



Town Council Meeting
December 11, 2023 at 6:00 PM
Howey-in the-Hills Town Hall
101 N. Palm Ave.,
Howey-in-the-Hills, FL 34737

Join Zoom Meeting: <https://us06web.zoom.us/j/89136149206?pwd=9gHpuuTqo2Ot2GHKqAn6LCp9Ua57vc.1>
Meeting ID: 891 3614 9206 | **Passcode:** 084524

AGENDA

Call the Town Council Meeting to order
Pledge of Allegiance to the Flag
Invocation by Councilor Reneé Lannamañ

ROLL CALL

Acknowledgement of Quorum

AGENDA APPROVAL/REVIEW

CONSENT AGENDA

Routine items are placed on the Consent Agenda to expedite the meeting. If Town Council/Staff wish to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on the remaining item(s); and (3) Discuss each pulled item and vote.

- 1.** The approval of the minutes and ratification and confirmation of all Town Council actions at the November 27, 2023 Town Council Meeting.
- 2.** The approval of the minutes and ratification and confirmation of all Town Council actions at the November 13, 2023 Town Council Meeting.
- 3.** The approval of the minutes and ratification and confirmation of all Town Council actions at the November 1, 2023 Town Council Workshop.
- 4.** Consideration and Approval: **Milestone Audit Assistance Contract Approval**
- 5.** Consideration and Approval: **Binney Accounting & Assurance Services - Auditing Agreement**

PUBLIC HEARING

- 6.** Consideration and Recommendation: (FIRST READING) **Ordinance 2023-009 Comprehensive Plan FLU Amendment and Rezoning - ASMA Parcel**

OLD BUSINESS

NEW BUSINESS

- [7.](#) Presentation: **The Town Code of Core Values for Civility and Ethics**
- [8.](#) Discussion: **Pine Park Design Update**
- [9.](#) Discussion: **Capital Improvement Plan (CIP)**

DEPARTMENT REPORTS

- [10.](#) Town Hall
- [11.](#) Police Department
- [12.](#) Code Enforcement
- [13.](#) Public Works
- [14.](#) Library
- [15.](#) Parks & Recreation Advisory Board / Special Events
- [16.](#) Town Attorney
- [17.](#) Finance Supervisor
- [18.](#) Town Manager

COUNCIL MEMBER REPORTS

- [19.](#) Mayor Pro Tem Gallelli
- [20.](#) Councilor Lehning
- [21.](#) Councilor Miles
- [22.](#) Councilor Lannamañ
- [23.](#) Mayor MacFarlane

PUBLIC COMMENTS

Any person wishing to address the Mayor and Town Council and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker.

ADJOURNMENT

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

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

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

Topic: **Town Council Meeting**

Time: **Dec 11, 2023 06:00 PM Eastern Time** (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/89136149206?pwd=9gHpuuTqo2Ot2GHKqAn6LCp9Ua57vc.1>

Meeting ID: 891 3614 9206

Passcode: 084524

Dial by your location

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Meeting ID: 891 3614 9206

Passcode: 084524

Find your local number: <https://us06web.zoom.us/j/kcRaaf8Ldp>

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.



Town Council Meeting
November 27, 2023 at 6:00 PM
Howey-in the-Hills Town Hall
101 N. Palm Ave.,
Howey-in-the-Hills, FL 34737

MINUTES

Mayor MacFarlane called the Town Council Meeting to order at 6:00 p.m. Mayor MacFarlane led the attendees in the Pledge of Allegiance to the Flag. Councilor Reneé Lannamañ delivered an invocation.

ROLL CALL

Acknowledgement of Quorum

MEMBERS PRESENT:

Councilor Reneé Lannamañ | Councilor David Miles | Councilor George Lehning | Mayor Pro Tem Marie V. Gallelli | Mayor Martha MacFarlane

STAFF PRESENT:

Sean O’Keefe, Town Manager | Rick Thomas, Police Chief | Morgan Cates, Public Works Director | Fred DeVito, Finance Supervisor | Tom Wilkes, Town Attorney (Zoom)

AGENDA APPROVAL/REVIEW

Motion made by Councilor Miles to approve the meeting’s agenda with the exception of pulling Item #1 (11/13/2023 Meeting Minutes) from the agenda; seconded by Councilor Lannamañ. Motion approved unanimously by voice vote.

Voting

Yea: Councilor Lannamañ, Councilor Miles, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

Nay: None

CONSENT AGENDA

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1. The approval of the minutes and ratification and confirmation of all Town Council actions at the November 13, 2023 Town Council Meeting. **(THIS ITEM WAS REMOVED FROM THE MEETING’S AGENDA DURING THE AGENDA APPROVAL/REVIEW SECTION OF THE MEETING.)**

PUBLIC HEARING

None

OLD BUSINESS

None

NEW BUSINESS2. Consideration and Approval: **Planning and Zoning Board Member Selection**

Mayor MacFarlane asked board applicant, Richard Mulvany, to come forward and introduce himself. Mr. Mulvany explained that he had just served out his term on the Planning and Zoning Board and would like to serve another term. Mr. Mulvany stated the pertinent experience that he had which would assist him in serving on the Planning and Zoning Board.

Mayor MacFarlane asked board applicant, Teresa Pileggi, to come forward and introduce herself. Mrs. Pileggi stated the pertinent experience that she had which would assist her in serving on the Planning and Zoning Board.

Mayor MacFarlane opened Public Comment for this item.

Peter Tuite, 300 E Croton Way – Mr. Tuite was concerned that the candidates were too biased towards the developers. Mr. Tuite stated that he would like to see a new Town Planner.

Tim Everline, 1012 N. Lakeshore Blvd. – Mr. Everline stated that he believed both candidates would be fine for the Planning and Zoning Board. Mr. Everline stated that he felt the Town Council was too concerned about revenue and not enough about expenses. Mr. Everline stated that he did not want to see small lots approved for development within the Town. Mr. Everline stated that he was concerned about traffic in the Town.

Motion made by Mayor MacFarlane to reappoint Richard Mulvany to the Planning and Zoning Board; seconded by Mayor Pro Tem Gallelli. Motion approved unanimously by roll-call vote.

Voting

Yea: Councilor Lannamañ, Councilor Miles, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

Nay: None

3. Consideration and Approval: **Water Treatment Plant Design Proposal**

Mayor MacFarlane asked Town Manager, Sean O’Keefe, to introduce this item. Mr. O’Keefe explained that Halff had been selected through the Request for Qualifications (RFQ) that the Town had performed for the design of the new Water Treatment Plan. Mr. O’Keefe stated that there had been four companies that had submitted packages to the Town’s RFQ. Mr. O’Keefe stated that that there would be a separate company for the construction of the Water Treatment Plant.

Councilor Miles stated that he was surprised that the Town Engineer, Don Griffey, was not at the meeting. Councilor Miles asked who was on the RFQ review panel. Mr. O’Keefe stated that Don Griffey (Town Engineer), Morgan Cates (Public Works Director), James Southall (Public Utilities Supervisor), and Phillip Clark (Public Utilities Director for the City of Tavares) were the four members on the review panel.

Councilor Miles stated that Halff's proposed contract allows for 270 days to design the water treatment plant and 270 days for the construction of the plant, with a proposed end date in January 2026. Councilor Miles wanted to know why there was an additional 200 days for completion not included in the design or construction phases of the project.

Michael Scullion, representative from Halff, explained that, after the drilling of the two wells, water must be pumped, sampled, and analyzed prior to the start of the design of the water treatment plant. Bid creation, the bid process, and negotiation with the construction firm would also take some time.

Councilor Miles was concerned that there were no penalties for untimely performance, and he stated that two years was too long of a time.

Councilor Miles asked if the Town Attorney had reviewed the proposed contract from Halff. Tom Wilkes, Town Attorney, stated that the review of the contract would be completed within the next week.

Councilor Miles asked if liquid or gas chlorine was going to be used in the water treatment plant. The representative from Halff stated that they would recommend liquid chlorine.

Councilor Miles stated that he wanted a penalty provision to be added to the contract if Halff runs long and to make sure that the Town is also added on the insurance that Halff would be getting for the project.

Councilor Lehning stated that the Town could also delay Halff with late decisions that the Town might make. It was asked who the Town's decision makers for this project would be. It was decided that Don Griffey, Morgan Cates, and James Southall would be the decision makers.

Mayor MacFarlane opened Public Comment for this item.

Peter Tuite, 300 E Croton Way – Mr. Tuite stated that the drilling and construction of the water treatment plant was going to be more expensive than projected.

