



Development Review Committee

**July 14, 2022 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/84857618114?pwd=TW0zS1BuVWpiL2VBbIVyNEZvMUVNQOT09>
Meeting ID: 848 5761 8114 | **Passcode:** 135853

CALL TO ORDER ATTENDANCE

NEW BUSINESS

- 1. Discussion: J5 Equities - Golden Hills Pre-Application Meeting**
- 2. Discussion: Four Seasons Commercial Pre-Application**
- 3. Discussion: Four Seasons - Preliminary Subdivision Submittal**
- 4. Discussion: Final Plat Submission - Venezia Townhomes**
- 5. Discussion: Simpson Parcel PUD Submittal**

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: **DRC Meeting**

Time: **Jul 14, 2022 2:00 PM Eastern Time** (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/84857618114?pwd=TW0zS1BuVWpiL2VBb1VyNEZvMUVNQ09>

Meeting ID: 848 5761 8114

Passcode: 135853

Dial by your location

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

Meeting ID: 848 5761 8114

Passcode: 135853

Find your local number: <https://us06web.zoom.us/j/84857618114?pwd=TW0zS1BuVWpiL2VBb1VyNEZvMUVNQ09>

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: J5 Equities Parcel Pre-Application
 DATE: July 1, 2022

The owners of an approximately 140-acre parcel extending westward from the former Mission Rise development project has requested a pre-application to discuss potential development of the site. The application notes an intent to develop single-family housing (lot size and density undetermined) with the possibility of including villas or townhomes on lots in the 40-foot lot width range. This memorandum provides a summary of the initial planning considerations given the limited amount of information available on a proposed development package.

FUTURE LAND USE

The future land use map designates the property as Village Mixed Use (VMU). The VMU land use classification requires development use a planned unit development format and it includes specific criteria that need to be met. The applicable policies from the comprehensive plan Future Land Use Element are provided below:

OBJECTIVE 1.1: *Identifying Land Use Patterns and Permitted Densities and Intensities.* To identify the appropriate land use patterns, residential densities, and non-residential intensities of land use permitted in Howey-in-the-Hills.

POLICY 1.1.1: *Land Use Designations.* The Town shall establish, adopt and implement density and intensity standards for all future land uses, as applicable, and as indicated on the *Future Land Use Map* and the adopted Town Zoning Map.

Density and intensity standards for land uses in Howey-in-the-Hills are featured below

Village Mixed Use (VMU)	<p>Minimum of 25 acres to apply for this land use. Maximum density of 4 dwelling units per acre, which may be increased to 6 dwelling units per acre if the development includes 20% usable public open space (no wetlands). Residential areas shall comprise a minimum of 70% of the net land area and a maximum of 85% of the net land area.</p> <p>Commercial/non-residential areas shall comprise a minimum of 15% of the net land area and a maximum of 30% of the net land area. This includes community facilities and schools.</p> <p>For developments with more than 100 acres, 5% of the non-residential land shall be dedicated for public/civic buildings.</p> <p>Commercial/non-residential may be 2 stories with 50% coverage as long as parking and other support facilities (stormwater) are met. The maximum building height is 35 feet.</p> <p>Public recreational uses must occupy a minimum of 10% of the useable open space (no wetlands).</p> <p>A minimum of 25% open space is required.</p> <p>The maximum building size is 30,000 sq. ft.; unless a special exception is granted to the developer by the Town Council.</p>
-------------------------	---

POLICY 1.1.2: *Land Use Categories.* The land use categories, as depicted on the Town's 2035 Future Land Use Map (FLUM) shall permit the following uses and activities.

Village Mixed Use – Primarily intended to create sustainability and maintain the unique charm of the Town, including the provisions of reducing the dependability on the automobile, protecting more open land, and providing quality of life by allowing people to live, work, socialize, and recreate in close proximity. Elementary, middle, and high schools are also permitted in this category.

The critical points to consider in the application of the VMU land use classifications Include:

- A density of four units per acre is applied to the net land area (less water and wetlands), which based on the Property appraiser data could yield a maximum of 559 units.
- Residential land use cannot exceed a maximum of 85% of the project area with 15% of the project area being devoted to other active land uses.
- Open space must be a minimum of 25% of the total project area with wetlands and stormwater retention areas counting for only a portion of the open space area.

- Depending on the project size requirements, civic and public recreational uses will apply.

ZONING

The parcels are currently zoned AG Agriculture. Development under the Village Mixed Use Land Use Classification will require rezoning to a planned unit development designation. A comprehensive plan amendment is not required to support this rezoning as the comprehensive plan policies require a PUD zoning for VMU properties.

DEVELOPMENT ISSUES AND CONSIDERATIONS

Development Timing

While the comprehensive plan places the property in a development classification, rezoning and approval of development plan will require the applicant to address a number of key issues. While some level of urban development is anticipated by the Town's comprehensive plan, the timing of development may be such that approval of a PUD zoning may not be appropriate.

Concurrency

The applicant will need to demonstrate that the project will meet the concurrency policies that require the availability of public services to the project at the time the demand for these services occurs. The key services are:

- Potable Water: The Town will need to review the project to determine if adequate capacity exists to support the number of units proposed given the Town's existing demand and demand from already approved projects. The ability to extend water service to the site, which is currently remote from the Town's distribution system will also need to be evaluated. Any line extensions will be the responsibility of the development to construct.
- Sanitary Sewer: As with potable water, sanitary sewer service needs to be evaluated for capacity and for extension of service lines. The Town's sewer provider has indicated that there is no available treatment capacity beyond currently allocated service and projects which have current capacity commitments.
- Transportation: The applicant will need to conduct a traffic study to determine if capacity is available on the existing road network or if improvements are necessary to adequately support the project.
- Schools: The applicant will need to contact Lake County Schools to determine if student capacity is available for the proposed project.

Traffic Access

Site access appears to be a difficult issue. The site has three exterior road connections, and all should be used. These include Number 2 Road via Silverwood Lane, Orange Blossom Road via Blue Gem Lane, and Dewey Robbins Road via Reading Road. Only Dewey Robbins Road is being actively considered for improvement to collector/arterial road status and the timing of planned improvements is not clear at this time. Improvements to Number 2 Road are also likely to be needed based on overall development in the Howey area, but there are some significant issues limiting the ability to improve Number 2 Road. The connector roads to the planned collector/arterial road network are undersized for urban use, suggesting that the applicant may need to consider off-site improvements to these roads as well as the construction of roads within the project area.

Environmental Considerations

An environmental assessment will be required to address flood prone areas, wetlands, threatened and endangered species and tree protection. A wetlands determination will be an important data input as wetlands and water bodies may not be applied to the determination of project unit yield. Wetlands may not be modified to create buildable residential land.

Lake County Rural Planning Areas

The subject property falls within area that has been designated as being within the Yalaha-Lake Apopka Rural Planning Area. The Town and the applicant can expect some opposition from Lake County regarding intensive development within the rural planning area. The county policies for the Yalaha- Apopka Rural Planning Area are provided below.

OBJECTIVE I-5.4 YALAHA-LAKE APOPKA RURAL PROTECTION AREA

The County hereby establishes the Yalaha-Lake Apopka Rural Protection Area located between the Harris Chain of Lakes and Clermont Chain of Lakes as depicted on the Future Land Use Map. This Rural Protection Area is intended to preserve rural density, character, and lifestyle compatibility with the Yalaha community, to protect the ecological integrity of public and private lands associated with the Lake Apopka Basin and North Shore Restoration Area, and to provide for hydrologic and ecologic connectivity to the Harris Chain of Lakes.

Policy I-5.4.1 Importance of the Yalaha-Lake Apopka Rural Protection Area

The Yalaha-Lake Apopka Rural Protection Area represents a part of rural Lake County, geographically separate from municipalities concentrated around the Harris Chain of Lakes and the Clermont Chain of Lakes. Historically distinctive communities within the area such as Yalaha, Ferndale, and Lake Jem are otherwise surrounded by large expanses of rural property. Protecting the integrity of this Rural Protection Area is important to sustaining the long-term rural character of Lake County, preventing urban sprawl, and averting the eventual erosion of remaining rural lands between the north and south parts of the County. This area also includes rural undeveloped and agricultural lands within the Lake Apopka Basin, which

has been a focus of hydrologic and ecologic restoration. This Rural Protection Area is characterized by agrarian and equestrian-oriented uses that represent a valuable part of the history, culture, and lifestyle of rural Lake County.

Policy I-5.4.2 Land Use in the Yalaha-Lake Apopka Rural Protection Area

Lake County shall limit future land use within the Yalaha-Lake Apopka Rural Protection Area to the Rural Future Land Use Category and Public Benefit Future Land Use Series. The County shall require Rural Conservation Subdivision design with clustering, for any proposed development within the Yalaha-Lake Apopka Rural Protection Area that meets the criteria and thresholds established in the Land Development Regulations to ensure the protection of natural resources including, but not limited to habitat, wildlife, and wildlife corridors. Clustering and common open space shall emphasize the protection of natural resources including but not limited to habitat, wildlife, and wildlife corridors; maximization of buffers and open space adjacent to public conservation land; protection of aquifer recharge; and the provision of opportunities for passive recreation.



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

101 N. Palm Avenue, Howey-in-the-Hills, Florida 34737

Phone: (352) 324-2290 • Fax: (352) 324-2126

Date Received:

Application ID:

Received By:

REQUESTED ACTION

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

Describe Request: _____

APPLICANT INFORMATION:

Name: Claire Clements- Southern Citrus Groves LLC E-Mail: Claire@hrtampabay.com

Address: 9804 W Park Village Drive, Tampa FL 33626 Phone: 813-293-3719 Fax: n/a

☐ Owner
 ☒ Agent for Owner
 ☐ Attorney for Owner

OWNER INFORMATION:

Name: J5 Equities LLC- Randy Jeppesen E-Mail: randy@teamjepp.com

Address: 167 N INDUSTRIAL DR Phone: 904-608-3861

ORANGE CITY, FL 32763 Fax: n/a

PROPERTY INFORMATION:

SILVERWOOD LN
Address: HOWEY IN THE HILLS FL, 34737

General Location: Howey in the Hills

Current Zoning: AG

Current Land Use: AG/ PASTURE

Parcel Size: 164.7 mol

Tax Parcel #:

34-20-25-0003-000-02100 & 03-21-25-0002-000-05900

Legal Description Attached ☒ Yes ☐ No

Survey Attached ☒ Yes ☐ No

Pre-Application Meeting Date: _____
(Attach Pre-Application Form)

Application Fee: \$_____

Applicant's Signature: _____
(Signature) (Date)

(Print)

Owner's Signature: _____
(Provide letter of Authorization) (Signature) (Date)

(Print)

Applications must be complete to initiate the review process.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
J5 EQUITIES LLC

Filing Information

Document Number	L11000025540
FEI/EIN Number	N/A
Date Filed	03/01/2011
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/27/2017
Event Effective Date	NONE

Principal Address

167 n industrial drive
orange city, FL 32763

Changed: 10/24/2017

Mailing Address

167 n industrial drive
orange city, FL 32763

Changed: 10/24/2017

Registered Agent Name & Address

JEPPESEN, Nancy L
167 n industrial drive
orange city, FL 32763

Name Changed: 02/14/2016

Address Changed: 10/27/2017

Authorized Person(s) Detail

Name & Address

Title MMANAGER, Authorized Member

Jeppesen, NANCY LYNN

167 N INDUSTRIAL DRIVE
ORANGE CITY, FL 32763

Item 1.

Annual Reports

Report Year	Filed Date
2020	01/15/2020
2021	01/10/2021
2022	01/25/2022

Document Images

01/25/2022 -- ANNUAL REPORT	View image in PDF format
01/10/2021 -- ANNUAL REPORT	View image in PDF format
01/15/2020 -- ANNUAL REPORT	View image in PDF format
02/09/2019 -- ANNUAL REPORT	View image in PDF format
07/17/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
04/23/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
02/05/2018 -- ANNUAL REPORT	View image in PDF format
10/27/2017 -- LC Amendment	View image in PDF format
02/10/2017 -- ANNUAL REPORT	View image in PDF format
02/14/2016 -- ANNUAL REPORT	View image in PDF format
02/23/2015 -- ANNUAL REPORT	View image in PDF format
06/10/2014 -- ANNUAL REPORT	View image in PDF format
10/07/2013 -- REINSTATEMENT	View image in PDF format
01/03/2012 -- ANNUAL REPORT	View image in PDF format
03/01/2011 -- Florida Limited Liability	View image in PDF format



TOWN OF HOWEY-IN-THE-HILLS, FLORIDA

PRE-APPLICATION MEETING FORM

You must set up a pre-application meeting **before** submitting your application. Please submit a completed form and the associated fee to the Town Clerk at Town Hall, 101 N. Palm Avenue, Howey-in-the-Hills, Florida 34737 at least three (3) working days prior to the meeting.

The following background information is required to schedule a pre-application meeting. Staff will use this to research the project site in preparation for the meeting. Although this is the minimal amount of background material required, more information is welcome. Please attach additional sheets or plans as needed.

APPLICANT

Name: Claire Clements- Southern Citrus Groves LLC
 Address: 9804 W Park Village Drive
 City/State/Zip: Tampa, FL 33626
 Phone: 813-727-0613 Fax: n/a
 E-Mail Address: claire@hrtmapabay.com
 Contact Person: Claire Clements

OWNER

Name: J5 Equities LLC
 Address: 167 N INDUSTRIAL DR
 City/State/Zip: ORANGE CITY, FL 32763
 Phone: 904-608-3861 Fax: n/a
 E-Mail Address: randy@teamjepp.com
 Contact Person: Randy Jeppesen

Application Type: (Please check)

☒ Site Plan Review ☐ Subdivision ☐ Rezoning ☐ Comprehensive Plan Amendment ☐ Other

PROJECT INFORMATION

Tax parcel number(s): 34-20-25-0003-000-02100 & 03-21-25-0002-000-05900
 Address of parcel: SILVERWOOD LN, HOWEY IN THE HILLS FL, 34737
 Size of parcel: 164.7 MOL Existing Use: AG/ PASTURE
 General Project Summary A SINGLE FAMILY DEVELOPMENT CONSISTING OF BOTH SINGLE FAMILY PRIMARILY AND MAYBE SOME VILLAS. NO TOWN HOMES. AND NO 40' LOTS FOR SINGLE FAMILY. ONLY NARROWER LOTS FOR VILLAS IN A CLUSTER FASHION.

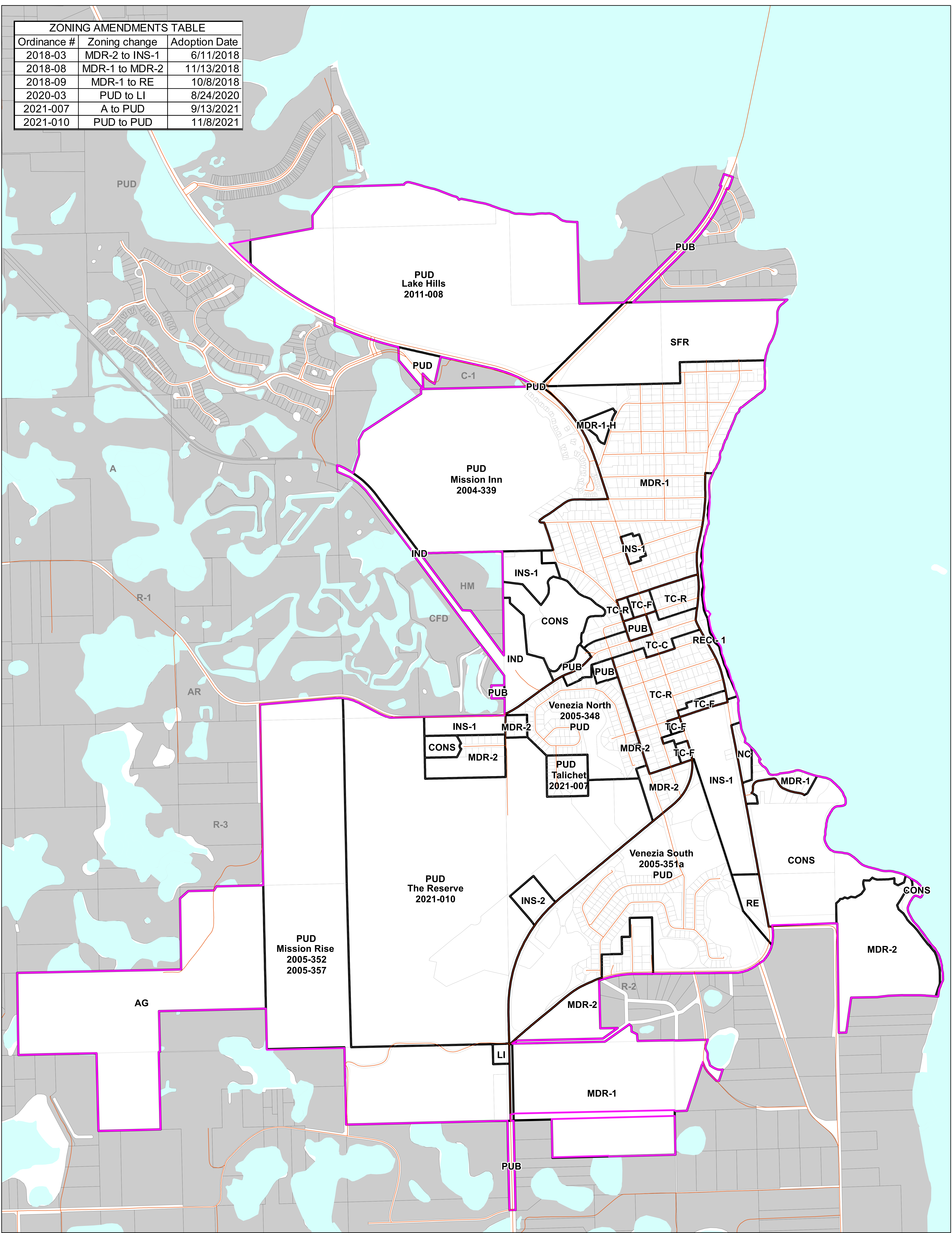
STAFF USE ONLY

Planner's Comments/Notes: _____

☐ Notifications Discussed

Date Submitted: _____ Taken By: _____ Time: _____ a.m./p.

ZONING AMENDMENTS TABLE		
Ordinance #	Zoning change	Adoption Date
2018-03	MDR-2 to INS-1	6/11/2018
2018-08	MDR-1 to MDR-2	11/13/2018
2018-09	MDR-1 to RE	10/8/2018
2020-03	PUD to LI	8/24/2020
2021-007	A to PUD	9/13/2021
2021-010	PUD to PUD	11/8/2021



Town of Howey-in-the-Hills
Zoning Map

Legend

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

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

This map product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

**LEGAL DESCRIPTION
J5 EQUITIES INC**

THAT PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1798, PAGES 174 AND 176 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND LYING IN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 25 EAST AND IN SECTION 3, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID SECTION 34; THENCE NORTH 00°50'07" EAST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34 FOR 1329.08 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34; THENCE SOUTH 89°35'31" EAST ALONG SAID NORTH LINE FOR 2664.19 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 34; THENCE NORTH 00°49'30" EAST ALONG SAID WEST LINE FOR 1143.03 FEET TO THE SOUTH BOUNDARY OF A 66' INGRESS AND EGRESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1778, PAGE 112 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING THREE COURSES: RUN NORTH 49°20'07" EAST FOR 168.12 FEET TO AN IRON ROD AND CAP; THENCE SOUTH 89°17'37" EAST FOR 414.67 FEET TO AN IRON ROD AND CAP; THENCE NORTH 34°12'49" EAST FOR 91.71 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE SOUTH 89°33'54" EAST ALONG SAID NORTH LINE FOR 737.10 FEET TO THE EAST LINE OF THE WEST 1/2 OF SOUTHEAST 1/4 OF SECTION 34; THENCE SOUTH 00°44'27" WEST ALONG SAID EAST LINE FOR 1993.54 FEET TO A 5/8" IRON ROD AND CAP 'LB NUMBER 7514'; THENCE NORTH 89°38'03" WEST FOR 1722.18 FEET TO A 5/8" IRON ROD AND CAP 'LB NUMBER 7514'; THENCE SOUTH 00°16'42" WEST FOR 1912.00 FEET TO A 5/8" IRON ROD AND CAP 'LB NUMBER 7514' ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 3; THENCE NORTH 89°44'32" WEST ALONG SAID SOUTH LINE FOR 1028.35 FEET TO THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3; THENCE NORTH 00°13'44" EAST FOR ALONG SAID WEST LINE 1253.87 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 34; THENCE NORTH 89°37'08" WEST ALONG SAID SOUTH LINE FOR 1250.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 164.701 ACRES, MORE OR LESS.

TOGETHER WITH:

THE EASEMENTS FOR INGRESS AND EGRESS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1778, PAGE 101, AND OFFICIAL RECORDS BOOK 1778, PAGE 112, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



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

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

Date Received:

Application ID:

Received By:

REQUESTED ACTION

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

APPLICANT INFORMATION:

Name: Claire Clements- Southern Citrus Groves LLC E-Mail: Claire@hrtampabay.comAddress: 9804 W Park Village Drive, Tampa FL 33626 Phone: 813-293-3719 Fax: n/a
☐ Owner ☒ Agent for Owner ☐ Attorney for Owner

OWNER INFORMATION:

Name: J5 Equities LLC- Randy JeppesenE-Mail: randy@teamjepp.comAddress: 167 N INDUSTRIAL DRPhone: 904-608-3861ORANGE CITY, FL 32763Fax: n/a

PROPERTY INFORMATION:

SILVERWOOD LN
Address: HOWEY IN THE HILLS FL, 34737

General Location: Howey in the Hills

Current Zoning: AG

Current Land Use: AG/ PASTURE

MIXED USE VILLAGE

Parcel Size: 164.7 mol

Tax Parcel #:

34-20-25-0003-000-02100 & 03-21-25-0002-000-05900

Legal Description Attached ☒ Yes ☐ No

Survey Attached ☒ Yes ☐ No

Pre-Application Meeting Date: JUNE 9TH, 2022

(Attach Pre-Application Form)

Application Fee: \$ \$1,000.

Applicant's Signature: _____

(Signature)

(Date)

(Print)

Owner's Signature:
(Provide letter of
Authorization)

AA FORM INCLUDED IN PACKAGE

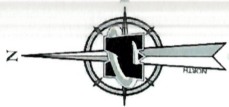
(Signature)

(Date)

(Print)

Applications must be complete to initiate the review process.

