

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: <u>https://us06web.zoom.us/j/86513835801?pwd=Cv16iPm5hG9DrqrkOTq7HpXMBYg3GR.1</u> 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/u/kdDb1g4aSj

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

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 comercial 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 <u>subdivision plat needs to be created and recorded</u> 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)
	5.27 acres (surface water bodies)
	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 amouonts 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 recreatiion 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 deveoted 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 Borad 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 adpoted 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 planings 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 preceeds 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 impervioous 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 10foot 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 restictions 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 Coouncil 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

<u>Traffic</u>

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.

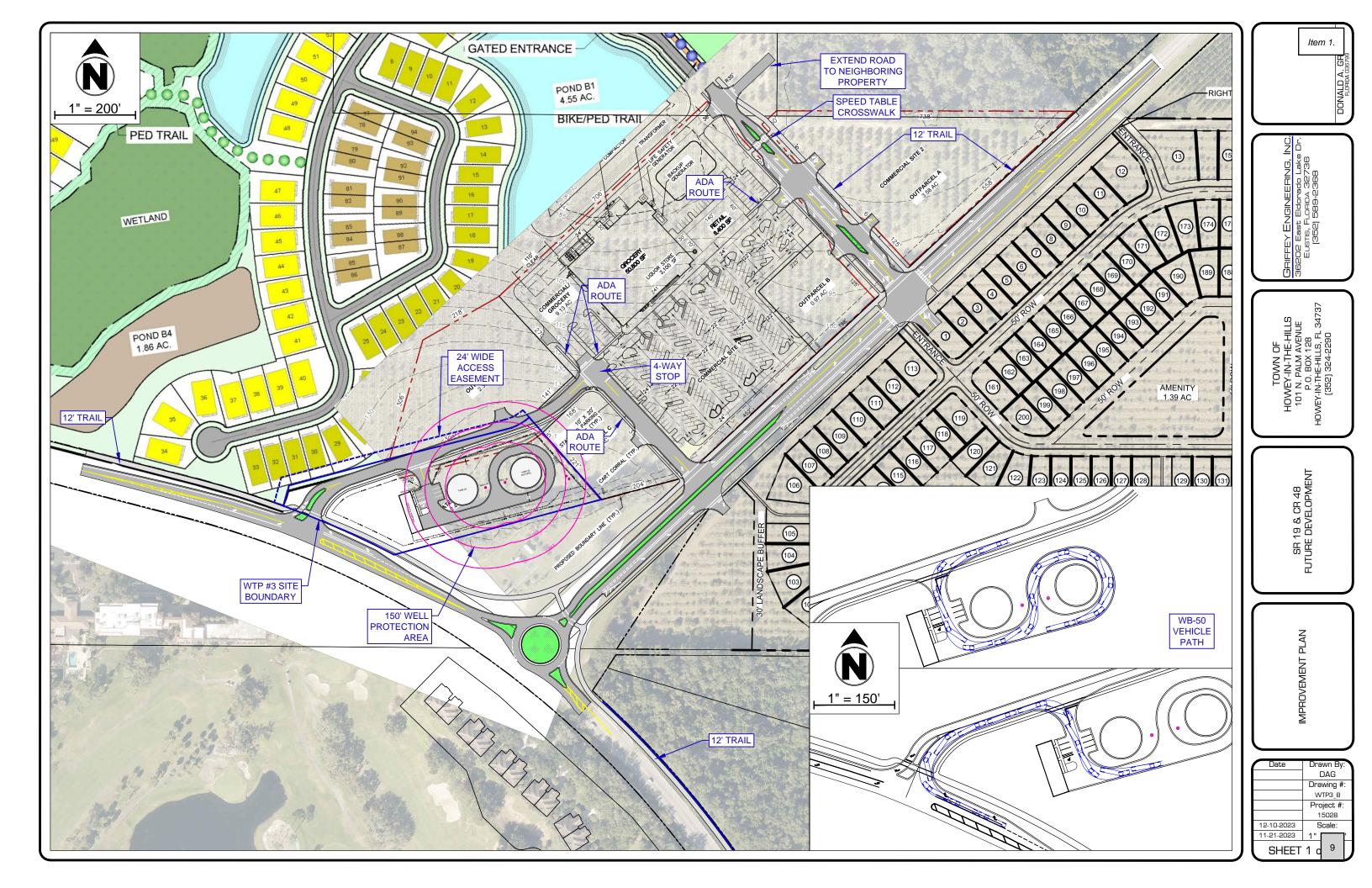
Include a road stub out at the south end of the Public Park to provide access to the neighboring property to the east. This should also be the park's access drive.

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.



LEGAL 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: 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".

LESS any portion conveyed in those certain deeds recorded in Official Records Book 6019, Page 212 and Official Records Book 6068, Page 2222.

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, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA AND PROCEED N 00°53'14" E, ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1171.08 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 48 SAID POINT LYING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5679.58 FEET AND A CHORD BEARING AND DISTANCE OF S 69"35"43" E, A DISTANCE OF 1186.12 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1188.29 FEET; THENCE S 75'35'20" E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1460.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2341.83 FEET AND A CHORD BEARING AND DISTANCE OF S 72'35'58" E, A DISTANCE OF 223.25 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 223.33 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N 15'36'38" E, A DISTANCE OF 52.62 FEET; THENCE N 75'08'12" E, A DISTANCE OF 258.80 FEET TO THE POINT OF BEGINNING; THENCE N 15'36'16" E, A DISTANCE OF 306.32 FEET; THENCE N 60'15'03" E, A DISTANCE OF 218.37 FEET; THENCE N 46'59'01" E, A DISTANCE OF 705.92 FEET; THENCE S 43'00'59" E, A DISTANCE OF 404.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING AND DISTANCE OF S 27'52'48" E, A DISTANCE OF 52.22 FEET; THENCE ALONG THE ARC OF SAID CURVE THE RIGHT, A DISTANCE OF 52.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 120.00 FEET AND A CHORD BEARING AND DISTANCE OF S 27'52'48" E, A DISTANCE OF 62.67 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 63.40 FEET; THENCE S 43°00'59" E, A DISTANCE OF 125.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 19; THENCE S 46°59'01" W, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 650.20 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 19; THENCE S 75'06'54" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 210.88; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N 41'20'52" W, A DISTANCE OF 270.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 133.42 FEET AND A CHORD BEARING AND DISTANCE OF S 62'15'27" W, A DISTANCE OF 62.77 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 63.36 FEET; THENCE S 75"51'45" W, A DISTANCE OF 298.03 FEET THENCE S 75'08'12" W. A DISTANCE OF 229.89 FEET; THENCE S 15'36'38" W. A DISTANCE OF 28.52 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 48 AND A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2341.83 FEET AND A CHORD BEARING AND DISTANCE OF N 6915'12" W, A DISTANCE OF 50.20 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.20 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 630854 SQUARE FEET OR 14.48 ACRES MORE OR LESS.

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, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA AND PROCEED N 00°53'14" E, ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1171.08 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 48 SAID POINT LYING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5679.58 FEET AND A CHORD BEARING AND DISTANCE OF S 69"35"43" E, A DISTANCE OF 1186.12 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1188.29 FEET; THENCE S 75'35'20" E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1460.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2341.83 FEET AND A CHORD BEARING AND DISTANCE OF S 68'56'00" E, A DISTANCE OF 521.94 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 523.03 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 19; THENCE N 75'06'54" E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 742.75 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 19; THENCE N 46*59'01" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1328.28 TO THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, N 89'48'40" W, A DISTANCE OF 738.20; THENCE S 46'59'01" W, A DISTANCE OF 50.00 FEET; THENCE S 43'00'59" E, A DISTANCE OF 269.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING AND DISTANCE OF S 58'09'10" E, A DISTANCE OF 52.22 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 52.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 120.00 FEET AND A CHORD BEARING AND DISTANCE OF S 58'09'10" E, A DISTANCE OF 62.67 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 63.40 FEET; THENCE S 43'00'59" E, A DISTANCE OF 125.00 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY OF STATE ROAD 19; THENCE N 46'59'01" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 558.08 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 155,772 SQUARE FEET OR 3.58 ACRES MORE OR LESS.

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; THENCE SOUTH 46'59'01" WEST ALONG THE NORTHERLY RIGHT OF WAY, A DISTANCE OF 1,350.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 46'59'01" WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 43'00'59" WEST, A DISTANCE OF 125.00 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET AND A CHORD WHICH BEARS NORTH 27'52'48" WEST, A DISTANCE 62.67 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 63.40 FEET; TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 100.00 FEET AND A CHORD WHICH BEARS NORTH 27'52'48" WEST, AND A DISTANCE OF 52.22 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 52.84 FEET; THENCE NORTH 43'00'59" WEST, A DISTANCE OF 404.25 FEET; THENCE NORTH 46'59'01" EAST, A DISTANCE OF 60.00 FEET AND A CHORD WHICH BEARS SOUTH 43'00'59" WEST, A DISTANCE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET AND A CHORD WHICH BEARS SOUTH 43'00'59" EAST, A DISTANCE OF 404.25 FEET; TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET AND A CHORD WHICH BEARS SOUTH 58'09'10" EAST, A DISTANCE 52.22 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 52.84 FEET; TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 120.00 FEET AND A CHORD WHICH BEARS SOUTH 58'09'10" EAST, AND A DISTANCE OF 52.84 FEET; TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 120.00 FEET AND A CHORD WHICH BEARS SOUTH 58'09'10" EAST, AND A DISTANCE OF 62.67 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 63.40 FEET; THENCE SOUTH 43'00'59" EAST, A DISTANCE OF 125.00 FEE; TO THE POINT OF BEGINNING.

CONTAINING 49,343.34 SQUARE FEET OR 1.13 ACRES, MORE OR LESS.

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 "I", OF DRAKE POINT PARK REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, 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 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 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 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 N00'27'54"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".

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-OFWAY 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 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 5.00'02'52"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 100.00 FEET; THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC 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 N.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 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 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; 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 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, 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 AND MUTH SAID SOUTHWESTERLY WATERS EDGE OF LAKE HARRIS TO INTERSECT THE AFOREMENTIONED POINT "A".

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

PRELIMINARY SUBDIVISION PLAN FOR LAKE HILLS

PARCELS: 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 HOWEY IN THE HILLS, FLORIDA

FOR



READER COMMUNITIES 5850 TG LEE BOULEVARD, SUITE 200 ORLANDO, FL. 32822 (407) 856-4899



E. HORATIO AVENUE, SUITE 26 MAITLAND, FLORIDA 32751 PHONE (407) 629-8330 FAX (407) 629-8336 PROJECT TEAM MEMBERS:

OWNER:

LAKE HARRIS (ORLANDO) ASLI VII OWNER #1, LLC LAKE HARRIS (ORLANDO) ASLI VII OWNER #2, LLC LAKE HARRIS (ORLANDO) ASLI VII OWNER #3, LLC 923 N. PENNSYLVANIA AVE WINTER PARK, FL 32789

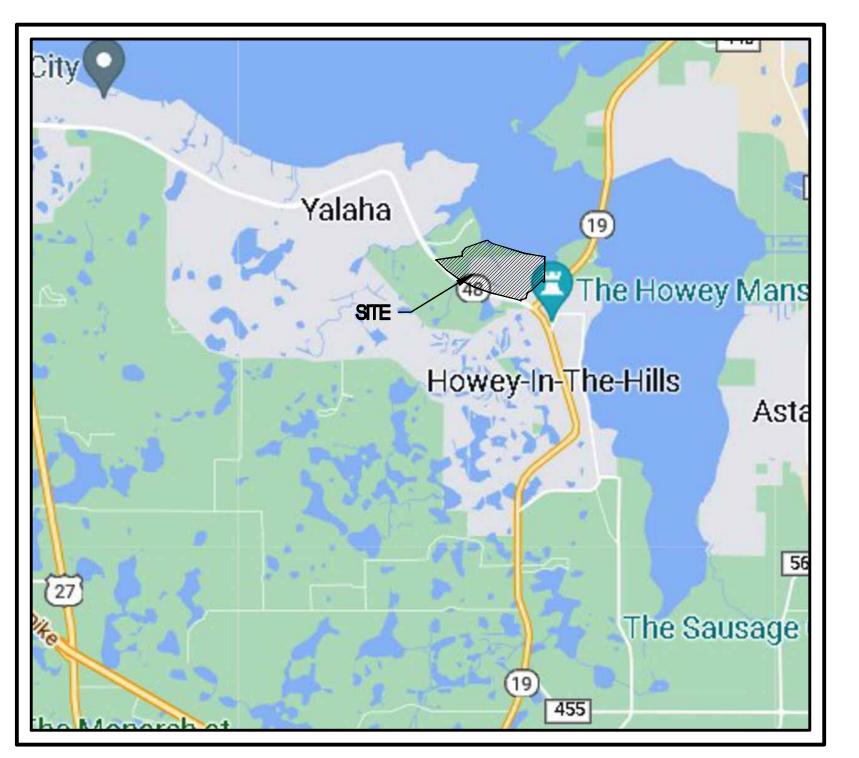
DEVELOPER: READER COMMUNITIES 5850 TG LEE BOULEVARD, SUITE 200 ORLANDO, FL. 32822 PHONE: (407) 856-4899

ENGINEER: MADDEN, MOORHEAD, & STOKES, LLC. 431 E HORATIO AVE, STE 260 MAITLAND, FL 32751 PHONE: (407) 629–8330

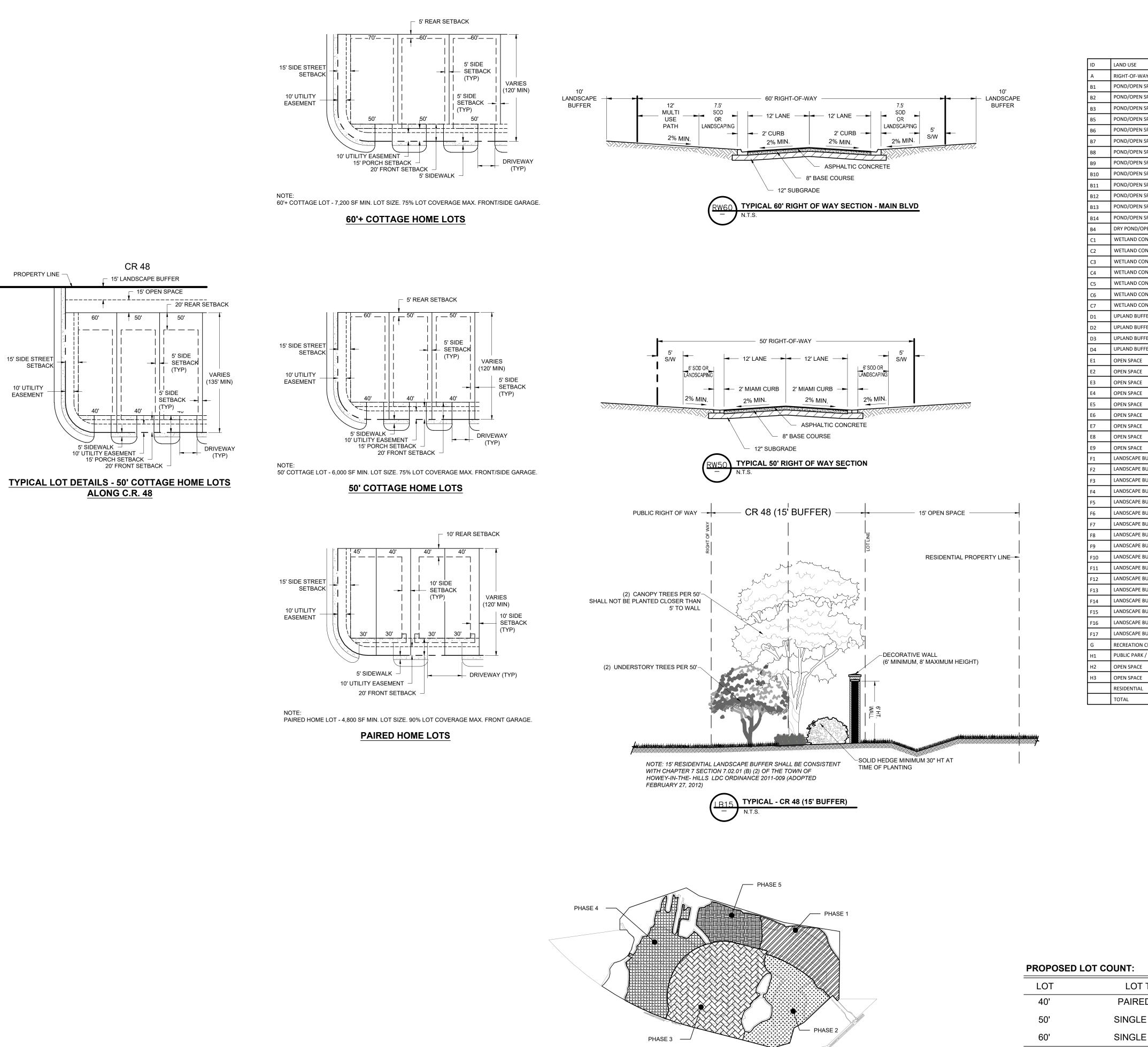
SURVEYOR: HAMILTON ENGINEERING & SURVEYING, LLC. 3409 W. LEMON STREET TAMPA, FLORIDA 33609 PHONE: (813) 250–3535

	SHEET INDEX
Sheet #	Sheet Title
C0.00	COVER SHEET
C0.01	NOTES AND DETAILS
C1.00	OVERALL PRELIMINARY SUBDIVISION PLAN
C1.01	PRELIMINARY SUBDIVISON PLAN
C1.02	PRELIMINARY SUBDIVISON PLAN
C1.03	PRELIMINARY SUBDIVISON PLAN
C1.04	PRELIMINARY SUBDIVISON PLAN
C2.01	PRELIMINARY TREE REMOVAL TABLE

VICINITY MAP



019—Inke hills nd\ena\nsn\c0.00 cover sheet dwa



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

CONSTRUCTED NON-CONSECUTIVELY.