Tim Everline, 1012 N. Lakeshore Blvd. – Mr. Everline asked if the cost of the design agreement was in the meeting's packet. Councilor Miles stated that the contract amount was set at \$729,152 (it could possibly be less.) Mr. Everline also stated that the state appropriation money that the Town had received could not be spent on design.

Mayor MacFarlane closed Public Comment for this item.

Motion made by Councilor Miles to approve the Halff contract, subject to the Town Attorney's and Town Manager's approval, adding per diem penalty for any delays that occur in the contract (amount to be set by the Town Manager), and ensuring that the Town is added as an additional named insurer; seconded by Mayor Pro Tem Gallelli. Motion approved unanimously by roll-call vote.

Voting

Yea: Councilor Lannamañ, Councilor Miles, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

Nay: None

4. Consideration and Approval: **Resolution 2023-013 Budget Amendment FY 2023**

Mayor MacFarlane asked Fred DeVito, Finance Supervisor, to introduce this item. Mr. DeVito summarized the budget amendment resolution that would bring the Town into balance.

Councilor Miles asked if the Encumbrance module had been set up. Mr. DeVito stated that he was currently doing that.

Councilor Miles recommended against trueing up revenue during the next fiscal year.

Mayor MacFarlane opened Public Comment for this item.

Peter Tuite, 300 E Croton Way – Mr. Tuite questioned whether the Town got its money’s worth with the Parks & Recreation budget for the previous year. Mr. Tuite wanted to see the Sara Maude Mason Nature Preserve repaired.

Mayor MacFarlane closed Public Comment for this item.

Motion made by Councilor Lehning; seconded by Mayor Pro Tem Gallelli. Motion approved by roll-call vote.

Voting

Yea: Councilor Lannamañ, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

Nay: Councilor Miles

DEPARTMENT REPORTS

5. Town Manager

Sean O’Keefe, Town Manager, stated that he had heard a rumor that the Town had been in talks to take over the Talichet neighborhood greenspaces. Mr. O’Keefe wanted to assure everyone that there have been no talks about this topic at this point.

Mr. O’Keefe explained that the Town had recently obtained the agreement from the State of Florida for the Town to receive its \$4.25 million appropriation for the construction of Water Treatment Plant #3.

Mr. O’Keefe announced the upcoming Events Committee Meetings, Town Christmas Festival, and the Town Council Workshop of wastewater matters (scheduled for 12/12/2023).

COUNCIL MEMBER REPORTS

6. Mayor Pro Tem Gallelli

Mayor Pro Tem Gallelli asked for an update on the Sheriff Dispatch matter. Tom Wilkes, Town Attorney, gave an update on the four other municipalities signing the joint letter and creating Resolutions on the matter.

Mayor Pro Tem Gallelli asked for a status update from the Police Department on the recent vehicle break-ins. Mayor Pro Tem Gallelli reminded all residents to lock their vehicle and home doors.

Mayor Pro Tem Gallelli asked for an update on Town going to the Florida Department of Transportation (FDOT) to try to change the number of lanes that can enter Hillside Groves. Mr. O’Keefe stated that the Town Engineer, Don Griffey, was working on the issue. Mr. Griffey has worked with the applicant to get all their information and has reached out to FDOT but had not heard back from them yet.

7. Councilor Lehning

Councilor Lehning asked if there has been any new information about areas around Town annexing into Town. Mr. Wilkes explained the processes of how land can be annexed into the Town. Councilor Lehning asked the Town Council if they had an appetite to try to annex land into the Town.

8. Councilor Miles

Councilor Miles asked for a status update on the FDEM grant (lift station pumps) submission and the Stormwater Grants Submission. Morgan Cates, Public Works Director, explained that FDEM had stated they needed more information and the Town had provided it. Currently, FDEM was still in the decision-making process. Mr. Cates stated that he was still waiting to hear back from the St. Johns River Water Management District about the stormwater grant submission.

Councilor Miles asked for a written report regarding what it would take to take over the wastewater lift station that services the Talichet subdivision. Mr. Cates stated that Don Griffey has been reviewing that lift station and if the Town wanted to take it over and bring it up to the Town specifications, it would cost between \$125,000 and \$150,000. Mr. Cates stated that he would work with Mr. Griffey to create a full report and would send it on to the Town Council.

9. Councilor Lannamañ

Councilor Lannamañ asked if there was an update for the Town's submission of a letter to the MPO supporting a street study. Mr. O'Keefe stated that the letter had been submitted. The next MPO meeting would be held in February. Councilor Lehning stated that submitting that letter was the first step in getting on the MPO's list and may take years to get a response or action.

10. Mayor MacFarlane

Mayor MacFarlane asked for an update on the hydraulic study for the main water treatment plant that the Town had attempted to get. James Southall, Public Utilities Supervisor, stated that the Town was not making any headway in getting the hydraulic study through Kimley-Horn and FGUA, so the Town has asked Halff to complete the hydraulic study as part of the Master Plan that will be completed by them.

Mayor MacFarlane asked the Town Manager about a public record request that he was to submit to the City of Deland asking them how much water their juice plant uses. Mr. O'Keefe stated that he had not completed that yet.

Mayor MacFarlane asked that, when a new development status report was created for the Town, to please add Drake Point to the list of developments, and its status.

PUBLIC COMMENTS

Any person wishing to address the Mayor and Town Council and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker.

Peter Tuite, 300 E Croton Way – Mr. Tuite was concerned about annexations into the Town. Mr. Tuite did not want developers getting rejections from the County then coming to the Town asking to annex into the Town so that they could get a better development approval.

Tim Everline, 1012 N Lakeshore Blvd – Mr. Everline stated that he thought the agenda and the meeting for this Town Council meeting had been sent out too late and stated that he believed something needed to be done about it. Mr. Everline also stated that he thought the Town's Finger Piers were getting to be in bad shape and should be repaired.

Banks Helfrich, 9100 Sams Lake Rd., Clermont Fl. – Mr. Helfrich spoke about the theme of keeping Lake County beautiful.

ADJOURNMENT

There being no further business to discuss, a motion was made by Councilor Lannamañ to adjourn the meeting; Mayor Pro Tem Gallelli seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 7:40 p.m. | **Attendees: 36**

Mayor Martha MacFarlane

ATTEST:

John Brock, Town Clerk

DRAFT



Town Council Meeting
November 13, 2023 at 6:00 PM
Howey-in the-Hills Town Hall
101 N. Palm Ave.,
Howey-in-the-Hills, FL 34737

MINUTES

Mayor MacFarlane called the Town Council Meeting to order at 6:00 p.m. Mayor MacFarlane led the attendees in the Pledge of Allegiance to the Flag. Councilor Reneé Lannamañ delivered an invocation.

ROLL CALL

Acknowledgement of Quorum

MEMBERS PRESENT:

Councilor Reneé Lannamañ | Councilor David Miles | Councilor George Lehning | Mayor Pro Tem Marie V. Gallelli | Mayor Martha MacFarlane

STAFF PRESENT:

Sean O’Keefe, Town Manager | John Brock, Town Clerk | George Brown, Police Lieutenant | Tom Wilkes, Town Attorney | Tom Harowski, Town Planner | Matt McDonald, Code Enforcement Officer

AGENDA APPROVAL/REVIEW

Motion made by Councilor Lannamañ to approve the meeting’s agenda; seconded by Councilor Miles. Motion approved unanimously by voice vote.

Voting

Yea: Councilor Lannamañ, Councilor Miles, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

Nay: None

CONSENT AGENDA

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1. The approval of the minutes and ratification and confirmation of all Town Council actions at the October 23, 2023 Town Council Meeting.
2. The approval of the minutes and ratification and confirmation of all Town Council actions at the October 30, 2023 Town Hall Meeting.

Councilor Miles stated that he wanted to make sure that his reference to a Laurel on the bottom of page 5, in Item #4 (in the October 23, 2023, Town Council Minutes), was in fact a reference to a Laurel Oak.

