



Planning & Zoning Board Meeting

May 26, 2022 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/84178415245?pwd=a3pCNkpKR2RZVmhTU2E3WnVwTEUrQT09>
Meeting ID: 841 7841 5245 | Passcode: 273409

Due to COVID-19, the Town of Howey-in-the-Hills is limiting the number of public attendees at meetings to 10 individuals. The Town of Howey-in-the-Hills is also requesting all audience members to wear masks when attending the meeting. The Town encourages everyone who is interested in participating in the meeting to join virtually via ZOOM.

CALL TO ORDER ROLL CALL

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. Consideration and Approval of the April 28, 2022, Planning and Zoning Board Meeting minutes.

PUBLIC HEARING

OLD BUSINESS

2. Item: **John Manning Form 8B to be read here.**
3. Discussion and Recommendation: **Requiring two-car garages for townhouse units.**

NEW BUSINESS

4. Discussion: **Comprehensive Plan basic concepts and review of other plans and programs that comprise the Town's overall planning effort. This is intended as an educational and information program for Planning & Zoning Board members and interested public.**
5. Discussion: **Town Council requested the Planning & Zoning Board input on policy 1.11.6 of the Future Land Use element requiring the extension of grid street patterns where possible. The Town Council is asking for a recommendation on keeping the policy as is, amending the policy, or deleting the policy.**

6. Consideration and Approval: **Residential Design Compliance with Architectural Standards Review**

7. Consideration and Recommendation: **Ordinance 2022-013 Annexation Daryl Carter Property**

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.

ADJOURNMENT

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

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

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

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

Topic: **Planning & Zoning Board Meeting**

Time: **May 26, 2022 06:00 PM Eastern Time (US and Canada)**

Join Zoom Meeting

<https://us06web.zoom.us/j/84178415245?pwd=a3pCNkpKR2RZVmhTU2E3WnVwTEUrQT09>

Meeting ID: 841 7841 5245

Passcode: 273409

Dial by your location

+1 646 558 8656 US (New York)

+1 720 707 2699 US (Denver)

+1 346 248 7799 US (Houston)

Meeting ID: 841 7841 5245

Passcode: 273409

Find your local number: <https://us06web.zoom.us/j/84178415245?pwd=a3pCNkpKR2RZVmhTU2E3WnVwTEUrQT09>

Please Note: In accordance with F.S. 286.0105: Any person who desires to appeal any decision or recommendation at this meeting will need a record of the proceedings, and that for such purposes may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The Town of Howey-in-the-Hills does not prepare or provide this verbatim record. Note: In accordance with the F.S. 286.26: Persons with disabilities needing assistance to participate in any of these proceedings should contact Town Hall, 101 N. Palm Avenue, Howey-in-the-Hills, FL 34737, (352) 324-2290 at least 48 business hours in advance of the meeting.



Planning & Zoning Board Meeting

April 28, 2022 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:

Tina St. Clair - Chairperson | Sheldon Lucien | John Manning | Richard Mulvany | Shawn Johnson | Frances O'Keefe Wagler (via Zoom)

STAFF PRESENT:

Sean O'Keefe - Town Administrator (via Zoom) | Victoria Elfers - Building Services Clerk | Tom Harowski - Town Planner | Azure Botts – Code Enforcement Officer

CONSENT AGENDA

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1. Consideration and Approval of the March 24, 2022, Planning and Zoning Board Meeting minutes.

Motion made by John Manning to approve the agenda; Richard Mulvany seconded the motion. Motion was approved unanimously by voice vote.

PUBLIC HEARING

2. Consideration and Recommendation: **Ordinance 2022-004**

Tina St. Clair, Board Chair, read Ordinance 2022-004 by title only:

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO LAND USE; AMENDING THE FUTURE LAND USE MAP OF THE TOWN'S COMPREHENSIVE PLAN FOR A 1.82-ACRE PARCEL LOCATED SOUTH OF EAST REVELS ROAD AND WEST OF SUNSET DRIVE, AS LEGALLY DESCRIBED IN THE ORDINANCE, FROM LAKE COUNTY DESIGNATION OF "RURAL TRANSITION" TO THE TOWN'S DESIGNATION OF "RURAL LIFESTYLE"; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

Tina St. Clair introduced this item and asked Town Planner, Tom Harowski, to present this item. Mr. Harowski explained due to time constraints that he would explain Ordinance 2022-004, 2022-007, 2022-003, 2022-005, 2022-006, and 2022-008 as they are all related and similar in nature. Mr. Harowski explained that Mr. Hixson had submitted applications to have a parcel annexed into Town, have the Future Land Use Map designation changed to Town Rural Lifestyle (with a Comprehensive Plan Amendment), and rezone the parcel to Town Agricultural. Mr. Harowski also stated that applicant Mr. Hixson had also asked for the Town’s assistance in working with Lake County to vacate some of the County Easement to the north of the parcel in question. Mr. Harowski also explained the Town submitted an administrative request to annex Town-owned property (a former landfill located off Revels Road), designate a land use on the Town’s future land use map of Rural Lifestyle, and assign zoning to the parcel as Agricultural.

Public Comments:

Rutledge Avery, 10918 E. Revels Rd - Mr. Avery asked the board if the easement will be taken away and if the Town has contracted a geological surveyor to survey the property. He believes the land is caving into the claypit, which he assumed may be a sinkhole.

Mr. Harowski explained the Town has not conducted a geological survey.

Mr. O’Keefe reasoned that if the land is caving in, it was caused by the landfill that use to occupy the property.

Charles Pasch, 11040 E. Revels Rd - Mr. Pasch commented that he appreciated that if the easement was vacated, he would get a thirty-foot property extension and the tree line that separates the parcels would not be removed or affected.

Buddy Niles, Pine Hills - Mr. Niles owns property off East Revels Rd- Mr. Niles asked how many acres the Town owns, and if homes will be built on the property. He also presumed the applicant, Mr. Hixson, will cut down the trees.

Mr. Harowski answered that the Town owns approximately five acres, and the applicant will own two acres.

Mark Linn, 24030 Sunset Dr. – Mr. Linn asked if Sunset Drive would be affected by right-of-way.

Linda Lindsey, 24115 Sunset Dr – Mrs. Lindsey explained she moved away from Orlando to avoid development and expressed she does not want the annexation to occur.

Laura Channel, 10738 E. Revels Rd – Mrs. Channel asked who will be responsible for the right-of-way.

Eddie Channel, 10738 E. Revels Rd – Mr. Channel stated that he felt neither the County nor the Town will take responsibility for the right-of-way.

Motion made by John Manning for recommendation of approval for Ordinance 2022-004; seconded by Board Member Richard Mulvany. Motion was approved unanimously by roll call vote.

Sheldon Lucien	YES	Chair Tina St. Clair	YES
Fran O’Keefe Wagler	YES	Richard Mulvany	YES
Shawn Johnson	YES	John Manning	YES

3. Consideration and Recommendation: **Ordinance 2022-007**

Tina St. Clair, Board Chair, read Ordinance 2022-007 by title only:

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO LAND USE; AMENDING THE FUTURE LAND USE MAP OF THE TOWN’S COMPREHENSIVE PLAN FOR A 4.96-ACRE PARCEL LOCATED SOUTH OF EAST REVELS ROAD AND WEST OF SUNSET DRIVE, AS LEGALLY DESCRIBED IN THE ORDINANCE, FROM LAKE COUNTY DESIGNATION OF “RURAL TRANSITION” TO THE TOWN’S DESIGNATION OF “RURAL LIFESTYLE”; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

Town Planner, Tom Harowski stated that the same staff summary applied to this Ordinance.

Public Comment:

Rutledge Avery, 10918 E. Revels Rd - Mr. Avery repeated his concern for the possibility of a sinkhole.

Board Member John Manning asked if the site has been investigated.

Mr. Harowski answered it has not.

Mr. O’Keefe added the Town plans to unify the parcels and does not have plans to conduct a survey.

Board Member Richard Mulvany asked if the site used to be the Town’s dump.

Mr. O’Keefe confirmed the site used to be used as the Town’s landfill.

Motion made by Board Member Richard Mulvany for recommendation of approval of Ordinance 2022-007; seconded by Board Member John Manning. The motion was approved by roll call vote.

Sheldon Lucien	YES	Chair Tina St. Clair	YES
Fran O’Keefe Wagler	YES	Richard Mulvany	YES
Shawn Johnson	YES	John Manning	YES

OLD BUSINESS

- 4. Item: **Richard Mulvany Form 8B to be read here.**

Building Services Clerk, Victoria Elfers, read Board Member Richard Mulvaney’s Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Officers statement aloud and announced that it would be included with the minutes from the March 24, 2022 Planning & Zoning Board Meeting.

NEW BUSINESS

- 5. Consideration and Recommendation: **Ordinances 2022-003 and 2022-005 pertaining to annexation of a 1.86 acre parcel and amendment of the official zoning map to designate the property as agriculture; and Consideration and Recommendation for vacation of unopened right-of-way adjacent to the property referenced.**

Mr. Harowski stated his staff report remained current.

Public Comment:

Buddy Niles, Pine Hills – Mr. Niles who owns property off East Revels Rd, expressed his concern for traffic flow.

Linda Lindsey, 24115 Sunset Dr – Mrs. Lindsey expressed concerned that construction vehicles will affect the easement and proposed a separate road should be used.

Motion made by John Manning for recommendation of approval this agenda item; seconded by Fran O’Keefe Wagler. The motion was approved by roll call vote.

Sheldon Lucien	YES	Chair Tina St. Clair	YES
Fran O’Keefe Wagler	YES	Richard Mulvany	YES
Shawn Johnson	YES	John Manning	YES

6. Consideration and Recommendation: **Ordinances 2022-006 and 2022-008 pertaining to the annexation the Howey landfill property and assigning a zoning classification of Agricultural.**

Public Comment:

Buddy Niles, Pine Hills – Mr. Niles stated he didn’t understand why the board was taking Public Comment again since the board was voting the way it wanted to anyway.

Motion made by Richard Mulvany for recommendation of approval of Ordinances 2022-006 and 2022-008; seconded by Fran O’Keefe Wagler. The motion was approved by roll call vote.

Sheldon Lucien	NO	Chair Tina St. Clair	YES
Fran O’Keefe Wagler	YES	Richard Mulvany	YES
Shawn Johnson	YES	John Manning	YES

7. Consideration and Recommendation: **Ordinance 2022-009 Food Trucks**

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO LAND USE; AMENDING SECTION 5.02.01 OF THE TOWN’S LAND DEVELOPMENT CODE TO ADDRESS MOBILE FOOD TRUCKS AS TEMPORARY USES; CREATING SECTION 5.02.09, FOOD TRUCKS, TO PROVIDE REGULATION FOR FOOD TRUCKS OPERATING AS TEMPORARY USES WITHIN THE TOWN; ESTABLISHING CERTAIN REQUIREMENTS, RESTRICTIONS, AND PROHIBITIONS FOR FOOD TRUCKS AS TEMPORARY USES; PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

Board Member John Manning recused himself from commenting or voting on the Ordinance due to a conflict of interest.

Code Enforcement Officer Botts explained the Town does not currently have an ordinance for food trucks; and reviewed the proposed ordinance.

Public Comment:

Leslie Manning, 111 E Holly St – asked the board 1) if she would be allowed to place a food truck in the gated area of her business, the Howey Market, 2) if the curfew could extend after 7 p.m., and 3) if the Special Events permit will have to be submitted each time her food truck is operating.

Officer Botts answered it would need to be discussed further regarding her business’s area, the curfew extension can be discussed with Town Council, and food truck events will need to be filled under Special Events.

Board Member Sheldon Lucien asked what area in Town is zoned as Town Commercial.

Mr. O’Keefe answered the general commercial area spans from Lakeshore Blvd and Florida Ave.

Chairperson Tina St. Clair quired if Town residents within the commercial area could accommodate food truck owners to park and operate on their property.

Officer Botts explained it would need to be discussed further due to the ordinance stating there can only be one food truck per 0.25 acre.

Leslie Manning, 111 E Holly St – asked how the operation hours and food truck areas were designated.

Officer Botts explained Town Staff collected data from surrounding cities.

Mr. Harowski suggested the board can make a conditional recommendation to extend the business hours.

Janice Mclain 109 S Lakeshore Blvd - debated food truck businesses should become a permanent basis instead of a special event function.

Board Member Francis O’Keefe Wagler asked if food trucks would be allowed to use Town parking spaces.

Officer Botts answered it is only allowed on private property.

Mr. O’Keefe added food trucks are allowed to park on owned/leased property.

Board Member Shawn Johnson asked if food trucks can park in neighborhoods.

Officer Botts explained subdivisions would fall under the Police Department’s jurisdiction, however, she believes it is allowed.

Motion made by Richard Mulvany for recommendation of approval with the condition to extend business hours; seconded by Board Member Sheldon Lucien. The motion was approved by roll call vote.

Sheldon Lucien	YES	Chair Tina St. Clair	YES
Fran O’Keefe Wagler	YES	Richard Mulvany	YES
Shawn Johnson	YES	John Manning	RECUSED

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.

Leslie Manning, 111 E Holly St – Mrs. Manning expressed concerned with parking overflow on Central Ave.

Mr. Harowski reasoned business owners will have to negotiate parking.

ADJOURNMENT

There being no further business to discuss, a motion was made by Richard Mulvany to adjourn the meeting; John Manning seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 7:24 p.m. | **Attendees: 23**

ATTEST:

Tina St. Clair Chairperson

John Brock, Town Clerk

DRAFT

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Manning , John , Racine		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Planning and Zoning Board	
MAILING ADDRESS 111 East Holly Street		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Howey in the Hills	COUNTY Lake	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED April 28, 2022		NAME OF POLITICAL SUBDIVISION: Howey in the Hills, Florida	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, John R. Manning, hereby disclose that on April 28, 20 22 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

The measure before the Planning and Zoning Board was the Ordinance 2022-009 regarding Food Trucks. I am a part owner of the Howey Market that utilizes Food Trucks for special events and is considering adding Food Trucks more permanently on our property. This ordinance has been developed to set forth the rules and regulations regarding food trucks hence I would have a conflict of interest if I participated in the board discussion.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

May 2, 2022 Date Filed [Signature] Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



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: Townhouse Parking Requirements
DATE: May 2, 2022

During the review of the Venezia Townhouse project, the Planning Board suggested that a requirement that townhouse units have two-car garages is a requirement that should be considered. The Town Council approved the request to examine the issue, and this report has been prepared to initiate discussion on the proposed regulation. The current parking requirements for residential units under the current land development regulations are as follows:

- Single-family units in RE Residential Estate, Single Family Residential (SFR), MDR-1 Medium Density Residential and MDR-2 Medium Density Residential are required to include a two-car garage as part of any new dwelling. This requirement is placed in each individual zoning classification in Section E Other Standards.
- Single-family units in Town Center Residential (TC-R) and Town Center Flex (TC-F) require a minimum of a one-car garage. These parking requirements are also placed in Section E Other Standards.
- Parking standards for other residential uses are presented in Table 8.04.07 which require two parking spaces per unit not including garage spaces. (Note: The Venezia Townhouse project met this requirement by having two-spaces in each driveway along with the one-car garage.)
- In Town Center Commercial (TC-C) residential units are allowed only over top of commercial or other non-residential uses. In these cases, parking would be provided at two spaces per unit and would be included in the overall parking requirement for TC-C site.

