



Development Review Committee

May 09, 2024 at 2:00 PM
Howey-in the-Hills Town Hall
101 N. Palm Ave.,
Howey-in-the-Hills, FL 34737

Join Zoom Meeting: <https://us06web.zoom.us/j/81954373146?pwd=L510ftQHBeB69Q7V84y5ElbjKhLdXm.1>
Meeting ID: 819 5437 3146 | **Passcode:** 645231

AGENDA

CALL TO ORDER ATTENDANCE

NEW BUSINESS

- 1. Discussion: Lake Hills Plat**
- 2. Discussion: Esch Project (Small Scale Comprehensive Plan Amendment, Rezoning, Variance, & Conditional Use)**

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-STTS) and Enhanced Speech to Speech.

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

Topic: **Development Review Committee**

Time: **May 9, 2024 02:00 PM Eastern Time (US and Canada)**

Join Zoom Meeting

<https://us06web.zoom.us/j/81954373146?pwd=L510ftQHBeB69Q7V84y5ElbjKhLdXm.1>

Meeting ID: 819 5437 3146

Passcode: 645231

Dial by your location

+1 646 558 8656 US (New York)

+1 346 248 7799 US (Houston)

Meeting ID: 819 5437 3146

Passcode: 645231

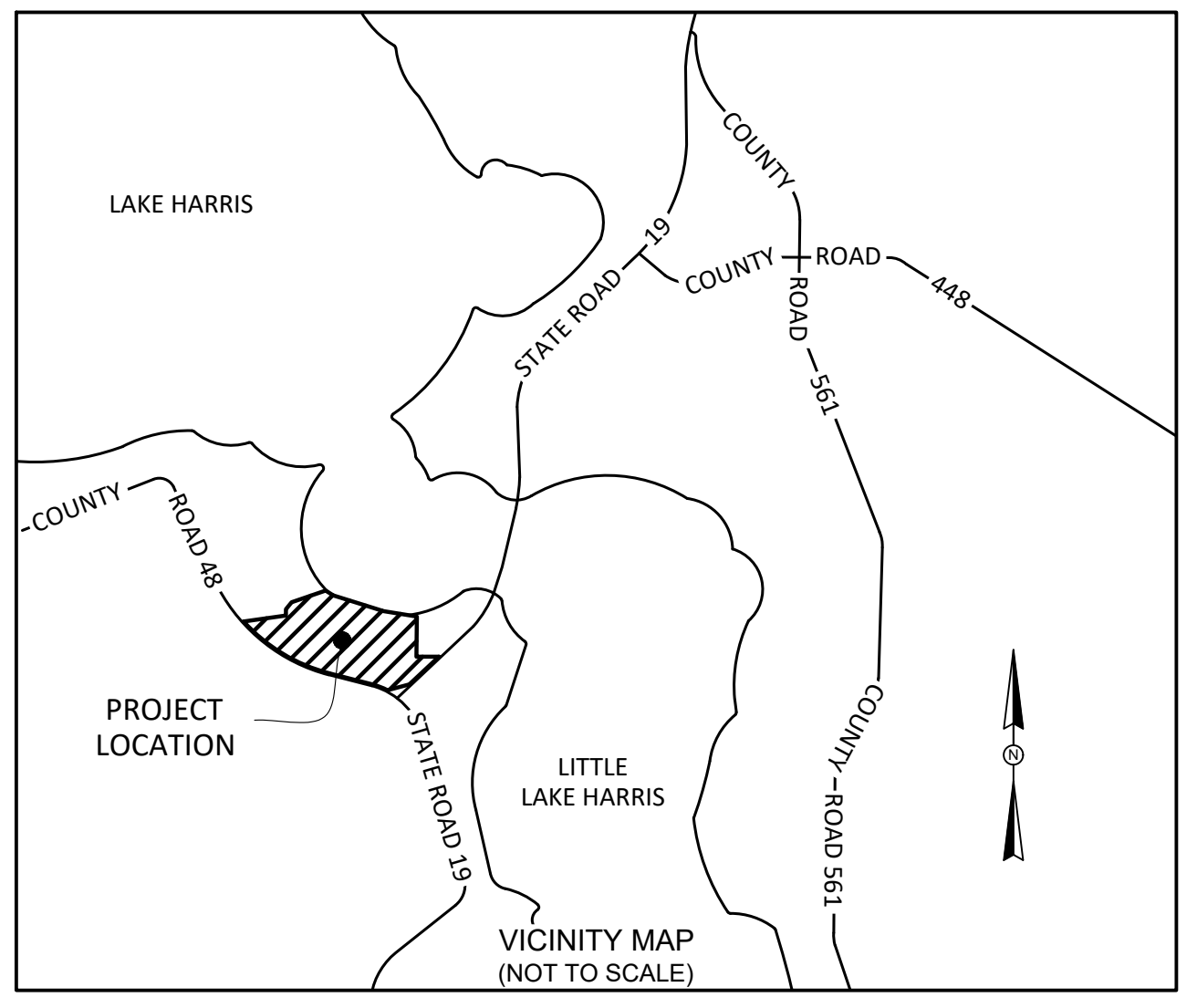
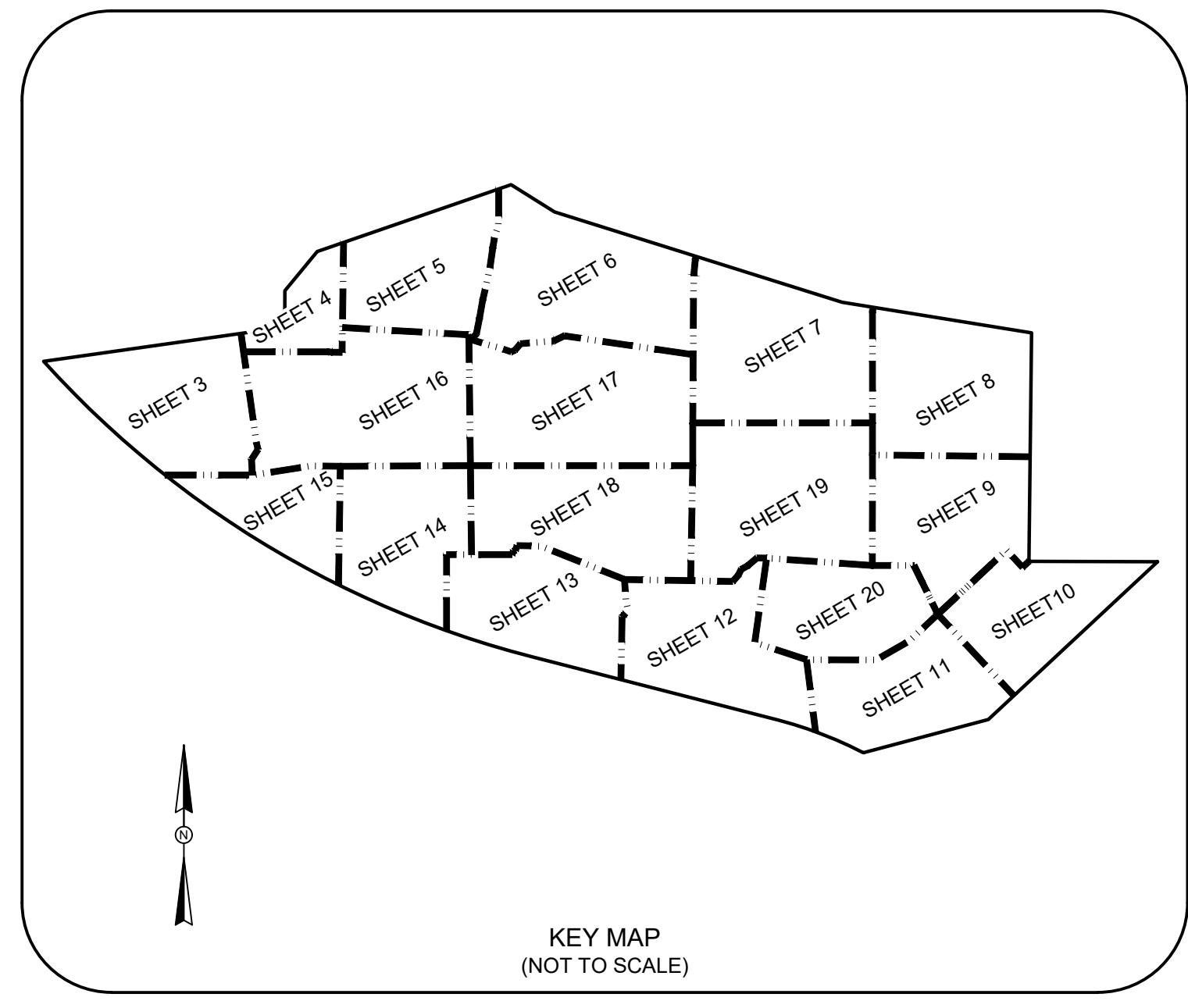
Find your local number: <https://us06web.zoom.us/j/81954373146>

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.

LAKE HILLS

A REPLAT OF LOTS 31, 32, AND 33 AND A PARTIAL REPLAT OF LOTS 26, 28, 29, 30, AND 34 OF COLUMB, TRIST & BRINGER SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 65 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND ALSO A REPLAT OF GOVERNMENT LOTS 2, 4, AND 5 AND A PARTIAL REPLAT OF GOVERNMENT LOTS 6, 7, 8, AND 9 LYING IN SECTIONS 22 AND 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA

PLAT BOOK ___ PAGE ___



LEGAL DESCRIPTION:

A REPLAT OF LOTS 31, 32, AND 33 AND A PARTIAL REPLAT OF LOTS 26, 28, 29, 30, AND 34 OF COLUMB, TRIST & BRINGER SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 65 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND ALSO A REPLAT OF GOVERNMENT LOTS 2, 4, AND 5 AND A PARTIAL REPLAT OF GOVERNMENT LOTS 6, 7, 8, AND 9 LYING IN SECTIONS 22 AND 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH RANGE 25 EAST; THENCE RUN ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 23, NORTH 00°53'14" EAST, A DISTANCE OF 1171.08 FEET TO THE POINT OF BEGINNING BEING A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTRY ROAD 48 AS RECORDED IN THE FLORIDA DEPARTMENT OF TRANSPORTATION MAP PROJECT NUMBER 1093, AND BEING A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5679.58 FEET AND A CHORD WHICH BEARS NORTH 52°49'27" WEST, A DISTANCE OF 2124.13 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 2136.71 FEET; THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY OF SAID COUNTY ROAD 48, NORTH 81°57'35" EAST, A DISTANCE OF 1398.04 FEET; THENCE NORTH 00°12'03" EAST, A DISTANCE OF 209.83 FEET; THENCE NORTH 39°31'51" EAST, A DISTANCE OF 291.83 FEET; THENCE NORTH 70°57'18" EAST, A DISTANCE OF 1176.87 FEET; THENCE SOUTH 57°54'36" EAST, A DISTANCE OF 295.07 FEET; THENCE SOUTH 72°34'01" EAST, A DISTANCE OF 1730.05 FEET; THENCE SOUTH 80°48'31" EAST, A DISTANCE OF 1102.10 FEET; THENCE SOUTH 00°40'13" WEST, A DISTANCE OF 1312.20 FEET; THENCE SOUTH 89°48'40" EAST, A DISTANCE OF 738.20 FEET TO A POINT LYING IN THE NORTHWESTERLY RIGHT-OF-WAY OF STATE ROAD 19 AS RECORDED IN THE FLORIDA DEPARTMENT OF TRANSPORTATION IN MAP SECTION NUMBER 1108-101; THENCE SOUTH 46°59'01" WEST, A DISTANCE OF 1328.28 FEET; THENCE DEPARTING THE NORTHWESTERLY RIGHT-OF-WAY OF SAID STATE ROAD 19, SOUTH 75°06'54" WEST, A DISTANCE OF 742.75 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF SAID COUNTY ROAD 48 ALSO BEING A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2341.83 FEET, A CENTRAL ANGLE OF 12°47'48" AND A CHORD WHICH BEARS NORTH 68°56'00" WEST, A DISTANCE OF 521.94 FEET; THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 523.03 FEET; THENCE NORTH 75°35'20" WEST, A DISTANCE OF 1460.31 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5679.58 FEET AND A CHORD WHICH BEARS NORTH 69°35'43" WEST, A DISTANCE OF 1188.12 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE 1188.29 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 264.35 ACRES, MORE OR LESS.

PLAT NOTES:

- BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA EAST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM N.A.D. 83, BEING THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 48, HAVING A GRID BEARING OF SOUTH 81°05'59" WEST.
- TRACT A (SCHOOL), TRACT B (WATER TREATMENT PLANT), TRACT C (FUTURE COMMERCIAL), AND TRACT D (FUTURE RESIDENTIAL) ARE TO BE OWNED AND MAINTAINED BY THE CURRENT OWNERS, AS DEFINED HEREIN.
- THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA ("TOWN") ACQUIRED LOT (INSERT NUMBER OF LOT SOLD TO TOWN) PURSUANT TO SPECIAL WARRANTY DEED RECORDED ON DECEMBER 20, 2022, AS INSTRUMENT NUMBER 202216322 RECORDED IN BOOK 6068, PAGE 2222, OFFICIAL LAND RECORDS OF LAKE COUNTY, FLORIDA. SUCH CONVEYANCE SATISFIED ALL OBLIGATIONS OF OWNER (AS DEFINED IN THE PUD AGREEMENT) AND THE TOWN SET FORTH IN SECTION 5.E. OF THAT CERTAIN LAKE HILLS PUD DEVELOPMENT AGREEMENT RECORDED ON FEBRUARY 24, 2016, AS INSTRUMENT NUMBER 2016019180 RECORDED IN BOOK 4744, PAGE 1032, OFFICIAL LAND RECORDS OF LAKE COUNTY, FLORIDA ("PUD AGREEMENT"), AND THE ENTIRETY OF LOT (INSERT NUMBER OF LOT BEING SOLD TO WINDCREST) IS DEEMED COMMERCIAL UNDER THE PUD AGREEMENT. PRIOR TO OCCUPANCY OF ANY PUBLIC FACILITY CONSTRUCTED ON THE LOT, THE TOWN SHALL INSTALL AND MAINTAIN AN ENHANCED LANDSCAPE BUFFER THAT IS ADEQUATE TO BLOCK VISIBILITY OF THE FACILITY FROM THE ADJACENT RESIDENTIAL AREAS WITHIN THE PLAT.
- LANDS SHOWN HEREON ARE FURTHER AFFECTED AND/OR BENEFIT FROM THOSE CERTAIN RECORDS FOUND IN THE PROPERTY INFORMATION REPORT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 29142046 WITH AN EFFECTIVE DATE OF OCTOBER 20, 2024 INCLUDING THE FOLLOWING RECORDS THAT ARE NOT DEPICTED GRAPHICALLY HEREON:

A.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

LAKE HILLS DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED IN THIS PLAT, DO HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREIN DESCRIBED. TRACT A (PROPOSED SCHOOL SITE) TO BE OWNED AND MAINTAINED BY THE LAKE COUNTY SCHOOL BOARD. TRACT B (WATER TREATMENT PLANT) TO BE OWNED AND MAINTAINED BY THE TOWN OF HOWEY-IN-THE-HILLS. TRACT C (FUTURE COMMERCIAL) TO BE OWNED AND MAINTAINED BY LAKE HARRIS (ORLANDO) ASLI VII, OWNER #1, LLC AND LAKE HARRIS (ORLANDO) ASLI VII, OWNER #3, LLC. TRACT D (FUTURE RESIDENTIAL) TO BE OWNED AND MAINTAINED BY LAKE HARRIS (ORLANDO) ASLI VII, OWNER #1, LLC, LAKE HARRIS (ORLANDO) ASLI VII, OWNER #2, LLC, AND LAKE HARRIS (ORLANDO) ASLI VII, OWNER #3, LLC.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS HAS EXECUTED THIS DEDICATION IN THE MANNER PROVIDED BY LAW ON _____, 2024.

OWNER:
LAKE HARRIS (ORLANDO) ASLI VII, OWNER #1, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: LAKE HARRIS (ORLANDO) ASLI VII HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER
BY: AVANTI STRATEGIC LAND INVESTORS VII, L.L.L.P., A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP,
BY: AVANTI PROPERTIES GROUP II, L.L.L.P., A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP,
BY: AVANTI MANAGEMENT CORPORATION, A FLORIDA CORPORATION
SIGNATURE: _____

NAME: _____

TITLE: _____

WITNESSED BY: _____

NAME: _____

TITLE: _____

STATE OF FLORIDA
COUNTY OF ORANGE
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY _____, AS _____ OF AVANTI MANAGEMENT CORPORATION, A FLORIDA PROFIT CORPORATION, ON BEHALF OF SAID COMPANY.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT NOTARY PUBLIC

OWNER:
LAKE HARRIS (ORLANDO) ASLI VII, OWNER #2, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: LAKE HARRIS (ORLANDO) ASLI VII HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER
BY: AVANTI STRATEGIC LAND INVESTORS VII, L.L.L.P., A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP,
BY: AVANTI PROPERTIES GROUP II, L.L.L.P., A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP,
BY: AVANTI MANAGEMENT CORPORATION, A FLORIDA CORPORATION
SIGNATURE: _____

NAME: _____

TITLE: _____

WITNESSED BY: _____

NAME: _____

TITLE: _____

STATE OF FLORIDA
COUNTY OF ORANGE
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY _____, AS _____ OF AVANTI MANAGEMENT CORPORATION, A FLORIDA PROFIT CORPORATION, ON BEHALF OF SAID COMPANY.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT NOTARY PUBLIC

OWNER:
LAKE HARRIS (ORLANDO) ASLI VII, OWNER #3, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: LAKE HARRIS (ORLANDO) ASLI VII HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER
BY: AVANTI STRATEGIC LAND INVESTORS VII, L.L.L.P., A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP,
BY: AVANTI PROPERTIES GROUP II, L.L.L.P., A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP,
BY: AVANTI MANAGEMENT CORPORATION, A FLORIDA CORPORATION
SIGNATURE: _____

NAME: _____

TITLE: _____

WITNESSED BY: _____

NAME: _____

TITLE: _____

STATE OF FLORIDA
COUNTY OF ORANGE
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY _____, AS _____ OF AVANTI MANAGEMENT CORPORATION, A FLORIDA PROFIT CORPORATION, ON BEHALF OF SAID COMPANY.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT NOTARY PUBLIC

OWNER:
LAKE COUNTY SCHOOL BOARD
SIGNATURE: _____

NAME: _____

TITLE: _____

WITNESSED BY: _____

NAME: _____

TITLE: _____

OWNER:
TOWN OF HOWEY-IN-THE-HILLS
SIGNATURE: _____

NAME: _____

TITLE: _____

WITNESSED BY: _____

NAME: _____

TITLE: _____

STATE OF FLORIDA
COUNTY OF LAKE
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY TOWN OF HOWEY-IN-THE-HILLS ON BEHALF OF SAID TOWN OF HOWEY-IN-THE-HILLS

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT NOTARY PUBLIC

APPROVAL BY TOWN CONSULTING ENGINEER

THIS IS TO CERTIFY, THAT ON THE _____ DAY OF _____, 2024, THE FOREGOING PLAT WAS OFFICIALLY APPROVED BY THE CONSULTING ENGINEER FOR THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA

DATE _____

PROFESSIONAL ENGINEER NUMBER: _____

APPROVAL BY ATTORNEY

THIS IS TO CERTIFY, THAT ON THE _____ DAY OF _____, 2024, THE FOREGOING PLAT AND ALL DOCUMENTS AND SURETIES RELATING THERETO HAVE BEEN REVIEWED AND APPROVED AS TO LEGAL FORM AND CONTENT BY THE ATTORNEY FOR THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA

PRINT NAME _____ BY: ATTORNEY _____

CERTIFICATE OF APPROVAL BY TOWN COUNCIL

THIS IS TO CERTIFY, THAT ON _____ THE FOREGOING PLAT WAS APPROVED BY THE TOWN OF HOWEY-IN-THE-HILLS, LAKE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2024

APPROVED _____

TOWN COUNCIL _____

CERTIFICATE OF COUNTY CLERK

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____ AT _____ FILE NO. _____

CLERK OF THE CIRCUIT COURT IN AND FOR LAKE COUNTY, FLORIDA

CERTIFICATE OF SURVEYOR

THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177, PART I AND THAT PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET THE _____ DAY OF _____, 2024, AS SHOWN HEREON, AND THAT THE PERMANENT CONTROL POINTS (PCPS) AS SHOWN HEREON, AND ALL OTHER MONUMENTATIONS WITHIN THE SUBDIVISION AS REQUIRED BY SAID CHAPTER 177 OF THE FLORIDA STATUTES WILL BE SET WITHIN THE TIME ALLOTTED IN FS 177.091(8)(9), OR PURSUANT TO TERMS OF BOND.