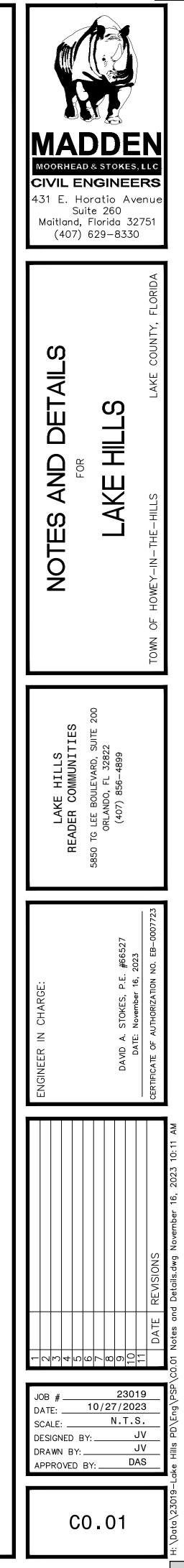
PHASING MAP

TOTAL

ltem 1.

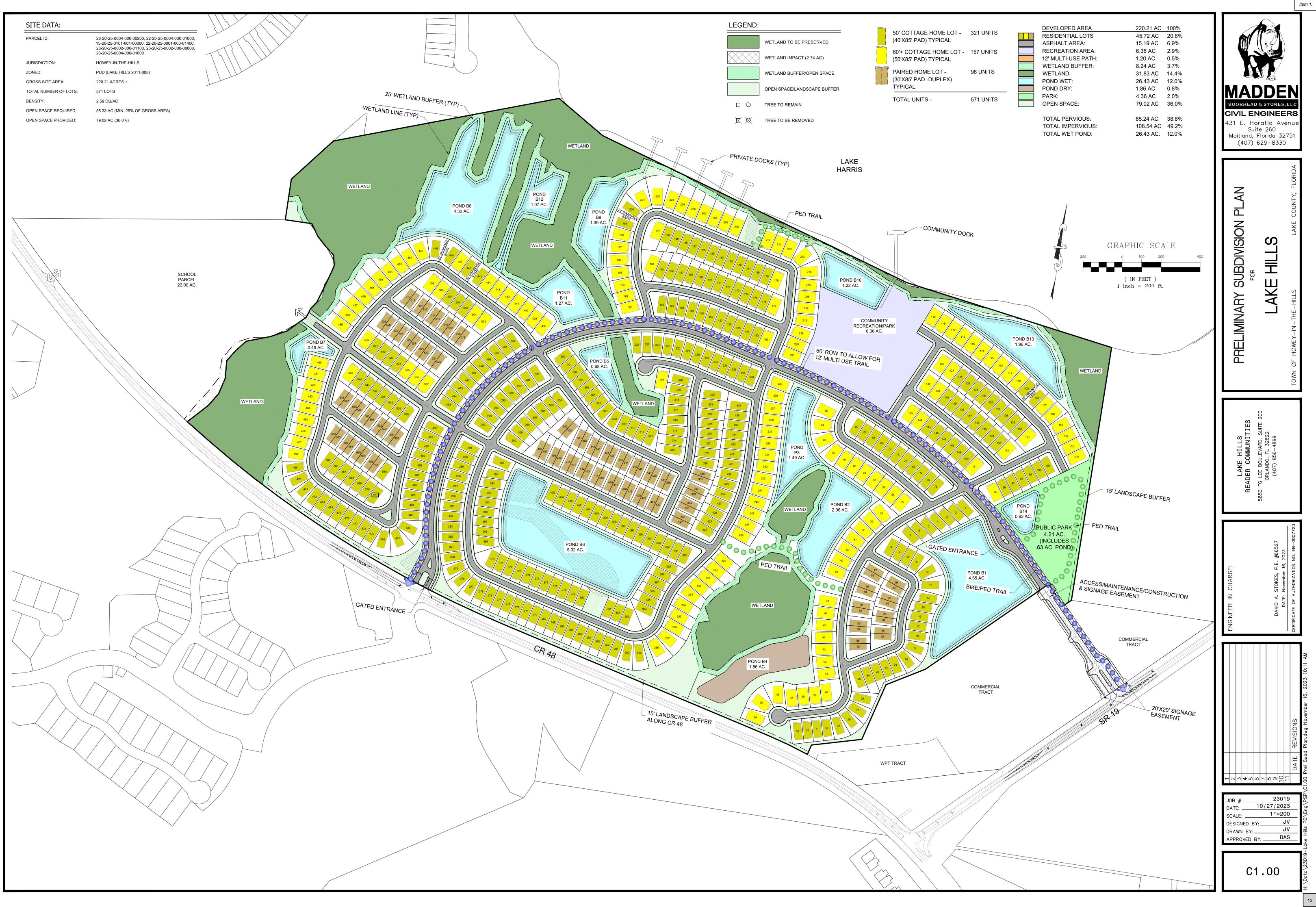
TRACT TABLE

	LAND USE	OWNERSHIP	MAINTENANCE	AREA	(AC/%)	OPEN SPACE	(AC/%)
	RIGHT-OF-WAY	H.O.A.	H.O.A.	32.5	14.76%	0	0.00%
	POND/OPEN SPACE	Н.О.А.	H.O.A.	4.55	2.07%	0.75	0.34%
	POND/OPEN SPACE	Н.О.А.	H.O.A.	2.06	0.94%	0.28	0.13%
	POND/OPEN SPACE	Н.О.А.	H.O.A.	1.49	0.68%	0.44	0.20%
	POND/OPEN SPACE	Н.О.А.	H.O.A.	0.68	0.31%	0.29	0.13%
	POND/OPEN SPACE	H.O.A.	H.O.A.	5.32	2.42%	0.89	0.40%
	POND/OPEN SPACE	Н.О.А.	Н.О.А.	0.49	0.22%	0.18	0.08%
	POND/OPEN SPACE	H.O.A.	Н.О.А.	4.3	1.95%	0.17	0.08%
	POND/OPEN SPACE	н.о.а.	H.O.A.	1.39	0.63%	0.46	0.21%
0	POND/OPEN SPACE	н.о.а.	н.о.а.	1.22	0.55%	0.27	0.12%
1	POND/OPEN SPACE	н.о.а.	H.O.A.	1.27	0.58%	0.31	0.14%
2	POND/OPEN SPACE	н.о.а.	H.O.A.	1.07	0.49%	0.03	0.01%
3	POND/OPEN SPACE	н.о.а.	H.O.A.	1.96	0.89%	0.68	0.31%
4	POND/OPEN SPACE	н.о.а.	H.O.A.	0.63	0.29%	0	0.00%
+	DRY POND/OPEN SPACE	н.о.а.	н.о.а.	1.86	0.23%	3.12	1.42%
	WETLAND CONSERVATION / OPEN SPACE						
	-	H.O.A.	H.O.A.	5.5	2.50%	5.5	2.50%
	WETLAND CONSERVATION / OPEN SPACE	H.O.A.	H.O.A.	9.07	4.12%	9.07	4.12%
	WETLAND CONSERVATION / OPEN SPACE	H.O.A.	H.O.A.	8.44	3.83%	8.44	3.83%
	WETLAND CONSERVATION / OPEN SPACE	H.O.A.	H.O.A.	0.81	0.37%	0.81	0.37%
	WETLAND CONSERVATION / OPEN SPACE	Н.О.А.	H.O.A.	2.12	0.96%	2.12	0.96%
	WETLAND CONSERVATION / OPEN SPACE	Н.О.А.	H.O.A.	1.17	0.53%	1.17	0.53%
	WETLAND CONSERVATION / OPEN SPACE	H.O.A.	H.O.A.	4.72	2.14%	4.72	2.14%
	UPLAND BUFFER / OPEN SPACE	Н.О.А.	H.O.A.	0.54	0.25%	0.54	0.25%
	UPLAND BUFFER / OPEN SPACE	Н.О.А.	H.O.A.	5.19	2.36%	5.19	2.36%
	UPLAND BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.69	0.31%	0.69	0.31%
	UPLAND BUFFER / OPEN SPACE	H.O.A.	H.O.A.	1.81	0.82%	1.81	0.82%
	OPEN SPACE	Н.О.А.	H.O.A.	1.72	0.78%	1.72	0.78%
	OPEN SPACE	Н.О.А.	H.O.A.	0.85	0.39%	0.85	0.39%
	OPEN SPACE	Н.О.А.	H.O.A.	0.16	0.07%	0.16	0.07%
	OPEN SPACE	Н.О.А.	H.O.A.	0.25	0.11%	0.25	0.11%
	OPEN SPACE	Н.О.А.	H.O.A.	0.38	0.17%	0.38	0.17%
	OPEN SPACE	H.O.A.	H.O.A.	0.34	0.15%	0.34	0.15%
	OPEN SPACE	H.O.A.	H.O.A.	0.05	0.02%	0.05	0.02%
	OPEN SPACE	Н.О.А.	H.O.A.	0.29	0.13%	0.29	0.13%
	OPEN SPACE	Н.О.А.	H.O.A.	0.14	0.06%	0.14	0.06%
	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.3	0.14%	0.3	0.14%
	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.74	0.34%	0.74	0.34%
	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.26	0.12%	0.26	0.12%
	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.14	0.06%	0.14	0.06%
	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.02	0.01%	0.02	0.01%
	LANDSCAPE BUFFER / OPEN SPACE	Н.О.А.	H.O.A.	0.13	0.06%	0.13	0.06%
	LANDSCAPE BUFFER / OPEN SPACE	Н.О.А.	H.O.A.	0.11	0.05%	0.11	0.05%
	LANDSCAPE BUFFER / OPEN SPACE	н.о.а.	H.O.A.	0.15	0.07%	0.15	0.07%
	LANDSCAPE BUFFER / OPEN SPACE	н.о.а.	H.O.A.	0.1	0.05%	0.1	0.05%
)	LANDSCAPE BUFFER / OPEN SPACE	н.о.а.	H.O.A.	0.14	0.06%	0.14	0.06%
	LANDSCAPE BUFFER / OPEN SPACE	н.о.а.	H.O.A.	0.14	0.06%	0.14	0.06%
	LANDSCAPE BUFFER / OPEN SPACE	н.о.а.	H.O.A.	0.25	0.11%	0.25	0.11%
	LANDSCAPE BUFFER / OPEN SPACE	н.о.а.	H.O.A.	0.13	0.06%	0.23	0.06%
	LANDSCAPE BUFFER / OPEN SPACE	н.о.а.	н.о.а.	0.13	0.05%	0.13	0.05%
	LANDSCAPE BUFFER / OPEN SPACE	н.о.а.	н.о.а.	0.12	0.05%	0.12	0.05%
	LANDSCAPE BUFFER / OPEN SPACE						
	-	H.O.A.	H.O.A.	0.19	0.09%	0.19	0.09%
	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.19	0.09%	0.19	0.09%
			H.O.A.	6.36	2.89%	6.36	2.89%
	PUBLIC PARK / OPEN SPACE	TOWN OF HOWEY-IN-THE-HILLS		3.32	1.51%	3.32	1.51%
	OPEN SPACE	SELLER-RETAINED		0.42	0.19%	0.42	0.19%
	OPEN SPACE	SELLER-RETAINED	<u> </u>	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%



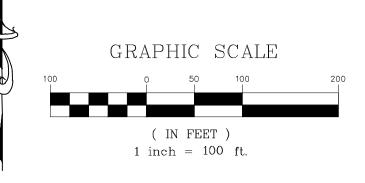
LOT TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
PAIRED HOME	0	18	42	38	0	98
SINGLE FAMILY	31	44	149	60	37	321
SINGLE FAMILY	26	32	25	36	33	152
	57	94	216	134	70	571

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



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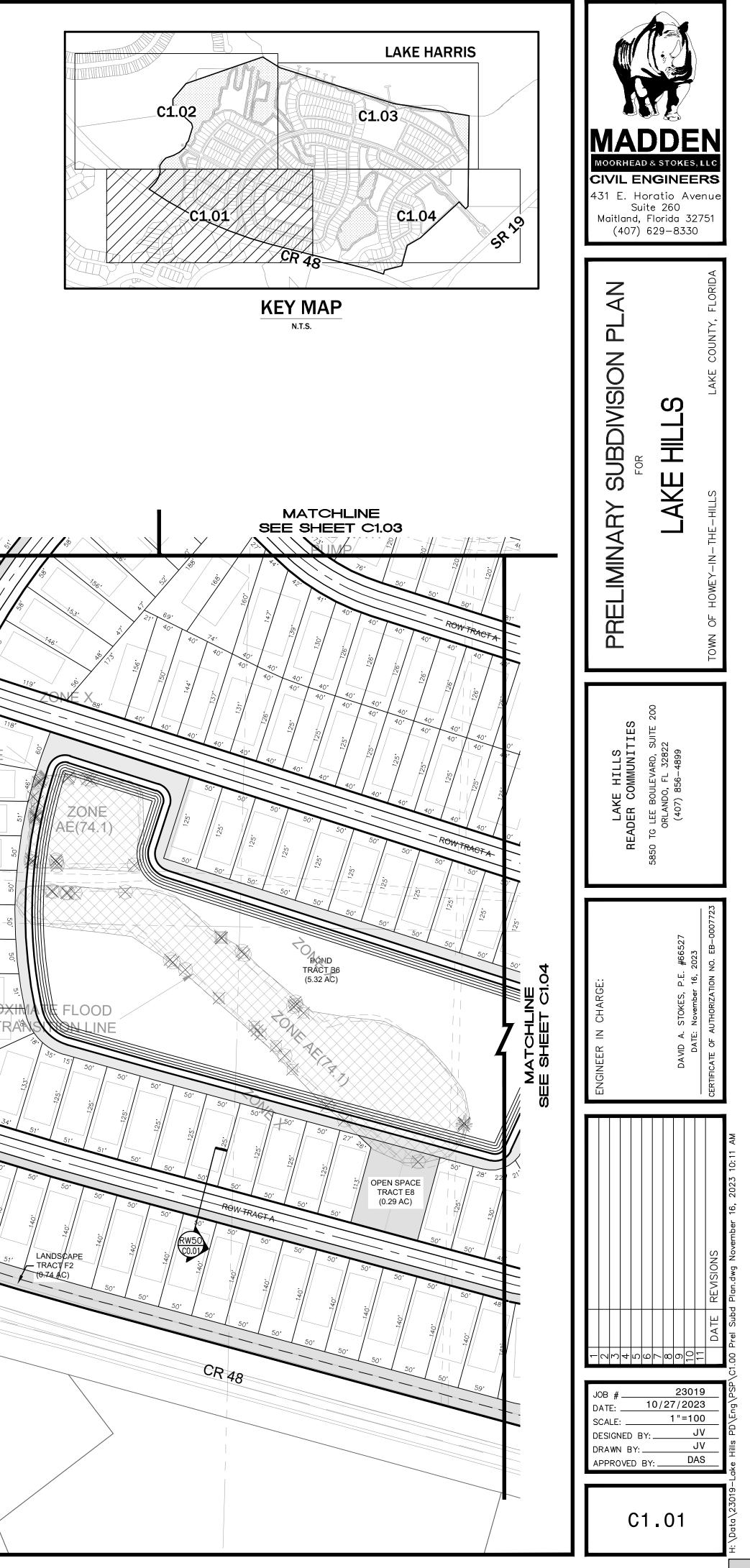