**Motion made by Councilor Lannamañ to approve the Consent Agenda; seconded by Councilor Miles.
Motion approved unanimously by voice vote.**

Voting

Yea: Councilor Lannamañ, Councilor Miles, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

Nay: None

PUBLIC HEARING

3. Consideration and Approval: (Second Reading) **Ordinance 2023-012 - Land Development Code (LDC) Omnibus**

Martha MacFarlane, Mayor, read Ordinance 2023-012 out loud by title only:

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO LAND USE; AMENDING SECTIONS OF THE TOWN'S LAND DEVELOPMENT CODE AS FOLLOWS: AMENDING SECTION 5.02.06 TO SPECIFY THE MINIMUM SETBACK FROM PROPERTY LINES FOR FLAGPOLES; AMENDING SECTION 2.03.03 TO REQUIRE TWO-CAR GARAGES FOR TOWNHOMES AND TO SPECIFY THE MINIMUM SQUARE FOOTAGE OF THE GARAGE AND THE MINIMUM LENGTH AND WIDTH OF THE RELATED DRIVEWAY; AMENDING SECTION 5.02.06 TO SPECIFY THE TIME PERIOD FOR TEMPORARY PERMITS FOR MOVABLE MODULE STORAGE UNITS; AMENDING SECTION 7.09.02 PERTAINING TO TREE PRUNING; AMENDING SECTION 7.10.00 AND ITS LIST OF APPROVED TREES AND PLANTS; AMENDING SECTION 7.10.01 TO ADD AN ITEM TO THE PROHIBITED PLANT LIST; AMENDING SECTION 7.11.01 REGARDING TREE PROTECTION; AMENDING SECTION 7.08.01 REGARDING LANDSCAPING REQUIREMENTS; ENACTING NEW SECTION 5.01.10 TO DEFINE "WORKSHOPS;" ENACTING NEW SECTION 7.04.04 TO IMPOSE CERTAIN REQUIREMENTS AT STREET INTERSECTIONS TO PRESERVE VISIBILITY FOR MOTORISTS; AMENDING SECTION 1.12.00 TO ENACT A NEW DEFINITION AND TO MODIFY CERTAIN EXISTING DEFINITIONS; AMENDING SECTION 7.12.01 REGARDING REQUIREMENTS FOR TREE REMOVAL; ENACTING NEW SUBSECTIONS 8.05.02.L AND 8.05.04.F REGARDING POTABLE AND RECLAIMED WATER SYSTEMS; ESTIMATING THE ECONOMIC IMPACT OF THE ORDINANCE ON PRIVATE BUSINESSES; PROVIDING FOR SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

Councilor Miles stated that the three changes to the Ordinance that the Town Council had agreed to during the 10/23/2023 Town Council Meeting still needed to be changed in the Ordinance, as the Ordinance copy in the packet did not reflect those changes.

The three changes that needed to be made to the draft were:

1. Line 54 – Maximum building height changed from 2.5 stories to 30 feet.
2. Line 59 – Impervious Surface should be changed from 40% percent to 50%.
3. Page 5 line 127 – Remove Laurel Oak from the footnote and remove the change that said three trees, leaving it as “*Live Oaks and Southern Magnolias are the two approved...”.

Town Planner, Tom Harowski, explained changes that had been discussed in prior meetings. Mr. Harowski also noted that, on line 336, the Town would need to state the approximate value of the Estimated Impact of the Ordinance. Mr. Harowski suggested that \$6,000 should be used for the Estimated Impact. The Town Council decided that the value should be listed as \$7,000.

Mayor MacFarlane opened Public Comment for this item only. Seeing no public comment, the Public Comment portion of the Public Hearing was closed.

Motion made by Councilor Miles to approve Ordinance 2023-012 with the amendments that had been made during the 10/23/2023 Town Council Meeting and requested addition of \$7,000 to the Economic Impact that had been blank on line 336; seconded by Councilor Lannamañ. Motion approved unanimously by roll-call vote.

Voting

Yea: Councilor Lannamañ, Councilor Miles, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

Nay: None

OLD BUSINESS

4. Consideration and Approval: **Final Subdivision Plans - Hillside Groves, Phase 1**

Councilor Miles made a motion for approval of the final subdivision plan for Phase 1 of The Reserve at Howey-in-the-Hills Planned Development (now known as Hillside Groves) subject to the following five conditions:

1. **As implied in section 11.1 of the Development Agreement, the plats for the development shall indicate that all parks and open spaces are dedicated to the HOA, not the Town, and**
2. **Contrary to what is implied in the Development Agreement, all lines, pumps, lift stations, valves, meters, and other equipment and facilities installed within the boundaries of the development for potable water, wastewater, and reclaimed water are to be dedicated or deeded to the Town, not the HOA, and**
3. **In its next application for approval of a final subdivision plan for any part of the development, the developer or landowner must include detailed site plans for the facilities, equipment, and furnishings to be constructed and installed on the following parcels designated as future “parks” in Phases 1, 3, and 4:**
 - **In Phase 1, Tract R, a 1.21-acre parcel;**
 - **Also in Phase 1, Five other parcels designated for parks, including a 1.29-acre adjacent to parcel 151 and four others, each less than 1.0 acre;**
 - **In Phase 3, the 2.26-acre parcel near the intersection of Road B and the power line, plus the 1.2-acre parcel adjacent to lots 387 and 388; and**
 - **In phase 4, four parcels, each at 0.16 to 0.18 acre; and**
4. **The alleys associated with Roads I and J, G and L, W and X, Q and T, R and U, and S and V shall be constructed as through-ways, not as dead-ends; and**
5. **The ingress and egress lanes for Road A at State Road 19 shall be paved with widths sufficient for four lanes (two each way) as follows:**
 - **If FDOT will not permit two ingress lanes, one ingress lane will be striped with hash marks or other markings sufficient to remove it as a travel lane; and**
 - **The ingress lane or lanes will be separated from the two egress lanes by a concrete median 18” in width for a suitable distance for traffic separation and safety.**

Mayor MacFarlane stated that she would second the motion, but she did not agree with condition #4 about the alleys.

Bill Ray (from Ray and Associates Planning and Environmental Services), the traffic engineer from the project’s traffic consultant company, and Justin Williams (from Connelly & Wicker Inc) came forward to speak for the applicant. Mr. Ray stated that they did not disagree with the first two items in Councilor Miles’ motion.

In regard to motion item #3, Mr. Ray stated that, at a future time, the applicant would come forward with the specific site plans for the parks and would come back to the Town Council for approval. Councilor Miles stated that he wanted to see the plans for all the parks prior to the approval of phase 2 final subdivision plans. Mr. Williams asked if the developer could modify motion item #3 to state that the developer would bring in the amenity/park plans for phase 1 and the phase they were coming into at the time, rather than all amenity/park plans for all phases when submitting Final Subdivision Plans for phase 2.

Councilor Lehning stated that the meeting's agenda for this item should state that the Town Council was only considering "Phase 1" of the Final Subdivision Plans for Hillside Groves, not the entire project.

Councilor Lehning stated that he was not in favor of parks being directly next to houses. Councilor Miles stated that parks should be placed away from homes.

Councilor Miles explained his motion item #4 and that he wanted the alleyway roads to continue on through to the other side and not dead end.

Mayor MacFarlane stated that she disagreed with Councilor Miles' motion item #4.

Councilor Lannamañ asked the developer's traffic engineer if he had an issue with putting in the second entrance lane and median, but yellow striping the 2nd lane so that it would not be used. The traffic engineer stated that the Florida Department of Transportation (FDOT) would not allow that.

Councilor Miles stated that, in his motion item #5, he has asked the developer to put a concrete barrier (18" wide) between the in-and-out lanes. Councilor Miles also asked them to pave a second entrance lane and put yellow stripes on it, so that the Town would not need to do that in the future.

Mr. Williams produced an email from FDOT, dated September 2022, stating that the developer could only construct a single lane entrance into the development.

Town Attorney, Tom Wilkes, stated that, if the Town Council wanted to approve item #5 of Councilor Miles' motion, then they should instruct the Town Manager and Town Engineer to work with FDOT (and advocate the Town's position with FDOT) to see if the conditions of item #5 were possible and if FDOT will allow them.

Mr. Ray wanted to know who the responsible entity would be for the timely processing of the driveway permitting with FDOT.

Mayor MacFarlane opened Public Comment for this item.

Sandy Russ, 6183 Lake View Dr, Yalaha, Fl. – Mrs. Russ stated that she was opposed to this development for three reasons: 1) The density of the development is too high; 2) The commercial component of the PUD is unknown; 3) Number Two Road cannot handle the traffic from this development. Mrs. Russ wants each Town Councilor that gives a Yes vote to this development to have to give the reason for their vote.

Brittany Lerch, 25926 Bloomfield Ave., Howey-in-the-Hills (unincorporated Lake County) – Mrs. Lerch wanted to know when the letter the Town received from Assistant County Manager Frederick Schneider regarding Number Two Road would be discussed. Mrs. Lerch stated that even the current levels of traffic on Number Two Road are too high and it was dangerous. Mrs. Lerch shared a picture of a trash truck on Number Two Road.