SIGNED AND SEALED THIS _____ DAY OF _____, 2024.

AARON J. MURPHY, PSM
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6768
FOR HAMILTON ENGINEERING & SURVEYING, INC.
LICENSE NO. LB8405

REVIEWER STATEMENT

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER, PROVIDED, HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

NAME, PSM _____ DATE _____

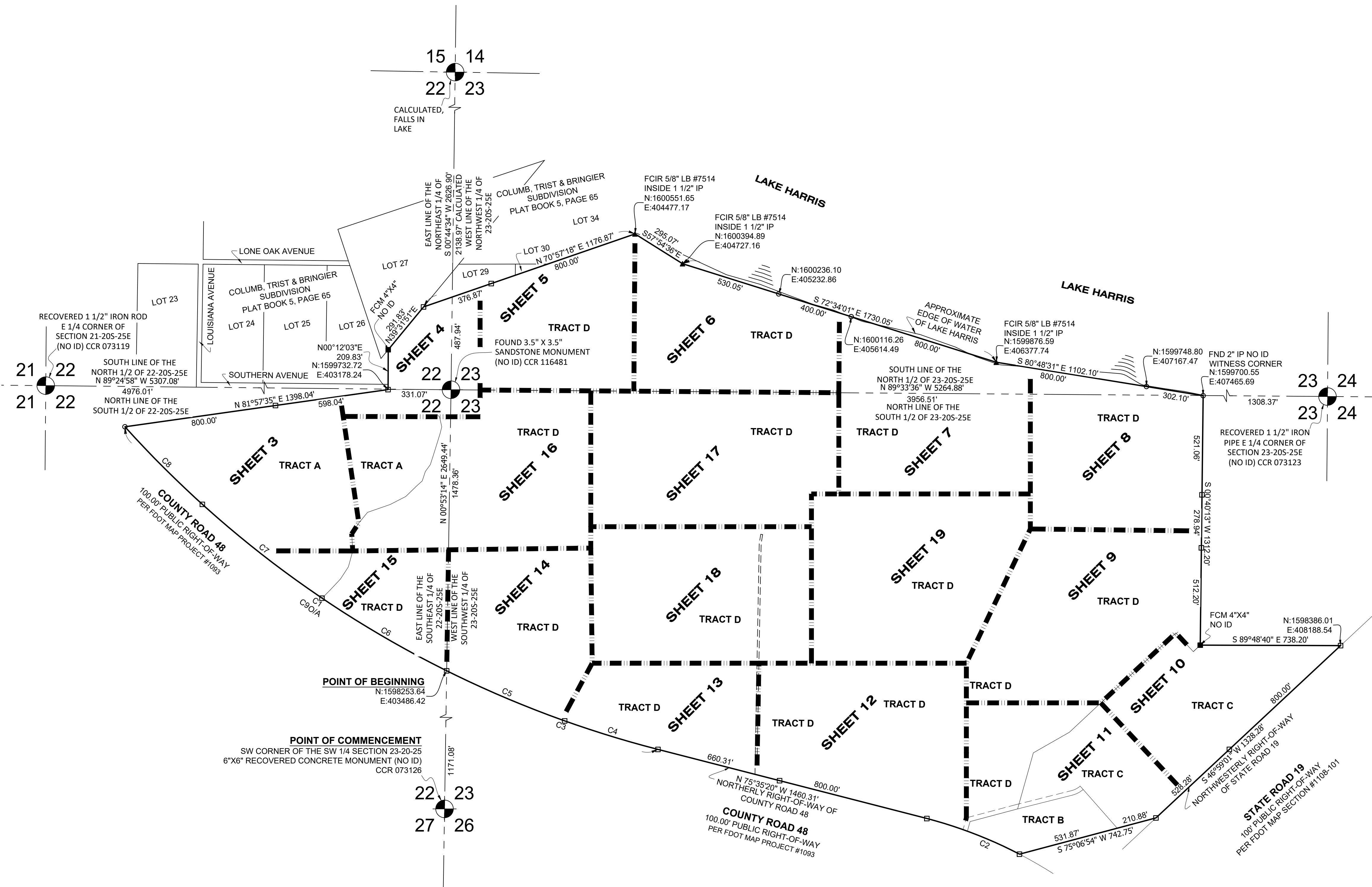
REGISTRATION NUMBER _____



3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535
LB #8405 CA #8474 www.HamiltonEngineering.US
775 WARNER LANE ORLANDO, FL 32803 TEL: 407.362.5929

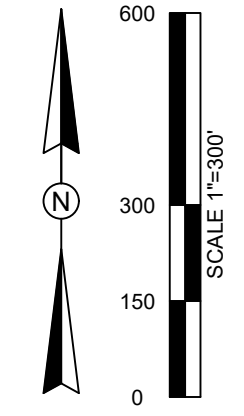
LAKE HILLS

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BOUNDARY AND KEY SHEET



TRACT TABULATION

TRACT A = SCHOOL
 TRACT B = WATER TREATMENT PLANT
 TRACT C = FUTURE COMMERCIAL
 TRACT D = FUTURE RESIDENTIAL



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	5679.58'	N 52°49'27" W	2124.13'	2136.71'	21°33'19"
C2	2341.83'	N 68°56'00" W	521.94'	523.03'	12°47'48"
C3	5679.58'	S 69°35'43" E	1186.12'	1188.29'	11°59'15"
C4	5679.58'	N 72°59'55" W	513.41'	513.58'	5°10'52"
C5	5679.58'	N 67°00'18" W	674.31'	674.70'	6°48'23"
C6	5679.58'	N 59°46'18" W	758.74'	759.30'	7°39'36"
C7	5679.58'	N 51°54'12" W	800.00'	800.66'	8°04'38"
C8	5679.58'	N 44°57'20" W	576.49'	576.74'	5°49'05"
C9	5679.58'	N 58°49'04" W	3277.71'	3324.99'	33°32'33"

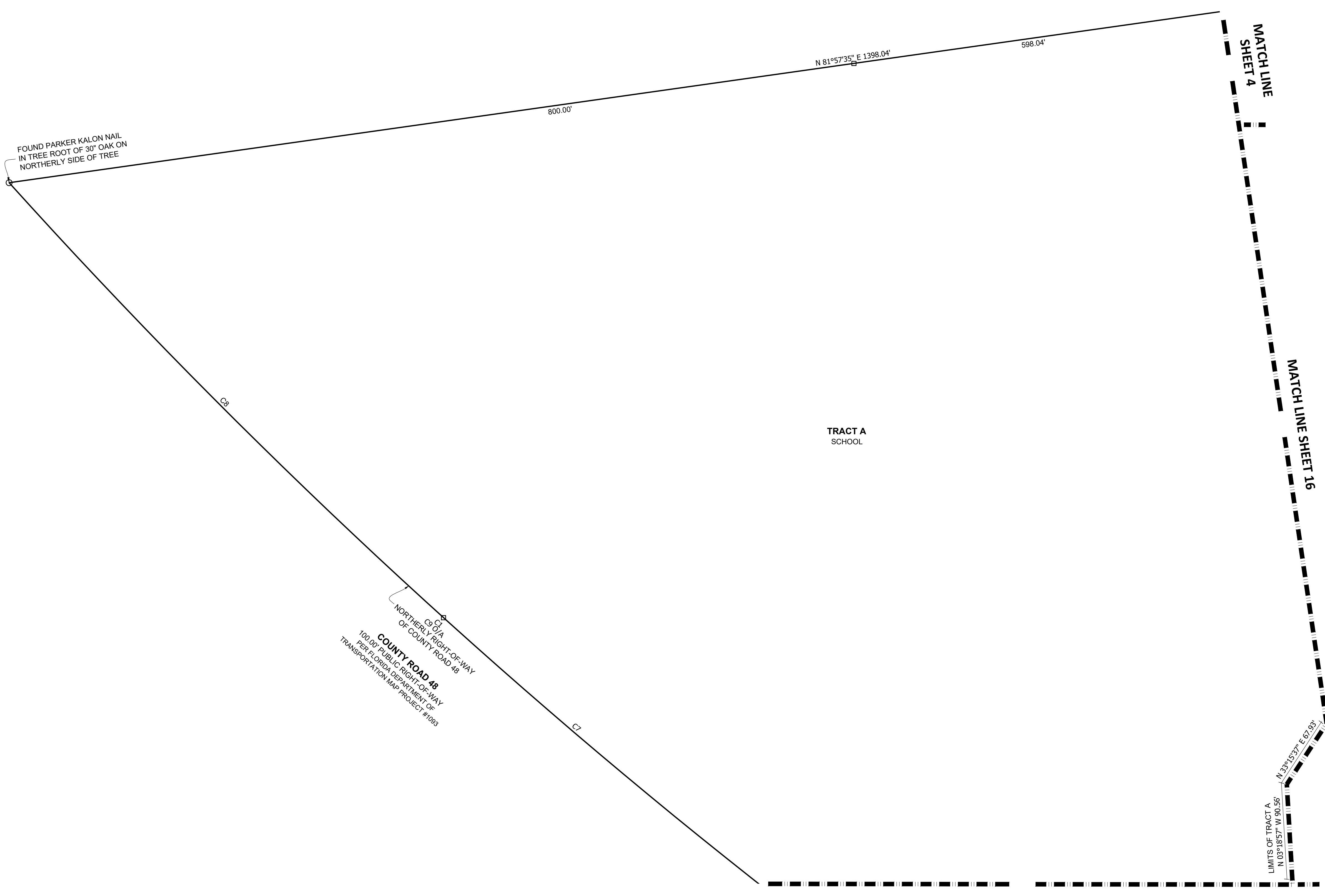
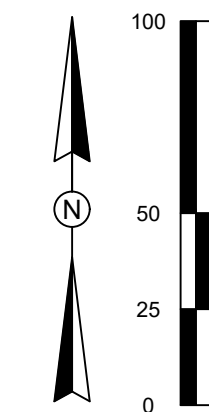
- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #8405.
 - = FOUND 4"x4" CONCRETE MONUMENT LB #8405, UNLESS STATED OTHERWISE.
 - = SET PRM CAPPED IRON ROD LB #8405, UNLESS STATED OTHERWISE.
 - = SET PERMANENT CONTROL POINT (PCP) PARKER, KALON NAIL AND DISC STAMPED "HAMILTON LB #8405"
 - ▲ = FOUND IRON PIPE
 - BDRY = BOUNDARY
 - CDD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DE = DRAINAGE EASEMENT
 - FCM = FOUND CONCRETE MONUMENT
 - LB = LICENSE BUSINESS
 - (NR) = NON-RADIAL LINE
 - O/A = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - (R) = RADIAL LINE
 - UE = UTILITY EASEMENT

LAKE HILLS

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SHEET 3 OF 19

PLAT BOOK ___ PAGE ___



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C9	5679.58'	N 58°49'04\" W	3277.71'	3324.99'	33°32'33\"

LEGEND

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- = FOUND 4\"X4\" CONCRETE MONUMENT LB #8405, UNLESS STATED OTHERWISE.
- = SET PRM CAPPED IRON ROD LB #8405, UNLESS STATED OTHERWISE.
- = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC STAMPED \"HAMILTON LB #8405\".
- ▲ = FOUND 1/2\" IRON ROD
- BDRY = BOUNDARY
- CDD = COMMUNITY DEVELOPMENT DISTRICT
- CCR = CERTIFIED CORNER RECORD
- DE = DRAINAGE EASEMENT
- FCM = FOUND CONCRETE MONUMENT
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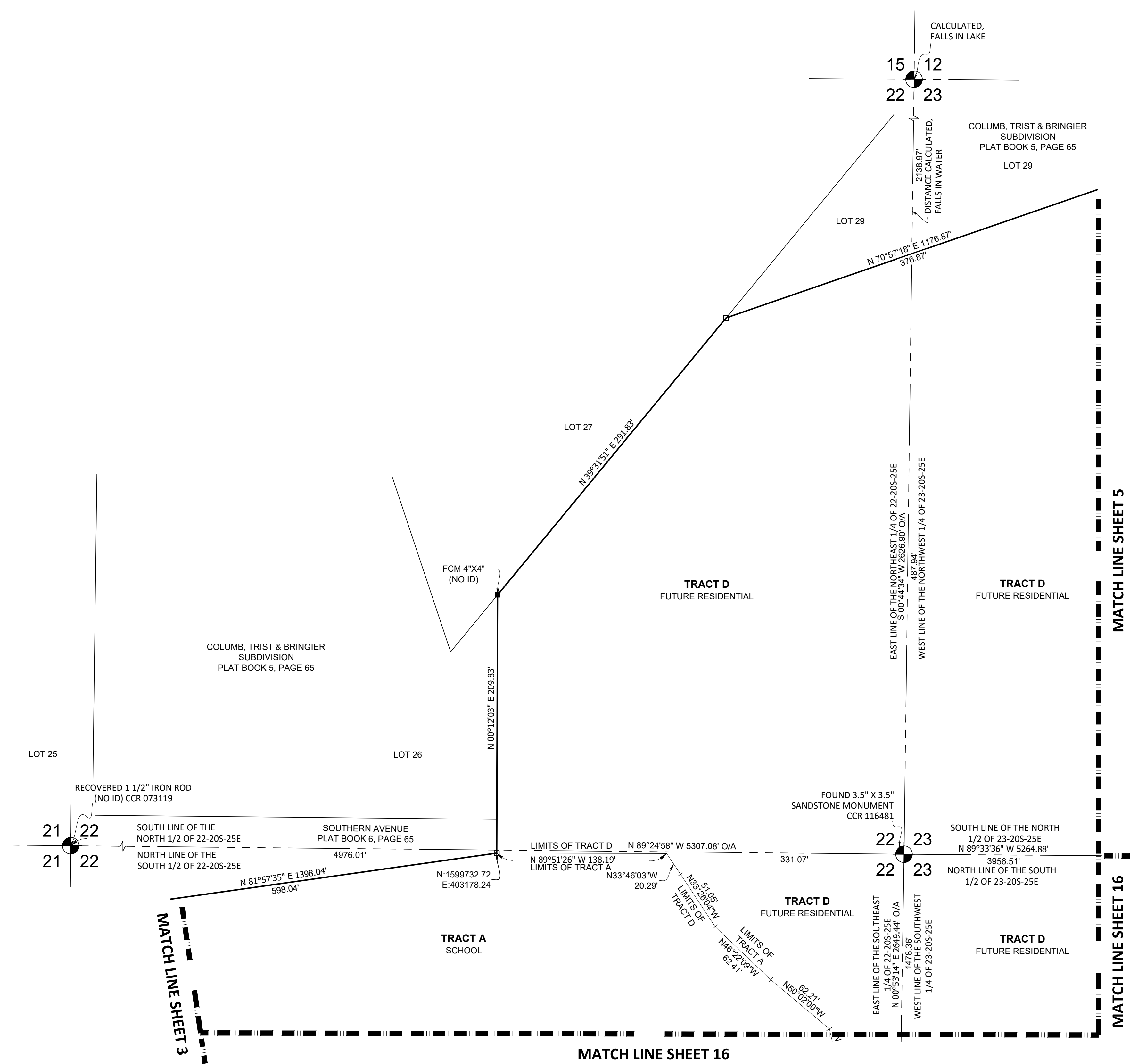
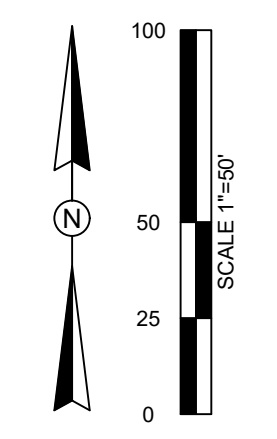
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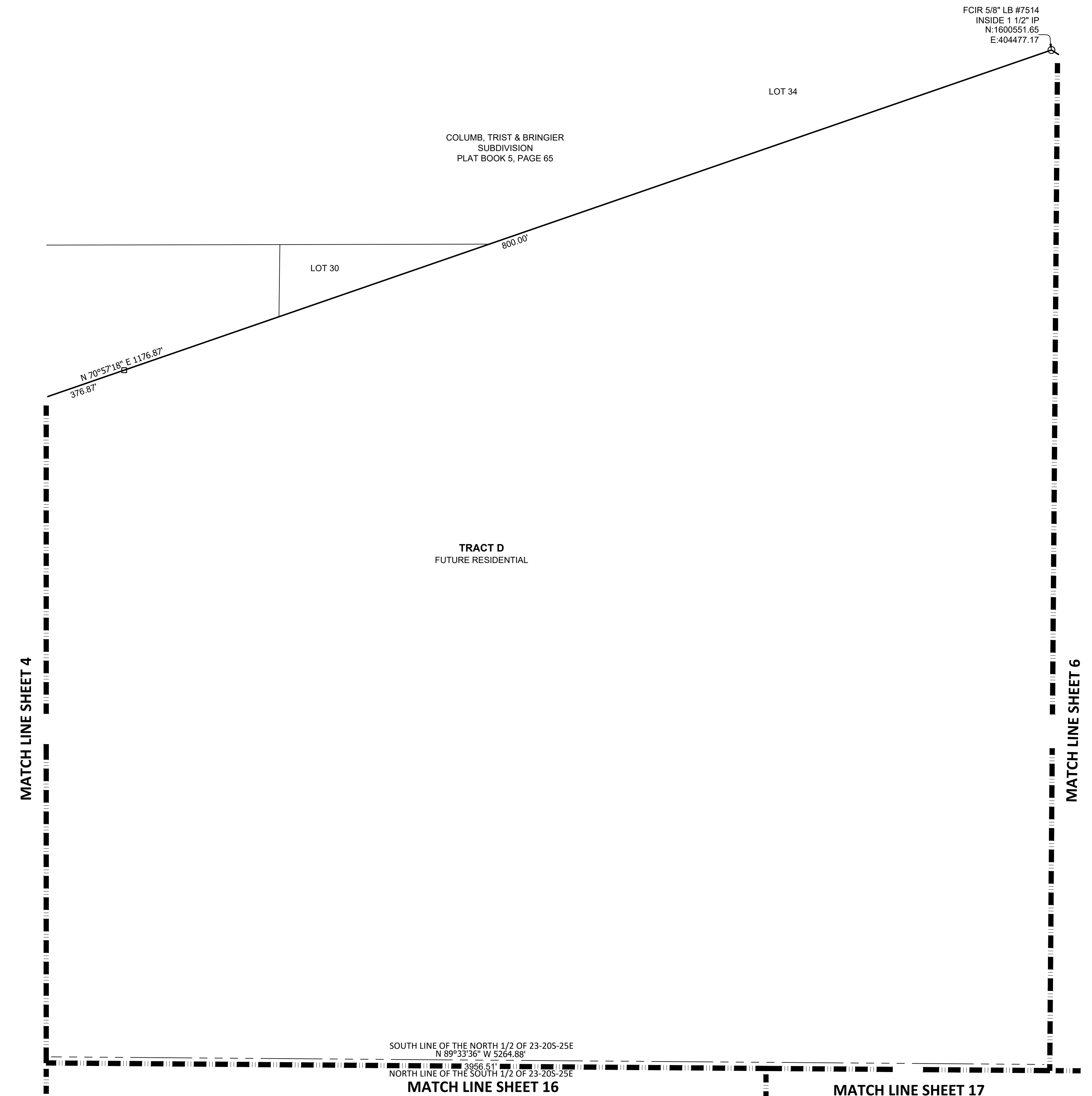
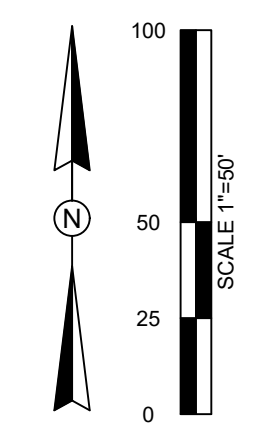
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- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #8405.
 - = FOUND 4"x4" CONCRETE MONUMENT LB #8405, UNLESS STATED OTHERWISE.
 - = SET PRM CAPPED IRON ROD LB #8405, UNLESS STATED OTHERWISE.
 - = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC STAMPED "HAMILTON LB #8405"
 - ▲ = FOUND 1/2" IRON ROD
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 - DE = DRAINAGE EASEMENT
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TEL: 407.362.5929