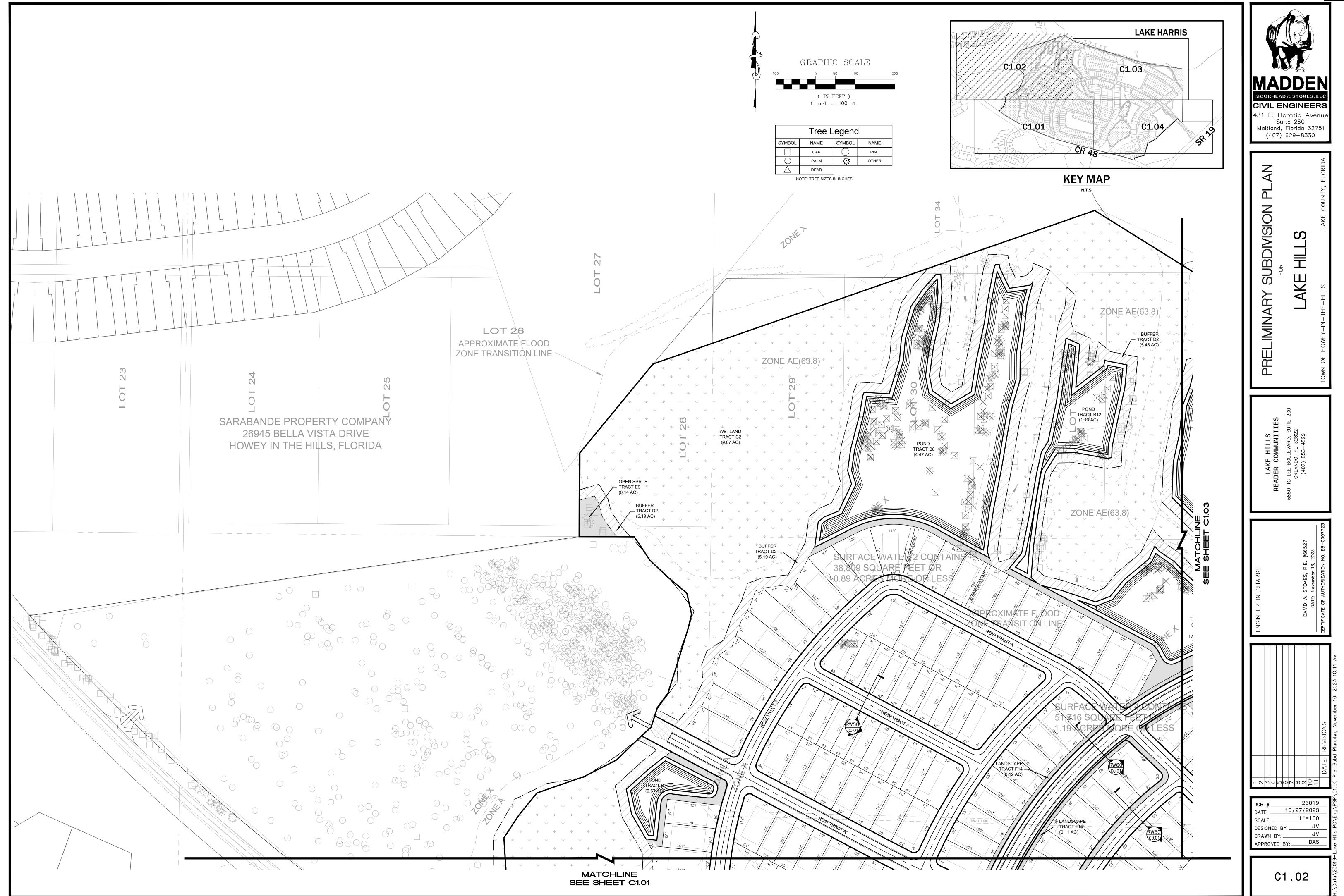
	Tree L	egend	
SYMBOL	NAME	SYMBOL	NAME
	OAK	\bigcirc	PINE
0	PALM	2:2 2:2	OTHER
\square	DEAD		

NOTE: TREE SIZES IN INCHES

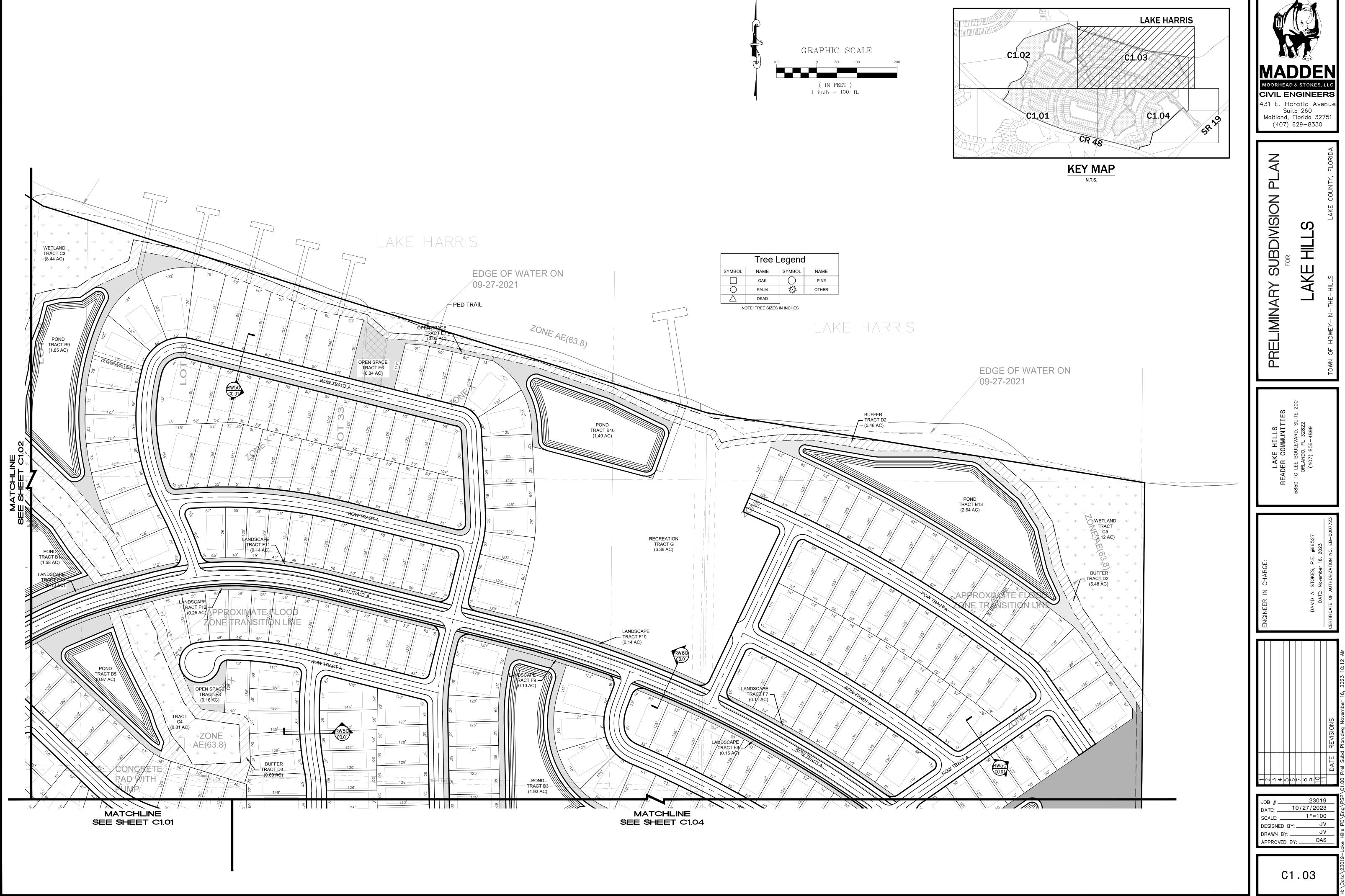
MATCHLINE SEE SHEET C1.02 \$/**//**////// 125' √**//**/ BUFFER JRACT D1 (0.54 AC) \checkmark RW50 C0.01 FLOOD LANDSCAPE TRACT F17 . (0.19 AC) 12 7 LANDSCAPE RW60 ZONE TRANS LANDSCAPE TRACT F1 (0.30 AC) ZONE OPEN SPACE TRACT E2 (0.85 AC) ZONE A OPEN SPACE TRACT E1 (1.72 AC) LEFT TURN LANE -----RIGHT TURN LANE

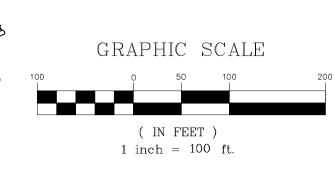


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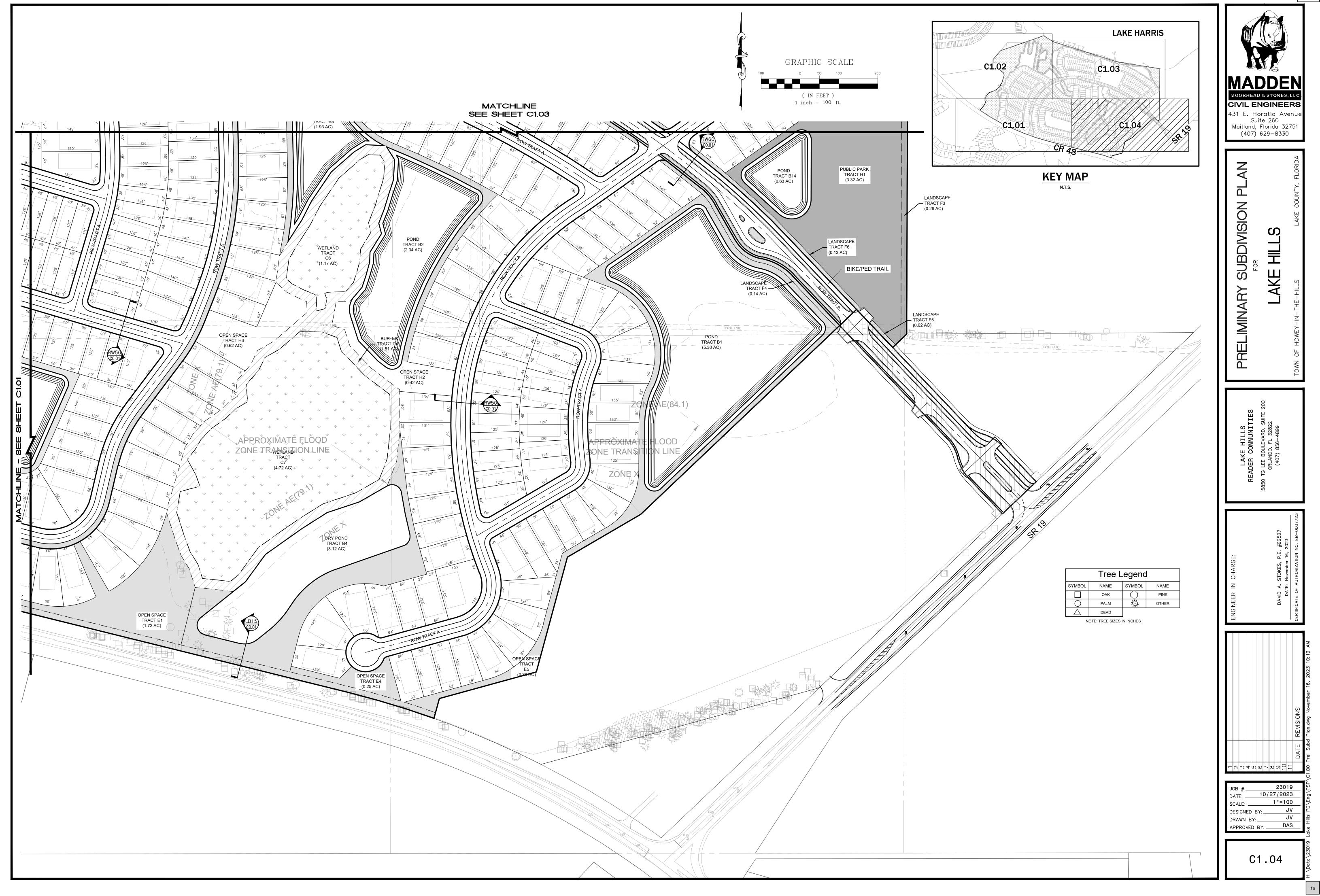


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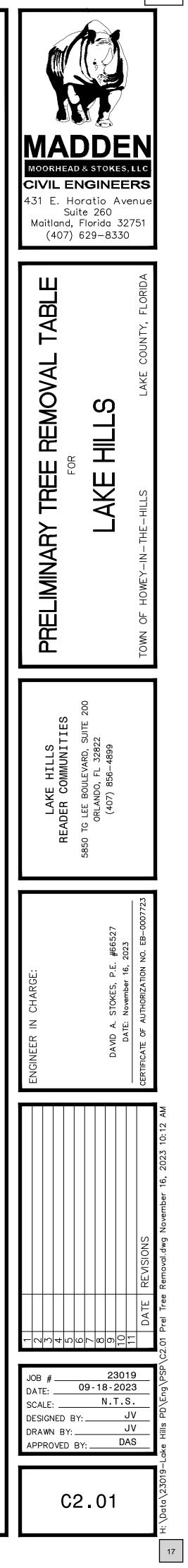