Eric Gunesch, 448 Avila Pl. – Mr. Gunesch did not think the Town should approve without knowing what would be going into the commercial area of the PUD. Mr. Gunesch stated that he believed that the irrigation for the development was inadequate, and that parking would be a major issue.

Terri Blessing, 24913 Blue Sink Rd., Howey-in-the-Hills (unincorporated Lake County) – Mrs. Blessing stated that she thought that letting traffic out onto Number Two Road was not good and that the high level of density in this development was an issue.

Tim Everline, 1012 N Lakeshore Blvd. – Mr. Everline took issue with the development being originally approved in 2005. Mr. Everline was concerned about the Traffic Study and when it was completed. Mr. Everline stated that he thought the applicant's submittal package was incomplete and that the consideration of this item should be pushed back.

Mayor MacFarlane closed Public Comment for this item.

Mayor MacFarlane made a motion to amend Councilor Miles' motion, removing Item #4, amending item #3 (such that, in its application for approval of the final subdivision plan for Phase 2, the developer or landowner must include detailed site plans for the facilities, equipment, and furnishings to be constructed and installed on parcels designated as future "parks" [if any] in Phase 2. In its applications for approval of the final subdivision plans for Phases 3 and 4, the developer or landowner must include detailed site plans for the facilities, equipment, and furnishings to be constructed and installed on the following parcels designated as future "parks" in Phases 3 and 4, respectively), and that the Town Manager and Engineer would try to get approval with FDOT for Councilor Miles' motion item #5; seconded by Councilor Lannamañ. Motion passed by roll-call vote.

Voting

Yea: Councilor Lannamañ, Mayor Pro Tem Gallelli, Mayor MacFarlane

Nay: Councilor Miles, Councilor Lehning

Councilor Miles' restated, amended motion for approval (which was seconded by Mayor MacFarlane) of the final subdivision plan for Phase 1 of The Reserve at Howey-in-the-Hills Planned Development (now known as Hillside Groves) subject to the following conditions:

- 1. As implied in section 11.1 of the Development Agreement, the plats for the development shall indicate that all parks and open spaces are dedicated to the HOA, not the Town, and**
- 2. Contrary to what is implied in the Development Agreement, all lines, pumps, lift stations, valves, meters, and other equipment and facilities installed within the boundaries of the development for potable water, wastewater, and reclaimed water are to be dedicated or deeded to the Town, not the HOA, and**
- 3. In its next application for approval of a final subdivision plan for any part of the development, the developer or landowner must include detailed site plans for the facilities, equipment, and furnishings to be constructed and installed on the following parcels designated as future "parks" in Phase 1:**
 - Tract R, a 1.21-acre parcel;**
 - Five other parcels designated for parks, including a 1.29-acre adjacent to parcel 151 and four others, each less than 1.0 acre.**

In its application for approval of the final subdivision plan for Phase 2, the developer or landowner must include detailed site plans for the facilities, equipment, and furnishings to be constructed and installed on parcels designated as future "parks" (if any) in Phase 2. In its applications for approval of the final subdivision plans for Phases 3 and 4, the developer

or landowner must include detailed site plans for the facilities, equipment, and furnishings to be constructed and installed on the following parcels designated as future “parks” in Phases 3 and 4, respectively:

- In Phase 3, the 2.26-acre parcel near the intersection of Road B and the power line, plus the 1.2-acre parcel adjacent to lots 387 and 388; and
 - In phase 4, four parcels, each at 0.16 to 0.18 acre; and
4. The ingress and egress lanes for Road A at State Road 19 shall be paved with widths sufficient for four lanes (two each way) as follows:
- If FDOT will not permit two ingress lanes, one ingress lane will be striped with hash marks or other markings sufficient to remove it as a travel lane; and
 - The ingress lane or lanes will be separated from the two egress lanes by a concrete median 18” in width for a suitable distance for traffic separation and safety.

Voting

Yea: Councilor Lannamañ, Mayor Pro Tem Gallelli, Mayor MacFarlane

Nay: Councilor Miles, Councilor Lehning

NEW BUSINESS

5. Presentation: **Groveland Wastewater Connection**

TJ Fish, Public Works Director for the City of Groveland, gave his presentation for the City of Groveland to partner with the Town of Howey-in-the-Hills and supply wastewater treatment services to the Town.

Mayor MacFarlane opened Public Comment for this item.

Tim Everline, 1012 N Lakeshore Blvd. – Mr. Everline asked if the Town entered into an agreement with Groveland for treatment capacity, why would the Town not be entitled to its reclaimed water. Mr. Fish stated that it could be possible for the Town to negotiate for the reclaimed water that came from its wastewater treatment.

6. Consideration and Approval: **Resolution 2023-012 - Dispatch Service**

Tom Wilkes, Town Attorney, introduced and explained this item. Mr. Wilkes stated that four other municipalities would be signing similar Resolutions and would also be signing a joint letter asking the Lake County Board of County Commissioners to address this situation.

Mayor MacFarlane opened Public Comment for this item only. Seeing no public comment, Mayor MacFarlane closed Public Comment for this item.

Motion made by Councilor Miles to approve Resolution 2023-012 and sign the joint letter; seconded by Councilor Lannamañ. Motion approved unanimously by roll-call vote.

Voting

Yea: Councilor Lannamañ, Councilor Miles, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

Nay: None

7. Consideration and Approval: **Speaker Form / Public Comment Structure**

Mayor MacFarlane asked Councilor Lannamañ to introduce and explain this item. Councilor Lannamañ stated that the Town had previously used a speaker forms and thought that they worked very well in the Town Hall meeting. Councilor Miles asked how to handle people that are participating online.

It was decided that this issue would be revisited at an upcoming meeting.

Mayor MacFarlane opened Public Comment for this item.

Tim Everline, 1012 N. Lakeshore Blvd. – Mr. Everline that that he believed that requiring the use of the speaker forms would remove spontaneity from public participation and he was not in favor of it.

Councilor Miles agreed with Mr. Everline stating that it would stifle public comment.

Beth Flack, 607 S. Florida Ave. – Mrs. Flack asked that if there could be a time in future meetings where people that had spoken in public comment could have their questions or comments addressed.

DEPARTMENT REPORTS

8. Town Hall

The department report was included in the meeting's packet.

9. Police Department

Lt. George Brown stated that the Police Chief was scheduled to return from his leave on the day after the meeting.

10. Code Enforcement

The department report was included in the meeting's packet.

11. Public Works

The department report was included in the meeting's packet.

12. Library

The department report was included in the meeting's packet.

13. Parks & Recreation Advisory Board / Special Events

None

14. Town Attorney

None

15. Finance Supervisor

The department report was included in the meeting's packet.

16. Town Manager

Sean O'Keefe, Town Manager, thanked the Town residents for attending the Town Veteran's Day event. Mr. O'Keefe reminded Town residents of upcoming events and meetings.

COUNCIL MEMBER REPORTS

17. Mayor Pro Tem Gallelli

Mayor Pro Tem Gallelli recommend that residents send an email to thall@howey.org and ask to get added to an email list of people who get notified monthly about library events.

18. Councilor Lehning

Councilor Lehning asked for a status update on the proposed rezoning of the Asma Parcel, which was adjacent to the Howey Mansion. Mr. Brock explained that the Planning and Zoning Board voted to recommend denying the application and that the item should come before the Town Council for a first reading during the December meeting.

Councilor Lehning stated that he wanted a Development Matrix during a previous meeting, but that he would like to have a meeting with the Town Manager to assist with the creation of this Development Matrix.

Councilor Lehning asked for a status update on the comments that had been submitted that would be used to amend the Town's Comprehensive Plan.

Town Attorney, Tom Wilkes, stated that the Ordinance for amending the Comprehensive Plan would come to the Town Council in December or January. Councilor Lehning stated that there were other issues that were not being addressed in the current package. Councilor Lehning stated that he wanted this done within the next 90 days.

Councilor Lehning wanted to thank Mr. and Mrs. Miles for their work in organizing the Garden and Civic Club's Yard Sale.

19. Councilor Miles

Councilor Miles asked for a date for a Town Council Workshop on wastewater matters. This workshop was scheduled for Tuesday December 12, 2023, from 2 p.m. to 4 p.m.

Councilor Miles discussed the letter that each Town Councilor had received from Howey Market LLC. Councilor Miles wanted to know why the Central Lake CDD was not allowing the Howey Market to get connected to wastewater treatment service.

