



## Development Review Committee

December 14, 2023 at 2:00 PM  
Howey-in the-Hills Town Hall  
101 N. Palm Ave.,  
Howey-in-the-Hills, FL 34737

### Join Zoom

Meeting: <https://us06web.zoom.us/j/86513835801?pwd=Cv16iPm5hG9DrqrkOTq7HpXMBYg3GR.1>

Meeting ID: 865 1383 5801 | Passcode: 604183

### AGENDA

#### CALL TO ORDER ATTENDANCE

#### NEW BUSINESS

1. Discussion: **Lake Hills - Preliminary Subdivision Plan Submittal**
2. Discussion: **Lake Hills Shopping Center - Preliminary Site Plan**

#### PUBLIC COMMENTS

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

#### ADJOURNMENT

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

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

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

Topic: **Development Review Committee**

Time: **Dec 14, 2023 02:00 PM Eastern Time (US and Canada)**

Join Zoom Meeting

<https://us06web.zoom.us/j/86513835801?pwd=Cv16iPm5hG9DrqrkOTq7HpXMBYg3GR.1>

Meeting ID: 865 1383 5801

Passcode: 604183

Dial by your location

**+1 646 558 8656 US** (New York)

**+1 346 248 7799 US** (Houston)

Meeting ID: 865 1383 5801

Passcode: 604183

Find your local number: <https://us06web.zoom.us/j/86513835801>

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



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

**MEMORANDUM**

**TO: Howey-in-the-Hills Development Review Committee**  
**CC: J. Brock, Town Clerk**  
**FROM: Thomas Harowski, AICP, Planning Consultant**  
**SUBJECT: Lake Hills Residential Preliminary Subdivision Plan**  
**DATE: November 28, 2023**

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The applicant, Reader & Partners, has submitted an application for preliminary subdivision approval for the residential portion of the Lake Hills Development. The Lake Hills property ownership has previously sold a 22-acre tract to the Lake County School Board and a 3.23 acre tract to the Town for use as a water treatment plant site. An application for development of the 18-acre commercial parcel is also undergoing concurrent review for site plan approval. The parcel sales were done without formal subdivision, and before any of the projects move beyond the initial review stage, a subdivision plat needs to be created and recorded so that all of the parcels will have been legally created. This requirement was noted in the initial review comments for the commercial site plan.

The Lake Hills master parcel is designated as Village Mixed Use on the comprehensive plan and is subject to a development agreement amended by the Town and recorded as the January 25, 2016 version. The agreement covers the entire 264 acres which currently break out as follows:

Lake County School Board (civic tract)	22.00 acres
Town of Howey-in-the-Hills (civic tract)	3.23 acres
Commercial Tract	18.06 acres
Residential Tract	220.71 acres

The requirements for compliance with Future Land Use Policy 1.1.1 setting out the standards for a mixed use development will apply to the master tract, and evidence will be required that the various individual developments, in combination, satisfy the Future Land Use Policy.

**Village Mixed Use Standards**

The standards for development of Village Mixed Use designated properties are presented in Policy 1.1.1 of the future land use element. The following analysis summarizes the current status of the master project with regard to the adopted policy.

Note that open space requirements are based on gross project acreage while density and land use allocations are based on net land area.

**Calculation of Net Land Area**

Net land area is determined by total project area less the minimum required open space and any wetland and surface water bodies that do not contribute to the required open space. The minimum open space requirement is 25% with a maximum of 50% of wetland area contributing to the required open space. Based on the survey submitted with the application, the following calculations have been made:

Minimum Required Open Space: 66 acres (264 x 0.25)

Total Wetlands on Site: 30.61 acres (Wetlands parcels 1 through 6)  
Wetlands assignable to Minimum Open Space: 15.30 acres

Surface water bodies on site: 5.27 acres (Waterbodies 1 through 7)

Total Required Open Space:	66.00 acres (minimum requirements)
	15.31 acres (additional wetland area)
	<u>5.27 acres (surface water bodies)</u>
	86.58 acres (total minimum open space)

Net Land Area: 177.42 (264 – 86.58 acres)

**Calculation of Land Use Assignments**

- Residential land use must occupy between 70% and 85% of the net land area. This range is 124.19 acres to 150.81 acres. The calculation for the residential portion of the project totals 98.64 acres. (Includes residential property, stormwater ponds, and wetland buffers.)
- Non-residential uses must occupy between 30% and 15% of the net and area. This range is 53.23 acres to 26.61 acres. The civic and commercial land uses total 43.23 acres and the park area an additional 4.23 acres.
- Five percent of the non-residential land is to be dedicated for public and civic uses. The minimum amounts to 2.37 acres but the total allocated for the school site and the water treatment plant is 25.23 acres.
- Public recreational uses need to be at least 10% of the useable open space (less wetlands and water bodies). Open space excluding wetlands and waterbodies is reported as 79 acres, which makes the recreation requirement 7.9 acres total. The public park (4.38 acres) and the community recreation/park (6.36 acres) provides 10.74 acres in combination.
- The minimum open space requirement is 25% of the total project area. Required open space is 66 acres. The reported open space is 110.85 acres. The pond

areas are not counted as open space as they are not designed to meet the threshold criteria.

The only issue is that the land area devoted to residential use falls below the 70% floor. Since the other factors fall within the specified ranges, expanding the residential use area is likely to come at the expense of open space. Some additional analysis will be needed to address the residential percentage factor.

### **Concurrency Considerations**

There are three areas where concurrency compliance needs to be verified. The first is traffic, and a traffic study has yet to be submitted. The second issue is sewer service. The applicant will need to provide a plan and program to address sewer service. The third item is school capacity. The applicant needs to submit a request to the Lake County School Board for a capacity determination using the district process. These items will need to be addressed prior to Planning Board consideration.

The assumption is that the Town's plan for the new water treatment plant will provide sufficient supply for domestic use and fire protection. The assumption is also that on-site stormwater retention will meet the Town's standards.

### **Preliminary Subdivision Plan Comments**

The preliminary subdivision plan submittal was reviewed for compliance with Section 4.04.11 and Section 4.05.12 along with the adopted development agreement and the design standards set out in the Town codes. The minimum submittal requirements as specified in 4.05.12 are included in the application, except for the minimum required open space which has been calculated above. Note the following comments:

- The detail for the paired home requirements is incorrect. The development agreement requires the paired homes to be served by alley access. Alleys should be a simple addition to the design as presented.
- The plan for the access road through the commercial section of the project is unclear. Is the intent to dedicate the portion of the collector road through the commercial section to the Town?
- The Town has requested that a future road access be provided from the Lake Hills project to properties to east. The intent is to allow future development to the east to access the commercial area without using SR-19. Based on the design presented, the most logical places to make the connection are at the service driveway to the commercial area or at the access point opposite the outparcel east of the access road. The applicant is directed to coordinate with the commercial project applicant to settle on which of these locations will be proposed.

- With the proposal to gate the project, will the bicycle path along the collector road be open to the general public?
- Sidewalk will be required along County Road 48.
- A connection from the project to the commercial access drive needs to be considered for the adjacent residential area.
- The buffer detail for CR 48 includes a buffer area to the inside of the screening wall required by Town code. This area should be landscaped. Additional shade tree plantings in this area will add significant depth to the screening.
- All buffer areas should be in separate tracts controlled by the property owners association.
- Phase 2 includes the stormwater pond that is proposed to accommodate runoff from the commercial project as well as for residential area runoff. How is this timing to be addressed if the commercial parcel precedes either Phase 1 or Phase 2?
- The public park area in Phase 1 shows a stormwater pond as included. If this pond serves residential development it needs to be outside of the park area.
- When the final subdivision plan is presented, the applicant needs to include the proposed park improvements in that design. According to the development agreement, the park to be dedicated to the Town.
- The tree protection analysis needs to identify historic trees and specimen trees to be preserved and to be removed. All historic trees and a minimum of 50% of specimen trees must be preserved.
- The stormwater retention ponds seem to have a significant impact in terms of trees proposed for removal. Section 7.11.04 B directs that stormwater facilities be located and designed to minimize tree removal. The plan needs to be reviewed with this outcome in mind. For example Tract B4, a dry retention pond, calls for the removal of trees that should be easily avoided.
- The plan generally needs to be reviewed to minimize tree removal.
- An official wetlands determination has not been done for the parcel. This will be required for the final subdivision plan.
- Wetland and lakefront buffers are shown but not dimensioned. Section 3.02.03 specifies a 25-foot buffer to wetlands and a 50-foot buffer to buildings and impervious surfaces. The 50-foot buffer requirement excludes wet retention ponds.

- There is a shoreline protection zone of 50-feet from the landward extent of wetlands and shoreline. Docks and piers are excepted.
- Residential rear yard setbacks need to be sufficient to allow for the Town's 10-foot setback for swimming pools along with the pool itself. The Town has been requiring a 25-foot setback to accommodate pools. The lots as proposed do not meet this requirement. If the lot designs are to be retained, then the deed restrictions need to state that pools and other accessory structures are not allowed.
- Why is there a difference in setbacks for the cottage homes not on CR-48? The setback proposal generally seems to be too small to conform to Town Council policies.
- The minimum floor area per unit is 1,800 square feet per the development agreement.
- Garage setbacks are to be recessed a minimum of 5-feet from the building front façade per the development agreement.
- Does the project propose one-car or two-car garages? If one-car garages are proposed, what alternatives are proposed for additional parking demand?
- The Town has a wellhead protection requirement which needs to be considered and clearly marked on the plans.

## GRIFFEY ENGINEERING, INC.

December 11, 2023  
Lake Hills Preliminary Subdivision Plan  
Engineering Review Comments  
Page 1

### Traffic

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

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

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

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

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

### Plan

Revise the plan to incorporate the modifications to the SR 19 entrance road shown in the SR 19 & CR 48 Improvement Plan including turn lanes, sidewalks, trails, and traffic control. Widen the proposed right-of-way as needed to accommodate the improvements.

Include a road stub out at the south end of the Public Park to provide access to the neighboring property to the east. This should also be the park's access drive.

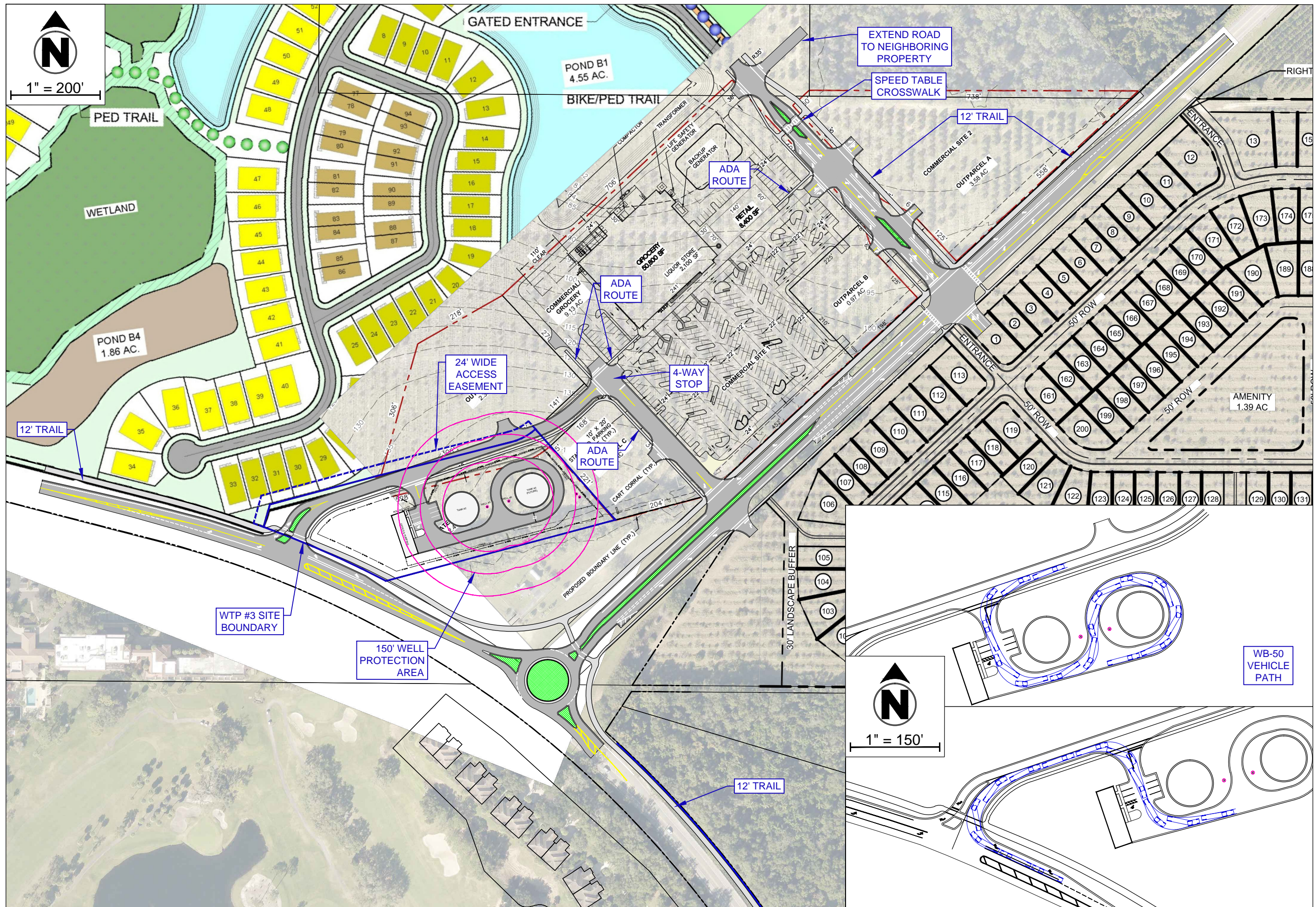
Some of the lots adjacent to the CR 48 commercial/WTP access road have an access easement over them (refer to the submitted survey). This will need to be resolved as the project goes forward.

Call out the depth of asphalt in the roadway details. The town standard is 1½" SP 9.5.

Stormwater ponds need to have practical access for maintenance. A drainage easement along lot lines is not acceptable as the sole access route. If access is to be between lots, it needs to be in a dedicated tract, not an easement.

Show on the plan proposed lift station tracts.





Item 1.  
DONALD A. GRIFF  
FLORIDA 036793

GRIFFEY ENGINEERING, INC.  
36502 East Eldorado Lake Dr.  
EUSTIS, FLORIDA 32736  
(352) 589-2368

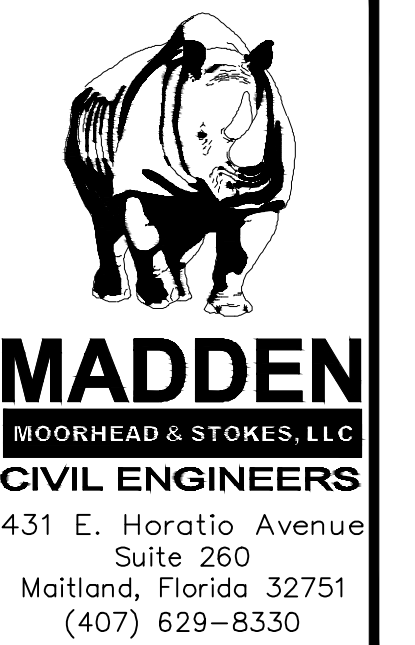
TOWN OF  
HOWEY-IN-THE-HILLS  
101 N. PALM AVENUE  
P.O. BOX 128  
HOWEY-IN-THE-HILLS, FL 34737  
(352) 324-2290

SR 19 & CR 48  
FUTURE DEVELOPMENT

IMPROVEMENT PLAN

Date	Drawn By:
	DAG
	Drawing #:
	WTP3_B
	Project #:
	15028
12-10-2023	Scale:
11-21-2023	1"





NOTES AND DETAILS  
FOR  
**LAKE HILLS**  
LAKE COUNTY, FLORIDA  
TOWN OF HOWEY-IN-THE-HILLS

LAKE HILLS  
READER COMMUNITIES  
5850 TO LEE BOULEVARD, SUITE 200  
ORLANDO, FL 32822  
(407) 856-4899

ENGINEER IN CHARGE:  
DAVID A. STOKES, P.E. #66527  
DATE: November 16, 2023  
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

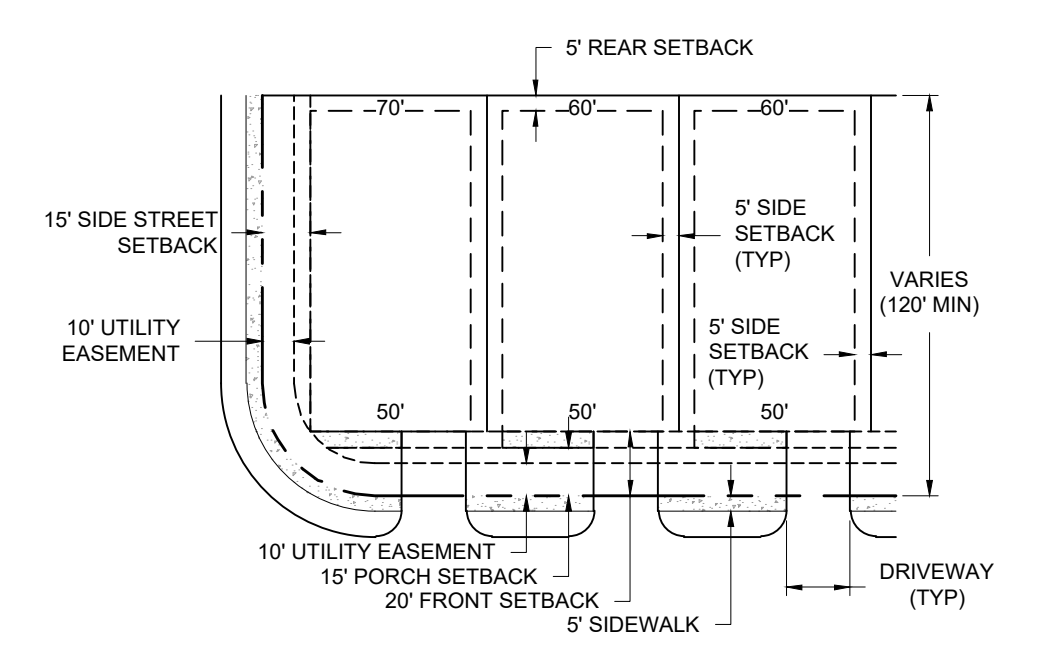
NO.	DATE	REVISIONS
1		
2		
3		
4		
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8		
9		
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11		