LAKE HILLS

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FCIR 5/8" LB #7514
INSIDE 1 1/2" IP
N:1600551.65
E:404477.17

MATCH LINE SHEET 5

LAKE HARRIS

S 57°54'36" E 285.07

FCIR 5/8" LB #7514
INSIDE 1 1/2" IP
N:1600394.89
E:404727.18

APPROXIMATE EDGE OF WATER
OF LAKE HARRIS

530.05'

APPROXIMATE EDGE OF WATER
OF LAKE HARRIS

S 72°34'01" E 1730.05'

N:1600236.10
E:405232.86

LAKE HARRIS

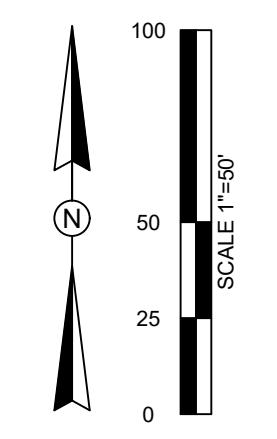
400.00'

MATCH LINE SHEET 7

TRACT D
FUTURE RESIDENTIAL

SOUTH LINE OF THE NORTH 1/2 OF 23-20S-25E
N 89°33'36" W 5264.88'

3956.51'
NORTH LINE OF THE SOUTH 1/2 OF 23-20S-25E
MATCH LINE SHEET 17



LEGEND

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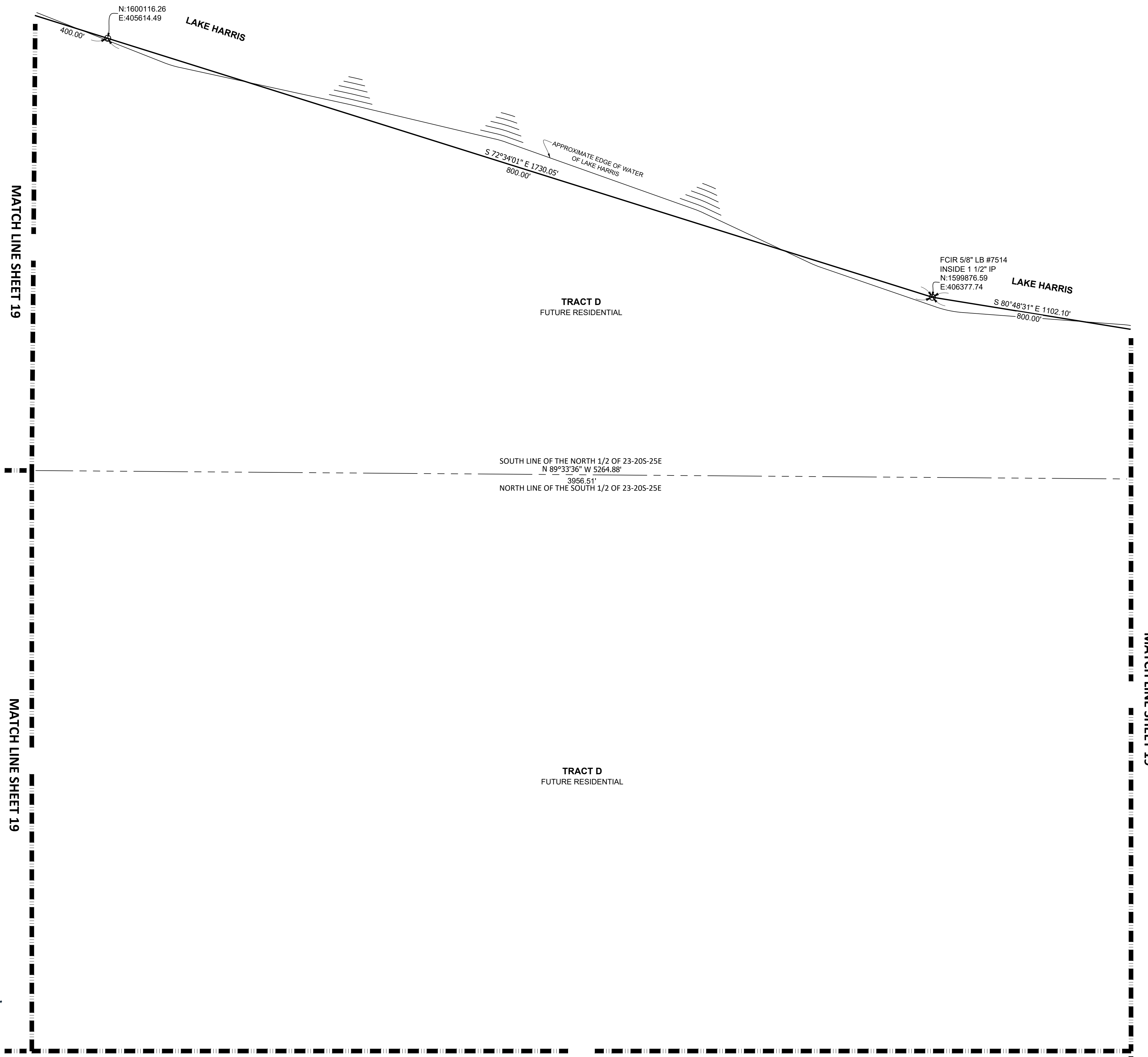
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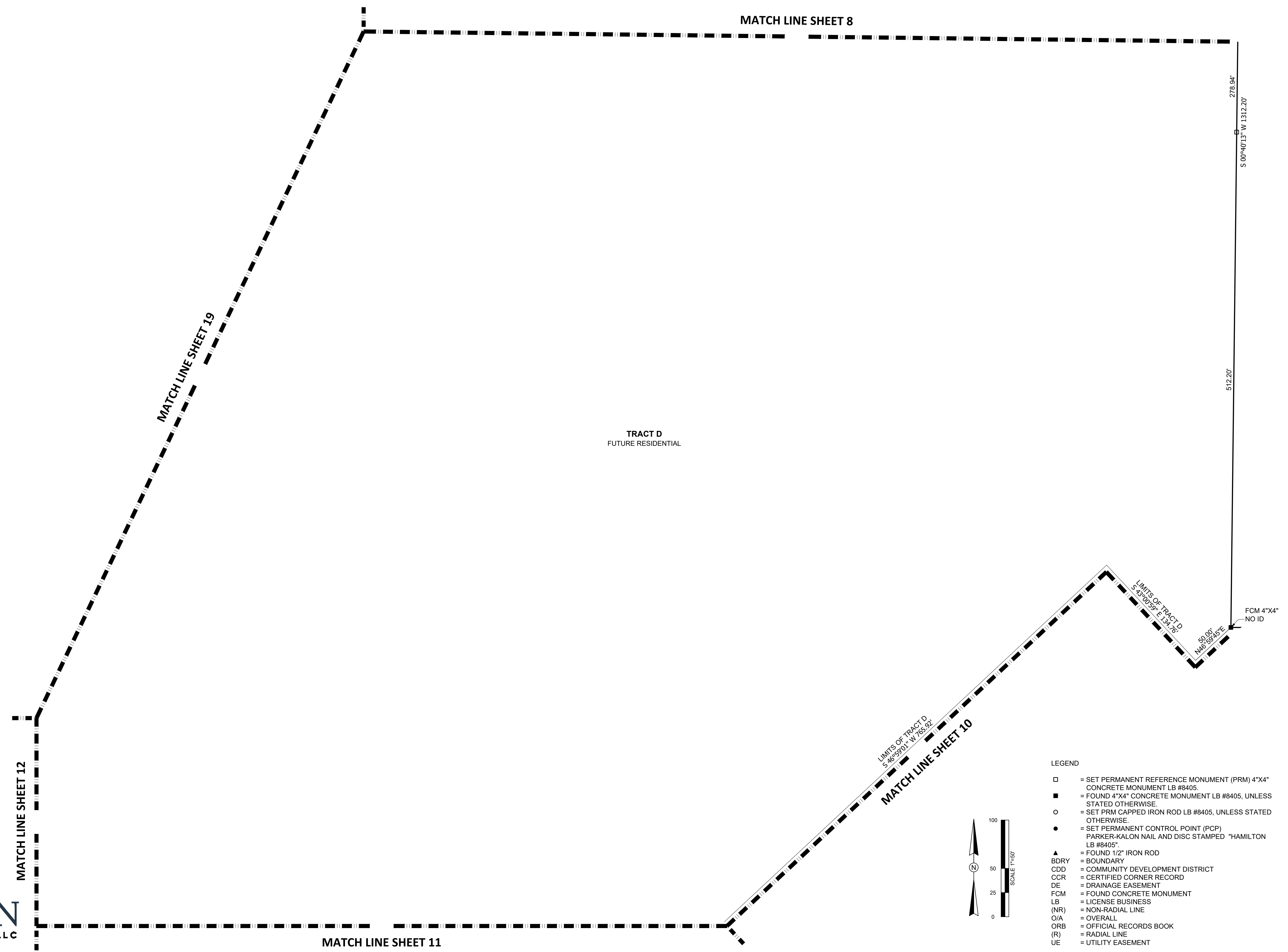
MATCH LINE SHEET 19

LAKE HILLS

SHEET 9 OF 19

PLAT BOOK ___ PAGE ___

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TRACT D
FUTURE RESIDENTIAL

MATCH LINE SHEET 8

MATCH LINE SHEET 19

MATCH LINE SHEET 12

MATCH LINE SHEET 11

MATCH LINE SHEET 10

LIMITS OF TRACT D
S 46°59'01" W 755.92'

LIMITS OF TRACT D
S 53°00'25" E 124.26'

FCM 4"x4"
NO ID

278.94'

512.20'

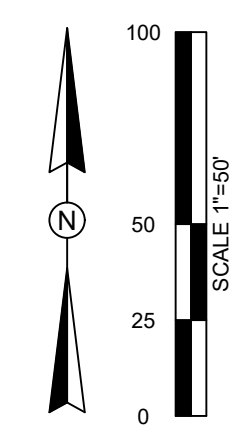
5.00°40'13" W 1312.20'



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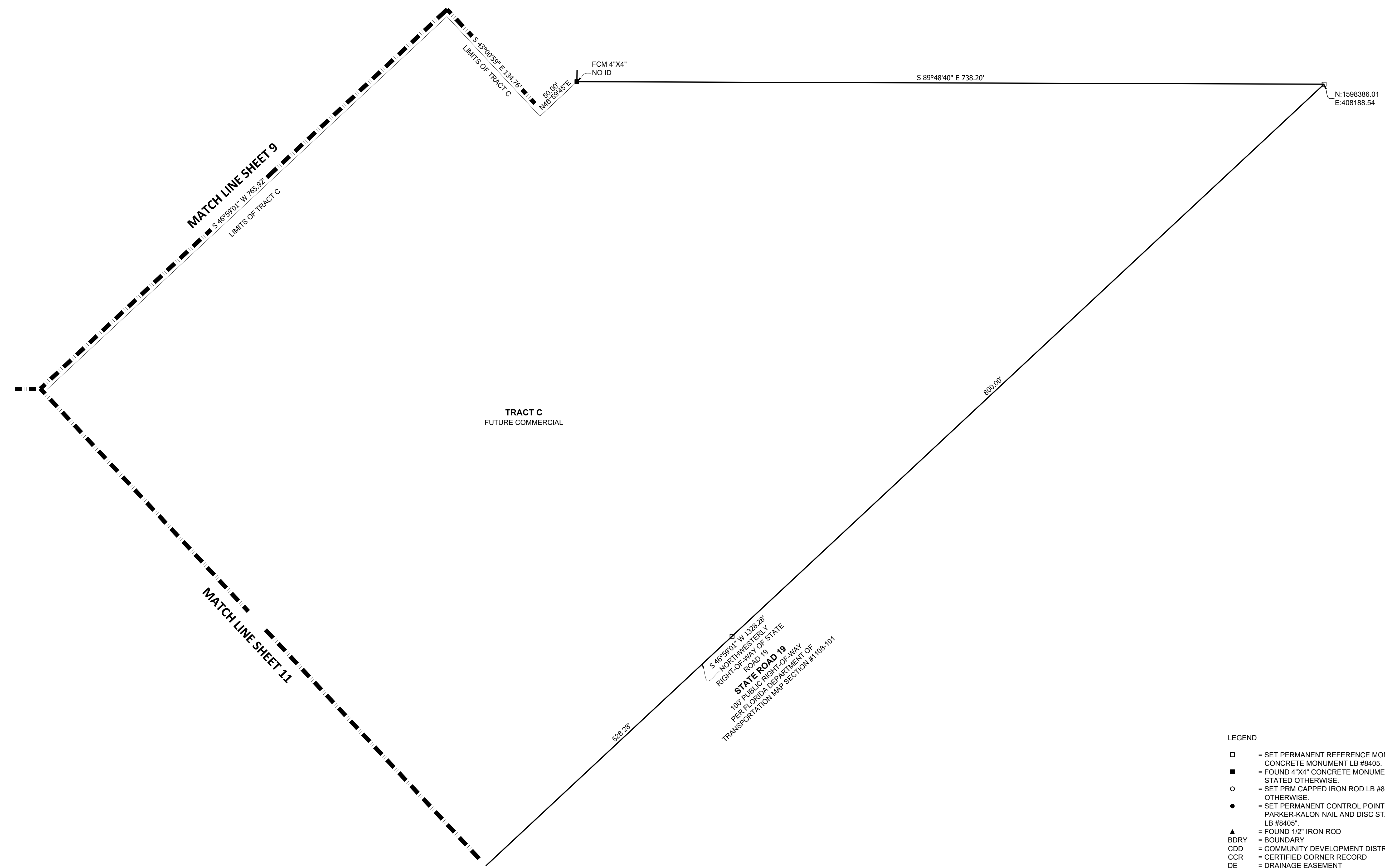
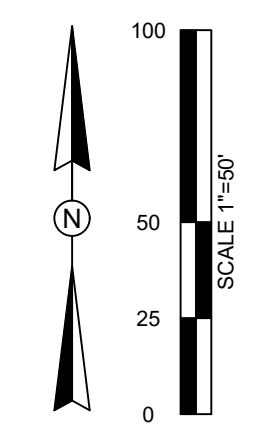


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TRACT C
FUTURE COMMERCIAL

S 46°59'01" W 1328.28'
NORTHWESTERLY
RIGHT-OF-WAY OF STATE
STATE ROAD 19
100' PUBLIC RIGHT-OF-WAY
PER FLORIDA DEPARTMENT OF
TRANSPORTATION MAP SECTION #1108-101

- LEGEND**
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HAMILTON
ENGINEERING & SURVEYING, LLC

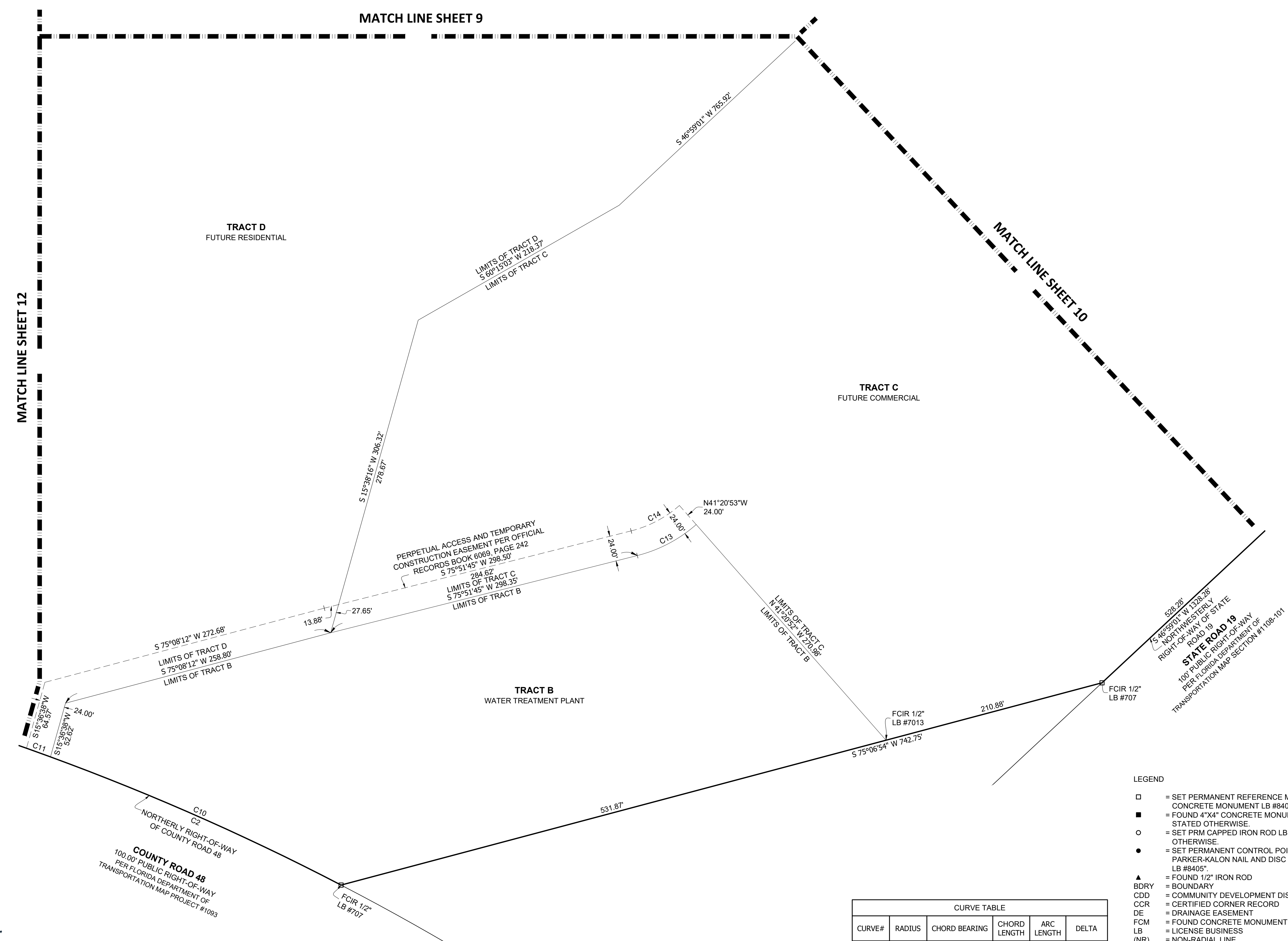
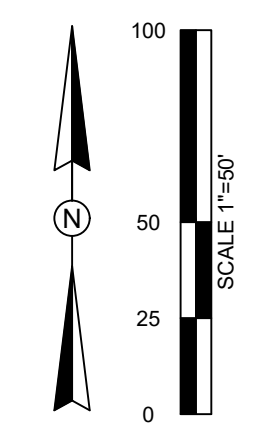
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CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C2	2341.83'	N 68°56'00" W	521.94'	523.03'	12°47'48"
C10	2341.83'	S 66°12'11" E	299.64'	299.84'	7°20'10"
C11	2341.83'	S 70°09'55" E	24.07'	24.07'	0°35'20"
C13	133.42'	S 62°15'27" W	62.77'	63.36'	27°12'39"