Councilor Miles stated that the Town Manager had given him two letters from Lake County concerning Number Two Road. Councilor Miles stated that it is the responsibility of the County to widen Number Two Road. Councilor Miles stated that he would like to see the Town Manager send a response to the two Lake County representatives asking them what they were doing to improve the right-of-way and widen Number Two Road.

20. Councilor Lannamañ

Councilor Lannamañ thanked all the Town residents that participated in the recent Town Hall event.

Councilor Lannamañ welcomed the Police Chief back from his leave of absence.

Councilor Lannamañ stated that she had recently attended a Lake County League of Cities Luncheon and wanted residents and fellow Councilors to watch out for the State taking away Home Rule rights.

Councilor Lannamañ wanted everyone to be aware that DR Horton had sold all the Venezia Townhome units and has a waiting list.

Councilor Lannamañ asked about a potential Meeting in the Shade to address the Police Chief's issues with the Town Manager. Mayor MacFarlane stated that a meeting like that was on hold, that the Town's law firm would be investigating the allegations.

21. Mayor MacFarlane

Mayor MacFarlane congratulated Corporal Hamelink and former Code Officer Botts for catching and reporting an individual to the Florida Department of Environmental Protection for pouring paint into the ground, rather than disposing of it properly.

Mayor MacFarlane asked the Town Manager to research a letter that the Town had signed sometime in the past, which had given away the Town's ability to apply for certain CDBG grants. Mayor MacFarlane wanted Mr. O'Keefe to research if the Town can get these rights back and if it would help in securing wastewater funding.

Mayor MacFarlane reminded everyone that the \$4.25 million in state appropriations that the Town had secured would only cover construction costs, not design costs. Mayor MacFarlane wanted the Town Councilors to be aware that in an upcoming meeting the Town would need to approve Water Treatment Plant design costs.

PUBLIC COMMENTS

Any person wishing to address the Mayor and Town Council and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker.

Andi Everline, 1012 N. Lakeshore Blvd. – Mrs. Everline stated that she did not believe that the Police Department's shutting down of a section on Lakeshore Blvd on Halloween was done well or was safe. Mrs. Everline stated that the Town needed to look into a different option for next year's Halloween.

Tim Everline, 1012 N. Lakeshore Blvd. – Mr. Everline stated that he thought the Town needed to get its Comprehensive Plan Amendments completed soon.

Mr. Everline stated that one of his neighbors had received a Code Enforcement letter and that the Howey Men's Club had volunteered their time to bring their neighbor's yard into compliance.

Brittany Lerch, 25926 Bloomfield Ave., Howey-in-the-Hills (unincorporated Lake County) – Mrs. Lerch wanted to address Councilor Miles' comments on Number Two Road. Mrs. Lerch was requesting that the Town remove the entrance onto Number Town Road from the Hillside Groves neighborhood.

ADJOURNMENT

There being no further business to discuss, a motion was made by Councilor Lannamañ to adjourn the meeting; Mayor Pro Tem Gallelli seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 9:30 p.m. | **Attendees: 45**

Mayor Martha MacFarlane

ATTEST:

John Brock, Town Clerk

DRAFT



Town Council Workshop
November 01, 2023 at 6:00 PM
Marianne Beck Memorial Library -
112 W. Central Ave.,
Howey-in-the-Hills, FL 34737

MINUTES

Mayor MacFarlane called the Town Council Meeting to order at 6:00 p.m.
 Mayor MacFarlane led the attendees in the Pledge of Allegiance to the Flag.
 Councilor Reneé Lannamañ delivered an invocation.

ROLL CALL

Acknowledgement of Quorum

MEMBERS PRESENT:

Councilor Reneé Lannamañ | Councilor David Miles | Councilor George Lehning | Mayor Pro Tem Marie V. Gallelli | Mayor Martha MacFarlane

STAFF PRESENT:

Sean O’Keefe, Town Manager | John Brock, Town Clerk | Tom Wilkes, Town Attorney | Tom Harowski, Town Planner

NEW BUSINESS

1. Discussion: **Amending the Future Land Use Element of the Comprehensive Plan**

Mayor MacFarlane asked Tom Harowski, Town Planner, to introduce this item. Mr. Harowski explained the purpose of the meeting was to introduce the proposed Ordinance to amend the Town’s Comprehensive Plan to accommodate for the changes requested by the Town Councilors.

Town Attorney, Tom Wilkes, explained some cautions and limitations with a municipality amending its Comprehensive Plan. Mr. Wilkes explained that, in Florida, the Legislature and the Courts are very protective of property owners’ rights. Mr. Wilkes stated that approved projects will argue that they have vested development rights. Some of the approved projects include: The Reserve (Hillside Groves), Lake Hills, Watermark, and Whispering Heights.

Mr. Wilkes explained that amendments to Comprehensive Plans may create legal issues because they may disturb or interfere with the expectations that property owners have.

Mr. Harowski gave a development update for all known active development projects with the Town. Councilor Lehning stated that he would like to have a spreadsheet produced that had all development projects on it showing the status of all of the steps that are involved. Councilor Lehning wanted to know

if there was any case law on developments without a sunset date that have had to be permitted again due to the length of time since their last approval.

Mr. Harowski further explained the cautions and limitations portion of their presentation. Mr. Harowski explained that housing units first needed to fund the basics like roads and infrastructure and then would fund the amenities. Projects needed to be large enough to pay for both; if there is not enough density, the developers would not have feasible projects.

Councilor Miles explained that he would like to remove PUDs as an option in Howey-in-the-Hills.

Mr. Harowski and Mr. Wilkes explained the proposed amendments to the Town's Comprehensive Plan. The proposed amendments included:

- Reduce MDR and Village Mixed Use (VMU) density to 3 units/acre.
- Increase open space requirements in VMU to 50%.
- Reduce wetland contribution to open space to 25%.
- Set minimum VMU project size at 100 acres.
- Village Mixed Use offers a bonus to 4 units/acre (with substantial recreational facilities).

Mr. Wilkes reviewed the proposed Declaration of Town Council Intent for the Proposed Amendments to the Town Comprehensive Plan. This was:

In 2023 the Town Council and the Town's Planning and Zoning Board analyzed and reevaluated post-2010 residential development in the Town. Residential development under the Village Mixed Use designation resulted after 2010 in substantially increased housing densities and substantially smaller residential lots than were prevalent in the Town's historical development.

The evaluation and analysis was accompanied by robust public participation. Public sentiment agreed overwhelmingly with Town Council: the increased densities and downsized lots after 2010 were inconsistent with the character, appearance, and ambiance of the Town's historical neighborhoods. Contrary to FLUE Policy 1.1.2, development in Village Mixed Use had failed to "maintain the unique charm of the Town."

Consequently, the Town Council determined that amendments to this Future Land Use Element to redirect future residential densities and lot sizes were warranted and desirable.

Mr. Harowski compared the proposed Mission Rise development under the current rules and the proposed new rules.

Councilor Miles suggested that lot sizes should be set by square footage and not dimensions. Currently all lots have to be rectangular, by measuring them by square footage, irregular shaped lots could be approved to fit the space available.

Mr. Harowski reviewed his proposed changes to MDR-1 and MDR-2. The changes include:

- Cover nearly all of the existing Single-Family Neighborhoods.
- Proposed revisions will have little or no impact on the built environment.
- Changes to setbacks and other dimensional standards are more likely to create zoning non-conformities.
- Take out density reference.
- Take out the reference to the number of floors.

Mr. Harowski reviewed the High-Density proposal and had questions about how it would be used. Mr. Harowski asked whether the proposed High-Density zoning would be units owned by renters or owner-occupied. Councilor Miles stated that, when he suggested High-Density zoning, he was not looking to specifically create more rental space in town.

Mayor McFarlane reviewed the VMU and what the percentage should be for Single Family Residence (SFR) homes and higher density townhomes recommendations for the proposed Comprehensive Plan amendment.

Mr. Harowski stated that it seemed that there was a consensus to change to square footage, rather than dimensional size for lot size requirements. Mr. Harowski stated that a portion of the development would be required to have a larger size and then the remainder of the development could be smaller lot sized homes or townhomes, with the larger units pushed to the perimeter of the development.

PUBLIC COMMENTS

Any person wishing to address the Mayor and Town Council and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker.

Tom Ballou, 1005 Tangerine Ave. – Mr. Ballou thanked the Town Council and Planning and Zoning Board for working hard to try to get the Town’s Comprehensive Plan amended.