GOLDEN HILLS



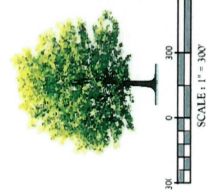
GENERAL NOTE:
THIS IS A PLAN SHOWING ALL THE THREE MAJOR PROJECTS THAT FALL IN THIS AREA AND INSIDE OF HOWEY IN THE HILLS. THIS SHOWS A POSSIBLE RESTRUCTURING OR COMING TOGETHER OF THE THREE SITES CONSIDERING TRAFFIC AND OTHER ISSUES. ALL IS SUBJECT TO CHANGE AND CORRECTION.

LENNAR PROJECT

ADD MORE RESIDENTIAL TO COMMERCIAL DESIGN TO GO AROUND THE POWER LINES

Total Land Area = 241.32 acres
Total Developable Area = 179.79
Total Units Showing = 607 DU
 Composed of 78 Villas or SF 40' lots and 529 SF 50' lots
 3.39 DU/Acre as shown. NTE 3.5DU/Acre

GOLDEN HILLS PROJECT:
Total Land Area = 164.7 acres
Total Developable Area Unknown
Total Units Showing = 513 DU
 Minimum Lot Size 50' x 120' plus larger Estate Lots
 Approx. 3.5 DU/Acre also.



Item 1.



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

MEMORANDUM

TO: Howey-in-the-Hills Development Review Committee
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Lake Hills Commercial Parcel Pre-Application
DATE: July 11, 2022

This pre-application review is based on the concept plan dated December 16, 2021 and submitted by the project engineer on July 1, 2022; the Lake Hills development agreement recorded in the public records of Lake County on February 24, 2016 and the Town's land development regulations. The proposed development includes land within Pod 1 and designated as commercial by the conceptual land use plan in the approved agreement. The plan calls for a primary commercial parcel of approximately 8.65 acres along with four outparcels designated as A through D. The primary commercial parcel includes 58,887 square feet of building, associated parking, landscaping and stormwater retention.

General Comments

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

Development Agreement Comments

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.

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.
3. Maximum building height for non-residential structures is 35 feet with 45 feet allowed for architectural enhancements.
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).
5. Sidewalks are required on CR 48 and SR 19 per Section 5g of the development agreement.
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.
7. Non-residential buffers are required to conform to the land development code Section 7.02.02. Buffer width is 10 feet abutting non-residential uses and 15-feet abutting residential development with planting content consisting of one canopy tree, two understory trees and 30 linear feet of shrubs per 50 linear feet of buffer. (7.02.02 B)
8. Foundation planting area consisting of a minimum of 10-feet in width is required per section 7.04.02.
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.

Conceptual Plan Comments

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

GRIFFEY ENGINEERING, INC.

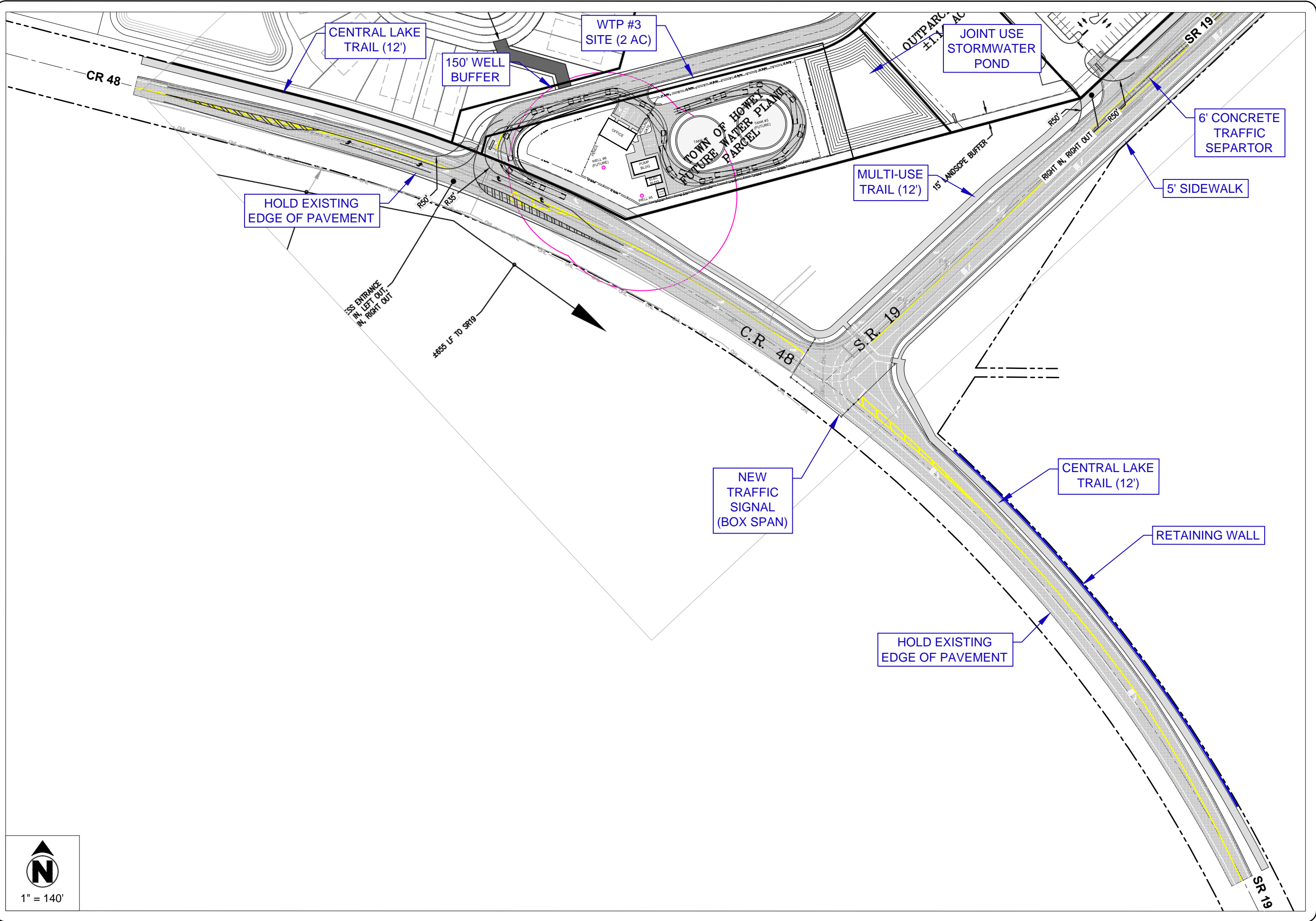
July 6, 2022

Four Seasons Commercial Concept Plan

Engineering Review Comments

Page 1

The access connection on CR 48 needs to be designed to accommodate a semi truck (WB-50) turning right into the site per the attached intersection improvement plan.



Item 2.

DONALD A. GRIFF
FLORIDA 036799

GRIFFEY ENGINEERING, INC.
36202 East Eldorado Lake Dr.
EUSTIS, FLORIDA 32736
(352) 589-2368

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

SR 19 & CR 48
INTERSECTION IMPROVEMENT

CONCEPTUAL PLAN

Date	Drawn By:
	DAG
	Drawing #:
	Intersections
	Project #:
	15028
07/06/2022	Scale:
03/22/2022	AS



TOWN OF HOWEY-IN-THE-HILLS, FLORIDA

PRE-APPLICATION MEETING FORM

You must set up a pre-application meeting **before** submitting your application. Please submit a completed form and the associated fee to the Town Clerk at Town Hall, 101 N. Palm Avenue, Howey-in-the-Hills, Florida 34737 at least three (3) working days prior to the meeting.

The following background information is required to schedule a pre-application meeting. Staff will use this to research the project site in preparation for the meeting. Although this is the minimal amount of background material required, more information is welcome. Please attach additional sheets or plans as needed.

APPLICANT

Name: WindCrest Acquisitions, LLC
 Address: 605 E. Robinson St. Suite 340
 City/State/Zip: Orlando, FL 32801
 Phone: 407-219-3540 x.3 Fax: 407-219-3541
 E-Mail Address: Craig@windcrestinc.com
 Contact Person: Craig L. Buchanan

OWNER

Name: Lake Harris (Orlando) Asli VII Owner #2 LLC
 Address: 923 N. Pennsylvania Ave
 City/State/Zip: Winter Park, FL 32789
 Phone: _____ Fax: _____
 E-Mail Address: _____
 Contact Person: _____

Application Type: (Please check)

☒ Site Plan Review ☐ Subdivision ☐ Rezoning ☐ Comprehensive Plan Amendment ☐ Other

PROJECT INFORMATION

Tax parcel number(s): 23-20-25-0002-000-01100
 Address of parcel: Northwest corner of SR19 of CR48, Howey-in-the-hills, Florida
 Size of parcel: 14.28 Acres Existing Use: Vacant Land / Abandoned Citrus
 General Project Summary Concept Plan for multi-tenant retail commercial site

STAFF USE ONLY

Planner's Comments/Notes: _____

 _____ ☐ Notifications Discussed

Date Submitted: _____ Taken By: _____ Time: _____ a.m./p.m.



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

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

COMMERCIAL CONCEPT PLAN
FOR
FOUR SEASONS AT LAKE HARRIS

TOWN OF HOWEY-IN-THE-HILLS LAKE COUNTY, FLORIDA

WINDCREST DEVELOPMENT GROUP, INC.
605 E. ROBINSON STREET, SUITE 340
ORLANDO, FLORIDA 32801
407.219.3540

ENGINEER IN CHARGE:

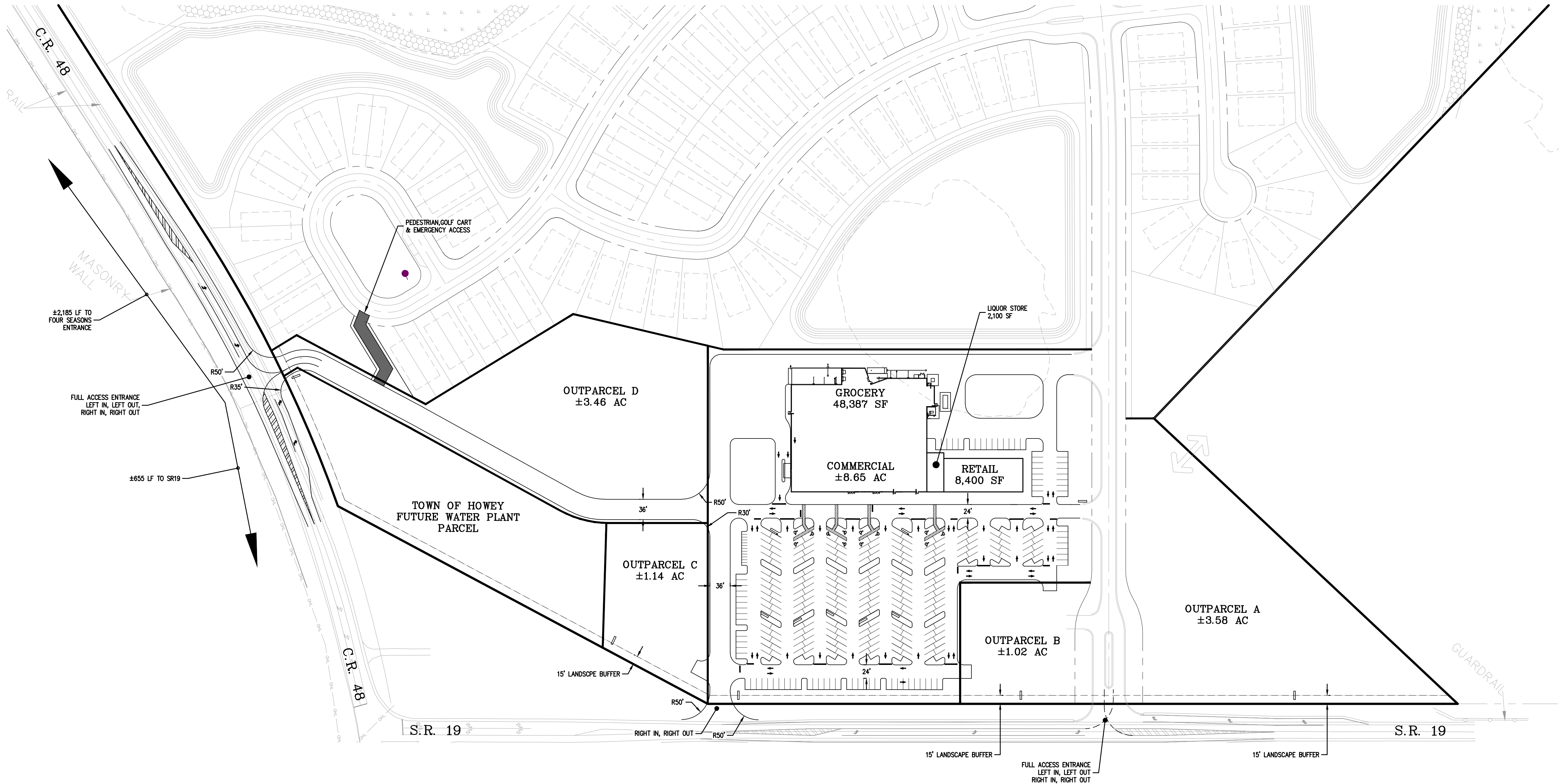
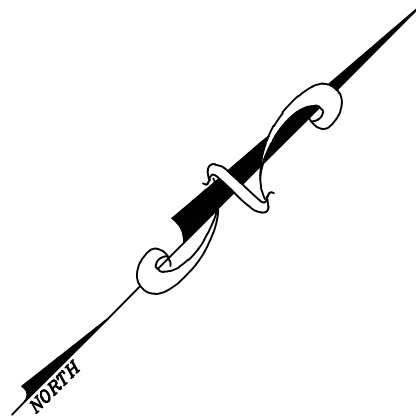
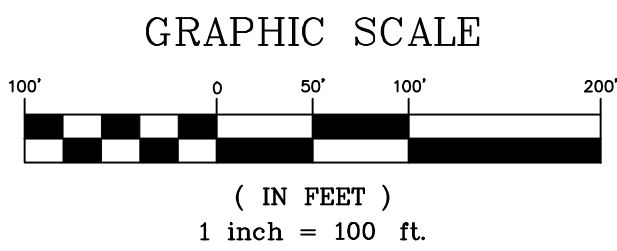
BENJAMIN S. BECKHAM, P.E. #79452
DATE: July 1, 2022

CERTIFICATE OF AUTHORIZATION NO. EB-007723

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

JOB # 21067
DATE: 12-16-2021
SCALE: 1" = 100'
DESIGNED BY: XX
DRAWN BY: RG
APPROVED BY: CM

CONCEPT





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

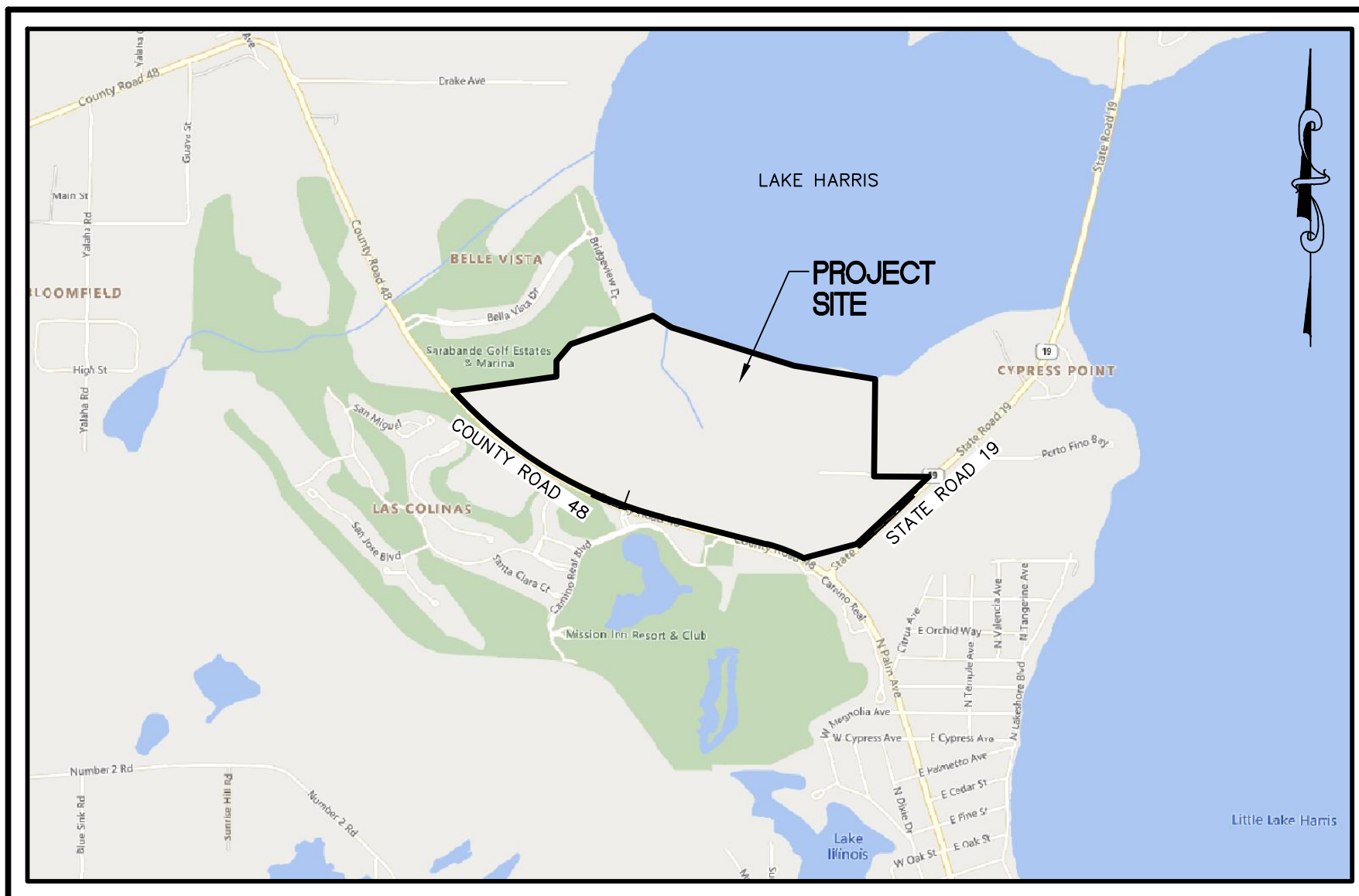
MEMORANDUM

TO: Howey-in-the-Hills Development Review Committee
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Lake Hills/Four Seasons Preliminary Subdivision Plan
DATE: July 12, 2022

This report is a review of the resubmittal of the application for preliminary subdivision approval following the June 9, 2022 Development Review Committee meeting. The review is based on the plan set submitted June 29, 2022 along with a letter summarizing the response to comments. As the application is close to progressing to the Planning Board for consideration, this review will also look at comments and issues raised in various plan reviews extending back to October 2021 to make an effort to ensure all comments and conditions are consolidated into the most recent set of comments.

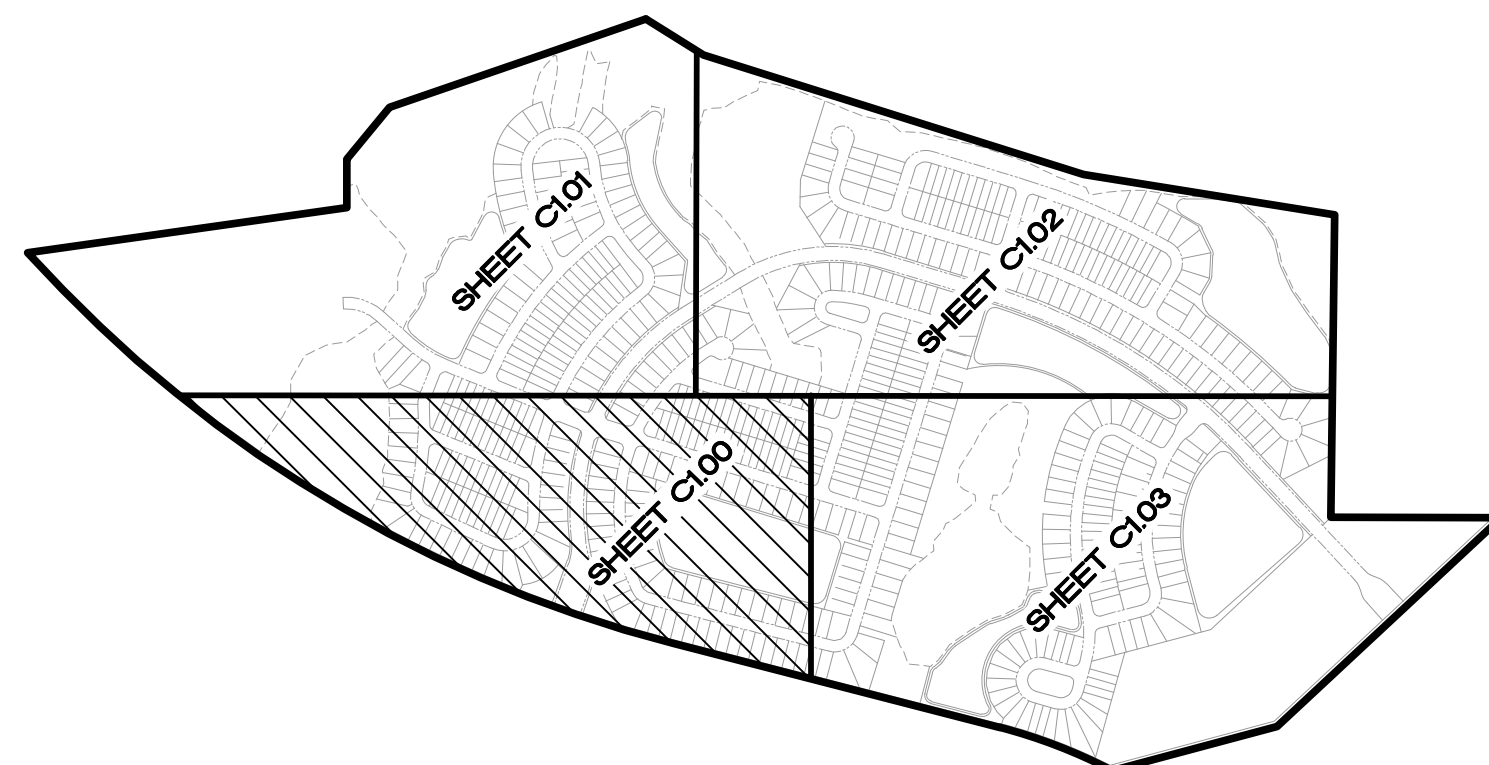
1. The applicant submitted a phasing plan as requested, but it appears the plan is mislabeled. One phase is not numbered, and one phase designation has two numbers.
2. The applicant has elected not to conform to the approved plan with regard to the alley access for paired lots and townhouse lots. This proposal will be presented to the Planning Board and Town Council noting that an amendment to the development agreement is required to allow approval of the preliminary subdivision plan.
3. The applicant still has not presented an official wetlands determination. The applicant acknowledges that a final wetlands determination may impact some currently proposed lots, however, there are other impacts to the plan that may be dependent on a wetlands determination. The Town has a lake shore protection zone that extends 50 feet from the lake shore wetlands limit (Comprehensive Plan Land Use Policy 1.3.6.) which may affect the location of some lots and parcels and the ability to build on these parcels. The wetlands determination may also affect open space calculations and Town requirements for flood plain protection (Policy 1.3.3) and flood plain mitigation (Policy 1.3.4). A formal wetlands determination must be submitted before a final subdivision plan application will be considered for review.