To date the Town has not considered standard rental apartments which typically use surface parking lots. Some rental apartment projects do provide some garage parking as an added amenity, often for additional rental rates. Under the current land use

regulations, standard rental apartment designs would be permitted within planned development projects and not under standard zoning. To date none of the Village Mixed Use project have proposed rental apartments as a component of the product mix.

During the discussion accompanying the Venezia Townhouse project review, the Board expressed concern that the lack of a two-car garage would limit off-street parking opportunities and force on-street parking. The apparent concern was that on-street parking would interfere with the free flow of traffic and would create aesthetic concerns. In the case of the Venezia Townhouse project, the development review included the provision of supplemental parking in designated on-street locations to serve as added parking options for mail pick up and overflow visitor parking. This technique was also applied to sections of The Reserve where smaller lot unit designs were approved. Provision of added parking options within a subdivision or within a development project is one reasonable tool available to use in addressing overall parking concerns.

Adding a requirement for a two-car garage for townhouse units will have an esthetic impact in that it is very likely to result in a unit design that are dominated by garages on the front façade. If two-story units are proposed, the garage dominant façade might be mitigated by recessing the garage to some degree, but most current development is one-story in deference to Florida's senior housing desire to avoid stairs. We have prepared a brief powerpoint presentation showing a variety of unit designs for townhouses with two-car garages to help visualize the types of units that are likely to result from a two-car garage requirement.

Should the Planning Board desire to recommend the two-car garage requirement to Town Council, staff suggests amending the parking requirement in Table 8.04.07 to read as two-car garage plus driveway parking.

Howey-in-the-Hills Townhouse Garages

One-Car and Two-Car Building Examples

Two Unit Building

2-Car Garage

Entry to Side

Landscape

Divider



Four Unit Building

2-Car Garage

End units Side entry

Interior Units Recessed entry

Landscape Divider



Four Unit Building

Side Access to Unit



Four Unit
Building

Same Building
Layout

Less
Landscaping

Recessed entry
end and middle



Two Unit Building

Recessed Middle Entry

2-Car Garage

Landscape Area by Entrance

Screen Door



Two Car Garage Units

Plain Jane Design



Two Unit Two Car Garage Design

Better setting for units



Six Unit Building

1-car Garage

Post Separator

Essentially an Alley Access



Six Unit
Building

Alternate View

Entrance

Adjacent to

Garage

2 Parking Spaces
in Drive



Mixed Design Building

1-car garage for interior unit

2-car garage on end unit



One Car Garage Units

Building
design
mitigates
visual impact



HOWEY-IN-THE-HILLS PLANNING CONCEPTS

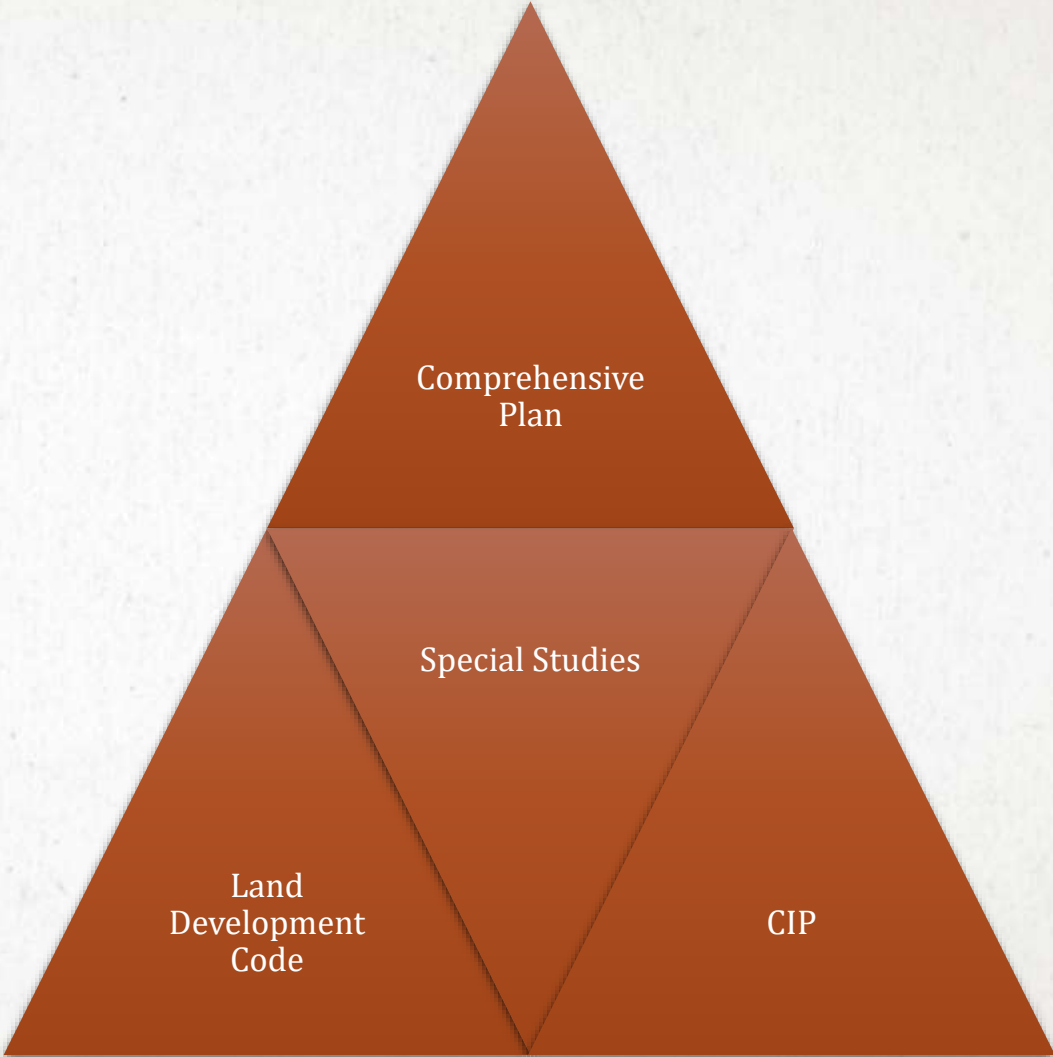
A REVIEW OF THE TOWN'S PLANNING DIRECTION AND ACCOMPLISHMENTS

PLANNING HOWEY'S FUTURE

- COMPREHENSIVE PLAN CONCEPTS
- MAJOR DEVELOPMENT PROJECTS
- CENTRAL AVENUE PLAN
- BICYCLE AND PEDESTRIAN PLAN
- TRANSPORTATION FAIR SHARE CONTRIBUTIONS

PLANNING PYRAMID

- COMPREHENSIVE PLAN GUIDES ALL ACTIVITY
- SPECIAL STUDIES PROVIDE MORE DETAIL AND DIRECTION
- LAND DEVELOPMENT CODE IS REGULATORY DOCUMENT
- CAPITAL IMPROVEMENTS PROGRAM SETS PHYSICAL SPENDING PRIORITIES



COMPREHENSIVE PLAN

MANDATORY ELEMENTS

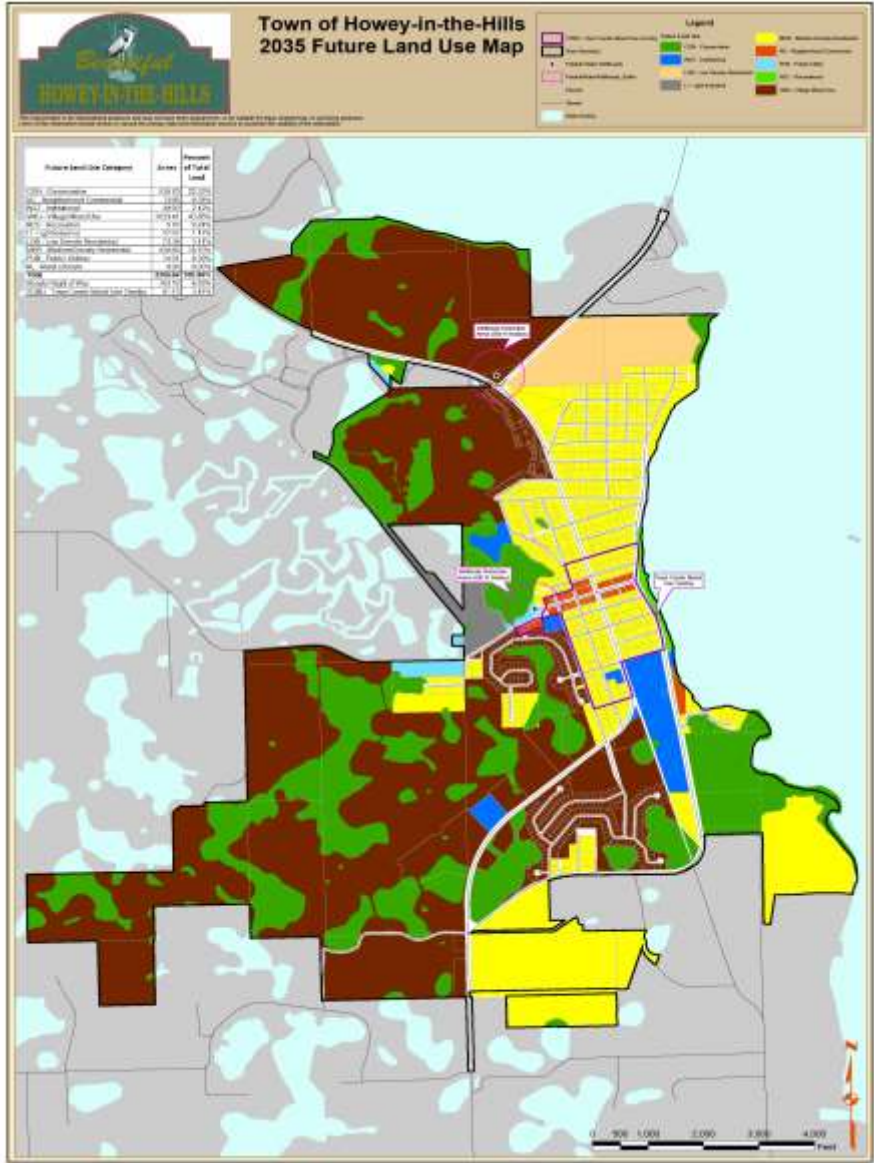
- FUTURE LAND USE
- TRANSPORTATION
- HOUSING
- PUBLIC FACILITIES
- CONSERVATION
- RECREATION AND OPEN SPACE
- PROPERTY RIGHTS
- INTERGOVERNMENTAL COORDINATION
- CAPITAL IMPROVEMENTS

OPTIONAL ELEMENTS

- PUBLIC SCHOOL; FACILITIES
- PUBLIC PARTICIPATION
- CONCURRENCY MANAGEMENT

FUTURE LAND USE PLAN BASIC CONCEPTS

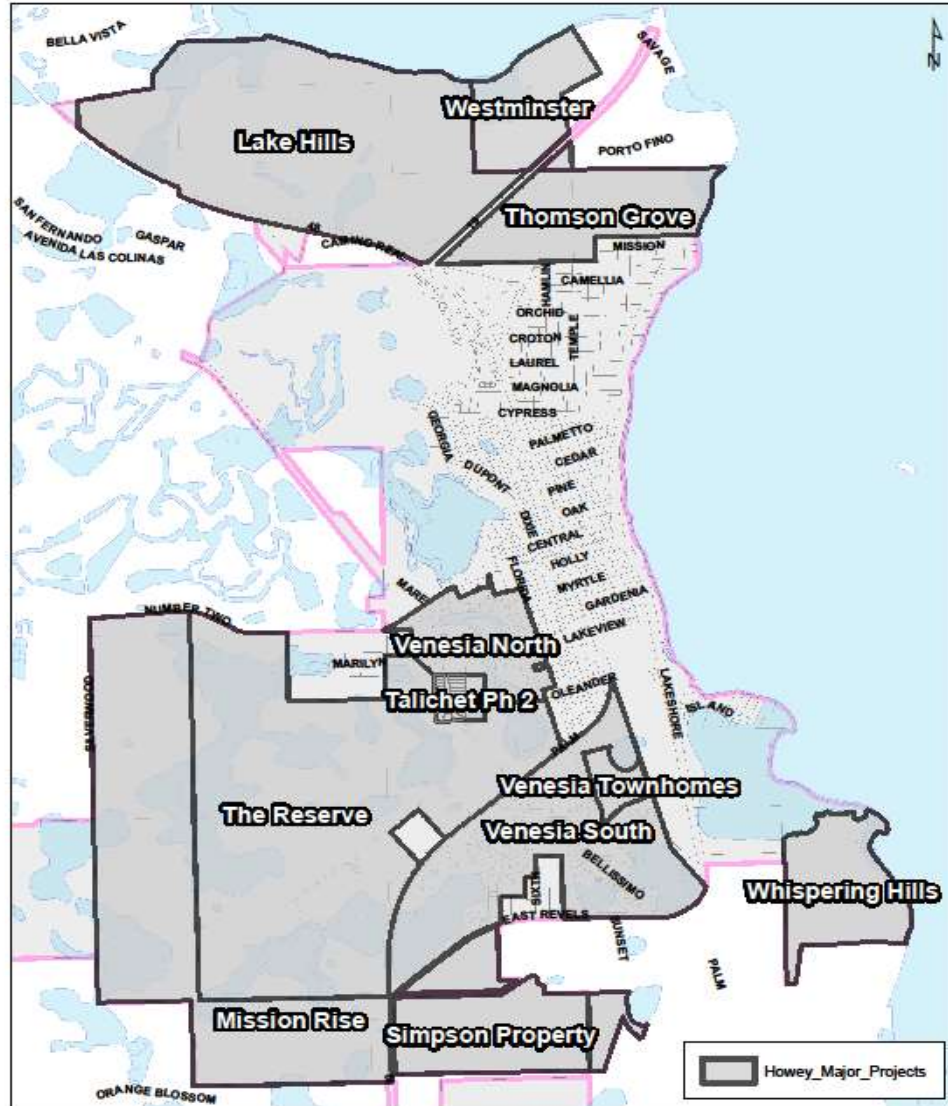
- Preserve “Old Howey” with modest options for expansion
- Town Center Overlay
 - Encourage mixed use and commercial development along Central Avenue
 - Create opportunities for home-based live-work
 - Modest increase in residential density
- Village Mixed Use Developments
 - Apply to major new projects
 - Include residential, commercial;, recreation, public and institutional use
- Preserve open space in Town and within VMU Areas