JOB # 23019  
DATE: 10/27/2023  
SCALE: N.T.S.  
DESIGNED BY: JV  
DRAWN BY: JV  
APPROVED BY: DAS

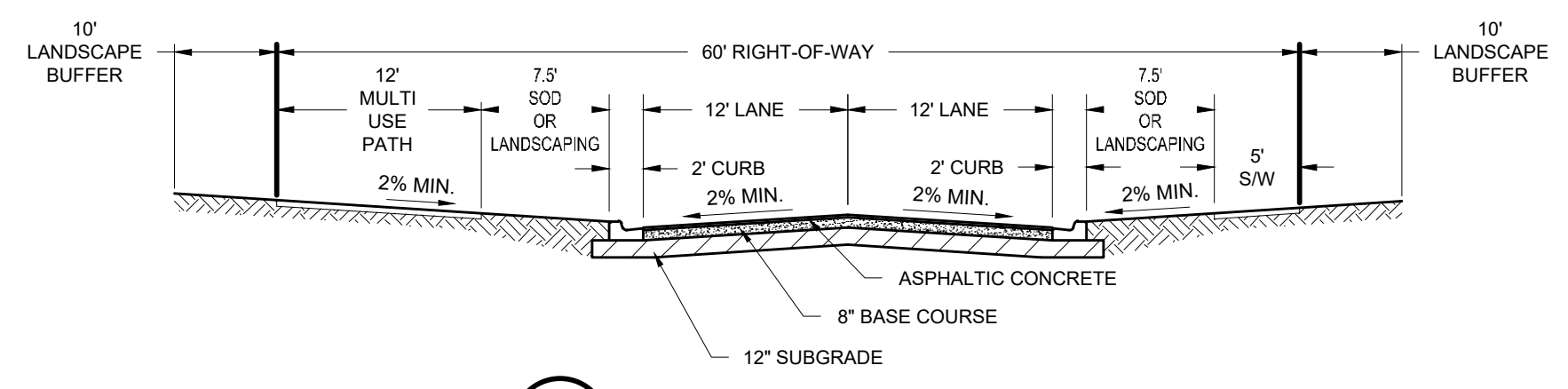
CO.01

**TRACT TABLE**

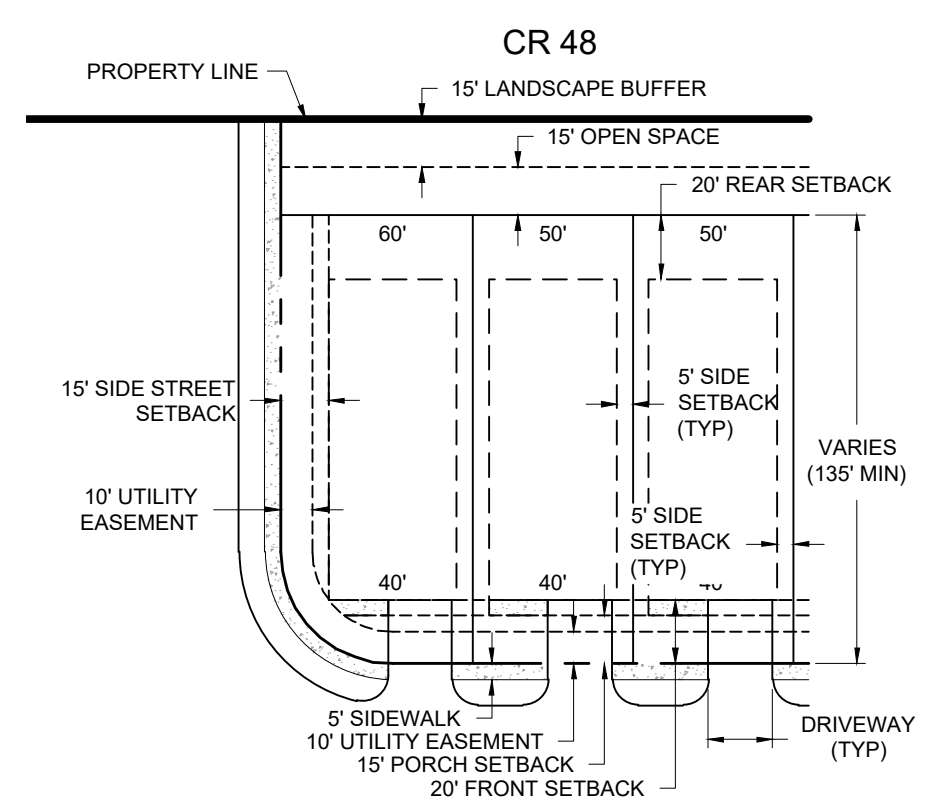
ID	LAND USE	OWNERSHIP	MAINTENANCE	AREA	(AC/%)	OPEN SPACE	(AC/%)
A	RIGHT-OF-WAY	H.O.A.	H.O.A.	32.5	14.76%	0	0.00%
B1	POND/OPEN SPACE	H.O.A.	H.O.A.	4.55	2.07%	0.75	0.34%
B2	POND/OPEN SPACE	H.O.A.	H.O.A.	2.06	0.94%	0.28	0.13%
B3	POND/OPEN SPACE	H.O.A.	H.O.A.	1.49	0.68%	0.44	0.20%
B5	POND/OPEN SPACE	H.O.A.	H.O.A.	0.68	0.31%	0.29	0.13%
B6	POND/OPEN SPACE	H.O.A.	H.O.A.	5.32	2.42%	0.89	0.40%
B7	POND/OPEN SPACE	H.O.A.	H.O.A.	0.49	0.22%	0.18	0.08%
B8	POND/OPEN SPACE	H.O.A.	H.O.A.	4.3	1.95%	0.17	0.08%
B9	POND/OPEN SPACE	H.O.A.	H.O.A.	1.39	0.63%	0.46	0.21%
B10	POND/OPEN SPACE	H.O.A.	H.O.A.	1.22	0.55%	0.27	0.12%
B11	POND/OPEN SPACE	H.O.A.	H.O.A.	1.27	0.58%	0.31	0.14%
B12	POND/OPEN SPACE	H.O.A.	H.O.A.	1.07	0.49%	0.03	0.01%
B13	POND/OPEN SPACE	H.O.A.	H.O.A.	1.96	0.89%	0.68	0.31%
B14	POND/OPEN SPACE	H.O.A.	H.O.A.	0.63	0.29%	0	0.00%
B4	DRY POND/OPEN SPACE	H.O.A.	H.O.A.	1.86	0.84%	3.12	1.42%
C1	WETLAND CONSERVATION / OPEN SPACE	H.O.A.	H.O.A.	5.5	2.50%	5.5	2.50%
C2	WETLAND CONSERVATION / OPEN SPACE	H.O.A.	H.O.A.	9.07	4.12%	9.07	4.12%
C3	WETLAND CONSERVATION / OPEN SPACE	H.O.A.	H.O.A.	8.44	3.83%	8.44	3.83%
C4	WETLAND CONSERVATION / OPEN SPACE	H.O.A.	H.O.A.	0.81	0.37%	0.81	0.37%
C5	WETLAND CONSERVATION / OPEN SPACE	H.O.A.	H.O.A.	2.12	0.96%	2.12	0.96%
C6	WETLAND CONSERVATION / OPEN SPACE	H.O.A.	H.O.A.	1.17	0.53%	1.17	0.53%
C7	WETLAND CONSERVATION / OPEN SPACE	H.O.A.	H.O.A.	4.72	2.14%	4.72	2.14%
D1	UPLAND BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.54	0.25%	0.54	0.25%
D2	UPLAND BUFFER / OPEN SPACE	H.O.A.	H.O.A.	5.19	2.36%	5.19	2.36%
D3	UPLAND BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.69	0.31%	0.69	0.31%
D4	UPLAND BUFFER / OPEN SPACE	H.O.A.	H.O.A.	1.81	0.82%	1.81	0.82%
E1	OPEN SPACE	H.O.A.	H.O.A.	1.72	0.78%	1.72	0.78%
E2	OPEN SPACE	H.O.A.	H.O.A.	0.85	0.39%	0.85	0.39%
E3	OPEN SPACE	H.O.A.	H.O.A.	0.16	0.07%	0.16	0.07%
E4	OPEN SPACE	H.O.A.	H.O.A.	0.25	0.11%	0.25	0.11%
E5	OPEN SPACE	H.O.A.	H.O.A.	0.38	0.17%	0.38	0.17%
E6	OPEN SPACE	H.O.A.	H.O.A.	0.34	0.15%	0.34	0.15%
E7	OPEN SPACE	H.O.A.	H.O.A.	0.05	0.02%	0.05	0.02%
E8	OPEN SPACE	H.O.A.	H.O.A.	0.29	0.13%	0.29	0.13%
E9	OPEN SPACE	H.O.A.	H.O.A.	0.14	0.06%	0.14	0.06%
F1	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.3	0.14%	0.3	0.14%
F2	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.74	0.34%	0.74	0.34%
F3	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.26	0.12%	0.26	0.12%
F4	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.14	0.06%	0.14	0.06%
F5	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.02	0.01%	0.02	0.01%
F6	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.13	0.06%	0.13	0.06%
F7	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.11	0.05%	0.11	0.05%
F8	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.15	0.07%	0.15	0.07%
F9	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.1	0.05%	0.1	0.05%
F10	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.14	0.06%	0.14	0.06%
F11	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.14	0.06%	0.14	0.06%
F12	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.25	0.11%	0.25	0.11%
F13	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.13	0.06%	0.13	0.06%
F14	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.12	0.05%	0.12	0.05%
F15	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.11	0.05%	0.11	0.05%
F16	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.19	0.09%	0.19	0.09%
F17	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.19	0.09%	0.19	0.09%
G	RECREATION CENTER	H.O.A.	H.O.A.	6.36	2.89%	6.36	2.89%
H1	PUBLIC PARK / OPEN SPACE	TOWN OF HOWEY-IN-THE-HILLS		3.32	1.51%	3.32	1.51%
H2	OPEN SPACE	SELLER-RETAINED		0.42	0.19%	0.42	0.19%
H3	OPEN SPACE	SELLER-RETAINED		0.62	0.28%	0.62	0.28%
RESIDENTIAL	PRIVATE	PRIVATE		101.24	45.97%	0	0.00%
TOTAL				220.21	100.00%	66.05	29.99%



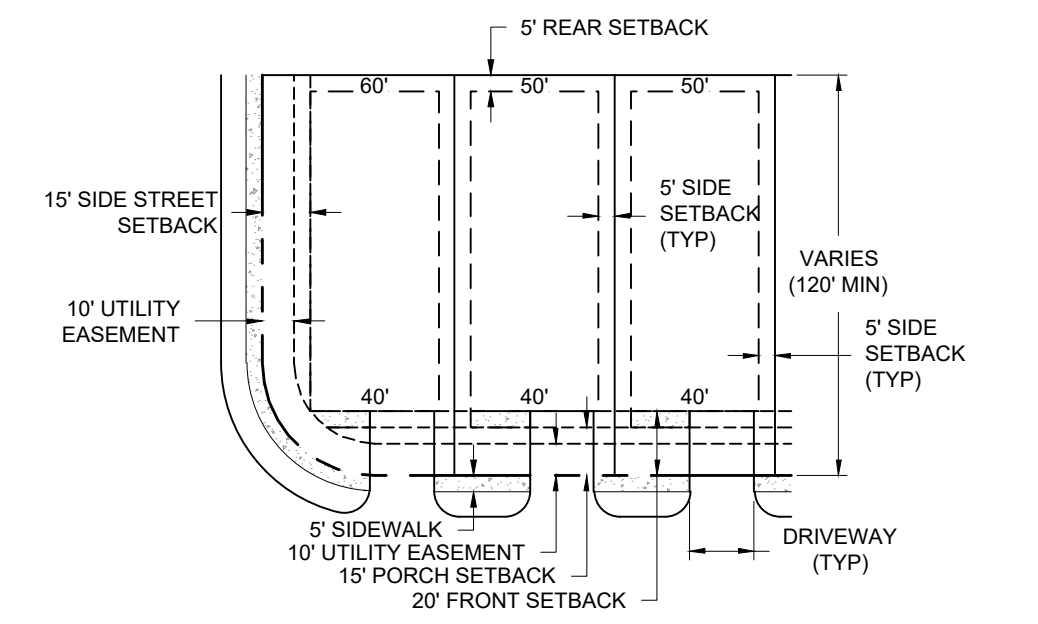
NOTE:  
60+ COTTAGE LOT - 7,200 SF MIN. LOT SIZE. 75% LOT COVERAGE MAX. FRONT/SIDE GARAGE.  
**60+ COTTAGE HOME LOTS**



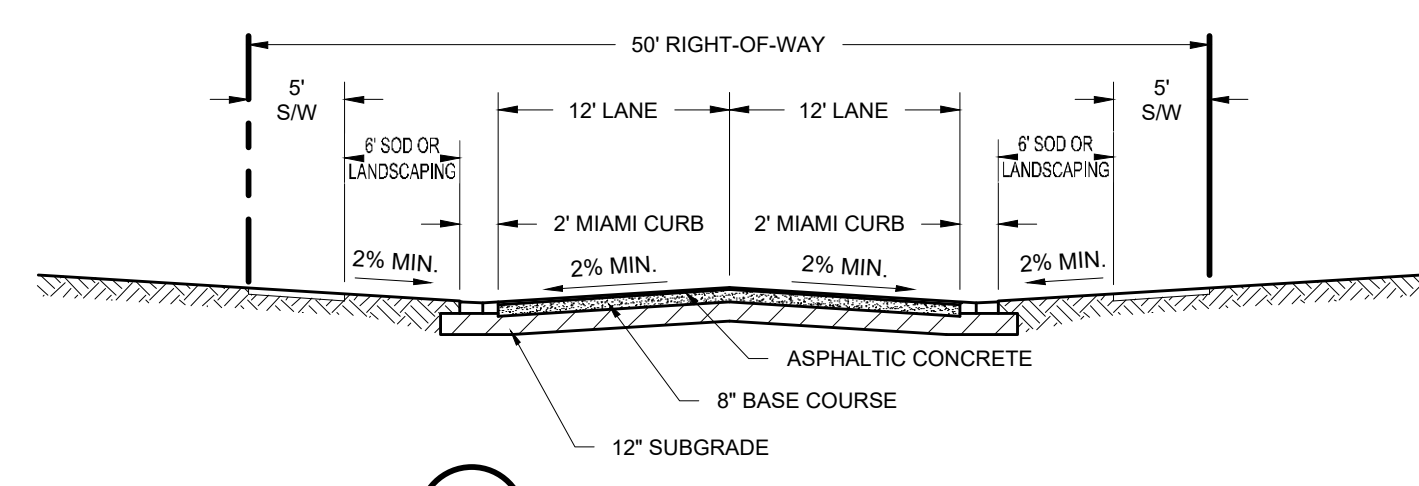
**RW60**  
TYPICAL 60' RIGHT OF WAY SECTION - MAIN BLVD  
N.T.S.



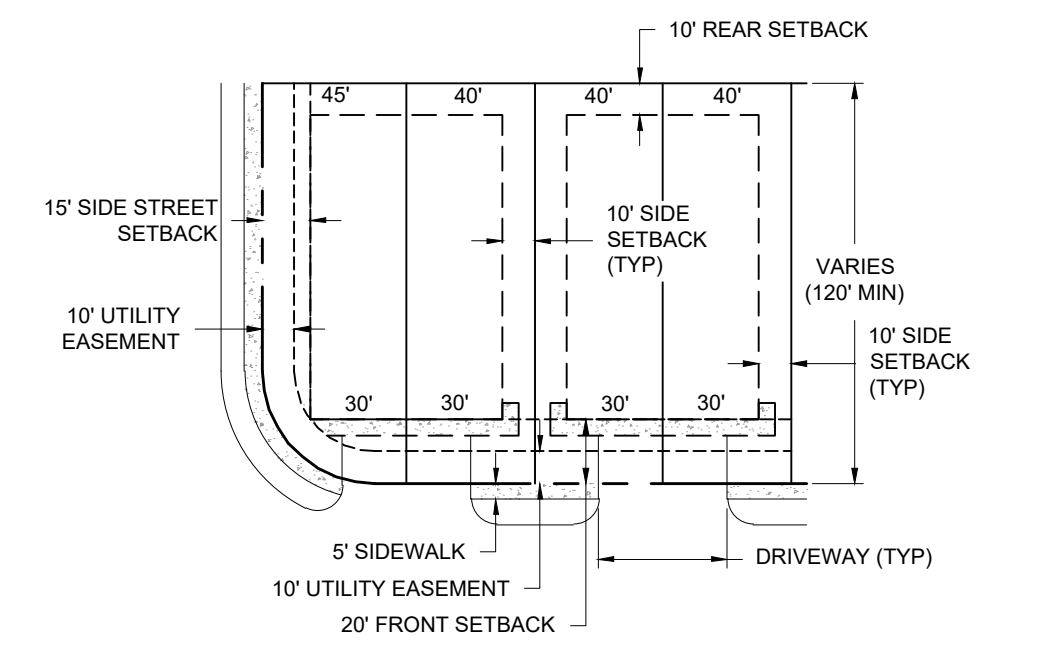
**TYPICAL LOT DETAILS - 50' COTTAGE HOME LOTS ALONG C.R. 48**



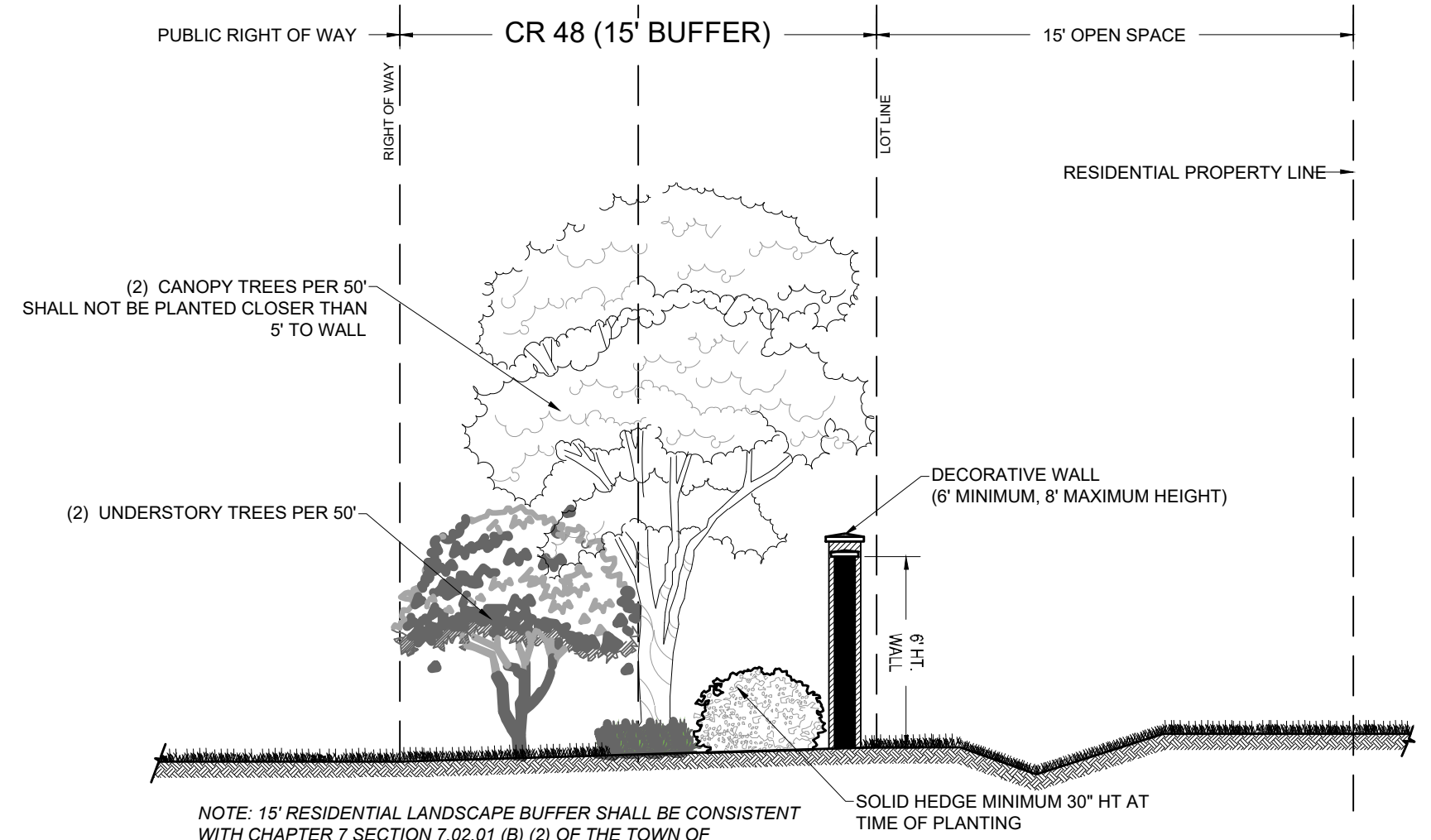
NOTE:  
50' COTTAGE LOT - 6,000 SF MIN. LOT SIZE. 75% LOT COVERAGE MAX. FRONT/SIDE GARAGE.  
**50' COTTAGE HOME LOTS**



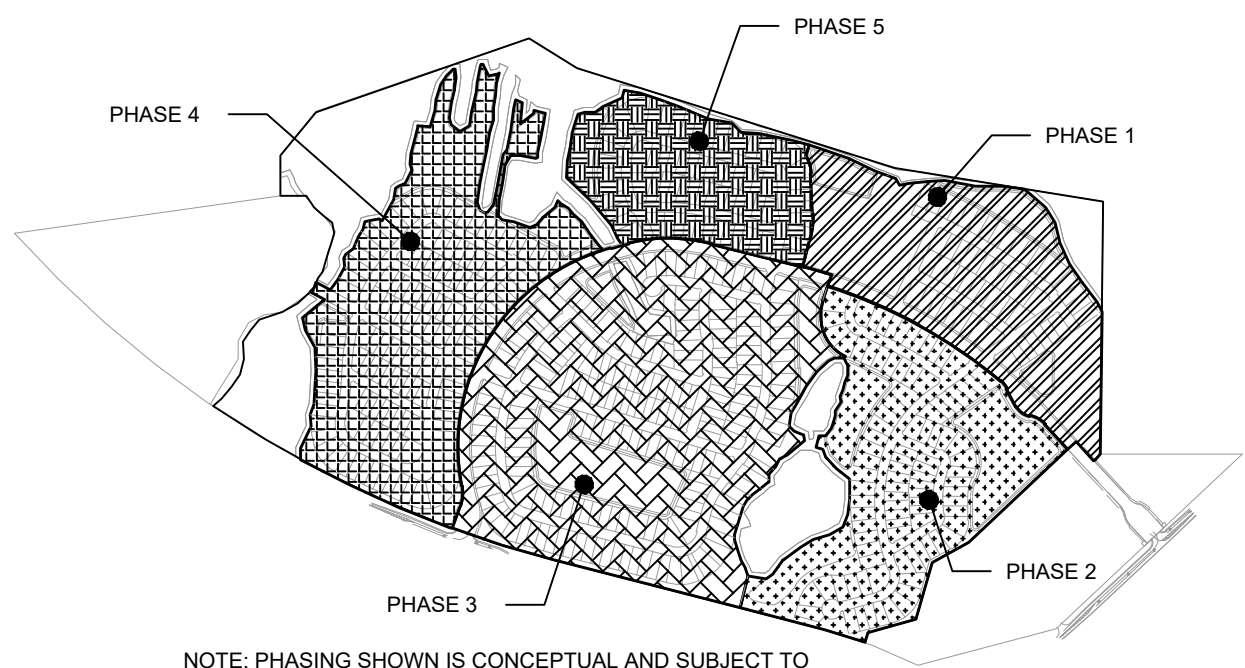
**RW50**  
TYPICAL 50' RIGHT OF WAY SECTION  
N.T.S.



NOTE:  
PAIRED HOME LOT - 4,800 SF MIN. LOT SIZE. 90% LOT COVERAGE MAX. FRONT GARAGE.  
**PAIRED HOME LOTS**



**LB15**  
TYPICAL - CR 48 (15' BUFFER)  
N.T.S.



NOTE: PHASING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS. PHASES MAY BE CONSTRUCTED NON-CONSECUTIVELY.

**PHASING MAP**

**PROPOSED LOT COUNT:**

LOT	LOT TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
40'	PAIRED HOME	0	18	42	38	0	98
50'	SINGLE FAMILY	31	44	149	60	37	321
60'	SINGLE FAMILY	26	32	25	36	33	152
TOTAL		57	94	216	134	70	571

NOTE: PHASING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS. PHASES MAY BE CONSTRUCTED NON-CONSECUTIVELY.

**SITE DATA:**

PARCEL ID:	23-20-25-0004-000-00200, 22-20-25-0004-000-01000, 15-20-25-0101-001-00000, 22-20-25-0001-000-01400, 23-20-25-0002-000-01100, 23-20-25-0002-000-00600, 23-20-25-0004-000-01000
JURISDICTION:	HOWEY-IN-THE-HILLS
ZONED:	PUD (LAKE HILLS 2011-008)
GROSS SITE AREA:	220.21 ACRES ±
TOTAL NUMBER OF LOTS:	571 LOTS
DENSITY:	2.59 DU/AC
OPEN SPACE REQUIRED:	55.33 AC (MIN. 25% OF GROSS AREA)
OPEN SPACE PROVIDED:	79.02 AC (36.0%)

**LEGEND:**

	WETLAND TO BE PRESERVED
	WETLAND IMPACT (2.74 AC)
	WETLAND BUFFER/OPEN SPACE
	OPEN SPACE/LANDSCAPE BUFFER
	TREE TO REMAIN
	TREE TO BE REMOVED

50' COTTAGE HOME LOT - (40'X85' PAD) TYPICAL	321 UNITS
60' COTTAGE HOME LOT - (50'X85' PAD) TYPICAL	157 UNITS
PAIRED HOME LOT - (30'X85' PAD-DUPLEX) TYPICAL	98 UNITS
<b>TOTAL UNITS -</b>	<b>571 UNITS</b>

DEVELOPED AREA	220.21 AC	100%
RESIDENTIAL LOTS	45.72 AC	20.8%
ASPHALT AREA:	15.19 AC	6.9%
RECREATION AREA:	6.36 AC	2.9%
12' MULTI-USE PATH:	1.20 AC	0.5%
WETLAND BUFFER:	8.24 AC	3.7%
WETLAND:	31.83 AC	14.4%
POND WET:	26.43 AC	12.0%
POND DRY:	1.86 AC	0.8%
PARK:	4.36 AC	2.0%
OPEN SPACE:	79.02 AC	36.0%
<b>TOTAL PERVIOUS:</b>	<b>85.24 AC</b>	<b>38.8%</b>
<b>TOTAL IMPERVIOUS:</b>	<b>108.54 AC</b>	<b>49.2%</b>
<b>TOTAL WET POND:</b>	<b>26.43 AC</b>	<b>12.0%</b>



**MADDEN**  
MOORHEAD & STOKES, LLC  
CIVIL ENGINEERS  
431 E. Horatio Avenue  
Suite 250  
Maitland, Florida 32751  
(407) 629-8330