4. The development agreement calls for 40 acres of usable open space to be provided. The open space is to include five acres of stormwater retention designed in a park-like setting with the inclusion of pedestrian amenities. The applicant is requested to designate those tracts from the list of tracts that demonstrate the project meets or exceeds this requirement. (Section 5d of the development agreement.)
5. The project is obligated to provide a minimum public park area consisting of at least four acres of usable upland. The plan shows Tract H as a public park, but the tract only includes 2.86 acres. The plan needs to be adjusted in some manner to meet this requirement. (See Section 5f of the development agreement.)
6. We have previously discussed the comprehensive plan requirement for a wellfield protection area, (Policy 1.6.3). The policy has three exclusion areas, but the most important relative to the project is the exclusion of any structures within 150 feet of the wellheads. The plan needs to include the 150-foot limit based on the currently proposed wellhead locations.
7. The applicant's response notes a pre-application meeting with FDOT regarding project access and notes a draft traffic impact analysis. When will the traffic impact assessment be provided for Town review.
8. The applicant has been requested to provide a concurrency assessment for the project including plans and anticipated timing for providing water and sewer service in addition to meeting traffic needs. School concurrency is also applicable in this review. Any age-restricted units proposed still need certification through the school district approval process.
9. The applicant notes (Response comment 14) that tracts designated for open space will be evaluated for amenities with the final subdivision plan submittal. The Town will expect to see some level of amenity proposal at that point.
10. The proposed connection to the properties to the east is designated through Tract K. On the tract table, Tract K is noted as retained by the owner. The Town is requesting a written comment from the property owner of Tract K committing to the connection with specific detail to be finalized when tract development is proposed.



VICINITY MAP

1" = 2,000'



KEY MAP

PROPOSED LOT COUNT:		
LOT DIMENSION	LOT TYPE	LOT COUNT
35'x120'	PAIRED HOME	236 LOTS
50'x120'	SINGLE FAMILY	218 LOTS
60'x120'	SINGLE FAMILY	135 LOTS
TOTAL		589 LOTS

SITE DATA:

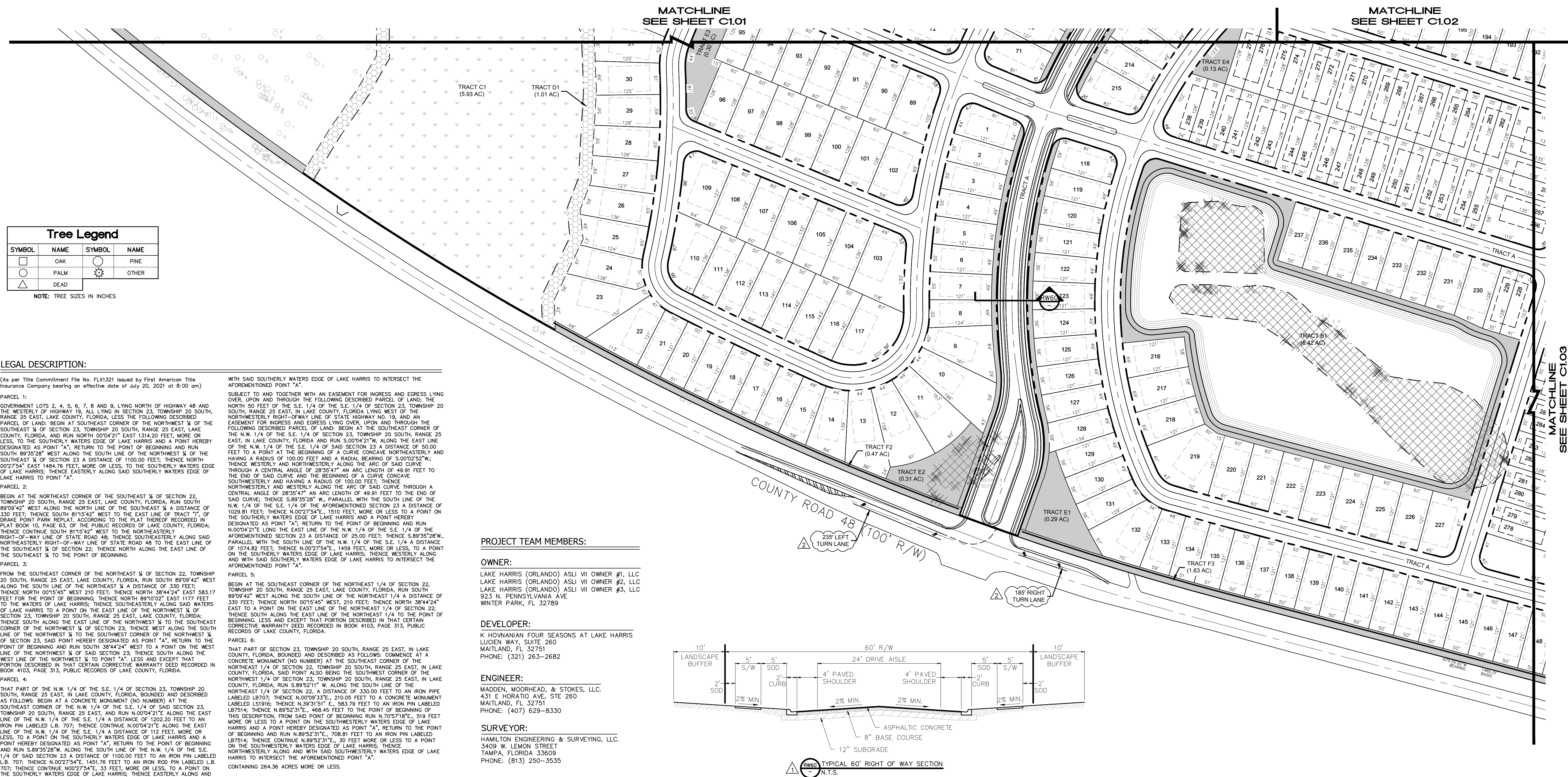
PARCEL ID:	23-20-25-0004-000-00200, 22-20-25-0004-000-01000, 15-20-25-0101-001-00000, 22-20-25-0001-000-01400, 23-20-25-0002-000-01100, 23-20-25-0002-000-00600, 23-20-25-0004-000-01000
JURISDICTION:	HOWEY-IN-THE-HILLS
ZONED:	PUD (LAKE HILLS 2011-008)
GROSS SITE AREA:	264.36 ACRES ±
TOTAL NUMBER OF LOTS:	589 LOTS
DENSITY:	2.23 DU/AC
OPEN SPACE REQUIRED:	66.09 AC (MIN. 25% OF GROSS AREA)
OPEN SPACE PROVIDED:	76.62 AC (28.98%)

TRACT TABLE

TRACT	USAGE	OWNERSHIP	AREA (AC.)	OPEN SPACE (AC.)
A	RIGHT-OF-WAY	H.O.A.(PRIVATE)	33.17	0.00
B1-B7	STORMWATER MANAGEMENT/OPEN SPACE	H.O.A.(PRIVATE)	32.82	6.17
C1-C7	WETLAND CONSERVATION/OPEN SPACE	H.O.A.(PRIVATE)	31.76	31.76
D1-D4	UPLAND WETLAND BUFFER/OPEN SPACE	H.O.A.(PRIVATE)	9.01	9.01
E1-E17	OPEN SPACE(E6 MARKET RATE AMENITY)	H.O.A.(PRIVATE)	15.40	15.40
F1-F13	LANDSCAPE BUFFER/OPEN SPACE	H.O.A.(PRIVATE)	4.34	4.34
G	AMENITY CENTER/OPEN SPACE	H.O.A.(PRIVATE)	7.08	7.08
H	PUBLIC PARK/OPEN SPACE	TOWN OF HOWEY-IN-THE-HILLS (PUBLIC)	2.86	2.86
I	INSTITUTIONAL	SELLER-RETAINED LAND (PRIVATE)	20.70	0.00
J	COMMERCIAL	SELLER-RETAINED LAND (PRIVATE)	14.86	0.00
K	COMMERCIAL	SELLER-RETAINED LAND (PRIVATE)	3.26	0.00
	RESIDENTIAL		89.10	0.00
TOTAL SITE AREA			264.36	76.62

LEGEND:

	WETLAND TO BE PRESERVED
	WETLAND IMPACT (2.69 AC)
	WETLAND BUFFER/OPEN SPACE
	OPEN SPACE/LANDSCAPE BUFFER
	TREE TO REMAIN
	TREE TO BE REMOVED



Tree Legend

SYMBOL	NAME	SYMBOL	NAME
	OAK		PINE
	PALM		OTHER
	DEAD		

NOTE: TREE SIZES IN INCHES

LEGAL DESCRIPTION:

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

PARCEL 1:

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

PARCEL 2:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89°09'42" WEST ALONG THE NORTH LINE OF THE SOUTHEAST ¼ A DISTANCE OF 330 FEET, THENCE SOUTH 81°15'42" WEST TO THE EAST LINE OF TRACT "F", 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 OF SECTION 22 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 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, 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. ¼ OF THE S.E. ¼ 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. ¼ OF THE S.E. ¼ 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. ¼ OF THE S.E. ¼ 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. ¼ OF THE S.E. ¼ 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. ¼ OF THE S.E. ¼ OF SAID SECTION 23 A DISTANCE OF 1100.00 FEET TO AN IRON PIN LABELED L.B. 707; THENCE N.00°27'54" E., 33 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY WATERS EDGE OF LAKE HARRIS; THENCE EASTERLY ALONG AND WITH SAID SOUTHERLY WATERS EDGE OF LAKE HARRIS TO INTERSECT THE AFOREMENTIONED POINT "A".

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. ¼ OF THE S.E. ¼ OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA LYING WEST OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 19, AND AN EASEMENT FOR INGRESS AND EGRESS LYING OVER, UPON AND THROUGH THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN AT THE SOUTHEAST CORNER OF THE N.W. ¼ OF THE S.E. ¼ 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. ¼ OF THE S.E. ¼ 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 NORTHEASTERLY 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. ¼ OF THE S.E. ¼ 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. ¼ OF THE S.E. ¼ 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. ¼ OF THE S.E. ¼ 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 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 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, 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 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 ¼ OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, RUN S.89°52'31" W. ALONG THE SOUTH LINE OF THE NORTHEAST ¼ 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°57'19" 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".

CONTAINING 264.36 ACRES MORE OR LESS.

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:

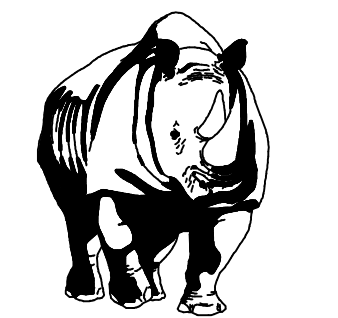
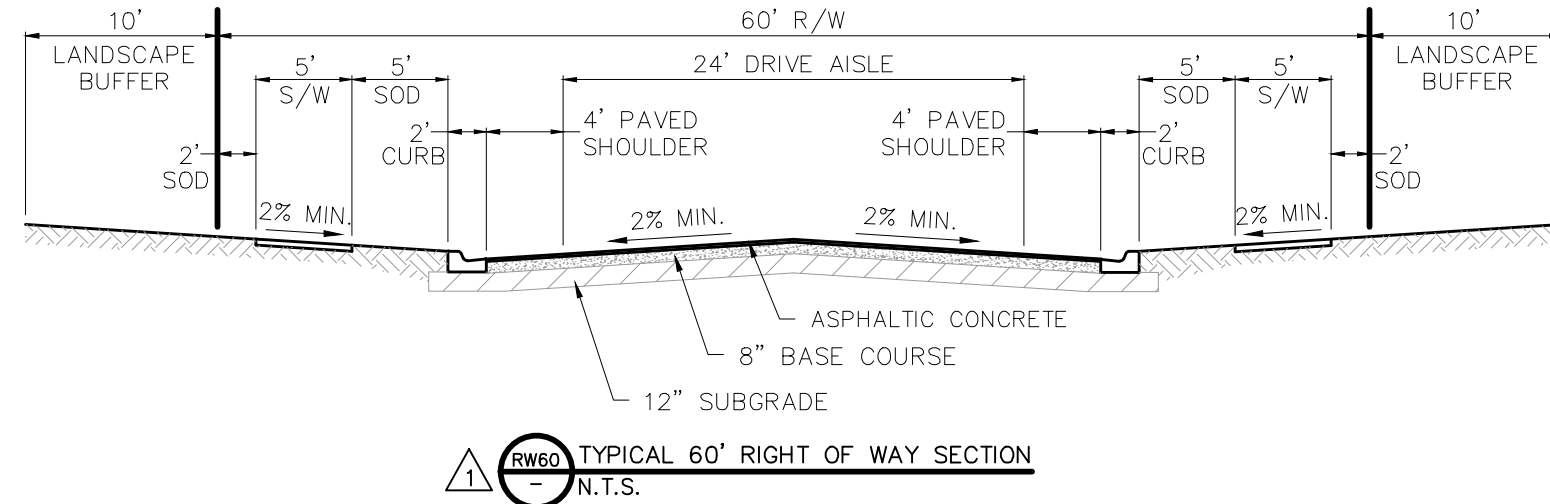
K HOVNANIAN FOUR SEASONS AT LAKE HARRIS
LUCEN WAY, SUITE 260
MAITLAND, FL 32751
PHONE: (321) 263-2682

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



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

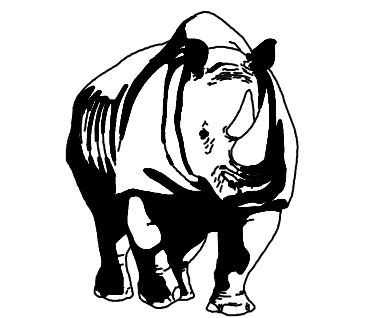
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

PRELIMINARY SUBDIVISION PLAN
FOR
FOUR SEASONS AT LAKE HARRIS
TOWN OF HOWEY-IN-THE-HILLS
LAKE COUNTY, FLORIDA

K HOVNANIAN FOUR SEASONS
AT LAKE HARRIS
2301 LUCEN WAY, SUITE 260
MAITLAND, FL 32751
(321) 263-2682

ENGINEER IN CHARGE:
BENJAMIN S. BECKHAM, P.E. #79452
DATE: May 27, 2022
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

DATE	REVISIONS
12/16/2021	1
12/16/2021	2
12/16/2021	3
12/16/2021	4
12/16/2021	5
12/16/2021	6
12/16/2021	7
12/16/2021	8
12/16/2021	9
12/16/2021	10
12/16/2021	11
12/16/2021	12
12/16/2021	13
12/16/2021	14
12/16/2021	15
12/16/2021	16
12/16/2021	17
12/16/2021	18
12/16/2021	19
12/16/2021	20
12/16/2021	21
12/16/2021	22
12/16/2021	23
12/16/2021	24
12/16/2021	25
12/16/2021	26
12/16/2021	27
12/16/2021	28
12/16/2021	29
12/16/2021	30
12/16/2021	31
12/16/2021	32
12/16/2021	33
12/16/2021	34
12/16/2021	35
12/16/2021	36
12/16/2021	37
12/16/2021	38
12/16/2021	39
12/16/2021	40
12/16/2021	41
12/16/2021	42
12/16/2021	43
12/16/2021	44
12/16/2021	45
12/16/2021	46
12/16/2021	47
12/16/2021	48
12/16/2021	49
12/16/2021	50
12/16/2021	51
12/16/2021	52
12/16/2021	53
12/16/2021	54
12/16/2021	55
12/16/2021	56
12/16/2021	57
12/16/2021	58
12/16/2021	59
12/16/2021	60
12/16/2021	61
12/16/2021	62
12/16/2021	63
12/16/2021	64
12/16/2021	65
12/16/2021	66
12/16/2021	67
12/16/2021	68
12/16/2021	69
12/16/2021	70
12/16/2021	71
12/16/2021	72
12/16/2021	73
12/16/2021	74
12/16/2021	75
12/16/2021	76
12/16/2021	77
12/16/2021	78
12/16/2021	79
12/16/2021	80
12/16/2021	81
12/16/2021	82
12/16/2021	83
12/16/2021	84
12/16/2021	85
12/16/2021	86
12/16/2021	87
12/16/2021	88
12/16/2021	89
12/16/2021	90
12/16/2021	91
12/16/2021	92
12/16/2021	93
12/16/2021	94
12/16/2021	95
12/16/2021	96
12/16/2021	97
12/16/2021	98
12/16/2021	99
12/16/2021	100
12/16/2021	101
12/16/2021	102
12/16/2021	103
12/16/2021	104
12/16/2021	105
12/16/2021	106
12/16/2021	107
12/16/2021	108
12/16/2021	109
12/16/2021	110
12/16/2021	111
12/16/2021	112
12/16/2021	113
12/16/2021	114
12/16/2021	115
12/16/2021	116
12/16/2021	117
12/16/2021	118
12/16/2021	119
12/16/2021	120
12/16/2021	121
12/16/2021	122
12/16/2021	123
12/16/2021	124
12/16/2021	125
12/16/2021	126
12/16/2021	127
12/16/2021	128
12/16/2021	129
12/16/2021	130
12/16/2021	131
12/16/2021	132
12/16/2021	133
12/16/2021	134
12/16/2021	135
12/16/2021	136
12/16/2021	137
12/16/2021	138
12/16/2021	139
12/16/2021	140
12/16/2021	141
12/16/2021	142
12/16/2021	143
12/16/2021	144
12/16/2021	145
12/16/2021	146
12/16/2021	147
12/16/2021	148
12/16/2021	149
12/16/2021	150
12/16/2021	151
12/16/2021	152
12/16/2021	153
12/16/2021	154
12/16/2021	155
12/16/2021	156
12/16/2021	157
12/16/2021	158
12/16/2021	159
12/16/2021	160
12/16/2021	161
12/16/2021	162
12/16/2021	163
12/16/2021	164
12/16/2021	165
12/16/2021	166
12/16/2021	167
12/16/2021	168
12/16/2021	169
12/16/2021	170
12/16/2021	171



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

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

PRELIMINARY SUBDIVISION PLAN
FOR
FOUR SEASONS AT LAKE HARRIS
LAKE COUNTY, FLORIDA
TOWN OF HOWEY-IN-THE-HILLS

K HOVNANIAN FOUR SEASONS
AT LAKE HARRIS
2301 LUCIEN WAY, SUITE 260
MAITLAND, FL 32751
(321) 263-2682

ENGINEER IN CHARGE:
BENJAMIN S. BECKHAM, P.E. #79452
DATE: May 27, 2022
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

NO.	REVISIONS	DATE
1	13/09/2021 REVISED PER TOWN COUNTY	
2	5/26/22 REVISED PER TOWN COMMENT	
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB # 21067
DATE: 12-16-2021
SCALE: 1"=100'
DESIGNED BY: XX
DRAWN BY: RG
APPROVED BY: CM

C1.01

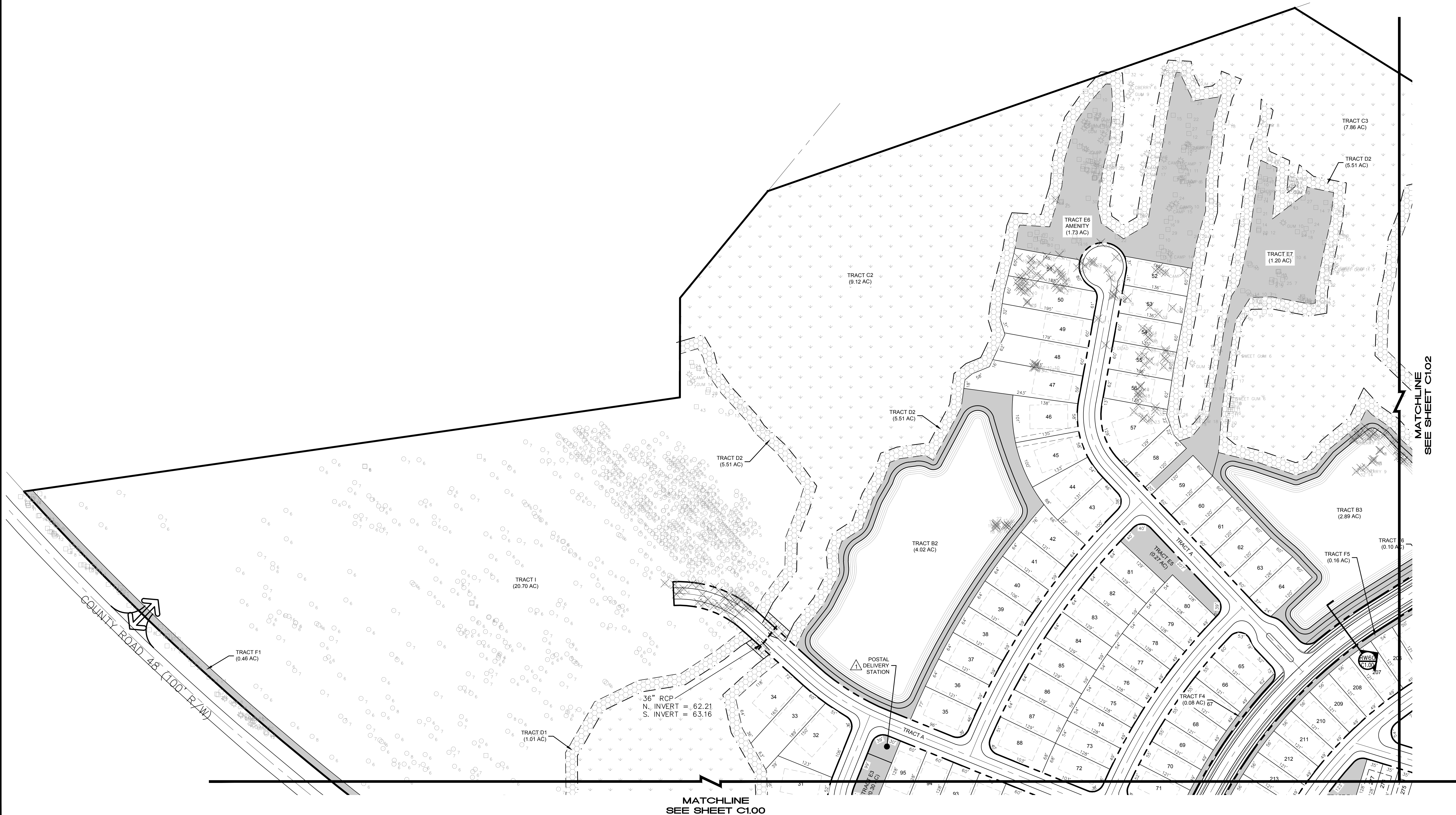
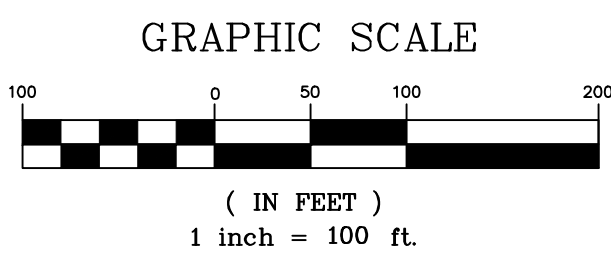