FUTURE LAND USE MAP

OCTOBER 2021

Howey in the Hills Major Projects Oct2021



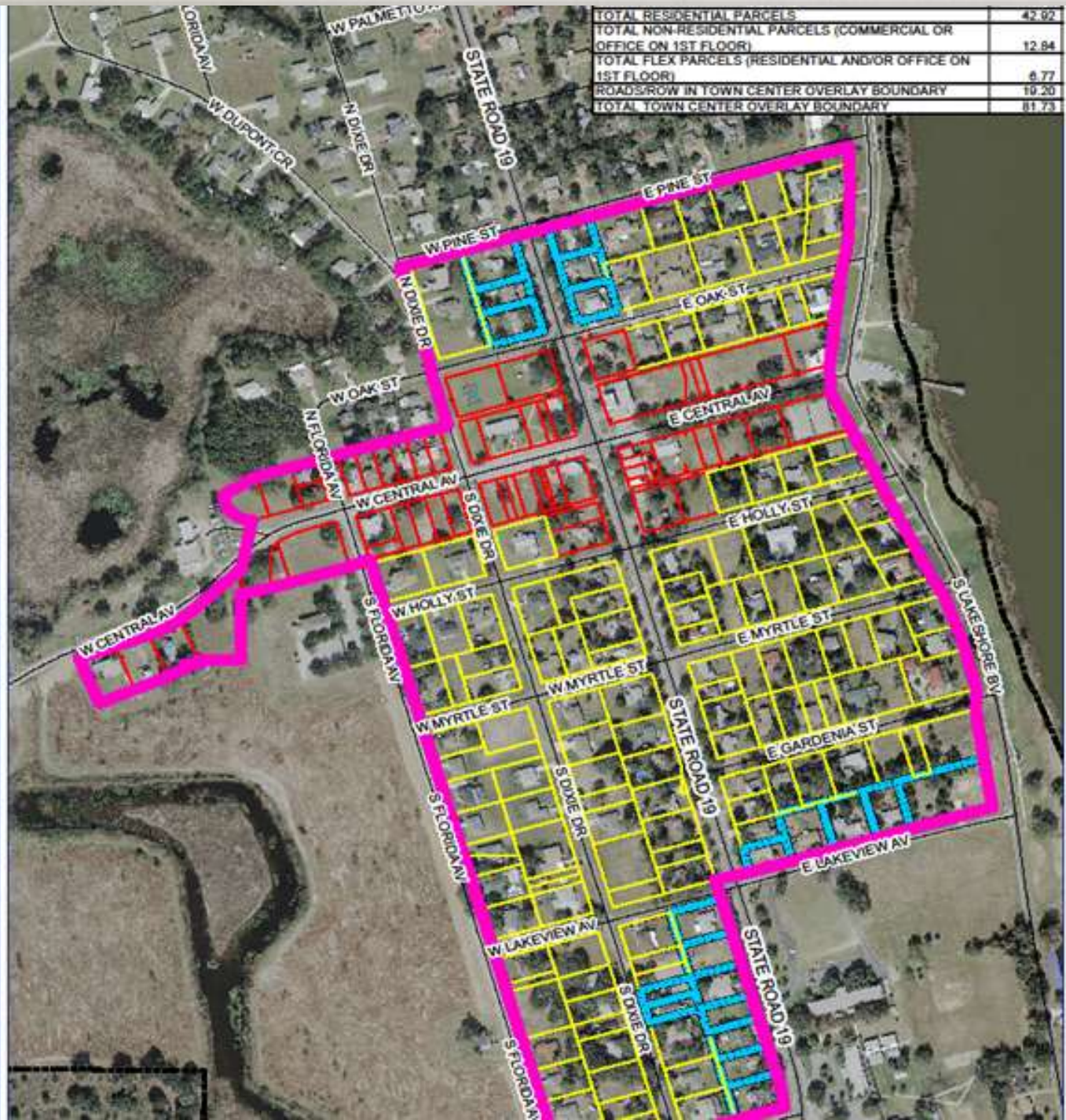
MAJOR DEVELOPMENT PROJECTS

As of October 2021

DEVELOPMENT PROJECT PROFILES APPROVED AND PENDING PROJECTS					
Project	Single-Family	Multi-Family	Total Units	Commercial Area	Other Area
Venezia South		113	113	85,000	
Talichet	92		92		
Talichet Phase 2	21		21		
Whispering Hills	156		156		
Lake Hills/Four Seasons	358	292	650	150,000	176,000
The Reserve	581	153	734	300,000	205,000
TOTAL	1,208	588	1,766	535,000	381,000

DEVELOPMENT PROJECT PROFILES PROPOSED PROJECTS WITH NO APPROVAL STATUS					
Project	Single-Family	Multi-Family	Total Units	Commercial Area	Other Area
Mission Rise	400		400		
Thompson Grove	252		252	130,000	
Simpson Parcel	260		260		
Westminster		350	350		ALF
TOTAL	912	350	1,262	130,000	ALF

MAJOR DEVELOPMENT PROJECTS



CENTRAL AVENUE STUDY

MAY, 2015

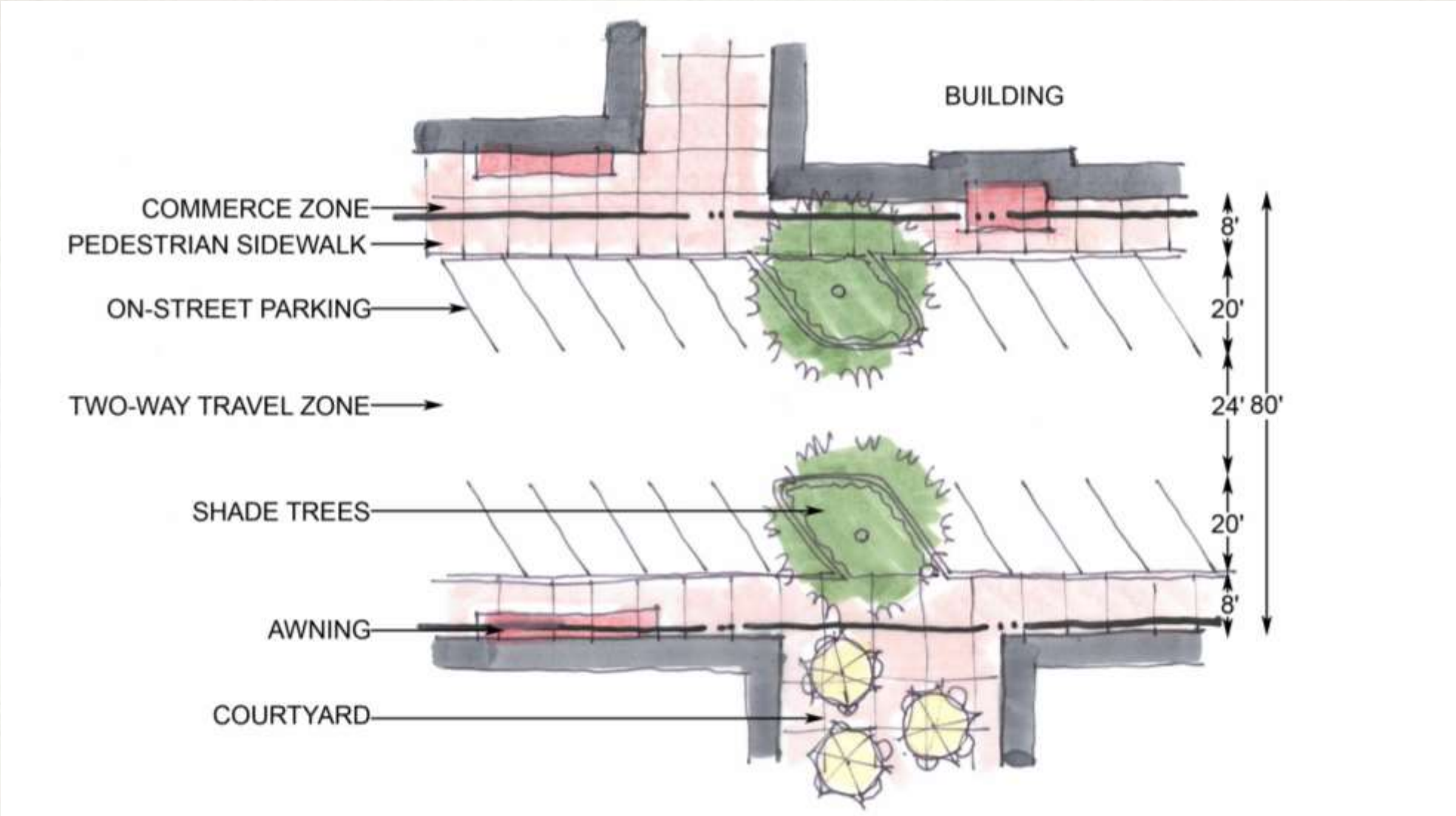
DEVELOPMENT STRATEGIES

- PHYSICAL IMPROVEMENTS
- MARKETING PLAN
- MERCHANT BASE DEVELOPMENT

PHYSICAL IMPROVEMENTS

- INSTALL SEWER
- UPGRADE WATER
- UPGRADE STORM DRAINAGE
- DESIGN STREETScape
- IMPLEMENT STREETScape





TECHNICAL SUPPORT STEPS

- UPDATE COMPREHENSIVE PLAN
- UPDATE DEVELOPMENT REGULATIONS
 - NO DRIVE THROUGHS
 - MINIMUM BUILDING HEIGHT
 - “BUILD TO” LINE
 - MAXIMUM STORE SIZE

MARKETING PLAN

- BUSINESS RECRUITMENT

- PROMOTIONAL LITERATURE
- MERCHANT TO MERCHANT
- MARKET DATA

- SPECIAL EVENTS

- TARGET ONE PER QUARTER
- KEY TO MARKET CHARACTERISITICS

- HARDWARE
- MEDICAL SERVICES
- PERSONAL SERVICES
- FITNESS STUDIO
- SPECIALTY RETAIL
- CO-OP GALLERY
- RESTAURANT
- BANK

MARKETING PLAN

- SHOP LOCAL CAMPAIGN
- PROMOTIONAL PACKET
- COOPERATIVE MARKETING
- SOCIAL MEDIA MARKETING

BUSINESS TRAINING

- HELP LOCAL BUSINESS GET BETTER AT WHAT THEY DO
 - LOW COST TRAINING OPPORTUNITIES
 - SCORE
 - COMMUNITY COLLEGE
 - COMMERCIAL TRAINERS

- SIDEWALK NEEDS
- BICYCLE NETWORK OPTIONS
- COMPREHENSIVE PLAN AMENDMENTS
- LAND DEVELOPMENT CODE AMENDMENTS

**BICYCLE AND
PEDESTRIAN
MASTER
PLAN**

MARCH 2019

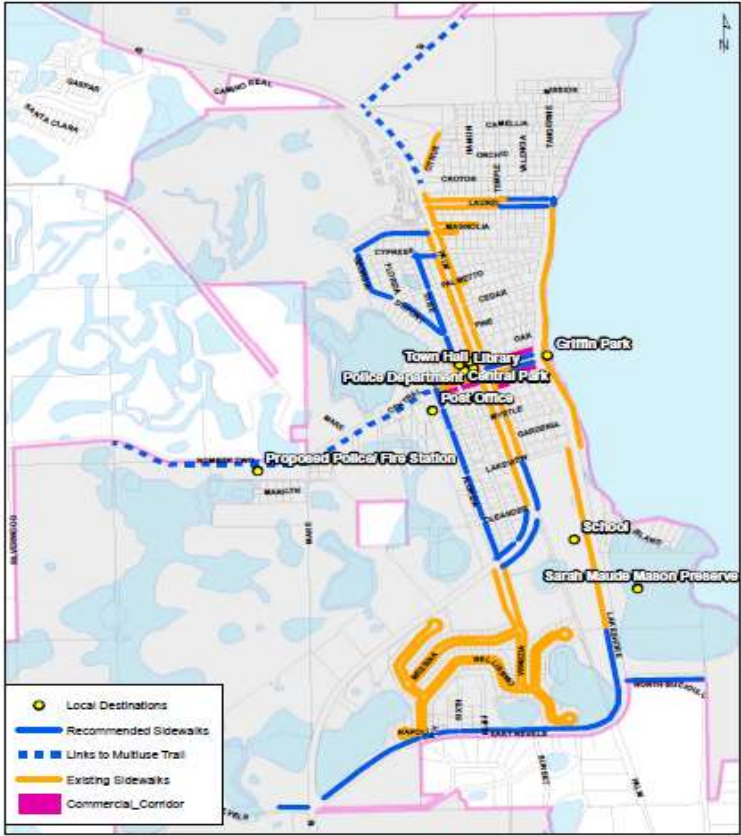
EXISTING SIDEWALK NETWORK ISSUES

- CONNECT SIDEWALKS TO KEY DESTINATIONS
- CONNECT EXISTING NETWORK SEGMENTS
- RETROFIT TO FILL GAPS
- INTEGRATE EMERGING SUBDIVISIONS
- ADDRESS MAINTENANCE

Site	Served
Town Hall	Yes
Police Station	Yes
Library	Yes
Central Park	Yes
Post Office	No
Griffin Park	Yes
Business Core	Partial
Churches	Partial
Sarah Maude	Yes
School	Partial
New PD/Fire	No