**PRELIMINARY SUBDIVISION PLAN**  
FOR  
**LAKE HILLS**  
TOWN OF HOWEY-IN-THE-HILLS  
LAKE COUNTY, FLORIDA

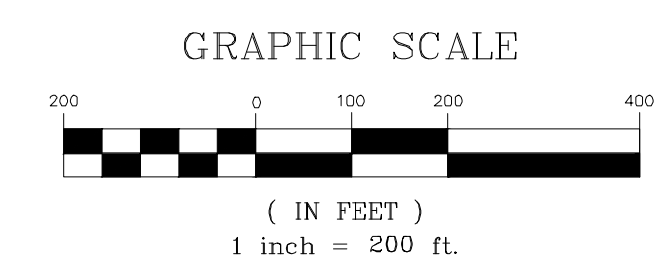
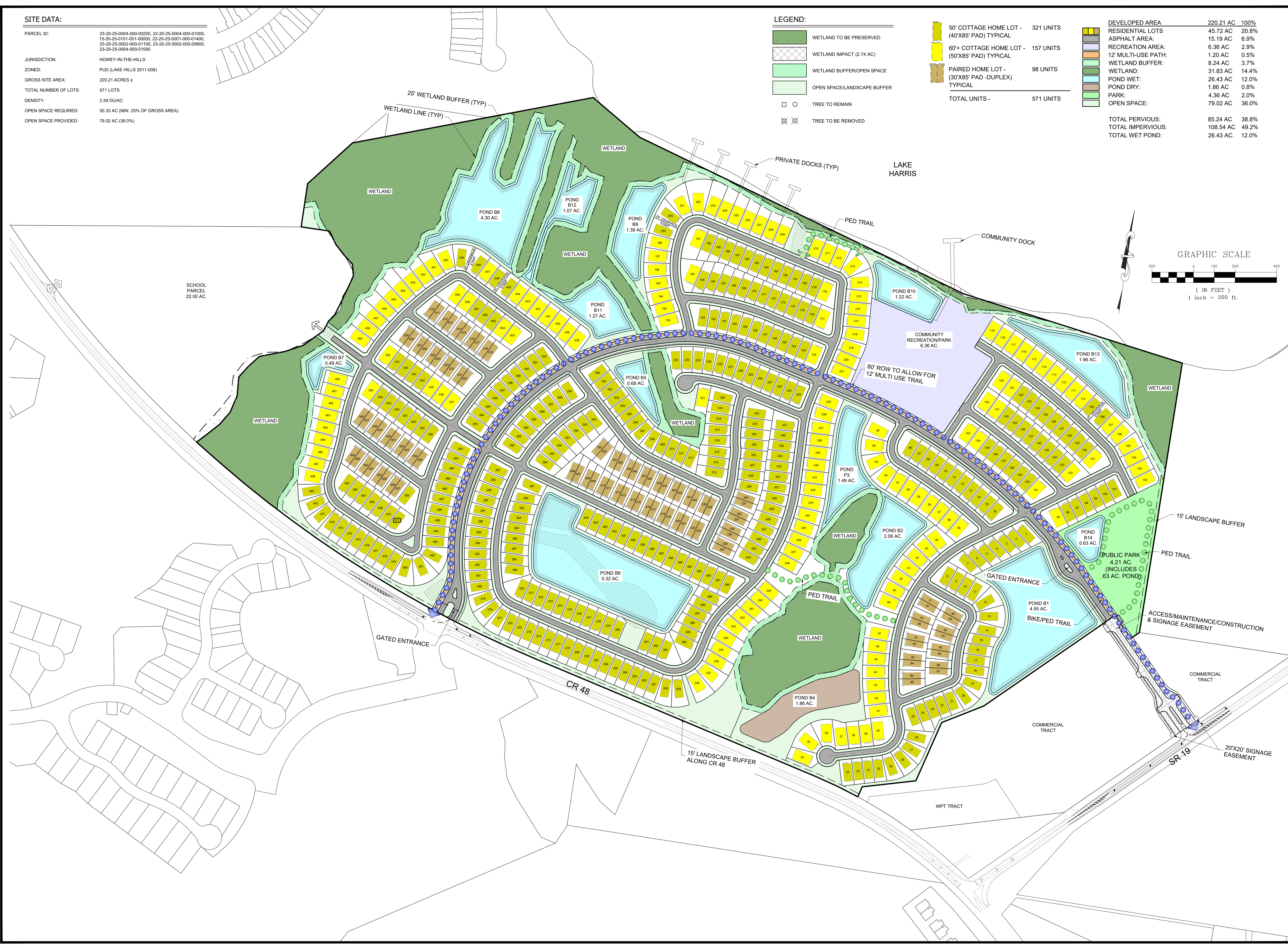
LAKE HILLS  
READER COMMUNITIES  
5850 TO LEE BOULEVARD, SUITE 200  
ORLANDO, FL 32822  
(407) 856-4899

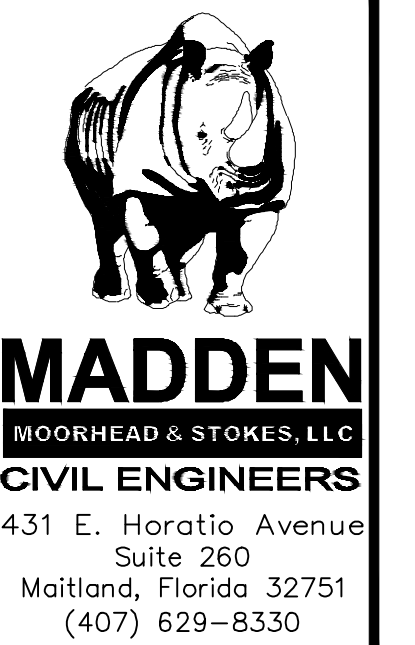
ENGINEER IN CHARGE:  
DAVID A. STOKES, P.E. #66527  
DATE: November 16, 2023  
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

NO.	DATE	REVISIONS

JOB # 23019  
DATE: 10/27/2023  
SCALE: 1"=200  
DESIGNED BY: JV  
DRAWN BY: JV  
APPROVED BY: DAS

**C1.00**





PRELIMINARY SUBDIVISION PLAN FOR LAKE HILLS

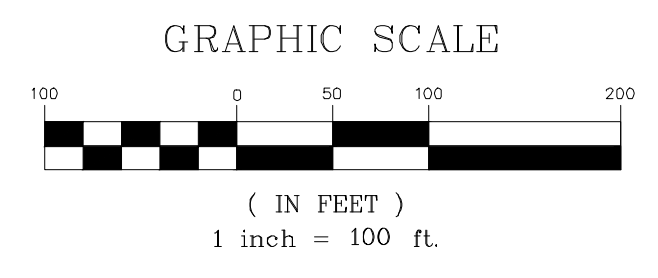
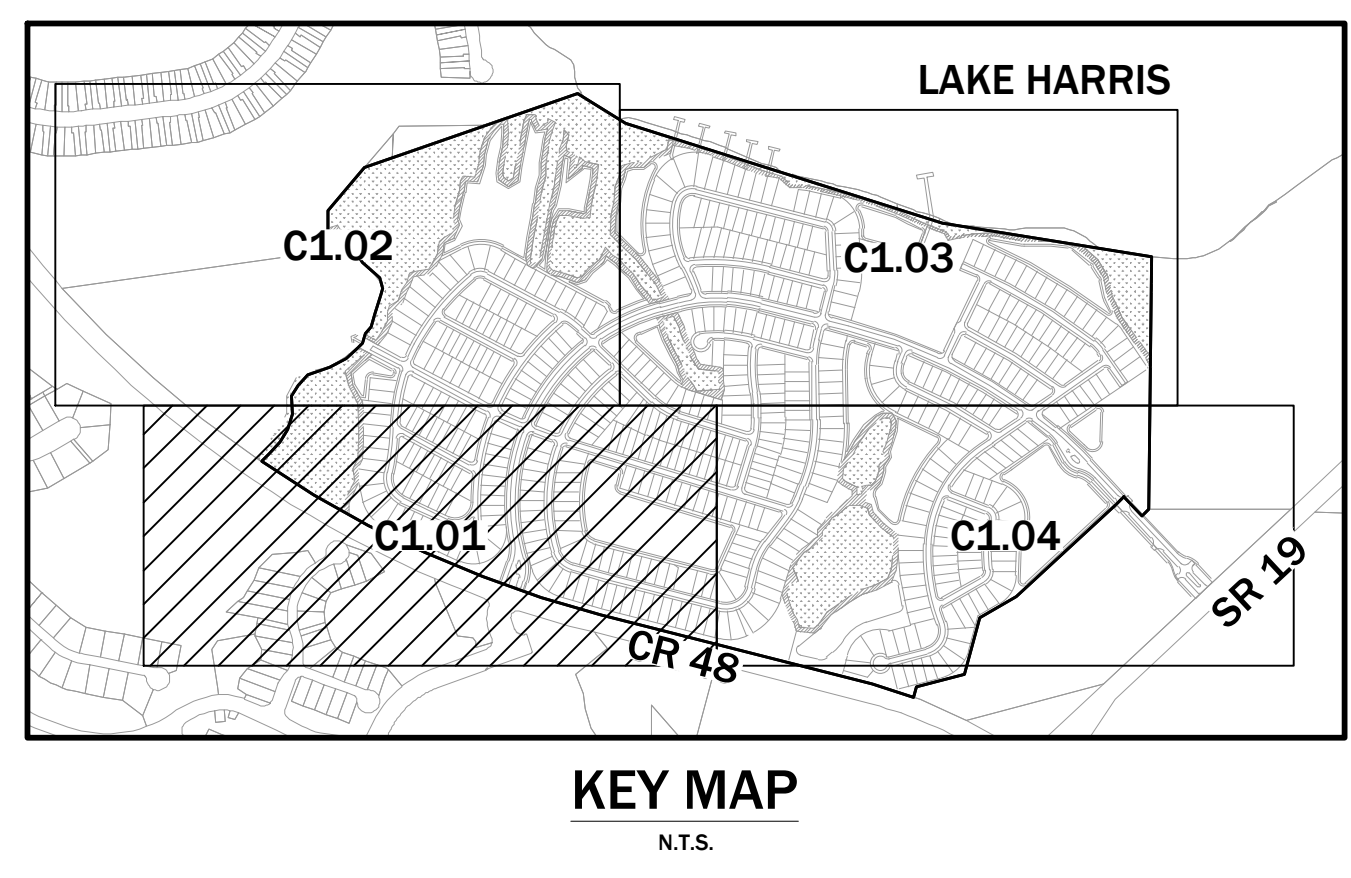
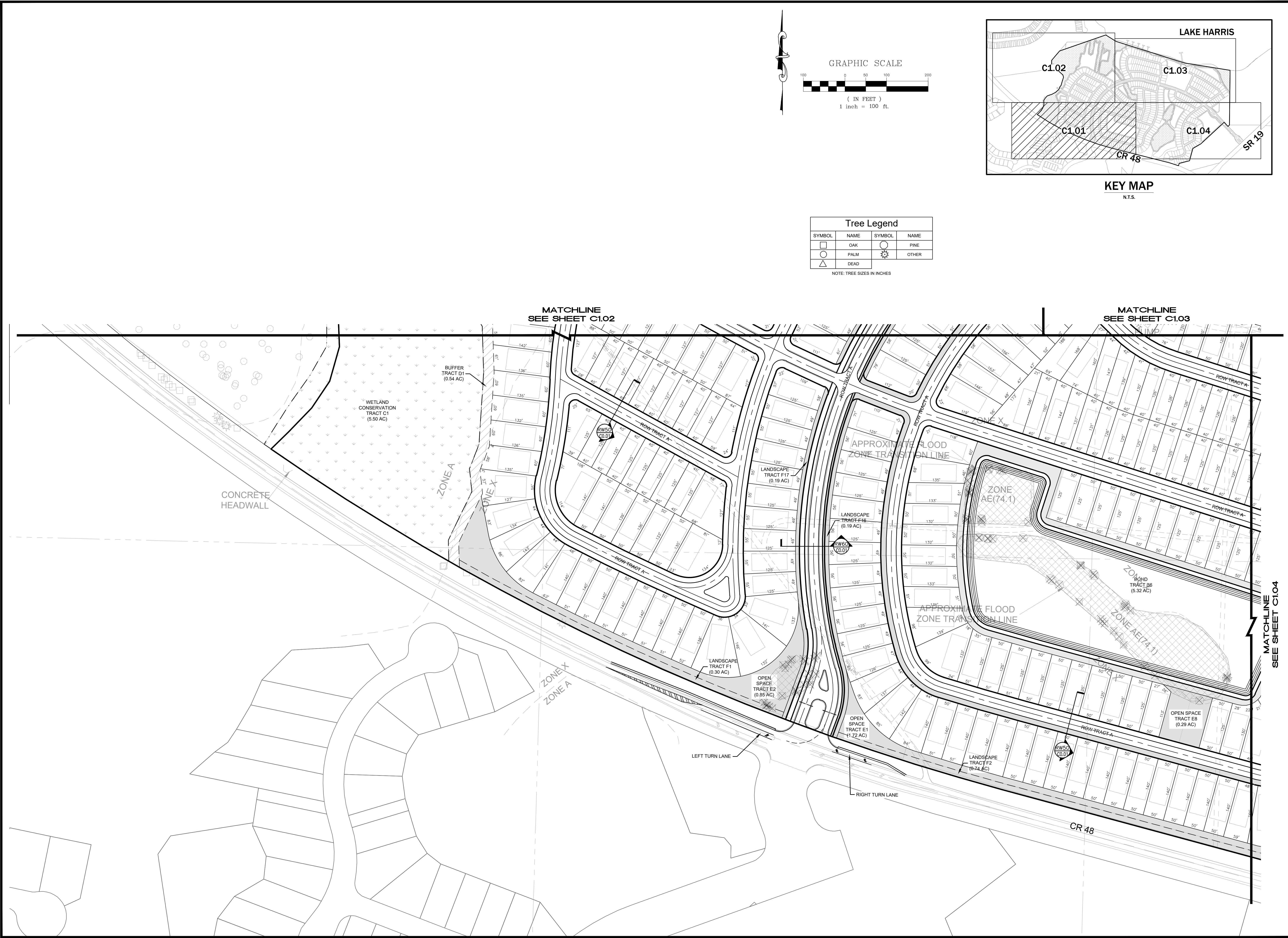
LAKE HILLS READER COMMUNITIES 5850 TO LEE BOULEVARD, SUITE 200 ORLANDO, FL 32822 (407) 856-4899

ENGINEER IN CHARGE: DAVID A. STOKES, P.E. #66527 DATE: November 16, 2023 CERTIFICATE OF AUTHORIZATION NO. EB-0007723

Table with 2 columns: DATE, REVISIONS

JOB # 23019 DATE: 10/27/2023 SCALE: 1"=100 DESIGNED BY: JV DRAWN BY: JV APPROVED BY: DAS

C1.01



Tree Legend table with columns: SYMBOL, NAME, SYMBOL, NAME

MATCHLINE SEE SHEET C1.02

MATCHLINE SEE SHEET C1.03

MATCHLINE SEE SHEET C1.04

APPROXIMATE FLOOD ZONE TRANSITION LINE

APPROXIMATE FLOOD ZONE TRANSITION LINE

CONCRETE HEADWALL

LEFT TURN LANE

RIGHT TURN LANE

CR 48

ZONE A

ZONE X

ZONE X

ZONE X

ZONE AE(74.1)

ZONE AE(74.1)

ZONE AE(74.1)

WETLAND CONSERVATION TRACT C1 (5.50 AC)

LANDSCAPE TRACT F17 (0.19 AC)

LANDSCAPE TRACT F16 (0.19 AC)

LANDSCAPE TRACT F1 (0.30 AC)

OPEN SPACE TRACT E2 (0.85 AC)

OPEN SPACE TRACT E1 (1.22 AC)

LANDSCAPE TRACT F2 (0.74 AC)

LAND TRACT B6 (5.32 AC)

OPEN SPACE TRACT E8 (0.29 AC)

LANDSCAPE TRACT F1 (0.54 AC)

WETLAND CONSERVATION TRACT C1 (5.50 AC)

WETLAND CONSERVATION TRACT C1 (5.50 AC)

WETLAND CONSERVATION TRACT C1 (5.50 AC)

WETLAND CONSERVATION TRACT C1 (5.50 AC)

WETLAND CONSERVATION TRACT C1 (5.50 AC)



PRELIMINARY SUBDIVISION PLAN FOR LAKE HILLS TOWN OF HOWEY-IN-THE-HILLS LAKE COUNTY, FLORIDA

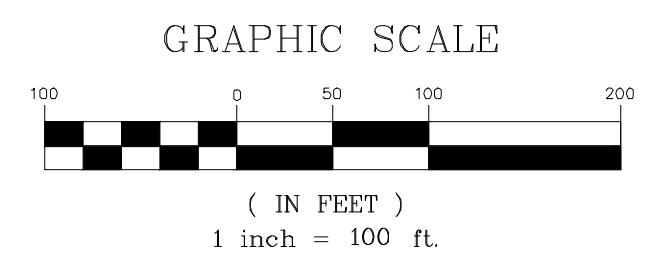
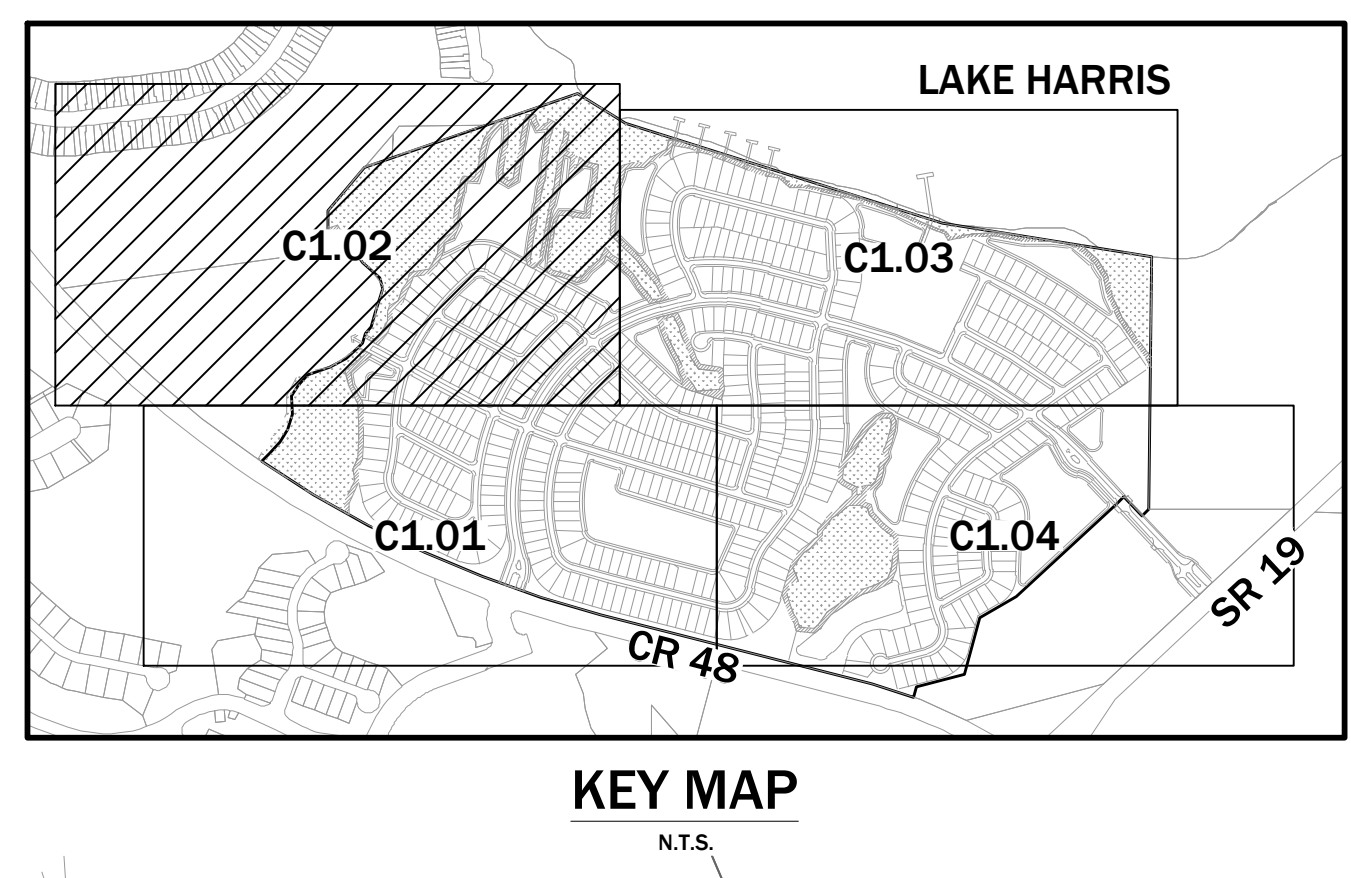
LAKE HILLS READER COMMUNITIES 5850 TO LEE BOULEVARD, SUITE 200 ORLANDO, FL 32822 (407) 856-4899

ENGINEER IN CHARGE: DAVID A. STOKES, P.E. #66527 DATE: November 16, 2023 CERTIFICATE OF AUTHORIZATION NO. EB-0007723

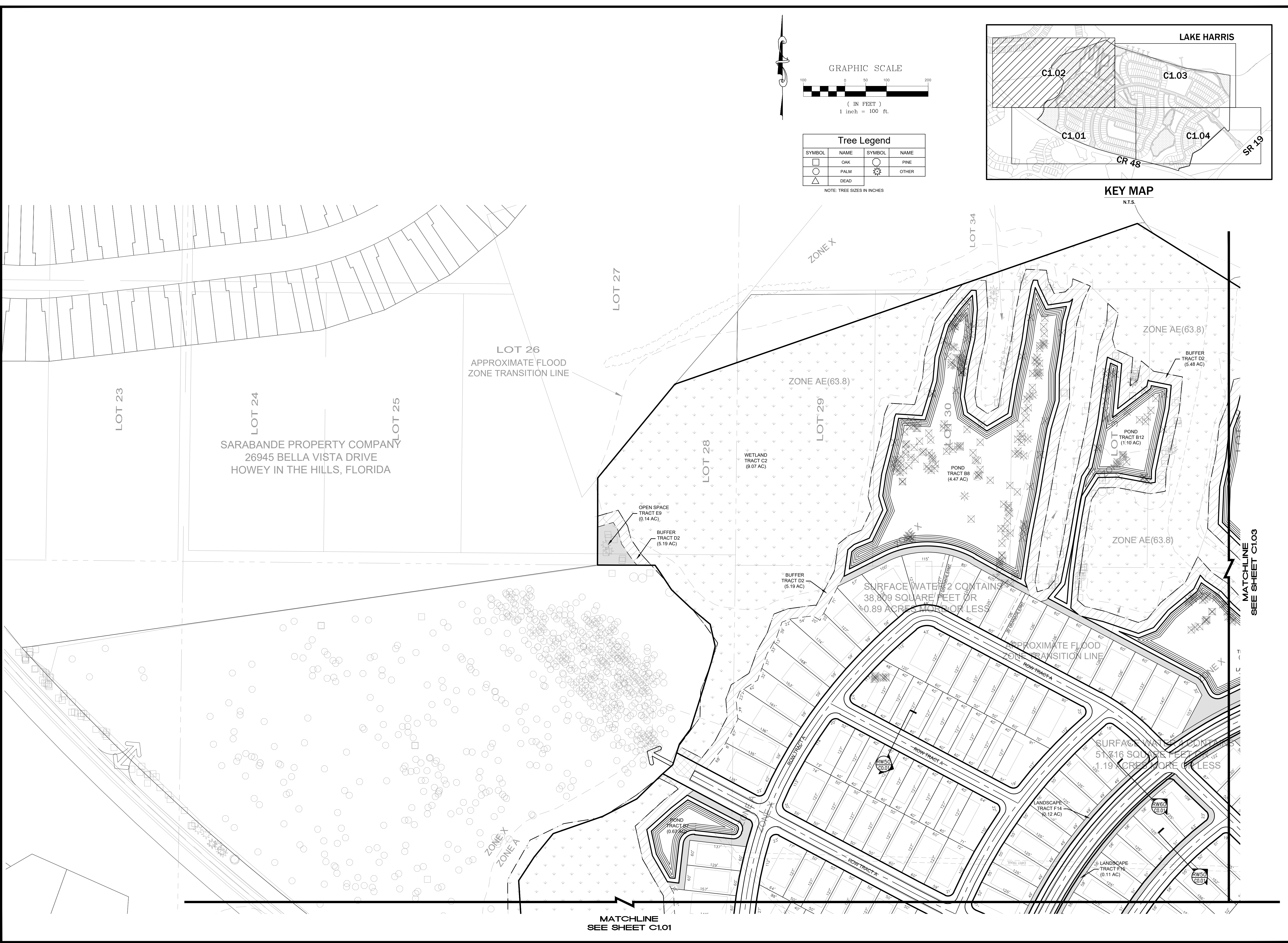
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JOB # 23019 DATE: 10/27/2023 SCALE: 1"=100 DESIGNED BY: JV DRAWN BY: JV APPROVED BY: DAS

C1.02



Tree Legend table with columns: SYMBOL, NAME, SYMBOL, NAME. Includes symbols for OAK, PALM, DEAD, PINE, and OTHER.