Peter Tuite, 300 E Croton Way – Mr. Tuite wants the Town to create a zone for aged 55+ residents with benefits for them.

Tim Everline, 1012 N. Lakeshore Blvd. – Mr. Everline suggested minimum lots with enough townhomes to get developers interested. Mr. Everline wants to see higher quality townhomes. Mr. Everline thinks the townhomes in Venezia are too small and not built well.

Councilor Lehning stated that he was disappointed in the way the meeting was carried out. Councilor Lehning wanted to have all of the comments that the Town Councilors had made laid out in a way that Councilors could debate all of their comments. Councilor Lehning was concerned that his biggest comment, which was to do away with MDR zoning, was not addressed.

Councilor Miles stated that he did not believe the meeting addressed the details, but it was a good start to get moving forward. Councilor Miles stated he wanted to be sent everyone’s comments that had been submitted.

ADJOURNMENT

There being no further business to discuss, a motion was made by Councilor Lannamañ to adjourn the meeting; Mayor Pro Tem Gallelli seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 8:40 p.m. | **Attendees: 23**

Mayor Martha MacFarlane

ATTEST:

John Brock, Town Clerk



1970 East Osceola Pkwy, Suite 350
 Kissimmee, FL 34743
 (352)408-4949 D. Collins
 (407)301-8650 J. Lorah
 (352) 357-7412 fax

November 14, 2023

Mr. Sean O'Keefe
 Town Manager
 Town of Howey-in-the-Hills
 P.O. Box 128
 Howey-in-the-Hills, Florida 34737

Dear Mr. O'Keefe:

We are pleased to confirm our understanding of the accounting and consulting services we are to provide to the Town of Howey-in-the-Hills, Florida. A description of the services to be provided may be found on the schedule attached to this agreement. Also included is the estimated number of hours and the estimated cost.

This work plan can be modified to meet your specific needs at the time of acceptance of this agreement. Modifications to this work plan can be made at any time to meet the needs of the Town. Acceptance of additional tasks will be at the stated contract rate and are subject to availability of Milestone personnel at the time the request is made.

We will provide you with progress billings throughout the engagement. Our billing cycle runs weekly and invoices are due upon receipt. Invoices will show the work performed, the number of hours, and the rate per hour. A description will be provided for any out-of-pocket expenses.

The engagement will commence once both parties have signed the agreement. We look forward to working with you and your staff. If the agreement meets with your approval, please sign below and return one copy to us and keep one copy for your records.

Milestone Professional Services, Inc.

By: *Jane Lorah* Date: 11/14/23

Town of Howey-in-the-Hills

By: _____ Date: _____

**TOWN OF HOWEY-IN-THE-HILLS
SCOPE OF SERVICES AND FEE SCHEDULE**

<u>Task</u>	<u>Hours</u>	<u>Rate</u>	<u>Task Total</u>
YEAREND AUDIT ASSISTANCE & FINANCIAL STATEMENT PREPARATION:			
Milestone Professional Services will assist the Town of Howey-in-the-Hills with the following tasks:			
Assistance with preparation of yearend schedules and needed journal entries as discussed with the Finance Supervisor	50	\$ 115	\$ 5,750
Preparation of Annual Financial Statements			
Prepare Town financial statements and LOGER/AFR	80	115	9,200
	130		14,950
			\$ 14,950

Note that this represents a time estimate for the services outlined above. If actual time is anticipated to be greater than this, MPS will discuss that issue with the Finance Supervisor prior to proceeding with additional work. Only actual time incurred will be billed.

Possible Additional Projects:

Assistance with implementation of GASB 96 SBITAs to include new accounting changes, preparation of amortization tables, and needed journal entries	40	\$ 115	4,600
Assistance with GASB 87 updated and entries for the second year of the new standard	20	115	2,300



4327 South Hwy 27, Ste 331 Clermont, FL

phone 407-924-5195

December 8, 2023

Honorable Mayor and Town Council
Town of Howey-in-the-Hills
Howey-in-the-Hills, Florida

We are pleased to confirm our understanding of the services we are to provide to the Town of Howey-in-the-Hills (the Town) for the year ended September 30, 2023.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements of the Town as of and for the year ended September 30, 2023. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the Town's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB) who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Town's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by U.S. generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
 - General Fund
- 3) Schedule of Revenues, Expenditures and Changes in Fund Balances -Budget and Actual
 - Impact Fees Fund
- 4) Notes to Budgetary Comparison Schedules
- 5) Schedule of Changes in Net Pension Liability and Related Ratios - Police Officers' Plan
- 6) Schedule of Employer Contributions - Police Officers' Plan
- 7) Schedule of Investment Returns - Police Officers' Plan

We have also been engaged to report on supplementary information other than RSI that accompanies the Town's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain

Honorable Mayor and Town Council
Town of Howey-in-the-Hills
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additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America, and we will provide an opinion on it in relation to the financial statements as a whole, in a separate written report accompanying our auditor's report on the financial statements:

- 1) Schedule of expenditures of federal awards (if applicable).

In connection with our audit of the basic financial statements, we will read the following other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

- 1) Introductory Section
- 2) Other Supplementary Section

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and issue an auditor's report that includes our opinions about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP, and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements. The objectives also include reporting on:

- Internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.
- Internal control over compliance related to major programs and an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

Honorable Mayor and Town Council
Town of Howey-in-the-Hills
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Auditor's Responsibilities for the Audit of the Financial Statements and Single Audit

We will conduct our audit in accordance with GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the provisions of the Uniform Guidance, and will include tests of accounting records, a determination of major program(s) in accordance with Uniform Guidance, and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements or noncompliance may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or on major programs. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Honorable Mayor and Town Council
Town of Howey-in-the-Hills
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Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagements

We have identified the following significant risk(s) of material misstatement as part of our audit planning: *None*

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

Honorable Mayor and Town Council
Town of Howey-in-the-Hills
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As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the Town's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations, and the terms and conditions of federal awards applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of the Town's major programs. The purpose of these procedures will be to express an opinion on the Town's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Responsibilities of Management for the Financial Statements and Single Audit)

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for (1) designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including internal controls over federal awards, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems

Honorable Mayor and Town Council
Town of Howey-in-the-Hills
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designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles for the preparation and fair presentation of the financial statements, schedule of expenditures of federal awards, and all accompanying information in conformity with accounting principles generally accepted in the United States of America and for compliance with applicable laws and regulations (including federal statutes), rules, and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information

You are also responsible for making drafts of financial statements, schedule of expenditures of federal awards, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance; (3) additional information that we may request for the purpose of the audit; and (4) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements; schedule of expenditures of federal awards; federal award programs; compliance with laws, regulations, contracts, and grant agreements; and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contract, agreements, and grants. You are also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant

Honorable Mayor and Town Council
Town of Howey-in-the-Hills
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responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards; take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; promptly follow up and take corrective action on reported audit findings; and prepare a summary schedule of prior audit findings and a separate corrective action plan.

You are responsible for identifying all federal awards received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received, and COVID-19-related concepts, such as lost revenues, if applicable) in conformity with the Uniform Guidance. You agree to include our report on the schedule of expenditures of federal awards in any document that contains, and indicates that we have reported on, the schedule of expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon OR make the audited financial statements readily available to intended users of the schedule of expenditures of federal awards no later than the date the schedule of expenditures of federal awards is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal awards, including its form and content, is stated fairly in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles (GAAP).h You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon OR make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

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Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions for the report, and for the timing and format for providing that information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to electronically submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditor's reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse. We will coordinate with you the electronic submission and certification. The Data Collection Form and the reporting package must be submitted within the earlier of 30 calendar days after receipt of the auditor's reports or nine months after the end of the audit period.

We will provide copies of our reports to the Town; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Binney Accounting and Assurance Services, PLLC and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the appropriate Cognizant or Oversight Agency for Audit or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Binney Accounting and Assurance Services, PLLC personnel.

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Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by a Cognizant Agency, Oversight Agency for Audit, or Pass-through Entity. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party contesting the audit finding for guidance prior to destroying the audit documentation.

Curtis Binney is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. We expect to begin our audit on approximately January 1, 2024.

Our fee for these services will be \$ 19,750. If a single audit is required is required, an additional fee of \$4,000 will be required. If significant additional time is necessary, we will keep you informed of any problems we encounter and our fees will be adjusted accordingly.