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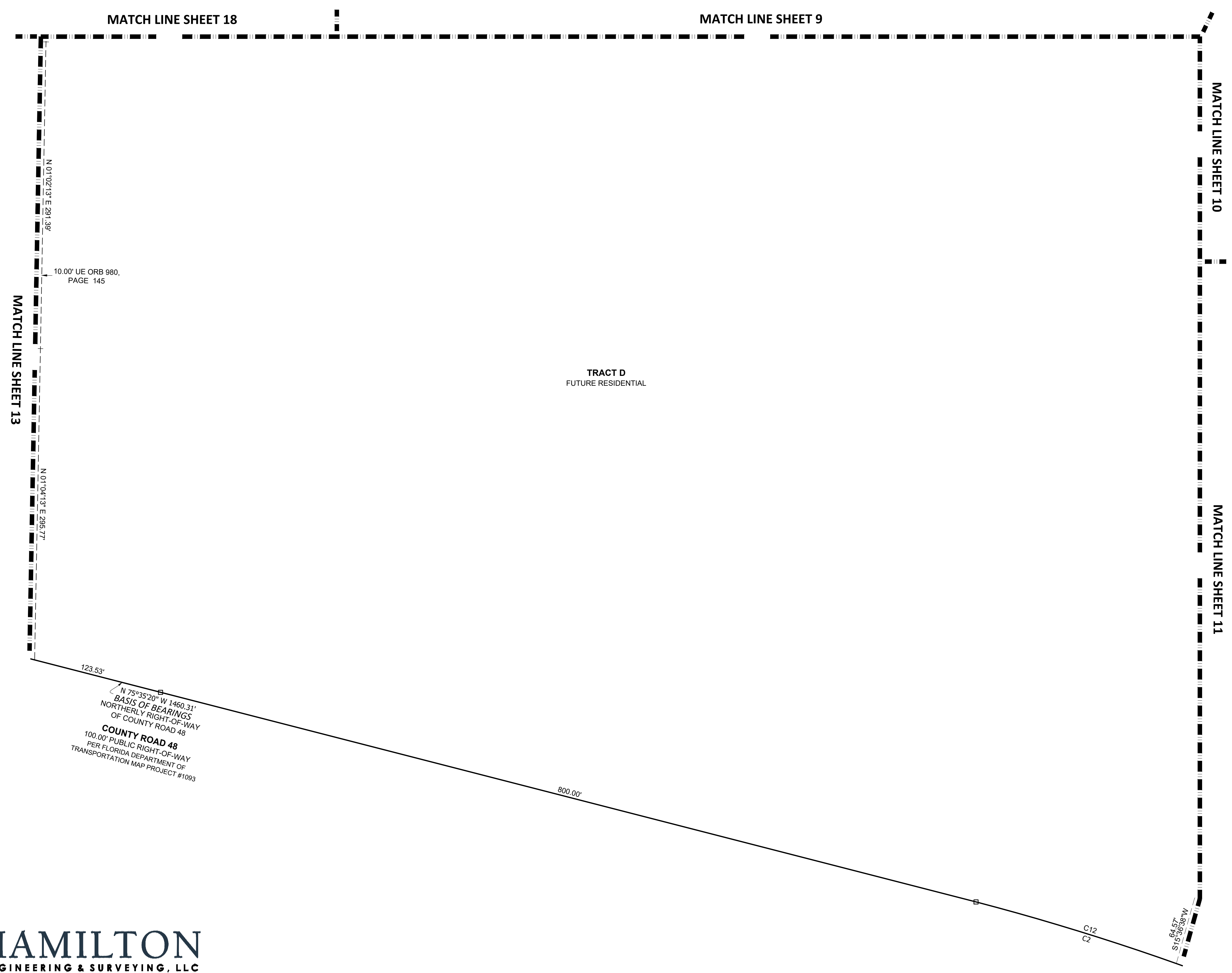
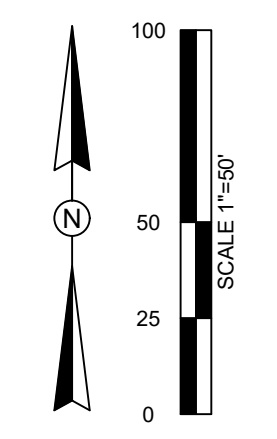
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LAKE HILLS

SHEET 12 OF 19

PLAT BOOK ___ PAGE ___

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CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C2	2341.83'	N 68°56'00\" W	521.94'	523.03'	12°47'48\"
C12	2341.83'	N 72°53'44\" W	199.06'	199.12'	4°52'18\"

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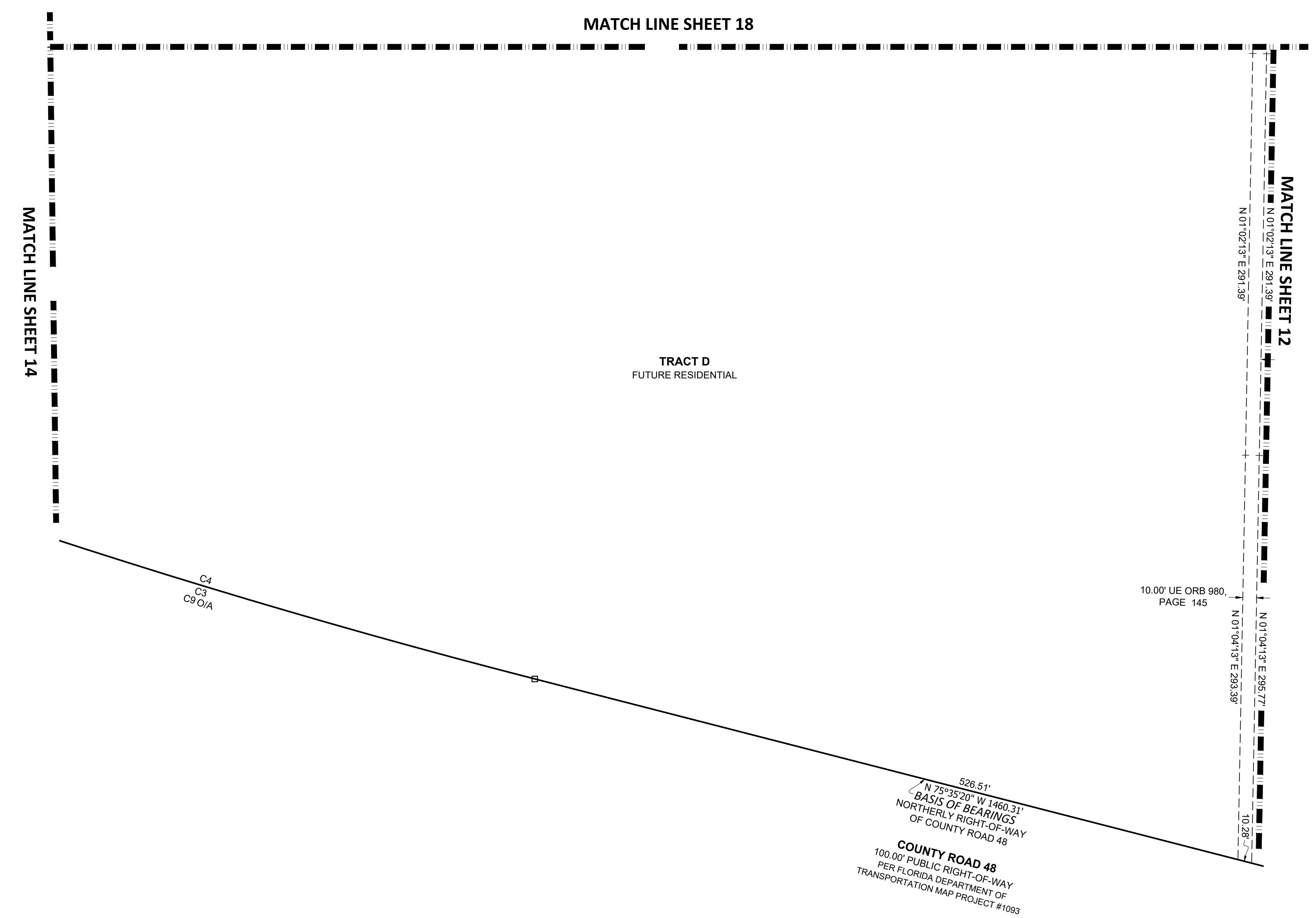
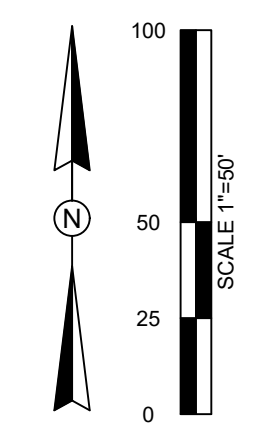
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CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C3	5679.58'	S 69°35'43\" E	1186.12'	1188.29'	11°59'15\"
C4	5679.58'	N 72°59'55\" W	513.41'	513.58'	5°10'52\"
C9	5679.58'	N 58°49'04\" W	3277.71'	3324.99'	33°32'33\"

- LEGEND**
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 - = FOUND 4\"X4\" CONCRETE MONUMENT LB #8405, UNLESS STATED OTHERWISE.
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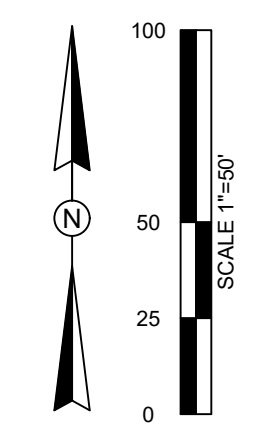
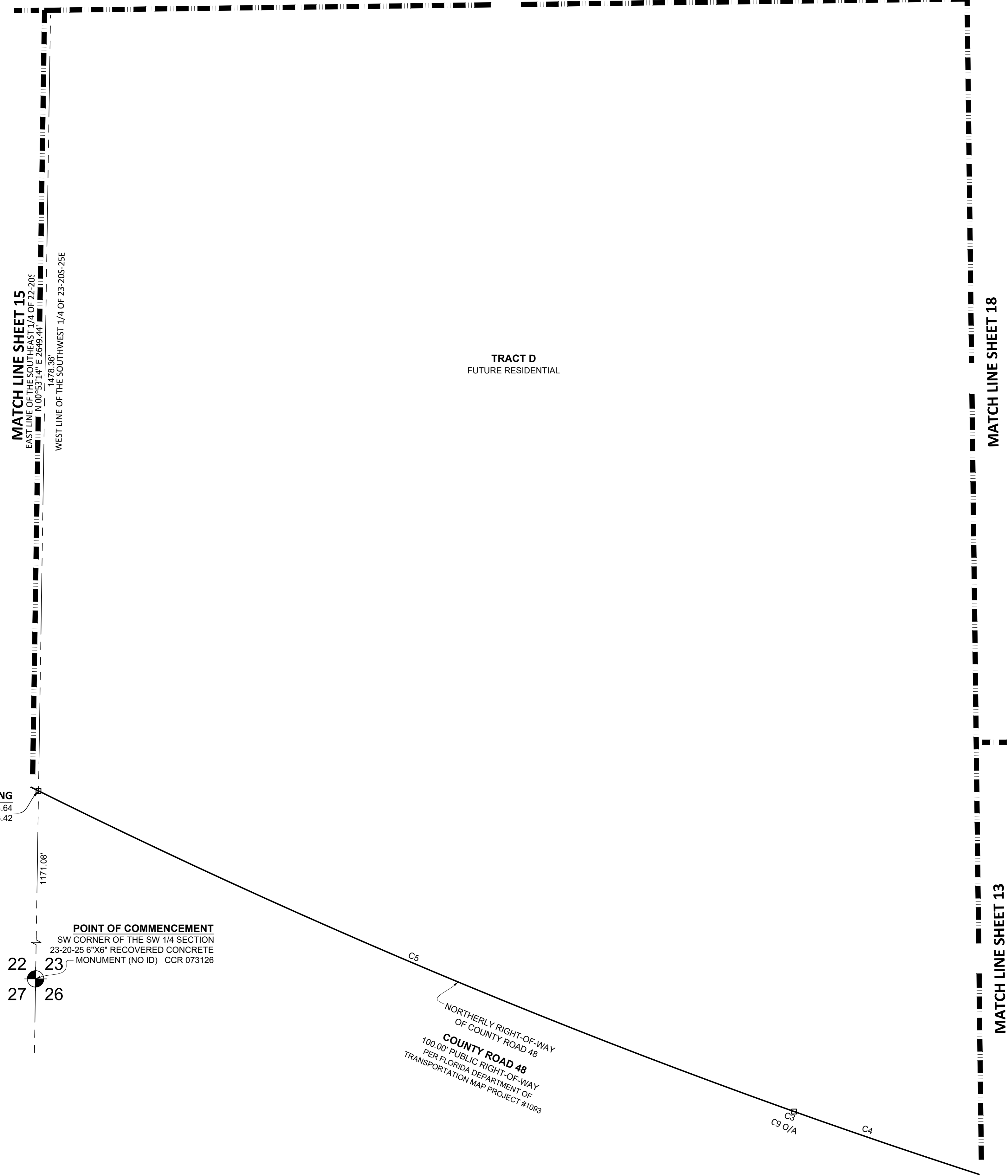
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MATCH LINE SHEET 16



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C3	5679.58'	S 69°35'43" E	1186.12'	1188.29'	11°59'15"
C4	5679.58'	N 72°59'55" W	513.41'	513.58'	5°10'52"
C5	5679.58'	N 67°00'18" W	674.31'	674.70'	6°48'23"
C9	5679.58'	N 58°49'04" W	3277.71'	3324.99'	33°32'33"

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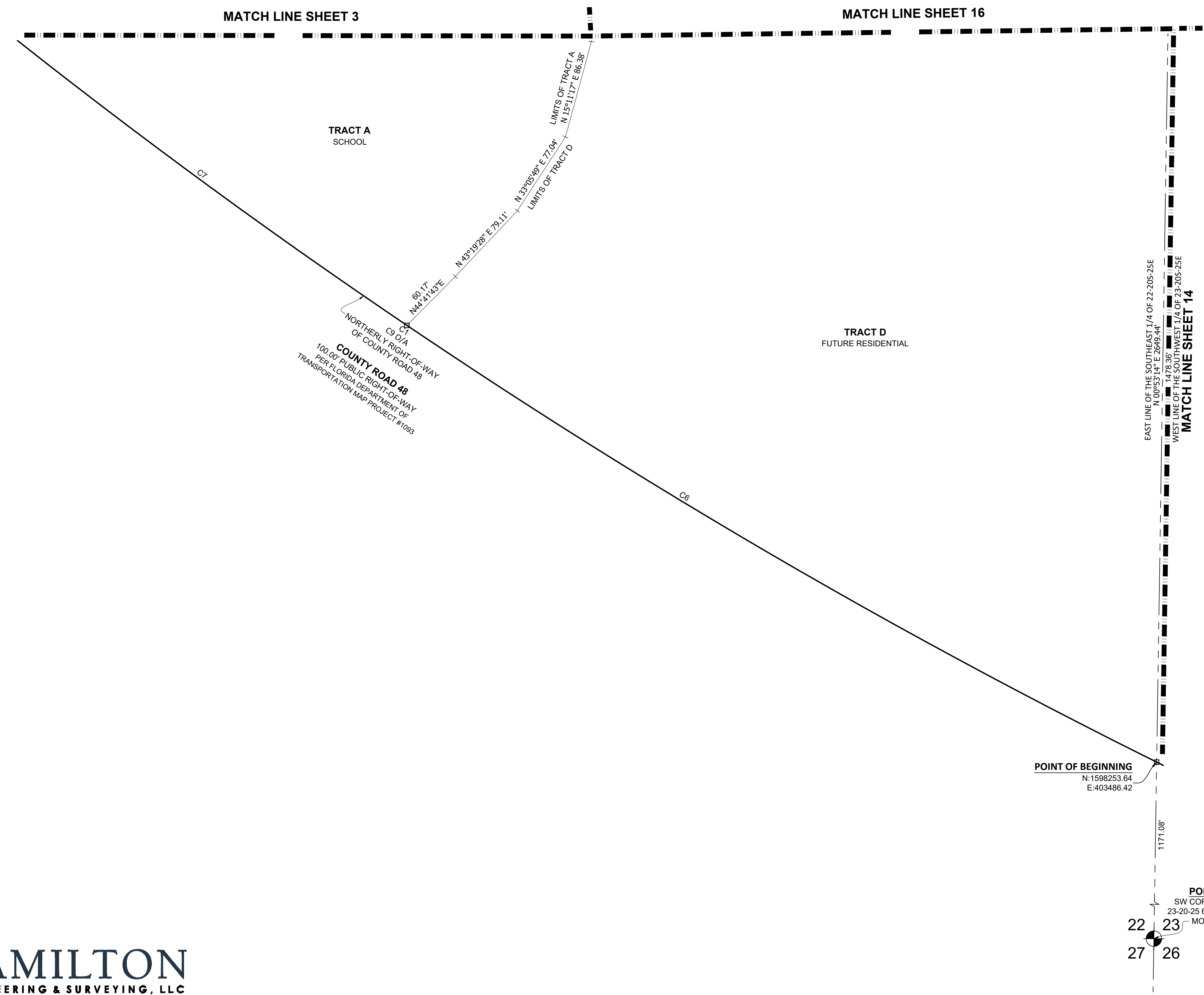
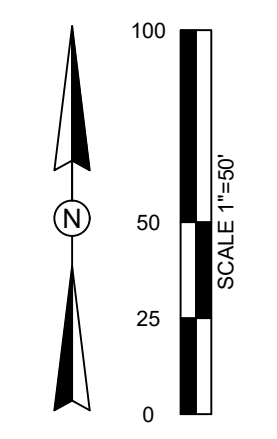
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C1	5679.58'	N 52°49'27" W	2124.13'	2136.71'	21°33'19"
C6	5679.58'	N 59°46'18" W	758.74'	759.30'	7°39'36"
C7	5679.58'	S 51°54'12" E	800.00'	800.66'	8°04'38"
C9	5679.58'	N 58°49'04" W	3277.71'	3324.99'	33°32'33"

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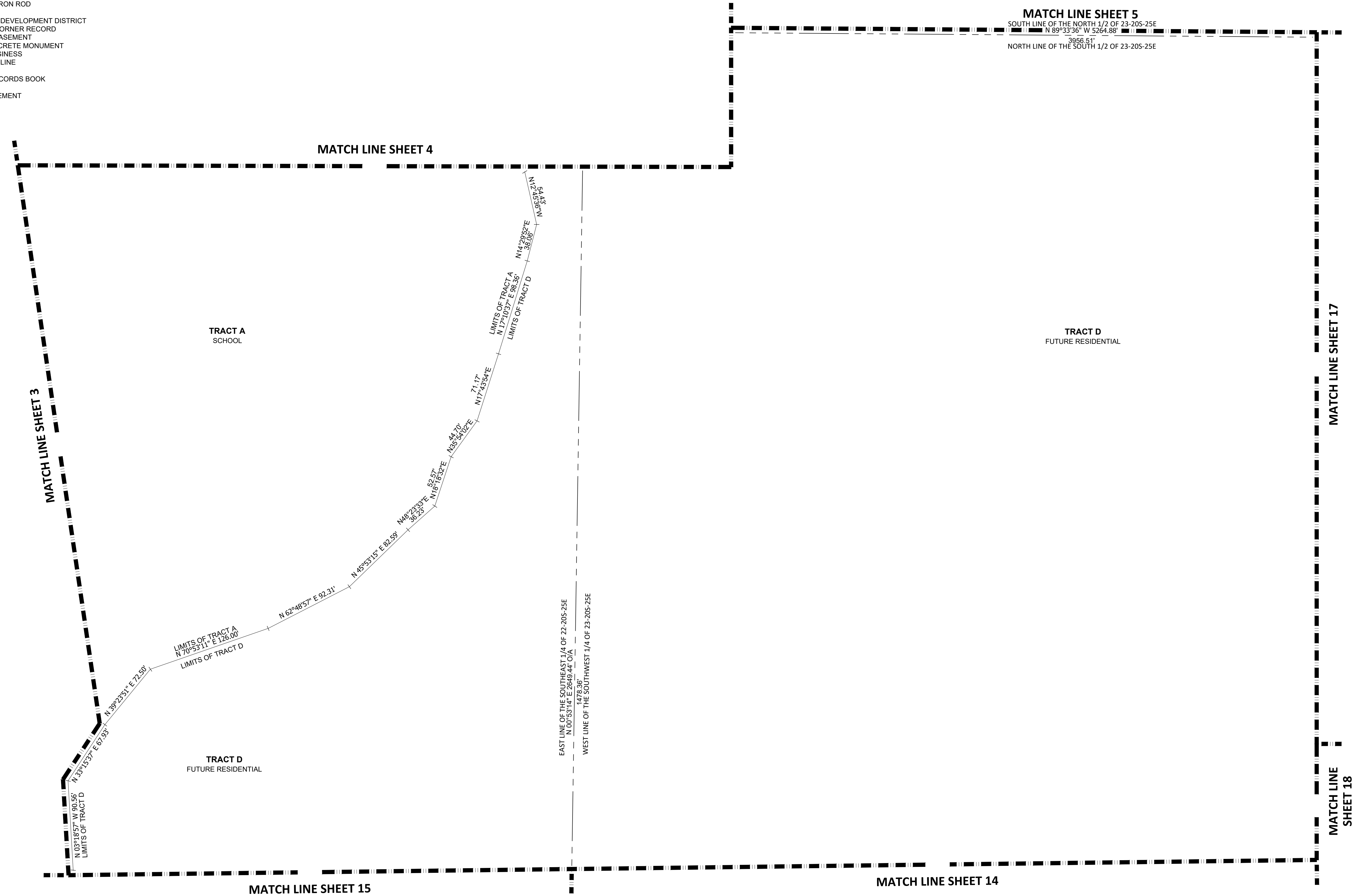
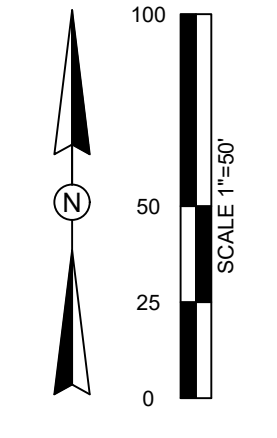
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 - = FOUND 4"x4" CONCRETE MONUMENT LB #8405, UNLESS STATED OTHERWISE.
 - = SET PRM CAPPED IRON ROD LB #8405, UNLESS STATED OTHERWISE.
 - = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC STAMPED "HAMILTON LB #8405"
 - ▲ = FOUND 1/2" IRON ROD
 - BDRY = BOUNDARY
 - CDD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DE = DRAINAGE EASEMENT
 - FCM = FOUND CONCRETE MONUMENT
 - LB = LICENSE BUSINESS
 - (NR) = NON-RADIAL LINE
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 - (R) = RADIAL LINE
 - UE = UTILITY EASEMENT