OTHER SIDEWALK OBJECTIVES

Sidewalk Recommended Alternatives Feb2019

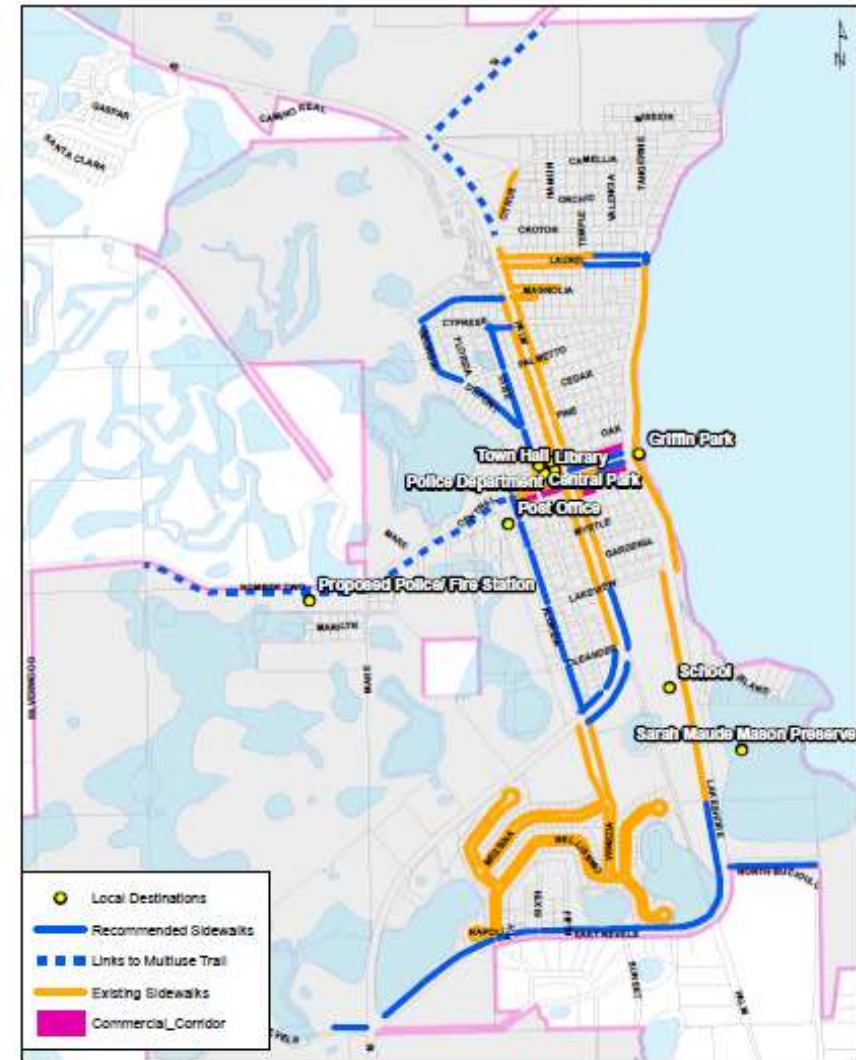


- IMPROVE SAFETY
- ENCOURAGE WALKING
- MAXIMIZE CONNECTIVITY
- COST EFFECTIVENESS
- NEIGHBORHOOD DISRUPTION
- SUPPORT TRANSIT

COMPOSITE SIDEWALK PLAN

- SR 19 SOUTH EXTENSION
- FLORIDA – DIXIE CORRIDOR
- LINK NORTH – SOUTH ROUTES
- BUCKHILL ROAD
- REVELS ROAD
- NUMBER TWO ROAD
- NORTHWEST ALTERNATE

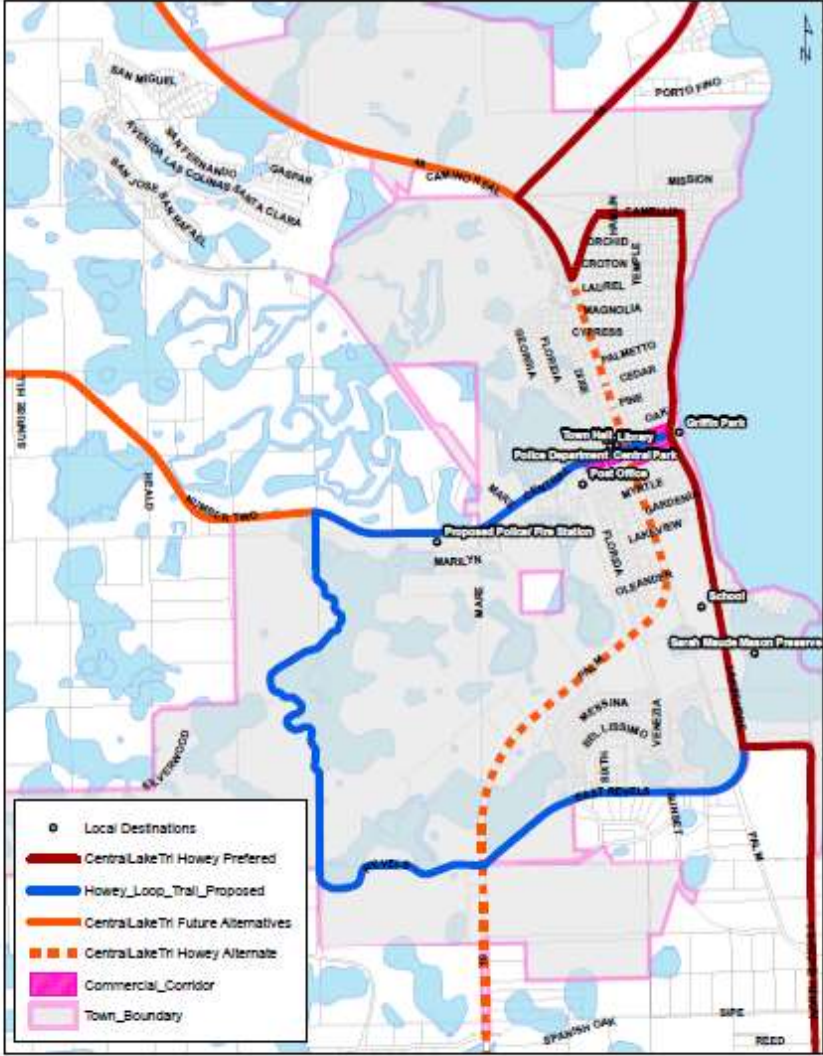
Sidewalk Recommended Alternatives Feb2019



BICYCLE TRAIL PLAN ELEMENTS

- PREFERRED ALIGNMENT FOR CENTRAL LAKE TRAIL
- LEESBURG CONNECTION ALTERNATIVES
- HOWEY LOOP TRAIL

Proposed Multiuse Path Alternatives Feb2019



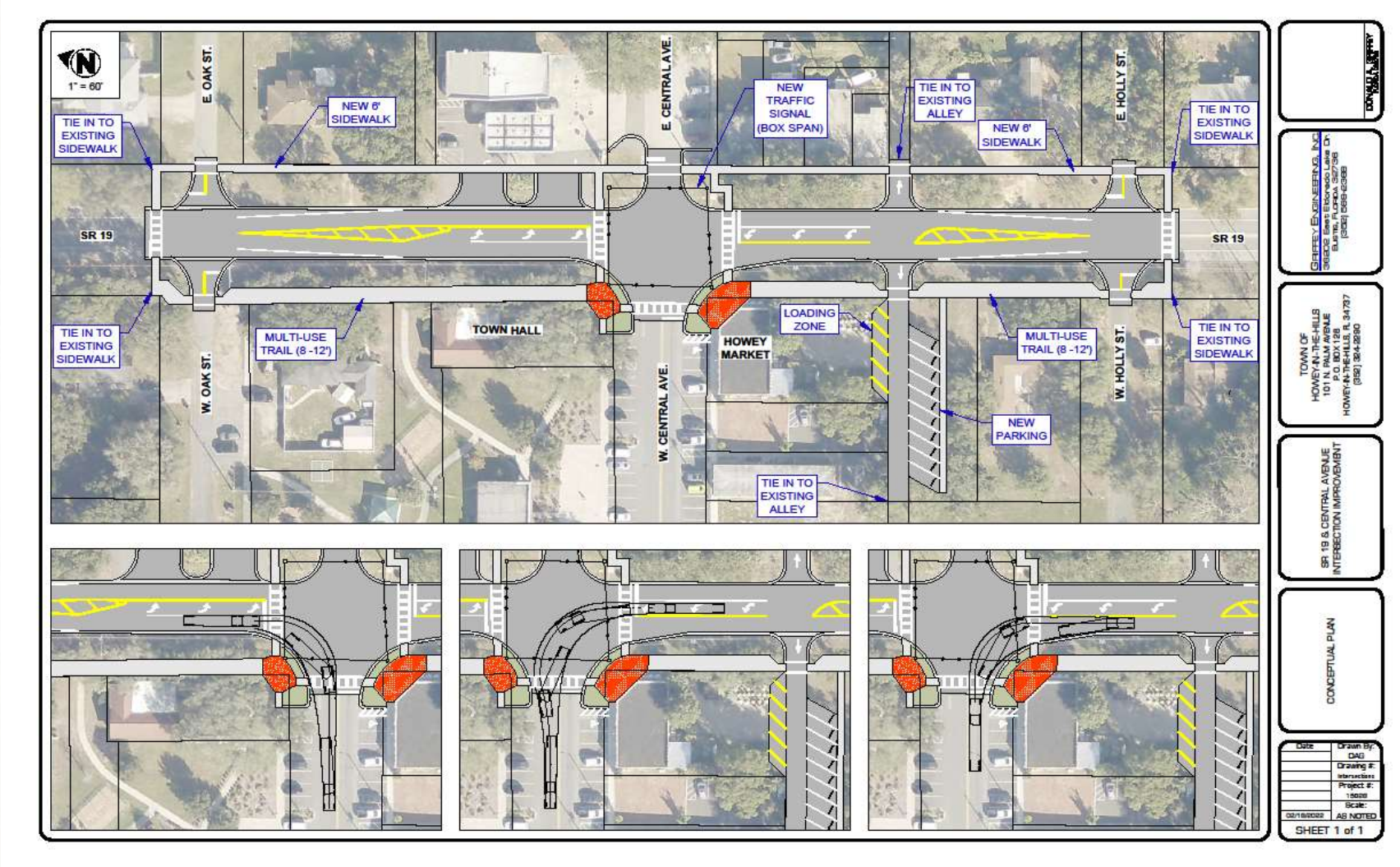
HOWEY-IN-THE-HILLS TRANSPORTATION PROJECTS TRAFFIC CONCURRENCY MITIGATION		
PROJECT	TYPE	COST
SR 19 at CR 48	Intersection and signal	\$500,000
SR 19 at Central	Intersection and signal	\$500,000
Revels Road at SR 19	Intersection	\$500,000
Florida Ave. at SR 19	Intersection	\$100,000
Florida Ave. at Number 2 Rd	Intersection	\$100,000
Pedestrian Improvements	Sidewalks, Safety	&100,000
Bicycle Improvements	Trails, Saety	\$100,000
Streetscape	Access, parking	\$250,000
Road Reconstruction	Safety, capacity	TBD
Total		\$2,150,000

TRANSPORTATION FAIR SHARE CONTRIBUTION

EACH PROJECT CONTRIBUTES A
PROPORTIONATE SHARE OF THE
COST OF NEEDED ROAD
IMPROVEMENTS

CENTRAL AND SR 19 INTERSECTION IMPROVEMENTS

Item 4.



NEXT STEPS FOR PLANNING

WHAT LIES AHEAD!

PLANNING PROGRAMS AND ACTIONS

- PARKS MASTER PLAN
- VILLAGE MIXED USE LAND USE REVIEW
- CENTRAL AVENUE DEVELOPMENT (CRA?)
- EVALUATION AND APPRAISAL REVIEW (2024)
- FAIR SHARE COST PROGRAM FOR TRAFFIC

POLICY DECISIONS AHEAD

- HOUSING TYPES (LESS SINGLE-FAMILY DOMINANT)
- LOT SIZES (MARKET PUSH FOR SMALLER LOT WIDTHS)
- AFFORDABLE HOUSING (INCENTIVES/OPTIONS)
- ANNEXATIONS OF MAJOR PROJECTS





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: Comprehensive Plan Policy
Requiring Extension of Grid Street Pattern
DATE: April 25, 2022

The Town's comprehensive plan includes a policy requiring the use of grid street patterns when appropriate. This policy has been called into question recently with the consideration of a development proposal of about 88 acres on the south side of SR 19 between the bridge and the CR 28 intersection. The comprehensive plan policy would require the extension of the existing grid system from "Old Howey" northward through the proposed development. Residents living in the area south of the proposed project have expressed concerns about the grid connections, and the Town Council has asked the Planning Board to review the policy and consider if the policy should be amended or removed from the comprehensive plan. This report is offered to provide information to the Planning Board for its consideration.

The Current Policy and Rationale

The policy in question, Policy 1.11.6, is presented in the Future Land Use Element in support of Objective 1.11 encouraging innovative land development applications. The language of the objective and policy are provided below.

OBJECTIVE 1.11: *Innovative Land Development Applications.* Future growth and development shall be managed through the preparation, adoption, implementation, and enforcement of innovative land development regulations.

POLICY 1.11.6: *New Development Following the Town's Existing Street Grid Pattern.* The Town shall require all new subdivisions, residential and commercial developments, approved after the adoption of this *Comprehensive Plan*, to follow the Town's existing street grid pattern when appropriate.

This policy was included in the comprehensive plan in 2010 when the plan was undergoing one of the routine reviews required by state statute. The policy was intended to support a development pattern that results in new developments reflecting the structure of “old Howey” as these developments are brought forward for consideration. The more recent projects approved by the Town including Venezia/Talichet, The Reserve and Lake Hills have been based on plans that were approved by the Town prior to the addition of Policy 1.11.6 to the comprehensive plan.

The most obvious location for the application of Policy 1.11.6 is for the 88-acre tract which has become known as the Thompson Grove property. This property is adjacent to a well-developed grid street pattern and has limited impacts from severe terrain or extensive wetlands that might negate the use of a grid street pattern. This property has been in agricultural use, but it is in an area that suggests other uses will become more appropriate over time.

The Land Use Plan and Proposed Project

The comprehensive plan future land use map designates the subject property as low density residential and the land development code has applied Single Family Residential (SFR) zoning to the parcel. The comprehensive plan designation limits the maximum project density to two units per acre; and zoning requires a minimum half-acre lot with lot dimensions of 100 feet by 150 feet. The existing neighborhood to the south is zoned MDR-1 which requires a minimum 15,000 square foot lot with the comprehensive plan allowing a maximum development density of four units per acre.

The comprehensive plan clearly anticipated development when and if it proceeded northward from the existing neighborhoods to be done in a manner consistent with existing development. In September 2021, the Town reviewed a pre-application for development of the Thompson Grove parcel that proposed about 250 units on lots measuring 5,500 and 6,600 square feet along with a 10-acre commercial area. The concept plan showed two connections to the existing grid network to the south and one connection to SR 19. The applicant was advised that the proposed project could not be undertaken without an amendment to the future land use map and rezoning of the parcel. While a developer might propose a more intensive level of development than currently allowed, the Town is under no obligation to modify either its land use plan or its zoning to allow a more intensive project. A developer has no development expectations that those set by the current plan and current zoning. NO FURTHER ACTION HAS OCCURRED REGRADING THE PARCEL AS NO FORMAL APPLICATION HAS BEEN RECEIVED.

