,926.46	
Sinking Fund	TRANSFERS IN (OUT)	-	
	INTEREST RECEIVED (APY 0.008%)	0.02	0.008%
	ENDING BALANCE	\$ 2,926.48	
101081	SEACOAST #3 MONEY MARKET ACCOUNT		
(Public Fund)	BEGINNING BALANCE	\$ 1,400,000.00	
	TRANSFERS IN (OUT)	\$ (15.00)	
	INTEREST RECEIVED (APY 5.25%)	\$ 17.64	0.001%
	ENDING BALANCE	\$ 1,400,002.64	
101005	SEACOAST CHECKING ACCOUNT (Operating)		
Operating Checking	BEGINNING BALANCE	\$ 3,022,441.21	
	REVENUES DEPOSITED	467,575.51	
	TRANSFERS IN (OUT)	(1,400,000.00)	
	EXPENDITURES CLEARED	(569,667.16)	
	ENDING BALANCE	\$ 1,520,349.56	
101160	SEASIDE MONEY MARKET ACCOUNT		
	BEGINNING BALANCE	\$ 355,125.94	
	TRANSFERS IN (OUT)	-	
	DORMANT CHARGE	-	
	INTEREST RECEIVED (APY 4.474%)	1,324.14	4.474%
	ENDING BALANCE	\$ 356,450.08	
101110	SEASIDE CHECKING ACCOUNT (Pay Loan)		
	BEGINNING BALANCE	\$ 18,083.56	
	TRANSFERS IN (OUT)	-	
	DEPOSITED	-	
	ENDING BALANCE	\$ 18,083.56	
101120	SEASIDE SRF LOAN SWEEP ACCOUNT		
	BEGINNING BALANCE	\$ 2,490.97	
	TRANSFERS IN (OUT)	-	
	EXPENDITURES CLEARED	-	
	ENDING BALANCE	\$ 2,490.97	
	TOTAL	\$ 4,005,668.71	

FDEP SRF LOAN (2.71%/2.12% interest)
 *Payments of \$72,314.68 made bi-annually.
 Beg Balance as of 04/15/2023 \$1,211,538.79
 Principal paid 10/1/2023 (\$56,676.98)
End Balance as of 11/30/2023 \$1,154,861.81

*TRSF to new MMA acct# 7992