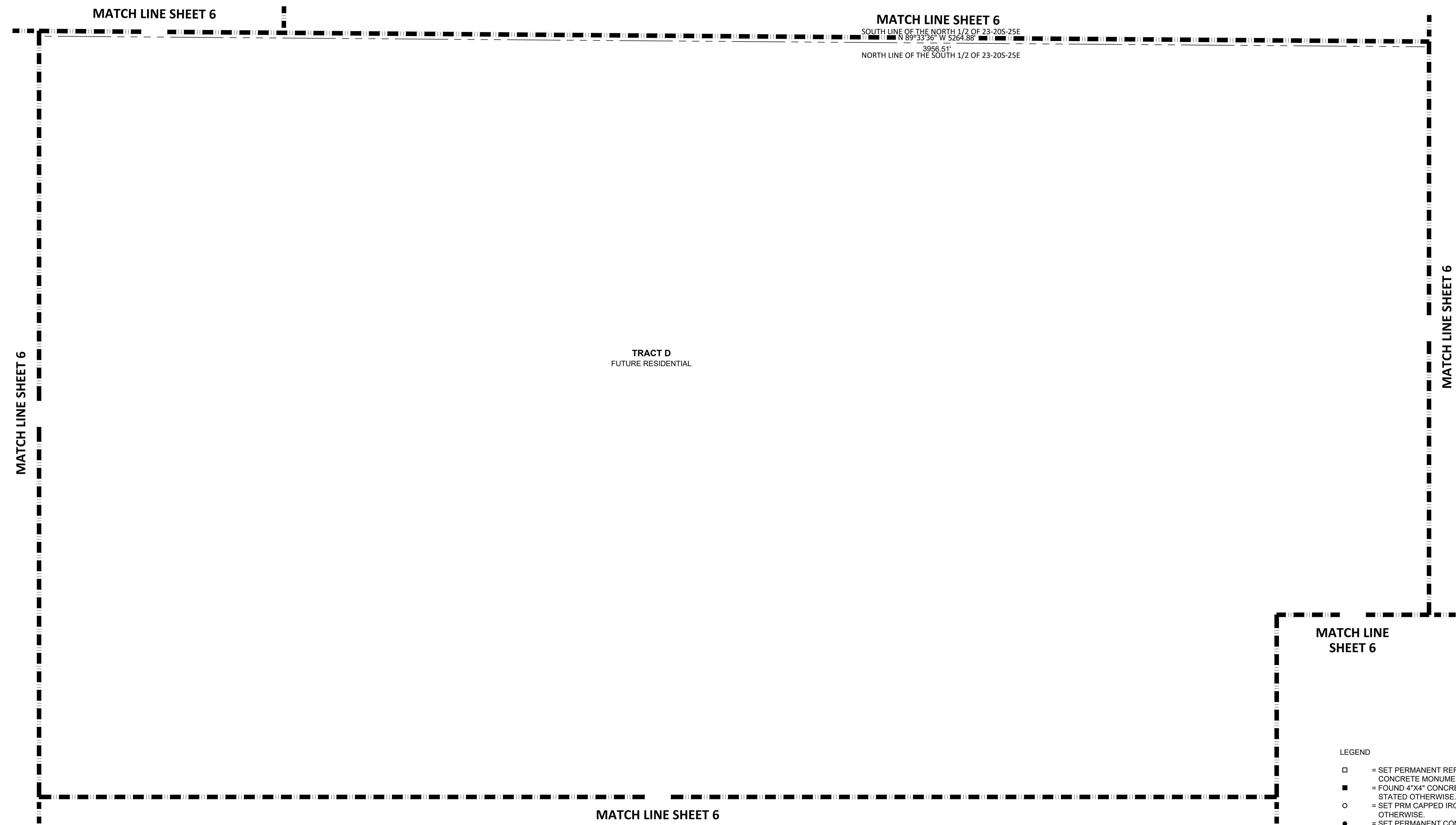
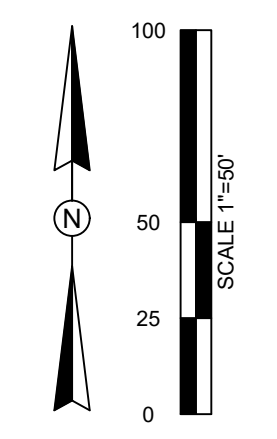
MATCH LINE SHEET 5
 SOUTH LINE OF THE NORTH 1/2 OF 23-205-25E
 N 89°33'36" W 5264.88'
 3956.61'
 NORTH LINE OF THE SOUTH 1/2 OF 23-205-25E



3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535
 LB #8405 CA #8474 www.HamiltonEngineering.US
 775 WARNER LANE ORLANDO, FL 32803 TEL: 407.362.5929

LAKE HILLS

A REPLAT OF LOTS 31, 32, AND 33 AND A PARTIAL REPLAT OF LOTS 26, 28, 29, 30, AND 34 OF COLUMB, TRIST & BRINGER SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 65 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND ALSO A REPLAT OF GOVERNMENT LOTS 2, 4, AND 5 AND A PARTIAL REPLAT OF GOVERNMENT LOTS 6, 7, 8, AND 9 LYING IN SECTIONS 22 AND 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA



MATCH LINE SHEET 6

LEGEND

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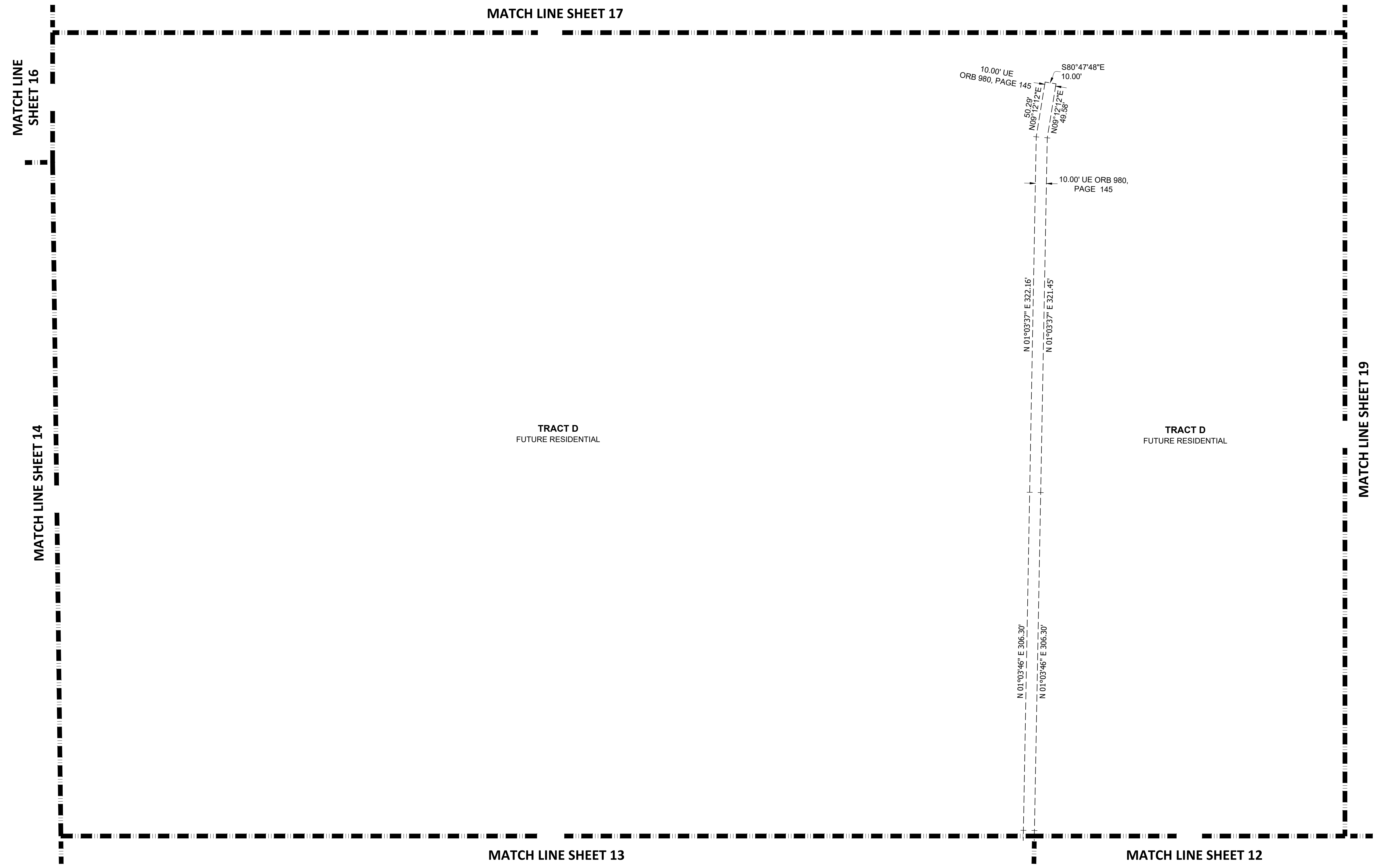
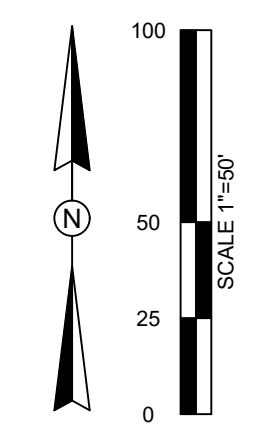
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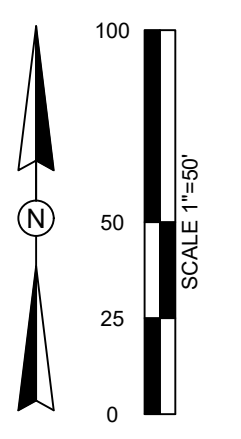
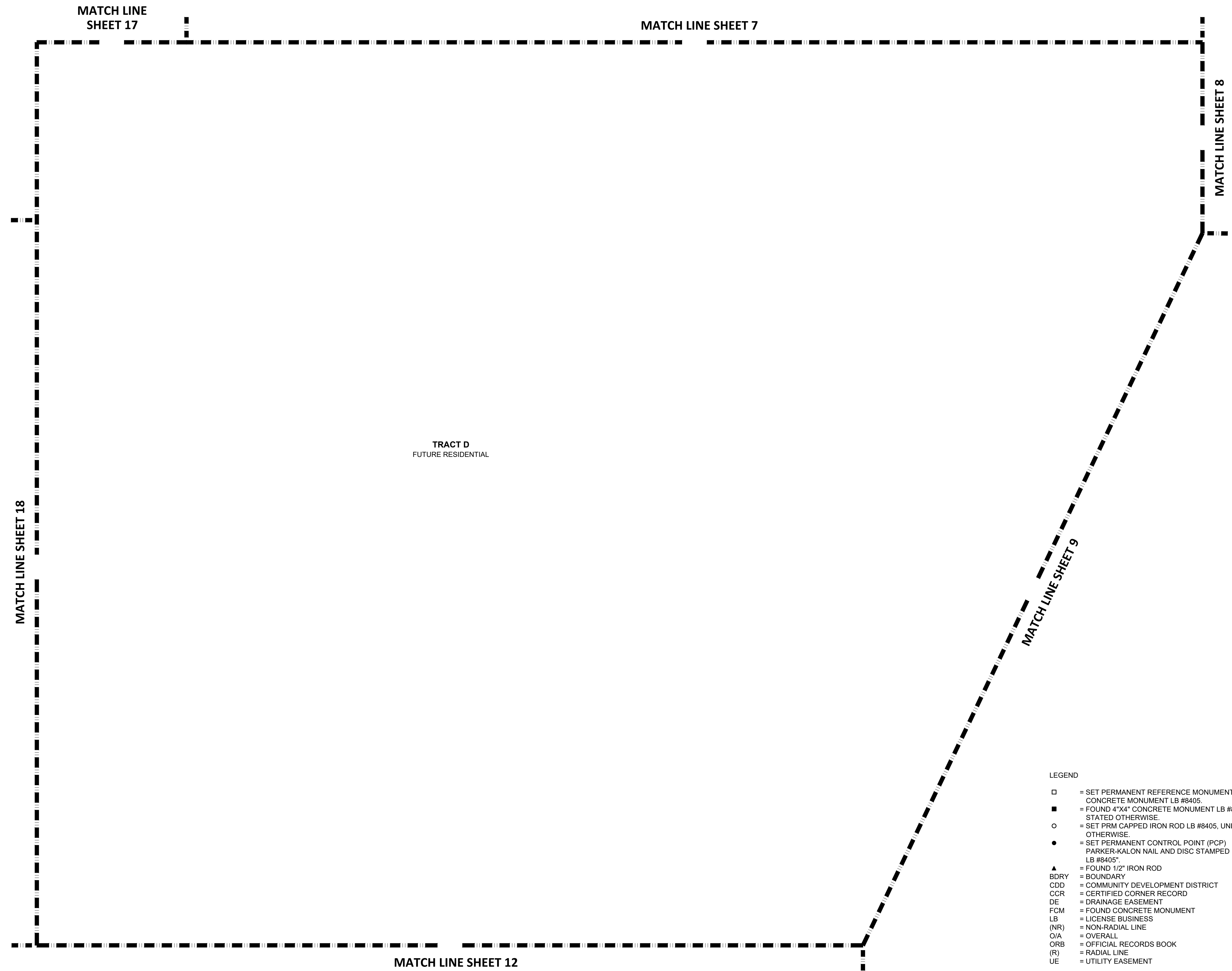
775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929

LAKE HILLS

SHEET 19 OF 19

PLAT BOOK ___ PAGE ___

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May 6, 2024
Lake Hills Plat
Engineering Review Comments
Page 1

1. The Plat Notes are incomplete, they need to be reviewed and edited.
2. The site plan for the Lake Hills Shopping Center identifies a 50' easement along its northern boundary. If this is an existing easement, it needs to be shown on the plat.
3. The plat will need to be reviewed by the town's surveyor.



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: Esch Property Development Package
DATE: April 19, 2024

The subject property is a 4.45-acre parcel located on SR-19 south of Revels Road (ALT 1704171). The applicant is seeking to construct a veterinary office and provide at least one additional parcel for future office or retail use. Based on the survey, the parcel measures about 740 feet along SR 19 with a depth of 262 feet. The parcel is rectangular and slopes from SR 19 at 100 feet in elevation to the west where the elevation is approximately 85 at the western boundary. The environmental assessment report submitted with the application shows no wetlands on site and only a minor impact of Flood Zone A property (2012 map) along the western fringe of the site. Just off the site to the west is a wooded depressional area that likely receives stormwater runoff from the subject property. The subject parcel has some scattered trees on site.

The property is designated Village Mixed Use on the future land use map which requires PUD zoning. The future land use designation may have been applied in error when the original Mission Rise project was approved. At 4.45 acres the property is too small to meet the minimum size for VMU land use, and the Town needs to change the land use and zoning to a classification that is more suitable for the parcel. This revision is the same process used for the parcel at Revels Road and SR 19 which has been developed as a landscape business and plant nursery.

To accomplish the land use and zoning changes and to take the steps to accommodate the proposed development, the following actions are required:

1. Adopt a small-scale amendment to the future land use map.
2. Adopt zoning consistent with the future land use designation.
3. Grant a conditional use approval for a veterinary clinic.
4. Grant a variance to allow a building larger than 6,000 square feet in NC
5. Approve a preliminary site plan for the construction of any proposed buildings
6. Approve a final site plan for the proposed buildings
7. Approve a subdivision plat or lot split for any proposed lots.

The current review program will address items one through five.

Based on the comprehensive plan future land uses, the land use which most closely supports the proposed use is Neighborhood Commercial. The most appropriate zoning and the zoning consistent with the recommended land use designation is also Neighborhood Commercial (Section 2.02.05 in the land development code). Under the NC zoning veterinary offices and clinics are designated as a conditional use, which means that they may be permitted if specific conditions are met (Section 2.02.05 B3 k). In this case the only specific condition is that there be no outside kennels (Section 6.02.13). The specific requirements of the NC Neighborhood Commercial Zoning are as follows:

Requirement	Standard	Provided
Minimum Lot Size	0.5 Acres	2.0 Acres
Minimum Lot Width	100 feet	740 feet
Minimum Lot Depth	150 feet	262 feet
Maximum Building Height	35 feet	>35 feet
Maximum FAR	0.50%	0.07%
Maximum Lot Coverage	70%	40.1%
Setbacks		
Front	30 feet	74.5 feet
Side	20 feet	44.5 feet
Side	30 feet	202.2 feet
Rear	30 feet	117.4 feet

The applicant has submitted a preliminary site plan which shows compliance with these dimensional requirements. (See discussion below.)

The comprehensive plan amendment, the rezoning, the conditional use approval, the building size waiver and the preliminary site plan approval can be sought concurrently. This approach will combine the public hearings required for each action. Final approval of the zoning will be contingent on the approval of the comprehensive plan amendment by the Department of Commerce. Approval of all five items will allow the applicant to proceed with a final development plan application. The final development plan will require review and recommendation by the Planning Board and approval by the Town Council.

Subdivision of the property can be considered at a later date depending on the final decision on future use. The preliminary site plan designates two building sites with the proposed veterinary site being two acres and the future site being 2.45 acres. The available development area for the second business site is about 1.10 acres with the balance of the area being devoted to stormwater retention and undisturbed flood prone area.

Preliminary Site Plan Comments

- As the Town does not currently have water and sewer service to this area, the project will need to use a well and septic system for water and sewer service. The applicant should verify that a well can be permitted. Should municipal water and

sewer service be extended to the site, the property will be required to connect to the municipal system. The well could be converted to an irrigation well once Town water is supplied to the site.

- The applicant has submitted a tree survey with the application. An analysis is required to identify those trees to be retained and those trees to be removed from the site. This analysis may be limited to the proposed veterinary office site. A similar analysis will be needed for the balance of the site when a specific development proposal is brought forward.
- The applicant has submitted a traffic study and asked for a waiver of a full TIA based on the low traffic volume. The Town engineer will comment on the waiver. An additional traffic assessment will be required when the balance of the site is proposed for development.
- The applicant is proposing 40 parking spaces for a requirement of 24 to 30 spaces. The provided parking works out to one space for every 150 square feet of gross floor area. The only use for which the Town requires a higher parking ratio is a sit-down restaurant at one space per 100 square feet of gross floor area.
- The applicant needs to provide a note on the plan stating there will be no outdoor kennels. This note is needed to comply with the conditional use provisions of Section 6.02.13 of the land development code.

April 30, 2024
Esch Site
Engineering Review Comments

Water & sewer is not available at the site. The applicant should submit details about how potable water, wastewater management, and fire protection will be provided to a commercial site in an undeveloped area. If a well & septic tank are used, they need to be configured to easily accommodate future connections to central water & sewer when available.

The build-out of the project will likely require right and left turn lanes on SR 19.

The site should be designed to provide cross-access to adjacent parcels in order to reduce the number of driveway connections along SR 19.



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

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

Date Received: Application ID: Received By:

REQUESTED ACTION

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

Describe Request: Proposed construction of a 6,000 sf veterinary office with associated site and utility work. Also, future construction of a retail building with associated site and utility work.