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TREE TREE POINT Ø # (IN)	TREE BE CONTRACTOR	REE TREE TREE DINT Ø TYPE # (IN)	TREE TO TREE TRI BE POINT Ø REMOVED POINT Ø OR SAVED # (IN)		ED POINT Ø		TREE TO BE REMOVEDTREE POINTTREE ØREMOVED OR SAVED#(IN)	TREE TYPE	TREE TO BE REMOVED POINT OR SAVED # (TREE TO BE REMOVED OR SAVED	TREE TREE POINT Ø # (IN)	TREE TYPE	TREE TO BE REMOVED OR SAVED #		E BE	TREE TRE POINT Ø # (IN)	E TREE	TREE TO BE REMOVED POII OR SAVED #	E TREE TRE NT Ø TYP		E TREE IT φ TRE (IN) TYP		Ø IREE TYPE RE	REE TO BE EMOVED R SAVED #	TREETREE\$\varphi\$TYPE	TREE TO BE REMOVED OR SAVED
27264 22 27265 17	OAK SAVE 27	7554 6 PINE 7555 6 PINE 7556 6 PINE	SAVE 27884 7 SAVE 27885 6 SAVE 27887 8	PINE SAV PINE SAV PINE SAV		PINE	SAVE 38274 6 SAVE 38275 5 SAVE 38276 5	PINE PINE PINE	SAVE 38620 SAVE 38621 SAVE 38622	5 PINE 6 PINE 6 PINE	-	38759 6 38760 6 38761 7	PINE PINE	SAVE 39033 SAVE 39034 SAVE 39035	15 OAK 13 OAK 14 OAK	SAVE	39207 10 39208 8 39209 6	OAK PINE OAK	SAVE 395 SAVE 395 SAVE 395	05 32 OAK	SAVE 4005	54 12 OAK	< REMOVE 40377	6 PINE	SAVE 40575 SAVE 40576 SAVE 40577	9 OAK	REMOVE REMOVE REMOVE
27260 10 27267 7 27268 11	OAK SAVE 27 OAK SAVE 27	7558 6 PINE 7559 6 PINE	SAVE 27889 7 SAVE 27891 7	PINE SAV	28179 6 28181 6	PINE PINE	SAVE 38277 6 SAVE 38278 6	PINE	SAVE 38623 SAVE 38624	5 PINE 5 PINE	SAVE SAVE	38762 6 38763 6	PINE PINE PINE PINE	SAVE 39036 SAVE 39037	7 OAK 11 OAK	SAVE SAVE	39210 17 39211 12	OAK PINE	SAVE 395 SAVE 395	18 10 OAK 35 30 OAK	SAVE 4005 REMOVE 4006	58 15 OAK 52 22 OAK	REMOVE 40380 REMOVE 40381	6 PINE 6 PINE	SAVE 40579 SAVE 40580	31TREE CAM16TREE CAM	P REMOVE
27269727270162727111	OAK SAVE 27	7560 6 PINE 7561 7 PINE 7562 7 PINE	SAVE 27892 7 SAVE 27895 6 SAVE 27902 7	PINE SAV PINE SAV PINE SAV PINE SAV	28183 6	PINE	SAVE 38279 6 SAVE 38280 7 SAVE 38281 6	PINE PINE PINE	SAVE 38625 SAVE 38627 SAVE 38628	7 PINE 5 PINE 6 PINE		38764 6 38765 5 38766 6	PINE PINE PINE	SAVE 39038 SAVE 39039 SAVE 39040	6 OAK 7 OAK 7 OAK	SAVE	39212 8 39215 7 39216 7	OAK PINE PINE	SAVE 395 SAVE 396 SAVE 396		SAVE 4006	55 21 OAK	 SAVE 40384 	6 PINE	SAVE 40588 SAVE 40589 SAVE 40590	16 OAK	REMOVE REMOVE REMOVE
272721627273112727410	OAK SAVE 27	7564 7 PINE 7565 7 PINE 7568 7 PINE	SAVE 27906 8 SAVE 27907 6 SAVE 27911 6	OAK SAV OAK SAV PINE SAV		PINE	SAVE 38282 6 SAVE 38283 5 SAVE 38285 5	PINE PINE PINE	SAVE 38629 SAVE 38630 SAVE 38631	5 PINE 5 PINE 5 PINE		38767 6 38768 6 38769 5	PINE PINE PINE	SAVE 39041 SAVE 39042 SAVE 39043	10 OAK 14 OAK 14 OAK	SAVE	3921773921812392199	OAK PINE OAK	SAVE 396 SAVE 396 SAVE 396		SAVE 4007	70 10 OAK	< SAVE 40388	6 PINE	SAVE 40591 SAVE 40592 SAVE 40593	10 OAK	REMOVE REMOVE REMOVE
27275 8 27276 6 27277 17	TREE SWEET GUM SAVE 27	7570 7 PINE 7571 6 PINE 7575 7 PINE	SAVE 27920 10 SAVE 27921 8 SAVE 27922 9	O OAK REMO OAK REMO OAK REMO OAK REMO	/E 28192 6	PINE	SAVE 38286 5 SAVE 38287 6 SAVE 38288 5	PINE PINE PINE	SAVE 38632 SAVE 38633 SAVE 38634	6 PINE 6 PINE 5 PINE	SAVE SAVE SAVE	38770 6 38771 7 38772 6	PINE PINE PINE	SAVE 39046 SAVE 39047 SAVE 39048	22 OAK 26 OAK 18 OAK	SAVE	3922083922210392236	OAK OAK PINE	SAVE 396 SAVE 396 SAVE 396 SAVE 396		SAVE 4007	78 18 OAK	< SAVE 40392	6 PINE	SAVE 40594 SAVE 40595 SAVE 40596	18 OAK	REMOVE REMOVE REMOVE
27278 6 27279 9 27280 9	OAK SAVE 27	7576 6 PINE 7578 6 PINE 7580 6 PINE	SAVE 27923 13 SAVE 27924 13 SAVE 27925 13	B PALM REMO B PALM REMO 1 PALM REMO	/E 28197 6	PINE	SAVE 38289 5 SAVE 38290 5 REMOVE 38291 6	PINE PINE PINE	SAVE 38635 SAVE 38636 SAVE 38637	6 PINE 6 PINE 6 PINE	0,2	38773 7 38774 6 38775 6	PINE PINE PINE	SAVE 39049 SAVE 39050 SAVE 39051	12 OAK 10 TREE GU 18 PALM	JM SAVE	39224 9 39226 6 39227 9	PINE OAK PINE	SAVE 396 SAVE 396 SAVE 396	90 9 OAK	SAVE 4008	38 33 OAK	< SAVE 40396	6 PINE	SAVE 40597 SAVE 40598 SAVE 40599	22 OAK	REMOVE REMOVE REMOVE
27281 9 27282 12 27283 11	OAK SAVE 27	7585 6 PINE 7586 7 PINE 7589 7 PINE	SAVE 27926 13 SAVE 27927 13 SAVE 27928 9	2 PALM REMO 2 PALM REMO PINE REMO	/E 28201 9 /E 28202 12	OAK R OAK R	REMOVE 38292 5 REMOVE 38293 6 REMOVE 38294 6	PINE PINE PINE	SAVE 38638 SAVE 38639 SAVE 38640	7 PINE 5 PINE 6 PINE		38776 6 38777 6 38779 6	PINE	SAVE 39052 SAVE 39053 SAVE 39054	10 OAK 13 OAK 20 OAK	SAVE SAVE	39228 6 39231 6 39232 10	PINE PINE OAK	SAVE 396 SAVE 396 SAVE 397	94 10 OAK	REMOVE 4009 REMOVE 4009	95 38 OAK 97 28 OAK	REMOVE 40398 REMOVE 40399	6 PINE 6 PINE	SAVE 40600 SAVE 40601 SAVE 40602	16 OAK 16 OAK	REMOVE REMOVE REMOVE
27283 11 27284 8 27285 10 27286 18	OAK SAVE 27 OAK SAVE 27	7595 6 PINE 7596 6 PINE	SAVE 27929 7 SAVE 27930 6	TREE SWEET GUM REMO	/E 28205 11 /E 28206 18	OAK R	REMOVE 38294 0 REMOVE 38295 6 REMOVE 38296 5 REMOVE 38297 6	PINE PINE PINE PINE	SAVE 38641 SAVE 38642	6 PINE 6 PINE 6 PINE			PINE PINE PINE PINE	SAVE 39055 SAVE 39056	11 OAK 11 OAK 9 OAK	SAVE SAVE	39232 10 39233 10 39234 7 39235 8	PINE PINE OAK	SAVE 397 SAVE 397	02 20 OAK 03 14 OAK	REMOVE 4010 REMOVE 4010	D2 18 OAK D3 20 OAK	K REMOVE 40403 K REMOVE 40405	6 PINE 8 OAK	SAVE40801SAVE40802	10 OAK 24 OAK	SAVE SAVE
27287 32 27288 22	OAK SAVE 27 OAK REMOVE 27	7599 6 PINE 7601 6 PINE	SAVE 27932 13 SAVE 27933 12	PALM REMO PALM REMO PALM REMO	/E 28208 6 /E 28209 6	OAK R OAK R	REMOVE 38298 6 REMOVE 38300 6	PINE	SAVE 38645 SAVE 38646	6 PINE 6 PINE	SAVE SAVE	38783 6 38784 7	PINE	SAVE 39058 SAVE 39059	24 OAK 15 OAK	SAVE SAVE	39236 8 39237 8	OAK OAK	SAVE 397 SAVE 397	07 21 OAK 09 8 OAK	REMOVE 4010 SAVE 4010	07 10 OAK 08 9 OAK	K REMOVE 40408 K REMOVE 40411	15 OAK RE 8 OAK RE	MOVE 40806 MOVE 40807 MOVE 40809	6 TREE CHERF 8 OAK	RY SAVE SAVE
27289 5 27290 10 27291 9	OAK REMOVE 27 OAK REMOVE 27	7606 7 PINE	SAVE 27934 13 SAVE 27935 6 SAVE 27936 13	PINE REMO 1 PALM REMO		OAK R OAK R	REMOVE 38301 5 REMOVE 38302 6 REMOVE 38303 6	PINE PINE PINE	SAVE 38647 SAVE 38648 SAVE 38649	6 PINE 6 PINE 6 PINE	SAVE	38786 8 38787 7	PINE PINE PINE	SAVE 39060 SAVE 39061 SAVE 39062	14 OAK 15 OAK 17 OAK	SAVE SAVE	39238 11 39241 8 39242 13	PINE OAK OAK	SAVE 397 SAVE 397 SAVE 397 SAVE 397	55 6 OAK 56 27 OAK	SAVE 4011 REMOVE 4011	10 16 OAK 11 8 OAK	K REMOVE 40413 K REMOVE 40414	7 OAK RE 12 OAK RE	MOVE 40814 MOVE 40817 MOVE 40818	11 PINE 24 OAK	SAVE SAVE SAVE
27292927293252729411	OAK REMOVE 27	7608 6 PINE 7609 8 PINE 7611 6 PINE	SAVE 27937 19 SAVE 27938 11 SAVE 27939 9	PINE REMO 1 PINE REMO PINE REMO PINE REMO	/E 28214 11	OAK R	REMOVE 38304 5 REMOVE 38305 6 REMOVE 38306 5	PINE PINE PINE	SAVE 38650 SAVE 38651 SAVE 38652	5 PINE 6 PINE 7 PINE	SAVE SAVE SAVE	38788 6 38789 6 38790 6	PINE PINE PINE	SAVE 39063 SAVE 39064 SAVE 39065	11 OAK 13 OAK 12 OAK	SAVE	39243 19 39244 13 39246 8	OAK OAK PINE	SAVE 397 SAVE 397 SAVE 397 SAVE 397	58 10 TREE GU	JM SAVE 4011	15 40 OAK	KEMOVE 40413	9 OAK RE	MOVE 40824 MOVE 40825 MOVE 40826	12 OAK	SAVE SAVE SAVE
27295102729610272979	OAK REMOVE 27	7613 6 PINE 7615 6 PINE 7616 7 PINE	SAVE 27940 8 SAVE 27941 14 SAVE 27942 10	PINE REMO 4 PINE REMO 0 PALM REMO	/E 28218 13	B OAK R	REMOVE 38307 6 REMOVE 38308 6 REMOVE 38309 6	PINE PINE PINE	SAVE 38653 SAVE 38654 SAVE 38655	6 PINE 6 PINE 6 PINE	SAVE	38791 6 38792 6 38793 6	PINE PINE PINE	SAVE 39066 SAVE 39067 SAVE 39068	10 OAK 10 OAK 16 OAK	SAVE	392478392498392518	PINE OAK PINE	SAVE 397 SAVE 397 SAVE 397 SAVE 397	61 18 OAK	SAVE 4011	18 7 OAK	 SAVE 40421 	7 OAK RE	MOVE 40827 MOVE 40828 MOVE 40832		SAVE SAVE SAVE
27298102729982730113	OAK REMOVE 27	7701 6 PINE 7702 6 PINE 7703 12 PALM	SAVE 27944 10 SAVE 27945 7 SAVE 28003 6	D PALM REMO PALM REMO PINE SAV	/E 28221 9	OAK R	REMOVE 38310 5 REMOVE 38311 5 REMOVE 38312 6	PINE PINE PINE	SAVE 38656 SAVE 38657 SAVE 38658	6 PINE 7 PINE 5 PINE		38794 6 38795 5 38796 6	PINE PINE PINE	SAVE 39069 SAVE 39070 SAVE 39071	8 OAK 8 OAK 7 OAK	SAVE	3925411392556392568	PINE OAK PINE	SAVE 397 SAVE 397 SAVE 397 SAVE 397	64 13 OAK	SAVE 4012	21 12 TREE CA	AMP SAVE 40424	8 OAK RE	MOVE 40833 MOVE 40837 MOVE 40838	17 OAK	SAVE SAVE SAVE
27302142730422273056	OAK SAVE 27	7704 13 PALM 7705 10 OAK 7706 14 OAK	SAVE 28004 6 SAVE 28005 7 SAVE 28006 7	PINE SAV PINE SAV PINE SAV	28225 23	B OAK R	REMOVE 38313 5 REMOVE 38314 8 REMOVE 38315 5	PINE PINE PINE	SAVE 38659 SAVE 38660 SAVE 38661	5 PINE 5 PINE 7 PINE	3, (V 2	38797 6 38798 6 38799 6	PINE PINE PINE	SAVE 39072 SAVE 39073 SAVE 39074	14 OAK 10 OAK 13 OAK	SAVE	39257163925910392616	OAK OAK OAK	SAVE 397 SAVE 397 SAVE 397 SAVE 397	67 13 OAK	SAVE 4012	25 8 OAK		LG OAK RE	EMOVE40840EMOVE40841EMOVE40844	15 OAK	SAVE SAVE SAVE
27306927307122730810	OAK SAVE 27 PALM SAVE 27	7707 17 OAK 7708 12 OAK 7709 8 OAK	SAVE 28007 6 SAVE 28009 6 SAVE 28010 6		28228 10	OAK R	REMOVE 38316 5 REMOVE 38317 8 REMOVE 38318 5	PINE PINE PINE	SAVE 38662 SAVE 38663 SAVE 38664	5 PINE 5 PINE 6 PINE	SAVE SAVE SAVE	388007388015388025	PINE PINE PINE	SAVE 39075 SAVE 39076 SAVE 39077	13 OAK 14 OAK 11 OAK	SAVE	39262103926383926410	OAK PINE OAK	SAVE 397 SAVE 397 SAVE 397 SAVE 397	75 22 OAK	SAVE 4012	29 10 OAK	K REMOVE 40434 1	L6 OAK	SAVE 40846 SAVE 40847 SAVE 40851	14 OAK	SAVE SAVE SAVE
27309 11 27310 7 27312 22	TREE SWEET GUMSAVE27TREE SWEET GUMSAVE27	7710 16 OAK 7711 7 OAK 7712 11 OAK	SAVE 28011 6 SAVE 28012 6 SAVE 28013 6	PINE SAV	28230 10 28231 13	OAK R OAK R	REMOVE 38310 5 REMOVE 38319 6 REMOVE 38320 6 REMOVE 38321 5	PINE PINE PINF	SAVE 38665 SAVE 38666 SAVE 38667	7 PINE 7 PINE 5 PINE	SAVE SAVE SAVE SAVE	38803 6 38804 7 38805 5	PINE PINE PINF	SAVE 39078 SAVE 39079 SAVE 39080	13 OAK 11 OAK 13 OAK	SAVE SAVE	39265 10 39266 7 39267 14	OAK OAK OAK	SAVE 397 SAVE 397 SAVE 397 SAVE 397	79 8 TREE GU 82 24 OAK	JM SAVE 4013 SAVE 4013	31 17 OAK 32 7 OAK	REMOVE 40436 2 K REMOVE 40437 2	0 OAK 9 OAK	SAVE 40852 SAVE 41583 SAVE 41586	17 OAK 13 PALM	SAVE SAVE SAVE
27312 22 27313 7 27314 24 27315 14	OAK SAVE 27 OAK REMOVE 27	7713 7 OAK	SAVE 28013 0 SAVE 28014 6 SAVE 28015 6 SAVE 28016 7	PINE SAV	38170 18 38171 18	B PALM R B PALM R	REMOVE 38321 5 REMOVE 38322 5 REMOVE 38323 6 REMOVE 38324 6	PINE PINE PINE PINE	SAVE 38667 SAVE 38668 SAVE 38669 SAVE 38670	5 PINE 5 PINE 5 PINE 5 PINE		38806 6	PINE PINE PINF	SAVE S5080 SAVE 39081 SAVE 39082 SAVE 39083	10 OAK 12 OAK 15 OAK	SAVE SAVE	392709392719	OAK OAK TREE CHERRY	SAVE 397 SAVE 397 SAVE 397 SAVE 397	88 17 OAK 89 9 OAK	REMOVE 4013 REMOVE 4013	35 26 OAK 36 16 PINE	REMOVE 40439 E REMOVE 40443	9 OAK	SAVE 41580 SAVE 41587 SAVE 41588 SAVE 41590	13 PALM 13 PALM	SAVE SAVE SAVF
27315 14 27317 10 27318 9 27319 10	OAK SAVE 27 OAK SAVE 27	7715 24 OAK 7716 24 OAK 7717 7 OAK 7718 6 OAK	SAVE 28016 7 SAVE 28017 6 SAVE 28018 7 SAVE 28018 7 SAVE 28020 7	PINE SAV	38173 17	PALM R PALM R	REMOVE 38324 6 REMOVE 38325 5 REMOVE 38326 5 REMOVE 38327 6	PINE PINE PINE PINE	SAVE 38670 SAVE 38671 SAVE 38672 SAVE 38673	6 PINE 6 PINE 6 PINE 6 PINE	SAVE SAVE SAVE SAVE	38809 5 38810 6	PINE PINE PINE PINE	SAVE 39083 SAVE 39084 SAVE 39085 SAVE 39085 SAVE 39086	15 OAK 10 OAK 11 OAK 15 PALM	SAVE SAVE	39272 7 39273 7 39274 10 39276 10	TREE CHERRY TREE CHERRY OAK OAK	SAVE 397 SAVE 397 SAVE 397 SAVE 397	94 10 TREE CHE 95 19 OAK	RRY SAVE 4013 REMOVE 4013	Bit D D 88 10 OAK 89 7 OAK	REMOVE 40445 REMOVE 40446	18 OAK 11 OAK	SAVE 41590 SAVE 41592 SAVE 41593 SAVE 41594	14TREE GUN7OAK	SAVE
27320 23 27321 36	OAK SAVE 27 OAK SAVE 27	7719 11 OAK 7720 8 OAK	SAVE280216SAVE280236		38176 17 38177 17	Z PALM R Z PALM R	REMOVE 38328 6 REMOVE 38329 6	PINE PINE PINE	SAVE 38674 SAVE 38675	7 PINE 6 PINE	SAVE SAVE	38812 6 38813 5	PINE PINE PINE	SAVE 39087 SAVE 39088	16 PALM 9 TREE CHE	SAVE RRY SAVE	39270 10 39277 7 39278 13 20270 7		SAVE 397 SAVE 398	97 14 OAK 06 10 TREE GU	REMOVE 4014 JM REMOVE 4014	41 11 OAK 42 10 OAK	K REMOVE 40449 K REMOVE 40450	8 TREE CAMP 8 TREE CAMP	SAVE 41595 SAVE 41598	27 OAK 12 PALM	SAVE SAVE
27322 26 27324 14 27325 24	OAK REMOVE 27 OAK REMOVE 27	7721 9 OAK 7722 6 OAK 7723 7 OAK	SAVE 28026 6 SAVE 28027 6 SAVE 28028 7	PINE SAV		6 PALM R 6 PALM R	REMOVE 38330 5 REMOVE 38331 7 REMOVE 38332 5	PINE PINE PINE	SAVE 38676 SAVE 38678 SAVE 38679	7 PINE 5 PINE 6 PINE	SAVE SAVE SAVE		PINE PINE PINE	SAVE 39089 SAVE 39090 SAVE 39091	13 PALM 15 PALM 16 PALM	SAVE SAVE	39279 7 39280 7 39300 9	OAK OAK TREE CBERRY	SAVE 398 SAVE 398	13 17 OAK	REMOVE 4014 REMOVE 4014	12 0 AK 14 7 0 AK 15 15 0 AK		I3 OAK	SAVE 41600 SAVE 41601 SAVE 41602 SAVE 41602	8 OAK 7 TREE CAM	SAVE SAVE P SAVE
27327 17 27401 8 27403 16	OAK SAVE 27 OAK SAVE 27	7724 7 OAK 7725 20 TREE JACA 7726 20 OAK	SAVE 28029 6 SAVE 28033 6 SAVE 28034 6	PINE SAV PINE SAV PINE SAV	38182 16 38183 16	i PALM R i PALM R	REMOVE 38333 7 REMOVE 38334 5 REMOVE 38335 6	PINE PINE PINE	SAVE 38680 SAVE 38681 SAVE 38682	6 PINE 6 PINE 7 PINE	SAVE	38818 6 38819 5	PINE PINE PINE	SAVE 39092 SAVE 39093 SAVE 39094	42 OAK 10 OAK 10 OAK	SAVE SAVE	39307 6 39308 6 39318 6	OAK OAK OAK	SAVE 398 SAVE 398 SAVE 398 SAVE 398	19 14 PALM 59 26 OAK	REMOVE 4026 SAVE 4026	54 7 PINE 56 6 PINE	E SAVE 40457 E SAVE 40458 E SAVE 40460	6 OAK L3 PINE	SAVE 41603 SAVE 41604 SAVE 41605	12 OAK 7 OAK	SAVE SAVE SAVE
2740414274057274069	OAK SAVE 27 OAK SAVE 27	7727 24 OAK 7728 11 OAK 7729 11 OAK	SAVE 28035 7 SAVE 28037 6 SAVE 28038 6		38184 16 38185 14 38186 15	PALM R	REMOVE 38336 5 REMOVE 38337 6 REMOVE 38338 5	PINE PINE PINE	SAVE 38683 SAVE 38684 SAVE 38685	6 PINE 6 PINE 5 PINE	SAVE SAVE SAVE		PINE PINE PINE	SAVE 39095 SAVE 39096 SAVE 39097	6 OAK 8 OAK 14 PALM	SAVE	39322 14 39323 12 39328 6	PALM OAK OAK	SAVE 398 SAVE 398 SAVE 398 SAVE 398	66 14 OAK	REMOVE 4026	58 6 PINE	E SAVE 40462 E SAVE 40464 E SAVE 40465	6 OAK	SAVE 41606 SAVE 41608 SAVE 41611	7 OAK	SAVE SAVE SAVE
27407112740872741014	OAK SAVE 27	7730 7 PALM 7731 16 PALM 7734 11 OAK	SAVE 28042 7 SAVE 28044 6 SAVE 28047 6	PINE SAV PINE SAV PINE SAV PINE SAV	38188 15	PALM R	REMOVE 38339 5 REMOVE 38340 6 REMOVE 38341 5	PINE PINE PINE	SAVE 38686 SAVE 38687 SAVE 38688	6 PINE 6 PINE 6 PINE	SAVE SAVE SAVE	38823 6 38825 6 38826 5	PINE PINE PINE	SAVE 39098 SAVE 39099 SAVE 39100	8 OAK 32 OAK 32 OAK	SAVE	39332 6 39335 12 39336 12	TREE A TREE CBERRY TREE CBERRY	SAVE 398 SAVE 398 SAVE 398 SAVE 398	73 23 OAK	REMOVE 4027	72 6 PINE	E SAVE 40468 E SAVE 40470 1 E SAVE 40471 1	L5 OAK	SAVE 41613 SAVE 41614 SAVE 41615	7 OAK	SAVE SAVE SAVE