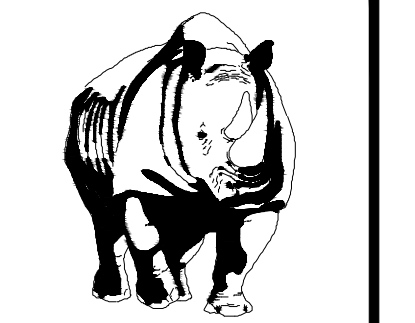
SARABANDE PROPERTY COMPANY 26945 BELLA VISTA DRIVE HOWEY IN THE HILLS, FLORIDA

SURFACE WATER 2 CONTAINS 38,809 SQUARE FEET OR 0.89 ACRES MORE OR LESS

SURFACE WATER 1 CONTAINS 51,716 SQUARE FEET OR 1.19 ACRES MORE OR LESS

MATCHLINE SEE SHEET C1.01

MATCHLINE SEE SHEET C1.03



**MADDEN**  
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PRELIMINARY SUBDIVISION PLAN  
FOR  
**LAKE HILLS**  
TOWN OF HONEY-IN-THE-HILLS  
LAKE COUNTY, FLORIDA

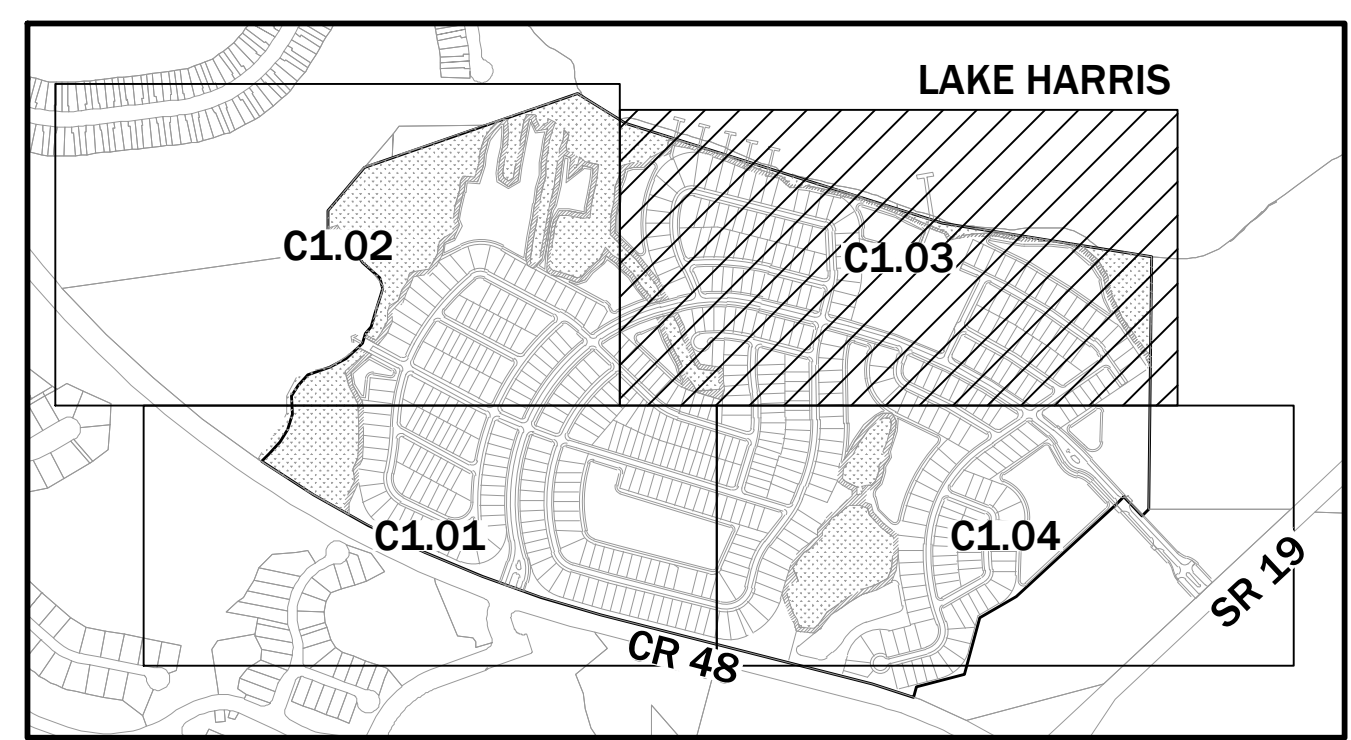
LAKE HILLS  
READER COMMUNITIES  
5850 TO LEE BOULEVARD, SUITE 200  
ORLANDO, FL 32822  
(407) 856-4899

ENGINEER IN CHARGE:  
DAVID A. STOKES, P.E. #66527  
DATE: November 16, 2023  
CERTIFICATE OF AUTHORIZATION NO. EB-0007223

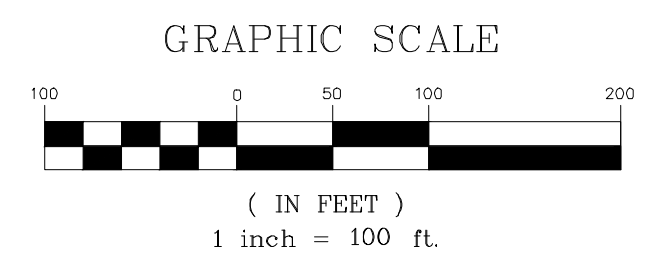
NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB # 23019  
DATE: 10/27/2023  
SCALE: 1"=100'  
DESIGNED BY: JV  
DRAWN BY: JV  
APPROVED BY: DAS

C1.03



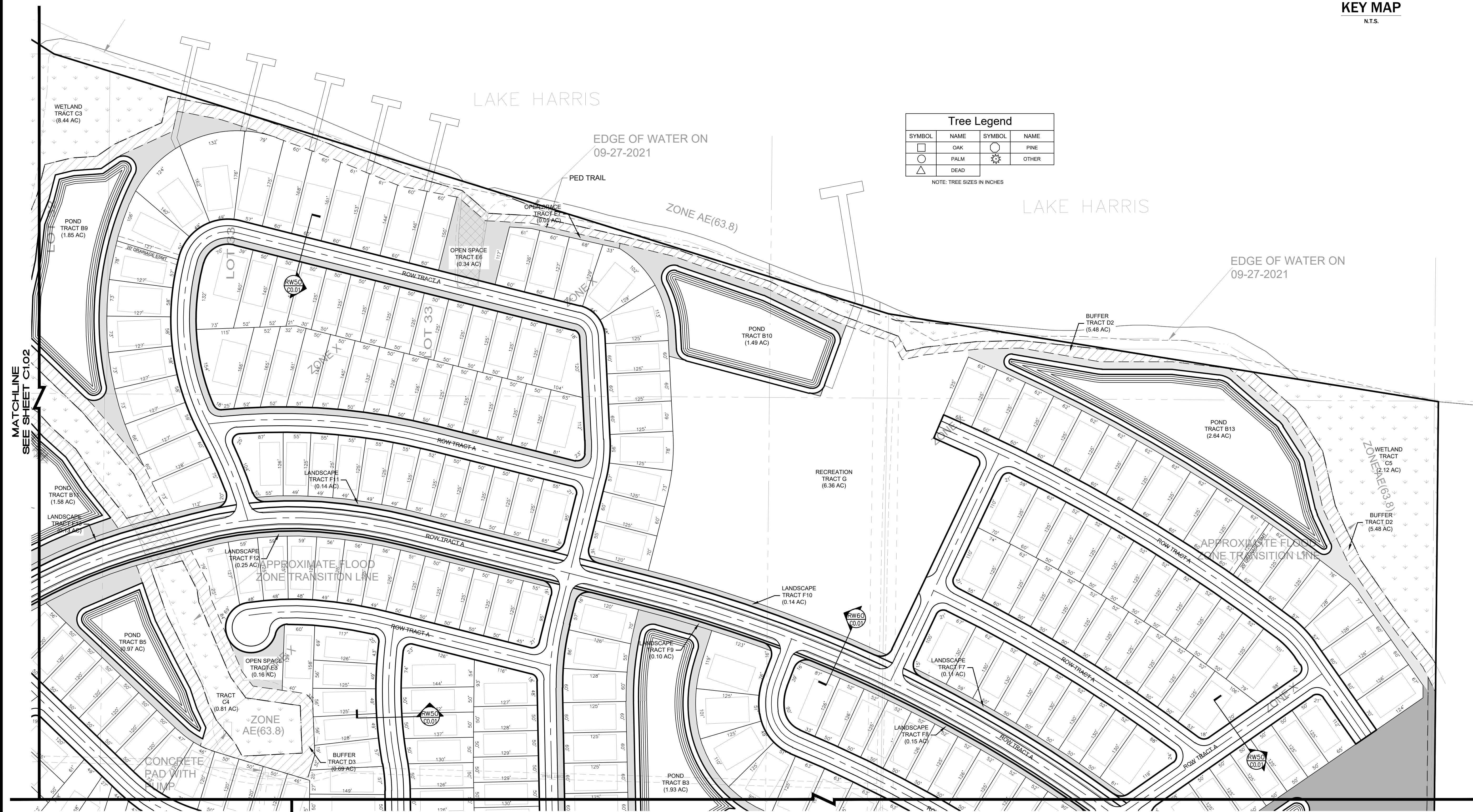
KEY MAP  
N.T.S.



Tree Legend

SYMBOL	NAME	SYMBOL	NAME
□	OAK	○	PINE
○	PALM	⊗	OTHER
△	DEAD		

NOTE: TREE SIZES IN INCHES





PRELIMINARY SUBDIVISION PLAN FOR LAKE HILLS

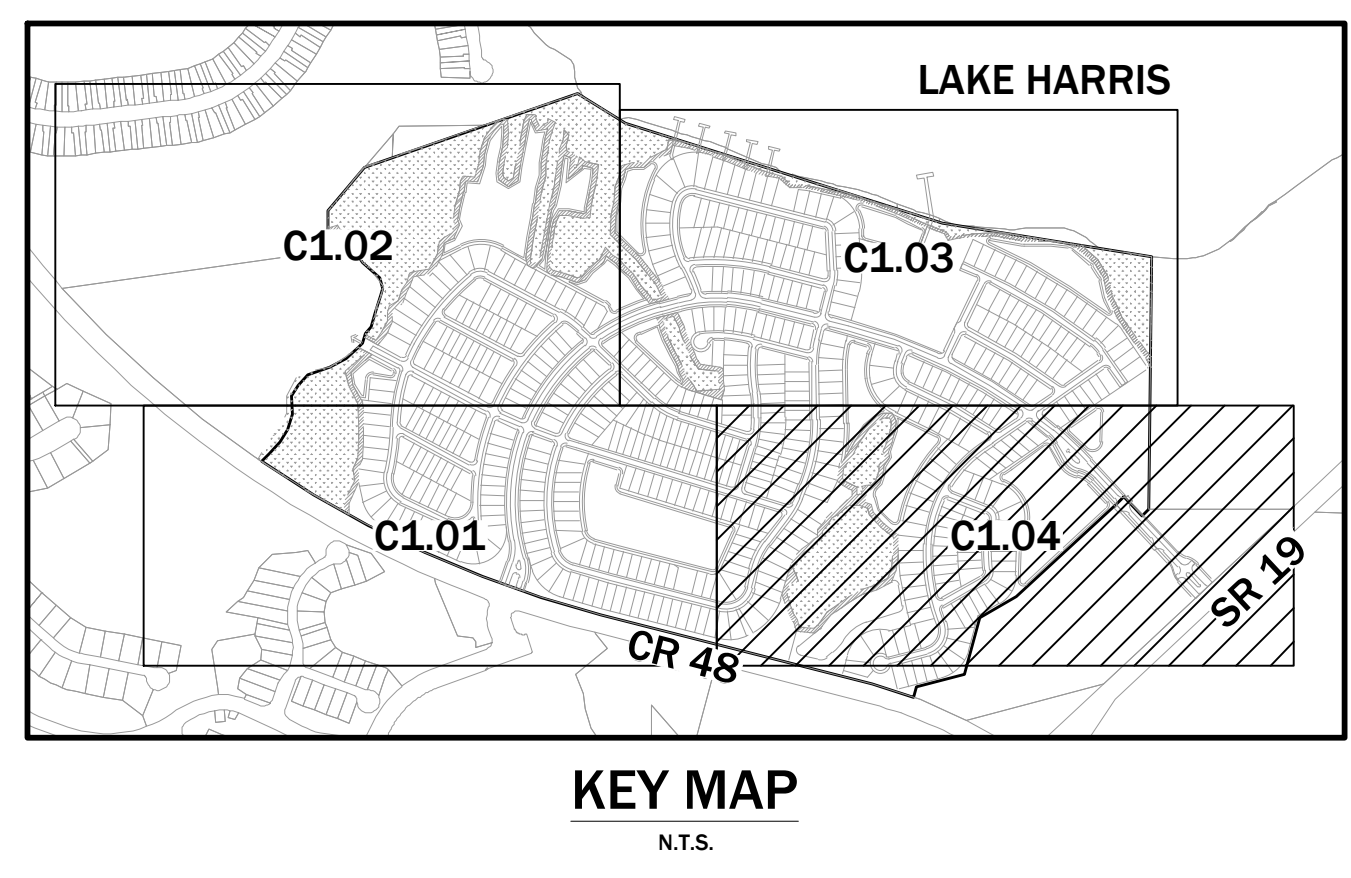
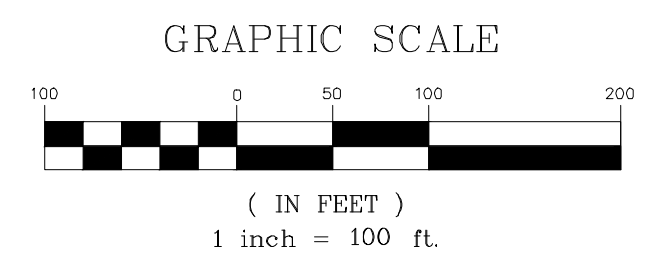
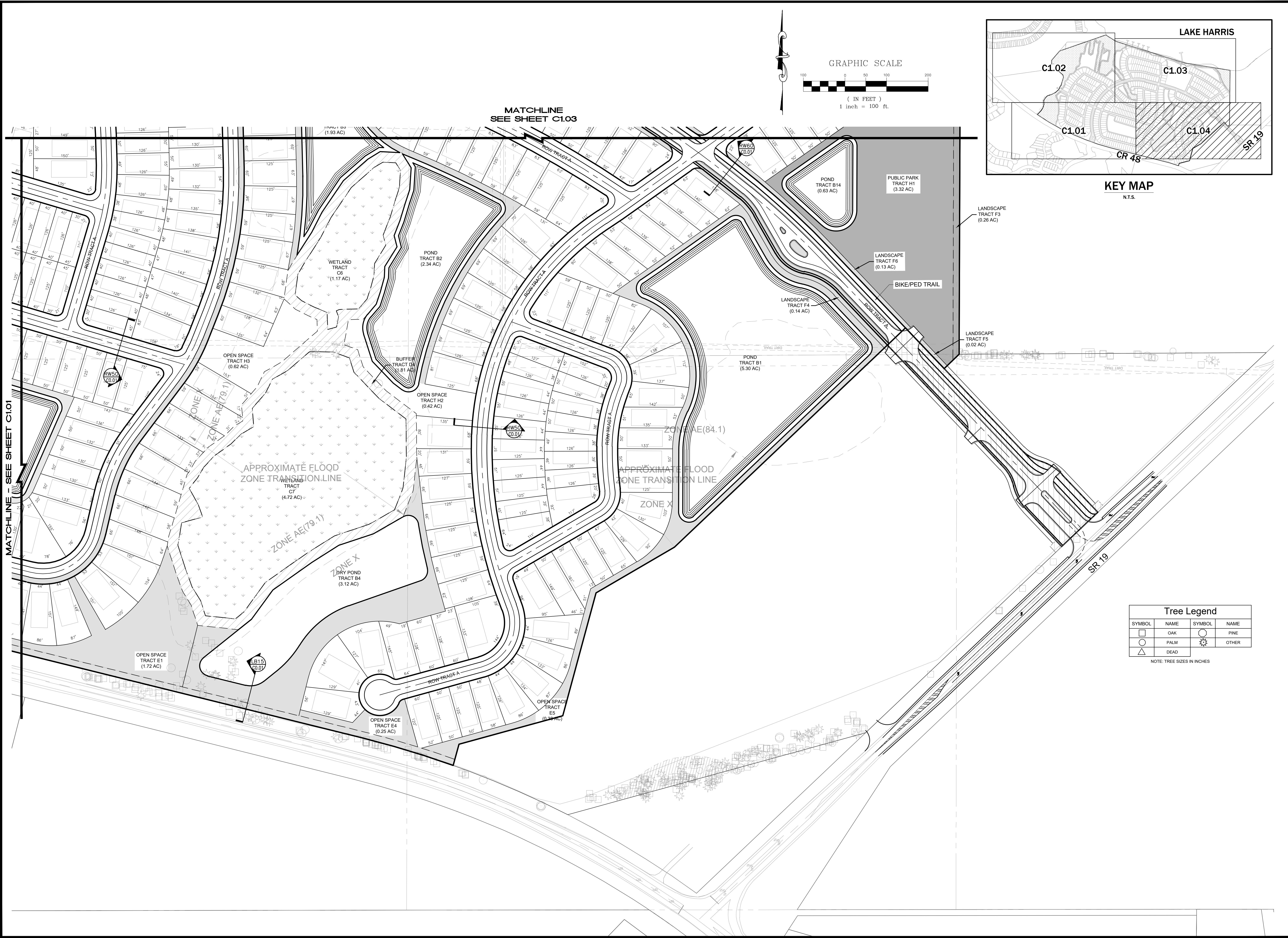
LAKE HILLS READER COMMUNITIES 5850 TO LEE BOULEVARD, SUITE 200 ORLANDO, FL 32822 (407) 856-4899

ENGINEER IN CHARGE: DAVID A. STOKES, P.E. #66527 DATE: November 16, 2023 CERTIFICATE OF AUTHORIZATION NO. EB-0007723

Table with 2 columns: DATE, REVISIONS

JOB # 23019 DATE: 10/27/2023 SCALE: 1"=100 DESIGNED BY: JV DRAWN BY: JV APPROVED BY: DAS

C1.04



Tree Legend table with columns: SYMBOL, NAME, SYMBOL, NAME

MATCHLINE SEE SHEET C1.03

MATCHLINE SEE SHEET C1.01







**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 (check one below)
  - Preliminary
  - Final
- PUD       Rezoning       Conditional Use
- Subdivision (check one below)       Subdivision Minor
  - Preliminary Plat (Preliminary Subdivision Plan)
  - Final Plat

Other: \_\_\_\_\_

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

Name of Project: Lake Hills  
Preliminary Subdivision Plan - 571 single family lots

**APPLICANT INFORMATION:**

Dean Barberree, President  
Name: Reader & Partners, LLC      E-Mail: dean@readercommunities.com

Address: 5850 TG Lee Boulevard, Sute 200      Phone: (407) 856-4899  
Orlando, FL 32822      Fax: \_\_\_\_\_


- Owner       Agent for Owner       Attorney for Owner

**OWNER INFORMATION:**  
 SEE OWNER INFORMATION AT BOTTOM OF PAGE  
 Name: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
 Address: 923 N. Pennsylvania Ave. Phone: \_\_\_\_\_  
Winter Park, FL 32789 Fax: \_\_\_\_\_

**PROPERTY INFORMATION:**  
 Address: northwest corner of intersection of C.R. 48 and S.R. 19  
 General Location: northwest corner of intersection of C.R. 48 and S.R. 19  
 Current Zoning: PUD Current Land Use: vacant  
 Parcel Size: 221.35 acres Tax Parcel #: SEE LIST OF PARCELS AT BOTTOM OF PAGE  
 Legal Description Attached  Yes  No Survey Attached  Yes  No

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

Application Fee: \$ 3,000.00 (\$1,000 PSP fee plus \$2,000 deposit)

Applicant's Signature:  \_\_\_\_\_ 11/7/23  
*(Signature)* *(Date)*  
 Reader & Partners, LLC  
 By: Dean Barberree  
 Its: President  
 \_\_\_\_\_  
*(Print)*

Owner's Signature: SEE AUTHORIZATION LETTER \_\_\_\_\_  
*(Provide letter of Authorization)* *(Signature)* *(Date)*  
 \_\_\_\_\_  
*(Print)*

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

Parcel No.	Alt Key	OWNER
23-20-25-0004-000-00200	1780438	LAKE HARRIS (ORLANDO) ASLI VII OWNER #1 LLC
22-20-25-0004-000-01000	1801770	LAKE HARRIS (ORLANDO) ASLI VII OWNER #1 LLC
22-20-25-0001-000-01400	2923946	LAKE HARRIS (ORLANDO) ASLI VII OWNER #2 LLC
23-20-25-0002-000-00600	2923954	LAKE HARRIS (ORLANDO) ASLI VII OWNER #2 LLC
23-20-25-0002-000-01100	3881538	LAKE HARRIS (ORLANDO) ASLI VII OWNER #2 LLC
23-20-25-0004-000-01000	3815447	LAKE HARRIS (ORLANDO) ASLI VII OWNER #3 LLC

DESCRIPTION: (As per Title Commitment 11166639 issued by Fidelity National Title Insurance Company bearing an effective date of May 24, 2023 at 8:00 AM with Revision 1 dated June 6, 2023)

PARCEL 1: GOVERNMENT LOTS 2, 4, 5, 6, 7, 8 AND 9 LYING NORTH OF HIGHWAY 48 AND THE WESTERLY OF HIGHWAY 19, ALL LYING IN SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCEL OF LAND...

LESS AND EXCEPT COMMERCIAL 1: A PORTION OF GOVERNMENT LOTS 2, 8, AND 9 LYING WESTERLY OF HIGHWAY 19, ALL LYING IN SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 23...

LESS AND EXCEPT COMMERCIAL 2: A PORTION OF GOVERNMENT LOT 9 LYING WESTERLY OF HIGHWAY 19, ALL LYING IN SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 23...

LESS AND EXCEPT ACCESS EASEMENT: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 SECTION 23-20-25; THENCE SOUTH 00°28'42" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 25, A DISTANCE OF 765.11 FEET TO THE NORTHERLY RIGHT OF WAY OF STATE ROAD 19...

PARCEL 2: BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89°09'42" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 330 FEET...

PARCEL 3: FROM THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89°09'42" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 330 FEET...

PARCEL 4: THAT PART OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT A CONCRETE MONUMENT (NO NUMBER) AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 23...

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS LYING OVER, UPON AND THROUGH THE FOLLOWING DESCRIBED PARCEL OF LAND, THE NORTH 60 FEET OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA LYING WEST OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 19...

PARCEL 5: BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89°09'42" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 330 FEET...

PARCEL 6: THAT PART OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT (NO NUMBER) AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA...

Legend: (AS APPLICABLE)

Table with 4 columns: Symbol, Description, ID, and Identification. Includes symbols for iron rods, concrete, chain link fence, barbed-wire, utility poles, light poles, signs, reinforced concrete pipe, corrugated metal pipe, corrugated plastic pipe, existing elevation, and official records book.

NOTES REGARDING OPTIONAL ALTA TABLE A

- 1. MONUMENTS ARE SHOWN.
2. THE ADDRESS OF THE SUBJECT PROPERTY IS AS SHOWN.
3. THE FLOOD ZONE IS SHOWN.
4. THE AREA OF THE PROPERTY IS SHOWN.
8. SUBSTANTIAL FEATURES OBSERVED ARE SHOWN.
11(a). VISIBLE EVIDENCE OF ABOVE GROUND AND UNDERGROUND UTILITIES IS SHOWN.
13. THE ADJACENT OWNERS ARE SHOWN ACCORDING TO THE HILLSBOROUGH COUNTY PROPERTY APPRAISER'S WEB SITE.
16. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

VICINITY MAP NOT TO SCALE



Surveyor's Notes: (AS APPLICABLE)

ACCORDING TO CURRENT FLOOD INSURANCE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY SHOWN APPEARS TO BE WITHIN ZONES "X", "A" AND "AE" PANEL NO. 12069C0485E DATED DECEMBER 18, 2012. THE APPROXIMATE FLOODED ZONE TRANSITION, IF APPLICABLE, HAS BEEN OBTAINED AND PLOTTED FROM LARGE SCALE MAPS AND IS DEPICTED AS ACCURATELY AS POSSIBLE.