KEY MAP

TRACT	USAGE	OWNERSHIP	AREA (AC.)	OPEN SPACE (AC.)
A	RIGHT-OF-WAY	H.O.A.(PRIVATE)	33.17	0.00
B1-B7	STORMWATER MANAGEMENT/OPEN SPACE	H.O.A.(PRIVATE)	32.82	6.17
C1-C7	WETLAND CONSERVATION/OPEN SPACE	H.O.A.(PRIVATE)	31.76	31.76
D1-D4	UPLAND WETLAND BUFFER/OPEN SPACE	H.O.A.(PRIVATE)	9.01	9.01
E1-E17	OPEN SPACE(E6 MARKET RATE AMENITY)	H.O.A.(PRIVATE)	15.40	15.40
F1-F13	LANDSCAPE BUFFER/OPEN SPACE	H.O.A.(PRIVATE)	4.34	4.34
G	AMENITY CENTER/OPEN SPACE	H.O.A.(PRIVATE)	7.08	7.08
H	PUBLIC PARK/OPEN SPACE	TOWN OF HOWEY-IN-THE-HILLS (PUBLIC)	2.86	2.86
I	INSTITUTIONAL	SELLER-RETAINED LAND (PRIVATE)	20.70	0.00
J	COMMERCIAL	SELLER-RETAINED LAND (PRIVATE)	14.86	0.00
K	COMMERCIAL	SELLER-RETAINED LAND (PRIVATE)	3.26	0.00
	RESIDENTIAL		89.10	0.00
	TOTAL SITE AREA		264.36	76.62

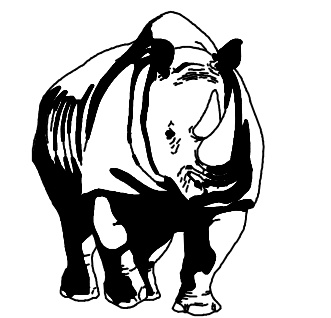
LEGEND:

- WETLAND TO BE PRESERVED
- WETLAND IMPACT (2.69 AC)
- WETLAND BUFFER/OPEN SPACE
- OPEN SPACE/LANDSCAPE BUFFER
- TREE TO REMAIN
- TREE TO BE REMOVED



MATCHLINE
SEE SHEET C1.00

MATCHLINE
SEE SHEET C1.02



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

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

PRELIMINARY SUBDIVISION PLAN
FOR
FOUR SEASONS AT LAKE HARRIS
TOWN OF HOWEY-IN-THE-HILLS
LAKE COUNTY, FLORIDA

K HOVNANIAN FOUR SEASONS
AT LAKE HARRIS
2301 LUCIEN WAY, SUITE 260
MAITLAND, FL 32751
(321) 263-2682

ENGINEER IN CHARGE:
BENJAMIN S. BECKHAM, P.E. #79452
DATE: May 27, 2022
CERTIFICATE OF AUTHORIZATION NO. EB-0007223

NO.	DATE	REVISIONS
1	05/26/22	DESIGNED PER TOWN COMMENT
2	5/26/22	REVISED PER TOWN COMMENT
3		
4		
5		
6		
7		
8		
9		
10		
11		

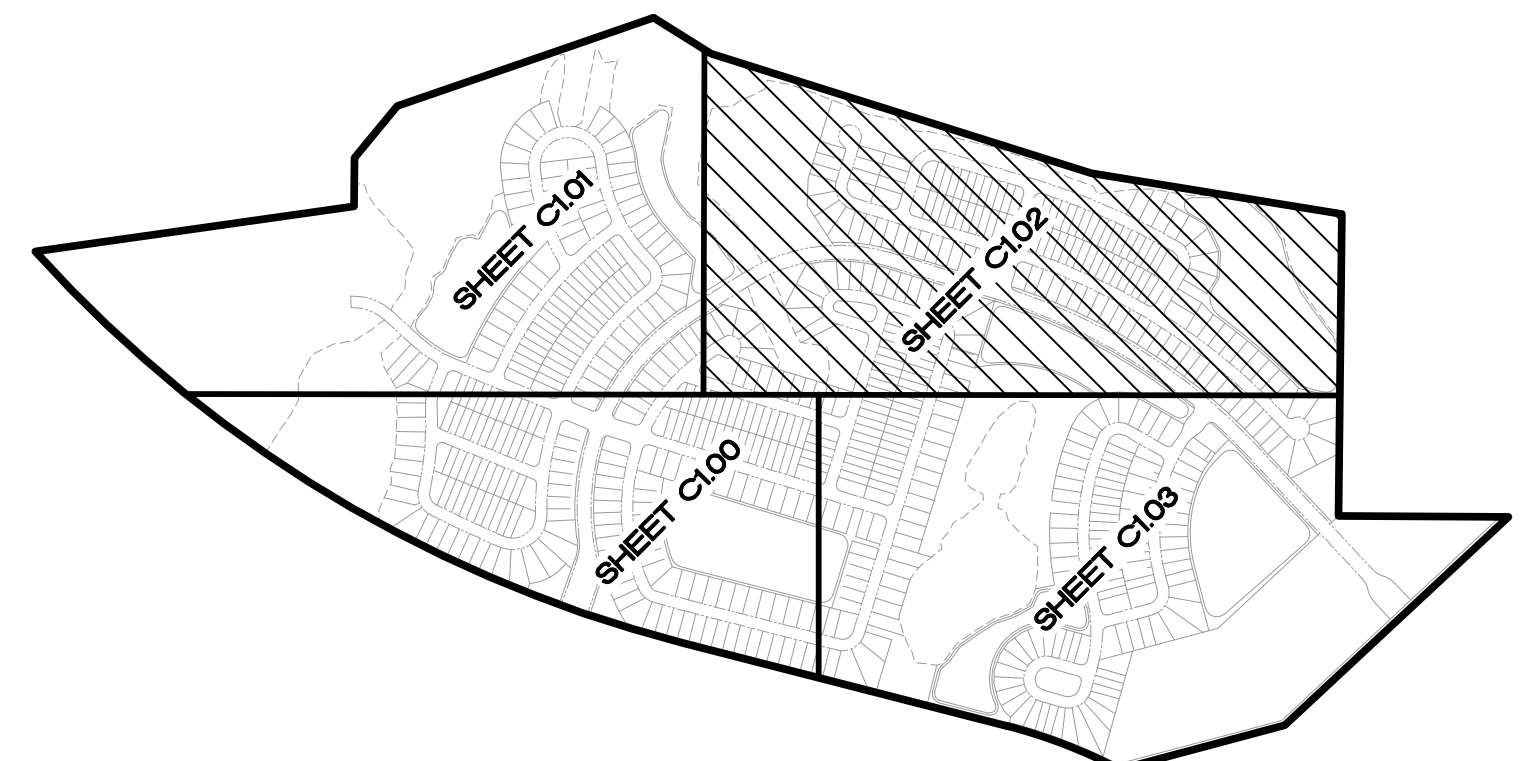
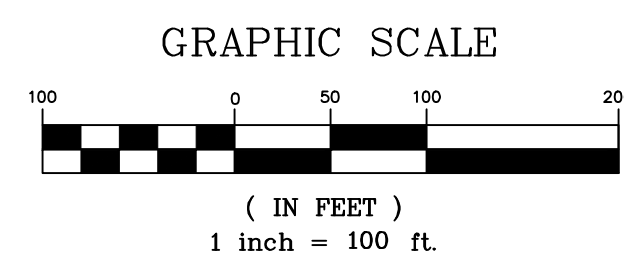
JOB # 21067
DATE: 12-16-2021
SCALE: 1"=100'
DESIGNED BY: XX
DRAWN BY: RG
APPROVED BY: CM

C1.02

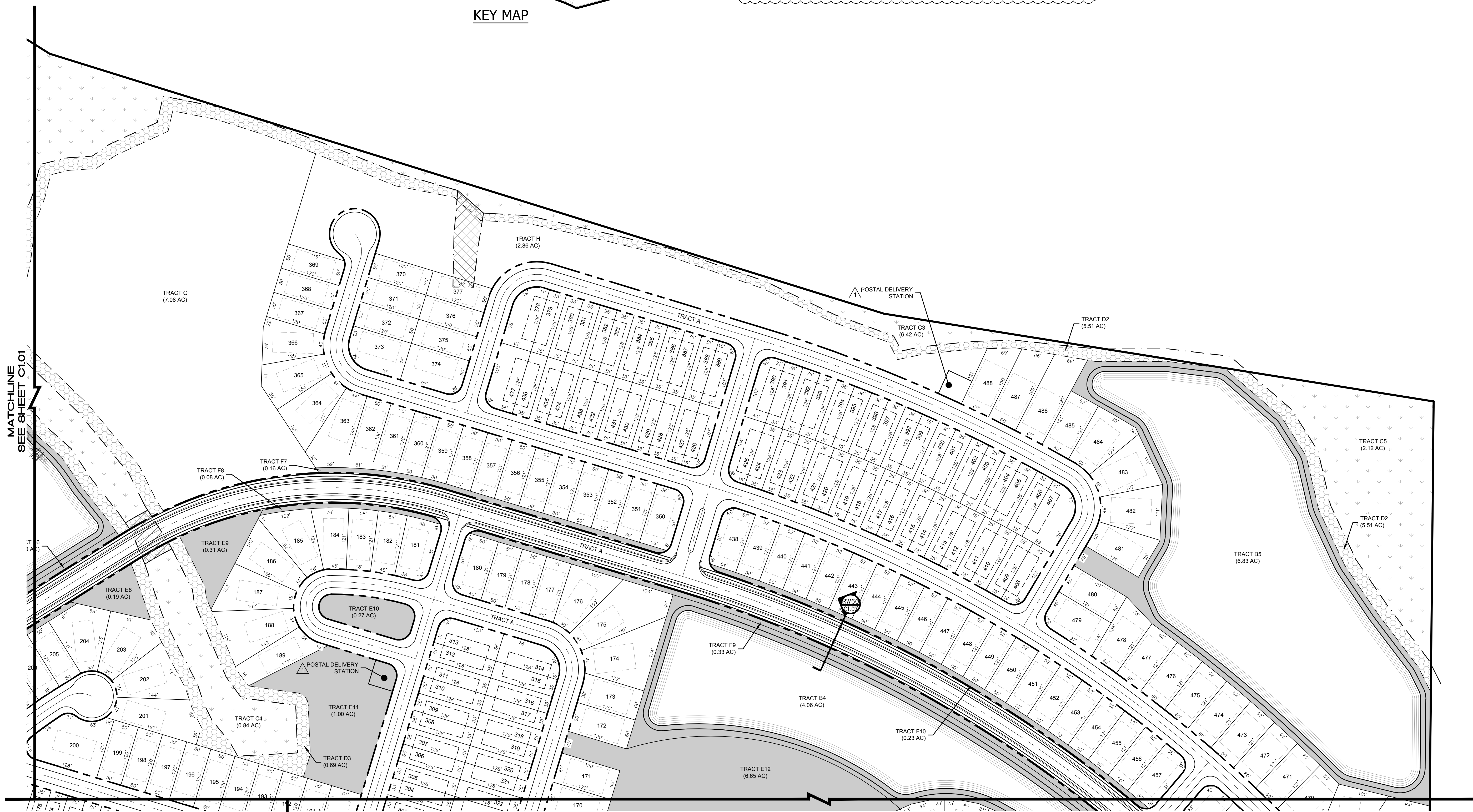
TRACT TABLE			
TRACT	USAGE	OWNERSHIP	OPEN SPACE (AC.)
A	RIGHT-OF-WAY	H.O.A.(PRIVATE)	33.17
B1-B7	STORMWATER MANAGEMENT/OPEN SPACE	H.O.A.(PRIVATE)	6.17
C1-C7	WETLAND CONSERVATION/OPEN SPACE	H.O.A.(PRIVATE)	31.76
D1-D4	UPLAND WETLAND BUFFER/OPEN SPACE	H.O.A.(PRIVATE)	9.01
E1-E17	OPEN SPACE(E6 MARKET RATE AMENITY)	H.O.A.(PRIVATE)	15.40
F1-F13	LANDSCAPE BUFFER/OPEN SPACE	H.O.A.(PRIVATE)	4.34
G	AMENITY CENTER/OPEN SPACE	H.O.A.(PRIVATE)	7.08
H	PUBLIC PARK/OPEN SPACE	TOWN OF HOWEY-IN-THE-HILLS (PUBLIC)	2.86
I	INSTITUTIONAL	SELLER-RETAINED LAND (PRIVATE)	20.70
J	COMMERCIAL	SELLER-RETAINED LAND (PRIVATE)	14.86
K	COMMERCIAL	SELLER-RETAINED LAND (PRIVATE)	3.26
	RESIDENTIAL		89.10
TOTAL SITE AREA			264.36
			76.62

LEGEND:

- WETLAND TO BE PRESERVED
- WETLAND IMPACT (2.69 AC)
- WETLAND BUFFER/OPEN SPACE
- OPEN SPACE/LANDSCAPE BUFFER
- TREE TO REMAIN
- TREE TO BE REMOVED



KEY MAP



MATCHLINE
SEE SHEET C1.00

MATCHLINE
SEE SHEET C1.03



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

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

PRELIMINARY SUBDIVISION PLAN
FOR
FOUR SEASONS AT LAKE HARRIS
LAKE COUNTY, FLORIDA
TOWN OF HOWEY-IN-THE-HILLS

K HOVNANIAN FOUR SEASONS
AT LAKE HARRIS
2301 LUCIEN WAY, SUITE 260
MAITLAND, FL 32751
(321) 263-2682

ENGINEER IN CHARGE:

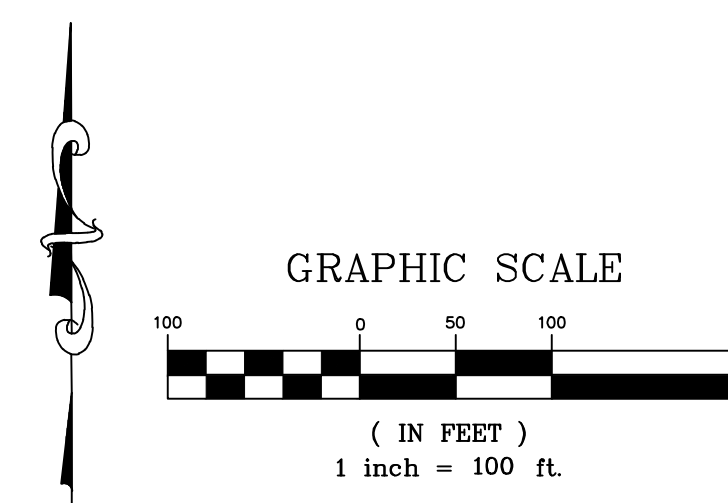
BENJAMIN S. BECKHAM, P.E. #79452
DATE: May 27, 2022

CERTIFICATE OF AUTHORIZATION NO. EB-0007723

NO.	DATE	REVISIONS
1	03/09/22	ISSUED PER TOWN COMMENT
2	07/26/22	REVISED PER TOWN COMMENT
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB # 21067
DATE: 12-16-2021
SCALE: 1"=100'
DESIGNED BY: XX
DRAWN BY: RG
APPROVED BY: CM

C1.03



MATCHLINE
SEE SHEET C1.02

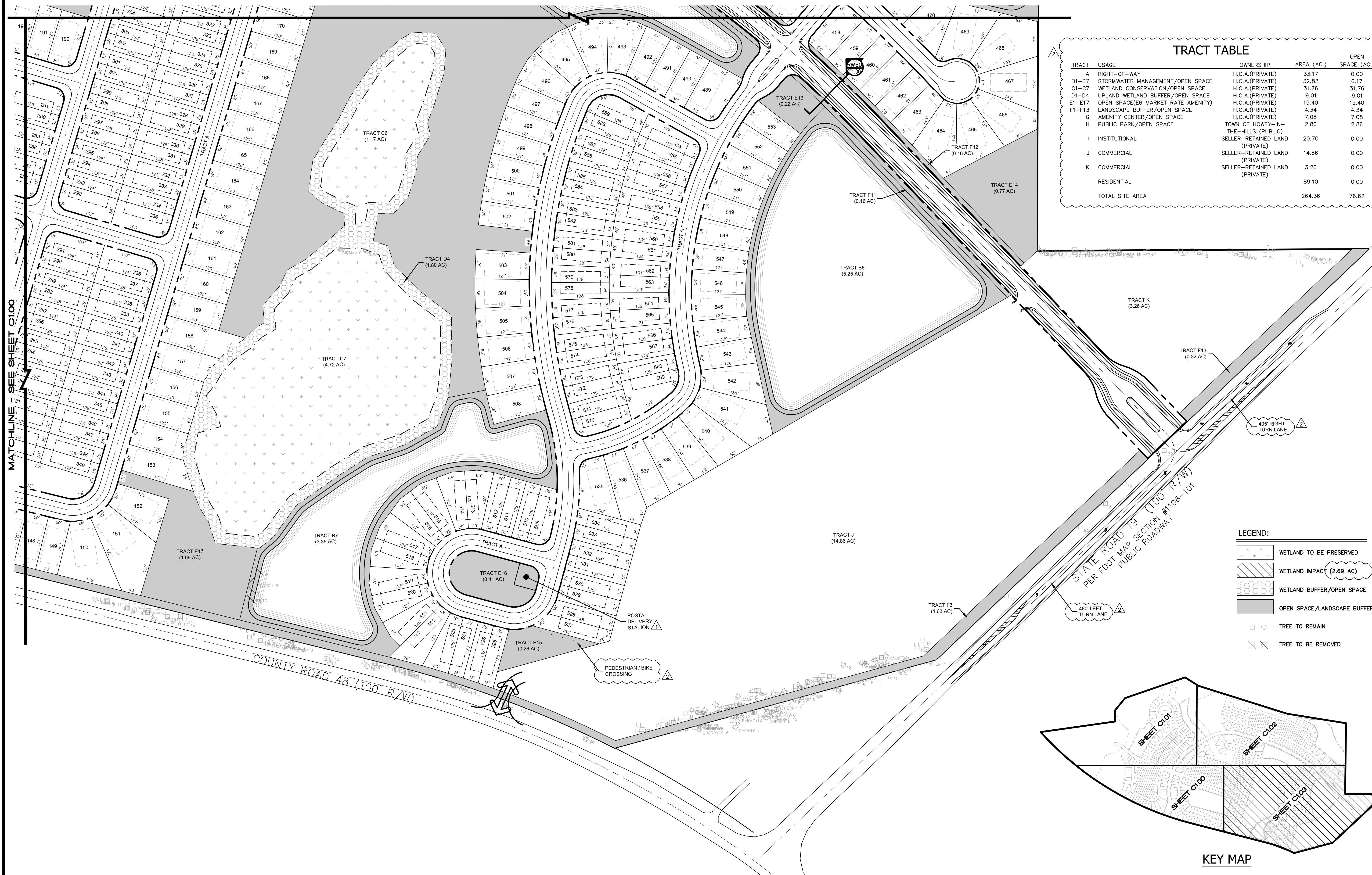
TRACT TABLE

TRACT	USAGE	OWNERSHIP	AREA (AC.)	OPEN SPACE (AC.)
A	RIGHT-OF-WAY	H.O.A.(PRIVATE)	33.17	0.00
B1-B7	STORMWATER MANAGEMENT/OPEN SPACE	H.O.A.(PRIVATE)	32.82	6.17
C1-C7	WETLAND CONSERVATION/OPEN SPACE	H.O.A.(PRIVATE)	31.76	31.76
D1-D4	UPLAND WETLAND BUFFER/OPEN SPACE	H.O.A.(PRIVATE)	9.01	9.01
E1-E17	OPEN SPACE(E6 MARKET RATE AMENITY)	H.O.A.(PRIVATE)	15.40	15.40
F1-F13	LANDSCAPE BUFFER/OPEN SPACE	H.O.A.(PRIVATE)	4.34	4.34
G	AMENITY CENTER/OPEN SPACE	H.O.A.(PRIVATE)	7.08	7.08
H	PUBLIC PARK/OPEN SPACE	TOWN OF HOWEY-IN-THE-HILLS (PUBLIC)	2.86	2.86
I	INSTITUTIONAL	SELLER-RETAINED LAND (PRIVATE)	20.70	0.00
J	COMMERCIAL	SELLER-RETAINED LAND (PRIVATE)	14.86	0.00
K	COMMERCIAL	SELLER-RETAINED LAND (PRIVATE)	3.26	0.00
	RESIDENTIAL		89.10	0.00
	TOTAL SITE AREA		264.36	76.62


LEGEND:

- WETLAND TO BE PRESERVED
- WETLAND IMPACT (2.69 AC)
- WETLAND BUFFER/OPEN SPACE
- OPEN SPACE/LANDSCAPE BUFFER
- TREE TO REMAIN
- TREE TO BE REMOVED

KEY MAP



MATCHLINE - SEE SHEET C1.00



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

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

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

TREE REMOVAL TABLE

FOR

FOUR SEASONS AT LAKE HARRIS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

**K HOVNANTIAN FOUR SEASONS
AT LAKE HARRIS**

2301 LUGEN WAY, SUITE 260
MATLAND, FL. 32751
(321) 263-2682

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

ENGINEER IN CHARGE:

BENJAMIN S. BECKHAM, P.E. #79452

DATE: May 27, 2022

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

CERTIFICATE OF AUTHORIZATION NO. EB-0007723

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

JOB # 21067

DATE: 03-10-2022

SCALE: N. T. S.