27411627412172741314	OAK SAVE 27	7735 17 OAK 7736 14 OAK 7737 18 OAK	SAVE 28048 6 SAVE 28050 6 SAVE 28051 7	PINE SAV PINE SAV PINE SAV PINE SAV		B PALM R	REMOVE 38342 5 REMOVE 38343 6 REMOVE 38344 5	PINE PINE PINE	SAVE 38689 SAVE 38690 SAVE 38691	6 PINE 6 PINE 6 PINE	SAVE SAVE SAVE	38827 6 38828 6 38829 7	PINE PINE PINE	SAVE 39106 SAVE 39107 SAVE 39110	12TREE CBE12TREE CBE14TREE CBE	RRY SAVE	39338 8 39339 13 39348 6	OAK PINE OAK	SAVE 398 SAVE 398 SAVE 398 SAVE 398	77 29 OAK	REMOVE 4027	77 6 PINE	E SAVE 40473 E SAVE 40474 E SAVE 40476	9 OAK	SAVE 41616 SAVE 41617 SAVE 41618	12 OAK	SAVE SAVE SAVE
27414122741511274176		7738 10 OAK 7739 14 OAK 7741 13 PALM	SAVE 28053 6 SAVE 28055 6 SAVE 28056 7	PINE SAV PINE SAV PINE SAV PINE SAV	38193 14 38194 14 38195 14	PALM R	REMOVE 38345 5 REMOVE 38346 5 REMOVE 38347 6	PINE PINE PINE	SAVE 38692 SAVE 38693 SAVE 38694	6 PINE 6 PINE 7 PINE		38830 5 38831 5 38832 5	PINE PINE PINE	SAVE 39117 SAVE 39118 SAVE 39119	16 OAK 6 TREE CBE 10 OAK	RRY SAVE	39349639406103940810	OAK OAK OAK	SAVE 398 REMOVE 398 REMOVE 398			31 6 PINE	E SAVE 40477 E SAVE 40478 E SAVE 40479		SAVE 41619 SAVE 41620 SAVE 41622		SAVE SAVE P SAVE
274192127420162742112	OAK SAVE 27 OAK SAVE 27 OAK SAVE 27 OAK SAVE 27	7742 31 OAK 7748 6 PINE 7749 6 PINE	SAVE 28057 6 SAVE 28058 7 SAVE 28060 6	PINE SAV PINE SAV PINE SAV	38199 27	OAK OAK	REMOVE 38348 6 SAVE 38349 6 SAVE 38351 7	PINE PINE PINE	SAVE 38695 SAVE 38696 SAVE 38697	5 PINE 7 PINE 5 PINE	SAVE	38833 6 38834 6 38835 6	PINE PINE PINE	SAVE 39120 SAVE 39122 SAVE 39123	8 OAK 32 OAK 13 TREE CAI	SAVE	394091239410103941318	ОАК	REMOVE 398 REMOVE 398 REMOVE 398	86 24 OAK	REMOVE 4028	34 6 PINE	E SAVE 40480 E SAVE 40480 E SAVE 40481	9 PINE	SAVE 41624 SAVE 41627 SAVE 41628	12 TREE CAM	P SAVE
2742282742310274247	OAK SAVE 27 OAK SAVE 27 OAK SAVE 27		SAVE 28063 6 SAVE 28064 7 SAVE 28065 6	PINE SAV	38202 6 38203 6 38204 6	PINE	SAVE 38352 6 SAVE 38353 6 SAVE 38354 5	PINE PINE PINE	SAVE 38698 SAVE 38699 SAVE 38700		SAVE SAVE SAVE		PINE PINE PINE	SAVE 39124 SAVE 39125 SAVE 39126	6TREE CAI7TREE CAI6TREE CAI	MP SAVE	394151139416133941917	OAK	REMOVE 398 REMOVE 398 REMOVE 398	94 12 PALM	SAVE 4028	38 6 PINE	E SAVE 40481 E SAVE 40484 E SAVE 40485	6 TREE CAMP	SAVE 41630 SAVE 41631 SAVE 41632	10 TREE CAM	
27425 7 27426 7 27427 12	OAK SAVE 27	7755 6 PINE 7756 7 PINE 7757 6 PINE	SAVE 28071 6 SAVE 28072 6 SAVE 28073 6	PINE SAV PINE SAV PINE SAV		PINE	SAVE 38355 5 SAVE 38356 5 SAVE 38357 5	PINE PINE PINE	SAVE 38701 SAVE 38702 SAVE 38703	6 PINE 6 PINE 5 PINE	SAVE SAVE SAVE	38840 7	PINE PINE PINE	SAVE 39129 SAVE 39130 SAVE 39132	14 OAK 18 OAK 11 OAK	SAVE	394201339423123942410	ОАК	REMOVE 398 REMOVE 398 REMOVE 398 REMOVE 398	98 10 TREE GU	SAVE 4029 JM SAVE 4029	00 7 OAK 01 6 OAK		L5 PINE	SAVE 41634		P SAVE
27427 12 27430 6 27433 36 27434 41	PINE SAVE 27 OAK SAVE 27	7758 6 PINE 7760 6 PINE 7762 7 PINE	SAVE 28076 6 SAVE 28077 7 SAVE 28078 6	PINE SAV	382155382165	PINE PINE	SAVE 38357 5 SAVE 38358 6 SAVE 38359 5 SAVE 38360 6	PINE PINE PINE PINE	SAVE 38704 SAVE 38705 SAVE 38706	6 PINE 7 PINE 6 PINE	SAVE SAVE		PINE PINE PINE	SAVE 39133 SAVE 39136 SAVE 39137	9 OAK 6 TREE CHE 6 TREE CHE	SAVE RRY SAVE	39425 8	OAK OAK	REMOVE 399 REMOVE 399 REMOVE 399	00 15 PALM 01 10 OAK	SAVE 4029 SAVE 4029	94 6 PINE 95 7 PINE	E SAVE 40488 E SAVE 40489 E SAVE 40490	6 OAK 6 OAK	SAVE SAVE SAVE		
27434 41 27435 8 27436 8 27437 6	OAK SAVE 27	7764 6 PINE 7775 7 PINE	SAVE 28078 0 SAVE 28080 6 SAVE 28082 7 SAVE 28085 6	PINE SAV		PINE PINE	SAVE 38360 0 SAVE 38361 6 SAVE 38362 6 SAVE 38363 7	PINE PINE PINE PINE	SAVE 38700 SAVE 38707 SAVE 38708 SAVE 38709	6 PINE 6 PINE	SAVE SAVE SAVE SAVE	38845 5 38846 5	PINE PINE PINE PINE	SAVE 39137 SAVE 39139 SAVE 39140 SAVE 39141	7 TREE CHE 9 TREE CHE	RRY SAVE RRY SAVE	39428 10 39430 11 39431 14 39432 16	PINE OAK	REMOVE 399 REMOVE 399 REMOVE 399 REMOVE 399	06 18 OAK 07 15 OAK	REMOVE 4029 REMOVE 4029	97 6 PINE 99 6 PINE	E SAVE 40490 E SAVE 40492 E SAVE 40494 E SAVE 40495	6 OAK 6 OAK	SAVE SAVE SAVE	<u>COLINT OF ΤΡΙ</u>	EES TO BE REMOVED: 348
27440 6 27441 8 27442 9	PINE SAVE 27 OAK SAVE 27	7777 6 PINE 7780 6 PINE 7782 6 PINE	SAVE 28083 0 SAVE 28094 6 SAVE 28095 6 SAVE 28095 6 SAVE 28102 6	PINE SAV	38223 6 38224 6	PINE PINE	SAVE 38363 7 SAVE 38364 6 SAVE 38365 6 SAVE 38365 5	PINE PINE PINE PINE	SAVE 38703 SAVE 38710 SAVE 38711 SAVE 38712	7 PINE 6 PINE 5 PINE	SAVE SAVE		PINE PINE PINF	SAVE 39141 SAVE 39142 SAVE 39143 SAVE 39144	10 OAK 9 TREE CHE 6 TREE CHE	SAVE RRY SAVE	39434 7	OAK OAK	REMOVE 399 REMOVE 399 SAVE 399 REMOVE 399	09 11 OAK 12 9 TREE CHE	REMOVE 4030 RRY REMOVE 4030	02 6 PINE 04 6 PINE	E SAVE 40495 E SAVE 40496 E SAVE 40497 E SAVE 40498	7 OAK 5	SAVE SAVE SAVE	INCHES OF TR	EES TO BE REMOVED: 4794 EES TO BE SAVED: 1363
27442 9 27444 8 27445 8 27446 8	OAK SAVE 27 OAK SAVE 27	783 6 PINE	SAVE 28102 6 SAVE 28103 6 SAVE 28105 6 SAVE 28109 7	PINE SAV	38225 7 38226 6 38227 6 38228 5	PINE PINE	SAVE 38360 5 SAVE 38367 6 SAVE 38368 6 SAVE 38369 6	PINE PINE PINE PINE	SAVE 38712 SAVE 38713 SAVE 38714 SAVE 38715	5 PINE	SAVE	38851 5 38852 6	PINE	SAVE 39144 SAVE 39145 SAVE 39147 SAVE 39148	6 TREE CHE 6 TREE CHE 10 OAK 27 OAK	RRY SAVE SAVE	39438 25 39439 7 39443 24 39445 10	OAK OAK OAK	REMOVE 399 REMOVE 399 SAVE 399 REMOVE 399	14 32 OAK 18 9 TREE CHE	REMOVE 4030 RRY REMOVE 4030	08 6 PINE 09 6 PINE	E SAVE 40498 E SAVE 40499 E SAVE 40502 E SAVE 40504	l4 PALM S 8 OAK	SAVE SAVE SAVE		
27447 16 27448 13	OAK SAVE 27 OAK SAVE 27	7790 6 PINE 7791 6 PINE	SAVE281126SAVE281147	PINE SAV	38229 6 38230 5	PINE PINE	SAVE 38370 5 SAVE 38371 6	PINE	SAVE 38716 SAVE 38717	5 PINE 5 PINE	SAVE SAVE	38854 5 38855 5	PINE	SAVE 39149 SAVE 39150	6 OAK 6 OAK	SAVE SAVE	39446 7 39447 6	OAK OAK	REMOVE 399 REMOVE 399	20 9 TREE GU 21 15 TREE GU	JM REMOVE 4031 JM REMOVE 4031	12 7 PINE 13 6 PINE	E SAVE 40505 E SAVE 40506	8 TREE CHERRY 12 TREE CHERRY	SAVE SAVE		
27451 7 27452 10 27453 8 27454 12	OAK SAVE 27 OAK SAVE 27		SAVE 28115 7 SAVE 28118 6 SAVE 28120 7 SAVE 28120 7	PINE SAV	38232 6 38233 6	PINE PINE	SAVE 38372 7 SAVE 38373 8 SAVE 38374 6 SAVE 28275 5	PINE PINE PINE DINE	SAVE 38718 SAVE 38719 SAVE 38720 SAVE 38721	6 PINE	SAVE SAVE	38856 6 38857 5 38858 7 28850 6	PINE PINE PINE DINE	SAVE 39151 SAVE 39153 SAVE 39154 SAVE 20155	7 OAK	SAVE SAVE	39448 17 39449 7 39450 7 29451 8	OAK OAK	REMOVE 399 REMOVE 400 REMOVE 400 REMOVE 400	01 22 OAK 02 11 OAK	REMOVE 4031 REMOVE 4031	16 6 PINE 18 6 PINE	E SAVE 40508 E SAVE 40509 E SAVE 40510	8 OAK	SAVE SAVE SAVE		
27454 12 27455 13 27460 12 27462 16	OAK SAVE 27 OAK SAVE 27	7798 6 PINE 7799 7 PINE 7801 7 PINE 7802 7 PINE	SAVE 28121 6 SAVE 28122 6 SAVE 28123 6 SAVE 28123 6	PINE SAV	38236 5	PINE PINE	SAVE 38375 5 SAVE 38376 8 SAVE 38377 7 SAVE 38377 7	PINE PINE PINE	SAVE 38721 SAVE 38722 SAVE 38723 SAVE 38724	6 PINE 6 PINE 6 PINE	SAVE SAVE		PINE PINE PINE	SAVE 39155 SAVE 39156 SAVE 39158 SAVE 39158	12 OAK 7 OAK 10 TREE CHE	SAVE RRY SAVE	39451 8 39452 8 39454 7 20455 10	OAK OAK	REMOVE 400 REMOVE 400 REMOVE 400 REMOVE 400	04 20 OAK 06 16 OAK	REMOVE 4032 REMOVE 4032	21 6 PINE 22 6 PINE	E SAVE 40511 E SAVE 40512 : E SAVE 40516 E SAVE 40516	10 TREE CAMP 7 OAK	SAVE SAVE SAVE		
27463 16 27464 8 27465 16	OAK SAVE 27 OAK SAVE 27 OAK SAVE 27 OAK SAVE 27	7803 6 PINE 7805 6 PINE	SAVE 28125 6 SAVE 28126 6 SAVE 28127 6 SAVE 28127 6	PINE SAV	38237 6 38238 5 38239 7	PINE PINE	SAVE 38378 5 SAVE 38379 6 SAVE 38380 7 CAVE 38380 7	PINE PINE PINE	SAVE 38724 SAVE 38725 SAVE 38726 SAVE 38727	5 PINE 6 PINE	SAVE	38862 6 38863 6 38864 7	PINE PINE PINE	SAVE 39159 SAVE 39160 SAVE 39162 SAVE 39162	12 OAK	SAVE SAVE	39455 10 39456 8 39457 8 20459 14	OAK OAK	REMOVE 400 REMOVE 400 REMOVE 400 REMOVE 400	08 11 OAK 09 14 TREE CA	REMOVE 4032 MP REMOVE 4032	25 7 PINE 26 6 PINE	E SAVE 40518 E SAVE 40537	16 OAK 16 OAK 1	SAVE SAVE SAVE		
27466 6 27467 6 27470 11	OAK SAVE 27 OAK SAVE 27	7806 7 PINE 7807 6 PINE 7809 6 PINE	SAVE 28128 6 SAVE 28129 6 SAVE 28131 6		38243 5 38244 6	PINE PINE	SAVE 38381 5 SAVE 38382 5 SAVE 38383 5	PINE PINE PINE	SAVE 38727 SAVE 38728 SAVE 38729	6 PINE 5 PINE 6 PINE		38865 7 38866 6 39000 10	PINE PINE OAK	SAVE 39163 SAVE 39165 REMOVE 39166	19 OAK 7 TREE CHE 14 PINE	RRY SAVE SAVE	394581439459143946012	OAK TREE CHERRY	REMOVE 400 REMOVE 400 REMOVE 400 REMOVE 400	12 11 OAK 13 10 OAK	REMOVE 4032 REMOVE 4033	28 7 PINE 32 6 PINE	E SAVE 40538 E SAVE 40539 E SAVE 40540	6 OAK	SAVE SAVE SAVE		
2747117274726274738	OAK SAVE 27 OAK SAVE 27	7810 7 PINE 7815 6 PINE 7818 6 PINE	SAVE 28132 6 SAVE 28134 7 SAVE 28136 6	PINE SAV	38247 6	PINE PINE	SAVE 38384 6 SAVE 38385 7 SAVE 38386 5	PINE PINE PINE	SAVE 38730 SAVE 38731 SAVE 38732	5 PINE 7 PINE 6 PINE	SAVE	39002 8 39003 9	OAK OAK OAK	REMOVE 39169 REMOVE 39170 REMOVE 39171	6 OAK	SAVE SAVE	3946173946210394638	OAK OAK	REMOVE 400 REMOVE 400 REMOVE 400	16 16 OAK 17 19 OAK	REMOVE 4033 REMOVE 4033	35 6 PINE 36 6 PINE	E SAVE 40543 : E SAVE 40544 E SAVE 40545	6 TREE CAMP 7 TREE CAMP	SAVE SAVE SAVE		
274742627475262747833		7821 7 PINE	SAVE 28137 6 SAVE 28138 7 SAVE 28139 6	PINE SAV	38248 6 38249 5 38250 6	PINE	SAVE 38387 5 SAVE 38388 5 SAVE 38389 6	PINE PINE PINE	SAVE 38733 SAVE 38734 SAVE 38735		SAVE	39004 13 39005 22 39006 33		REMOVE 39172 REMOVE 39174 REMOVE 39176	8 OAK	SAVE	3946483946511394676	OAK	REMOVE 400 REMOVE 400 REMOVE 400	19 9 TREE CA		10 6 PINE	E SAVE 40547		SAVE SAVE SAVE		
274847274866274926	PINESAVE27PINESAVE27PINESAVE27PINESAVE27	7824 6 PINE 7825 6 PINE 7827 7 PINE	SAVE 28141 7 SAVE 28143 6 SAVE 28144 6	PINE SAV PINE SAV PINE SAV		PINE	SAVE 38390 6 SAVE 38391 7 SAVE 38392 6	PINE PINE PINE	SAVE 38736 SAVE 38737 SAVE 38738	5 PINE 5 PINE 6 PINE	-	39007839008183900914	OAK OAK OAK	REMOVE 39177 REMOVE 39178 REMOVE 39180		SAVE	39468639470203947110		REMOVE 400 REMOVE 400 REMOVE 400	23 20 OAK	SAVE 4034	13 6 PINE	E SAVE 40551	8 TREE CAMP	SAVE SAVE SAVE		
274968275036275076	PINE SAVE 27 PINE SAVE 27 PINE SAVE 27 PINE SAVE 27	7828 6 PINE 7830 7 PINE	SAVE 28145 7 SAVE 28147 6 SAVE 28149 7		38254 5 38255 6	PINE PINE	SAVE 38393 5 SAVE 38394 6 SAVE 38420 6	PINE PINE PINE	SAVE 38739 SAVE 38740 SAVE 38741	7 PINE 6 PINE 6 PINE		39010113901112	PALM PALM OAK	REMOVE 39182 REMOVE 39184 REMOVE 39185	13 OAK 6 OAK 6 TREE CHE	SAVE SAVE	39474143947519	OAK TREE GUM	REMOVE 400 REMOVE 400 REMOVE 400	27 24 OAK 28 17 TREE CA	REMOVE 4034 MP SAVE 4034	16 6 PINE 17 6 PINE		24OAK6TREE CAMP	SAVE SAVE SAVE		
27523 6 27532 7 27534 8	PINE SAVE 27 PINE SAVE 27	7835 6 PINE 7837 6 PINE 7839 6 PINE	SAVE 28149 7 SAVE 28150 7 SAVE 28151 7 SAVE 28153 7	PINE SAV	38257 5 38258 6	PINE PINE	SAVE 38601 6 SAVE 38603 5 SAVE 38604 5	PINE PINE PINE PINE	SAVE 38742 SAVE 38743 SAVE 38744	6 PINE 5 PINE	SAVE SAVE		OAK OAK TREE A	REMOVE 39185 REMOVE 39186 REMOVE 39187 REMOVE 39188	10 PINE 9 PINE	SAVE SAVE	39477 8 39478 16	OAK TREE GUM	REMOVE 400 REMOVE 400 REMOVE 400	32 9 OAK 33 15 OAK	REMOVE 4034 REMOVE 4035	19 7 PINE 50 6 PINE	E SAVE 40557 E SAVE 40558 :	L1 PALM S	SAVE SAVE SAVE		
27535 6 27537 6 27538 7	PINE SAVE 27	7843 6 PINE 7845 6 PINE	SAVE 28153 7 SAVE 28156 6 SAVE 28157 6 SAVE 28157 6 SAVE 28158 6	PINE SAV	38260 6 38261 5	PINE PINE	SAVE 38604 5 SAVE 38605 6 SAVE 38606 7 SAVE 38607 6	PINE PINE PINE PINE	SAVE 38744 SAVE 38745 SAVE 38746 SAVE 38747		SAVE SAVE	39013 11 39017 36 39018 30 39020 14	OAK OAK	REMOVE 39188 REMOVE 39189 REMOVE 39190 REMOVE 39191	11 PINE	SAVE RRY SAVE	39480 10	OAK OAK	REMOVE 400 REMOVE 400 REMOVE 400 REMOVE 400	35 6 TREE CA 36 6 TREE CA	MP REMOVE 4035 MP REMOVE 4035	53 6 PINE 54 7 PINE	E SAVE 40561	13PALM10TREE GUM	SAVE SAVE SAVE		
27539 6 27540 6	PINE SAVE 27 PINE SAVE 27	7853 6 PINE 7858 6 PINE	SAVE281606SAVE281617	PINE SAV	38263 5 38264 5	PINE PINE	SAVE 38608 6 SAVE 38610 6	PINE	SAVE 38748 SAVE 38749	5 PINE 6 PINE	SAVE SAVE	39021143902210	OAK OAK	REMOVE 39192 REMOVE 39193	8 OAK 6 TREE CHE	SAVE RRY SAVE	394837394848	OAK TREE GUM	REMOVE 400 REMOVE 400	39 11 OAK 40 14 OAK	REMOVE 4035 REMOVE 4035	57 6 PINE 58 7 PINE	E SAVE 40564 2 E SAVE 40565 2	LO TREE GUM	SAVE SAVE		
27541 6 27542 6 27544 6 27545 6		7864 7 PINE 7867 6 PINE	SAVE 28162 6 SAVE 28163 6 SAVE 28165 7 SAVE 28165 6	PINE SAV		PINE PINE	SAVE 38611 6 SAVE 38612 6 SAVE 38613 6 SAVE 28614 6	PINE PINE PINE DINE	SAVE 38750 SAVE 38751 SAVE 38752 SAVE 38752	6 PINE 6 PINE	SAVE SAVE	39023 18 39024 10 39025 8 29026 8	OAK OAK OAK	REMOVE 39194 REMOVE 39195 REMOVE 39197 SAVE 20108	10 TREE CHE 7 OAK	RRY SAVE SAVE	39486 6 39487 9 39488 8 29489 8	OAK OAK	REMOVE 400 REMOVE 400 REMOVE 400 SAVE 400	42 7 TREE CA 44 6 TREE CA	MP REMOVE 4036 MP REMOVE 4036	52 6 PINE 57 6 PINE	E SAVE 40567 E SAVE 40568	13 PALM	SAVE SAVE SAVE		
27545 6 27546 6 27547 7 27549 7	PINE SAVE 27 PINE SAVE 27		SAVE 28166 6 SAVE 28168 6 SAVE 28169 6 SAVE 28169 6	PINE SAV	38269 5 38270 5	PINE PINE	SAVE 38614 6 SAVE 38615 5 SAVE 38616 6 SAVE 28617 6	PINE PINE PINE DINE	SAVE 38753 SAVE 38754 SAVE 38755 SAVE 38756		SAVE SAVE	39028 9	OAK TREE GUM OAK	SAVE 39198 SAVE 39200 SAVE 39201 SAVE 39202	7 OAK 12 PINE 7 OAK 6 TREE CHE	SAVE SAVE			SAVE 400 SAVE 400 REMOVE 400 REMOVE 400	47 8 TREE CA 49 12 OAK	MP SAVE 4036 REMOVE 4037	59 6 PINE 72 6 PINE		LG OAK RE 8 TREE CBERRY RE	SAVE MOVE MOVE		
275497275516275526	PINESAVE27PINESAVE27PINESAVE27	7878 7 PINE	SAVE 28171 6 SAVE 28172 6 SAVE 28173 6	PINE SAV	38271 5 38272 7 38273 7	PINE	SAVE 38617 6 SAVE 38618 5 SAVE 38619 6	PINE PINE PINE	SAVE 38756 FIND 38757 SAVE 38758	7 PINE	SAVE	390301039031143903214	TREE GUM TREE GUM OAK	SAVE 39203 SAVE 39204 SAVE 39205		SAVE	3949225395017395029	TREE A	REMOVE 400 SAVE 400 SAVE 400	51 15 OAK	REMOVE 4037	74 6 PINE		6 OAK RE	EMOVE EMOVE EMOVE		
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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:
	REQUEST	TED ACTION
Comp Plan Amend	Variance	 Site Plan (check one below) Preliminary Final
D PUD	Rezoning	Conditional Use
 Subdivision (check one Preliminary Plat (Pre Final Plat 		Subdivision Minor Plan)
Other:	ills	