Based on the comprehensive plan policies the maximum number of units that may be permitted on the subject property is 163 units. This calculation is based on the net area of the site of 81.5 acres times two units per acre. The 6.53 acres of conservation area identified on the concept plan was excluded from the calculation. The actual number of units that may be development on the site could be less than the maximum allowed by zoning as the shape of the property may make it difficult to get the maximum number of units at the lot sizes required by the zoning.

The Grid Street System

A grid street pattern is typical of older communities and older neighborhoods as is the case with Old Howey. Grid street patterns have been touted in recent years by New Urban theorists because of the advantages they offer in their ability to support walkable neighborhoods, allow for land use flexibility, create a specific street character and because of their ability to absorb and disperse larger volumes of traffic because of the multiplicity of route options. Joe Minicozzi of Urban 3 has done an extensive amount of research that demonstrates a grid system also yields the highest value per acre. Traffic speeds in grid system tend to be lower due to the frequency of intersections.

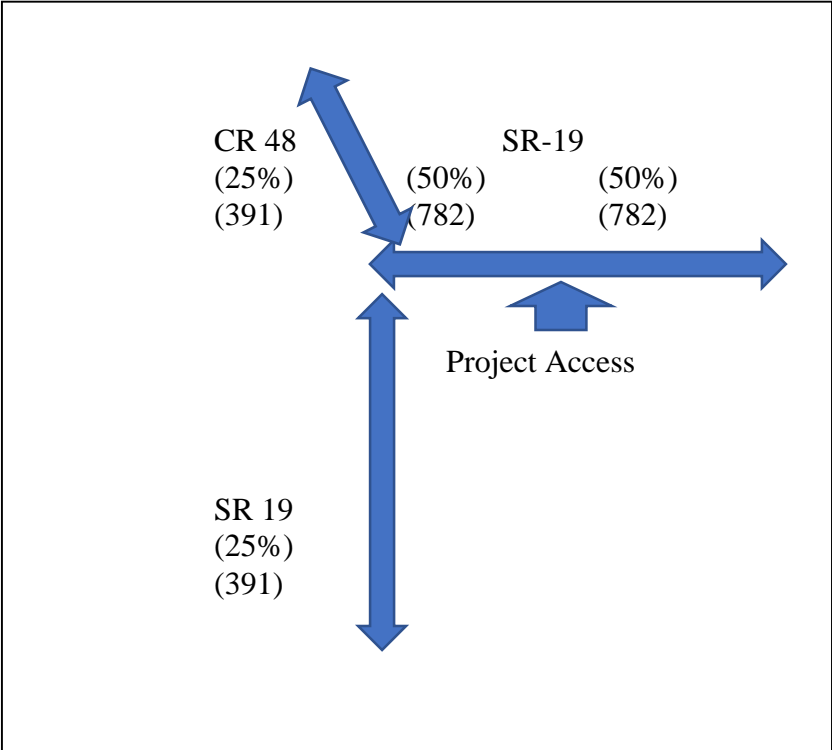
Dendritic street systems force traffic onto arterial and collector networks that provide relatively few alternatives with these routes generating higher average traffic volumes and they tend to generate congestion when accidents or other conditions occur. These systems tend to be higher speed on the collector and arterial network which shortens trip times when congestion is not present. Grid systems tend to impose themselves on the existing topography while the dendritic systems can more easily conform the topography and other site limiting conditions. These types of road networks have become what people living in a suburban setting have come to experience as the norm.

Traffic Estimates

While the grid street system and the dendritic design have advantages and disadvantages, the key issue behind the current examination is anticipated traffic impacts. This section is going to examine those issues. Traffic generation in a residential neighborhood is a function of the number of units that are developed. Traffic studies conducted over many years for a large number of single-family developments have settled on a trip generation of 9.6 trips per single family home. (These are really trip ends with each trip having a beginning and end point.) Trips include not only residents of the homes, but every other trip in the area including the mail delivery, trash collection, the pizza delivery driver and Amazon.

In this analysis the traffic distribution done for the Lake Hills project was used to allocate trips to the road network. Since Lake Hills is directly opposite the Thompson Grove parcel the traffic distribution is likely to be similar in character. If a formal application is ever received for the property, a traffic study specifically for the parcel needs to be done, but this analysis should be sufficient to understand how trips affecting Old Howey if connected by a grid system would be allocated. Traffic allocation is typically shown by a distribution tree. When a new development is proposed, nearby residents commonly anticipate major traffic impacts with associated negative outcomes. The following information estimates and allocates trips from a proposed development of the Thompson Grove parcel based on the maximum unit total allowed by the current land use designation.

The diagram below shows the distribution of trips based on the model cited above showing the percentage of trips and the estimated number of trips by direction. Note the following:



- Total trips are based on 9.6 trips per dwelling unit times the maximum site yield of 163 trips. ($163 \times 9.6 = 1564$)
- One half of the trips (782) generated are expected to go east towards Tavares.
- Approximately 25% of total trips (391) are expected to use CR 48 towards Leesburg
- Approximately 25% of total trips (391) are expected to go south along the SR 19 corridor

The question becomes how many of the southbound trips are likely to use local roads as opposed to using SR 19 which is likely to be the faster route. For trips to more remote locations like the Florida Turnpike, US 27 and the communities south of Howey, SR 19 is likely to be the preferred route. For destinations such as Griffin Park and perhaps some of the local businesses in the Central Avenue area, the local road network might be chosen.

To give some structure to the discussion regarding southbound traffic, the following table has been developed showing the trips assigned to the local road network at various levels of assignment and how these trips might be distributed over time based on the number of connections to the existing grid network.

Southbound Trip Assignment Scenarios					
Percent	100	50	30	20	10
Total Trips	391	195	117	78	39
Trips/Hour	22	11	6	4	2
Trips/Street 5 connections	4	2	1	1	0.5
Trips/Street 2 connections	11	6	3	2	1

1. Trips per hour are based on 18 hours assuming no trips between midnight and 6:00 AM
2. Trips per street per hour for five connections is the maximum number of linkages
3. Trips per street for two connections is based on the concept plan linkages.

The table shows that even if half the southbound trips generated by a development along the south side of SR 19 use the local street network, the grid system can distribute the trips so that impacts at any one time are minimal. The more connections that are available, the less is the impact on any one linkage. There are techniques that can be used to discourage southbound trips such as the placement of stop signs to interrupt flow in one direction.

This analysis also does not consider the potential for residents in the hrothern portion of Old Howey using trips through a new subdivision if access to SR 19 for eastbound trips toward Taveres is more convenient.

Questions and Discussion Issues

Given the background and information provided above, a primary question for discussion is:

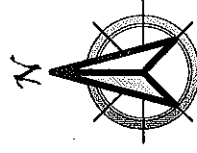
Is the adopted policy for extension of the development pattern of grid street design from Old Howey to new, adjacent development still reflective of the basic community design that the Town desires?

If the answer to this question is yes, then the Town Council needs to implement the policy as new projects are brought forward. The analysis indicates that traffic impacts to existing neighborhoods, at least as evidenced by the Thompson Grove parcel, are minor. If the answer is no, then the Town Council should consider eliminating the policy.

The policy already has wording that allows variation on a case-by-case basis as a result of the “as appropriate” language. If the desire is to maintain the policy and consider individual cases, then the Town should consider adding some criteria to the policy that provide examples of when a grid pattern is inappropriate. For example, property which has wetlands located so that it would frequently interrupt a grid pattern extension, a dendritic street design might be more appropriate. There may be other reasons such as difficult terrain that may suggest a grid street pattern is a less effective design. Except for extraordinary circumstances, issues like traffic resulting from street extensions should not be a cause for abandoning the grid street policy. These are factors that might best be served by repealing the policy in favor of a design that promotes isolated and disconnected neighborhoods.

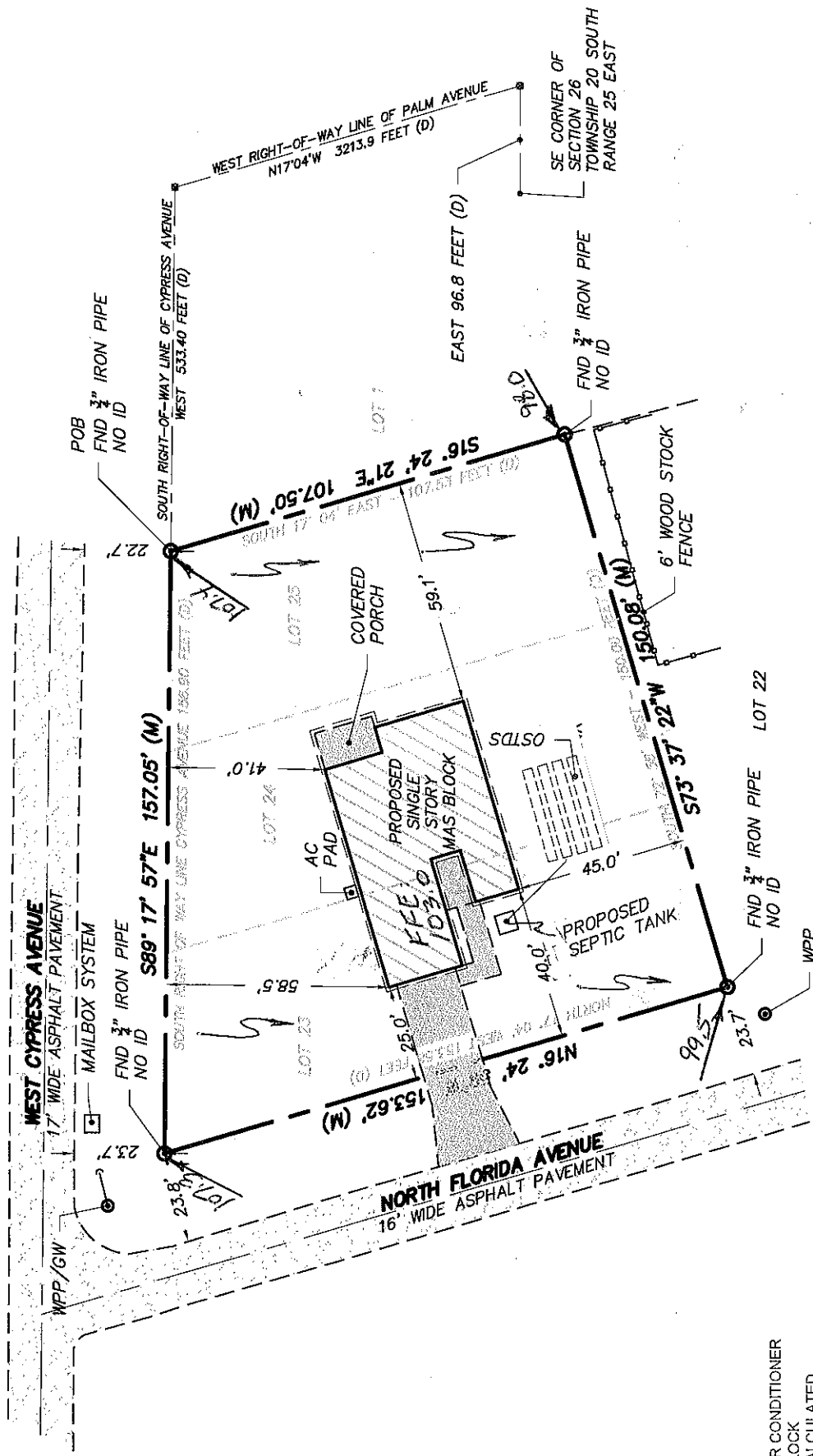
We are in a situation where the Board has ample time to consider the alternatives as there is no current project proposal that would require short-term application of the policy under discussion. If the Board has additional questions or desires additional information, staff can attempt to provide that input for the decision-making process.

PLOT PLAN



LEGAL DESCRIPTION

FROM THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST; RUN THENCE EAST 96.8 FEET TO THE WEST RIGHT-OF-WAY LINE OF PALM AVENUE; THENCE RUN NORTH 17°04' WEST ALONG SAID RIGHT-OF-WAY LINE OF PALM AVENUE 3213.9 FEET; TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF CYPRESS AVENUE; THENCE RUN WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF CYPRESS AVENUE A DISTANCE OF 533.40 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 17°04' EAST 107.53 FEET; THENCE RUN SOUTH 72°56' WEST 150.00 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF NORTH FLORIDA AVENUE; THENCE RUN NORTH 17°04' WEST 153.58 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CYPRESS AVENUE; THENCE RUN EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE 156.90 FEET TO THE POINT OF BEGINNING. BEING OTHERWISE DESCRIBED AS LOTS 23, 24 AND 25, BLOCK E-7, OF THE UNRECORDED MAP OF HOWEY-IN-THE-HILLS, FLORIDA.



OSTDS = ONSITE SEWAGE TREATMENT DISPOSAL SYSTEM

LEGEND

- AC AIR CONDITIONER
- BLK BLOCK
- C CALCULATED
- CLF CHAIN LINK FENCE
- CONC CONCRETE
- COV COVERED
- D DESCRIPTION
- D/U DRAINAGE / UTILITY
- ELEV ELEVATION
- EX EXISTING
- FCM FND CONC MON
- FHYD FIRE HYDRANT
- FCIR FND CAPPED IRON ROD
- FND FOUND
- FPKND FND PK NAIL & DISK
- FIP IRON PIPE
- FIR IRON ROD
- GW GUY WIRE
- LB LICENSED BUSINESS
- M MEASURED
- M/S MASONRY
- MON MONUMENT
- N&D NAIL & DISK
- P PLAT
- PC POINT OF CURVATURE
- PCP PERMANENT CONTROL POINT
- PI POINT OF INTERSECTION
- POB POINT OF BEGINNING
- POT POINT OF COMMENCEMENT
- PT POINT OF TANGENCY
- RNG RANGE
- R/W RIGHT OF WAY
- RES RESIDENTIAL
- RLS REGISTERED LAND SURVEYOR
- SCIR SET CAPPED IRON ROD
- SEC SECTION
- SW SIDEWALK
- TWP TOWNSHIP
- WM WATER METER
- WPP WOOD POWER POLE
- WSF WOOD STOCK FENCE
- WV WATER VALVE

PREVIOUS / IMPERVIOUS SURFACE CALCULATION

PERVIOUS	
VACANT LOT AREA	= 19595.47 SF
IMPERVIOUS	
DWELLING AREA	= 2379.5 SF
CONCRETE AREA	= 545.4 SF
TOTAL	= 2924.9 SF
	2924.9 / 19595.47 = 0.149 (14.9 %)

REFERENCE BENCHMARK

NATIONAL GEODETIC SURVEY
 DESIGNATION - B 429
 STATE/COUNTY - FL/LAKE
 COUNTRY - US
 USGS QUAD. - CLERMONT EAST (2018)
 BM ELEV = 88.48 NAVD 88

NOTES:

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

ABOVE GROUND ENCROACHMENTS, IF ANY, AS SHOWN, UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED.