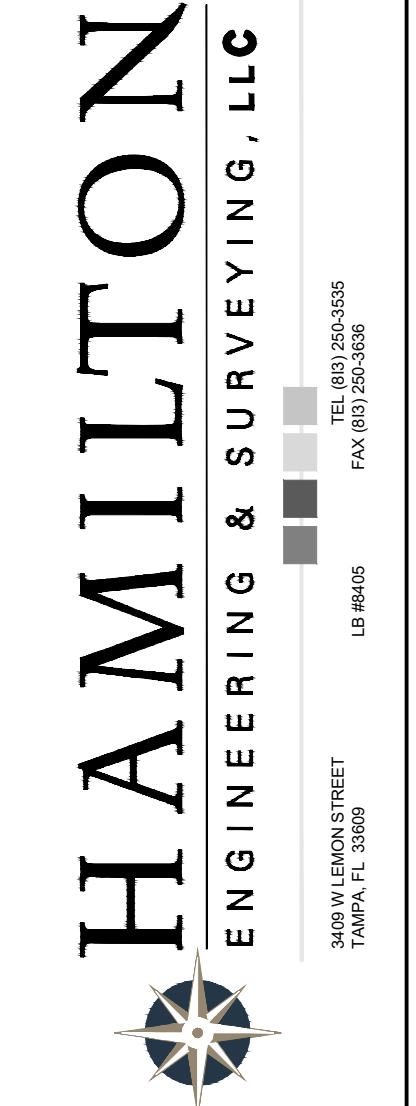
- 1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY 48 AS SHOWN HAVING A BEARING OF N 75°35'20" W.
2) THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3) NO INFORMATION ON ADJACENT PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THIS SURVEYOR.
6) UNLESS OTHERWISE SHOWN HEREON, NO JURISDICTIONAL WETLAND AREAS OR OTHER PHYSICAL TOPOGRAPHIC FEATURES HAVE BEEN LOCATED.
7) UNDERGROUND ENCROACHMENTS, SUCH AS UTILITIES, STRUCTURES, INSTALLATIONS, IMPROVEMENTS AND FOUNDATIONS THAT MAY EXIST, HAVE NOT BEEN FIELD LOCATED EXCEPT AS SHOWN.
8) THIS MAP DOES NOT DETERMINE OR REFLECT OWNERSHIP OF PROPERTY, BOUNDARY LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
9) UNDERGROUND UTILITY LOCATIONS AND IDENTIFICATIONS SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND APPURTENANCES AND DO NOT NECESSARILY SHOW ALL UTILITY LOCATIONS.
10) THE MEASURED MATHEMATICAL CLOSURE OF THE SURVEYED BOUNDARY EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN CLASS SURVEY AS DEFINED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THE AMERICAN LAND TITLE ASSOCIATION.
11) TIES FROM BUILDING CORNERS, FENCE CORNERS, SHEET CORNERS, ETC., ARE NOT TO BE USED TO REESTABLISH PROPERTY BOUNDARIES.
12) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS MADE BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13) THIS SURVEY HAS BEEN PREPARED EXPRESSLY FOR THE NAMED ENTITIES AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR REUSE THIS SURVEY FOR ANY OTHER PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF HAMILTON ENGINEERING & SURVEYING AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER.
14) NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO ON THIS SURVEY.
15) FENCE OWNERSHIP NOT DETERMINED.
16) PRINTED DIMENSIONS SHOWN ON THE MAP OF SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
17) REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION FROM THE SIGNING SURVEYOR.
18) THE WORD "CERTIFIED" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL SURVEYOR'S OPINION BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT ITSELF CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
19) THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY DATE AND IS BASED ON FOUND EXISTING MONUMENTATION IN THE FIELD.
20) THE SIGNATURE DATE DOES NOT UPDATE OR SUPERSEDE THE DATE OF SURVEY.

COPYRIGHT 2023 - HAMILTON ENGINEERING & SURVEYING, LLC.

To Madden, Moorhead & Stokes, LLC; First American Title Insurance Company; Homeanan Developments of Florida, Inc.; Eastern National Title Agency Florida, LLC;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 11(a), 13, and 16, of Table A thereof. The field work was completed on September 27, 2021

Aaron J. Murphy, PLS Date of Signature
FLORIDA LICENSE NO. PLS#6768
CERTIFICATE OF AUTHORIZATION LB #8405
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper



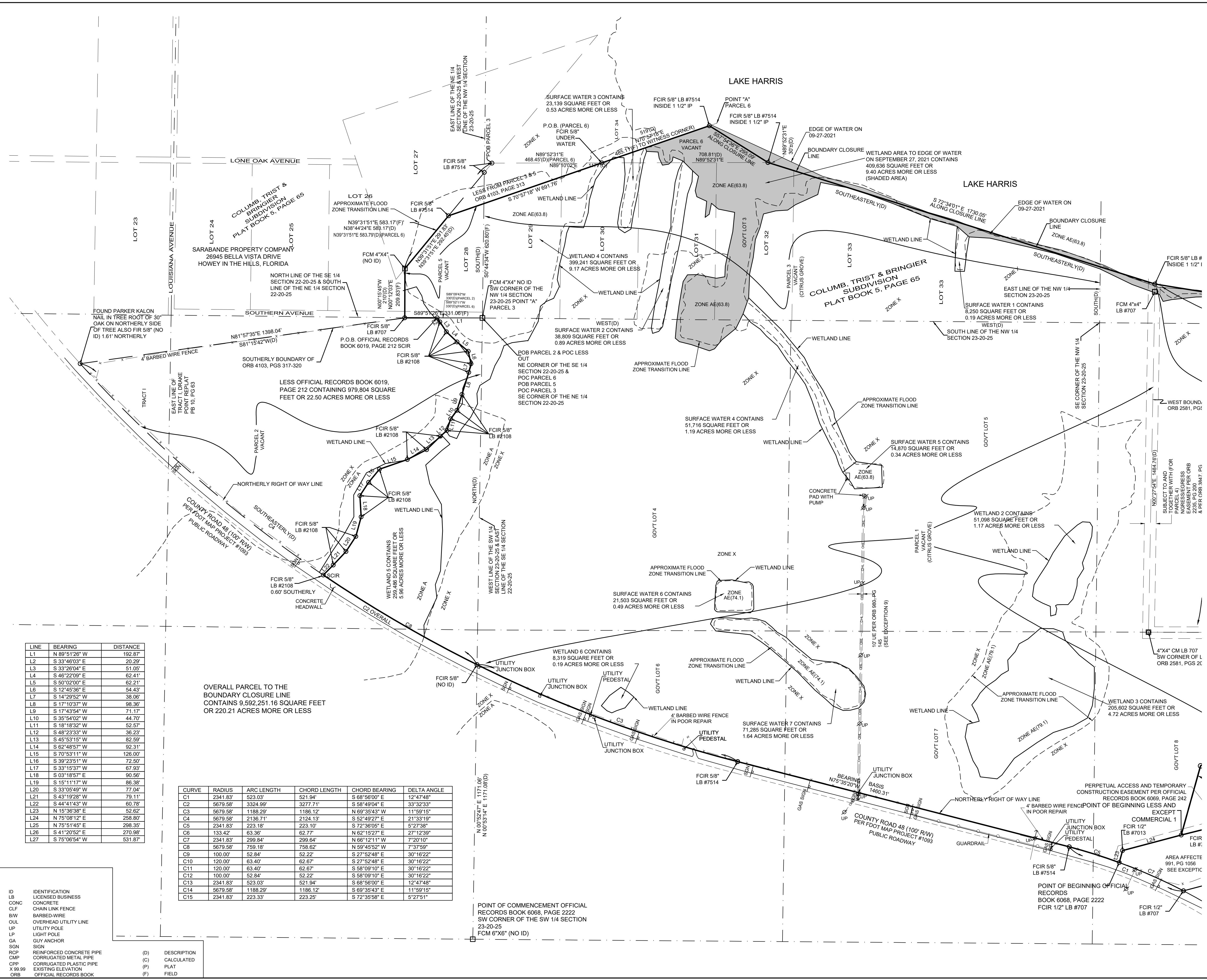
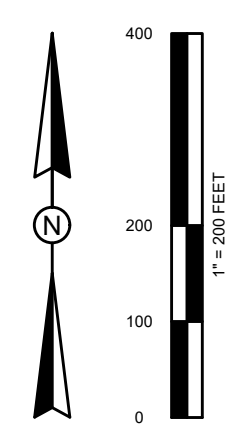
MAP OF BOUNDARY & WETLAND SURVEY
ALTA/NSPS LAND TITLE SURVEY
LAKE HILLS RESIDENTIAL
COUNTY ROAD 48, HOWEY IN THE HILLS
FLORIDA, LAKE COUNTY

Table with 2 columns: Field/Property, Value. Includes: FIELD BOUNDARY DIGITAL, QUALITY CONTROL FIELD VINCE, QUALITY CONTROL OFFICE AJM, DRAWN BY RHF PARTY CHIEF VINCE, JOB # 03913.0024, SEC TWP RANG 22 & 23-20-25, SURVEY DATE 08-04-2023, NOT VALID WITHOUT ALL SHEETS 1 OF 3

**Tree Legend**

SYMBOL	NAME	SYMBOL	NAME
○	OAK	○	PINE
◻	PALM	⊗	OTHER
△	DEAD		

NOTE: TREE SIZES IN INCHES



LINE	BEARING	DISTANCE
L1	N 89°51'26" W	192.87'
L2	S 33°46'03" E	20.29'
L3	S 33°26'04" E	51.05'
L4	S 48°22'09" E	62.41'
L5	S 50°02'00" E	62.21'
L6	S 12°45'36" E	54.43'
L7	S 14°29'52" W	38.06'
L8	S 17°10'37" W	98.36'
L9	S 17°43'54" W	71.17'
L10	S 35°54'02" W	44.70'
L11	S 18°18'32" W	52.57'
L12	S 48°23'33" W	36.23'
L13	S 45°53'15" W	82.59'
L14	S 62°48'57" W	92.31'
L15	S 70°53'11" W	128.00'
L16	S 39°23'51" W	72.50'
L17	S 33°15'37" W	67.93'
L18	S 03°18'57" E	90.56'
L19	S 15°11'17" W	86.38'
L20	S 33°05'49" W	77.04'
L21	S 43°19'28" W	79.11'
L22	S 44°41'43" W	60.78'
L23	N 15°36'38" E	52.62'
L24	N 75°08'12" E	258.80'
L25	N 75°51'45" E	298.35'
L26	S 41°20'52" E	270.98'
L27	S 75°06'54" W	531.87'

**OVERALL PARCEL TO THE BOUNDARY CLOSURE LINE CONTAINS 9,592,251.16 SQUARE FEET OR 220.21 ACRES MORE OR LESS**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2341.83'	523.03'	521.94'	S 68°56'00" E	12°47'48"
C2	5679.58'	3324.99'	3277.71'	S 58°49'04" E	33°32'33"
C3	5679.58'	1188.29'	1186.12'	N 69°35'43" W	11°59'15"
C4	5679.58'	2136.71'	2124.13'	S 52°49'27" E	21°33'19"
C5	2341.83'	223.18'	223.10'	S 72°36'05" E	5°27'38"
C6	133.47'	63.36'	62.77'	N 62°15'27" E	27°12'39"
C7	2341.83'	299.84'	299.64'	N 66°12'11" W	7°20'10"
C8	5679.58'	759.18'	758.62'	N 59°45'52" W	7°37'59"
C9	100.00'	52.84'	52.22'	S 27°52'48" E	30°16'22"
C10	120.00'	63.40'	62.67'	S 27°52'48" E	30°16'22"
C11	120.00'	63.40'	62.67'	S 58°09'10" E	30°16'22"
C12	100.00'	52.84'	52.22'	S 58°09'10" E	30°16'22"
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C15	2341.83'	223.33'	223.25'	S 72°35'58" E	5°27'51"

**Legend: (AS APPLICABLE)**

SCIR	SET CAPPED IRON ROD 1/2" LB #8405	ID	IDENTIFICATION
FCR	FOUND CAPPED IRON ROD	LB	LICENSED BUSINESS
FIR	FOUND IRON ROD	CNC	CONCRETE
FCIP	FOUND CAPPED IRON PIPE	CLF	CHAIN LINK FENCE
FIP	FOUND IRON PIPE	B/W	BARBED-WIRE
FCM	FOUND CONCRETE MONUMENT	OUL	OVERHEAD UTILITY LINE
SPKND	SET PK NAIL & DISK	UP	UTILITY POLE
FRNS	FOUND RAILROAD SPIKE	LP	LIGHT POLE
WM	WATER METER	GA	GUY ANCHOR
HYD	FIRE HYDRANT	SGN	SIGN
WV	WATER VALVE	RCP	REINFORCED CONCRETE PIPE
BFP	BACK FLOW PREVENTER	CMP	CORRUGATED METAL PIPE
GI	GRATE INLET	CPP	CORRUGATED PLASTIC PIPE
CI	CURB INLET	X 99.99	EXISTING ELEVATION
		ORB	OFFICIAL RECORDS BOOK

(D)	DESCRIPTION
(D)	DESCRIPTION
(C)	CALCULATED
(P)	PLAT
(F)	FIELD

**HAMILTON**  
ENGINEERING & SURVEYING, LLC

3409 WILSON STREET  
TAMPA, FL 33609  
TEL: (813) 250-5355  
FAX: (813) 250-5806  
LB #0005

**MAP OF BOUNDARY & WETLAND SURVEY  
ALTA MSPS LAND TITLE SURVEY**

**LAKE HILLS RESIDENTIAL  
COUNTY ROAD 48, HOWEY IN THE HILLS  
FLORIDA, LAKE COUNTY**

SHEET TITLE:

PREPARED FOR:  
**MADDEN, MOORHEAD & STOKES, LLC**

CERTIFIED TO:

FIELD BOOK/PAGE:  
**DIGITAL**

QUALITY CONTROL FIELD:  
**VINCE**

QUALITY CONTROL OFFICE:  
**AJM**

DRAWN BY: **RHF** PARTY CHIEF: **VINCE**

JOB #: **03913.0024**

SEC TWP RING: **22 & 23-20-25**

SURVEY DATE: **08-04-2023**

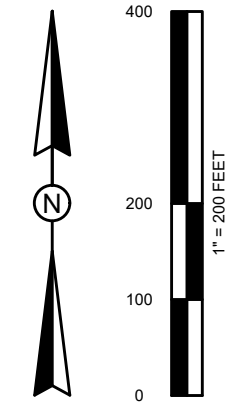
NOT VALID WITHOUT ALL SHEETS

**2 OF 3**

L:\3501 to 3599\030813 Madden in the Hills 2023 UPDATE\SURVING\CARLO 2023 OVERALL UPDATE\0813.0024 4 SEASONS ALTA UPDATE.dwg (BOUNDARY SHEET 2) (plotted) Nov 15, 2023 - 2:44pm

Tree Legend			
SYMBOL	NAME	SYMBOL	NAME
○	OAK	○	PINE
○	PALM	⊗	OTHER
△	DEAD		

NOTE: TREE SIZES IN INCHES



**HAMILTON**  
ENGINEERING & SURVEYING, LLC

3409 W. LINDEN STREET  
TAMPA, FL 33609

TEL: (813) 250-3355  
FAX: (813) 250-3806

LD #0002

MAP OF BOUNDARY & WETLAND SURVEY  
ALTA SURVEY LAND TITLE SURVEY

LAKE HILLS RESIDENTIAL  
COUNTY ROAD 48, HOWEY IN THE HILLS  
FLORIDA, LAKE COUNTY

SHEET TITLE:

PREPARED FOR:  
MADDEN, MOORHEAD & STOKES, LLC

CERTIFIED TO:

FIELD BOOK/PAGE: DIGITAL  
QUALITY CONTROL FIELD: VINCE  
QUALITY CONTROL OFFICE: AJM

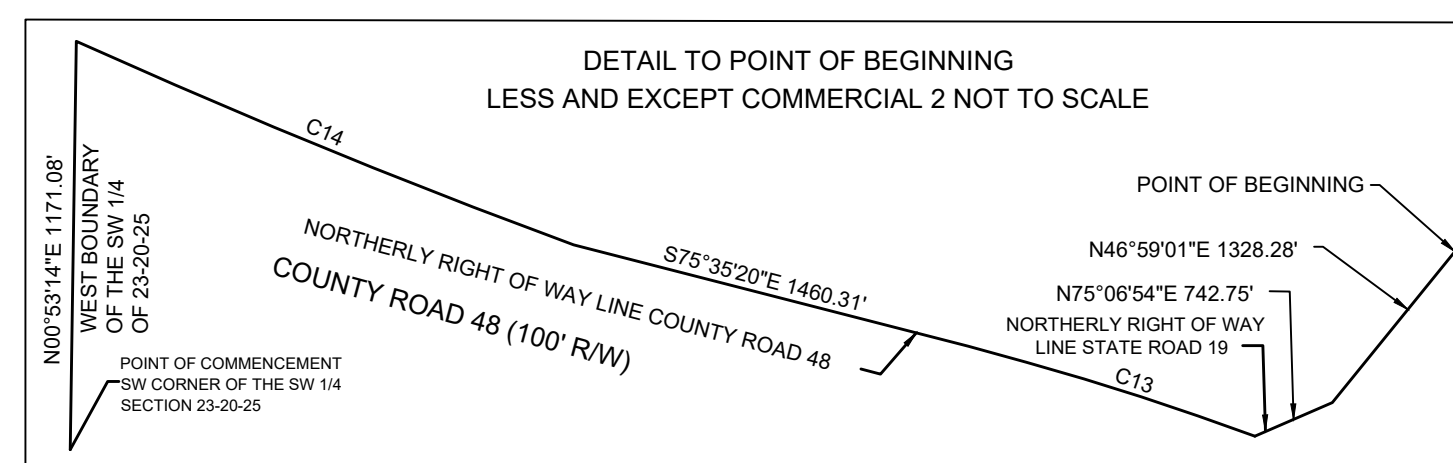
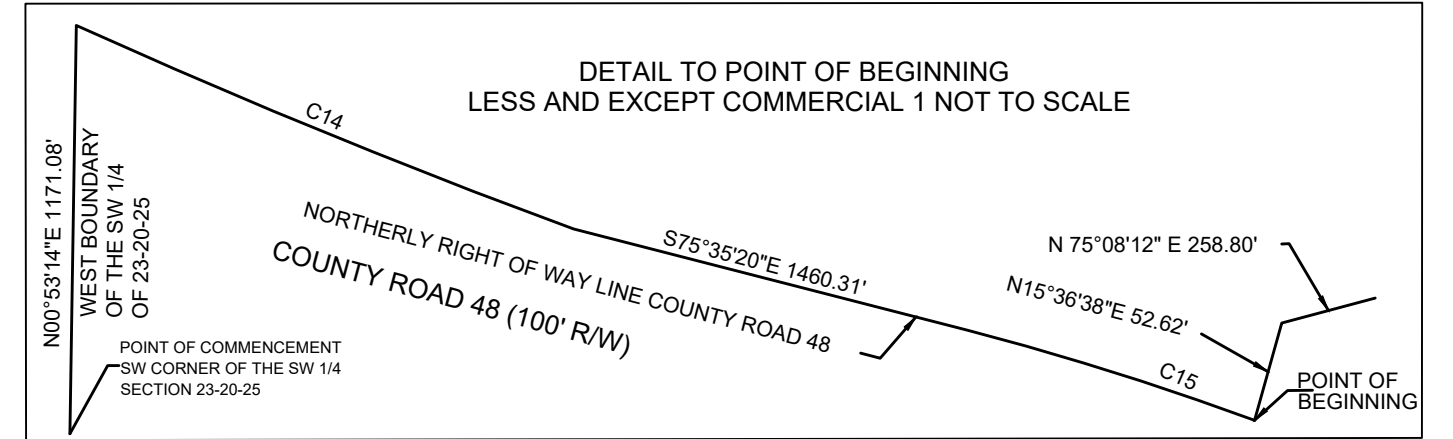
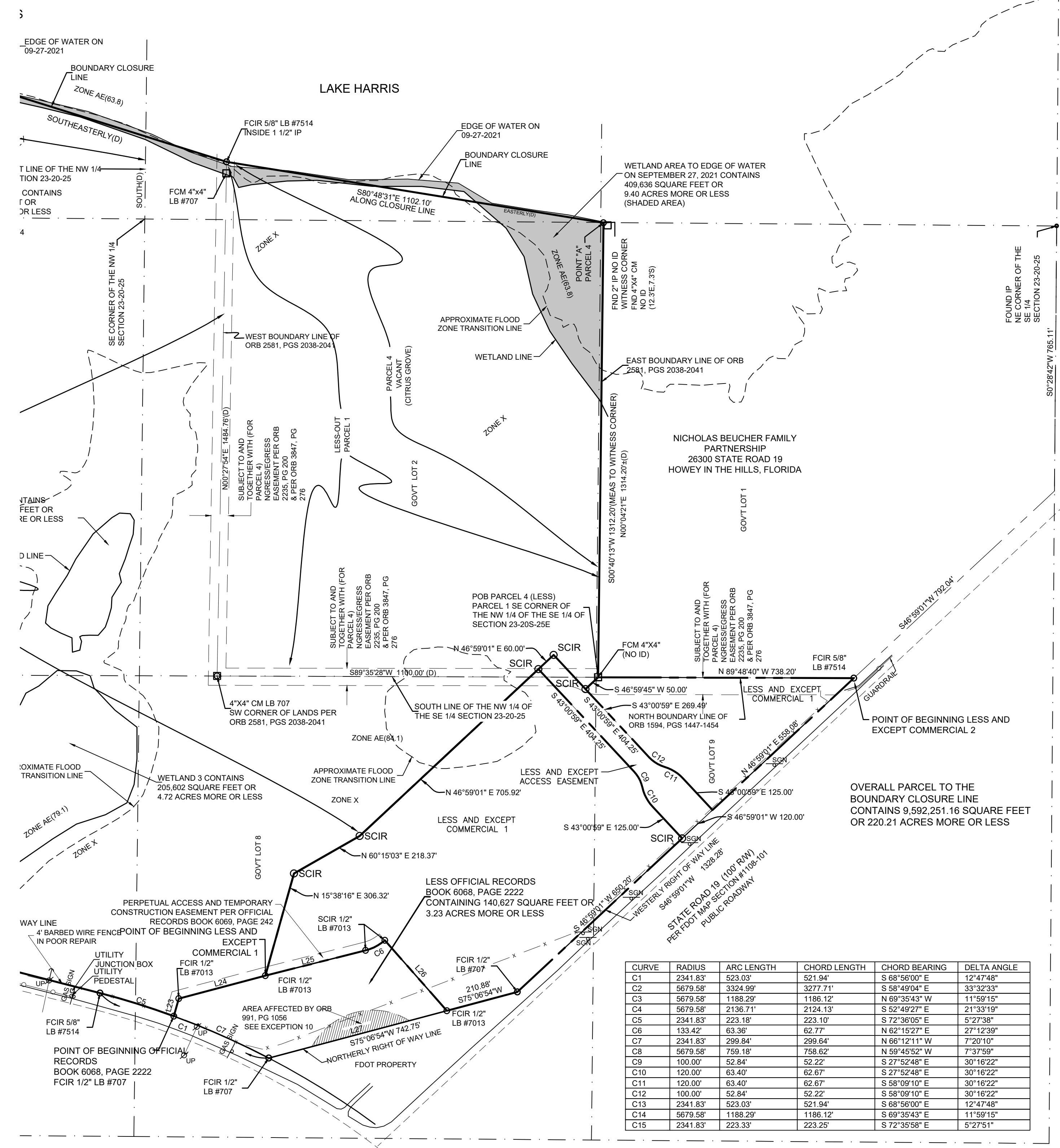
DRAWN BY: RHF PARTY CHIEF: VINCE

JOB #: 03913.0024

SEC. TWP. RANG.: 22 & 23-20-25

SURVEY DATE: 08-04-2023

NOT VALID WITHOUT ALL SHEETS



LINE	BEARING	DISTANCE
L1	N 89°51'26\"	192.16'
L2	S 32°07'23\"	19.92'
L3	S 33°26'04\"	51.05'
L4	S 46°22'09\"	62.41'
L5	S 50°02'00\"	62.21'
L6	S 12°45'36\"	54.43'
L7	S 14°29'52\"	38.06'
L8	S 17°10'37\"	98.36'
L9	S 17°43'54\"	71.17'
L10	S 35°54'02\"	44.70'
L11	S 18°18'32\"	52.57'
L12	S 48°23'33\"	36.23'
L13	S 45°53'15\"	82.59'
L14	S 62°48'57\"	92.31'
L15	S 70°53'11\"	126.00'
L16	S 39°23'51\"	72.50'
L17	S 33°15'37\"	67.83'
L18	S 03°18'57\"	90.56'
L19	S 15°11'17\"	86.38'
L20	S 33°05'49\"	77.04'
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Legend: (AS APPLICABLE)

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FCIR	FOUND CAPPED IRON ROD		LB	LICENSED BUSINESS	(C)	CALCULATED
FIR	FOUND IRON ROD		CLF	CHAIN LINK FENCE	(P)	PLAT
FCIP	FOUND CAPPED IRON PIPE		B/W	BARBED-WIRE	(F)	FIELD
FIP	FOUND IRON PIPE		CONC	CONCRETE		
FCM	FOUND CONCRETE MONUMENT		CL	CHAIN LINK FENCE		
SPKNAD	SET PK NAIL & DISK		UL	OVERHEAD UTILITY LINE		
FPKNAD	FOUND PK NAIL & DISK		UP	UTILITY POLE		
FRRS	FOUND RAILROAD SPIKE		LP	LIGHT POLE		
WM	WATER METER		GA	GUY ANCHOR		
HYD	FIRE HYDRANT		SGA	SIGN		
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BFP	BACK FLOW PREVENTER		CMP	CORRUGATED METAL PIPE		
GI	GRATE INLET		CPP	CORRUGATED PLASTIC PIPE		
CI	CURB INLET		X 99.99	EXISTING ELEVATION		
			ORB	OFFICIAL RECORDS BOOK		

L:\3201 to 3999\03913 Madden Eng\03913 HOWEY IN THE HILLS 2023 UPDATE\SURVING\CARLO 2023 OVERALL UPDATE\0813.0024 4 SEASONS ALTA UPDATE (SHEET 3) (main) Nov. 15, 2023 - 2:45pm



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

## MEMORANDUM

**TO:** Howey-in-the-Hills Development Review Committee  
**CC:** J. Brock, Town Clerk  
**FROM:** Thomas Harowski, AICP, Planning Consultant  
**SUBJECT:** Lake Hills Commercial Preliminary Site Plan  
**DATE:** December 6, 2023

---

The applicants have re-submitted the preliminary site plan for the Lake Hills Commercial project. The site plan has only some minor changes from the first submittal and is reliant on the Town Council granting some relief from at least two key provisions of the land development code. The applicant submitted a response to the comments from the initial DRC review along with a revised site plan and a tree survey. The following comments have been prepared based on the current submittal.