APPLICANT INFORMATION:

Name: Z Development Services / Robert Ziegenfuss and/or Julie Farr	E-Mail: <u>permits@zdevelopmentservices.com</u>
Address: 1201 E. Robinson Street Orlando, FL 32801	Phone: <u>407-271-8910</u> Fax: _____
<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent for Owner	<input type="checkbox"/> Attorney for Owner

OWNER INFORMATION:

Name: <u>Jeffrey S. Esch</u>	E-Mail: <u>jeschdvm@gmail.com</u>
Address: <u>103 Blackstone Creek Road</u> <u>Groveland, FL 34736</u>	Phone: <u>336-314-7826</u> Fax: _____

PROPERTY INFORMATION:

Address: SR 19, Howey In The Hills, FL 34737

General Location: SR 19, South of Revels Road, Howey in the Hills

Current Zoning: PUD

Current Land Use: VMU

Parcel Size:

Tax Parcel #: 02-21-25-0002-000-00500

Legal Description Attached Yes No

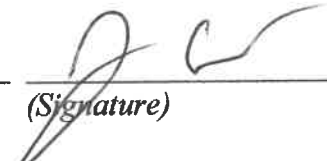
Survey Attached Yes No

Pre-Application Meeting Date: 11/2/23
(Attach Pre-Application Form)

Application Fee: \$ _____

Applicant's Signature:  4/3/24
(Signature) *(Date)*

Julie Farr
(Print)

Owner's Signature:  25 March 2024
(Provide letter of Authorization) *(Signature)* *(Date)*

Jeffrey S. Esch
(Print)

Applications must be complete to initiate the review process.



Comprehensive Plan Amendment Application



Item 2.

Please complete the application to the best of your knowledge, and submit the completed form and any required materials to the Town of Howey-in-the-Hills, 103 N. Palm Avenue, Howey-in-the-Hills, FL 34737

REQUESTED ACTION: SMALL SCALE FUTURE LAND USE MAP AMENDMENT: X
LARGE SCALE FUTURE LAND USE MAP AMENDMENT:
TEXT AMENDMENT:

REQUESTED FUTURE LAND USE DESIGNATION: Neighborhood Commercial

SUPPORTING STATEMENT: (Describe reason for requested amendment. For land use map amendment, please compare the proposed land use with the current land use. Attach separate sheet if necessary.)

Current land use is vacant PUD. Proposing construction of a 6,000 sf veterinary office, with associated site and utility work. Also, there will be a future commercial use to the west with associated site and utility work.

PROPERTY INFORMATION:

SHORT PARCEL ID (12 DIGITS): 02-21-25-0002-000-00500

ADDRESS OF PROPERTY: SR 19, Howey In The Hills, FL 34737

CROSS STREETS: SR 19 AND Revels Road

SIZE OF EXISTING PARCEL: 4.45 acres total (2.0 vet) SQ. FT. **ACRES** circle one)

LEGAL DESCRIPTION (attach separate sheet if necessary): Attached

ZONING: PUD (Mission Rise) CURRENT FUTURE LAND USE: VMU

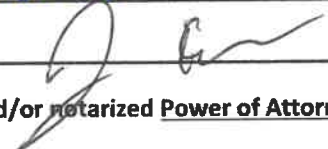
SURROUNDING LAND USE & ZONING DESIGNATIONS:

	LAND USE	ZONING
NORTH	Commercial	PUD
SOUTH	Vacant	PUD
EAST	Vacant / Orange Groves	ROW / Medium Density Residential
WEST	Vacant	County A - Agriculture District

APPLICANT/AGENT:	
NAME: Robert Ziegenfuss and/or Julie Farr of Z Development Services	
COMPANY: Z Development Services	
ADDRESS: 1201 E Robinson Street	
CITY, STATE, ZIP: Orlando, FL 32801	
TELEPHONE: 407-271-8910	FAX:
EMAIL: permits@zdevelopmentservices.com	

OWNER (if different from applicant)	
NAME: Jeffrey S. Esch	
COMPANY: n/a	
ADDRESS: 103 Blackstone Creek Road	
CITY, STATE, ZIP: Groveland, FL 34736	
TELEPHONE: 336-314-7826	FAX:
EMAIL: jeschdvm@gmail.com	

SIGNATURE OF APPLICANT: 

SIGNATURE OF OWNER (if different): 

*Please attach a notarized Authorization of Owner and/or notarized Power of Attorney, if applicant is different from owner.

*If owner of the property is a corporation or company, a corporate resolution must be submitted with the application. An original resolution currently on file in the Planning Dept. that is less than one year old may be used. The resolution must state the name of the person(s) who have been resolved by the company as having authority to execute documents on behalf of the company. It must 1) be current; 2) state a termination date; 3) be signed and certified by the secretary; 4) be embossed with the corporate seal; and 5) be an original document.

*For every person doing business under a fictitious name, an Affidavit of Publication must be submitted.

THE FOLLOWING MUST BE SUBMITTED AT THE TIME OF APPLICATION:

One (1) current (no older than 2 years) signed and sealed survey of the subject property, including total acreage of the land use change

Legal Description of the subject property (Word format)

Vicinity Map

Traffic Impact Analysis, per section 8.02.10 (see traffic evaluation request for exemption)

n/a For residential projects, verification from the Lake County School Board of submittal of the "School Planning and Concurrency Application" (Application available from Lake County School Board web site under Growth Planning.)

Environmental Impact Analysis, per section 4.02.06J

Authorization of owner, power of attorney, and/or affidavit of publication, if required (see above section)



Veterinary Office Traffic Evaluation Request for Exemption Letter

The purpose of this evaluation is to provide a traffic analysis for a proposed veterinary office development in Lake County and request an exemption from conducting a Traffic Impact Study (TIS). The site of the development is located on the west side of SR 19, approximately 1,000 ft south of its intersection with Revels Road in Howey in the Hills, Florida. **Figure 1** depicts the site location and its one-mile impact area. The proposed development will consist of a 6,000 square-foot veterinary clinic. The anticipated completion year of the project is 2025. Access to the site will be provided via a full access driveway on SR 19. **Figure 2** depicts the site plan and access configuration.

Trip Generation

The trip generation of the proposed development was calculated with the use of data from the 11th Edition of the ITE Trip Generation Manual. **Table 1** summarizes the trip generation, and the ITE trip generation sheets are attached. Copies of the ITE trip generation worksheets are included in Attachment A.

**Table 1
Trip Generation Calculation Summary**

ITE LUC	Land Use	Size (KSF)	Daily		A.M. Peak Hour				P.M. Peak Hour			
			Rate	Trips	Rate	Enter	Exit	Total	Rate	Enter	Exit	Total
640	Veterinary Clinic	6	21.50	129	3.64	15	7	22	3.67	9	13	22
Total New Trips				129	--	15	7	22	--	9	13	22

1- KSF = 1,000 square feet

2- ITE equations were used where R2>0.75

Based upon ITE data the proposed development will generate 129 daily trips, 22 A.M. peak hour trips and 22 P.M. peak hour trips.

**TPD No. 5880
11/16/2023**



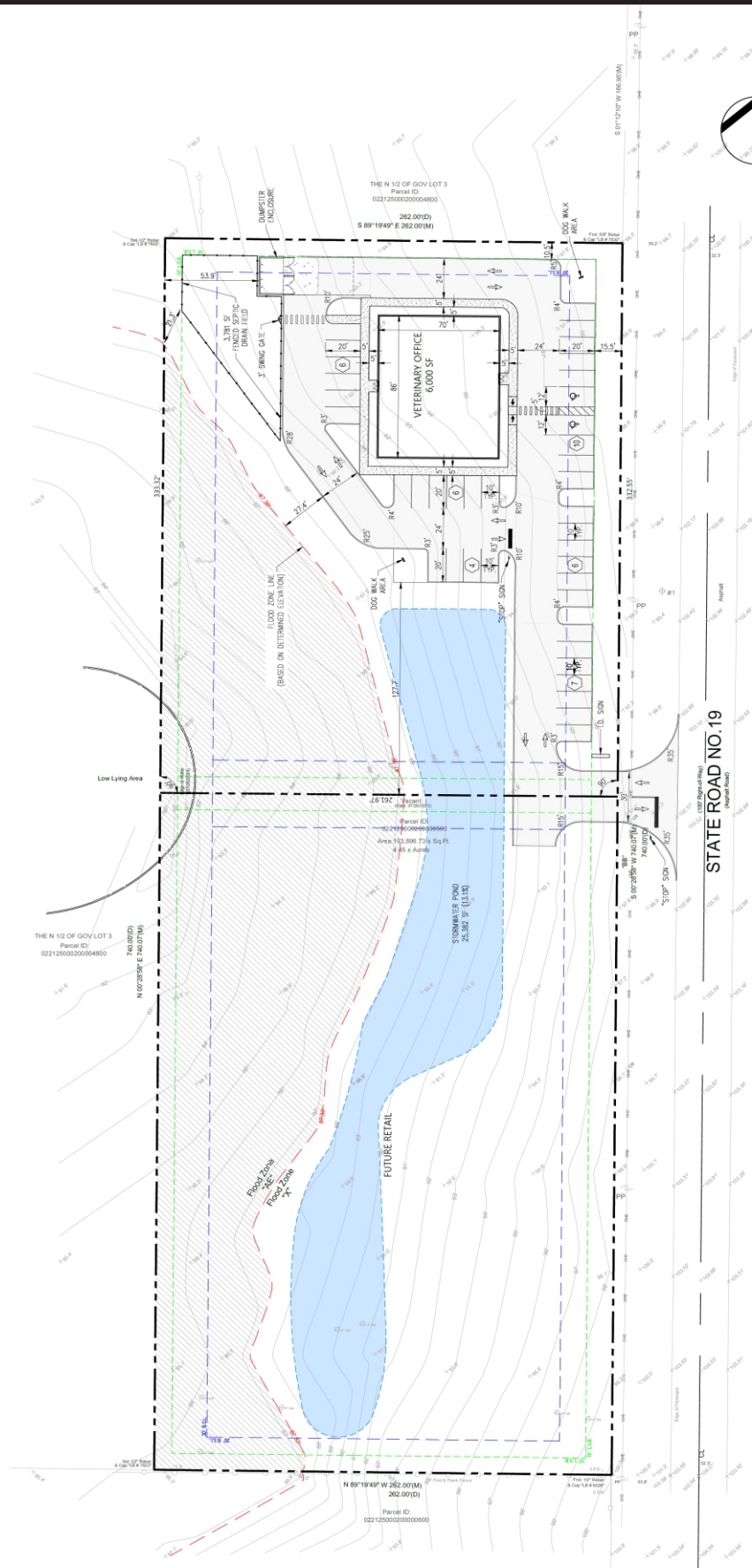
Item 2.



Site Location

Veterinary Office
Project No 5880
Figure 1





STATE ROAD NO. 19
 100' Right of Way
 100' Right of Way



Veterinary Office
 Project № 5880
 Figure 2



Based upon our knowledge of the area and its socioeconomic characteristics, a distribution pattern for the project trips was determined as follows:

- To/From the south on State Road 19.....54%
- To/From the north on State Road 19.....46%

This distribution is illustrated in **Figure 3** which also shows the project’s daily and P.M. peak hour trips assigned to the area roadways.

Area of Influence/Impact Assessment

Based upon the project’s trip generation, the proposed project is a de minimis development and considered to create non-substantial impacts. The Applicant believes that this project is more in keeping with a Tier 1 type project and, therefore, this Request for Exemption Letter is being submitted. The area of influence for a Tier 1 TIA is defined as having a minimum one-mile radius from the main access point of the project.

The capacity analysis for the roadway segments to be impacted by the proposed development within one-mile is summarized in **Table 2**. The table shows that the impacted roadways have ample excess capacity to accommodate the project trips. Pertinent roadway segment data sheets showing the existing trips along with the corresponding segment capacities are included in Attachment B.

**Table 2
 Existing Roadway Capacity**

Roadway Segment	Lns	Adopted		P.M. Peak Hour				
		LOS	Capacity	Direction	Volume	Available Capacity	V/C	LOS
SR 19								
Central Avenue to CR 455	2L	D	1,200	NB	433	767	0.36	B
				SB	372	828	0.31	B



Item 2.


Trip Distribution

Veterinary Office
Project No 5880
Figure 3



Request for Exemption for Tier 1 Traffic Impact Analysis

The proposed development will result in 129 daily trips, 22 A.M. peak hour trips (15 inbound and 7 outbound) and 22 P.M. peak hour trips (9 inbound and 13 outbound) to be added to the area roadways. As shown in Table 2, the impacted roadway network has adequate capacity without reducing the Level of Service (LOS). Therefore, an exemption from doing a Tier 1 Traffic Impact Analysis is requested.

NAME: Turgut Dervish, P.E.
P.E. No.: 20400
DATE: November 16, 2023
SIGNATURE: 

ATTACHMENT A

Animal Hospital/Veterinary Clinic (640)

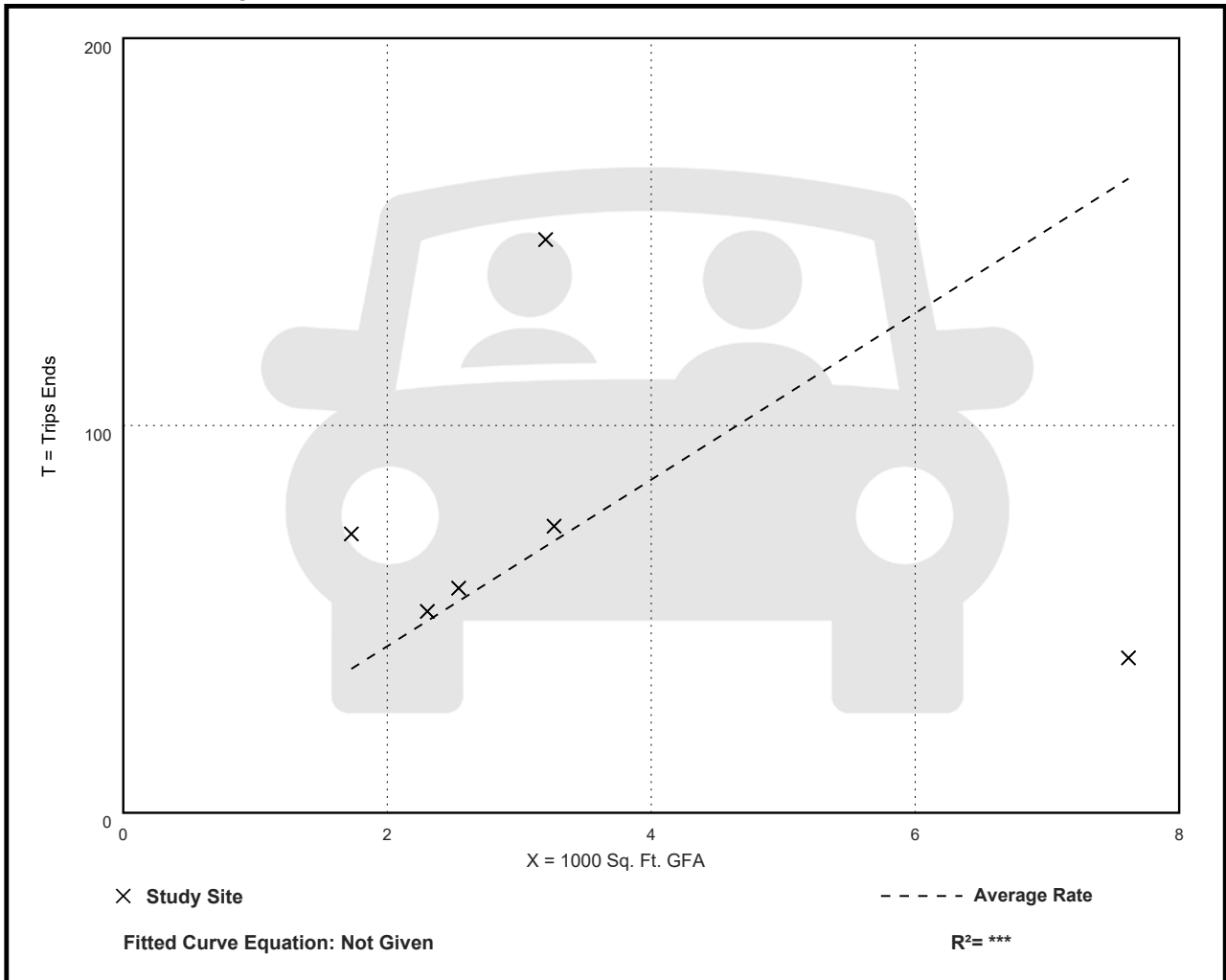
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
21.50	5.25 - 46.25	16.50

Data Plot and Equation



Animal Hospital/Veterinary Clinic (640)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 8

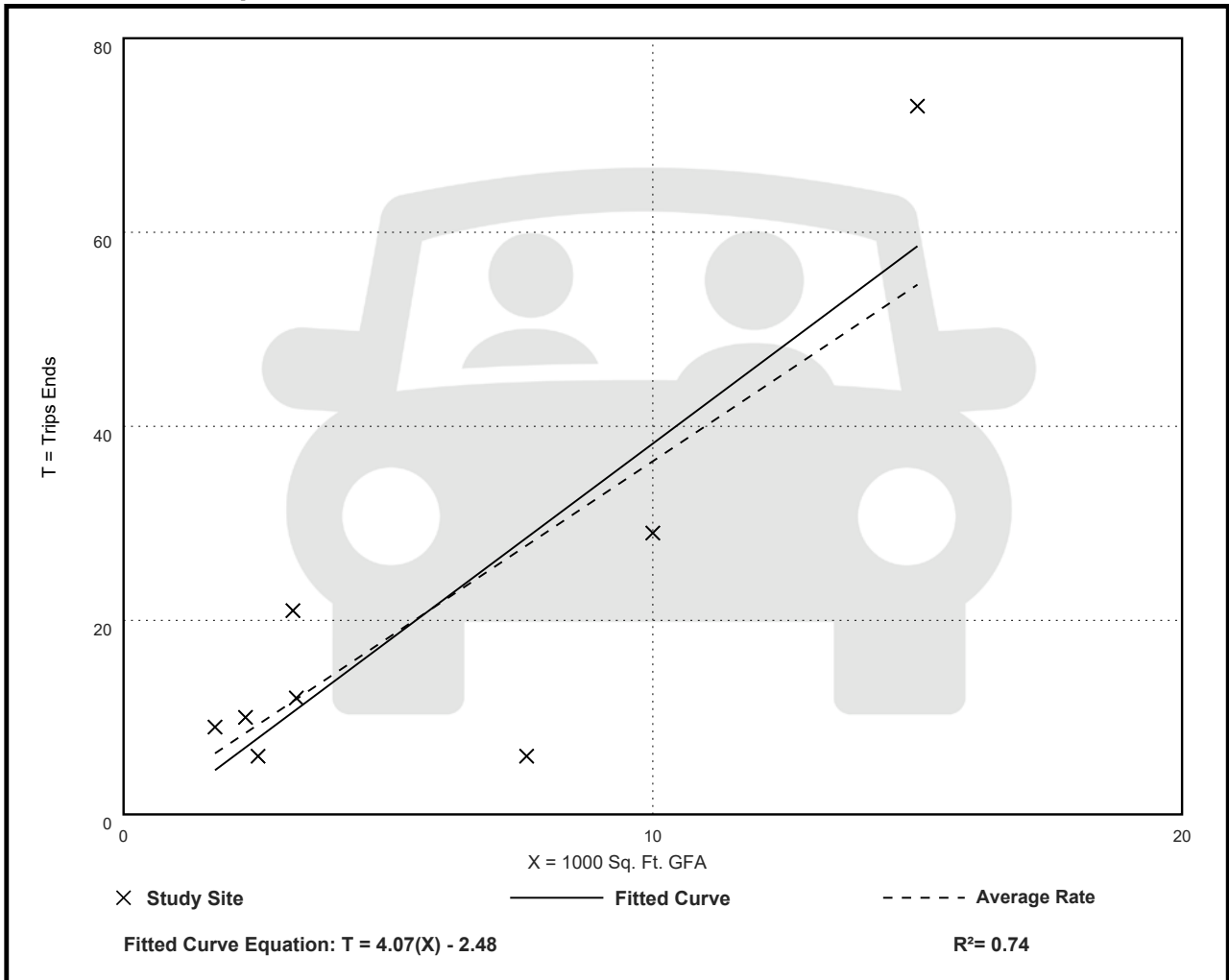
Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 67% entering, 33% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.64	0.79 - 6.56	1.78

Data Plot and Equation



Animal Hospital/Veterinary Clinic (640)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 8