THIS SURVEY IS SUBJECT TO ANY FACTS THAT MIGHT BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

ADDITIONS OR DELETIONS TO THE SURVEY SHOWN HEREON BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT BY THE SIGNING PARTY OR PARTIES

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

BASIS OF BEARINGS ARE BASED ALONG THE SOUTH RIGHT OF WAY LINE OF W. CYPRESS AVENUE, BY GPS BEING S89° 17' 57"E

FLOOD HAZARD ZONE: X COMMUNITY PANEL No.: 12069C0485E EFFECTIVE DATE: 18 DEC 2012

CERTIFIED TO:

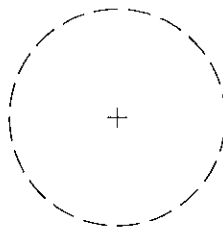
BLACKBURN SURVEYING, INC.

LB6528
 642 WEST HIGHWAY 50
 P.O. BOX 121022
 CLERMONT, FLORIDA
 TEL: (352) 394-4417

PROJECT No.: 04-014 APPROVED BY: PMK DRAWN BY: SP FIELD DATE: 04DEC2020 PARTY CHIEF / CREW: SP

SENT TO:

FLORIDA SURVEYOR'S CERTIFICATION



PATRICK M. KELLEY, PLS. No. 4423

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER



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: Single-Family Residence N. Florida and W. Cypress
DATE: May 2, 2022

The Town has received an application for construction of a single-family home on a vacant lot at the southeast corner of the intersection of North Florida Avenue with West Cypress Avenue. Section 4.06.03 of the land development code includes architectural standards for single-family homes. One of the tasks assigned to the Planning Board is to verify compliance with the architectural standards. The code requirement is as follows:

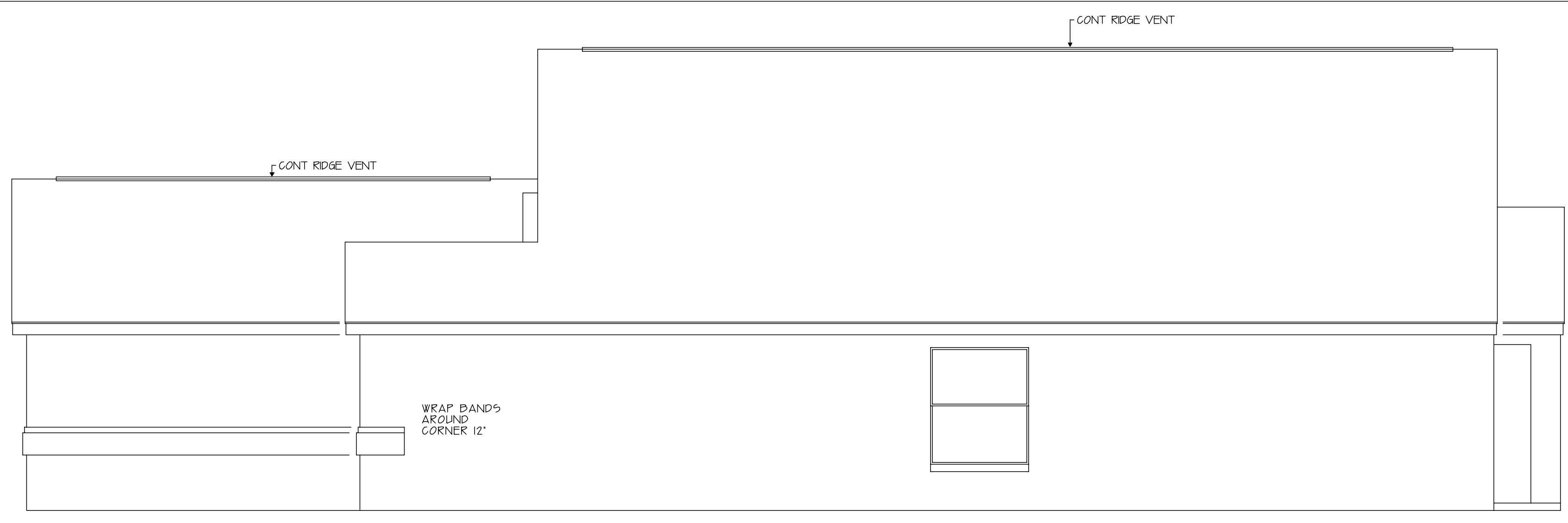
4.06.03 Single Family Residential Development Architectural Plans

At the time of Final Plan submittal (or at building permit for infill development), the applicant shall submit a complete set of the residential design plans. This shall include the front, side, and rear elevations for each model that will be constructed within the development. The building elevations shall include the following:

- A. Roof plan: Residential homes shall have variations in roof lines and use dormers, wide eaves, and other architectural elements to add interest and sustainability.
- B. Wall materials and color options: See Section 4.06.02(B)(1) above for material options. Walls cannot be all one material and/or all one color. Primary facades shall have one base color and a minimum of one complementary accent color. A complementary wall material may be used to meet the second color requirement.
- C. Exterior architectural details: Each home shall incorporate architectural details to add interest to all sides of the building. Primary facades shall incorporate a minimum of four (4) architectural details and secondary facades shall incorporate a minimum of two (2) architectural details. These include, but are not limited to:
 - 1. Windows
 - 2. Shutters
 - 3. Porches
 - 4. Decorative elements
 - 5. Doors
 - 6. Columns
 - 7. Window boxes

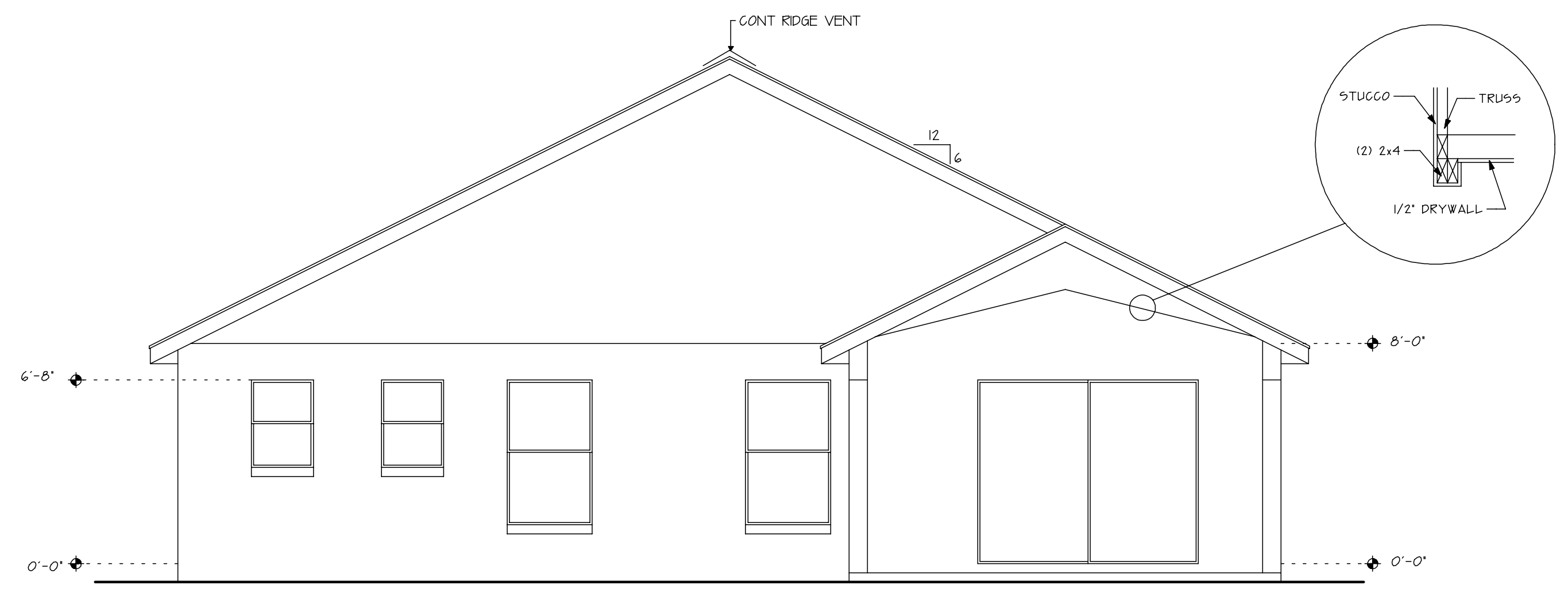
8. Porticos
9. Cupolas
10. Chimneys
11. Enhanced landscape treatment which provides for one additional planting area with a minimum size of 400 square feet
12. Other elements approved by the Town

The planning staff reviews the plans for compliance with these standards and provides a report for the Planning Board's consideration. The applicant underwent an initial review and the staff asked for additional information relative to the proposed paint colors and provision of additional design detail on the left façade. The left façade is considered a primary façade and therefore requires a minimum of four design elements. The applicant resubmitted a design for the exterior walls and documents that base, accent, and trim colors are proposed. Staff also suggested the septic tank drain field be moved to separate it from the likely street tree location. A revised survey was submitted showing the drain field relocated. The staff recommends approval of the plan set for the architectural design compliance.



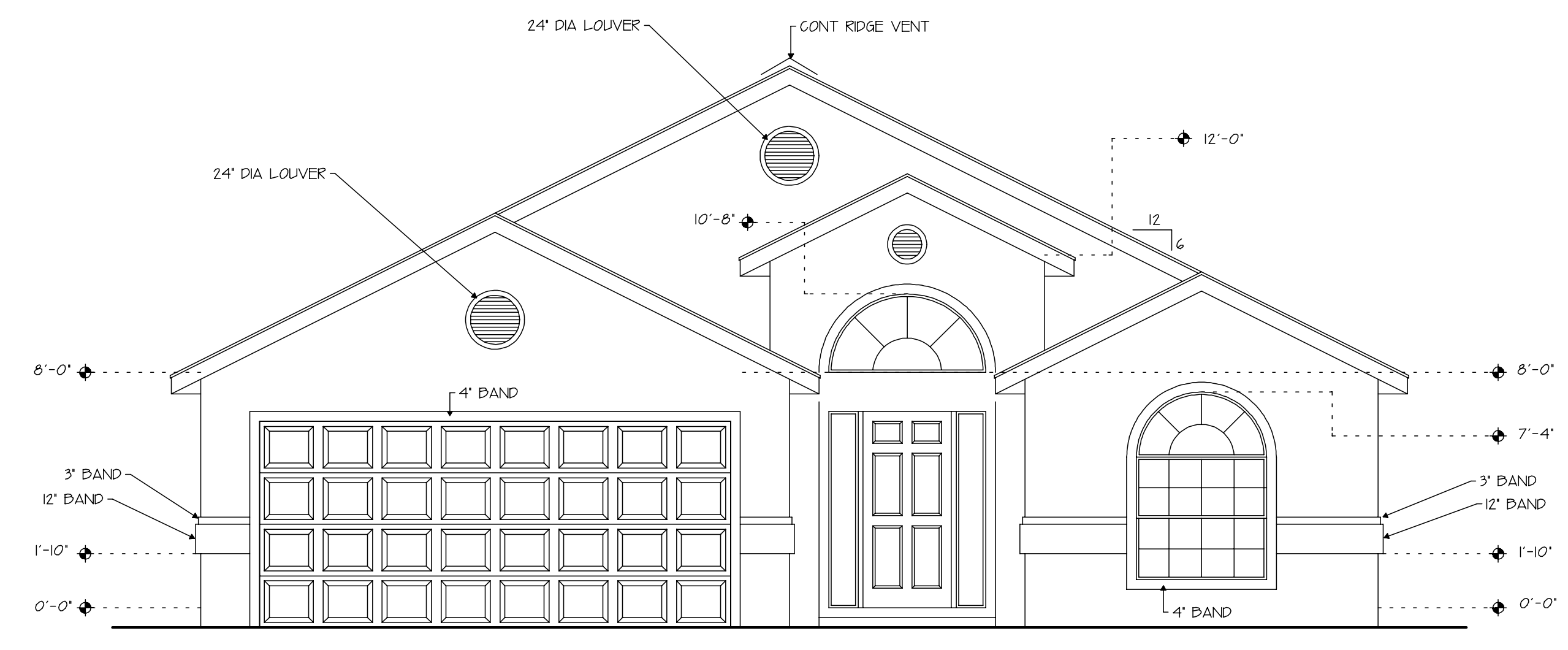
RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"



FRONT ELEVATION A

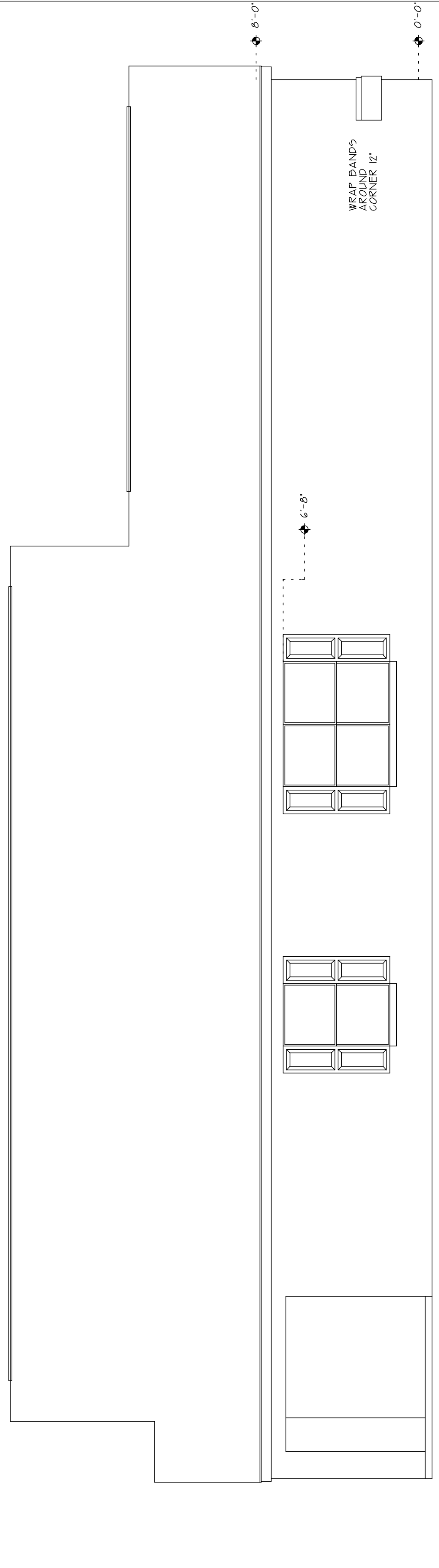
SCALE 1/4" = 1'-0"

Stucco application
1/1/2022
5/8" STUCCO OVER ANY BLOCK WALLS PER ASTM C 926.
7/8" STUCCO OVER 2.5 lb PAPER BACKED EXPANDED DIAMOND MESH LATH OVER FRAME WALLS.