DESIGNED BY: XX

DRAWN BY: RG

APPROVED BY: CM

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS

DATE REVISIONS

LAKE COUNTY, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS



May 27, 2022

John Brock
Town Clerk for the Town of Howey-in-the-Hills
P.O. Box 128
101 N. Palm Avenue
Howey-in-the-Hills, FL 34737

Re: Four Seasons at Lake Harris

Dear John:

Below please find responses to comments:

Comment 1: Each neighborhood area with 50 or more residential units requires two distinct points of access. (LDR Section 8.03.05 A). The proposed plan has four neighborhood areas, none of which meet this requirement. This requirement was noted in the November 2021 DRC comments.

Response: The plan has been revised to provide multiple access points per neighborhood. For the southeastern neighborhood, the existing wetland and property boundaries create barriers to multiple entry points. Therefore, as discussed with Town staff, we have provided a pedestrian/bicycle connection to the adjacent commercial parcel for added connectivity.

Comment 2: The plan includes approximately 300 “paired housing units”, but the proposed design does not meet the design and dimensions for this type of product in the approved development agreement. The approved development agreement requires alley access for the paired housing units and the lot dimensions appear to be a little different than the approved design. The alley requirement was noted in the November 2021 DRC comments.

Response: We are seeking a waiver from Town Council regarding the Planning Board’s request to provide paired housing units with alley access and 4,800 sf lot sizes. The approved PD states “housing types illustrated are conceptual only and actual housing product may vary from these examples.” The attached revised plan allows for 236 paired home units with a minimum lot size of 4,200 sf. The product intended for these lots is also currently under construction with the Developer’s Four Seasons community in Osceola County. The units are designed with offset building frontages for a varied appearance. In the Developer’s experience, the market of prospective buyers for these products prefers rear yard space, pools, and the added privacy of having Owner’s suites located at the rear of the home. Rear-loaded

products do not allow for these functions, so the Developer respectfully requests approval of the plan as proposed.

Comment 3: The plan does not appear to fully comply with the Town's standards for development adjacent to wetlands. (Refer to LDR Sections 3.02.03 and 3.02.04). It appears the plan includes wetland impacts to create building lots which is prohibited by the code unless the wetland alteration is necessary to allow reasonable use of the property. Minor impacts for items such as road crossings are allowed but fill for lots is discouraged. The Town Council would need to make a finding regarding the reasonable use standard. The code also includes setbacks from wetlands to impervious surface areas (50 feet) and setbacks to area disturbed for development (25 feet). The plan will need to document compliance with these standards.

Response: Please see the revised plan. The number of units have been reduced and rearranged to avoid wetland impacts to comply with the Town's standards for development. As discussed with Town staff, accommodations are made to impact minor wetland areas for necessary infrastructure, including right-of-way.

Other Comments

Comment 1: Have the wetland areas been formally determined?

Response: The Environmental Resource Permit application will be submitted to SJRWMD after PSP approval, and the permit will be issued prior to construction.

Comment 2: The plan should include the proposed items in the amenity area. Is the amenity area to be a component of the residential portion of the project?

Response: Separate amenity facilities will be provided for the market-rate and active-adult neighborhoods. The location of these facilities are shown on the PSP and additional details will be provided with the final engineering plans. If Town staff wishes to view the scale and level of detail of the age restricted facilities that will be proposed, they are welcome to visit the developer's Four Seasons community in Osceola County at 2117 Antilles Club Dr. Kissimmee, FL 34747. A power point presentation will be available for discussion at the Planning Board and Town Council meetings to further assure the Town of the quality of product being proposed for this community.

Comment 3: The plan includes a large combination wetland/open space area in the southern third of the project. This area should provide an opportunity for development of a community asset for passive, and perhaps active recreation. Plans for inclusion of trails as a minimum should be included.

Response: This area is not open to the public; it is a residential area. There are several areas that are planned for community access that exceed the required acreage. The wetland/open space area referenced is planned to remain preserved as-is. Trails and active recreation for the residents will be provided and shown on the specific plans for each phase.

Comment 4: A development buffer is required along CR 48 meeting the standards of Section 7.02.01. The preliminary subdivision plan should include a typical plan and section for the screening wall demonstrating compliance with the code requirements.

Response: A landscaped buffer with a minimum depth of 15 feet with six-foot screen wall per Section 7.02.01(B.) (2.) will be provided along the CR 48 frontage.

Comment 5: The preliminary subdivision plan should include a section for the spine road showing the proposed lane configuration, sidewalks and bike trails and landscaping.

Response: *Please see the revised plan sheet C1.00 for added cross section of the proposed spine road.*

Comment 6: If there is proposed phasing, the plans should indicate the phase areas.

Response: *Section 2(a)(i) of the Lake Hills PUD Plan states, "Final pod configuration subject to final engineering and permitting." We are providing four separate neighborhoods, and intend that the project as a whole may be phased. Proposed phasing will be shown with the final engineering plans, to include details showing how any proposed phase may stand alone.*

Comment 7: A full traffic study will be required for the final subdivision plan. No concurrency certifications will be issued until the traffic study and other services are verified.

Response: *A traffic study is already in progress and is being revised per the PSP submittal.*

Comment 8: If the expectation is that the intersections with SR 19 and CR 48 will require turn lanes and deceleration lanes, please show these on the plan so the Planning Board and Town Council are aware of the probable intersection design. Specific details can be done with the actual permitting.

Response: *Please see the conceptual turn lanes included with the revised plans. These turn lanes conform to the current recommendations of the draft traffic study in progress.*

Comment 9: The Town has residential design standards that should be taken into consideration when residential types are selected and allocated on the site. (Refer to LDR Section 4.06.)

Response: *Town staff is encouraged to visit the developer's Four Seasons community located at 2117 Antilles Club Dr. Kissimmee, FL 34747. A power point presentation detailing the conceptual elevations and amenity/clubhouse renderings will be made available at the Planning Board and Town Council meetings for discussion.*

Comment 10: Please include a table with the number of lots by size and type.

Response: *Please see added table on sheet C1.00*

Comment 11: Howey postal delivery uses mail stations rather than direct home delivery. Please contact the post office for their requirements and integrate mail delivery locations into the subdivision design.

Response: *A postal delivery station has been proposed in each pod. Please see revised plan for added locations of the postal delivery stations.*

Comment 12: The preliminary subdivision plan requires a tree protection analysis (Section 4.05.12 M) showing trees to be preserved and trees to be removed. Any tree mitigation needs to be identified.

Response: *Please see added Tree Removal Table plan sheet C2.01, providing a list of the trees to be preserved and the trees to be removed. Trees marked for removal are denoted by an 'X' on the plan sheets.*

Sincerely,

A handwritten signature in blue ink, consisting of a stylized 'B' followed by a horizontal line that curves upwards at the end.

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

H:\Data\21067\Cor\Town PSP Response - 2.docx



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; T. Wilkes, Town Attorney
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Venezia Townhouses final Plat
DATE: June 16, 2022

These comments are based on the plat prepared by Johnston's Surveying Inc. and distributed to the Development Review Committee on June 14, 2022.

Final Plat Requirements Per Section 4.09.02:

- **Subsection A:** The plat title page requires a vicinity map drawn to scale. The vicinity map provided is not scaled. The name, address and telephone number of the owner is required and has not been provided.
- **Subsection B.** No signature block for joinders and consents is provided. The applicant needs to document for the Town Attorney that none are required.
- **Subsection C:** It does not appear that a title opinion has been submitted as required. The property information report provided does not appear to satisfy the title opinion requirement. The title opinion needs to be submitted for review by the Town Attorney.
- **Subsection D:** The only dedication included in the plat is Tract RW-1 which is the public right-of-way. No information is included which addresses dedication of the potable water system and sewer system to the Town. The plat is silent on who owns and is responsible for the irrigation system and the drainage system. These systems are to be owned and maintained by the homeowners' association.
- **Subsection E:** The required note is provided.
- **Subsection F:** The Town's review surveyor is responsible for verifying that the plat data is sufficient to locate the subdivision components in the field.
- **Subsection G:** The Town's review surveyor needs to verify the permanent reference monuments are identified as required.

- **Subsection H:** The Town's review surveyor needs to verify the permanent control points are identified as required.
- **Subsection I:** The project is to be governed by a sub-association to the Venezia master homeowners' association. No documentation has been provided regarding a sub-association formation, governance, and operations. The Town Attorney will need to evaluate what requirements need to be met to satisfy this requirement. Note, however, the approval of the subdivision included two requirements for deed restrictions that have not been addressed in any of the documents submitted. (See the note below on these items.)
- **Subsection J:** No information has been provided on deed restrictions, and covenants. The conditional subdivision approval requires provisions to be included in the deed restrictions.
- **Subsection K:** Not applicable as private streets are not proposed.
- **Subsection L:** A surety will be required only if the plat is to be recorded prior to the issuance of a certificate of completion for the project.
- **Subsection M:** No public dedications are proposed other than streets and utilities.

Other Comments

1. A certificate of completion for all subdivision improvements is required prior to approval of the final plat by Town Council. (The applicant can bond the improvements if desired to accelerate the recording of the plat.) See Section 4.08.03 for the requirements for the certificate of completion.
2. The applicant committed to including a requirement in the covenants and restriction that the home owners' associatiion is responsible for maintenance of their side of the screening fence abutting properties accessed from Calabria Way. The language is to also include a provision that the property owners' associatiion is responsible for any repairs to the screening fence that result from actions of the association and its members. This provision needs to be presented in proposed covenants and restrictions.
3. The applicant committed to inclduing a provision for architectural review of any proposed satellite dish installatiion with the aim of avoiding clusters of dishes and locating then in places that are as visually unobtrusive as possible. This provision needs to be presented in proposed covenants and restrictions.
4. Has the street name for Lido Loop been approved by Lake County 911?
5. Please include a table of tracts identifying the use and area for each tract. This is a requirement for the final subdivision plan so the information should be readily available.



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

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

Date Received: Application ID: Received By:

REQUESTED ACTION

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

Describe Request: _____

Venezia Townhouses Final Plat

APPLICANT INFORMATION:

Name: Richard D. Brown E-Mail: rick@jsurveying.com & emily@jsurveying.com
 Address: 900 Cross Prairie Pkwy.
Kissimmee, FL 34744 Phone: 407-847-2179 Fax: _____
☐ Owner ☒ Agent for Owner ☐ Attorney for Owner

OWNER INFORMATION:

Name: Forestar (USA) Real Estate Group, Inc. E-Mail: RogerVanauker@forestar.com
 Address: 1064 Greenwood Blvd., Suite 200 Phone: 407-850-3041
Lake Mary, FL 32746 Fax: _____

PROPERTY INFORMATION:Address: Venezia Blvd., Howey In The Hills, FL 34747

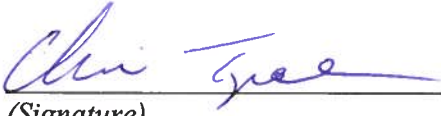
General Location: _____

Current Zoning: PUDCurrent Land Use: Vacant Land (Mass Graded)

Parcel Size: _____

Tax Parcel #: 35-20-25-0200-0MM-00000Legal Description Attached ☒ Yes ☐ NoSurvey Attached ☒ Yes ☐ NoPre-Application Meeting Date: _____
(Attach Pre-Application Form)

Application Fee: \$ _____

Applicant's Signature: 
(Signature) (Date)Richard D. Brown
(Print)Owner's Signature: ✓
(Provide letter of
Authorization) 5/12/20
(Signature) (Date)✓ Chris Tyree
(Print)**Applications must be complete to initiate the review process.**

JOHNSTON'S SURVEYING INC

900 Cross Prairie Pkwy • Kissimmee, FL 34744

Phone: (407) 847-2179

Fax: (407) 847-6140

AUTHORIZATION LETTER

I/We hereby authorize **Johnston's Surveying, Inc.** to act as agent on our behalf for the following application being submitted to Town of Howey-In-The-Hills for approval.

Final Subdivision Plat
Venezia Townhouses

Forestar (USA) Real Estate Group, Inc.
a Foreign Profit Corporation

By: Chris Tyree
Chris Tyree, Vice President

STATE OF Florida

COUNTY OF Berninole

The foregoing instrument was acknowledged before me, by means of:

☒ Physical Presence OR ☐ Online Notarization, this 24th day of May, 2022,

who personally appeared Chris Tyree who is

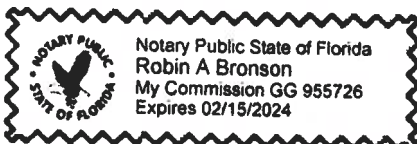
☒ personally known to me OR ☐ has produced _____ as
identification.

(Seal)

Notary Signature Robin A Bronson

Printed Name: Robin A Bronson

My Commission Expires: 2-15-2024





ALLIANT NATIONAL TITLE INSURANCE COMPANY

Agent File Number: Venezia

Alliant File Number: 20080712

Property Information Report

May 20, 2022

Agent Name: DHI Title of Florida, Inc.
12276 San Jose Blvd., Suite 739, Jacksonville, Florida 32223

Attn: Rachel Broadbent

Re: Venezia

Search Effective: May 16, 2022 at 6:00 AM

In the Public Records of: Lake

Owner of Record: FORSTAR (USA) REAL ESTATE GROUP, INC., a Delaware corporation
By Virtue of: Warranty Deed recorded in Official Records Book 5910, Page 2455, of said Records.

Legal Description: See attached

Mortgage Information:

Mortgage in favor of D.R. HORTON, INC., a Delaware corporation from FORSTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation dated February 18, 2022 and recorded March 08, 2022 in Official Records Book 5910. Page 2457 of the Public Records of Lake County, Florida.

Judgment and Lien Information: NONE

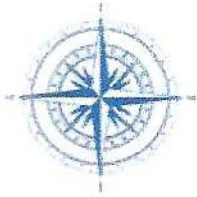
Tax Information:

2021 Tax Year Parcel/Folio No.: 3520250200-0MM-00000 Gross Tax Amount:5,488.83
Status of 2021 Taxes: Paid

Informational:

Restrictions, reservations, covenants, easements, conditions and all other matters as shown on Plat recorded in Plat Book 65, Page 92 through 97, of the Public Records of Lake County, Florida.

Ordinance 2005-349 recorded in Official Records Book 2849, Page 191 of the Public Records of Lake County, Florida.



ALLIANT NATIONAL TITLE INSURANCE COMPANY

Agent File Number: Venezia

Alliant File Number: 20080712

Property Information Report

Developer Agreement recorded in Official Records Book 3383, Page 2020; Assignment and Assumption Agreement recorded in Official Records Book 3489, Page 2044; Assignment recorded in Official Records Book 4482, Page 1682; First Amendment recorded in Official Records Book 4505, Page 811; and First Amendment recorded in Official Records Book 4626, Page 832 of the Public Records of Lake County, Florida.

Consent of Wholesale Wastewater Service Agreement recorded in Official Records Book 3502, Page 2134 of the Public Records of Lake County, Florida.

Ordinance 2013-29 recorded in Official Records Book 4404, Page 477 of the Public Records of Lake County, Florida.

Declaration of Master Covenants, Conditions, Restrictions and Easements recorded in Official Records Book 4505, Page 827, Partial Assignment of Developer's Rights recorded in Official Records Book 5910, Page 2447, of the Public Records of Lake County, Florida.

Easement in favor of Duke Energy Florida, Inc., d/b/a Duke Energy recorded in Official Records Book 4653, Page 2065 of the Public Records of Lake County, Florida.

The above-captioned property has been searched only by the above description and by no other description or name. This report purposely omits restrictions, easements, subdivision agreements and any reference to mortgages, judgments and/or liens which appear to be satisfied of record or have expired pursuant to Florida Statutes.

This report does not reflect those documents, if any, which may have been recorded prior (other than an assumed mortgage) or subsequent to the time period covered herein and which may disclose the possible existence of encumbrances, liens, rights, interests or other matters which may affect the subject property.

This report is not title insurance. Pursuant to s. [627.7843](#), Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

This Company expressly disclaims any liability for loss or damage resulting from reliance on this certificate in excess of the fee paid to ALLIANT NATIONAL TITLE INSURANCE COMPANY.

ALLIANT NATIONAL TITLE INSURANCE COMPANY

BY: Tena B. Browne, CLS
Commercial Examiner

VENEZIA TOWNHOUSES

REPLAT OF TRACT MM
VENEZIA SOUTH
PLAT BOOK 65, PAGES 92 THROUGH 97
SECTIONS 35 & 36, TOWNSHIP 20 SOUTH, RANGE 25 EAST
LAKE COUNTY, FLORIDA
TOWN OF HOWEY-IN-THE-HILLS

SHEET 1 OF 5

PLAT BOOK PAGE

DEDICATION VENEZIA TOWNHOUSES

KNOW ALL MEN BY THESE PRESENTS. That the undersigned, being the owner in fee simple of the lands described on this Plat of VENEZIA TOWNHOUSES, does hereby dedicate said lands and plat for the uses and purposes expressed herein, and dedicates the streets and grants the Utility and Drainage Easements shown hereon, to the perpetual use of the public. Said easements and lands shall be subject to that certain Declaration of Master Covenants, Conditions and Restrictions and easements for VENEZIA SOUTH recorded July 23, 2014, in Official Records Book 4505 Page 827, Public Records of Lake County, Florida (the "Master Declaration") as well as any additional sub-declarations recorded pursuant to or in furtherance of the Master Declaration. Tract RW-1 is hereby dedicated to the TOWN OF HOWEY-IN-THE-HILLS for right of way. Tracts M-1, M-2, OS-1, OS-2, OS-3, OS-4 and PD-1 are dedicated to and shall be operated and maintained by the Venezia South Multi Family Sub-Association, Inc. for the purposes shown hereon.

IN WITNESS WHEREOF, The undersigned owner Forestar (USA) Real Estate Group, Inc, has executed this Dedication in the manner provided by law on _____, 2022.

FORESTAR (USA) REAL ESTATE GROUP, INC.

By: Chris Tyree Forestar Division President
WITNESSES: Central Florida
Signature Signature
Print Name Print Name

STATE OF FLORIDA, COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY _____, AS _____, SUCH PERSON [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT
NOTARY PUBLIC

APPROVAL BY ATTORNEY

THIS IS TO CERTIFY, that on the _____ day of _____, 2022, 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

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 of the coordinates, points or measurements shown on this plat.

Signature..... Date.....

PROFESSIONAL SURVEYOR AND MAPPER No

CERTIFICATE OF APPROVAL BY TOWN MAYOR

THIS IS TO CERTIFY, That on _____ the foregoing plat was approved by the Town Mayor, for the TOWN-OF HOWEY-IN-THE-HILLS, Florida.

Town Mayor

Attest:

Town Clerk

CERTIFICATE OF SURVEYOR

KNOW ALL BY THESE PRESENTS, That the undersigned, being a licensed surveyor registered in the State of Florida, does hereby certify that on _____ he completed the survey of the lands as shown in the fore-going plat; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by The Land Development Code of the TOWN OF HOWEY-IN-THE-HILLS, Florida requirements and regulations, the survey was prepared under the undersigned responsible direction and supervision and that the survey data complies with all requirements of Chapter 177, F.S.; that permanent control points will be placed as required by CH. 177 F.S.; and that said land is located in Sections 35 & 36, Township 20 South, Range 25 East, Lake County, Florida.