APPLICANT INFORMATION:	
Dean Barberree, President Name: <u>Reader & Partners, LLC</u>	E-Mail: dean@readercommunities.com
Address: 5850 TG Lee Boulevard, Sute 200	Phone: (407) 856-4899
Orlando, FL 32822	Fax:
Owner X Agent for Owner	Attorney for Owner

SEE OWNER INFORMATION AT BO	AND 10 C 11	
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 SEE LIST OF PARCELS AT BOTTOM OF PAG Tax Parcel #:						
Legal Description Attached X Yes No Survey Attached X Yes No						
Pre-Application Meeting Date:						
Application Fee: \$_3,000.00 (\$1,000 PSP fee plus \$2,000 deposit)						
Applicant's Signature: (Signature) Reader & Partners, LLC By: Dean Barberree Its: President (Print) (Date)						
Owner's Signature: (Provide letter of Authorization)SEE AUTHORIZATION LETTER (Signature)(Date)(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

GENERAL-LAND DEVELOPMENT APPLICATION

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: BEGIN AT SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 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 1/4 OF THE SOUTHEAST 1/4 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".

LESS any portion conveyed in those certain deeds recorded in Official Records Book 6019, Page 212 and Official Records Book 6068, Page 2222

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, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA AND PROCEED N 00°53'14" E, ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1171.08 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 48 SAID POINT LYING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5679.58 FEET AND A CHORD BEARING AND DISTANCE OF S 69°35'43" E, A DISTANCE OF 1186.12 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1188.29 FEET; THENCE S 75°35'20" E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1460.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2341.83 FEET AND A CHORD BEARING AND DISTANCE OF S 72°35'58" E, A DISTANCE OF 223.25 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 223.33 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N 15°36'38" E, A DISTANCE OF 52.62 FEET; THENCE N 75°08'12" E, A DISTANCE OF 258.80 FEET TO THE POINT OF BEGINNING; THENCE N 15°36'16" E, A DISTANCE OF 306.32 FEET; THENCE N 60°15'03" E, A DISTANCE OF 218.37 FEET; THENCE N 46°59'01" E, A DISTANCE OF 705.92 FEET; THENCE S 43°00'59" E, A DISTANCE OF 404.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING AND DISTANCE OF S 27°52'48" E, A DISTANCE OF 52.22 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 52.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 120.00 FEET AND A CHORD BEARING AND DISTANCE OF S 27°52'48" E, A DISTANCE OF 62.67 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 63.40 FEET; THENCE S 43°00'59" E, A DISTANCE OF 125.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 19; THENCE S 46°59'01" W, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 650.20 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 19; THENCE S 75°06'54" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 210.88; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N 41°20'52" W, A DISTANCE OF 270.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 133.42 FEET AND A CHORD BEARING AND DISTANCE OF S 62°15'27" W, A DISTANCE OF 62.77 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 63.36 FEET; THENCE S 75°51'45" W, A DISTANCE OF 298.03 FEET; THENCE S 75°08'12" W, A DISTANCE OF 229.89 FEET; THENCE S 15°36'38" W, A DISTANCE OF 28.52 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 48 AND A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2341.83 FEET AND A CHORD BEARING AND DISTANCE OF N 69°15'12" W, A DISTANCE OF 50.20 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.20 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 630854 SQUARE FEET OR 14.48 ACRES MORE OR LESS.

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, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA AND PROCEED N 00°53'14" E, ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1171.08 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 48 SAID POINT LYING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5679.58 FEET AND A CHORD BEARING AND DISTANCE OF S 69°35'43" E, A DISTANCE OF 1186.12 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1188.29 FEET; THENCE S 75°35'20" E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1460.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2341.83 FEET AND A CHORD BEARING AND DISTANCE OF S 68°56'00" E, A DISTANCE OF 521.94 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 523.03 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 19; THENCE N 75°06'54" E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 742.75 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 19; THENCE N 46°59'01" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1328.28 TO THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, N 89°48'40" W, A DISTANCE OF 738.20; THENCE S 46°59'01" W, A DISTANCE OF 50.00 FEET; THENCE S 43°00'59" E, A DISTANCE OF 269.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING AND DISTANCE OF S 58°09'10" E, A DISTANCE OF 52.22 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 52.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 120.00 FEET AND A CHORD BEARING AND DISTANCE OF S 58°09'10" E, A DISTANCE OF 62.67 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 63.40 FEET; THENCE S 43°00'59" E, A DISTANCE OF 125.00 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY OF STATE ROAD 19; THENCE N 46°59'01" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 558.08 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 155,772 SQUARE FEET OR 3.58 ACRES MORE OR LESS.

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; THENCE SOUTH 46°59'01" WEST ALONG THE NORTHERLY RIGHT OF WAY, A DISTANCE OF 1,350.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 46°59'01" WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 43°00'59" WEST, A DISTANCE OF 125.00 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET AND A CHORD WHICH BEARS NORTH 27°52'48" WEST, A DISTANCE 62.67 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 63.40 FEET; TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 100.00 FEET AND A CHORD WHICH BEARS NORTH 27°52'48" WEST, AND A DISTANCE OF 52.22 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 52.84 FEET; THENCE NORTH 43°00'59" WEST, A DISTANCE OF 404.25 FEET; THENCE NORTH 46°59'01" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 43°00'59" EAST, A DISTANCE OF 404.25 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET AND A CHORD WHICH BEARS SOUTH 58°09'10" EAST, A DISTANCE 52.22 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 52.84 FEET; TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 120.00 FEET AND A CHORD WHICH BEARS SOUTH 58°09'10" EAST, AND A DISTANCE OF 62.67 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 63.40 FEET; THENCE SOUTH 43°00'59" EAST, A DISTANCE OF 125.00 FEE; TO THE POINT OF BEGINNING.

CONTAINING 49,343.34 SQUARE FEET OR 1.13 ACRES, MORE OR LESS.

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; THENCE SOUTH 81°15'42" WEST TO THE EAST LINE OF TRACT "II", OF DRAKE POINT PARK REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, 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 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 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 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST 1/4 TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 23: THENCE WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 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 1/4 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 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 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 N00°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".

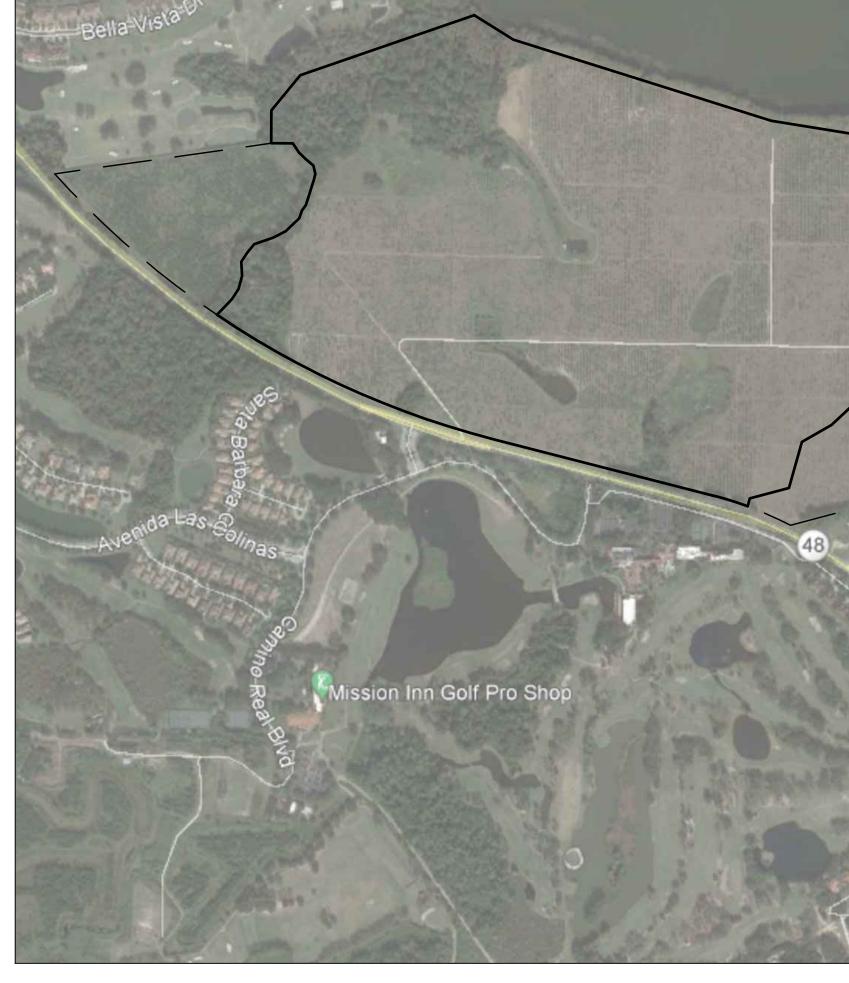
SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS LYING OVER, UPON AND THROUGH THE FOLLOWING DESCRIBED PARCEL OF LAND; THE NORTH 50 FEET OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA LYING WEST OF THE NORTHWESTERLY RIGHT-OFWAY LINE 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 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 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: 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 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, 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".