All lath and lath attachments shall be of corrosion-resistant material. Expanded metal or woven wire lath shall be attached with 1 1/2" Ø gage rolls have a 7/16" head, or 7/8" long 16 gage staples spaced no more than 6", or as otherwise approved.

Weep Screeds:
Minimum No.26 galvanized sheet gage corrosion-resistant weep screed or plastic weep screed with a minimal vertical attachment flange of 3 1/2" shall be provided at or below the plane line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4" above the earth or 2" above curved areas for frame to concrete connections only. The weather resistant barrier shall lap the attachment flange of the weep screed.
Water resistive barriers installed over wood based sheathing shall include a water resistive barrier equivalent to 2 layers of Grade D Paper.

WATER RESISTIVE BARRIER
One layer of NO. 15 asphalt felt, free from holes and breaks, complying with ASTM D 226 for type one felt or other approved water resistive barrier shall be applied over studs or sheathing of all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm). Where joints occur, felt shall be lapped not less than 6 inches (152mm). The felt or other approved material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope.



LEFT SIDE ELEVATION

MUNICIPALITY SEAL:

LIVE LOADS:
Uninhabitable areas without storage 10
Uninhabitable areas with limited storage 20
Uninhabitable areas with full storage 30
Balconies (interior) and decks 40
Balconies (exterior) and decks 40
Garages and Headrooms 200
Garages and Headrooms 50
Rooms other than sleeping rooms 40
Sleeping rooms 20
Stairs 40

DESIGN CRITERIA
THIS STRUCTURE HAS BEEN DESIGNED IN COMPLIANCE WITH FBOR 2020 7th EDITION AND IBC 2021. WIND IS NOT IN COMPLIANCE WITH FBOR 2020 REGIONAL BASIC WIND SPEEDS REGIONAL RISK CATEGORY 2, PER TABLE FBOR 604.4 WIND EXPOSURE CATEGORY - B INTERMEDIATELY ENCLOSED CONSTRUCTION TYPE I
Average Design Wind Pressure - .25 PSF
Wind Directional Suction - .10 PSF
After 60 days, plans may not be accurate for the location or which they are being submitted due to the changes in the building design. Shipping charges will be assessed based on a case by case review.

LP Structural Design LLC
FL PROFESSIONAL ENGINEER
BUSINESS ADDRESS: 1697 A N. FLORIDA AVE. HOWEY IN THE HILLS FL 3786655
PHONE: (888) 383-1894

I hereby certify that I have reviewed this structure for integrity of shear walls, columns, and other structural members and that it is in compliance with the requirements of the 7th edition FBOR 2020.
The contractor shall verify all dimensions and details of the structure for accuracy. The contractor shall check all dimensions and other details prior to construction and be solely responsible therefor.

HOMES IN PARTNERSHIP
1697 A N. FLORIDA AVE.
HOWEY IN THE HILLS
ALT KEY: 3786655

DRAWN BY: TDC PRELIM:
FILE NAME: FINAL: XXXX
REV: SHEET: 12/9/2021

SEAL: A3



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: Daryl Carter Trust Annexation Request
DATE: May 16, 2022

The Town has received an application from the Daryl M. Carter Trust for annexation of approximately 160 acres of land lying north of Number Two Road and west of the old railroad line. The applicant is interested in developing single-family residences on the parcel but is applying only for annexation at this time. The applicant has requested the annexation have an effective date linked to the approval of a comprehensive plan amendment and zoning, so that should the Town and the applicant not come to agreement on the future use of the property, the annexation will not be consummated.

The formal application, survey of the property and aerial map of the property have been attached. Also attached to this memo is a copy of the Town's official zoning map with the property location highlighted.

Annexation Procedures

In Florida, annexation occurs in either of two ways. Voluntary annexation is the most common method whereby an applicant submits a request for annexation to local government. There are standards that apply to a voluntary annexation with the most important requiring the property to be annexed about the annexing authority and that no enclaves of unincorporated area be created. In the subject case, the property does not abut the current Howey-in-the-Hills corporate limit, but annexation is allowed by the interlocal agreement. The annexation will not create an enclave.

The second method for annexation is a voted annexation where the majority of the voters in designated area agree to annexation. This method is typically applied in areas where there is substantial development and residents believe the quality of services would improve if they were provided by a local government rather than at the county level. This method of annexation is not applicable to this case.

Carter Trust Annexation

The Carter Trust annexation includes about 160 acres divided into four parcels as shown in the following table:

Parcel	ALT Number	Area
1	3852069	1.32
2	3887680	0.83
3	1101051	118.58
4	1036119	39.99
Total		160.73

Following annexation the Town will need to assign a land use classification on the future land use map and assign a zoning classification that is consistent with the future land use designation. The applicants have indicated they plan to seek a medium density residential land use and a planned unit development zoning. The assignment of medium density land use would ensure the total project size would remain under 300 units, otherwise a Village Mixed Use land use classification will be required.

Undertaking annexation without an accompanying land use and zoning is unusual, but the proposed process has some advantages for both parties. Making the effective date of the annexation the same as the zoning approval allows the applicants to retain Lake County jurisdiction should the annexation not be completed. This approach likely means some savings in tax exposure for the Trust. For the Town, the delayed annexation approach means the applicants will be working with the Town on a development plan and it ensures that any development approved on the site will provide full benefits to the Town. Development of a substantially sized project in an unincorporated area adjacent to or near a local government can result in the local government experiencing any negative impacts (traffic as an example) while getting none of the tax benefits nor having any say in the project design.

Staff has held two pre-application meeting with the applicnats and noted a number of significant issues that will need to be addressed before any development can be approved. Provision of water and sewer service, management of traffic impacts, and compliance with urban sprawl provisions of the comprehensive plan are examples of the considerations that need to be addressed. The review process at the staff level is likely to take some time to complete, and any proposed development package will need to be brought to the Planning Board and Town Council for review and approval.

Staff Recommendation

Staff recommends the Planning Board support the annexation as proposed and recommend the item favorable to Town Council

Annexation Introductory Statement

Item 7.

Ref: Carter property annexation Number Two Road, Howey in the Hills Florida
Parcel Id's
28-20-25-0001-000-00100
27-20-25-0002-000-00200
27-20-25-0001-000-03300
27-20-25-0003-000-03100

Attention:
Sean O'Keefe,
Town Administrator
Town of Howey in the Hills Florida

Mr. O'Keefe

Please find attached our application and the associated documentation requesting the voluntary annexation of +/- 161.0ac generally located on Number Two Road in Howey in the Hills / Lake County Fl. better described by the Lake County Property Appraisers as Parcel ID's 28-20-25-0001-000-00100, 27-20-25-0002-000-00200, 27-20-25-0001-000-03300 , 27-20-25-0003-000-03100 into the municipal Town limits of Howey in the Hills Florida pursuant to Florida statutes section 171.044, and as provided for in the Interlocal Service Boundary Agreement (ISBA) entered into by the Town of Howey in the Hills Florida and the Board of County Commissioners for Lake County Florida.

Per our many conversations and your email dated 4/5/2022 the annexation ordinance must contain a provision stating:

The annexation ordinance will only become effective upon the approval of the requested Land Use Change / Comprehensive Plan Amendment as well as the PUD or other zoning ordinance which grants Blue Sky Capital Group LLC development rights as mutually agreed to by the Town of Howey in the Hills and Blue Sky Capital Group LLC.

The annexation ordinance would expire in twelve (12) months unless development rights are granted as mutually agreed to by Howey in the Hills and Blue Sky Capital Group LLC, or extended as mutually agreed to by the Town and the applicant.

Tim

Tim Loucks

04/18/2022

Representative for Blue Sky Capital Group LLC

tim@pibland.com

407-963-1036



TOWN OF HOWEY-IN-THE-HILLS, FLORIDA
GENERAL LAND DEVELOPMENT APPLICATION

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

Date Received: Application ID: Received By:

REQUESTED ACTION

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

Describe Request: Annexation into Municipal Town Limits of Howey in the Hills Florida

APPLICANT INFORMATION:

Name: Blue Sky Capital Group LLC E-Mail: tim@pibland.com

Address: 103 Commerce Street ST 160 Lake Mary Fl. 32746 Phone: 407-963-1036 Fax: 407-649 7022

Owner Agent for Owner Attorney for Owner Buyer

OWNER INFORMATION:

Daryl M. Carter President of M.L. Carter Services, Inc. Daryl Carter Emily Brown

Name: Trustee of Carter-Lake 160 Number 2 Road Land Trust, E-Mail: dcarter@maurycarter.com or ebrown@maurycarter.com

Address: PO Box 568821 Orlando, Fl. 32856-8821 Phone: 407-422-3144

Fax: 407-422-3155

PROPERTY INFORMATION:

Tax Parcel #:
28-20-25-0001-000-00100
27-20-25-0002-000-00200
27-20-25-0001-000-03300
27-20-25-0003-000-03100

Address: Number Two Road Howey in the Hills

General Location: Number 2 Road Howey in Hills Florida

Current Zoning: AG

Current Land Use: Lake County Rural Transitional

Parcel Size: +/- 160.0ac

Tax Parcel #:

Legal Description Attached Yes No

Survey Attached Yes No

Pre-Application Meeting Date: Completed in Feb 2022
(Attach Pre-Application Form)

Application Fee: \$ _____

Applicant's Signature: _____

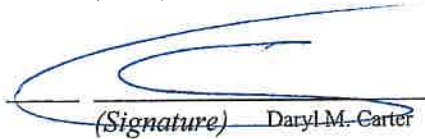
(Signature) 

4-14-22

(Date)

(Print)

Owner's Signature:
(Provide letter of Authorization)

(Signature)  Daryl M. Carter

4-14-2022

(Date)

(Print) Daryl M. Carter

Applications must be complete to initiate the review process.

Property Map Number 2 Rd. Howey in the Hills Florida

Owner of Record: CARTER DARYL M TRUSTEE

PO BOX 568821

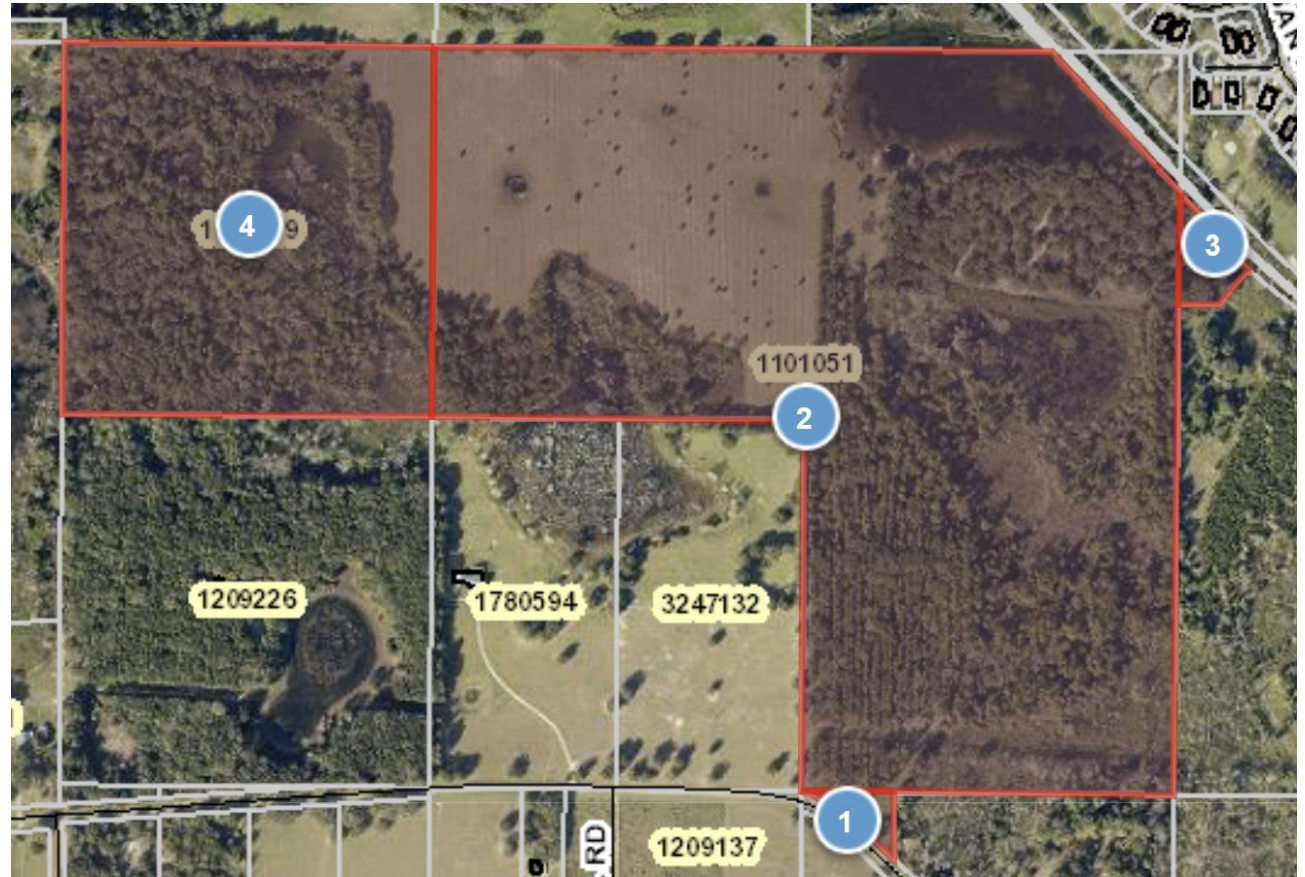
ORLANDO, FL 32856-8821

Exhibit A Item 7.