1. As noted in the initial review comments, a subdivision plat needs to be submitted and approved to formally create the four parcels created so far from the Lake Hills development master agreement. The final plat needs to be approved prior to approval of a final site plan for this project.
2. The proposed public portion of the central collector is creating some administrative issues in determining how to proceed with the platting. We need to determine whether the commercial project or the residential project is going to actually construct the road from SR-19 to the start of the residential portion of the project. If this is to be a public road as indicated on the plans, then a plat is required to create the right-of-way and dedicate it to the Town. This needs to happen regardless of whether the commercial project is subdivided. The Town needs to have a sufficient guarantee that the road will be constructed to the plan requirements and Town specifications as would normally occur in a subdivision. This includes appropriate financial guarantees if the road is platted before it is constructed. If the road is to be constructed with the commercial project, then the final site plan submittal will need to include the roadway design details. If the commercial project is going to construct the road and prepare the dedication, the commercial property will need to include the roadway area so the dedication can be made.
3. The entrance road design includes three left turns including an access to Outparcel B, a main access to the primary parcel and a service entrance to the

primary parcel. Given that the road will also serve as the primary entrance to the 570 residential units, the prospect for congestion is significant. Left turn bays or a continuous left turn lane needs to be provided.

4. The traffic study is still needed.
5. The plan notes state that there are no dedications or reservations, but the collector road is a dedication as presently identified.
6. This project needs to coordinate with the residential project to provide of an access road to property to the east.
7. The proposed stormwater retention for the commercial parcel is within the residential portion of the project. While a document granting the legal right to drain to the retention area is being prepared, the timing of construction and who actually constructs the retention area needs to be clarified. This retention area is in Phase 2 of the residential portion of the development which may not coincide with the timing for the commercial project.
8. The Town Attorney will need to review the off-site construction if the plan creating the retention area has not yet been approved by the Town Council. This is another timing issue that needs to be resolved.
9. The commercial plan set identifies the stormwater area as a dry retention area, while the residential plans identify it as a wet retention area. The plans need to be coordinated.
10. The applicant notes that absent another sewer service solution, the commercial project intends to construct a treatment facility on Outparcel A. This option needs to be clearly understood by the Town Council for their decision process, and a site plan review will be required for construction of the treatment facility.
11. The quality and legibility of the tree survey was limited for this site. Can the tree information be limited to just the commercial project area? The master tree survey for the residential portion of the project included a table of trees by size and type with notes on trees to be saved and trees to be removed. This data should be available for the commercial land area. The tree analysis needs to include an identification of any historic and specimen trees noting trees to be preserved. The code minimum is 100% of historic trees and 50% of specimen trees.
12. The proposed signage locations will need further discussion. The plan shows a free standing sign for each outparcel and a free standing sign at the CR-48 entrance. The signage proposed at the central collector entrance off of SR-19 is unclear as to whether this signage is intended for the residential project, the commercial project or both.



13. Free standing signs in PUD developments have a maximum sign area of 32 square feet and a maximum height of eight feet. The code also limits free standing signs in shopping centers to one sign per street frontage. We are going to need to work with the legal staff to see how the outparcels can be handled. They may need to be subdivided to obtain individual signage.
14. Wall signage is limited to 15% of the building face and two signs total on the building. Corner lots may apply the signage to each street frontage.
15. The detailed landscape design is to be deferred to the final site plan.
16. The area on the main parcel near the service road designated as open space needs to be landscaped with trees and shrubs. This may be a good opportunity to include an outdoor seating area as some hardscape is allowed with the landscaping.
17. The proposed buffer along the rear of the main parcel needs to include a full landscape treatment. A "distance buffer" is not cutting it.
18. Since there is a prospect that the outparcels will be subdivided and sold, perimeter landscaped buffers need to be provided.
19. The grocery store would benefit from an outdoor seating area where patrons could eat meals purchased from the grocery.
20. Include bicycle storage areas in the plan.
21. The plan shows one retaining wall location along the rear of the commercial site. Are other retaining walls anticipated? If just the one retaining wall is used, the amount of fill will be significant and may affect the outparcels and adjacent roadways.
22. The development agreement includes design typology that needs to be addressed in the building design. Please keep this in mind. It is not too early to begin the analysis.

## GRIFFEY ENGINEERING, INC.

December 11, 2023  
Lake Hills Commercial Preliminary Site Plan  
Engineering Review Comments  
Page 1

### Traffic

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

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

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

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

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

### Site Plan

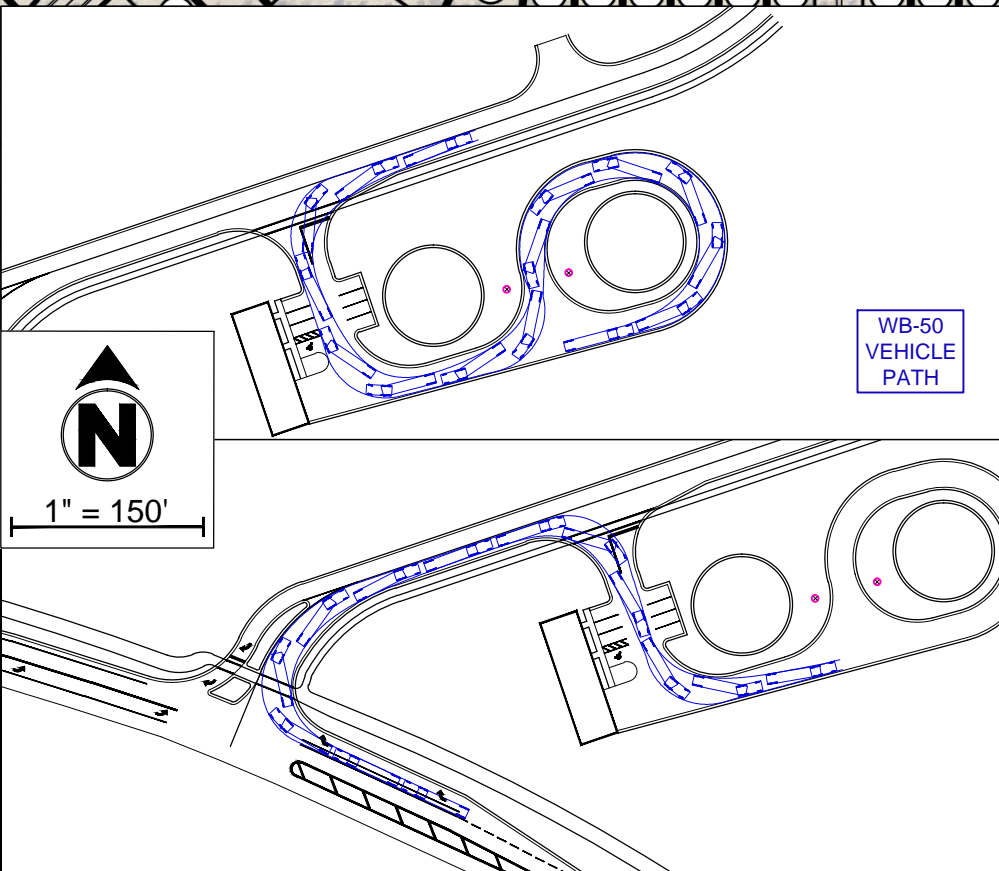
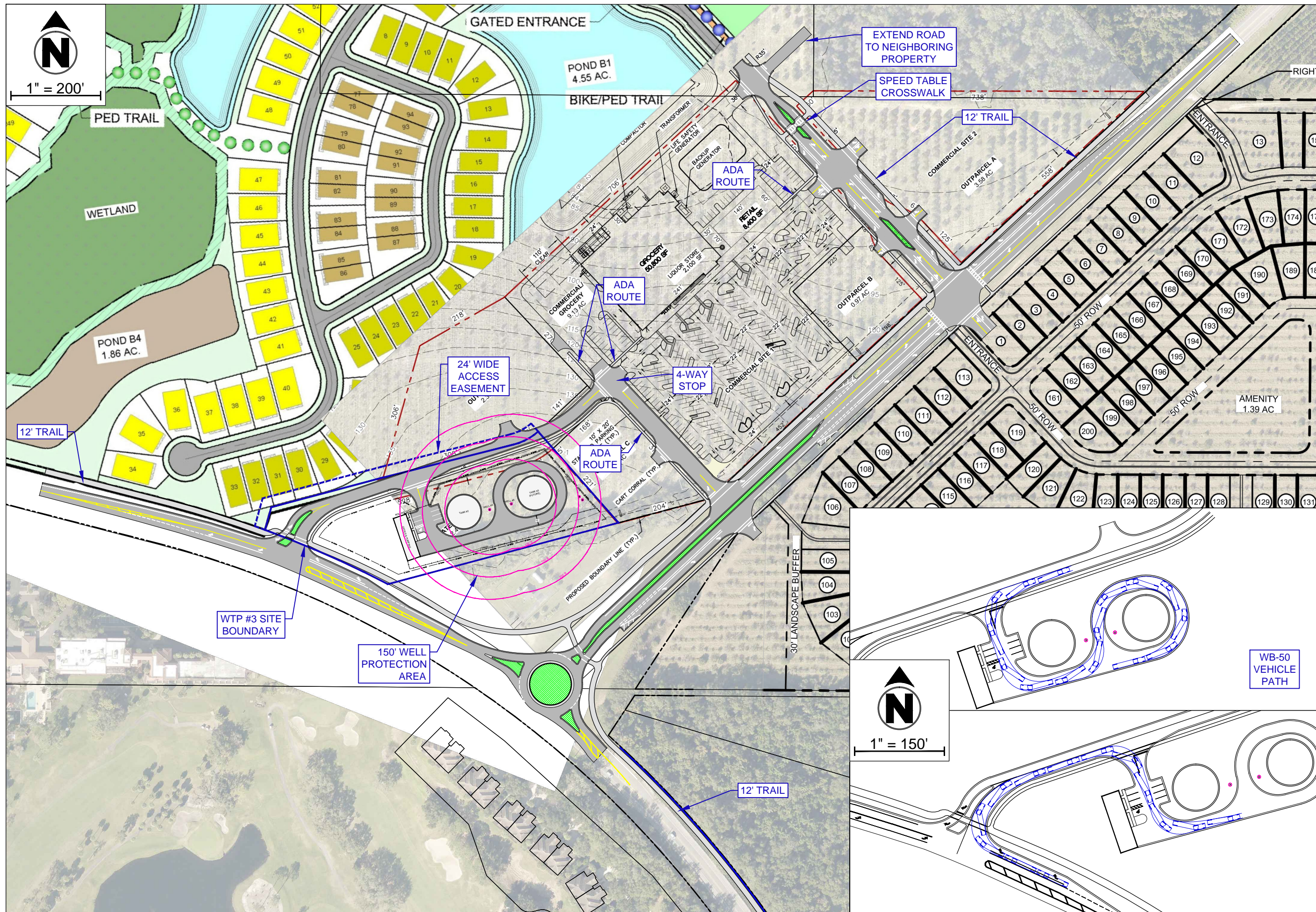
The site boundary on the submitted plan does not reflect current property boundaries. The plan needs to be updated to show actual property lines. Refer to the survey submitted with the Lake Hills PSP for an accurate depiction of property boundaries and easements.

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

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

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

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



Item 2.

DONALD A. GRIFFIY  
FLORIDA 036793

GRIFFEY ENGINEERING, INC.  
386202 East Eldorado Lake Dr.  
EUSTIS, FLORIDA 32736  
(352) 589-2368

TOWN OF  
HOWEY-IN-THE-HILLS  
101 N. PALM AVENUE  
P.O. BOX 128  
HOWEY-IN-THE-HILLS, FL 34737  
(352) 324-2290

SR 19 & CR 48  
FUTURE DEVELOPMENT

IMPROVEMENT PLAN

Date	Drawn By:
12-10-2023	DAG
11-21-2023	Drawing #:
	WTP3_B
	Project #:
	15028
	Scale:
	1" = 200'



November 16, 2023

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

**RE: Lake Hills Shopping Center**

Dear John:

Below please find our responses to those comments.

**Preliminary Site Plan Submittal Requirements**

Comment 1: Section 4.03.09 includes the requirements for preliminary site plan drawings. The submittal has been reviewed in comparison with these requirements and the following deficiencies have been noted:

- 4.03.09 D: The required vicinity map was not provided.
- 4.03.09 H: Required and total open space were not provided.
- 4.03.09 I: Dedications and reservations, if any, were not noted.
- 4.03.09 M: A tree survey was not provided.

Also, are there any wetlands on the commercial parcel, including the proposed outparcels?

The identified outparcels were accepted as project phases. The tree survey does not require inclusion of the citrus trees. The area containing citrus should be noted on the survey. Open space is a requirement of the overall Lake Hills development. If the commercial area is not contributing to the overall open space commitment for the project, this determination needs to be noted, and the applicant needs to provide an analysis of how the open space requirement is being met for the full project.

***Response 1: The following revisions have been made:***

- 1. We have added a vicinity map to the plan.***
- 2. The required open space is given by the master PUD and is defined at 40 acres total. This project does not propose any open space which would count toward the PUD total as defined by Section 5.D of the PUD. The PUD open space is planned to be located schematically as identified on the CLUP with the PUD.***

3. *A note has been added to the plan to document that no dedications or reservations are required at this time.*
4. *A tree survey is attached to this submittal. As shown therein, most of the site is citrus, with documented trees located along the southern boundary of the Town's water plant parcel. Additionally, a few trees exist along the north boundary of Outparcel A. No trees are currently proposed to be impacted by this project.*

### **Subdivision Requirements**

Comment 1: The development of the commercial portion of the Lake Hills mixed use project will be the third time property has been parceled off from the initial parent tract. One parcel was sold to the Lake County School district and a second parcel was sold to the Town for development of a water treatment plant. A subdivision of the parent tract needs to be prepared and recorded to formally create the various parcels. This plat can be done as the final plat creating the parcels only, without the need to include all the detailed engineering design that typically accompanies a plat document.

For the subject commercial parcel, a plat needs to be prepared to create the primary commercial parcel and the various out parcels. This plat, at a minimum, will need to identify any dedicated roadway (main collector road), all utility services that are proposed for dedication to the Town, and provide for cross-easement access to the outparcels where this is proposed. The commercial parcel plat needs to include any property management association proposed for the maintenance of common areas and buffers. The plan also needs to detail how the commercial tract will be related to the overall Lake Hills development, including any agreement for off-site stormwater retention.

The master parcel subdivision can proceed separately from the commercial parcel subdivision and site plan process. The commercial parcel subdivision may be done in advance of, or concurrently with the preliminary site plan.

***Response 1: A subdivision plat for the parent tract will be processed by the Seller. As discussed at DRC, this process is anticipated to run concurrent with the approvals for the Lake Hills Shopping Center preliminary site plan. The Lake Hills Shopping Center site may be subdivided subsequent to the completion of the parent tract platting and preliminary site plan approval, at the discretion of the Owner.***

### **Lake Hills Development Agreement Requirements**

The Lake Hills approved development agreement includes several provisions that need to be observed in the site plan and there are some organizational issues which need clarification.

Comment 1: Note that the maximum building height is 35 feet with an allowance to 45 feet for items such as parapets, towers and other decorative building elements as shown in the design examples.

***Response 1: A note has been added to clarify the 35-ft building height maximum with allowance for 45-ft height on parapets, etc.***

Comment 2: The commercial parcel development will be considered the first development pod for purposes of activating the requirements for sidewalks on SR-19. Sidewalks need to extend across the primary commercial parcel and Outparcels A, B and C as these abut SR-19 right-of-way. The sidewalks are expected to be located within the SR-19 right-of-way and permitted by FDOT.

***Response 2: The plan has been revised to show and call out sidewalks as required along SR-19 across the developed project frontage. Sidewalks along CR-48 will be constructed with future residential development along that frontage.***

Comment 3: The 25-foot buffer requirement along the SR-19 frontage will also include the primary commercial parcel as well as Outparcels A, B and C. The buffer design requirements are detailed in the attachments to the approved development agreement.

***Response 3: The site plan shows and calls out a 25-ft landscape buffer along all parcels on SR-19.***

Comment 4: Page 5 Subsection h of the development agreement includes design requirements for commercial entrances and buffer walls. These need to be addressed in the final site plan submittal.

***Response 4: Noted. These items will be addressed with the Final Site Plan.***

Comment 5: The development agreement includes design examples for the commercial development which need to be addressed in the final site plan submittal.

***Response 5: Noted. These items will be addressed with the Final Site Plan.***

Comment 6: Note that the enforcement language in the development agreement references the Mayor as the responsible agent. The Town has changed to a council-manager government format so the enforcement agent will now be the town manager.

***Response 6: Noted and understood.***

Comment 7: The development agreement allows 150,000 square feet of commercial area. With the area proposed for development the overall project retains 88,700 square feet of building area for the commercial outparcels.

***Response 7: We agree with this calculation and determination.***

Comment 8: The allowable floor area ratio (FAR) is 0.23%. The project proposes an FAR of 0.154%.

***Response 8: The site plan has been revised to note an allowable FAR of 0.23.***

### **Preliminary Site Plan Concept Design**

The following comments are offered based on the design as submitted. The applicant is encouraged to review the comments from the Development Review Committee meeting in July, 2022 as well as the approved development agreement and the code sections cited.

Comment 1: The design locates the storm water retention area off site. The applicant needs to provide documentation that the applicant has approval from the property owner to drain to the offsite location. The offsite owner also needs to be aware that the current design of the proposed retention area does not meet the code requirements for counting as a contributing location to minimum open space requirements.

***Response 1: An easement is being prepared by the parent tract Owner to allow the Applicant to utilize offsite property for stormwater treatment. A copy of this easement will be provided prior to final site plan approval. We acknowledge that offsite retention will not count toward open space for this project.***

Comment 2: Is the proposed off-site retention area expected to be a wet pond? The applicant may want to consider options to make the retention area more of a contributor to the overall project design.

***Response 2: The offsite retention area is expected to be a dry retention pond. It will be designed and permitted according to SJRWMD and Howey-in-the-Hills standards.***

Comment 3: What is the applicant's current plan to provide sewer service for the project? If on-site treatment is proposed a short-term solution, where is the facility proposed?

***Response 3: Until such time as municipal sewer service is extended to the project site, a temporary septic system will be designed and constructed on Outparcel A. Details of the septic system, if necessary, will be submitted with the final site plan.***

Comment 4: The project site has a severe slope from the SR-19 frontage going towards the lake. The slope drops some 50 feet across the project area. What is the proposal for dealing with the slope in the project design?

***Response 4: The site will utilize retaining walls as necessary to construct the project and meet the requirements of Howey-in-the-Hills and ADA standards. Retaining wall dimensional details will be shown on the final site plans. Full design of retaining wall structures will be provided with building permit applications.***

Comment 5: Project access considerations:

- a. Will a full access at the CR-48 location meet County standards? Has the access proposal been coordinated with Lake County?
- b. Is the spacing from the project driveway to the planned intersection of the central collector road sufficient to meet Lake County standards?
- c. FDOT has been considering a traffic circle for the SR-19 and CR-48 intersection. The project needs to coordinate with FDOT to determine if the project and the project traffic study needs to consider this option.
- d. Is additional right-of-way required by either Lake County or FDOT to meet minimum standards and/or provide for future improvements?
- e. Access easements will be required between the proposed project and the access to the various outparcels.
- f. As noted earlier, sidewalks will be required along the SR-19 frontage.
- g. The overall plan for the Lake Hills project includes a bicycle/pedestrian facility within the central collector right-of-way. This facility needs to be included in the design for the portion of central collector to be constructed to serve the commercial properties.
- h. The methodology proposal for the TIA was inadequate. Comments have been forwarded separately

***Response 5: We have addressed the following:***

- a. ***Yes, the access points on SR-19 and CR-48 have been coordinated with FDOT and Lake County and will meet standards. The Applicant will obtain permits from Lake County and FDOT for all work within their ROW.***
- b. ***The spacing between entrances on CR-48 will meet Lake County standards. The site plan has been revised to note approximately 2,250 feet between the entrances.***
- c. ***Conceptual plans for this project have been presented to FDOT. The Applicant is aware of a possible future roundabout, and coordination with FDOT is ongoing.***
- d. ***At this time, no additional ROW is anticipated to be needed for the improvements.***
- e. ***At this time, it is anticipated the Outparcels and Grocery will remain under single ownership.***
- f. ***Noted.***
- g. ***The site plan has been revised to include a note requiring a bicycle/pedestrian facility along the central collector road. This feature will be designed and shown on the final site plan.***
- h. ***Understood. The TIA comments have been forwarded to the traffic consultant, and the Applicant is working with the consultant to revise the methodology.***

Comment 6: Parking lot design. Refer to Section 7.05.00 for requirements.

- a. Parking standards for shopping centers require one space for every 250 square feet of gross floor area. Based on 61,300 square feet, the minimum number of parking spaces is



245, not 306 spaces as shown on the submittal. The project exceeds the minimum requirement by 69 spaces or 28%.