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VICINITY MAP NOT TO SCALE

NOTES REGARDING SCHEDULE B-II EXCEPTIONS: (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)

6. Distribution Easement in favor of Florida Power Corporation recorded in Official Records Book 980, page 145. Shown on the survey.

7. Grant of Restrictive Covenant in favor of Town of Howey-in-the-Hills recorded in Official Records Book 991, page 1056. Shown on the survey.

8. Ordinance No. 2013-29 recorded in Official Records Book 4404, Page 477. 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.

9. Lake Hills PUD Development Agreement by and between Lake Harris (Orlando) ASLI VII Owner #1, LLC, a Delaware limited liability company, Lake Harris (Orlando) ASLI VII Owner #2, LLC, a Delaware limited liability company, Lake Harris (Orlando) ASLI VII Owner #3, LLC, a Delaware limited liability company and Town of Howey-in-the-Hills, Florida, a municipal corporation chartered and operating under the laws of the State of Florida recorded February 24, 2016, in Official Records Book 4744, Page 1032, Public Records of Lake County, Florida. Affects the subject property and is blanket in nature.

10. Perpetual Access and Temporary Construction Easement Agreement by and between Lake Harris (Orlando) ASLI VII Owner #1, LLC, a Delaware limited liability company and Town of Howey-In-The-Hills, Florida, a Florida corporation recorded in Official Records Book 6069, Page 242. Shown on the survey.

NOTES REGARDING OPTIONAL ALTA TABLE A

MONUMENTS ARE SHOWN.

THE ADDRESS OF THE SUBJECT PROPERTY IS AS SHOWN.

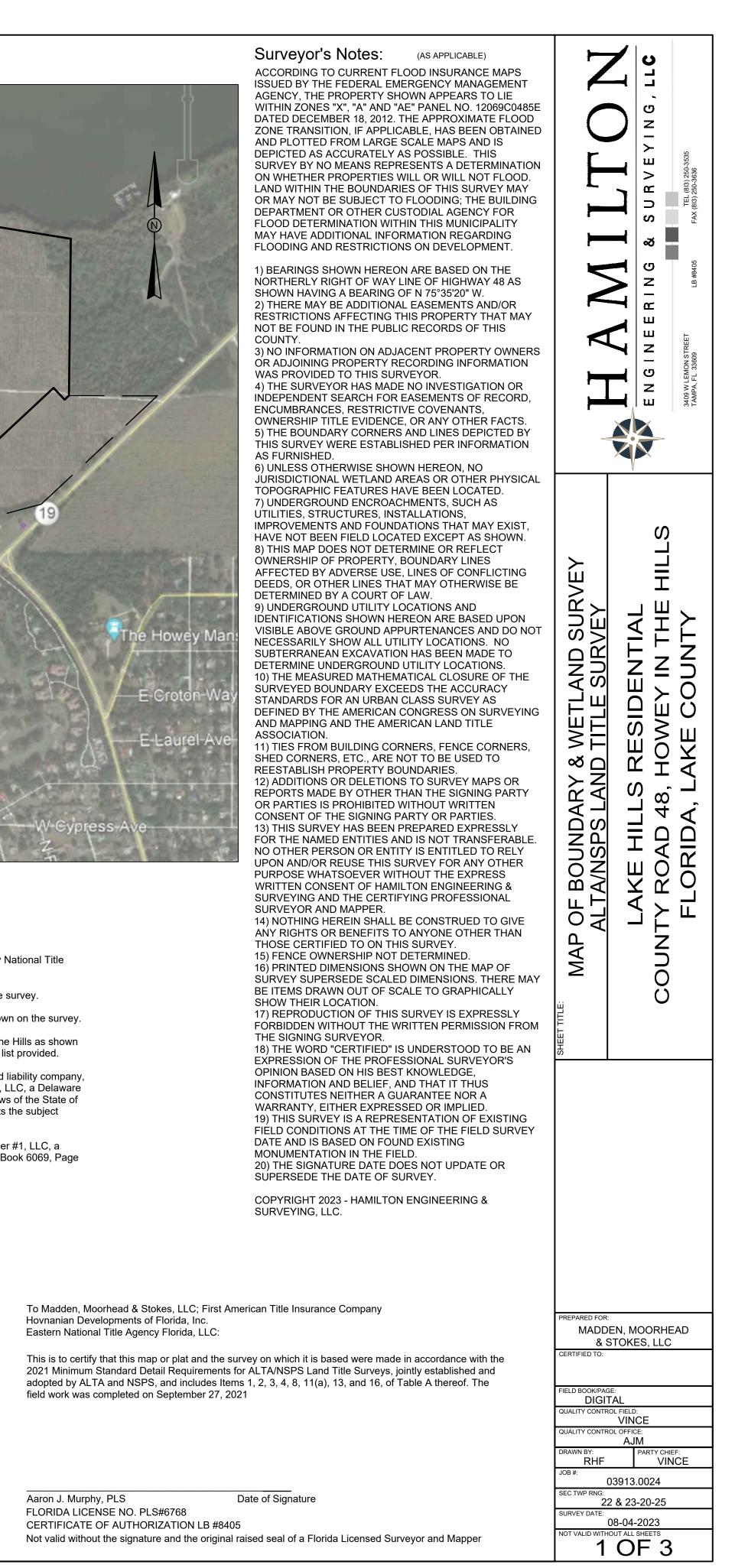
THE FLOOD ZONE IS SHOWN. THE AREA OF THE PROPERTY IS SHOWN.

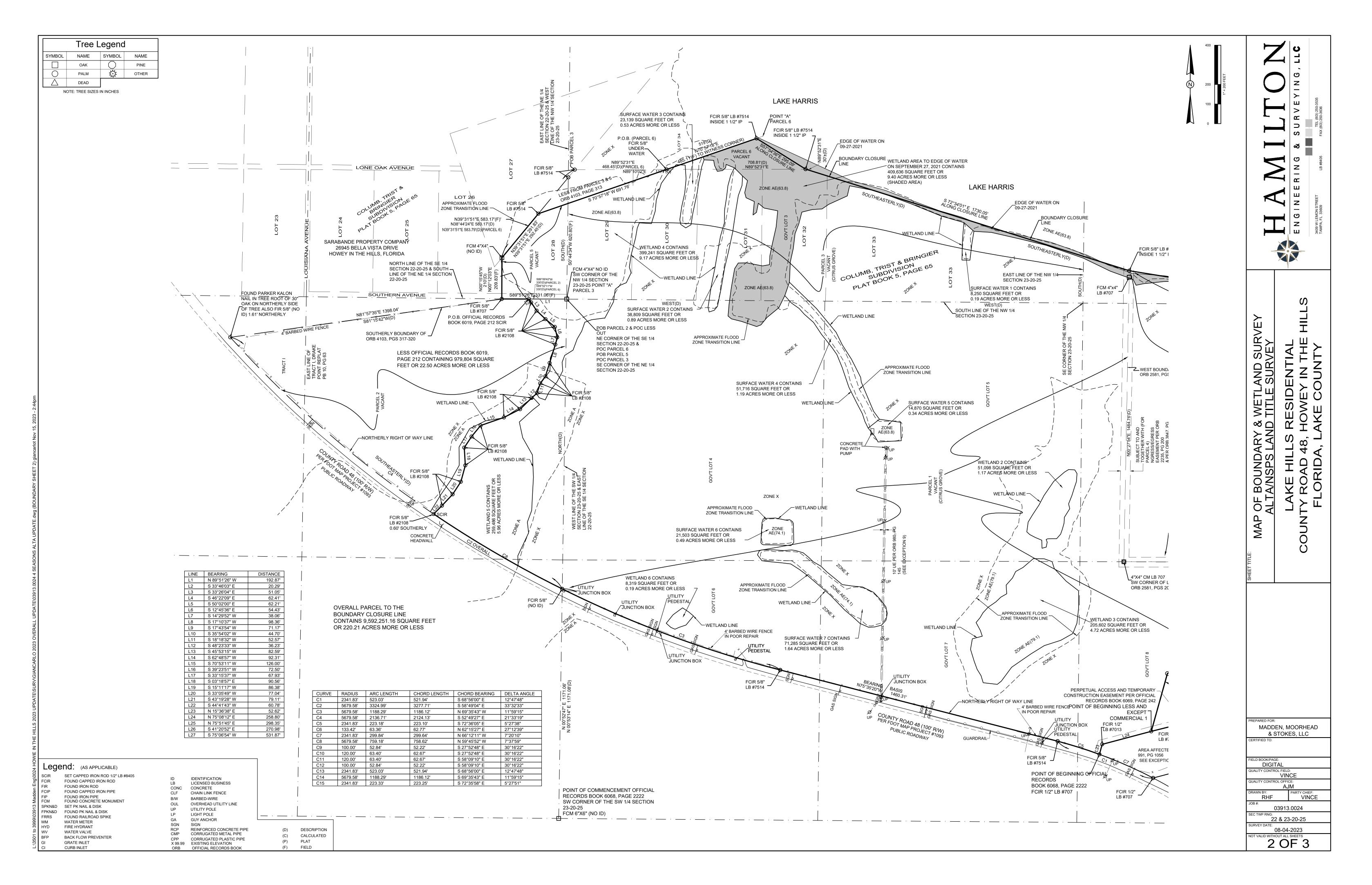
SUBSTANTIAL FEATURES OBSERVED ARE SHOWN.

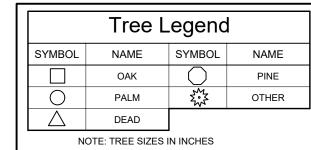
I (a). VISIBLE EVIDENCE OF ABOVE GROUND AND UNDERGROUND UTILITIES IS SHOWN. . THE ADJACENT OWNERS ARE SHOWN ACCORDING TO THE HILLSBOROUGH COUNTY

ROPERTY APPRAISER'S WEB SITE. . THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR BUILDING

ONSTRUCTION OR BUILDING ADDITIONS.



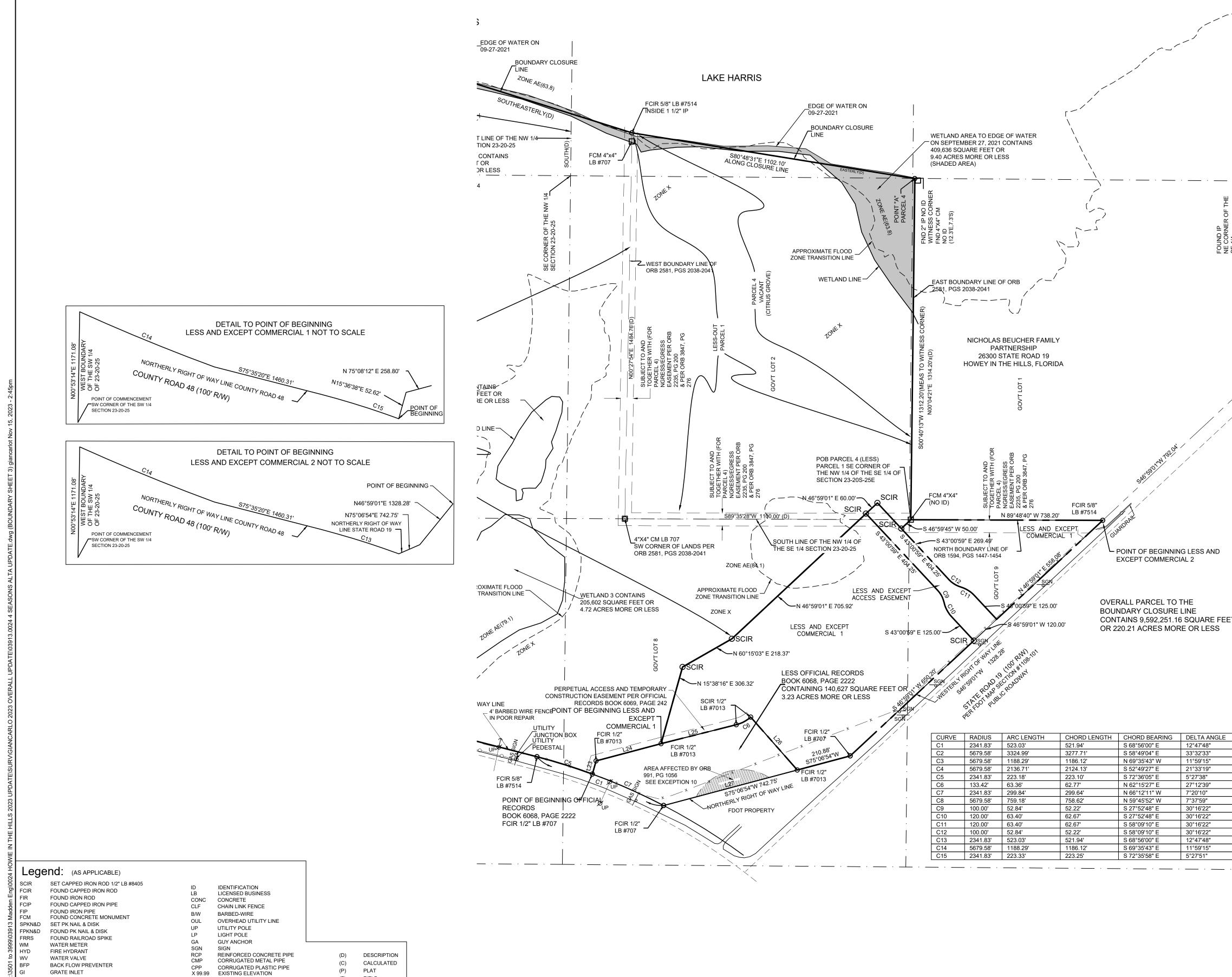




CURB INLET

(F) FIELD

OFFICIAL RECORDS BOOK



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NE CORNER OF THE SE 1/4 SECTION 23-20-25 SECTION 23-20-25	LINE BEARING DISTANCE L1 N 89°51'26" W 192.18' L2 S 32°07'23" E 19.92' L3 S 33°26'04" E 51.05' L4 S 46°22'09" E 62.41' L5 S 60'200" E 62.21'	MAP OF BOUNDARY & WETLAND SURVEY ALTA/NSPS LAND TITLE SURVEY	LAKE HILLS RESIDENTIAL COUNTY ROAD 48, HOWEY IN THE HILLS FLORIDA, LAKE COUNTY
	L6 S 12*2952* W 38.06* L7 S 14*2952* W 38.06* L8 S 17*1037* W 98.36* L9 S 17*4354* W 71.17* L10 S 35*5402* W 44.70* L11 S 18*132* W 52.57* L12 S 48*23'33* W 36.23* L13 S 45*53'15* W 92.31* L14 S 62*457* W 92.31* L15 S 70*53'11* W 126.00* L16 S 39*2351* W 72.50* L17 S 33*1637* W 67.93* L18 S 03*1857* E 90.56* L19 S 15*1117* W 86.38* L20 S 33*0549* W 77.04* L21 S 43*1928* W 79.1* L22 S 44*143* W 60.76* L23 N 15*36'38* E 52.62* L24 N 75*06'2* E 270.98* L25 N 75*06'54* W 531.87* L26 S 41*20'52* E 270.98* L27 S 75*06'54* W 531.87*	CERTIFIED TO: FIELD BOOK/PAG DIGIT QUALITY CONTR QUALITY CONTR DRAWN BY: RHF JOB #: (SEC TWP RNG: 22 SURVEY DATE: (NOT VALID WITH	EN, MOORHEAD STOKES, LLC FAL OL FIELD: VINCE OL OFFICE: AJM PARTY CHIEF: VINCE 03913.0024 2 & 23-20-25 08-04-2023



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

MEMORANDUM

то:	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.