Richard D. Brown, P.S.M.
Dated Registration No.5700.....
Professional Surveying Certificate of Authorization No. L.B. 966

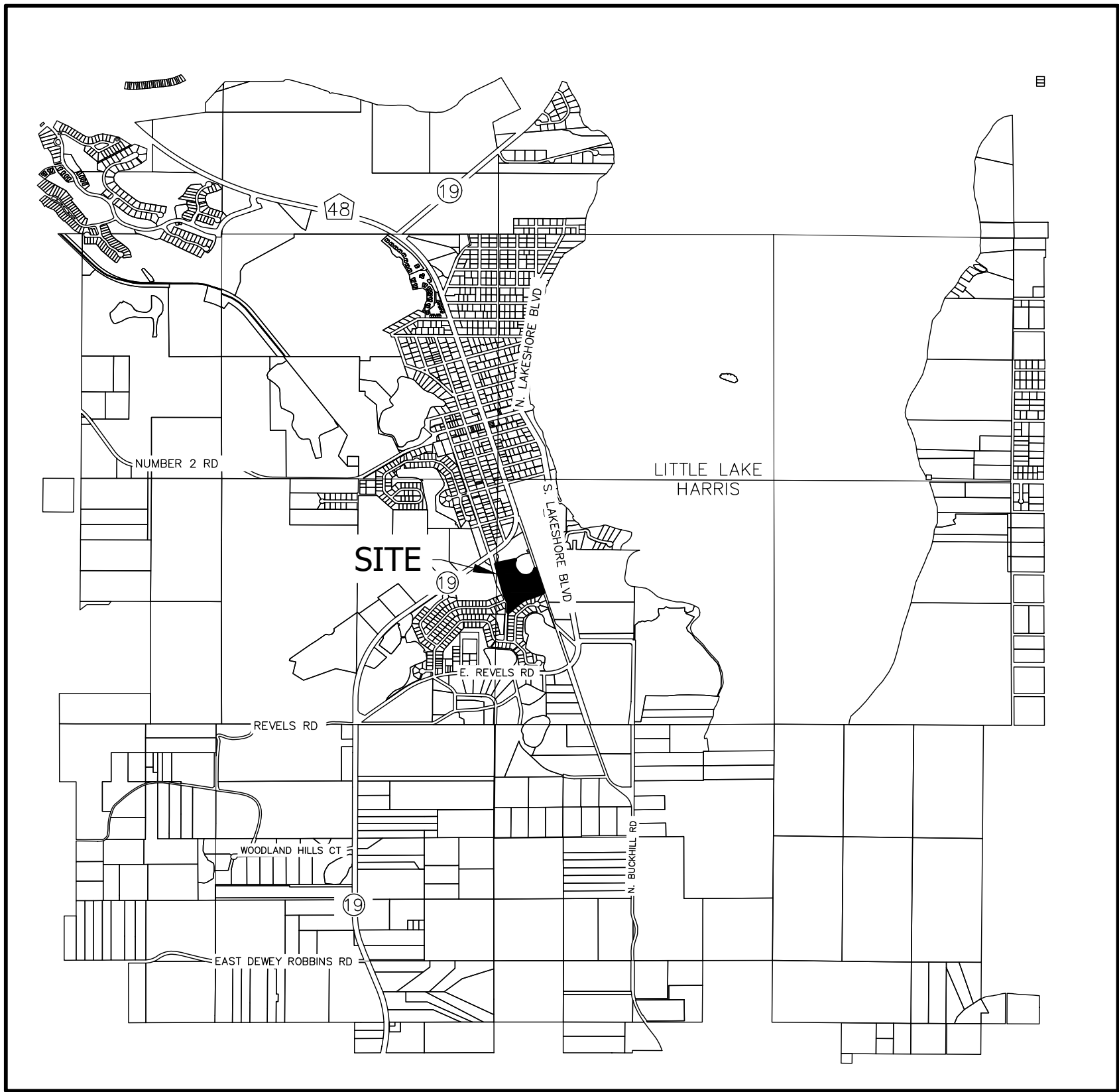
JOHNSTON'S SURVEYING INC. 900 Cross Prairie Parkway
Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

APPROVAL BY TOWN CONSULTING ENGINEER

THIS IS TO CERTIFY, that on the _____ day of _____, 2022, the foregoing plat was officially approved by the Consulting Engineer for the TOWN OF HOWEY-IN-THE-HILLS, Florida.

Signature..... Dated.....

PROFESSIONAL ENGINEER No



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

CL CENTERLINE
P.B. PLAT BOOK
PG. PAGE
O.R.B. OFFICIAL RECORDS BOOK
CHD. CHORD
D.U.E. DRAINAGE AND UTILITY EASEMENT
U.E. UTILITY EASEMENT
SEC. SECTION
TWP. TOWNSHIP
RNG. RANGE
PC POINT OF CURVATURE
PI POINT OF INTERSECTION
PT POINT OF TANGENCY
± MORE OR LESS
Δ CENTRAL ANGLE
LB LICENSED BUSINESS
ID IDENTIFICATION
CD CHORD BEARING
R RADIAL
DE DRAINAGE EASEMENT

LEGEND

□ FOUND CONCRETE MONUMENT - 4x4 WITH DISC STAMPED 'BESH PRM LB #7514' UNLESS OTHERWISE NOTED
○ IRON ROD OR PIPE (SET) LB 966
● FOUND IRON ROD WITH CAP STAMPED 'BESH LB #7514 (PRM)
+ BENCHMARK
⊙ NAIL & DISK "LB 966 PCP"
○ FOUND NAIL & DISK "LB 7514 PCP"

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF VENEZIA SOUTH, ACCORDING TO PLAT BOOK 65, PAGES 92 THROUGH 97, WITH THE WEST LINE OF TRACT MM BEING NORTH 13°11'16"WEST.
2. HORIZONTAL AND VERTICAL INFORMATION SHOWN HEREON IS BASED ON STATE PLANE COORDINATES, EAST ZONE, (901), UTILIZING LAKE COUNTY CONTROL STATION'S LK95 1997 AND LK96 1997.
3. ALL PLATTED UTILITY EASEMENTS PROVIDED FOR IN THE DEDICATION INCLUDE USE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THE FOREGOING PROVISION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE FACILITIES SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. (CHAPTER 177.091 (28) FLORIDA STATUTES).
4. LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES.
5. TRACTS M-1 AND M-2 IS THE MEDIAN TO BE OWNED AND MAINTAINED BY THE VENEZIA SOUTH MULTI FAMILY SUB ASSOCIATION.
6. TRACT OS-1 IS FOR OPEN SPACE, LANDSCAPE BUFFER, RETAINING WALLS, RAILS, SIDEWALK AND DRAINAGE TO BE OWNED AND MAINTAINED BY THE VENEZIA SOUTH MULTI FAMILY SUB ASSOCIATION.
7. TRACT OS-2 IS FOR OPEN SPACE, SIGNAGE, LANDSCAPE BUFFER, RETAINING WALLS, RAILS, SIDEWALK AND DRAINAGE TO BE OWNED AND MAINTAINED BY THE VENEZIA SOUTH MULTI FAMILY SUB ASSOCIATION.
8. TRACT OS-3 IS FOR OPEN SPACE AND OTHER AMENITIES TO BE OWNED AND MAINTAINED BY THE VENEZIA SOUTH MULTI FAMILY SUB ASSOCIATION.
9. TRACT OS-4 IS FOR OPEN SPACE, FENCES, RETAINING WALLS, RAILS AND OTHER USES TO BE OWNED AND MAINTAINED BY THE VENEZIA SOUTH MULTI FAMILY SUB ASSOCIATION.
10. TRACT PD-1 IS FOR STORMWATER MANAGEMENT, RETAINING WALLS, RAILS AND FENCES TO BE OWNED AND MAINTAINED BY THE VENEZIA SOUTH MULTI FAMILY SUB ASSOCIATION.
11. TRACT RW-1 IS DEDICATED TO THE TOWN OF HOWEY-IN-THE-HILLS BY THIS PLAT FOR RIGHT OF WAY.
12. ALL LOT LINES ARE NON-RADIAL UNLESS NOTED. RADIAL LINES ARE NOTED BY (R).
13. LANDS SHOWN HEREON LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN), FLOOD ZONE "AE" (WITH A BASE FLOOD ELEVATION DETERMINED TO BE 74.1 FEET) AND FLOOD ZONE "A" (WITH AN UNDETERMINED BASE FLOOD ELEVATION) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12069C 0485 E EFFECTIVE DATE: DECEMBER 18, 2012.
14. STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATED TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
15. THIS PLAT IS SUBJECT TO THE FOLLOWING:
RESTRICTIONS, RESERVATIONS, COVENANTS, EASEMENTS, CONDITIONS AND ALL OTHER MATTERS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 65, PAGE 92 THROUGH 97, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
ORDINANCE 2005-349 RECORDED IN OFFICIAL RECORDS BOOK 2849, PAGE 191 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
DEVELOPER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3383, PAGE 2020; ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3489, PAGE 2044; ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 4482, PAGE 1682; FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 4505, PAGE 811; AND FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 4626, PAGE 832 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
CONSENT OF WHOLESALE WASTEWATER SERVICE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3502, PAGE 2134 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
ORDINANCE 2013-29 RECORDED IN OFFICIAL RECORDS BOOK 4404, PAGE 477 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
DECLARATION OF MASTER COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 4505, PAGE 827, PARTIAL ASSIGNMENT OF DEVELOPER'S RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 5910, PAGE 2447, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
EASEMENT IN FAVOR OF DUKE ENERGY FLORIDA, INC., D/B/A DUKE ENERGY RECORDED IN OFFICIAL RECORDS BOOK 4653, PAGE 2065 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

JOHNSTON'S SURVEYING INC.
900 Cross Prairie Parkway
Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140
L.B. #966

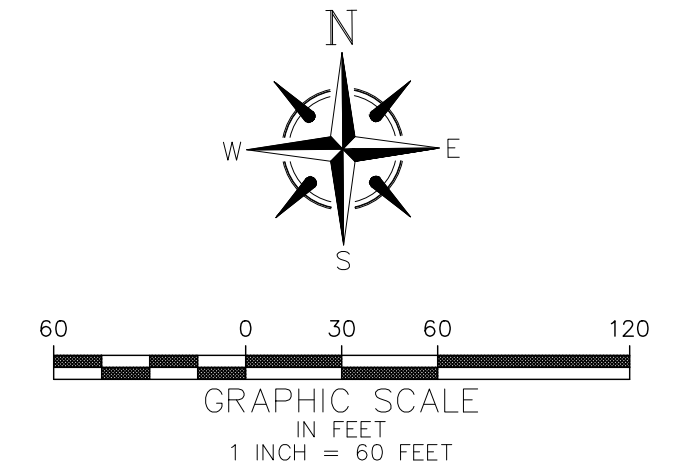
VENEZIA TOWNHOUSES

SECTIONS 35 & 36, TOWNSHIP 20 SOUTH, RANGE 25 EAST
LAKE COUNTY, FLORIDA

SHEET 2 OF 5

PLAT
BOOK

PAGE



SHEET 3

SHEET 4

SHEET 5

KEY MAP

VENEZIA TOWNHOUSES

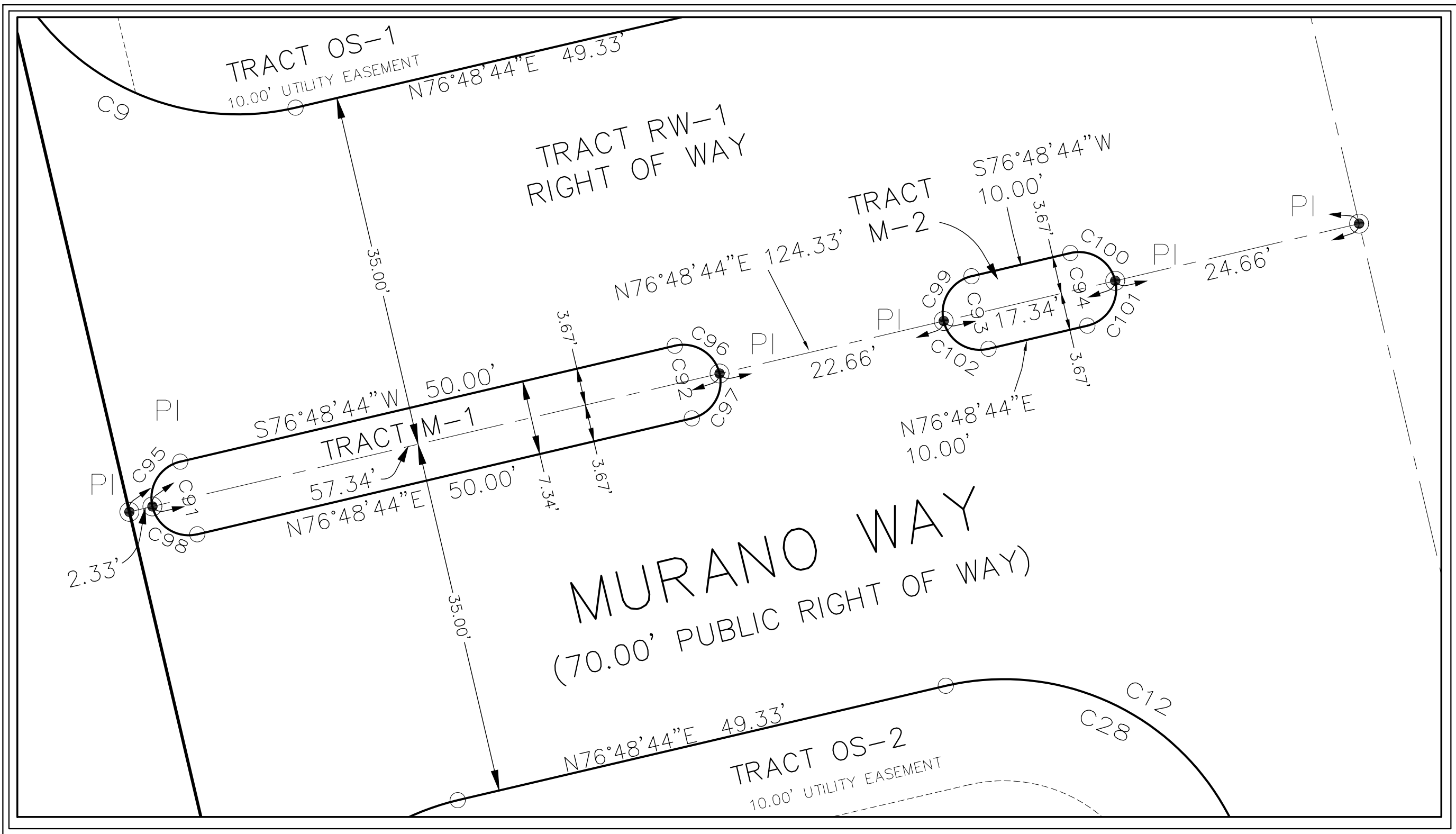
SECTIONS 35 & 36, TOWNSHIP 20 SOUTH, RANGE 25 EAST
LAKE COUNTY, FLORIDA

SHEET 3 OF 5

PLAT
BOOK

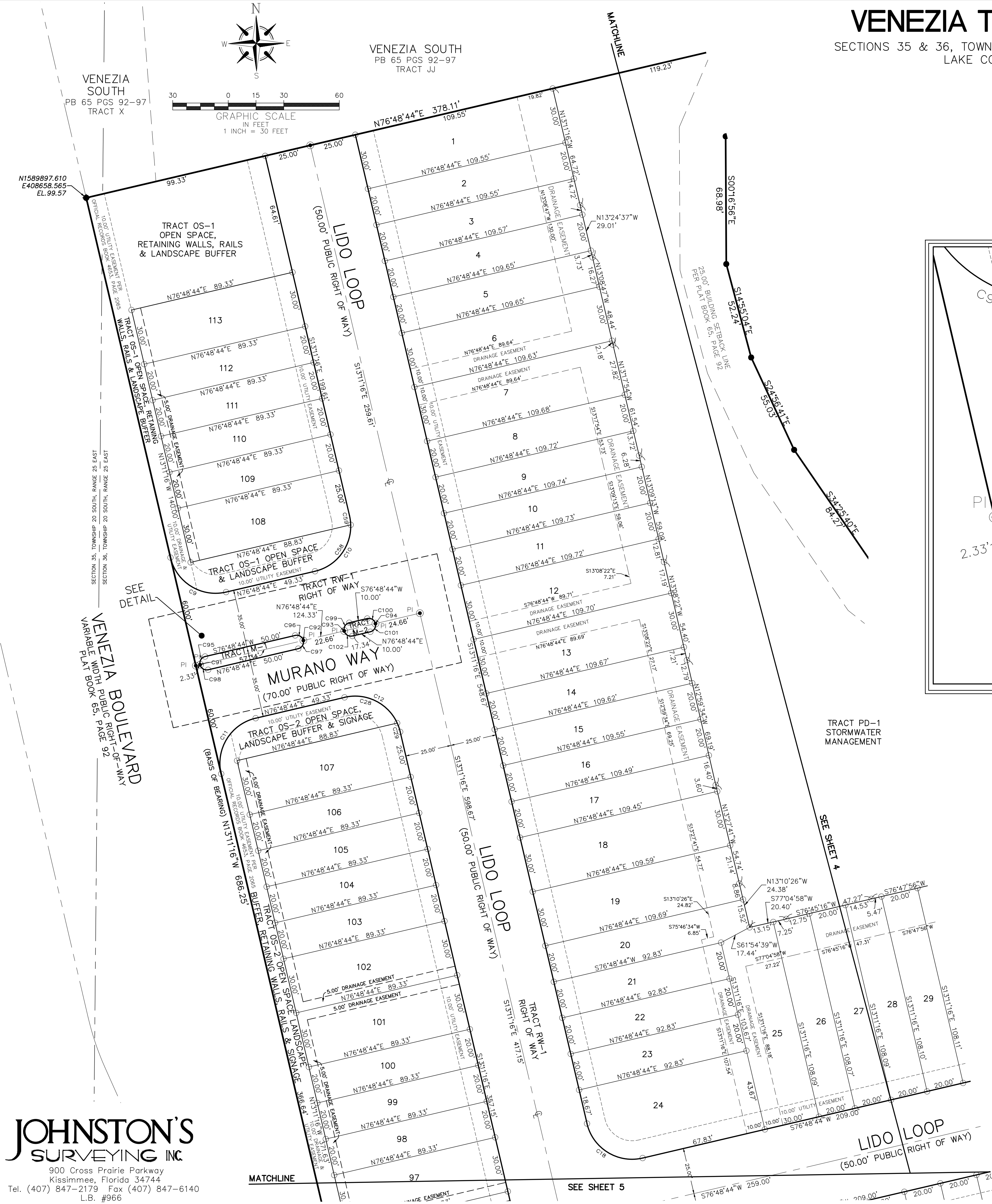
PAGE

DETAIL SCALE
1" = 10'



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C9	25.00	90°00'00"	39.27	S58°11'16"E	35.36
C10	25.00	90°00'00"	39.27	N31°48'44"E	35.36
C11	25.00	90°00'00"	39.27	S31°48'44"W	35.36
C12	25.00	90°00'00"	39.27	N58°11'16"W	35.36
C18	25.00	90°00'00"	39.27	S58°11'16"E	35.36
C28	25.00	78°27'47"	34.24	N63°57'23"W	31.62
C29	25.00	11°32'13"	5.03	N18°57'23"W	5.03
C58	25.00	78°27'47"	34.24	N37°34'51"E	31.62
C59	25.00	11°32'13"	5.03	N07°25'09"W	5.03
C91	3.67	180°00'00"	11.53	S13°11'16"E	7.34
C92	3.67	180°00'00"	11.53	N13°11'16"W	7.34
C93	3.67	180°00'00"	11.53	S13°11'16"E	7.34
C94	3.67	180°00'00"	11.53	N13°11'16"W	7.34
C95	3.67	90°00'00"	5.76	S31°48'44"W	5.19
C96	3.67	90°00'00"	5.76	N58°11'16"W	5.19
C97	3.67	90°00'00"	5.76	N31°48'44"E	5.19
C98	3.67	90°00'00"	5.76	S58°11'16"E	5.19
C99	3.67	90°00'00"	5.76	S31°48'44"W	5.19
C100	3.67	90°00'00"	5.76	N58°11'16"W	5.19

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C101	3.67	90°00'00"	5.76	N31°48'44"E	5.19
C102	3.67	90°00'00"	5.76	S58°11'16"E	5.19



JOHNSTON'S
SURVEYING INC.
900 Cross Prairie Parkway
Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140
L.B. #966

VENEZIA TOWNHOUSES

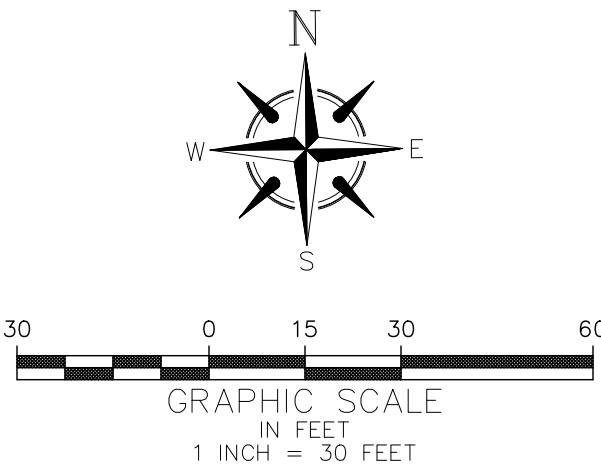
SECTIONS 35 & 36, TOWNSHIP 20 SOUTH, RANGE 25 EAST
LAKE COUNTY, FLORIDA

SHEET 4 OF 5

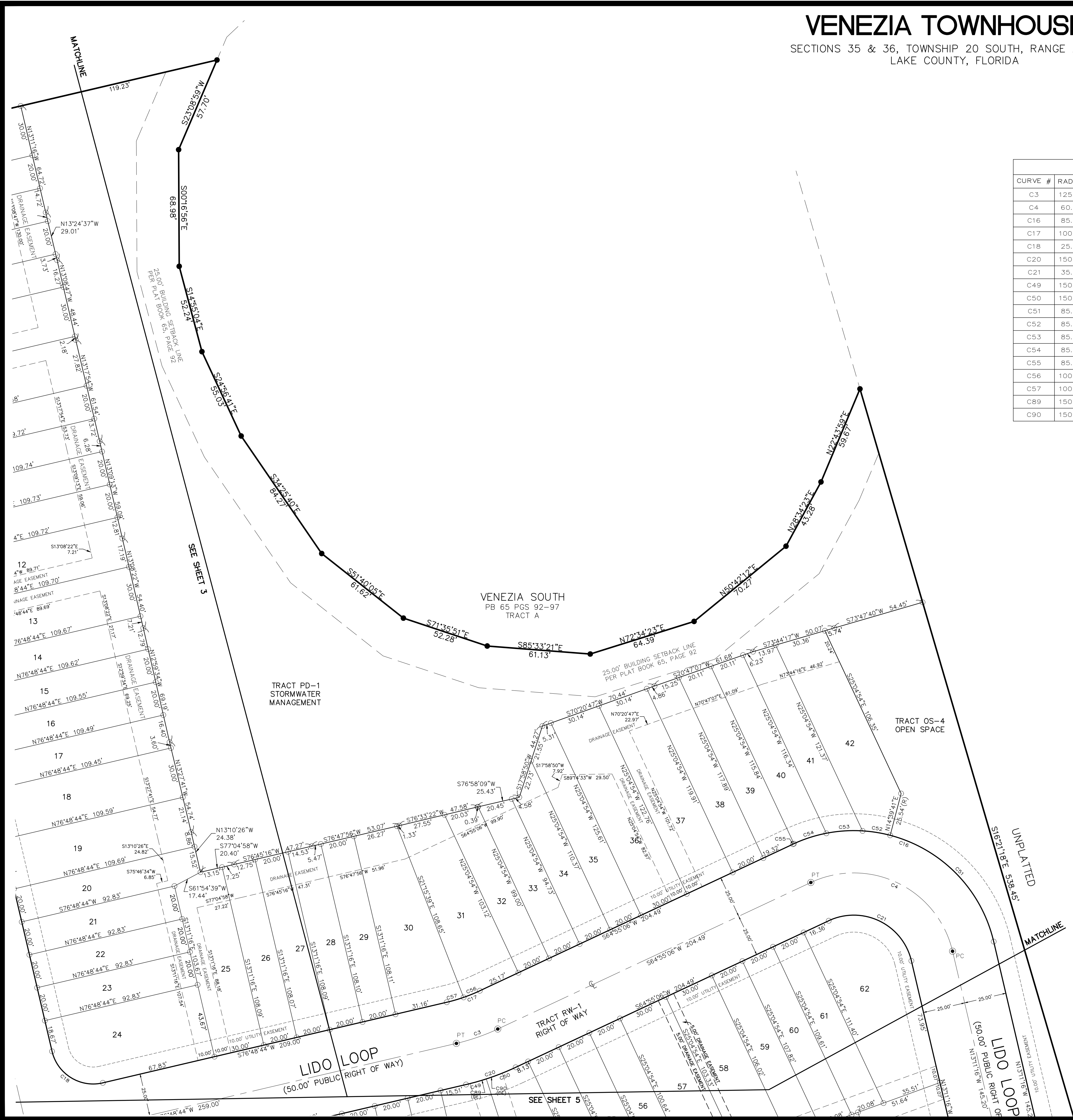
PLAT
BOOK

PAGE

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C3	125.00	11°53'38"	25.95	N70°51'55"E	25.90
C4	60.00	101°53'38"	106.70	N64°08'05"W	93.19
C16	85.00	101°53'38"	151.16	N64°08'05"W	132.02
C17	100.00	11°53'38"	20.76	N70°51'55"E	20.72
C18	25.00	90°00'00"	39.27	S58°11'16"E	35.36
C20	150.00	11°53'38"	31.14	N70°51'55"E	31.08
C21	35.00	101°53'38"	62.24	N64°08'05"W	54.36
C49	150.00	4°44'44"	12.42	N74°26'22"E	12.42
C50	150.00	7°08'54"	18.71	N68°29'33"E	18.70
C51	85.00	62°09'03"	92.20	N44°15'48"W	87.75
C52	85.00	11°09'10"	16.55	N80°54'54"W	16.52
C53	85.00	14°30'43"	21.53	S86°15'09"W	21.47
C54	85.00	13°37'21"	20.21	S72°11'07"W	20.16
C55	85.00	0°27'21"	0.68	S65°08'46"W	0.68
C56	100.00	5°56'49"	10.38	N67°53'30"E	10.37
C57	100.00	5°56'49"	10.38	N73°50'19"E	10.37
C89	150.00	3°49'19"	10.01	N73°58'40"E	10.00
C90	150.00	3°49'21"	10.01	N70°09'19"E	10.01