Reporting

We will issue written reports upon completion of our Single Audit. Our reports will be addressed to the Town Council of the Town of Howie-in-the-Hills. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will state that (1) the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance report on internal control over compliance will state that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

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We appreciate the opportunity to be of service to the Town and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Very truly yours,

*Binney Accounting and Assurance
Services, PLLC*

Binney Accounting and Assurance Services, PLLC

RESPONSE:

This letter correctly sets forth the understanding of the Town of Howey-in-the-Hills, Florida.

By: _____

Title: _____

Date: _____



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

MEMORANDUM

TO: Howey-in-the-Hills Town Council
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Asma Comprehensive Plan and Zoning Request
DATE: December 7, 2023

The Town has received an application for a 0.69-acre parcel at the corner of SR-19 and Citrus Avenue to permit commercial development of the parcel. Based on the land use classifications contained in the Town's comprehensive plan and the zoning categories consistent with those land use classifications, the applicable land use classification for the request is Neighborhood Commercial, and the appropriate zoning is neighborhood commercial. The staff prepared an analysis that examines the goals, objectives, and policies related to the requested comprehensive plan amendment, comments with regard to zoning, and a review of the proposed concept plan as it demonstrates compliance with the planning and zoning requirements. This analysis was provided to the Planning and Zoning Board, and this report is attached for Council review.

The subject property is designated as medium density residential use on the future land use map and zoned MDR-1. The property is entitled to develop as a single-family residence. To the north and east is the Howey Mansion property. The Mansion property is also designated as Medium Density Residential with MDR-1 zoning but it also has a historic overlay zone which allows the Mansion to be used as an inn and special event location. The historic overlay zone allows for use that has some commercial elements. The properties across Citrus Avenue are residential. The properties across SR 19 are residential but located within the Mission Inn compound and are fully screened from SR 19.

In order to develop the property as proposed, the Town needs to approve a small scale amendment to the future land use map and assign the appropriate zoning to the parcel. In this case both the future land use classification and the zoning would be Neighborhood Commercial. If approved, the applicant would then submit an application for site plan approval. The case analysis includes an extensive review of the goals, objectives and policies as applied to the application, based in part on the concept development sketch supplied by the applicant. The report also examined traffic generation and safety concerns. The report suggests the determination be based on neighborhood compatibility, traffic generation and traffic safety.

At the September 28, 2023 regular planning board meeting the Planning Board conducted a public hearing on the request and recommended the proposed amendments not be approved. The Board based their recommendation on traffic safety and increased traffic at an intersection that is already a concern. Traffic safety issues are discussed in the staff report and the issue was raised by several speakers.



TMHConsulting@cfl.rr.com
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 Ormond Beach, FL 32174
 PH: 386.316.8426

MEMORANDUM

TO: Howey-in-the-Hills Planning Board
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Asma Parcel Comprehensive Plan Amendment and Zoning
DATE: June 23, 2023

The Town has received an application for a 0.69-acre parcel at the corner of SR-19 and Citrus Avenue to permit commercial development of the parcel. Based on the land use classifications contained in the Town's comprehensive plan and the zoning categories consistent with those land use classifications, the applicable land use classification for the request is Neighborhood Commercial, and the appropriate zoning is neighborhood commercial. The following analysis will examine the goals, objectives, and policies related to the requested comprehensive plan amendment, any comments with regard to zoning, and a review of the proposed concept plan as it demonstrates compliance with the planning and zoning requirements.

The subject property is designated as medium density residential use on the future land use map and zoned MDR-1. The property is entitled to develop as a single-family residence. To the north and east is the Howey Mansion property. The Mansion property is also designated as Medium Density Residential with MDR-1 zoning but it also has a historic overlay zone which allows the Mansion to be used as an inn and special event location. The historic overlay zone allows for use that has some commercial elements. The properties across Citrus Avenue are residential. The properties across SR 19 are residential but located within the Mission Inn compound and are fully screened from SR 19.

The site includes some mature oak tree canopy and is otherwise cleared and grassed. The property has been used by the Howey Mansion under an agreement between the property owners for parking during some special event activity. The site does not contain any wetlands or significant environmental features, nor does it house any threatened or endangered species. Construction of a building at this location may impact views to the Mansion for northbound traffic, but the same view could be impacted by a residential structure that is currently allowed by land use and zoning.

Comprehensive Plan Considerations

Any amendment of the future land use designation requires the proposed land use to be consistent with the goals, objectives, and policies of the comprehensive plan, to be able to be served by the necessary public services at the time of development and to avoid urban sprawl. Since the subject parcel is located within the core area of Town, urban sprawl should not be a consideration, but the other two factors will need to be examined.

The proposed amendment will be a small-scale map amendment. The process for approving a small-scale map amendment requires a recommendation from the planning board and approval by the Town Council with appropriate public involvement and intergovernmental coordination followed by a submittal of the amendment to the Florida Department of Economic Opportunity for review. Typically, the DEO will not review small scale map amendments, but will act if other review agencies or the general public raise issues of concern.

In addition to the application form, the applicant submitted a concept site plan showing the anticipated layout for an office building of about 4,500 square feet along with parking and stormwater management facilities. The current plan is an update of the original concept plan. This review is not a formal site plan review, but the plan submitted by the applicant will be used to analyze the request in comparison with the comprehensive plan goals, objectives, and policies.

Public Policy Considerations

The following policies are drawn from the Town’s comprehensive plan Future Land Use Element and are applicable to the requested map amendment.

Policy 1.1.1 contains a section on the Neighborhood Commercial Land Use presenting limits on density and intensity of development. The key numbers are:

Maximum Floor Area Ratio (FAR)	0.50
Maximum Impervious Surface Ratio (ISR)	0.70
Maximum Building Size	5,000 square feet
Maximum Building Height	35 feet.

An examination of the concept site plan submitted with the application shows that the proposed development will comply with this poilcy. The floor area ratio is 0.15 and the impervious surface coverage is estimated at 41%. The proposed building is less than 5,000 square feet and the one-story structure is less than 35 feet. These dimensional requirements will be confirmed should the amendments be approved and the project proceed to the site plan review stage.

Policy 1.1.2 contains a section on the Neighborhood Commercial Land Use listing the uses permitted in neighborhood commercial development noting general commercial

categories including general commercial, limited commercial and professional office along with examples of each type.

The proposed use is low intensity office which is compatible with Policy 1.1.2.

Policy 1.2.2 lists open space requirements for various land use categories. The applicable open space minimum area for Neighborhood Commercial is 30% of the gross land area. This is the inverse of the maximum impervious surface ratio.

The conceptual site plan included with the application shows more than 30% of the lot area as open space. With impervious coverage estimated at 41%, the open space on the lot used for yard areas, buffers and landscaping will be in the range of 60%. Again, these numbers will be confirmed at the site plan review stage.

Policy 1.2.3 requires the Town to protect residential areas from incompatible non-residential development.

The uses across Citrus Avenue are residential, and while the Howey Manor is zoned residential, the historic overlay applied to the parcel allows the property to be used for special events. The applicant is proposing buffers along the property perimeter. The proposed use is low intensity for a non-residential activity with limited traffic generation that is unlikely to impact the neighborhood to the east with much added traffic. Most trips will use SR 19. Typically office use has little night activity and does not generate major noise impacts.

Policy 1.2.4 addresses screening requirements for non-residential uses.

The concept plan includes proposed buffers on all sides meeting the depth requirements of Chapter 7 of the land development regulations. The type and density of plant materials will be reviewed for full compliance with the code as part of the site plan review stage.

Policy 1.2.8 requires the Town to conduct a review of its ability to meet public service demands created by the application.

Traffic generation is projected to be 78 total trips with the PM Peak hour having 13 total trips. Two of the peak hour trips are expected to be inbound with the other 11 trips outbound. The trip distribution will be heavily skewed to SR 19.

Potable water is available to the site with projected usage equivalent to about two residential units.

Sewer service will be by septic tank with the applicant agreeing to connect to sewer should it become available to the property.

Stormwater will be managed on-site in compliance with State and local requirements. The soil types are well drained and should not create any stormwater limitations.

Solid waste service will be provided by the Town.

Recreation and school concurrency standards are not applicable to a commercial use.

Objective 1.4 of the Future Land Use Element includes a list of specific policies related to commercial development. A number of these policies address issues covered in the policies enumerated above as well as covering other topics. Objective 1.4 and supporting policies are presented below with commentary on the proposed future land use map amendment.

OBJECTIVE 1.4: *Commercial Planning Activities.* Ensure the Town’s sustainability by allocating sufficient land area to accommodate commercial activities which provide a level of employment as well as goods and services demanded by local residents and guest with consideration to fiscal and environmental impacts to the Town of Howey-in-the-Hills.