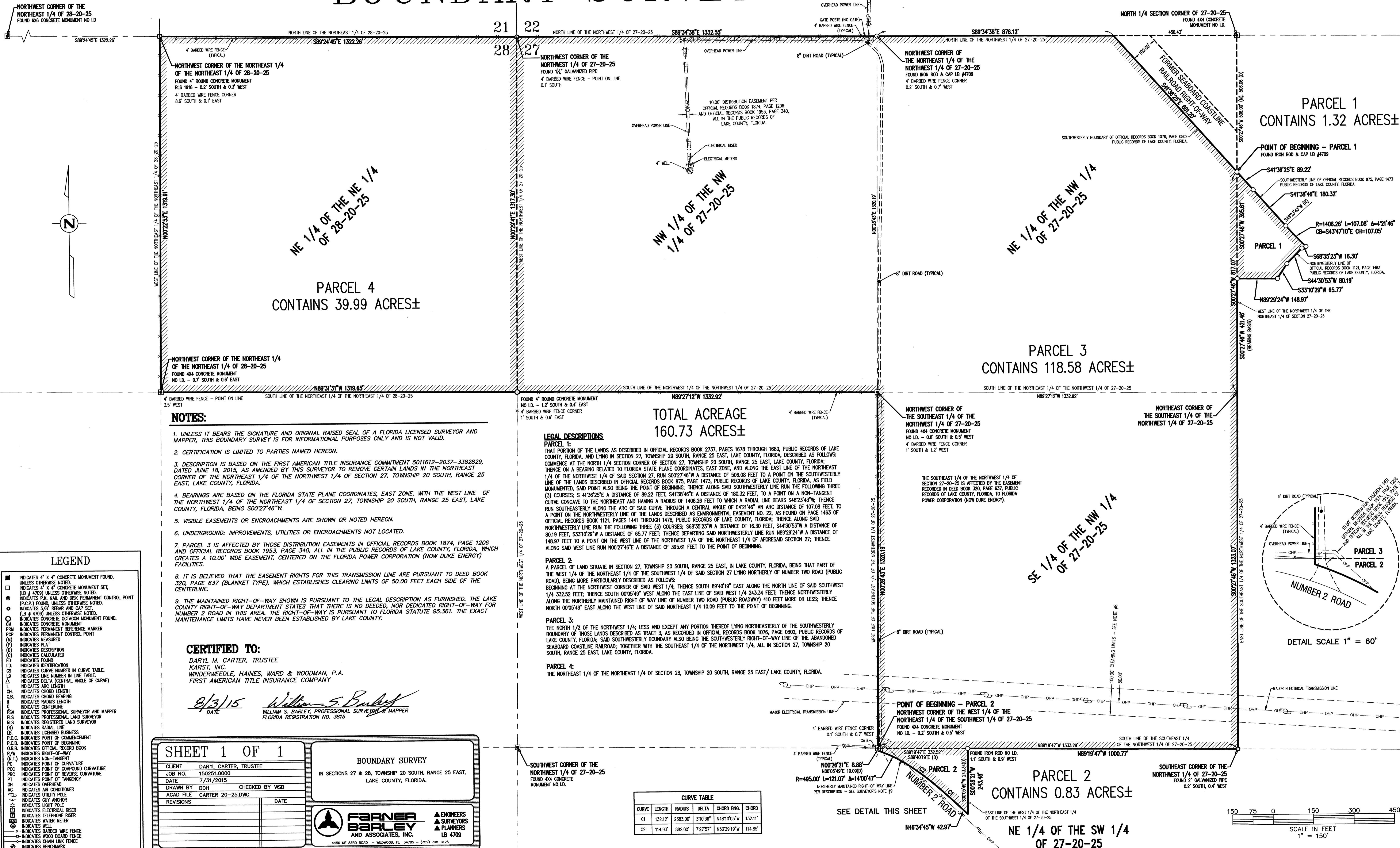
- 1** **3852069** Parcel Tax ID: 27-20-25-0003-000-03100
NUMBER TWO RD HOWEY IN THE HILLS FL 34737
Owner: CARTER DARYL M TRUSTEE
Owner Address: PO BOX 568821, ORLANDO, FL, 32856
[More info](#) [Zoom to](#)
[Property Appraiser](#), [Tax Collector](#),
[Building Permits](#), [Public Services](#),
[Google Maps](#), [Street View](#), [EagleView](#),
[Bing Bird's Eye](#), [FEMA Flood Map](#)
- 2** **1101051** Parcel Tax ID: 27-20-25-0002-000-00200
NUMBER TWO RD HOWEY IN THE HILLS FL 34737
Owner: CARTER DARYL M TRUSTEE
Owner Address: PO BOX 568821, ORLANDO, FL, 32856
[More info](#) [Zoom to](#)
[Property Appraiser](#), [Tax Collector](#),
[Building Permits](#), [Public Services](#),
[Google Maps](#), [Street View](#), [EagleView](#),
[Bing Bird's Eye](#), [FEMA Flood Map](#)

- 3** **3887680** Parcel Tax ID: 27-20-25-0001-000-03300
NUMBER TWO RD HOWEY IN THE HILLS FL 34737
Owner: CARTER DARYL M TRUSTEE
Owner Address: PO BOX 568821, ORLANDO, FL, 32856
[More info](#) [Zoom to](#)
[Property Appraiser](#), [Tax Collector](#),
[Building Permits](#), [Public Services](#),
[Google Maps](#), [Street View](#), [EagleView](#),
[Bing Bird's Eye](#), [FEMA Flood Map](#)

- 4** **1036119** Parcel Tax ID: 28-20-25-0001-000-00100
NUMBER TWO RD HOWEY IN THE HILLS FL 34737
Owner: CARTER DARYL M TRUSTEE
Owner Address: PO BOX 568821, ORLANDO, FL, 32856
[More info](#) [Zoom to](#)
[Property Appraiser](#), [Tax Collector](#),
[Building Permits](#), [Public Services](#),
[Google Maps](#), [Street View](#), [EagleView](#),
[Bing Bird's Eye](#), [FEMA Flood Map](#)



BOUNDARY SURVEY



NE 1/4 OF THE NE 1/4 OF 28-20-25

PARCEL 4
CONTAINS 39.99 ACRES±

TOTAL ACREAGE
160.73 ACRES±

PARCEL 3
CONTAINS 118.58 ACRES±

PARCEL 1
CONTAINS 1.32 ACRES±

PARCEL 2
CONTAINS 0.83 ACRES±

NE 1/4 OF THE SW 1/4 OF 27-20-25

NOTES:

- UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS BOUNDARY SURVEY IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
- DESCRIPTION IS BASED ON THE FIRST AMERICAN TITLE INSURANCE COMMITMENT 5011612-2037-3382829, DATED JUNE 18, 2015, AS AMENDED BY THIS SURVEYOR TO REMOVE CERTAIN LANDS IN THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.
- BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATES, EAST ZONE, WITH THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, BEING S00°27'46"W.
- VISIBLE EASEMENTS OR ENCROACHMENTS ARE SHOWN OR NOTED HEREON.
- UNDERGROUND IMPROVEMENTS, UTILITIES OR ENCROACHMENTS NOT LOCATED.
- PARCEL 3 IS AFFECTED BY THOSE DISTRIBUTION EASEMENTS IN OFFICIAL RECORDS BOOK 1874, PAGE 1206 AND OFFICIAL RECORDS BOOK 1953, PAGE 340, ALL IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, WHICH CREATES A 10.00' WIDE EASEMENT, CENTERED ON THE FLORIDA POWER CORPORATION (NOW DUKE ENERGY) FACILITIES.
- IT IS BELIEVED THAT THE EASEMENT RIGHTS FOR THIS TRANSMISSION LINE ARE PURSUANT TO DEED BOOK 320, PAGE 637 (BLANKET TYPE), WHICH ESTABLISHES CLEARING LIMITS OF 50.00 FEET EACH SIDE OF THE CENTERLINE.
- THE MAINTAINED RIGHT-OF-WAY SHOWN IS PURSUANT TO THE LEGAL DESCRIPTION AS FURNISHED, THE LAKE COUNTY RIGHT-OF-WAY DEPARTMENT STATES THAT THERE IS NO DEEDED, NOR DEDICATED RIGHT-OF-WAY FOR NUMBER 2 ROAD IN THIS AREA. THE RIGHT-OF-WAY IS PURSUANT TO FLORIDA STATUTE 95.361. THE EXACT MAINTENANCE LIMITS HAVE NEVER BEEN ESTABLISHED BY LAKE COUNTY.

CERTIFIED TO:

DARYL M. CARTER, TRUSTEE
KARST, INC.
WINDERWEEDLE, HAINES, WARD & WOODMAN, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY

8/3/15 DATE
William S. Barley
WILLIAM S. BARLEY, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 3815

LEGAL DESCRIPTIONS

PARCEL 1:
THAT PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2737, PAGES 1678 THROUGH 1680, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND LYING IN SECTION 27, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH 1/4 SECTION CORNER OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; THENCE ON A BEARING RELATED TO FLORIDA STATE PLANE COORDINATES, EAST ZONE, AND ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27, RUN S00°27'46"W A DISTANCE OF 506.08 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 975, PAGE 1473, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS FIELD MONUMENTED, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHWESTERLY LINE RUN THE FOLLOWING THREE (3) COURSES; S 41°36'25"E A DISTANCE OF 89.22 FEET, S41°38'46"E A DISTANCE OF 180.32 FEET, TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1406.26 FEET TO WHICH A RADIAL LINE BEARS S48°23'43"W; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°42'46" AN ARC DISTANCE OF 107.08 FEET, TO A POINT ON THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED AS ENVIRONMENTAL EASEMENT NO. 22, AS FOUND ON PAGE 1463 OF OFFICIAL RECORDS BOOK 1121, PAGES 1441 THROUGH 1478, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID NORTHWESTERLY LINE RUN THE FOLLOWING THREE (3) COURSES; S68°35'23"W A DISTANCE OF 16.30 FEET, S44°30'53"W A DISTANCE OF 80.19 FEET, S33°10'29"W A DISTANCE OF 65.77 FEET; THENCE DEPARTING SAID NORTHWESTERLY LINE RUN N89°29'24"W A DISTANCE OF 148.97 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 27; THENCE ALONG SAID WEST LINE RUN N00°27'46"E A DISTANCE OF 395.61 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
A PARCEL OF LAND SITUATE IN SECTION 27, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, BEING THAT PART OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27 LYING NORTHERLY OF NUMBER TWO ROAD (PUBLIC ROAD), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID WEST 1/4; THENCE SOUTH 89°40'19" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 332.52 FEET; THENCE SOUTH 00°05'49" WEST ALONG THE EAST LINE OF SAID WEST 1/4 243.34 FEET; THENCE NORTHWESTERLY ALONG THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF NUMBER TWO ROAD (PUBLIC ROADWAY) 410 FEET MORE OR LESS; THENCE NORTH 00°05'49" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 10.09 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
THE NORTH 1/2 OF THE NORTHWEST 1/4; LESS AND EXCEPT ANY PORTION THEREOF LYING NORTHEASTERLY OF THE SOUTHWESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AS TRACT 3, AS RECORDED IN OFFICIAL RECORDS BOOK 1076, PAGE 0802, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; SAID SOUTHWESTERLY BOUNDARY ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD; TOGETHER WITH THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 27, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

PARCEL 4:
THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 25 EAST/ LAKE COUNTY, FLORIDA.

LEGEND

- INDICATES 4" X 4" CONCRETE MONUMENT FOUND, UNLESS OTHERWISE NOTED.
- INDICATES 4" X 4" CONCRETE MONUMENT SET, (LB # 4709) UNLESS OTHERWISE NOTED.
- INDICATES P.V. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) FOUND, UNLESS OTHERWISE NOTED.
- INDICATES 5/8" REBAR AND CAP SET, (LB # 4708) UNLESS OTHERWISE NOTED.
- INDICATES CONCRETE OCTAGON MONUMENT FOUND.
- INDICATES CONCRETE MONUMENT.
- INDICATES PERMANENT REFERENCE MARKER.
- INDICATES PERMANENT CONTROL POINT.
- INDICATES MEASURED.
- INDICATES PLAT.
- INDICATES DESCRIPTION.
- INDICATES CALCULATED.
- INDICATES FOUND.
- INDICATES IDENTIFICATION.
- INDICATES CURVE NUMBER IN CURVE TABLE.
- INDICATES LINE NUMBER IN LINE TABLE.
- INDICATES DELTA (CENTRAL ANGLE OF CURVE).
- INDICATES ARC LENGTH.
- INDICATES CHORD LENGTH.
- INDICATES CHORD BEARING.
- INDICATES RADIUS LENGTH.
- INDICATES CENTERLINE.
- INDICATES PROFESSIONAL SURVEYOR AND MAPPER.
- INDICATES PROFESSIONAL LAND SURVEYOR.
- INDICATES REGISTERED LAND SURVEYOR.
- INDICATES RADIAL LINE.
- INDICATES LICENSED BUSINESS.
- INDICATES POINT OF COMMENCEMENT.
- INDICATES POINT OF BEGINNING.
- INDICATES OFFICIAL RECORD BOOK.
- INDICATES RIGHT-OF-WAY.
- INDICATES NON-TANGENT.
- INDICATES POINT OF CURVATURE.
- INDICATES POINT OF COMPOUND CURVATURE.
- INDICATES POINT OF REVERSE CURVATURE.
- INDICATES POINT OF TANGENCY.
- INDICATES OVERHEAD.
- INDICATES AIR CONDITIONER.
- INDICATES UTILITY POLE.
- INDICATES GUY ANCHOR.
- INDICATES LIGHT POLE.
- INDICATES ELECTRICAL RISER.
- INDICATES TELEPHONE RISER.
- INDICATES WATER METER.
- INDICATES WEST.
- INDICATES BARBED WIRE FENCE.
- INDICATES WOOD BOARD FENCE.
- INDICATES CHAIN LINK FENCE.
- INDICATES BENCHMARK.

SHEET 1 OF 1

CLIENT: DARYL CARTER, TRUSTEE
JOB NO.: 150251.0000
DATE: 7/31/2015
DRAWN BY: BDM CHECKED BY: WSB
ACAD FILE: CARTER 20-25.DWG

BOUNDARY SURVEY
IN SECTIONS 27 & 28, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

FARNER BARLEY AND ASSOCIATES, INC.
4450 NE 83RD ROAD - MELDOW, FL 34785 - (352) 748-3120

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4708

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	132.12'	2383.00'	37°0'36"	N48°10'03"W	132.11'
C2	114.93'	882.00'	72°7'57"	N53°29'19"W	114.85'