JOHNSTON'S
SURVEYING INC.
900 Cross Prairie Parkway
Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140
L.B. #966



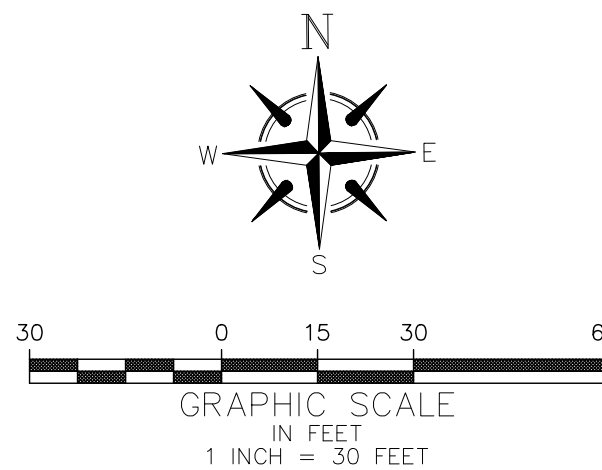
VENEZIA TOWNHOUSES

SECTIONS 35 & 36, TOWNSHIP 20 SOUTH, RANGE 25 EAST
LAKE COUNTY, FLORIDA

SHEET 5 OF 5

PLAT
BOOK

PAGE



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	50.00	26°37'22"	23.23	N10°47'00"W	23.02
C2	150.00	10°54'24"	28.55	S18°38'28"E	28.51
C5	50.00	78°43'39"	68.70	N26°10'33"E	63.42
C6	525.00	4°30'12"	41.26	N67°47'29"E	41.25
C7	100.00	85°51'44"	149.86	S67°01'33"E	136.22
C8	125.00	10°54'25"	23.80	S18°38'28"E	23.76
C13	150.00	10°54'25"	28.55	S18°38'28"E	28.51
C14	125.00	85°51'44"	187.32	S67°01'33"E	170.28
C15	75.00	78°43'39"	103.05	N26°10'33"E	95.14
C19	25.00	90°00'00"	39.27	S31°48'44"W	35.36
C20	150.00	11°53'38"	31.14	N70°51'55"E	31.08
C22	25.00	78°43'39"	34.35	N26°10'33"E	31.71
C23	500.00	4°30'12"	39.30	N67°47'29"E	39.29
C24	75.00	85°51'44"	112.39	S67°01'33"E	102.17
C25	100.00	10°54'25"	19.04	S18°38'28"E	19.01
C26	140.00	10°54'25"	26.65	S18°38'28"E	26.61
C30	150.00	5°50'26"	15.29	S16°06'29"E	15.28
C31	150.00	5°03'59"	13.26	S21°33'41"E	13.26
C32	125.00	6°09'12"	13.42	S27°10'17"E	13.42

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C33	125.00	11°36'58"	25.34	S36°03'22"E	25.30
C34	125.00	6°26'04"	14.04	S45°04'53"E	14.03
C35	125.00	9°24'47"	20.54	S53°00'19"E	20.51
C36	125.00	9°11'40"	20.06	S62°18'32"E	20.04
C37	125.00	9°13'21"	20.12	S71°31'03"E	20.10
C38	125.00	14°27'27"	31.54	S83°21'27"E	31.46
C39	125.00	19°22'15"	42.26	N79°43'42"E	42.06
C41	60.00	3°37'02"	3.79	N22°17'10"W	3.79
C42	140.00	4°47'27"	11.71	S21°41'58"E	11.70
C43	140.00	6°06'59"	14.94	S16°14'45"E	14.94
C44	500.00	0°47'58"	6.98	N65°56'22"E	6.98
C45	500.00	2°17'39"	20.02	N67°29'10"E	20.02
C46	500.00	1°24'35"	12.30	N69°20'18"E	12.30
C47	75.00	14°55'33"	19.54	N77°30'22"E	19.48
C48	75.00	7°05'11"	92.86	S59°33'46"E	87.04
C49	150.00	4°44'44"	12.42	N74°26'22"E	12.42
C50	150.00	7°08'54"	18.71	N68°29'33"E	18.70
C89	150.00	3°49'19"	10.01	N73°58'40"E	10.00
C90	150.00	3°49'21"	10.01	N70°09'19"E	10.01

JOHNSTON'S
SURVEYING INC.
900 Cross Prairie Parkway
Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140
L.B. #966



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: Simpson Parcel PUD Agreement Review
DATE: July 11, 2022

The applicants are seeking rezoning from the current MDR-1 and MDR-2 to Planned Unit Development. They have resubmitted a proposed PUD Development Agreement and a conceptual land use plan prepared by the Green Consulting Group, Inc dated May 17, 2022. The DRC will review the proposed development agreement and plan in preparation for submittal of the proposal to the Town's Planning Board. DRC will apply the standards of a preliminary subdivision plan along with the PUD requirements for a concept plan. Should the proposed development be approved, applying the preliminary subdivision approval will allow the project to move to the final subdivision plan stage for a phase of the project or for the entire project. The comments provided in this report will address the comprehensive plan considerations, basic zoning considerations, comments on the conceptual land use plan and comments on the proposed development agreement.

Comprehensive Plan Considerations

1. The subject property is designated as Medium Density Residential on the future land use map. Medium Density Residential allows development up to four units per acre with the maximum unit yield being calculated on the net land area. (Future Land Use Policy 1.1.4.) Based on the net land area identified on the conceptual land use plan, the maximum unit yield for the project is 297 units (74.35 acres x 4units/acre). The proposed development size of 275 units is within the allowable density range.
2. The applicant needs to provide a concurrency analysis for the proposed project documenting that public services are available to support the proposed development or will be available at the time actual demand occurs. Currently the Town is aware of capacity issues for sewage treatment and public school facilities. Potable water limitations may be linked to the timing on the extension of service lines.

3. The applicant needs to submit an application for concurrency review to the Lake County School District. The district has a specific application process.
4. The Town has approved a methodology for the traffic impact analysis. What is the status of this review?
5. The revised plan includes two entrances accessing Revels Road and third “emergency access” to the property to the south. The staff will not recommend the emergency access over a full public access connection.

Preliminary Subdivision Plan Comments

1. Section 4.05.12 of the Town’s land development code identifies the requirements for a preliminary subdivision plan and Section 4.10.09 identifies the requirements for a conceptual land use plan included as part of a planned unit development agreement. The applicant has modified the original submittal to include the items require by the preliminary subdivision plan.
2. Typically a tree survey is required as well, but in this case all of the area proposed for development is former grove. Any existing wooded areas are in locations where buffers or open space are proposed, so there does not appear to be a need to do a tree survey. If this factor changes during later design review, a tree survey may be required at that time.
3. Has FDOT been contacted regarding the re-alignment of Revels Road and the intersection with SR 19 since the last project review? If not, this needs to be done to determine if the proposed alignment is allowable.
4. The project buffers along SR 19 and Revels Road (Buffers 1 and 2) need to comply with Section 7.02.01 B. A cross-section has been provided, but the cross-section detail is not fully compliant with code requirement (understory trees are not noted and shrubs do not have to be applied as a hedge). The full code requirement will be applied to any final subdivision review.
5. The Town is asking for the addition of a 10-12 foot multi-use bicycle/pedestrian path along the Revels Road frontage. This portion of a path is consistent with the Town’s bicycle/pedestrian plan and can link to a proposed trail head on Sr 19 and a pathway planned through The Reserve development from SR 19 to Number Two Road. This pathway can be addressed with streets and sidewalks on page 6 of the development agreement.
6. Please identify the number of 60-foot wide lots and the number of 70-foot wide lots proposed. The section on lot size in the proposde development agreement is an appropriate place to do this.
7. Consideration might be given to retaining the citrus grove within some of the planned open space areas with the remainin trees to a community garden type activity.

Development Agreement Comments

1. Phasing has been added to the preliminary subdivision plan, and a section needs to be added to the development agreement referencing the phasing and stating that each phase will operate independently with regard to traffic and utility services. Note that revisions to the phasing schedule shall be considered as minor amendments to the agreement which may be approved by Town Council with no formal amendment of the agreement.
2. Setbacks and lot coverage for swimming pools need to be addressed in the development agreement. With lots in the 60-foot range, the Town has been encountering issues with homeowners trying to fit swimming pools onto the properties while meeting the Town's general swimming pool requirements.
3. Note that the Town staff will not recommend an "emergency access" for the proposed road connection to the south.
4. In the section on tree retention it might be prudent to add a statement that citrus are excluded from tree protection requirements.
5. The section on amendments needs to be modified to clarify what constitutes a major amendment and what constitutes a minor amendment.
6. The land use section on page 4 of the draft development agreement references the conceptual plan as Exhibit B. There is no Exhibit A proposed. Typically and Exhibit A would be the legal description, but the legal is included in the body of the development agreement in this case.
7. There are a few additional edits to the agreement text that are recommended.
 - a. On page 1 Recital B eliminate "concurrently" as there is no land use action happening at the same time.
 - b. On page 2 Section 1 spell out Planned Unit Development as well as using the PUD symbol. The formal name of the zoning classification includes both.
 - c. Page 3 Section 2, same comment as above.
 - d. Page 3 General, in the first paragraph change "city" to "Town".

GRIFFEY ENGINEERING, INC.

July 6, 2022

Watermark PUD (AKA Simpson Parcel)

Engineering Review Comments

Page 1

The following are previous review comments that were not addressed in the resubmittal:

Transportation

The section stating “All streets shall have a fifty foot (50’) right-of-way with a minimum 24 foot pavement and curb width” should be revised to state: All streets shall have a fifty foot (50’) right-of-way, curb & gutter, and a minimum 24 foot pavement width with 12 foot travel lanes.

Language should be added that the realignment of East Revels Road will be part of this subdivision construction.

From: Azure Botts, Code Enforcement Officer
To: DRC
Re: Simpson Parcel PUD Submittal
Date: 7/6/2022

I would like some restrictions added to the signage section of the developer agreement for Simpson PUD. Below is how the paragraph should read.

Entrance signs and informational signage may be located in buffers, setbacks/and or signage easements as approved by the Planning and Zoning Board. The owner/developer shall present a sign plan for review and approval by the Planning and Zoning Board within 45 days after the effective date of this agreement. The Town Council has approved the owner/builder use of vertical marketing flags, also known as feather banners, with the following stipulations.

1. Feather banners cannot be placed less than 200 feet apart.
2. A maximum of 10 feather banners in total.
3. Feather banners cannot be placed within the right of way.
4. Feather banners cannot be located off site of PUD property.
5. Feather banner itself cannot exceed 12 feet in height.
6. Feather banners must be replaced if they become faded, torn, or tattered.
7. Feather banners must be removed when ninety (90) percent of the homes in the development are permitted.

All additional signage not previously approved must be in compliance with the requirements in the Town's Land Development Code.

ORDINANCE 2022-_____

AN ORDINANCE OF THE TOWN OF HOWEY IN THE HILLS, FLORIDA, PERTAINING TO LAND USE; PROVIDING FINDINGS OF THE TOWN COUNCIL; AMENDING THE TOWN'S OFFICIAL ZONING MAP TO REZONE FROM MDR-1 AND MDR-2 TO PLANNED UNIT DEVELOPMENT CERTAIN LANDS LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF STATE ROAD 19 AND REVELS ROAD, AS MORE PARTICULARLY DESCRIBED IN ATTACHMENT A TO THIS ORDINANCE; INCORPORATING CONDITIONS, REQUIREMENTS, RESTRICTIONS, AND OTHER TERMS GOVERNING THE USE AND DEVELOPMENT OF THE PROPERTY; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

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

Section 1. Findings. In enacting this ordinance, the Town Council of the Town of Howey-in-the-Hills, Florida makes the following findings and declarations:

- (1) The land described in **Attachment A**, located generally in the southeast quadrant of the intersection of State Road 19 and Revels Road ("**Property**"), is located within the town limits of the Town of Howey-in-the-Hills;
- (2) The Town's Comprehensive Plan designates the Property on the Town's Future Land Use Map for medium density residential future land use, and current zoning of the Property is MDR-1 and MDR-2.
- (3) The owner of the Property intends to use and develop the Property for single-family residential purposes.
- (4) The Town Council finds that rezoning the Property from MDR-1 and MDR-2 to Planned Unit Development is consistent with both the Town's Comprehensive Plan and the Town's Land Development Code ("LDC") and will not adversely affect the public health, safety, and welfare of the Town.

Section 2. Amendment to the Official Zoning Map. The Town Council hereby amends the Town's Official Zoning Map to zone the Property for Planned Unit Development.

Section 3. Use and Development of the Property. Use and development of the Property under its Planned Unit Development zoning is subject to the conditions, requirements, restrictions, and other terms of the following:

- (1) This Ordinance 2022- ____;
- (2) A development agreement, to be approved by Town Council and executed by the Mayor, setting forth the specific conditions, requirements, restrictions and other terms for the use and development of the Property;
- (3) The Town's Land Development Code; and
- (4) All other Town ordinances governing the development of the Property.

Section 4. Severability. If any part of this ordinance is declared by a court of competent jurisdiction to be void, unconstitutional, or unenforceable, the remaining parts of this ordinance shall remain in full effect. To that end, this ordinance is declared to be severable.

Section 5. Conflicts. If this ordinance conflicts with other ordinances in regulation of the use and development of the Property, this ordinance shall control and supersede to the extent of the conflict.

Section 6. Codification. The amendment to the Official Zoning Map in Section 2 shall be codified and made part of the Town's LDC and Official Zoning Map.

Section 7. Effective Date. This ordinance shall take effect upon the later of (i) its enactment by the Town Council or (ii) the date by which a development agreement for the Property has been approved by Town Council and taken effect.

[Signatures on the next page]

ENACTED AND ORDAINED this ____ day of _____, 2022, by the Town Council of the Town of Howey-in-the-Hills, Florida.

**TOWN OF HOWEY-IN-THE-HILLS,
FLORIDA**

By: its Town Council

By: _____
Hon. Martha MacFarlane, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY
(for use and reliance of the Town only)

John Brock
Town Clerk

Thomas J. Wilkes
Town Attorney

Planning and Zoning Meeting held _____, **2022**

First Reading held _____, **2022**

Second Reading and Adoption held _____, **2022**

Advertised _____, **2022**, _____, **2022**

and _ _____, **2022**

**Attachment A
To
Ordinance 2022 - ____**

LEGAL DESCRIPTION

(35-20-25-0150-000-01200)
ORB 2732, PG 1039

LOT 12; ALSO BEGIN 99 FEET SOUTH 1°32' WEST OF THE NORTHWEST CORNER OF LOT 16, THENCE RUN EAST TO THE SOUTHEASTERN BOUNDARY OF LOT 16; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERN BOUNDARY OF LOT 16; THENCE NORTHERLY ALONG THE WESTERN BOUNDARY OF LOT 16 TO THE POINT OF BEGINNING; LOTS 26 AND 27, LESS THAT PART INCLUDED IN CLAY PIT, ALL ACCORDING TO THE PLAT OF FIRST SUBDIVISION OF HOWEY, RECORDED IN PLAT BOOK 5, PAGE 32, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
ORB 2732 PG 1041

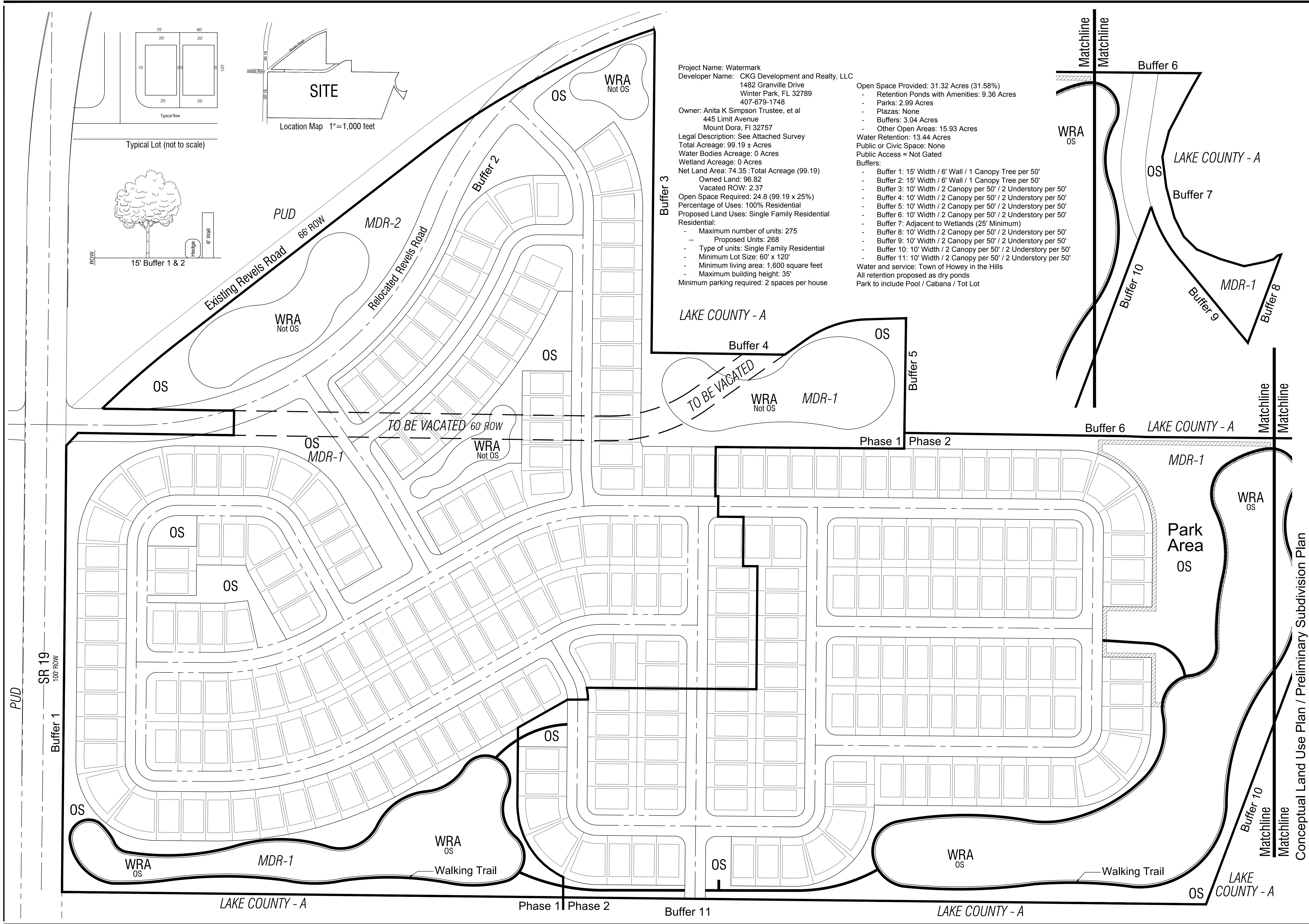
PARCEL NO. 1 (35-20-25-0150-000-00100)
LOT 1 IN 1ST SUBDIVISION OF HOWEY, ACCORDING TO THE TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 32, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL NO.2 (35-20-25-0150-000-00100)
THAT PART OF 1ST SUBDIVISION OF HOWEY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 32, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NORTH LINE OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, WITH THE EASTERLY LINE OF THE RIGHT OF WAY OF SUNSET DRIVE AS SHOWN UPON SAID PLAT AND RUN THENCE EAST ALONG SAID NORTH LINE TO A POINT ON THE WATERS-EDGE OF LAKE BERTHA, SAID POINT BEING HEREBY DESIGNATED AS POINT "A". BEGIN AGAIN AT THE POINT OF BEGINNING AND RUN SOUTHERLY AND SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID RIGHT OF WAY TO THE WESTERLY LINE OF LOT 4 AS SHOWN UPON SAID PLAT; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 4 TO THE WATERS OF LAKE BERTHA; THENCE WESTERLY AND NORTHERLY ALONG AND WITH THE WATERS OF LAKE BERTHA TO THE ABOVE-DESIGNATED POINT "A".