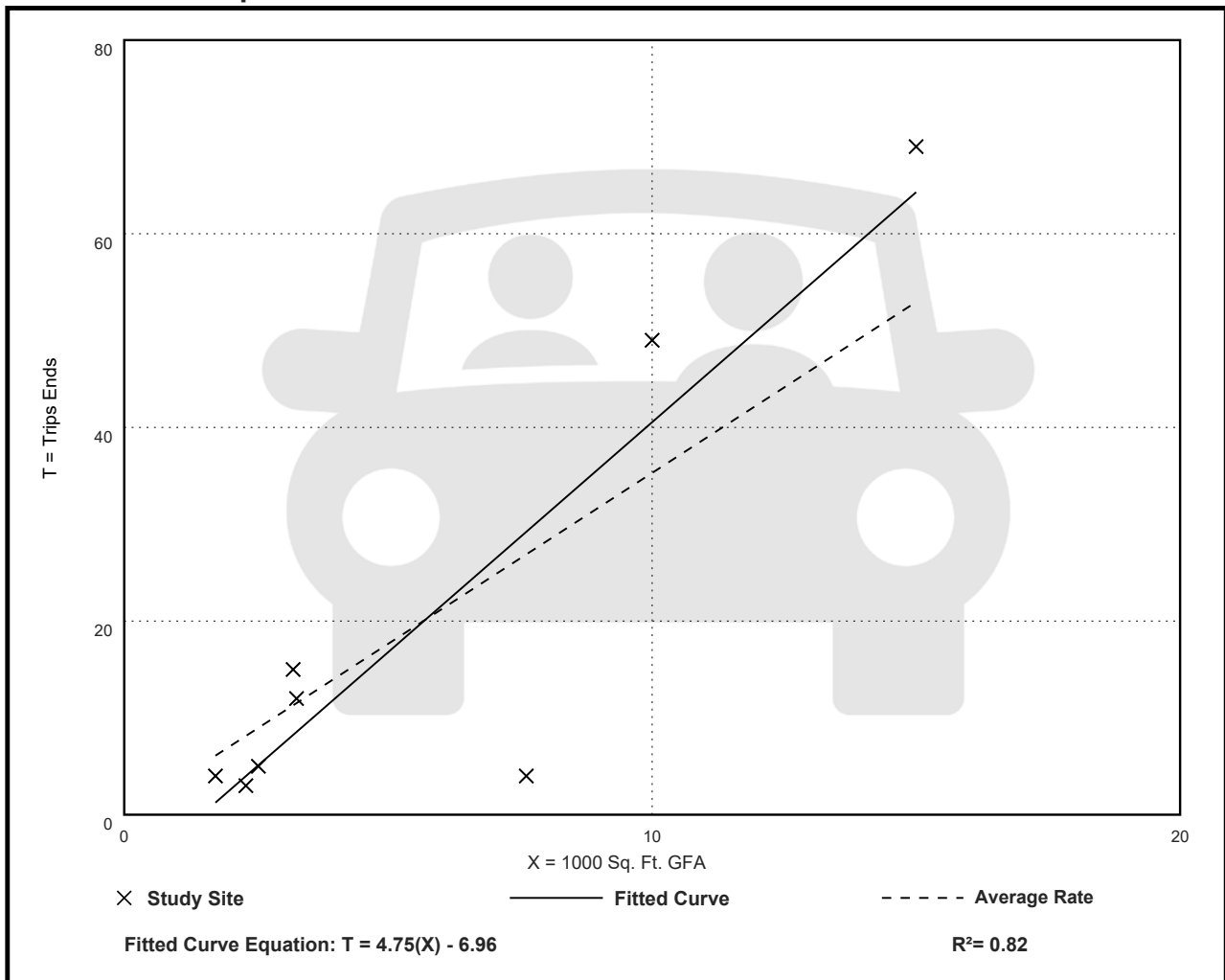
Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 40% entering, 60% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.53	0.53 - 4.90	1.80

Data Plot and Equation



ATTACHMENT B



201 Basque Road
St. Augustine, FL 32080
Tel. (904) 347-9133
Fax (904) 512-0459
www.atlanticeco.com

August 14, 2023

Dr. Jeffery Esch
jeschdvm@gmail.com

RE: Howey in the Hills
Protected Species Report
Lake County, FL
AES #23-106

Dear Dr. Esch,

Atlantic Ecological Services, LLC (AES) visited the Howey in the Hills Property for the purposes of conducting a review for the presence of protected species based on direct and indirect observations, as well as to determine potential for occurrence of protected species based on suitable habitat. The site assessment was conducted on August 8, 2023. The property is located west of Highway 19, south of Revels Road, and north of Woodland Hills Court. The project area consists of Lake County Parcel ID #02-21-25-0002-000-00500, and is approximately 3.61 acres in total size. The subject property is located in Section 2, Township 21 South, Range 25 East in Lake County, Florida. Please see the attached Location and Aerial Maps.

This general area is known to be occupied by the protected gopher tortoise (*Gopherus polyphemus*) and lies within the Consultation Area for the blue-tailed mole skink (*Eumeces egregius lividus*) and sand skink (*Neoseps reynoldsi*).

Prior to clearing and grading a gopher tortoise survey is required by The Florida Fish & Wildlife Conservation Service (FWC), as well as a blue tailed mole and sand skink survey by the U.S. Fish & Wildlife Service (USFWS). The results are documented within this letter report.

METHODS

Wetland Delineation

Criteria used to determine the presence of the boundaries of wetlands and surface waters were in accordance with Chapter 62-340 F.A.C. There are no wetlands within the subject parcel.

Habitat Mapping

Each community and land use area was categorized according to the Florida Department of Transportation's (FDOT) 1999 *Florida Land Use, Cover and Forms Classification System* (FLUCCS). The boundaries of each FLUCCS code were delineated based on vegetative composition, soil characteristics, topography, and aerial interpretation. See the Results Section

below for a description of the habitats found. Please also see the attached Habitat Map depicting the findings.

Protected Species Review

Prior to visiting the site, a background literature search was conducted to compile a list of state and federally protected animal and plant species that could occur on-site. The three primary sources of literature reviewed include the Florida Fish and Wildlife Conservation Commission's (FWC) *Florida's Endangered Species, Threatened Species, And Species of Special Concern*, the United States Fish and Wildlife Service's (USFWS) Threatened and Endangered Species System (TESS) database, and the Florida Department of Agriculture and Consumer Services (FDACS), Division of Plant Industry's (DPI) *Notes on Florida's Endangered and Threatened Plants*. Additional information was gathered from the Florida Natural Areas Inventory (FNAI) *Field Guides to the Rare Animals/Plants of Florida*, and the Florida Committee on Rare and Endangered Plants and Animals (FCREPA) *Rare and Endangered Biota of Florida: Volumes 1-5*, and the FWC's Eagle Nest Locator web site were also reviewed to obtain location data recorded by others for those species.

A review was also completed utilizing guidelines from the USFWS and FWC to determine potential habitat for blue tailed mole skink and sand skink. Based on the guidelines, properties which maintain elevations 82 feet above sea level and higher with open sand patches and suitable soils are considered potential habitat. The list of suitable soils includes; Apopka, Arredondo, Archbold, Astatula, Candler, Daytona, Duette, Florahome, Gainesville, Hague, Kendrick, Lake, Millhopper, Orsino, Paola, Pomello, Satellite, St. Lucie, Tavares, and Zuber soil series.

Mr. Jason Lynn of AES performed the protected species review on the subject property. Mr. Lynn currently holds certification from the FWC as an Authorized Gopher Tortoise Agent under permit # GTA-23-00007.

RESULTS

Habitats

Uplands

Unimproved Pasture (FLUCCS 212) – The property consists of unimproved pasture; however, no active cattle operations were observed. Vegetation comprised primarily of Bahia grass (*Paspalum notatum*) with prickly pear cactus (*Opuntia humifusa*), dog fennel (*Eupatorium capillifolium*), milk pea (*Galactia elliottii*), grape vine (*Vitis sp.*) and rag weed (*Ambrosia artemisiifolia*). Scattered canopy trees included sabal pam (*Sabal palmetto*), elephant-ear tree (*Enterolobium cyclocarpum*), cherry laurel (*Prunus laurocerasus*) and sand live oak (*Quercus geminate*). No open patches of sand were observed.

Wildlife Observations

Wildlife observations, both direct and indirect, were made throughout the course of the site investigation. A list of species observed is provided in the following table:

Table 1: Wildlife species observed on the project site in Lake County, Florida.

Taxon	Common Name	Scientific Name	Protected*
Birds	Carolina wren	<i>Thryothorus ludovicianus</i>	No
	American Crow	<i>Corvus brachyrhynchos</i>	No
Mammals	Marsh rabbit	<i>Sylvilagus palustris</i>	No
Reptile	Brown anole	<i>Anolis sagrei</i>	No
	Gopher Tortoise	<i>Gopherus polyphemus</i>	Yes

Protected Species

A 100% gopher tortoise survey was conducted on August 8, 2023, in accordance with the techniques outlined in the publication, *Ecology and Habitat Protection Needs of Gopher Tortoise (Gopherus polyphemus) Populations Found on Lands Slated for Development in Florida*. Mr. Jason Lynn led the survey and is currently a FWC Authorized Gopher Tortoise Agent (GTA-23-00007). A total of 5 potentially occupied burrows were identified. Surveys are valid for a period of 90 days. Prior to construction an updated survey should be completed. Any burrow located within 25 feet of construction will require FWC permitting and relocation.

The eastern indigo snake (*Drymarchon corais couperi*) has a low likelihood to occur on the subject property since the primary habitat is unimproved pasture. The eastern indigo snake is a gopher tortoise commensal species due to its association with and utilization of gopher tortoise burrows for their life requisites. All tortoise burrows identified on the site will be permitted and excavation of the burrows will occur. If commensal species are identified during the excavation of the burrows, then each will be relocated to an appropriate relocation site. Best Management Practices during construction for the eastern indigo snake will also be incorporated. Eastern indigo snake signage will be installed at the construction office for instruction on procedures if an indigo snake enters the construction area. With the above measures being incorporated, no effect to the eastern indigo snake is anticipated.

The Florida burrowing owl utilizes open dry pasture or disturbed lands such as those within the subject property. Pedestrian transects were completed throughout the entire subject property and no Florida burrowing owls or evidence of their burrows were observed.

The subject property lies within the Consultation Area for the blue-tailed mole skink and sand skink. Soils (Apopka, Tavares and Chandler sands), and elevations (82 feet above sea level and higher) within the property are considered suitable for these species. Unimproved pasture

habitats within the subject property does not provide suitable habitat for the blue-tailed skink or the sand skink. No patches of open sand were observed within the property and a formal skink survey is not recommended.

The FWC's Eagle Nest Locator website was queried for data regarding documented southern bald eagle (*Haliaeetus l. leucocephalus*) nests in the project vicinity. The southern bald eagle is protected under the Bald and Golden Eagle Protection Act. Development guidelines are required for any proposed projects with 330 feet for urban areas and 660 feet for non-urban areas. The nearest known nest is located 2.15 miles east of the subject property. Therefore, development of the subject property is not likely to adversely affect the southern bald eagle.

No other protected flora or fauna species are expected to inhabit the subject property.

CONCLUSION

Atlantic Ecological Services, LLC conducted a site review on the Howey in the Hills property for the purposes of wetland delineation and determining the presence of and/or potential presence of state and federally protected wildlife and plant species.

No wetlands are located within the subject property.

A 100% gopher tortoise survey was completed on the subject property and a total of 5 potentially occupied burrows were located. Prior to construction any burrows within 25 feet of construction will be required to be permitted and relocated.

The subject property lies within the Consultation Area for the blue tailed mole skink and sand skink. Elevations, soils are suitable for these species, however, no suitable habitat was found and a formal survey is not recommended.

Should you have any questions or concerns please feel free to contact me at 386-314-9897 or jonathan@atlanticeco.com.

Sincerely,



Jonathan Oravetz
Project Manager

Enclosures

Technical Literature References

Chafin, L.G. 2000. *Field Guide to the Rare Animals of Florida*. Florida Natural Areas Inventory, Tallahassee, Florida.

Coile, Nancy C. 1998. *Notes of Florida's Endangered and Threatened Plants*. (Rule 5B-40 Florida's Regulated Plant Index), Botany Contribution 38, 2nd Ed. Florida Department of Agriculture and Consumer Services, Division of Plant Industry, Gainesville, Florida. 119 pp.

Cox, Jeffrey. A. 1987 *Status and Distribution of the Florida Scrub-Jay*. Florida Ornithological Society. Special Publication No. 3, Gainesville, Florida 110 pp.

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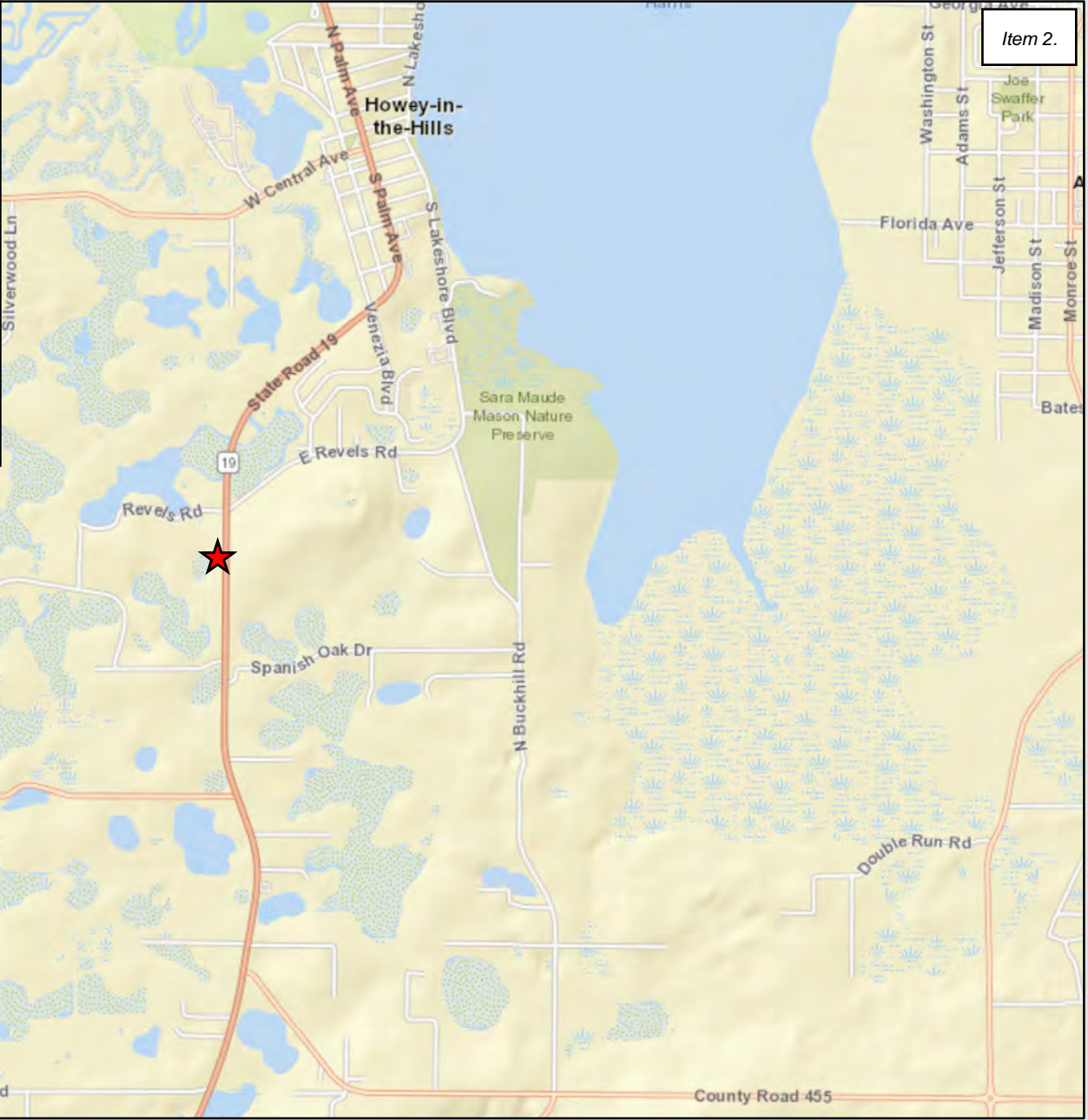
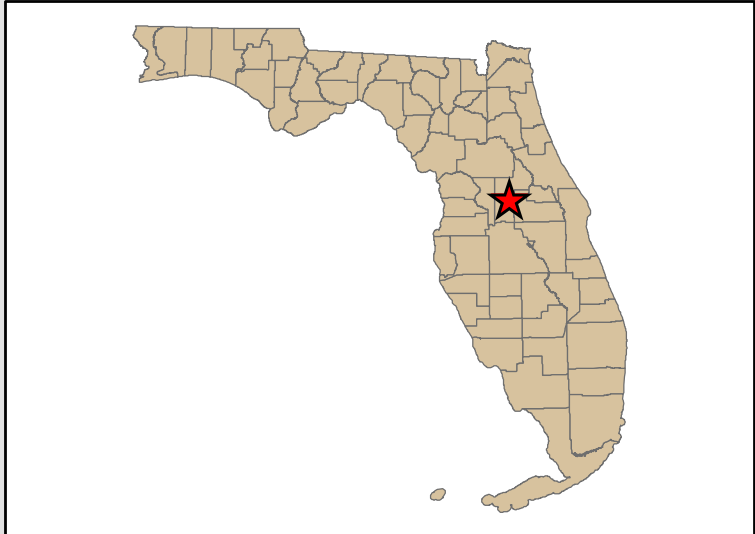
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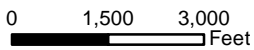
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Item 2.

Latitude: 28° 41' 35.83"N
Longitude: 81° 46' 51.37"W
Section 2
Township 21 South
Range 25 East

Image Source: ESRI 2023
Date: 8-7-23



Location Map Highway 19 Howey in the Hills Property Lake County, Florida



Item 2.



 Parcel

Image: ESRI 2022
Date: 8-7-23

0 50 100 Feet



Aerial Map Highway 19 Howey in the Hills Property Lake County, Florida

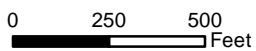


WWW.ATLANTICECO
904-347-9133 | jody@atlanticeco.com
201 Basque Rd | St. Augustine, FL 32080

Item 2.



Image: ESRI 2022
Date: 8-7-23



Topographic Map
Highway 19 Howey in the Hills Property
Lake County, Florida



Item 2.

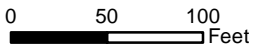


Parcel

Soil

- 5 - Apopka sand
- 8 - Candler sand
- 45 - Tavares Sand

Image: ESRI 2022
Date: 8-7-23



Soil Map

Highway 19 Howey in the Hills Property Lake County, Florida



Item 2.



Parcel
212-Unimproved Pasture - 3.61 ac.

Image: ESRI 2022
Date: 8-14-23

0 50 100 Feet



Habitat Map

Highway 19 Howey in the Hills Property

Lake County, Florida



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201 Basque Rd | St. Augustine, FL 32080



Image: ESRI 2022
Date: 8-9-23

0 50 100 Feet



Gopher Tortoise Burrow Location Map Highway 19 Howey in the Hills Property Lake County, Florida

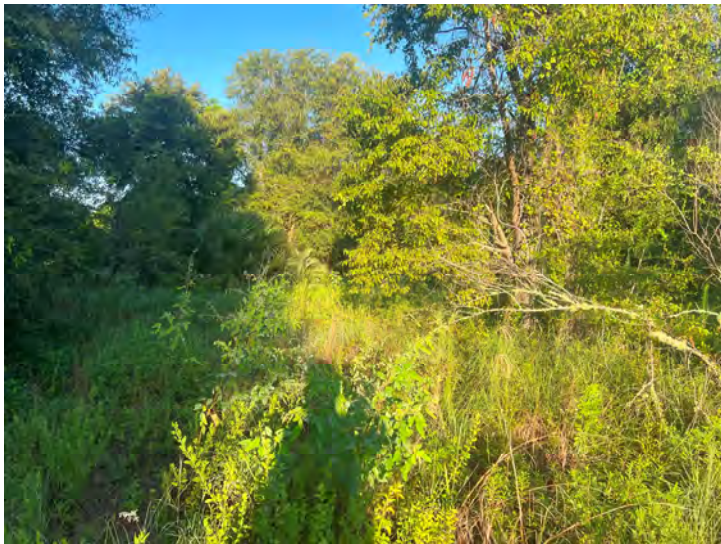


Photo Documentation
Howie in the Hills Property



Location: Habitat within parcel

Date: August 8, 2023



Location: Habitat within parcel

Date: August 8, 2023

Photo Documentation
Howie in the Hills Property



Location: Habitat within parcel

Date: August 8, 2023



Location: Habitat within parcel

Date: August 8, 2023

Photo Documentation
Howie in the Hills Property



Location: Habitat within parcel

Date: August 8, 2023



Location: Habitat within parcel

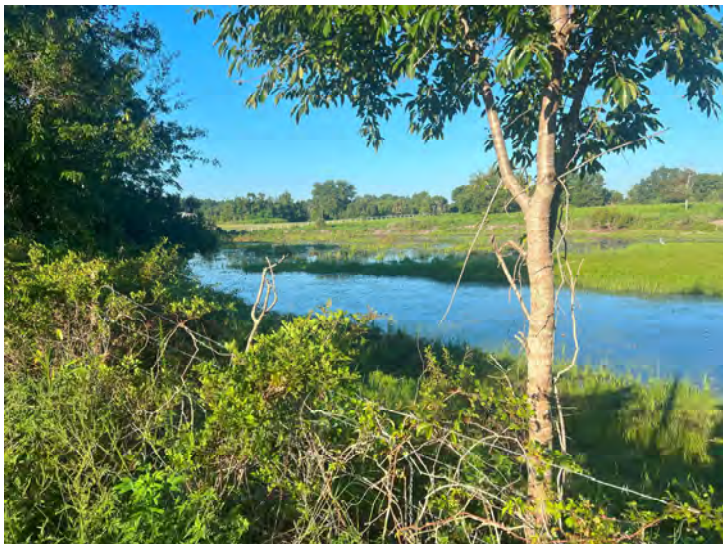
Date: August 8, 2023

Photo Documentation
Howie in the Hills Property



Location: Habitat within parcel

Date: August 8, 2023



Location: Offsite wetland

Date: August 8, 2023

Photo Documentation
Howie in the Hills Property

Item 2.