- b. We are assuming the outparcels will contain their required parking without reliance on the primary parcel.
- c. The code (7.05.01 A) requires terminal islands at the end of each parking row measuring 200 square feet as a minimum and meeting the listed landscaping standards. The landscape requirements need to be provided with the final site plan submittal.
- d. Interior islands of at least 200 square feet are required (7.05.01 B) for every ten parking spaces. Again, the final site plan needs to demonstrate compliance with the landscape requirements.
- e. Divider islands measuring a minimum of 10 feet are required (7.05.01 C) between parking rows. The final site plan needs to demonstrate compliance with the associated landscape requirements. Note that this requirement was a comment in the July 2022 DRC meeting.
- f. The project should consider including EV charging stations.

**Response 6: We have addressed the following:**

- a. *Noted. We agree with the above calculation and determination.*
- b. *Outparcels will be required to stand alone and provide required parking on their parcel without reliance on the primary.*
- c. *Noted. The current site plan is designed to accommodate this requirement.*
- d. *Noted. The current site plan is designed to accommodate this requirement.*
- e. *Due to the operations of a grocery-anchored development, the Applicant intends to request a variance to this requirement from Town Council.*
- f. *The Applicant has considered this request and respectfully declines to propose EV charging stations at this time.*

**Comment 7: Buffers and Landscaping**

- a. A tree survey is required. Citrus trees do not need to be individual surveyed, but the area planted with citrus should be noted.
- b. Please review the landscape planting requirements (7.01.02) for the final site plan submittal.
- c. A buffer needs to be provided along the northern project boundary to screen the service area from residential development to the north.
- d. Buffers along SR-19 need to be provided across the outparcels as well as the primary parcel.
- e. Is the proposal to require the outparcels to provide their other buffers internally?
- f. Section 7.04.01 needs to be reviewed for Water Star requirements and Florida Friendly landscaping.
- g. Section 7.06.00 needs to be consulted for irrigation system design. Please note that potable water sources may not be used for landscaping irrigation. The applicant may wish to consider a joint solution with the residential portion of the project.
- h. Please note the foundation planting areas required with the buildings. The applicant may wish to review Section 7.04.02 A to determine if a hardscape solution might be available for some of the foundation planting requirements.

**Response 7:** *We have addressed the following:*

- a. A tree survey is attached to this submittal. As shown therein, most of the site is citrus, with documented trees located along the southern boundary of the Town's water plant parcel. Additionally, a few trees exist along the north boundary of Outparcel A. No trees are currently proposed to be impacted by this project.*
- b. The final site plan will address the landscaping requirements of the Land Development Code.*
- c. The retaining wall and retention pond are a distance buffer to the residential site. Landscaping will be provided on the commercial site between the road and the retaining wall. The residential site will include landscaping for additional buffering in the future.*
- d. The site plan shows and calls out a 25-ft landscape buffer across all parcels along SR-19.*
- e. Internal buffers are not proposed among the various commercial site Outparcels.*
- f. Noted. The final site plans will accommodate these standards.*
- g. Noted. The final site plans will accommodate these standards.*
- h. Due to the operations of a grocery-anchored development, the Applicant intends to request a variance to this requirement from Town Council.*

Comment 8: Proposed sign locations need to be identified. If a sign is proposed at the CR-48 access, provision needs to be made for a sign location.

**Response 8:** *The site plan has been revised to show and call out conceptual signage locations.*

**Griffey Engineering, Inc.**

The access connection on CR 48:

Comment 1: Needs to be designed to accommodate a semi-truck (WB-50) turning right into the site.

**Response 1:** *Noted. The final site plan will include a vehicle turning analysis to document compliance.*

Comment 2: Will need to prohibit outbound left turns, per Lake County.

**Response 2:** *Noted. The current site plan accommodates this prohibition.*

Comment 3: Needs to be reconfigured to minimize encroachment onto the towns WTP3 site (see attached exhibit).

**Response 3:** *Noted. The final site plan will include a vehicle turning analysis to minimize encroachment onto the water treatment site.*

Comment 4: Will need an easement from the town for the portion that goes over town property. A condition of the easement should include a maintenance guarantee of the access road from the commercial property owner.

***Response 4: The Applicant will work with the parent tract Seller and Town to complete.***

### **General Comments**

Comment 1: Is the property proposed for subdivision to allow individual ownership of the primary commercial parcel and the four outparcels? The subdivision will require platting under the Town's land development regulations.

***Response 1: At this time, it is anticipated that all Outparcels will remain under common ownership with the Grocery Owner.***

Comment 2: A concurrency analysis is required for the project. Water, sewer, and traffic are key concerns. Water and sewer capacity are not currently available for the project. The Town has a plan for construction of water treatment facilities to address potable water issues. Currently sewer capacity needs to be addressed with the Central Lake Community Development District. An updated traffic impact assessment is needed which includes both the pending residential portion of the development along with the proposed commercial development.

***Response 2: Noted. We understand water for domestic use is currently available, but fire pressure and volume to meet the future Tenant's requirements may not be available until such time as new wells are installed by the Town. Until such time, a fire pump system may be utilized. This design will be finalized with the building permit drawings. Sewer service will be provided by a temporary septic system until municipal sewer service is extended to the project site. The location and design of the temporary septic system, if needed, will be shown with the final site plans.***

### **Development Agreement Comments**

Comment 1: Specific permitted uses are listed on conceptual land use plan, and the proposed commercial development needs to conform to these uses. So far as specific uses have been identified, they are conforming to the agreement.

***Response 1: Noted.***

Comment 2: FAR is capped at 0.23. The proposed development is at 0.156 so it complies with this requirement. The total project is capped at 140,000 square feet of commercial area so 81,113 square feet of building area remain to be allocated to the four outparcels.

***Response 2: Noted.***

Comment 3: Maximum building height for non-residential structures is 35 feet with 45 feet allowed for architectural enhancements.

***Response 3: A note has been added to clarify the 35-ft building height maximum with allowance for 45-ft height on parapets, etc.***

Comment 4: Commercial building design needs to conform to the standards of Section 5h of the development agreement and the typical architectural designs included in conceptual land use plan (page 30 of 32).

***Response 4: Noted. The building permit plans will conform to these standards.***

Comment 5: Sidewalks are required on CR 48 and SR 19 per Section 5g of the development agreement.

***Response 5: Sidewalk locations have been shown and called out on the revised site plan. Sidewalks are shown along all parcels fronting SR-19. Sidewalks along CR-48 will be constructed with future residential development.***

Comment 6: Project buffers along SR 19 are required to be 25-feet and landscaped according to the layout provided on page 31 of 32. Project buffers along CR-48 are a minimum of 15 feet.

***Response 6: The current site plan shows and calls out a 25-ft landscape buffer for all parcels fronting SR-19.***

Comment 7: Non-residential buffers are required to conform to the land development code Section 7.02.02. Buffer width is 10 feet abutting non-residential uses and 15-feet abutting residential development with planting content consisting of one canopy tree, two understory trees and 30 linear feet of shrubs per 50 linear feet of buffer. (7.02.02 B)

***Response 7: Noted.***

Comment 8: Foundation planting area consisting of a minimum of 10-feet in width is required per section 7.04.02.

***Response 8: Due to the operations of a grocery-anchored development, the Applicant intends to request a variance to this requirement from Town Council.***

Comment 9: Landscaping for vehicular use areas is required to meet the provisions of Section 7.05.00. Plantings include terminal islands, interior islands and landscaped dividers between row of parking.

***Response 9: Noted. The final site plan will accommodate these standards.***

## Conceptual Plan Comments

Comment 1: Are the rectangular areas near the buildings intended as stormwater retention? If so, can the design be improved to make them better integrated into the project?

***Response 1: The rectangular areas near the buildings are currently proposed as open space. They are located behind the commercial buildings, in back-of-house areas. These spaces are not currently intended to be used for stormwater treatment.***

Comment 2: Proposed parking exceeds the minimum level required by the Town code by a factor of about 32%.

***Response 2: Noted.***

Comment 3: Has the proposed intersection with CR 48 been coordinated with Lake County? The proposed access is an increase in scale beyond the driveway access to the Town's proposed water plant as previously discussed.

***Response 3: Yes, the access point on and CR-48 has been coordinated with Lake County and will meet standards. The Applicant will obtain a permit from Lake County for all work within their ROW.***

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

Sincerely,



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

BSB/ja

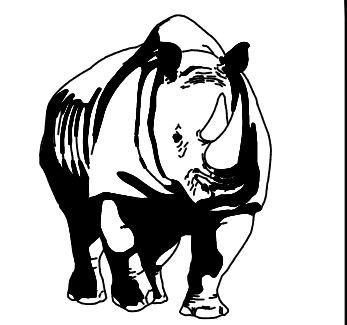
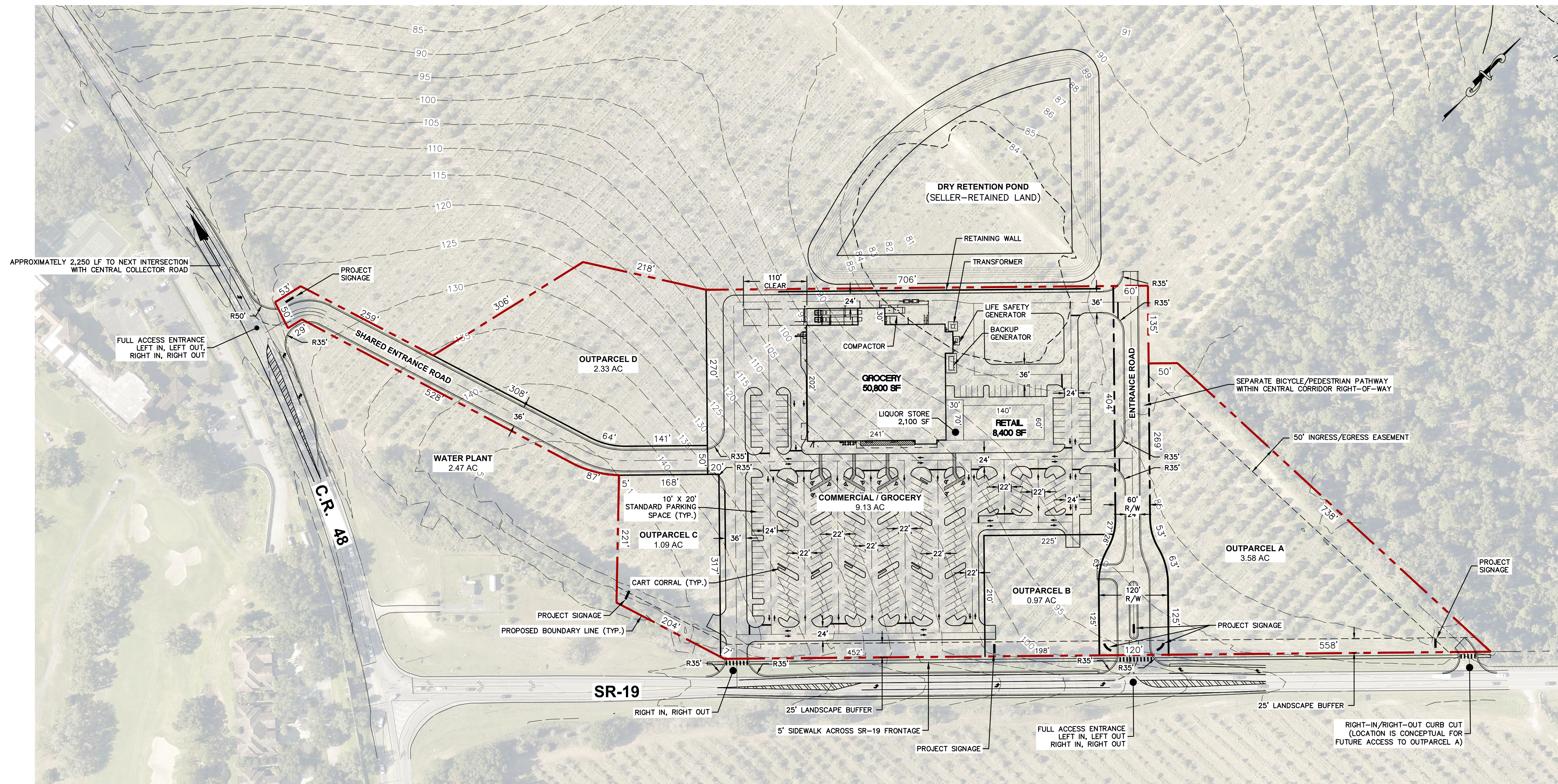
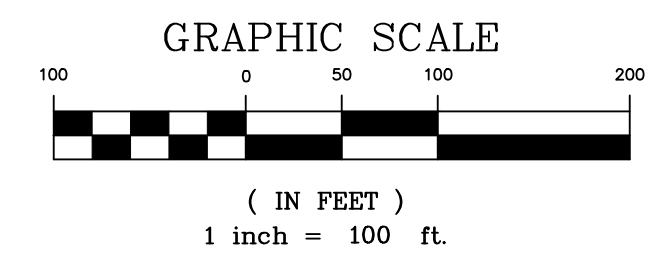
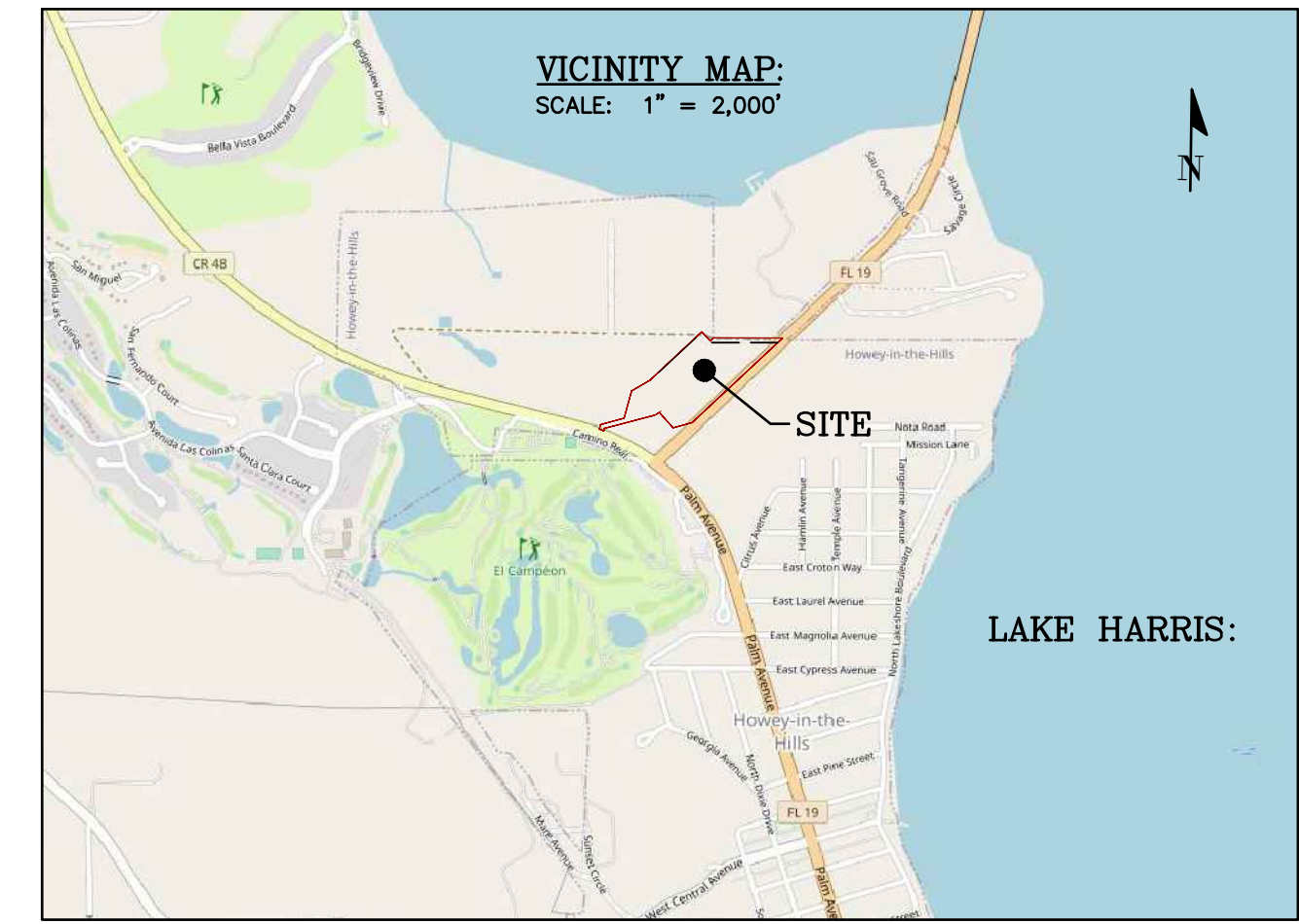
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**LAND USE TABLE:**

SITE AREA	OWNERSHIP	MAINTENANCE	AREA (AC)	AREA (%)
GROCERY RETAIL	PRIVATE	PRIVATE	9.13	47.59%
OUTPARCEL A	PRIVATE	PRIVATE	3.58	18.63%
OUTPARCEL B	PRIVATE	PRIVATE	0.97	5.07%
OUTPARCEL C	PRIVATE	PRIVATE	1.09	5.69%
OUTPARCEL D	PRIVATE	PRIVATE	2.33	12.13%
SHARED ENTRANCE ROAD	PRIVATE	PRIVATE	0.96	4.99%
PUBLIC RIGHT-OF-WAY	PUBLIC	PUBLIC	1.13	5.90%
<b>TOTAL</b>			<b>19.19</b>	<b>100.00%</b>

**SITE DATA:**

PARCEL ID: 23-20-25-0002-000-01100  
 JURISDICTION: HOWEY-IN-THE-HILLS  
 ZONING: PUD  
 GROSS SITE AREA: 19.19 ACRES ±  
 TOTAL BUILDING S.F.: 61,300 SF  
 FLOOR AREA RATIO:  
 MAXIMUM: 0.23 (PER OVERALL PD)  
 PROPOSED: TO BE DETERMINED WITH FINAL SITE PLAN  
 MAX BUILDING HEIGHT: 35 FT (45 FT FOR PARAPETS, TOWERS, ETC.)  
 PARKING:  
 REQUIRED: 306 SPACES  
 5 SPACES PER 1,000SF OF BUILDING AREA  
 (61,300 SF / 1,000 SF) \* 5 = 306 SPACES MIN.  
 PROVIDED: 326 SPACES PROVIDED  
 OPEN SPACE:  
 REQUIRED: 40 ACRES ON OVERALL PD  
 PROVIDED: 0 (ZERO) ACRES. THIS PROJECT IS NOT CONTRIBUTING TO THE OVERALL OPEN SPACE COMMITMENT AS DEFINED UNDER SECTION 5.D OF THE PUD.  
 DEDICATIONS & RESERVATIONS: 1.13 AC TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY



**MADDEN**  
 MOORHEAD & STOKES, LLC  
 CIVIL ENGINEERS

431 E. Horatio Avenue  
 Suite 260  
 Maitland, Florida 32751  
 (407) 629-8330

PRELIMINARY SITE PLAN  
 FOR  
**LAKE HILLS SHOPPING CENTER**  
 TOWN OF HOWEY-IN-THE-HILLS, FLORIDA

WINDCREST DEVELOPMENT GROUP, INC.  
 605 E. ROBINSON ST., SUITE 340  
 ORLANDO, FL 32801  
 407-219-3540

ENGINEER: BENJAMIN S. BECKHAM  
 LICENSE No. 79452  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 DATE: 11/17/2023  
 CERTIFICATE OF AUTHORIZATION NO. CA-0007723

NO.	DATE	REVISIONS
1	11/17/23	REVISED PER HOWEY DISC COMMENTS
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB # 22041  
 DATE: 09/29/23  
 SCALE: 1" = 100'  
 DESIGNED BY: JAS  
 DRAWN BY: JAS  
 APPROVED BY: BSB

C100

VICINITY MAP NOT TO SCALE



**DESCRIPTION:** (As per Title Commitment File No. FLX1321 issued by First American Title Insurance Company bearing an effective date of July 20, 2021 at 8:00 am)

**PARCEL 1:**  
GOVERNMENT LOTS 2, 4, 5, 6, 7, 8 AND 9, LYING NORTH OF HIGHWAY 48 AND THE WESTERLY OF HIGHWAY 19, ALL LYING IN SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN AT SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND RUN NORTH 00°04'21" EAST 1314.20 FEET, MORE OR LESS, TO THE SOUTHERLY WATERS EDGE OF LAKE HARRIS AND A POINT HEREBY DESIGNATED AS POINT "A"; RETURN TO THE POINT OF BEGINNING AND RUN SOUTH 89°35'28" WEST ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 23 A DISTANCE OF 1100.00 FEET; THENCE NORTH 00°27'54" EAST 1484.76 FEET, MORE OR LESS, TO THE SOUTHERLY WATERS EDGE OF LAKE HARRIS; THENCE EASTERLY ALONG SAID SOUTHERLY WATERS EDGE OF LAKE HARRIS TO POINT "A".

**PARCEL 2:**  
BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89°09'42" WEST ALONG THE NORTH LINE OF THE SOUTHEAST ¼ A DISTANCE OF 330 FEET; THENCE SOUTH 81°15'42" WEST TO THE EAST LINE OF TRACT "1" OF DRAKE POINT PARK REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 101, PAGE 63, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE CONTINUE SOUTH 81°15'42" WEST TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 48; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 48 TO THE EAST LINE OF THE SOUTHEAST ¼ OF SECTION 22; THENCE NORTH ALONG THE EAST LINE OF THE SOUTHEAST ¼ TO THE POINT OF BEGINNING.

**PARCEL 3:**  
FROM THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89°09'42" WEST ALONG THE SOUTH LINE OF THE NORTHEAST ¼ A DISTANCE OF 330 FEET; THENCE NORTH 00°15'45" WEST 210 FEET; THENCE NORTH 38°44'24" EAST 583.17 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 89°10'02" EAST 1177 FEET TO THE WATERS OF LAKE HARRIS; THENCE SOUTHEASTERLY ALONG SAID WATERS OF LAKE HARRIS TO A POINT ON THE EAST LINE OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST ¼ TO THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF SECTION 23; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHWEST ¼ TO THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SECTION 23, SAID POINT HEREBY DESIGNATED AS POINT "A", RETURN TO THE POINT OF BEGINNING AND RUN SOUTH 38°44'24" WEST TO A POINT ON THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE SOUTH ALONG THE WEST LINE OF THE NORTHWEST ¼ TO POINT "A". LESS AND EXCEPT THAT PORTION DESCRIBED IN THAT CERTAIN CORRECTIVE WARRANTY DEED RECORDED IN BOOK 4103, PAGE 313, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

**PARCEL 4:**  
THAT PART OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT A CONCRETE MONUMENT (NO NUMBER) AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, AND RUN N.00°04'21"E ALONG THE EAST LINE OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 23 A DISTANCE OF 1202.20 FEET TO AN IRON PIN LABELED L.B. 707; THENCE CONTINUE N.00°04'21"E ALONG THE EAST LINE OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 23 A DISTANCE OF 112 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY WATERS EDGE OF LAKE HARRIS AND A POINT HEREBY DESIGNATED AS POINT "A", RETURN TO THE POINT OF BEGINNING AND RUN S.89°35'28"W. ALONG THE SOUTH LINE OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 23 A DISTANCE OF 1100.00 FEET TO AN IRON PIN LABELED L.B. 707; THENCE N.00°27'54"E. 1451.76 FEET TO AN IRON ROD PIN LABELED L.B. 707; THENCE CONTINUE N.00°27'54"E. 33 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY WATERS EDGE OF LAKE HARRIS; THENCE EASTERLY ALONG AND WITH SAID SOUTHERLY WATERS EDGE OF LAKE HARRIS TO INTERSECT THE AFOREMENTIONED POINT "A".