- 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 commercoal 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 mximum 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 retaing 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

<u>Traffic</u>

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

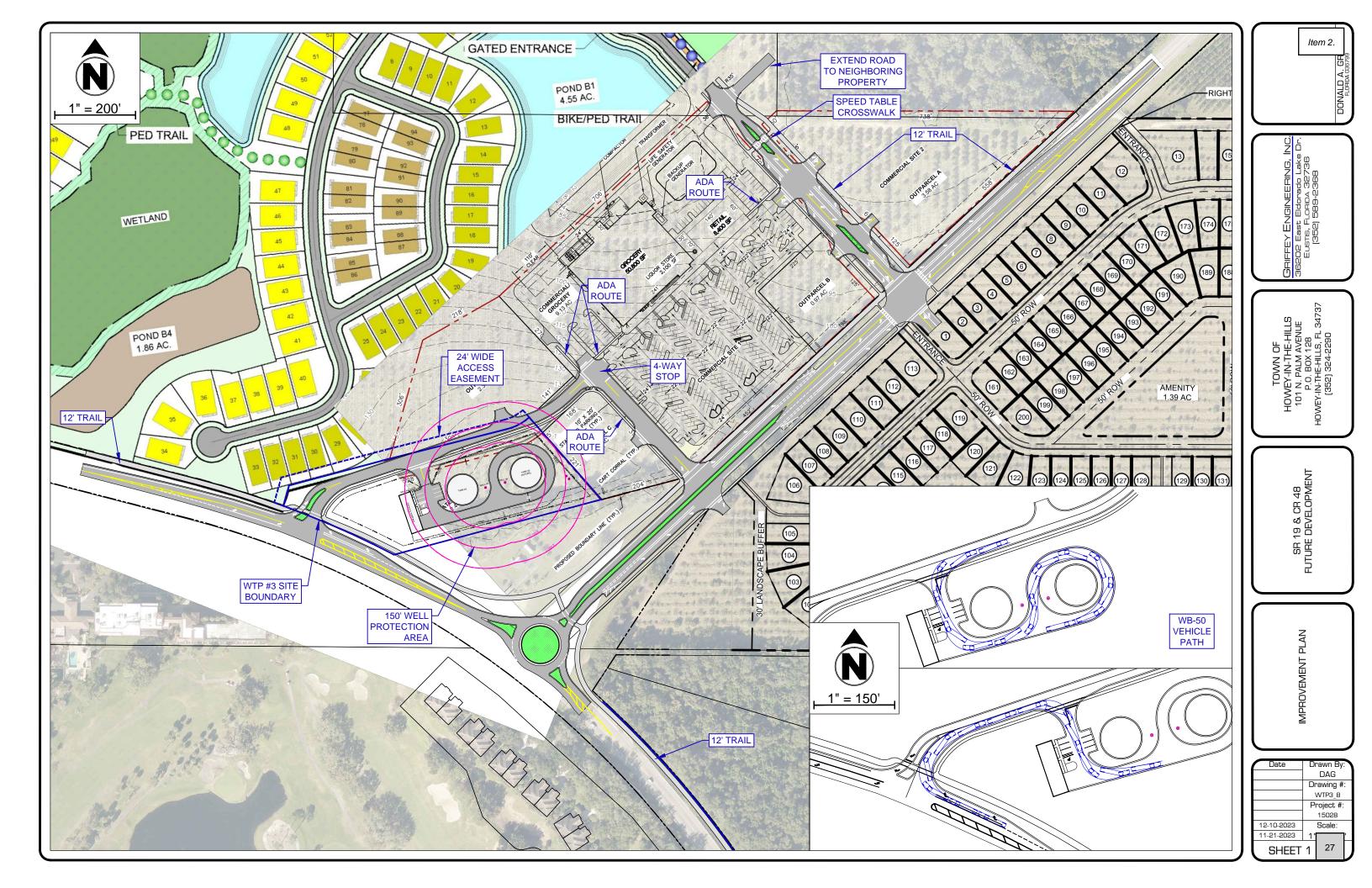
The site boundary on the submitted plan does not reflect current property boundaries. The plan needs to be updated to show actual property lines. Refer to the survey submitted with the Lake Hills PSP for an accurate depiction of property boundaries and easements.

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.





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 Outparels 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 is 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 planning content consisting of one canopy tree, two understory trees and 30 linear feet of shrubs pre 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.

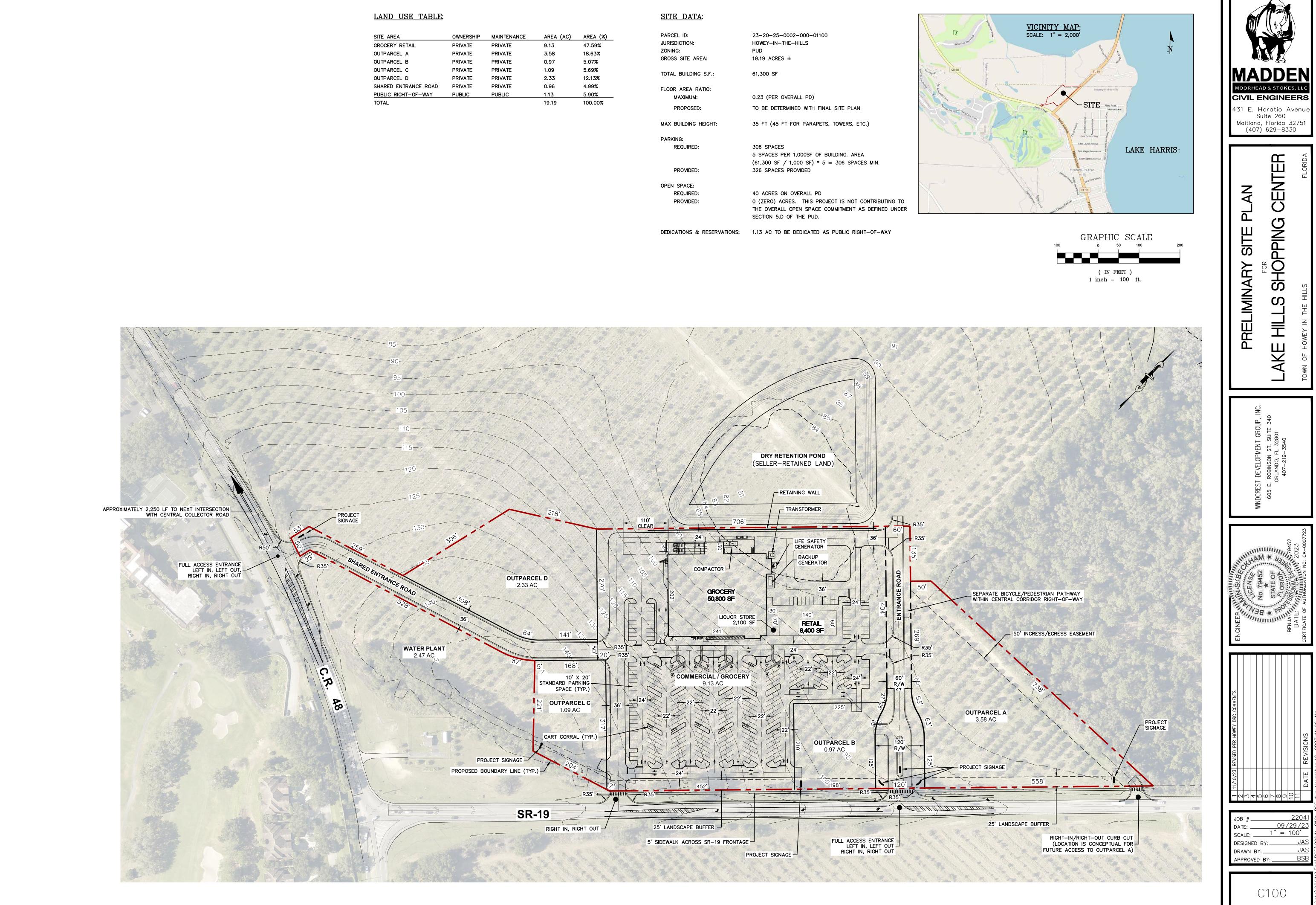
Response 3: Yes, the access point on and CR-48 has been coordinated with Lake County and will meet standards. The Applicant will obtain a permit from Lake County for all work within their ROW.

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

Sincerely,

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

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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%
TOTAL			19.19	100.00%



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 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 1/4 OF THE SOUTHEAST 1/4 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 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; THENCE SOUTH 81º15'42" WEST TO THE EAST LINE OF TRACT "I", OF DRAKE POINT PARK REPLAT. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, 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 1/4 OF SECTION 22; THENCE NORTH ALONG THE EAST LINE OF THE SOUTHEAST 1/4 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 1/4 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 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST 1/4 TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 23; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 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 1/4 OF SAID SECTION 23; THENCE SOUTH ALONG THE WEST LINE OF THE NORTHWEST 1/4 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 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 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 NO0°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". 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-OFWAY 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 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 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; 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 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, 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 IDENTIFICATION FCIR FOUND CAPPED IRON ROD LICENSED BUSINESS FOUND IRON ROD CONC CONCRETE FCIP FOUND CAPPED IRON PIPE CHAIN LINK FENCE FIP FOUND IRON PIPE B/W BARBED-WIRE FCM FOUND CONCRETE MONUMEN OVERHEAD UTILITY LINE OUL SPKN&D SET PK NAIL & DISK UTILITY POLE FPKN&D FOUND PK NAIL & DISK LIGHT POLE FRRS FOUND RAILROAD SPIKE GUY ANCHOR WATER METER SIGN HYD FIRE HYDRAN REINFORCED CONCRETE PIPI DESCRIPTION

CORRUGATED METAL PIPE

OFFICIAL RECORDS BOOK

CPP CORRUGATED PLASTIC PIPE X 99.99 EXISTING ELEVATION

CALCULATED

PLAT

FIELD

(C)

(P)

WATER VALVE

GRATE INLET

CURB INLET

BACK FLOW PREVENTER

WV

BFP

VICINITY MAP NOT TO SCALE



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
- 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 THÂN 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, L	LC; First	American	Title	Insurance	Compar	ny; K.
Hovnanian?s	Four Seasor	ns at Lake	Harris,	LLC; Hovn	anian	Developme	ents of	Florida
Inc.; Eastern	n National Tit	le 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

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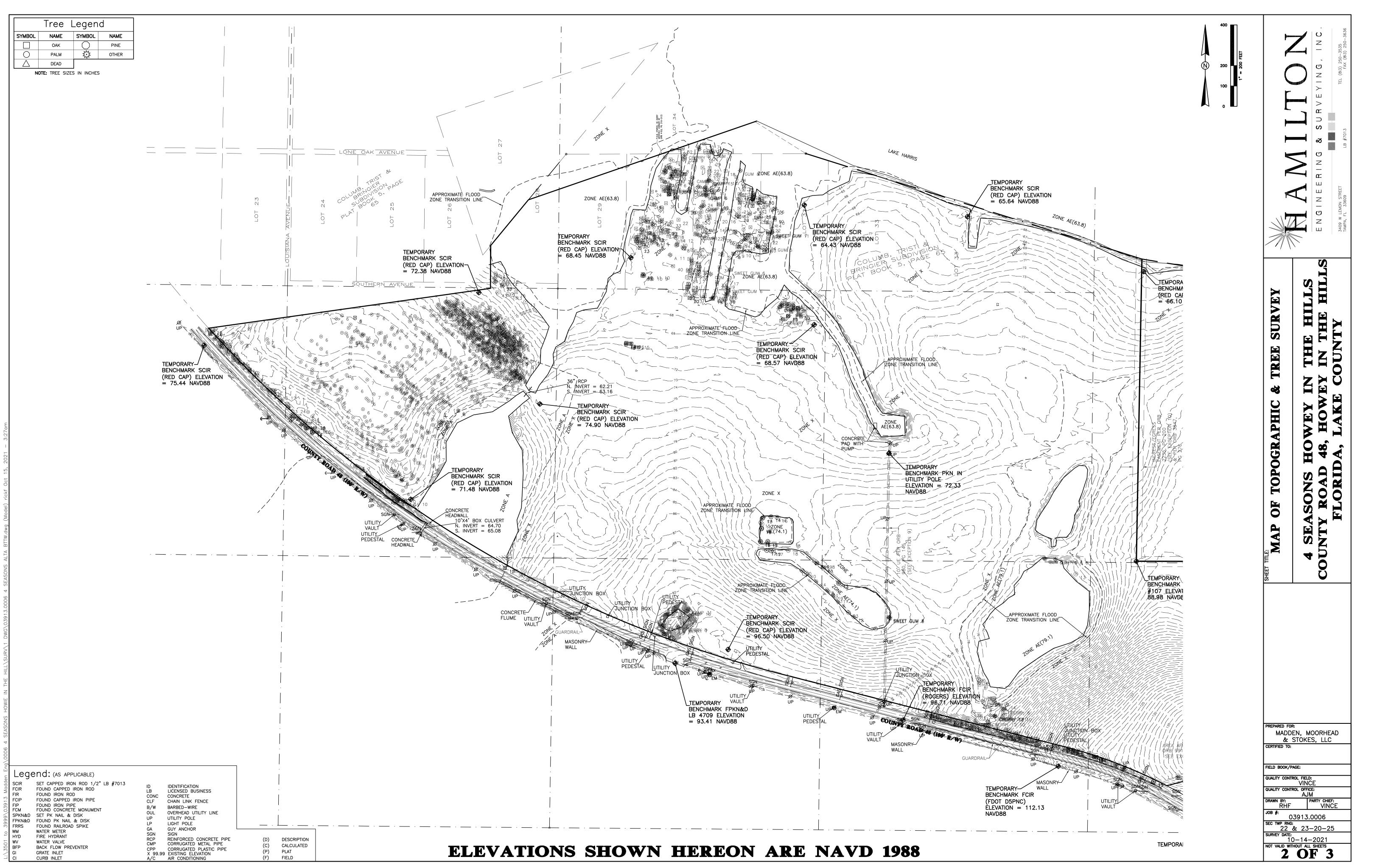
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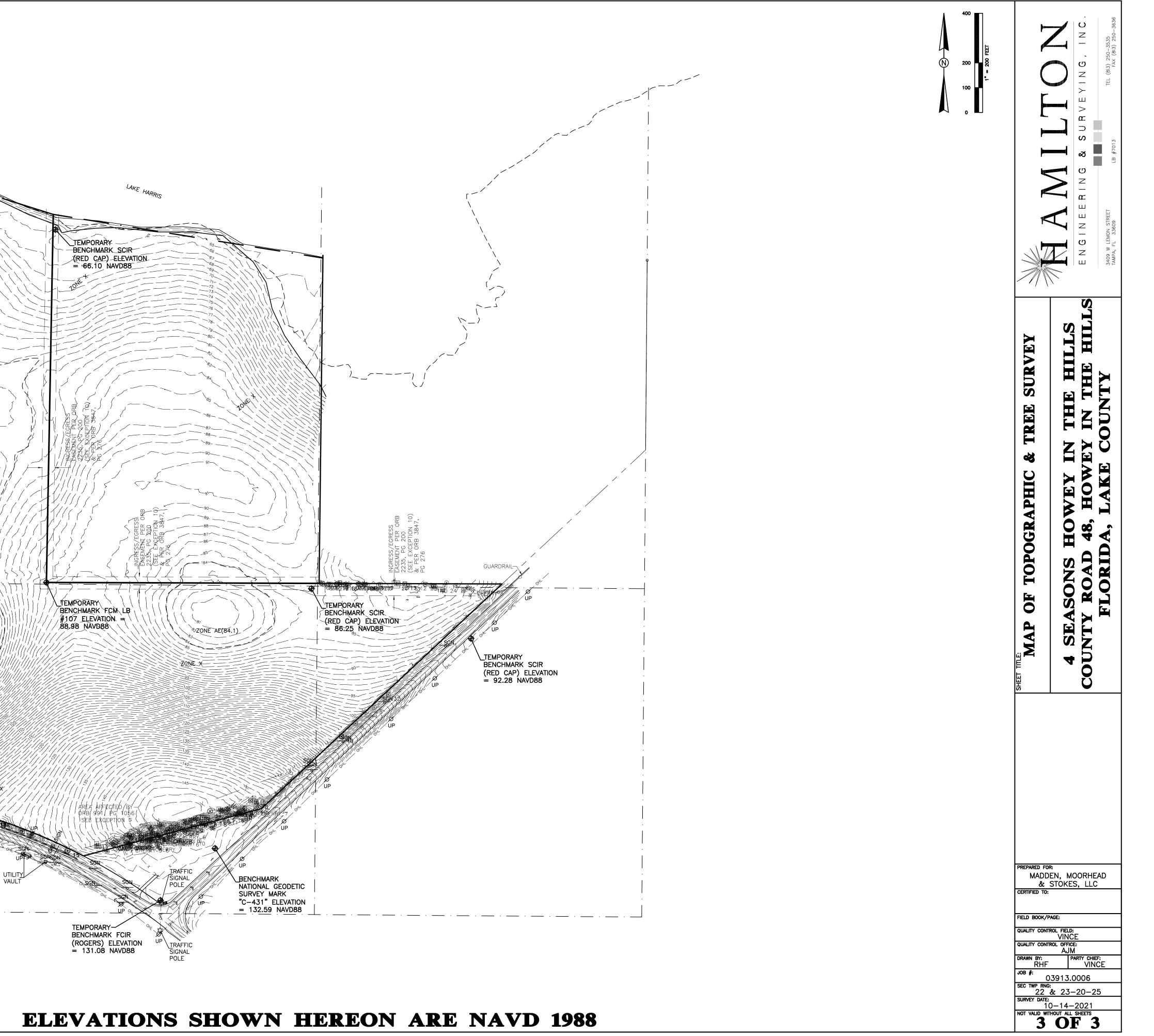
REPARED FOR: MADDEN, MOORHEAD & STOKES, LLC CERTIFIED TO: FIELD BOOK/PAGE: QUALITY CONTROL FIELD: VINCE QUALITY CONTROL OFFICE: A.JM PARTY CHIEF RHF VINCE JOB #: 03913.0006 22 & 23-20-25 SURVEY DATE: 10-14-2021 NOT VALID WITHOUT ALL SHEETS **1 OF 3**



	Tree L	egen	d			
SYMBOL	NAME	SYMBOL	NAME			
	OAK		PINE			
0	PALM	×.×	OTHER			
\triangle	DEAD					
NOTE: TREE SIZES IN INCHES						

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

^{'E} AE(63.8)



Item 2.









December 03, 2015 December 04, PEL 2