Location: Offsite wetland

Date: August 8, 2023



TOWN OF HOWEY- IN-THE- HILLS, FLORIDA
PETITION FOR CONDITIONAL USE
CHECKLIST AND REQUIREMENTS

SPECIAL EXCEPTION CHECKLIST

- General land Development Application
- Application Fee and Estimated Deposit
- Description of the proposed conditional use and how it meets the applicable criteria
- One signed and sealed survey of the property (no more than 2 years old).
- Legal Description
- Notarized Authorization of Owner (if applicant is other than owner or attorney for owner).
- List of property owners within 300 feet

PUBLIC NOTIFICATION (Sec. 4.12.04)

The applicant shall provide written notice to property owners within 300 feet regarding his intention to seek a variance. Notice shall be sent by certified mail no later than ten (10) days prior to the scheduled meeting and shall include the date, time and place of the public hearing and a description of the proposed variance. A notice letter will be provided to the applicant by the Town.

In addition to written notice Town staff shall also post a notice on the subject property ten (10) days prior to the public hearing and publish a notice of the hearing in a newspaper of general circulation at least ten (10) days prior to the public hearing.

CONDITIONAL USE APPROVAL PROCESS (Section 4.12.03)

All requests for conditional use shall be reviewed administratively by the Development Review Committee. The DRC shall prepare a report of its findings for presentation to the Planning and Zoning Board. The Planning and Zoning Board shall schedule a public hearing to consider the application and make a recommendation to the Town Council.

Upon receipt of the recommendation from the Planning and Zoning Board, the Town Council shall schedule a public hearing to consider the conditional use application. Following the public hearing, the Town Council shall approve, approve with conditions, or deny the conditional use.

WRITTEN PETITION FOR A CONDITIONAL USE

The following items must be completed in sufficient detail to allow the Town to determine if the application complies with the Section 4.12.02 of the land development code.

Describe the requested conditional use. Attach any supplemental information that can assist in understanding how the request complies with the purpose and intent of the code.

<p>Requesting a conditional use permit to put a 6,000 sf Veterinary Clinic on a property that we have submitted a rezone application for, to rezone to NC (Neighborhood Commercial). Buildings over 5,000 sf are a conditional use in NC (Neighborhood Commercial) zoning. The building needs to be 6,000 sft to be large enough for exam rooms and equipment needed. Site is currently zoned VMU/PUD.</p>

1. Is it inconsistent with the purpose or intent of the zoning district? YES NO Explain.

The purpose of the NC Zoning district is to provide attractive and functional areas to meet the daily needs of residents and visitors. A Veterinary office is consistent with this Zoning District.

2. Is it inconsistent with any element of the comprehensive plan? YES NO Explain.

A Veterinary Clinic provides convenience services for the surrounding areas.

3. Will it adversely affect the public interest? YES NO Explain.

The Veterinary Clinic will be a positive addition to the community.

4. Does it meet the expressed requirements of the applicable conditional use? YES NO Explain.

A Veterinary Clinic provides services in close proximity to the neighboring community, so it meets the expressed requirement of the NC Zoning district.

5. Is the applicant able to meet all requirements imposed by federal, state or local governments, or by the council? YES NO Explain.

Yes, the business will abide by all requirements imposed..

6. Will it generate undue traffic congestion? YES NO Explain.

A Veterinary Clinic will have a limited number of exam rooms and that will limit the amount of traffic visiting the site at one time.

7. Will it create a hazard or a public nuisance, or be dangerous to individuals or to the public? YES NO Explain.

The Veterinary Clinic will be a good neighbor and provide a needed service to the surrounding neighbors. There is nothing loud or dangerous from this type of business.

8. Will it materially alter the character of surrounding neighborhoods, or adversely affect the value of surrounding land, structures or buildings? YES NO Explain.

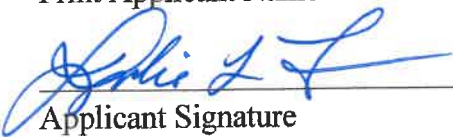
A nice looking building will be a boost, in place of the current vacant lot.

9. Will it adversely affect the natural environment, natural resources or scenic beauty, or cause excessive pollution? YES NO Explain.

A Veterinary Clinic will have minimal impact on their surroundings or environment. A developed site will be much more visually appearing than a vacant lot.

Julie Farr

Print Applicant Name



Applicant Signature

4/3/24

Date

X Application deposit made payable to: Town of Howey-in-the-Hills in the amount directed by the Town Clerk

Staff Use Only

Complete Application Received By & Date: _____

Incomplete Application Received By & Date: _____

Missing Items: _____

Scheduled Application Closing Date: _____

Scheduled Planning Board Meeting Date: _____

Scheduled City Commission Meeting Date: _____

Payment Received: Check Amount: \$ _____ **Date Paid:** _____



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

VARIANCE APPLICATION CHECKLIST

- General Land Development Application
- Application Fee and Estimated Deposit
- Description of the Variance and how it complies with Sec. 4.13.04
- List of property owners within 300 feet
- One signed and sealed survey of the property (no more than 2 years old).
- Legal Description
- Notarized Authorization of Owner (if applicant is other than owner or attorney for owner).

PUBLIC NOTIFICATION (Sec. 4.13.03)

The applicant shall provide written notice to property owners within 300 feet regarding his intention to seek a variance. Notice shall be sent by certified mail no later than ten (10) days prior to the scheduled meeting and shall include the date, time and place of the public hearing and a description of the proposed variance. A notice letter will be provided to the applicant by the Town.

In addition to written notice Town staff shall also post a notice on the subject property ten days prior to the public hearing and publish a notice of the hearing in a newspaper of general circulation at least ten (10) days prior to the public hearing.

VARIANCE HEARING PROCESS

The Planning and Zoning Board shall review the application for variance at their next available meeting following receipt of a completed application. The Planning and Zoning Board shall make a recommendation to the Town Council acting as the Board of Adjustment as to whether to approve, approve with changes or deny the variance. Upon receipt of the recommendation from the Planning and Zoning Board, the Board of Adjustment shall schedule a public hearing on the variance application and shall approve, approve with changes or deny the variance.

VARIANCE REQUIREMENTS

The following items must be completed in sufficient detail to allow the Town to determine if the application complies with the criteria for approving a variance.

Describe the requested variance. Attach any supplemental information that can assist in understanding the variance request and the negative impacts that the application of the land development code may have on the subject property.

A variance is required to be requested from Town Council for any building exceeding 5,000 sf.

1. What special condition(s) and circumstance(s) exist that are peculiar to your land, structure, building, or sign and are not applicable to other lands, structures, buildings, or signs in the same zoning classification?

The parcel is too small to meet the minimum requirements for a VMC/PUD project. In discussions with staff, this may have been assigned to this site in error.

2. Were these special condition(s) and circumstance(s) the result of actions by you? YES NO If Yes, Explain.

3. Would literal interpretation of the code deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the City Code? YES NO If Yes, Explain

A rezone to NC (Neighborhood Commercial) would allow the owner to develop the property for a veterinary office, which would benefit the surrounding residents. The variance for the extra 1,000 sf of space would be a benefit that others could apply for as well.

4. Will granting the variance requested confer on the applicant any special privilege that is denied by other lands, buildings or structures in the same zoning district? YES NO Explain

The variance from 5,000 sf to 6,000 sf of space would allow the property to be developed and would not impose any special privilege that surrounding property owners could not also enjoy.

5. Explain how the Variance(s) you are requesting is/are the minimum Variance(s) that will make it possible for you to make reasonable use of your land, building, structure or sign.

The NC (Neighborhood Commercial) zoning would allow for the development of the veterinary office. The variance from 5,000 sf to 6,000 sf would make the office large enough to fit all the necessary offices and equipment required for this type of business. This proposed building is actually about a 15% reduction from the optimal site preferred for a veterinary office.

6. Would the granting of the variance be in harmony with the general intent and purpose of the Code and the city's comprehensive plan? YES NO Explain

The property in it's current state is vacant and is of no benefit to the owner or community. The development of a veterinary office, would benefit the surrounding residents and bring care closer to where they live.

7. Would the granting of the variance be injurious to the area involved or otherwise detrimental to the public welfare? YES NO Explain

The proposed business operates during normal business hours, does not have excessive traffic generation and would benefit the surrounding residents.


Print Applicant Name

Julie Farr
Applicant Signature

4/3/24
Date



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

VARIANCE APPLICATION CHECKLIST

- General Land Development Application
- Application Fee and Estimated Deposit
- Description of Requested Zoning Amendment
- List of property owners within 300 feet
- One signed and sealed survey of the property (no more than 2 years old).
- Legal Description
- Notarized Authorization of Owner (if applicant is other than owner or attorney for owner).

PUBLIC NOTIFICATION (Sec. 4.13.03)

The applicant shall provide written notice to property owners within 300 feet regarding his intention to seek a rezoning. Notice shall be sent by certified mail no later than ten (10) days prior to the scheduled meeting and shall include the date, time and place of the public hearing and a description of the proposed rezoning. A notice letter will be provided to the applicant by the Town.

In addition to written notice Town staff shall also post a notice on the subject property ten days prior to the public hearing and publish a notice of the hearing in a newspaper of general circulation at least ten (10) days prior to the public hearing.

REZONING HEARING PROCESS

The Planning and Zoning Board shall review the application for rezoning at its next available meeting following receipt of a completed application. The Planning and Zoning Board shall make a recommendation to the Town Council as to whether to approve, approve with changes or deny the rezoning. Upon receipt of the recommendation from the Planning and Zoning Board, the Town Council shall schedule a public hearing on the rezoning application and shall approve, approve with changes or deny the rezoning.

REZONING REQUEST

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

Proposed Zoning: NC - Neighborhood Commercial

Requested Zoning: NC - Neighborhood Commercial

Zoning on Adjacent Parcels: North: PUD (Mission Rise)

East: ROW / MDR - Medium Density Residential 1

South: Country A (Agriculture Dist)

West: PUD (Mission Rise)

Parcel Size: Total parcel 4.45 acres, veterinary +/- 2.0 acres. Flood Zone Area 59,798 sf

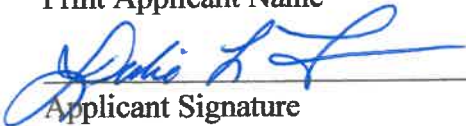
REZONING REQUIREMENTS

The following items must be completed in sufficient detail to allow the Town to determine if the application complies with the criteria for approving a rezoning. Attach any supplemental information that can assist in understanding the rezoning request.

1. Is the rezoning request consistent with the Town's comprehensive plan? Yes.
2. Describe any changes in circumstances of conditions affecting the property and the surrounding area that support a change in the current zoning. Adjacent parcel to the north developed a commercial retail business.
3. Will the proposed rezoning have any negative effects on adjacent properties? No.
4. Will the proposed rezoning have any impacts upon natural resources? No.
5. Will the proposed rezoning have any impacts upon adjacent properties? No.
6. Will the rezoning create any impacts on services including schools, transportation, utilities, stormwater management and solid waste disposal? The impacts would be to to transportation, utilities, stormwater management and solid waste disposal.
7. Are there any mistakes in the assignment of the current zoning classification?
Possibly, it was mentioned during the pre-application meeting that the parcel is too small to meet the minimum requirements for a VMU/PUD project. It was discussed with staff that this may have been done in error.

Julie Farr

Print Applicant Name


Applicant Signature

4/3/24

Date

Prepared by and return to:
Ashley S. Hunt, Esq.
Hunt Law Firm P.A.
601 S 9th Street
Leesburg, FL 34748
352-365-2262
File Number: 22325 Chon

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 5th day of January, 2024 between Ruth Chon Thompson and Yeong Sun Chon and Mark Chang Sun Chon, individually and as Co-Trustees of the Yuon Sup Chon Revocable Trust whose post office address is 751 Liberty Avenue, Mount Dora, FL 32757, grantor, and Jeffrey S. Esch, a single man whose post office address is 103 Blackstone Creek Road, Groveland, FL 34736, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

The South 740 feet of the East 262 feet of the following described property; North half of Government Lot 3, Section 2, Township 21 South, Range 25 East, Lake County, Florida. Lying West of the right of way for Highway No. 19.

Parcel Identification Number: 02-21-25-0002-000-00500

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Subject to easements, restrictions and reservations of record, if any, but not to reimpose any void or lapsed restrictions or easements.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2023**.

**THIS SPACE LEFT BLANK INTENTIONALLY
SIGNATURE PAGE TO FOLLOW**

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Ruth Mills
Witness Name: Ruth Mills
Witness Address: 601 S. 9th St
City, State, Zip: Lecsburg, FL 34748

Ruth Chon Thompson Co-trustee
Ruth Chon Thompson, individually and as Co-Trustees of
the Yuon Sup Chon Revocable Trust

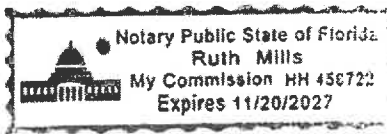
William Rhoads
Witness Name: William Rhoads
Witness Address: 601 S. 9th St
City, State, Zip: Lecsburg, FL 34748

State of Florida
County of Lake

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of January, 2024 by Ruth Chon Thompson individually and as Co-Trustee(s) of the Yuon Sup Chon Revocable Trust, who is personally known or has produced DIVERS IDENTIFICATION as identification.

[Notary Seal]

Ruth Mills
Notary Public
Printed Name: Ruth Mills
My Commission Expires: 11/20/27



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sarah P. Scott
Witness Name: Sarah P. Scott
Witness Address: 1615 DRA DRIVE
City, State, Zip NAPA CA 94559

Mark Chang Sun Chon Co-Trustee
Mark Chang Sun Chon, individually and as Co-Trustees of
the Yuon Sup Chon Revocable Trust

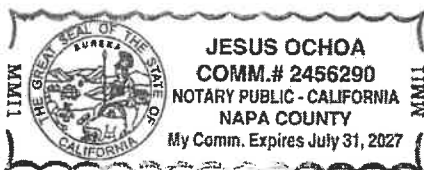
Clyde Hall
Witness Name: Clyde Hall
Witness Address: 1709 Idaho St
City, State, Zip Napa, CA 94559

State of California
County of NAPA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 01/02/2024 by Mark Chang Sun Chon, individually and as Co-Trustee(s) of the Yuon Sup Chon Revocable Trust, who is personally known or has produced CA DRIVER LICENSE as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: JESUS OCHOA
My Commission Expires: JULY 31, 2027



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Nancy Spurlin
Witness Name:
Witness Address: 2910 N Westwoodland Dr
City, State, Zip Orlando, FL 32804

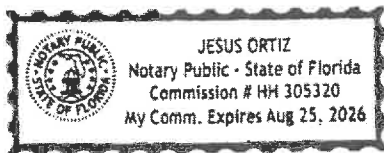
Yeong Sun Chon, Co-Trustee, individually and as Co-Trustee of the Yuon Sup Chon Revocable Trust
Yeong Sun Chon, Co-Trustee, individually and as Co-Trustees of the Yuon Sup Chon Revocable Trust

William E Spurlin
Witness Name: WILLIAM E SPURLIN
Witness Address: 2910 N Westwoodland Dr
City, State, Zip ORLANDO, FL 32804

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this Jan 3rd, 2024 by Yeong Sun Chon, individually and as Co-Trustee(s) of the Yuon Sup Chon Revocable Trust, who is personally known or has produced FL Driver's License as identification.

[Notary Seal]



Jesus Ortiz
Notary Public
Printed Name: Jesus Ortiz
My Commission Expires: Aug 25, 2026

April 5, 2024

Town of Howey in the Hills
100 N Palm Avenue
Howey in the Hills, FL 34737

RE: Parcel 02-21-25-0002-000-00500 – Conditional Use Narrative

To Whom It May Concern,

Please accept this letter as explanation why granting a conditional use for NC Zoning for a 6,000 sf building (versus the 5,000 sf building allowed in code) is a use that would not be appropriate generally without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, appearance or general welfare.

The granting of the conditional use would not adversely affect anyone in this area. In fact, it would bring a new business, new service and jobs to this area. A smaller building would not be able to accommodate all the offices and equipment necessary to establish a successful veterinary office. The additional space would give the practice the ability to serve more people, as well as make the investment in construction more financially sound. This would also bring a new business into an area that has few businesses established to serve the surrounding properties.

The granting of the conditional use does not harm surrounding property owners and would make it easier for the surrounding property owners to take care of their pets, without traveling to a further away practice.

Please feel free to contact me for additional information.

Sincerely,



Bob Ziegenfuss, PE, LEED AP

**1201 E. Robinson St.
Orlando, Florida 32801**

Phone: (407) 271-8910

April 5, 2024

Town of Howey in the Hills
100 N Palm Avenue
Howey in the Hills, FL 34737

RE: Parcel 02-21-25-0002-000-00500 – Variance Narrative

To Whom It May Concern,

Please accept this letter as explanation why granting a variance for a 6,000 sf building (versus the 5,000 sf building allowed in code) will not be contrary to the public interest. Per 4.13.04, Standards in Granting a Variance, The Board of Adjustment may authorize a variance from the terms of the LDC as will not be contrary to public interest, where owing to special conditions a literal enforcement of the provisions of this Code will result in unnecessary and undue hardship.

The granting of the variance is the minimum variance that will make possible the reasonable use of the land, building or structure. A smaller building would not be able to accommodate all the offices and equipment necessary to establish a successful veterinary office. The additional space would give the practice the ability to serve more people, as well as make the investment in construction more financially sound. This would also bring a new business into an area that has few businesses established to serve the surrounding properties.

The granting of the variance does not harm surrounding property owners.

Please feel free to contact me for additional information.

Sincerely,



Bob Ziegenfuss, PE, LEED AP

**1201 E. Robinson St.
Orlando, Florida 32801**

Phone: (407) 271-8910



Lakeridge Animal Hospital
 20180 US Hwy 27, STE 206
 Clermont, FL 34715
 Phone: 352-995-2002 – Fax: 352-995-2009



Date: 29 March 2024

Reference: Lakeridge Animal Hospital – SR 19, Howey in the Hills, FL 34737
 Parcel i.d. 02-21-25-0002-000-00500

To Whom It May Concern:

Please accept this letter as authorization for Robert Ziegenfuss and/or Julie Farr of Z Development Services, to act as our authorized agent for the submittal of the required documents during the permitting process for the above referenced project.

They will act as agents in submitting applications and other related correspondence for the above-referenced project. They will also provide representation at meetings as required.

Sincerely,



 Jeffrey Esch

STATE OF FL
 COUNTY OF Lake

The foregoing instrument was acknowledged before me this 29 day of March 2024.
 by Jeffrey Esch who is personally known to me or who produced FLDL license
 as identification and who did not take an oath.

Notary Public Haamawattie S. Mannie
 Seal

My Commission Expires:
3/14/2027