**PARCEL 5:**  
SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS LYING OVER, UPON AND THROUGH THE FOLLOWING DESCRIBED PARCEL OF LAND: THE NORTH 50 FEET OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA LYING WEST OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 19, AND AN EASEMENT FOR INGRESS AND EGRESS LYING OVER, UPON AND THROUGH THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA AND RUN S.00°04'21"W. ALONG THE EAST LINE OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 23 A DISTANCE OF 50.00 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET AND A RADIAL BEARING OF S.00°02'52"W.; THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°35'47" AN ARC LENGTH OF 49.91 FEET TO THE END OF SAID CURVE AND THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°35'47" AN ARC LENGTH OF 49.91 FEET TO THE END OF SAID CURVE; THENCE S.89°35'28" W., PARALLEL WITH THE SOUTH LINE OF THE N.W. 1/4 OF THE S.E. 1/4 OF THE AFOREMENTIONED SECTION 23 A DISTANCE OF 1029.81 FEET; THENCE N.00°27'54"E., 1510 FEET, MORE OR LESS TO A POINT ON THE SOUTHERLY WATERS EDGE OF LAKE HARRIS AND A POINT HEREBY DESIGNATED AS POINT "A"; RETURN TO THE POINT OF BEGINNING AND RUN N.00°04'21"E LONG THE EAST LINE OF THE N.W. 1/4 OF THE S.E. 1/4 OF THE AFOREMENTIONED SECTION 23 A DISTANCE OF 25.00 FEET; THENCE S.89°35'28"W., PARALLEL WITH THE SOUTH LINE OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 23 A DISTANCE OF 1074.82 FEET; THENCE N.00°27'54"E., 1459 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY WATERS EDGE OF LAKE HARRIS; THENCE WESTERLY ALONG AND WITH SAID SOUTHERLY WATERS EDGE OF LAKE HARRIS TO INTERSECT THE AFOREMENTIONED POINT "A".

**PARCEL 6:**  
BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89°09'42" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 330 FEET; THENCE NORTH 00°15'45" WEST, 210 FEET; THENCE NORTH 38°44'24" EAST TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 22; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHEAST 1/4 TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION DESCRIBED IN THAT CERTAIN CORRECTIVE WARRANTY DEED RECORDED IN BOOK 4103, PAGE 313, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

**PARCEL 7:**  
THAT PART OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT (NO NUMBER) AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, RUN S.89°52'11" W. ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, A DISTANCE OF 330.00 FEET TO AN IRON PIPE LABELED LB707; THENCE N.00°09'33"E., 210.05 FEET TO A CONCRETE MONUMENT LABELED LS1916; THENCE N.39°31'51" E., 583.79 FEET TO AN IRON PIN LABELED LB7514; THENCE N.89°52'31"E., 468.45 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, FROM SAID POINT OF BEGINNING RUN N.70°57'18"E., 519 FEET MORE OR LESS TO A POINT ON THE SOUTHWESTERLY WATERS EDGE OF LAKE HARRIS AND A POINT HEREBY DESIGNATED AS POINT "A", RETURN TO THE POINT OF BEGINNING AND RUN N.89°52'31"E., 708.81 FEET TO AN IRON PIN LABELED LB7514; THENCE CONTINUE N.89°52'31"E., 30 FEET MORE OR LESS TO A POINT ON THE SOUTHWESTERLY WATERS EDGE OF LAKE HARRIS; THENCE NORTHWESTERLY ALONG AND WITH SAID SOUTHWESTERLY WATERS EDGE OF LAKE HARRIS TO INTERSECT THE AFOREMENTIONED POINT "A".

**Legend: (AS APPLICABLE)**

SCIR	SET CAPPED IRON ROD 1/2" LB #7013	ID	IDENTIFICATION	(D)	DESCRIPTION
FCIR	FOUND CAPPED IRON ROD	LB	LICENSED BUSINESS	(C)	CALCULATED
FIR	FOUND IRON ROD	CONC	CONCRETE	(P)	PLAT
FCIP	FOUND CAPPED IRON PIPE	CLF	CHAIN LINK FENCE	(F)	FIELD
FIP	FOUND IRON PIPE	B/W	BARBED-WIRE		
FCM	FOUND CONCRETE MONUMENT	OUL	OVERHEAD UTILITY LINE		
SPKN&D	SET PK NAIL & DISK	UP	UTILITY POLE		
FFKN&D	FOUND PK NAIL & DISK	LP	LIGHT POLE		
FRS	FOUND RAILROAD SPIKE	GA	GUY ANCHOR		
WM	WATER METER	SGN	SIGN		
HYD	FIRE HYDRANT	RCP	REINFORCED CONCRETE PIPE		
WV	WATER VALVE	CMP	CORRUGATED METAL PIPE		
BFP	BACK FLOW PREVENTER	CPP	CORRUGATED PLASTIC PIPE		
GI	GRATE INLET	X 99.99	EXISTING ELEVATION		
CI	CURB INLET	ORB	OFFICIAL RECORDS BOOK		

**NOTES REGARDING SCHEDULE B-II EXCEPTIONS:** (As per Title Commitment File No. FLX1321 issued by First American Title Insurance Company bearing an effective date of July 20, 2021 at 8:00 am)

- 9. Distribution Easement in favor of Florida Power Corporation, a Florida corporation recorded September 13, 1988 in Book 980, Page 145. (as to Parcel 1) Shown on the survey.
- 10. Grant of Restrictive Covenant in favor of Town of Howey-in-the-Hills recorded December 14, 1988 in Book 991, Page 1056. (as to Parcel 1) Shown on the survey.
- 11. Ordinance No. 2013-29 recorded November 15, 2013 in Book 4404, Page 477. (as to all Parcels) The property falls within the Town of Howey-in-the-Hills as shown on Exhibit "A" and Exhibit "B-1" and would be blanket in nature. Did not find the Alternative Key Number for the property in the list provided.
- 12. Lake Hills PUD Development Agreement recorded February 24, 2016 in Book 4744, Page 1032. (as to all Parcels) Affects the subject property and is blanket in nature.
- 13. Riparian and/or littoral rights are not insured.
- 14. This Policy does not insure title to any part of the land lying below the ordinary high water mark of any abutting body of water.
- 15. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use.
- 16. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

**NOTES REGARDING OPTIONAL ALTA TABLE A**

- 1. MONUMENTS ARE SHOWN.
- 2. THE ADDRESS OF THE SUBJECT PROPERTY IS AS SHOWN.
- 3. THE FLOOD ZONE IS SHOWN.
- 4. THE AREA OF THE PROPERTY IS SHOWN.
- 8. SUBSTANTIAL FEATURES OBSERVED ARE SHOWN.
- 11(a). VISIBLE EVIDENCE OF ABOVE GROUND AND UNDERGROUND UTILITIES IS SHOWN.
- 13. THE ADJACENT OWNERS ARE SHOWN ACCORDING TO THE HILLSBOROUGH COUNTY PROPERTY APPRAISER'S WEB SITE.
- 16. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

**ELEVATIONS SHOWN HEREON ARE NAVD 1988**

**Surveyor's Notes: (AS APPLICABLE)**

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

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY 48 AS SHOWN HAVING A BEARING OF N 75°35'20" W.
- 2) THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3) NO INFORMATION ON ADJACENT PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THIS SURVEYOR.
- 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS.
- 5) THE BOUNDARY CORNERS AND LINES DEPICTED BY THIS SURVEY WERE ESTABLISHED PER INFORMATION AS FURNISHED.
- 6) UNLESS OTHERWISE SHOWN HEREON, NO JURISDICTIONAL WETLAND AREAS OR OTHER PHYSICAL TOPOGRAPHIC FEATURES HAVE BEEN LOCATED.
- 7) UNDERGROUND ENCROACHMENTS, SUCH AS UTILITIES, STRUCTURES, INSTALLATIONS, IMPROVEMENTS AND FOUNDATIONS THAT MAY EXIST, HAVE NOT BEEN FIELD LOCATED EXCEPT AS SHOWN.
- 8) THIS MAP DOES NOT DETERMINE OR REFLECT OWNERSHIP OF PROPERTY, BOUNDARY LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- 9) UNDERGROUND UTILITY LOCATIONS AND IDENTIFICATIONS SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND APPURTENANCES AND DO NOT NECESSARILY SHOW ALL UTILITY LOCATIONS. NO SUBTERRANEAN EXCAVATION HAS BEEN MADE TO DETERMINE UNDERGROUND UTILITY LOCATIONS.
- 10) THE MEASURED MATHEMATICAL CLOSURE OF THE SURVEYED BOUNDARY EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN CLASS SURVEY AS DEFINED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THE AMERICAN LAND TITLE ASSOCIATION.
- 11) TIES FROM BUILDING CORNERS, FENCE CORNERS, SHED CORNERS, ETC., ARE NOT TO BE USED TO REESTABLISH PROPERTY BOUNDARIES.
- 12) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS MADE BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 13) THIS SURVEY HAS BEEN PREPARED EXPRESSLY FOR THE NAMED ENTITIES AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR REUSE THIS SURVEY FOR ANY OTHER PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF HAMILTON ENGINEERING & SURVEYING AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER.
- 14) NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO ON THIS SURVEY.
- 15) FENCE OWNERSHIP NOT DETERMINED.
- 16) PRINTED DIMENSIONS SHOWN ON THE MAP OF SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- 17) REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION FROM THE SIGNING SURVEYOR.
- 18) THE WORD "CERTIFIED" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL SURVEYOR'S OPINION BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
- 19) THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY DATE AND IS BASED ON FOUND EXISTING MONUMENTATION IN THE FIELD.
- 20) THE SIGNATURE DATE DOES NOT UPDATE OR SUPERSEDE THE DATE OF SURVEY.
- 21) ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MARK "C-431" HAVING A PUBLISHED ELEVATION OF 132.59 NAVD88 AND NATIONAL GEODETIC SURVEY MARK "LC-06" HAVING A PUBLISHED ELEVATION OF 82.32 NAVD88.

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To Madden, Moorhead & Stokes, LLC; First American Title Insurance Company; K. Hovnanian? Four Seasons at Lake Harris, LLC; Hovnanian Developments of Florida, Inc.; Eastern National Title Agency Florida, LLC:

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 11(a), 13, and 16, of Table A thereof. The field work was completed on September 27, 2021

Aaron J. Murphy, PLS Date of Signature

FLORIDA LICENSE NO. PLS#6768  
CERTIFICATE OF AUTHORIZATION LB #7013  
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

**HAMILTON**  
ENGINEERING & SURVEYING, INC.  
TEL: (888) 250-5151  
FLORIDA LICENSE NO. 12069C0485E  
LB #7013

**MAP OF TOPOGRAPHIC & TREE SURVEY**  
**4 SEASONS HOWEY IN THE HILLS**  
**COUNTY ROAD 48, HOWEY IN THE HILLS**  
**FLORIDA, LAKE COUNTY**

PREPARED FOR:  
**MADDEN, MOORHEAD & STOKES, LLC**

CERTIFIED TO:

FIELD BOOK/PAGE:

QUALITY CONTROL FIELD: VINCE  
QUALITY CONTROL OFFICE: AJM

DRAWN BY: RHF PARTY CHIEF: VINCE

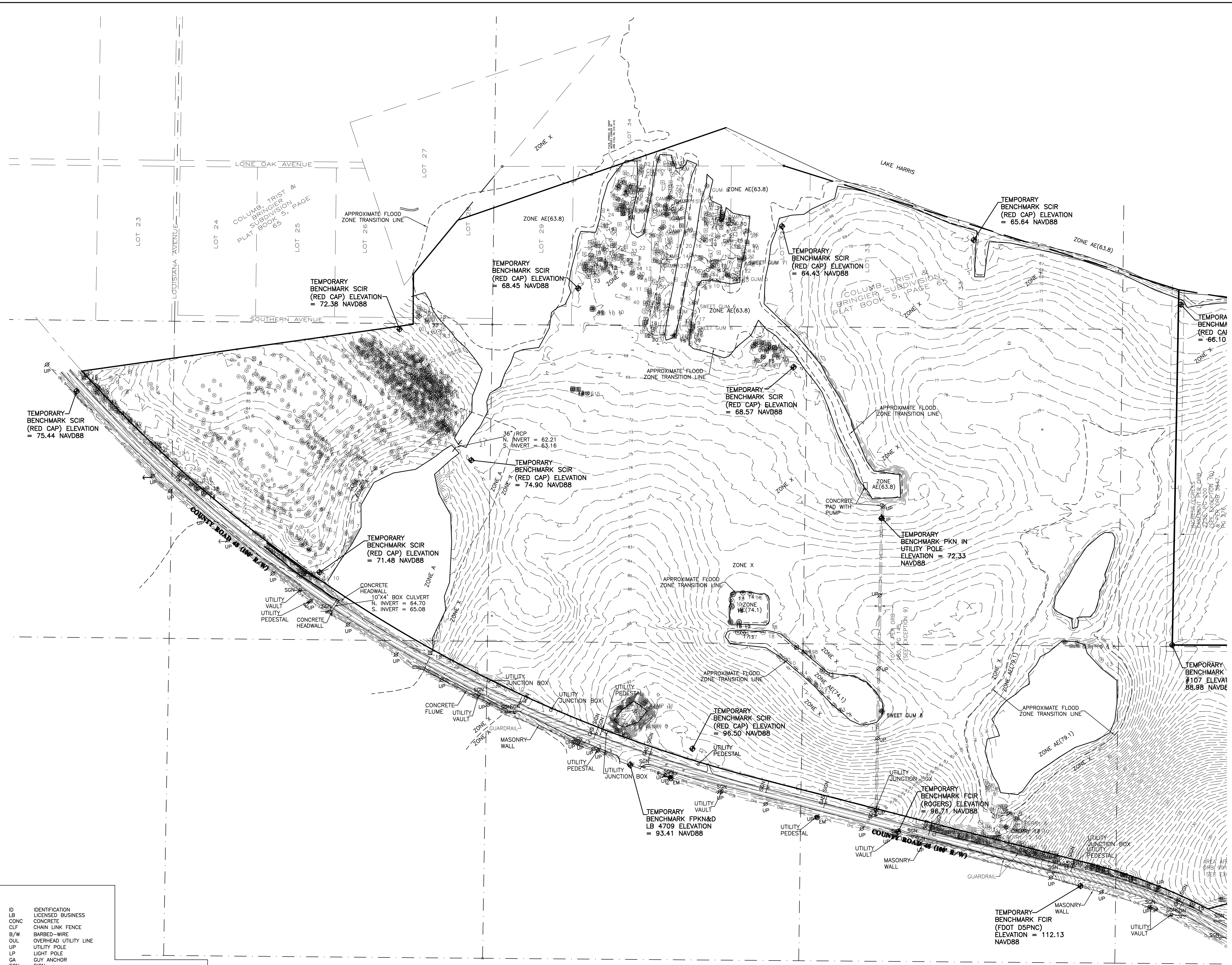
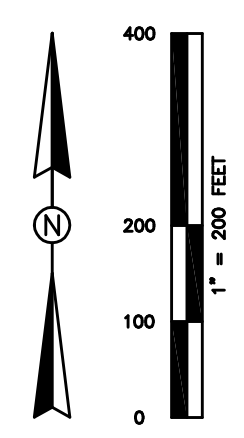
JOB #: 03913.0006

SEC TWP RING: 22 & 23-20-25  
SURVEY DATE: 10-14-2021  
NOT VALID WITHOUT ALL SHEETS  
**1 OF 3**

L:\3501 to 3999\03913 Madden Eng\0006 4 SEASONS HOWEY IN THE HILLS\SURV\1 DWS\03913.0006 4 SEASONS ALTA.BITM.dwg (Madden) rch Oct 15, 2021 4:32:07am

Tree Legend			
SYMBOL	NAME	SYMBOL	NAME
○	OAK	○	PINE
◊	PALM	⊗	OTHER
△	DEAD		

NOTE: TREE SIZES IN INCHES



**HAMILTON**  
ENGINEERING & SURVEYING, INC.  
3400 W. LEMON AVE. SUITE 100  
JACKSONVILLE, FL 32218  
TEL: (904) 250-5555  
FAX: (904) 250-5656  
LIC # 7013

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**4 SEASONS HOWEY IN THE HILLS**  
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CERTIFIED TO:	
FIELD BOOK/PAGE:	
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QUALITY CONTROL OFFICE:	AJM
DRAWN BY:	RHF
PARTY CHIEF:	VINCE
JOB #:	03913.0006
SEC TWP RNC:	22 & 23-20-25
SURVEY DATE:	10-14-2021
NOT VALID WITHOUT ALL SHEETS	

Legend: (AS APPLICABLE)

SCIR	SET CAPPED IRON ROD 1/2" LB #7013	ID	IDENTIFICATION	(D)	DESCRIPTION
FCIR	FOUND CAPPED IRON ROD	LB	LICENSED BUSINESS	(C)	CALCULATED
FIR	FOUND IRON ROD	CONC	CONCRETE	(P)	PLAT
FCIP	FOUND CAPPED IRON PIPE	CLF	CHAIN LINK FENCE	(F)	FIELD
FIP	FOUND IRON PIPE	B/W	BARBED-WIRE		
FCM	FOUND CONCRETE MONUMENT	OUL	OVERHEAD UTILITY LINE		
SPKN&D	SET PK NAIL & DISK	UP	UTILITY POLE		
FPKN&D	FOUND PK NAIL & DISK	LP	LIGHT POLE		
FRRS	FOUND RAILROAD SPIKE	GA	GUY ANCHOR		
WM	WATER METER	SGN	SIGN		
HYD	FIRE HYDRANT	RCP	REINFORCED CONCRETE PIPE		
WV	WATER VALVE	CMP	CORRUGATED METAL PIPE		
BFP	BACK FLOW PREVENTER	CPP	CORRUGATED PLASTIC PIPE		
GI	GRATE INLET	X	EXISTING ELEVATION		
CI	CURB INLET	A/C	AIR CONDITIONING		

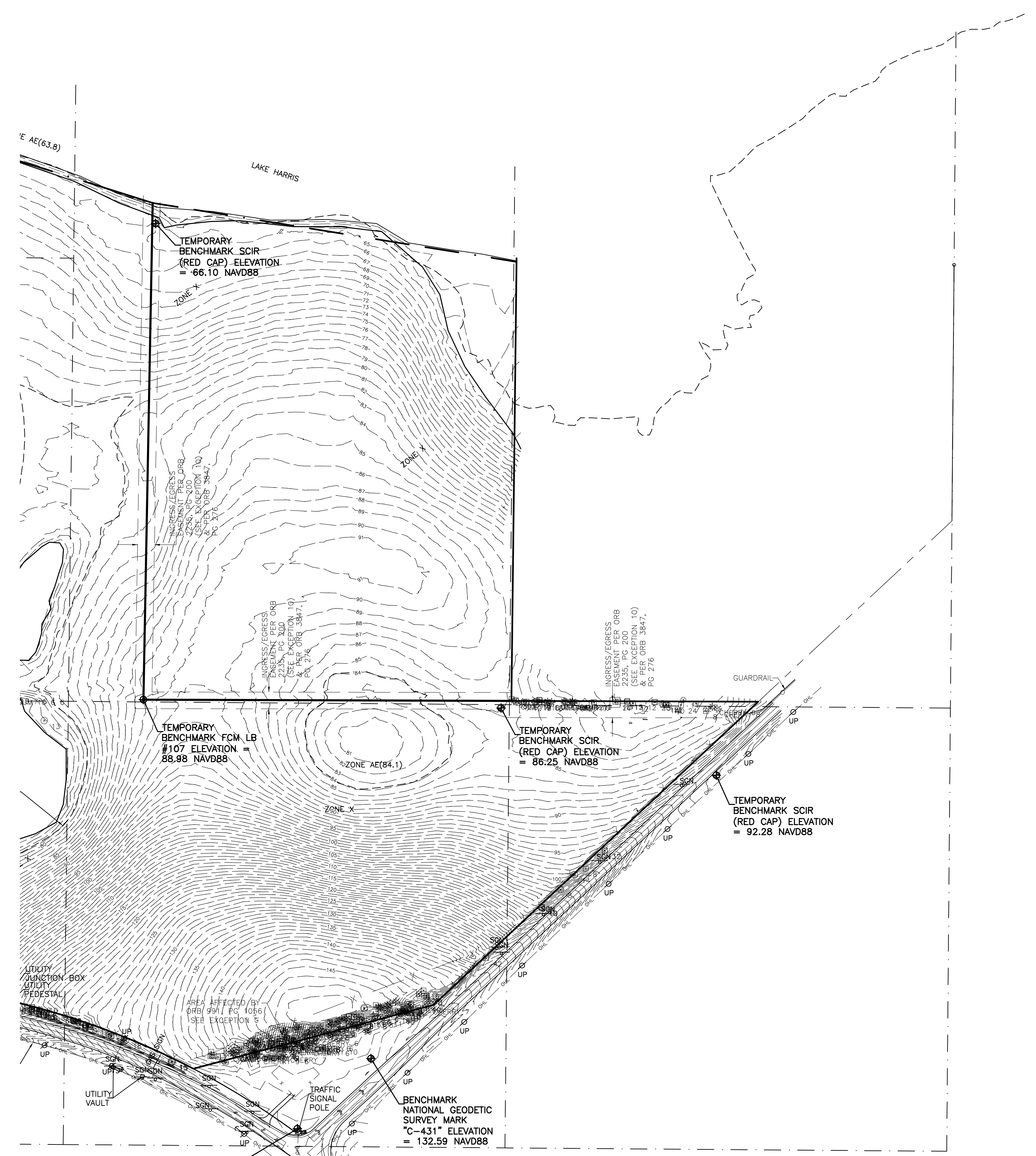
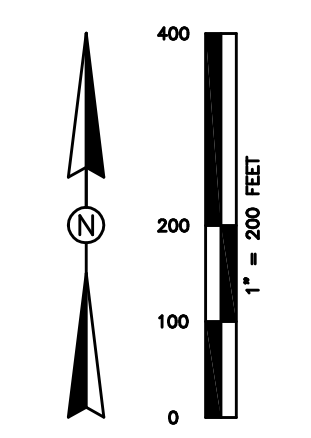
**ELEVATIONS SHOWN HEREON ARE NAVD 1988**

L:\3501 to 3999\03913 Madden Eng\0006 4 SEASONS HOWEY IN THE HILLS\SURV\1 DWG\03913.0006 4 SEASONS ALTA BITW.dwg (Madden) rchf Oct 15, 2021 1:32:07pm



Tree Legend			
SYMBOL	NAME	SYMBOL	NAME
□	OAK	○	PINE
○	PALM	⊗	OTHER
△	DEAD		

NOTE: TREE SIZES IN INCHES



Legend: (AS APPLICABLE)

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HYD	FIRE HYDRANT	RCP	REINFORCED CONCRETE PIPE		
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BFP	BACK FLOW PREVENTER	CP	CORRUGATED PLASTIC PIPE		
GI	GRATE INLET	X 99.99	EXISTING ELEVATION		
CI	CURB INLET	A/C	AIR CONDITIONING		

**ELEVATIONS SHOWN HEREON ARE NAVD 1988**

**HAMILTON**  
ENGINEERING & SURVEYING, INC.  
3609 W. LEWIS STREET  
DADE COUNTY, FL 33133  
TEL: (813) 256-1541  
FAX: (813) 256-9536  
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<b>3 OF 3</b>	

L:\3501 to 3999\03913 Madden Eng\0006 4 SEASONS HOWEY IN THE HILLS\SURV\1 DMC\03913.0006 4 SEASONS HOWEY IN THE HILLS.dwg (Madden) rchf Oct 15, 2021 - 3:27pm



Typical Commercial Architecture



Typical Commercial Architecture

Typical Commercial Architecture

Housing types illustrated are conceptual only and are intended to portray typical housing. Actual housing product may vary from these examples, however, the minimum lot size, setbacks and lot coverage amounts shown for each housing product below shall not be reduced.