PARCEL NO. 3 (02-21-25-0001-000-03700)
THAT PART OF THE NORTH 1/2 OF GOVERNMENT LOTS 1 AND 2 IN SECTION 2, TOWNSHIP 21 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID SECTION

2, RUN THENCE SOUTH 00°06'05" EAST ALONG THE EAST LINE THERE OF, 1139.8 FEET; THENCE RUN NORTH 89°29'20" WEST 2668.76 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 2; THENCE RUN NORTH 00°09'00" WEST ALONG SAID WEST LINE 1125.96 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE RUN SOUTH 89°46'40" EAST ALONG THE NORTH LINE OF SAID SECTION 2 FOR 2669.20 FEET TO THE POINT OF BEGINNING.

Total Acreage: 99.19



Project Name: Watermark
Developer Name: CKG Development and Realty, LLC
1482 Granville Drive
Winter Park, FL 32789
407-679-1748

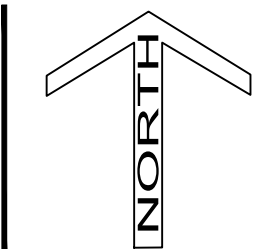
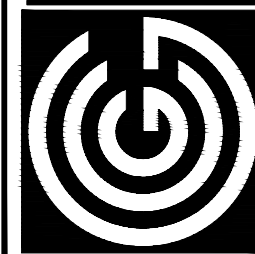
Owner: Anita K Simpson Trustee, et al
445 Limit Avenue
Mount Dora, FL 32757
Legal Description: See Attached Survey
Total Acreage: 99.19 ± Acres
Water Bodies Acreage: 0 Acres
Wetland Acreage: 0 Acres
Net Land Area: 74.35 Total Acreage (99.19)
Owned Land: 96.82
Vacated ROW: 2.37
Open Space Required: 24.8 (99.19 x 25%)
Percentage of Uses: 100% Residential
Proposed Land Uses: Single Family Residential
Residential:
- Maximum number of units: 275
- Proposed Units: 268
- Type of units: Single Family Residential
- Minimum Lot Size: 60' x 120'
- Minimum living area: 1,600 square feet
- Maximum building height: 35'
Minimum parking required: 2 spaces per house

Open Space Provided: 31.32 Acres (31.58%)
- Retention Ponds with Amenities: 9.36 Acres
- Parks: 2.99 Acres
- Plazas: None
- Buffers: 3.04 Acres
- Other Open Areas: 15.93 Acres

Water Retention: 13.44 Acres
Public or Civic Space: None
Public Access = Not Gated
Buffers:
- Buffer 1: 15' Width / 6' Wall / 1 Canopy Tree per 50'
- Buffer 2: 15' Width / 6' Wall / 1 Canopy Tree per 50'
- Buffer 3: 10' Width / 2 Canopy per 50' / 2 Understory per 50'
- Buffer 4: 10' Width / 2 Canopy per 50' / 2 Understory per 50'
- Buffer 5: 10' Width / 2 Canopy per 50' / 2 Understory per 50'
- Buffer 6: 10' Width / 2 Canopy per 50' / 2 Understory per 50'
- Buffer 7: Adjacent to Wetlands (25' Minimum)
- Buffer 8: 10' Width / 2 Canopy per 50' / 2 Understory per 50'
- Buffer 9: 10' Width / 2 Canopy per 50' / 2 Understory per 50'
- Buffer 10: 10' Width / 2 Canopy per 50' / 2 Understory per 50'
- Buffer 11: 10' Width / 2 Canopy per 50' / 2 Understory per 50'

Water and service: Town of Howey in the Hills
All retention proposed as dry ponds
Park to include Pool / Cabana / Tot Lot

Green Consulting Group, Inc.
Landscape Architecture ■ Land Planning ■ Development Assistance
4070 United Avenue, Mount Dora, Florida 32757
352-357-9241 ■ Fax 352-357-9278 ■ LC26000288



Drawing Number: 1561-12
Originated From: 1561-11
Date: May 17, 2022
Scale: 1"=100'
Drawn By: JMA
Layout: 24"x36"

Conceptual Land Use Plan / Preliminary Subdivision Plan

Simpson Property
Howey in the Hills, Florida

This instrument prepared by
and should be returned to:

Carolyn R. Haslam
Akerman LLP
420 S. Orange Avenue, Suite 1200
Orlando, Florida 32801

As approved by Town Council
for the Town of Howey-in-the-Hills, Florida

THE WATERMARK PUD DEVELOPER'S AGREEMENT

This WATERMARK PUD DEVELOPER'S AGREEMENT is made this ____ day of _____, 2022 (the "Effective Date"), between the **Town of Howey-in-the-Hills**, Florida, a Florida municipal corporation (the "Town"), and **CKG Development and Realty, LLC**, a Florida limited liability company (the "Owner").

RECITALS

A. The Owner is the owner of approximately 99.19 acres of property more particularly described herein ("the Property").

B. The Property is within the corporate limits of the Town. The Town has assigned the Property a future-land-use designation of Medium Density Residential and has concurrently herewith rezoned the Property to PUD - Planned Unit Development.

C. The Owner intends to develop the Property as a single-family residential development as more specifically set forth herein ("the Project").

D. The Town and Owner desire to enter into this Agreement in order to set forth the negotiated terms and conditions of approval for the development of the Property.

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual covenants and benefits herein contained and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Town and Owner agree as follows:

ORDINANCE 2022-_____

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HOWEY IN THE HILLS, COUNTY OF LAKE, STATE OF FLORIDA, CLASSIFYING THE ZONING TO PUD TOWN OF HOWEY IN THE HILLS FOR THE HEREAFTER DESCRIBED LANDS WITHIN THE TOWN OF HOWEY IN THE HILLS, FLORIDA; OWNED BY ANITA K SIMPSON TRUSTEE ET AL, PROVIDING FOR DIRECTIONS TO THE TOWN MAYOR; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the town of Howey in the Hills, Florida, as follows:

Section 1: Purpose and Intent.

That the zoning classification of the following described property, being situated in the Town of Howey in the Hills, Florida, shall hereafter be designated as PUD as defined in the Town of Howey in the Hills Land Development Regulations.

LEGAL DESCRIPTION:

(35-20-25-0150-000-01200)

ORB 2732, PG 1039

LOT 12; ALSO BEGIN 99 FEET SOUTH 1°32' WEST OF THE NORTHWEST CORNER OF LOT 16, THENCE RUN EAST TO THE SOUTHEASTERN BOUNDARY OF LOT 16; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERN BOUNDARY OF LOT 16; THENCE NORTHERLY ALONG THE WESTERN BOUNDARY OF LOT 16 TO THE POINT OF BEGINNING; LOTS 26 AND 27, LESS THAT PART INCLUDED IN CLAY PIT, ALL ACCORDING TO THE PLAT OF FIRST SUBDIVISION OF HOWEY, RECORDED IN PLAT BOOK 5, PAGE 32, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ORB 2732 PG 1041

PARCEL NO. 1 (35-20-25-0150-000-00100)

LOT 1 IN 1ST SUBDIVISION OF HOWEY, ACCORDING TO THE TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 32, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL NO.2 (35-20-25-0150-000-00100)

THAT PART OF 1ST SUBDIVISION OF HOWEY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 32, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NORTH LINE OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, WITH THE EASTERLY LINE OF THE RIGHT OF WAY OF SUNSET DRIVE AS SHOWN UPON SAID PLAT AND RUN THENCE EAST ALONG SAID NORTH LINE TO A POINT ON THE WATERS-EDGE OF LAKE BERTHA, SAID POINT BEING HEREBY DESIGNATED AS POINT "A". BEGIN AGAIN AT THE POINT OF BEGINNING AND RUN SOUTHERLY AND SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID RIGHT OF WAY TO THE WESTERLY LINE OF LOT 4 AS SHOWN UPON SAID PLAT; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 4 TO THE WATERS OF LAKE BERTHA; THENCE WESTERLY AND NORTHERLY ALONG AND WITH THE WATERS OF LAKE BERTHA TO THE ABOVE-DESIGNATED POINT "A".

PARCEL NO. 3 (02-21-25-0001-000-03700)

THAT PART OF THE NORTH 1/2 OF GOVERNMENT LOTS 1 AND 2 IN SECTION 2, TOWNSHIP 21 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 2, RUN THENCE SOUTH 00°06'05" EAST ALONG THE EAST LINE THERE OF, 1139.8

FEET; THENCE RUN NORTH 89°29'20" WEST 2668.76 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 2; THENCE RUN NORTH 00°09'00" WEST ALONG SAID WEST LINE 1125.96 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE RUN SOUTH 89°46'40" EAST ALONG THE NORTH LINE OF SAID SECTION 2 FOR 2669.20 FEET TO THE POINT OF BEGINNING.

Total Acreage: 99.19

Section 2: Zoning Classification.

That the property being so designated as PUD is subject to the following terms and conditions:

General

Development of this Project shall be governed by the contents of this document, the comprehensive plan, and applicable sections of the Town of Howey in the Hills Land Development Regulations and Code of Ordinances and all other applicable rules, regulations and ordinances of the City.

Where in conflict, the terms of this document shall take precedence over the Town of Howey in the Hills Land Development Regulations and Code of Ordinances, and all other applicable rules, regulations and ordinances of the Town.

The term “conceptual” means the location of land uses on the site including areas for residential development, open space, stormwater management, parks and roads in relation to the site area and other uses on the site. Subsequent plan development is expected to result in a refinement of the details based on the application of more detailed engineering design. “Conceptual” does not mean the modification of proposed housing types or the relocation of land uses and roads other than minor adjustments dictated by engineering needs.

Unless otherwise noted, the definition of all terms shall be the same as the definitions set forth in the Town of Howey in the Hills Land Development Regulations.

Purpose

The purpose of the Watermark PUD is to:

1. Create an attractive and high-quality environment which is compatible with the scale and character of the local environment;
2. Develop a residential area that is safe, comfortable and attractive to pedestrians;
3. Create a community with direct visual and physical access to open land, with amenities in the form of community open space, and with a strong community identity;
4. Provide a network of open space provision; and
5. Provide for a diversity of lot sizes and housing choices to accommodate a variety of age and income groups, and residential preferences, so that the Town’s population diversity may be maintained.

Land Uses

The Concept Plan for the Project is attached hereto as Exhibit “B” and is an integral part of this PUD document. Elements in the Concept Plan include single-family detached homes and approximately 31.32 acres of recreation. The residential development shall be comprised of up to 275 single family detached homes.

Setbacks

The following setbacks shall be applied:

Front:	20 feet
Rear:	20 feet
Side:	5 feet
Wetland:	25 feet
Corner:	15 feet
Pool / Accessory	10 feet

Lot Size

A range of lot sizes shall be provided in order to create variety and offer opportunity for different income households. Minimum lot size will be 60’ x 120’.

Dwelling Size

The minimum dwelling size for all single-family residences shall be 1,600 square feet of heated/air-conditioned space under roof and a 2-car garage minimum of 400 square feet.

Lot Width

The minimum lot width at building line shall be 60 feet with a minimum street frontage of 30 feet.

Lot Coverage

Lots shall have a maximum lot coverage of 60% to include principal dwelling, all paved areas and swimming pools.

Height of Structures

No residential structure shall not exceed 35 feet in height.

Building Design

Building design shall be in accordance with the Architectural Requirements of the Town’s Land Development Regulations and will comply with the design requirements of Section 4.06.02 B and 4.06.03.

The following principles seek to promote a high quality development that will create a sense of place and community through the development of the site.

- A diversity of housing styles, shapes and materials shall meet the Towns Land Development Regulations.
- The different housing types shall be integrated architecturally in order to give the development a harmonious appearance.

- The creation of visual richness shall be considered when choosing materials and details. Local characteristics are encouraged.
- Side entrances for garages are encouraged.
- A variety of roof heights, pitches and materials will be encouraged.
- Landscaping shall be incorporated into the overall design as a means of linking the development areas with the open spaces.
- An exterior wall for a single-family home must be a minimum of two materials and a minimum of two colors. Primary facades shall have one base color and a complementary wall material may be used to meet the second color requirement.
- Block face restrictions may be reduced to 300 linear feet. The same house model may not be used more than three times within a single block face. For purposes of this requirement, a different house model is a different floor plan, not the same floor plan flipped in a different direction and not the same floor plan with a different exterior treatment.

Wetlands Buffer Requirement

No development shall be allowed within jurisdictional wetlands on the property. An minimum upland buffer of 25 feet shall be in a tract and shall be maintained by the HOA. No development except passive recreation shall be permitted in wetland areas.

Public Facilities

Potable Water and Wastewater

The Project shall be connected to the Town's Potable Water and Sanitary Sewer system, prior to any Certificate of Occupancy being issued for any structure (except temporary construction uses) on the Project. Should the Town require extensions of the City Potable Water and Sanitary Sewer systems for future development a developer's agreement shall be negotiated between the Town and the Owner/Developer. Such Utility Agreement may include prepayment of impact fees to aid expansion of facilities, reimbursement of offsite costs paid by the Owner/Developer by impact fee credits and/or cash reimbursement at the time of interconnections, if any and the installation of reuse lines for irrigation.

Solid Waste

Solid Waste collection shall be pursuant to Town regulations, as amended.

Drainage

The maintenance of the drainage system shall be the responsibility of the Homeowners Association(s).

Transportation

There shall be a two (2) ingress and egress points (to Revels Road) and one (1) emergency only (access to Lake County-A) for the Project. These shall be in the approximate location shown on the Concept Plan. All streets shall have a fifty foot (50') right-of-way with a minimum 24 foot pavement and curb width. Provision shall be made for underground utilities.

All portions of the development shall be accessible by a direct, convenient, attractive, safe, and comfortable system of pedestrian facilities, and the development should provide appropriate pedestrian amenities.

Transportation Concurrency and Proportionate Fair Share Mitigation

The Project will undergo a concurrency review, as required by the Town of Howey in the Hills Land Development Regulations and Code of Ordinances. The Owner agrees to complete a traffic impact analysis and if required based on that traffic study, the Owner agrees to fund its proportionate fair share of traffic improvements along SR-19 and other key roads as concluded by the traffic study's analysis of project traffic contributing to the needed improvements, in compliance with applicable Florida Statutes.

Street and Sidewalks

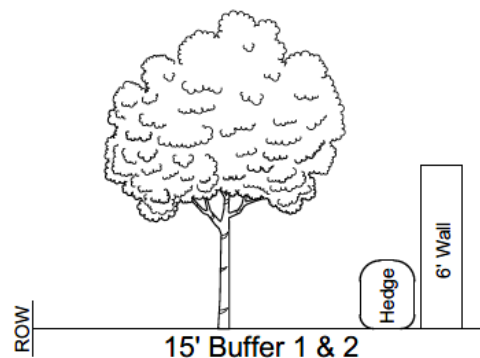
The development shall have a connected street system that serves vehicles, pedestrians and bicycles which connects to recreation facilities and adjacent residential/community areas. All streets shall be public and shall be dedicated to and maintained by the Town. No streets in the Project may be gated or otherwise restricted or obstructed by the Owner, by a homeowners' or property owners' association, or by any other person or entity.

A minimum of a five-foot (5') sidewalk shall be constructed along both sides of all interior streets. All sidewalks within rights-of-way shall be dedicated to and maintained by the Town.

Landscaping Requirements

All landscaping and buffer requirements shall be in accordance with the Town's Land Development Regulations as illustrated on the Concept Plan with the exception of the following: All buffer, street, and canopy trees planted at the Project will be a minimum of a 2" caliper. The Owner shall require homebuilders to plant at least one canopy tree for each single-family lot of at least 3" DBH. Developer will replace 30 percent of total inches removed. All trees planted at the Project shall adhere to the current guidelines established by the Florida Grades and Standards for nursery-grown trees and must be Florida grade #1 or better.

Developer shall be responsible for the installation of street trees along the roadway where common areas abuts the road per Town of Howey in the Hills LDR'S.



Cross-Section of Buffers 1 and 2

Tree Protection

Under no circumstances shall any tree, regardless of size or species, be removed from any designated wetland or Conversation Easement.

Trees proposed to be maintained on site shall meet the Town of Howey in the Hills LDR'S. No construction activity, equipment or material shall be permitted inside the tree protection barrier.

Lighting

Decorative street lighting (Sanibel fixture, a Duke Energy standard fixture) shall be installed at every intersection, at the end of each cul-de-sac and at intervals of 300 feet, or as approved by the Town Staff. Street lighting shall be installed by the Owner/Developer. All lighting shall be directional, shielded lighting designed to minimize light pollution. All lighting shall be maintained by the HOA.

Utilities

All utilities shall be underground.

Signage

Entrance signs and informational signage may be located in buffers, setbacks/and or signage easements as approved by the Planning and Zoning Board. Before any marketing signs are erected on the property, the Owner and/or builder(s) shall present a sign plan for review and approval by the Planning and Zoning Board. It is noted that The Town Council has previously approved the Owner's and/or builder(s) use of banner signs. Specifically Builders will be allowed the standard vertical Marketing Flags and the signage as previously approved in the Venezia South community by the Town. All additional signage not previously approved must be in compliance with the requirements in the Town's Land Development Code.

Maintenance of Common Areas

Maintenance of all common areas within the residential component of the Project shall be the responsibility of the Homeowner's Association(s) formed to govern such subdivision.

Amendments

Any substantial deviation from the PUD Concept Plan, or deviation from the terms of this Ordinance, shall be approved by the Town Council in accordance with the legal procedures to amend zoning ordinances.

Any minor amendments that may be needed once final engineering is completed shall be reviewed and approved by staff without referring to the Planning and Zoning Board or Town Council.

Prohibited Uses

No manufactured or modular homes are allowed.

Section 3: Notices

All notices or payments required to be made hereunder shall be made at the following addresses:

To Town:	Hon. Martha MacFarlane, Mayor Town of Howey-in-the-Hills 101 North Palm Avenue Howey-in-the-Hills, FL 34737 mmacfarlane@howey.org
With copies to:	Sean O’Keefe, Town Administrator Town of Howey-in-the-Hills 101 North Palm Avenue Howey-in-the-Hills, FL 34737 sokeefe@howey.org
	Thomas J. Wilkes Gray Robinson, P.A. 301 East Pine Street, Suite 1400 Orlando, FL 32801 twilkes@gray-robinson.com
To Owner:	Anita K. Simpson, Trustee of the Anita K. Simpson Trust 445 Limit Avenue Mount Dora, Florida 32757
With copies to:	Chris Gardner, Manager CKG Development and Realty, LLC 1482 Granville Drive Winter Park, FL 32789 chrisg@condevfl.com
With copies to:	James H. McNeil, Jr. Akerman LLP 420 S. Orange Avenue, Suite 1200 Orlando, Florida 32801 Jim.mcneil@akerman.com

Section 4: Consistent with Comprehensive Plan

The zoning classification is consistent with the Comprehensive Plan of the Town of Howey in the Hills, Florida.

Section 5: Official Zoning Map

That the Town Mayor, or designee, is hereby authorized to amend, alter, and implement the official zoning maps of the Town of Howey in the Hills, Florida, to include said designation.

Section 6: Severability.

That if any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 7: Binding Effect.

This Agreement is binding upon and enforceable by and against the parties hereto and their successors in interest. This Agreement runs with the land and is binding on and enforceable by and against all successors in interest. However, no Lot Owner shall have the rights or obligations of the Owner under this Agreement. For that purpose, a “Lot Owner” means an end-user of a lot created within the Property with a completed residential unit constructed thereon, for which a certificate of occupancy has been issued. Each party covenants to each other party that this Agreement is a legal, valid, and binding agreement, enforceable against the party in accordance with its terms. Finally, no persons or entities other than the Owner and the Town and their respective successors in interest have any rights under this Agreement. To that end, the parties declare there are no third-party beneficiaries.

Section 8: Conflict.

That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 9: Negotiated Agreement.

The land use, density, and all of the conditions of approval of the Project have been negotiated and agreed to by the Owner and the Town. The Concept Plan constitutes an agreement among the parties with the knowledge that the Owner’s successors in title, the future homeowners and other landowners within the Property, as well as the Town all will rely justifiably on the agreed-to land use and density, being authorized hereby for the Property. For that reason, the Owner and the Owner’s successors in interest have the contract right to develop the PUD with the uses and density approved by the Town, subject to the restrictions and requirements in the conditions of approval. Neither the Owner (or its successors in interest) nor the Town shall have the right in the future to rezone or downzone the property, or otherwise alter the uses, densities and intensities, or delete, waive or amend any conditions of approval except through an amendment to the Plan (i) negotiated and approved by the Town and the Owner of the then-subject parcel or (ii) as set forth in Section 2 above. This section shall survive the termination and expiration of this Agreement.

Section 10: Governing Law.

This Agreement shall be governed by the law of the State of Florida. Venue for any judicial proceeding pertaining to the Agreement shall be in the Fifth Judicial Circuit of Florida, in Lake County, Florida.

Section 11: Effective Date.

This Ordinance shall become effective immediately upon its approval and adoption by the Town Council.

Section 12: Recording.

This Agreement shall be recorded by the Town, at the Owner’s expense, in the Public Records of Lake County, Florida, and shall constitute a covenant running with the land.

IN WITNESS WHEREOF, the parties are signing this Agreement on the Effective Date.

TOWN OF HOWEY-IN-THE HILLS,
FLORIDA

By: _____
The Honorable Martha McFarlane, Mayor

Attest:

By: _____
John Brock, CMC Town Clerk

Approved as to form and correctness:

By: _____
Thomas J. Wilkes, Town Attorney

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was executed, sworn to and acknowledged before me this ____ day of _____, 2022, by Martha McFarlane, as Mayor of the Town of Howey-in-the-Hills.

(SEAL)

Signature of Notary Public

Name of Notary Public
(Typed, Printed or stamped)

Personally Known ____ OR Produced Identification ____

Type of Identification Produced: _____

Witnesses:

“CKG DEVELOPMENT AND REALTY, LLC”

CKG Development and Realty, LLC, a Florida
limited liability company_____
Printed Name: _____

By: _____

Printed Name: Christopher J. Gardner

As its: Authorized Member_____
Printed Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was executed, sworn to and acknowledged before me this ____ day of _____, 2022, by Christopher J. Gardner, as Authorized Member of CKG DEVELOPMENT AND REALTY , LLC, a Florida limited liability company, on their behalf.

(SEAL)

Signature of Notary Public_____
Name of Notary Public
(Typed, Printed or stamped)

Personally Known ____ OR Produced Identification ____

Type of Identification Produced: _____