- POLICY 1.4.1:** *Location and Distribution of Commercial Sites.* The location and distribution of commercial land use districts delineated on the *Future Land Use Map* shall be determined according to the following criteria:
- a. Promote mixed use land use categories to prevent strip commercial centers and reduce the dependability on the automobile;
 - b. Promote the integration of uses to include live-work environments;
 - c. Ability to comply with adopted performance standards for preventing or minimizing nuisance impacts, such as emission of air pollutants, noise, odor, and generation of hazardous waste or products;
 - d. Impact to the conservation and preservation of natural resources;
 - e. Demand on existing and planned public services, utilities, water resources and energy resources;
 - f. Impact on designated scenic and aesthetic transportation corridors;
 - g. Compatibility with surrounding land uses;
 - h. The size of each individual business permitted in the Neighborhood Commercial, Village Mixed Use, or Town Center Mixed Use land uses shall comply with the guidelines established within the Policy 1.4.6; and
 - i. The height of each business permitted in the Neighborhood Commercial, Village Mixed Use, or Town Center Mixed Use land uses shall comply with the guidelines established in Policy 1.4.7 of this *Element*.

As noted in the discussion above the small size and isolated nature of the subject property mitigates against the property initiating strip commercial development. The use will not support a live-work environment, but it should meet the other listed criteria once a finding has been made regarding compatibility with surrounding land uses. The Town has only one NC zone at the Boondocks complex on Lakeshore Boulevard.

POLICY 1.4.2: ***Screening Requirement.*** The Town shall require new commercial, light industrial, and manufacturing development to install landscaping, visually obstructive fencing or man-made berms, or other appropriate screening techniques concealing the commercial, light industrial, or manufacturing site from areas designated for low or medium density residential if the proposed commercial, light industrial, or manufacturing building is not compatible.

The applicant is proposing landscaped buffers on all sides of the subject property. The buffers shown on the concept plan illustrate the intent to provide a landscaped screen. Full compliance with the buffer requirements will be verified at the site plan review stage. The minimum planting requirement is one canopy tree, two understory trees and 30 linear feet of shrubs for each 50-foot length of buffer. Preserved trees count toward meeting the requirements.

POLICY 1.4.3: ***Availability of Facilities to Support Commercial Development.*** The density and intensity of commercial uses shall be compatible with the ability of public facilities to provide adequate services according to adopted level of service standards.

As noted above the site can be served with utilities and traffic impacts to SR 19 and the adjacent neighborhood are expected to be within the level of service standard. There are some sight line issues with traffic exiting Citrus Avenue onto SR 19. The police department reports four accidents at this intersection since 2020, including one with an injury.

POLICY 1.4.4: ***Provision of Open Space.*** All new commercial development shall be subject to the open space standards established in Policy 1.2.2 of this *Element*.

The impervious surface coverage based on the concept plan is about 40% leaving about 60% of the site for buffers, landscaping, and other open space use. The requirement is 30% open space.

POLICY 1.4.5: *Maximum Intensity of Commercial Uses.* Maximum intensity of use for commercial development is outlined within the respective land use categories and further refined in the Land Development Regulations.

Commercial intensity is measured by FAR with a maximum FAR of 0.5. The FAR based on the submitted concept plan is 0.15.

POLICY 1.4.6: *Commercial Building Size Limitations.* Individual businesses within the Town Center Mixed Use and Neighborhood Commercial shall be limited to 5,000 sq. ft. unless a waiver is granted to the developer by the Town Council. Individual businesses within the Village Mixed Use land uses shall be limited to 30,000 sq. ft. unless a waiver is granted to the developer by the Town Council. These guidelines shall be used to determine the maximum allowable size for all new commercial buildings in Town. Waivers shall be based on the particular needs of the individual business, the compatibility of the proposed building and business with the business site and other affected development, enhanced architectural design of the proposed building, and other factors which the Town Council determines as relevant to development of the proposed site and impacts to the general area.

The proposed building is 4,500 square feet which falls below the 5,000 square foot limit set by this policy.

POLICY 1.4.7: *Commercial Building Height Limitations.* Commercial buildings within the Town Center Mixed Use, Village Mixed Use, and Neighborhood Commercial land uses shall be limited to a maximum of 35 feet in height.

The proposed building is one story and less than 35 feet in height.

POLICY 1.4.8: *Acceptable Uses within Commercial Areas.* Activities allowed within areas designated for commercial uses established in the Town Center Mixed Use, Village Mixed Use, or Neighborhood Commercial land uses shall be limited to the following:

1. Retail business (drive-thru establishments in the Town Center Mixed Use shall be located to the rear of properties fronting on Central Avenue)
2. Community centers and fraternal lodges;
3. Hotels or motels;

4. Marinas;
5. Service businesses, Personal Services such as barber/beauty, personal training, spa, salons, pottery shops, art/painting galleries or studios, dance studios, etc.;
6. Professional and Business offices;
7. Veterinarian offices, provided the facility has no outside kennels;
8. Financial Institutions and banks;
9. Residential development, low, medium, or high density (second story);
10. Recreation and Parks;
11. Manufacturing, as permitted according to policies cited in this *Element*;
12. Elementary and middle schools in the Neighborhood Commercial land use; and
13. Elementary, middle, and high schools in the Village Mixed Use land use.

A more detailed matrix is available in the Land Development Regulations.

If approved, the Neighborhood Commercial zoning will limit the uses allowed on the site. The applicant is proposing office use and the site design is being assessed based on this use. A proposed change to retail allowed by the NC zoning will require a re-assessment of parking requirements. Based on the current building size, office use requires 13 spaces and retail use requires 18 spaces.

POLICY 1.4.9: *Strip Commercial Development and State Road 19 and County Road 48.* The Town shall discourage strip commercial style development from occurring along State Road 19 and County Road 48. Prior to the approval of each proposed annexations along the State Road 19 and County Road 48 corridors, the Town shall consider the potential of a strip commercial style development being established as a direct result of such annexation.

The isolated nature of the subject property from other land that might support commercial development mitigates against this site becoming a catalyst for strip commercial development.

POLICY 1.4.10: *Adequate Commercial Land and the Future Land Use Map.* The Town will ensure that adequate land is designated on the *Future Land Use Map* to support the commercial needs of the residents and guests of Howey-in-the-Hills during the planning

period. All such lands shall be compatible and consistent with the surrounding land uses.

The change of the subject property from residential to commercial use will slightly expand the amount of commercial land available. The limited nature of the site potential development is unlikely to have a significant negative impact on future development of the Central Avenue corridor.

Other Factors for Consideration

There are a few other factors that may have a bearing on the consideration of the applicant's request. Please note:

- The Town is in the process of developing plans for the reconstruction of Citrus Avenue to address problems affecting the paved surface. The work will include replacing the road base and sub-base and providing new paving. The project is tentatively scheduled for the fourth quarter of 2023. The upgrade of Citrus Avenue will improve conditions for access to the project site. It is unlikely that FDOT will grant a driveway permit for connection of the project site directly to SR 19. Site access from Citrus Avenue will be safer for traffic on SR 19, and therefore, the site has been designed with access from Citrus Avenue. Staff has recommended the project contribute to the road improvement cost the equivalent of 50% of the construction cost for Citrus Avenue from SR 19 to the project driveway access.
- While traffic volumes generated by the project are low for a commercial development, the access from Citrus Avenue to SR 19 is impacted by limited sight distance to northbound traffic on SR 19. The police department reports two accidents at this intersection in 2020 and two accidents in 2022. There have been no accidents reported in 2023. Of the four accidents, one involved an injury. The added traffic from the project will increase the number of vehicles exposed to this hazard.
- The applicant is required to replace the sidewalk on Citrus Avenue and to install sidewalk along SR 19 for the length of the property. An FDOT permit is required for the SR 19 sidewalk which will be located in the SR 19 right-of-way. The value of the sidewalk construction on Citrus Avenue could be paid to the Town and done with the Town's improvement project.
- The applicant has provided a design sketch of the building frontage on SR 19. The staff has noted that the highly visible location of the proposed building and the adjacent residential properties suggests that a high level of architectural design be provided on all four sides of the building. The applicant has committed that the other building facades will incorporate design detail equivalent to the front façade as shown.

Discussion and Analysis

The project site has been designated as medium density residential since the comprehensive plan was adopted, so any development based expectations for the property are based on this designation and the MDR-1 zoning which is applied to the parcel. Even if the proposed project meets all of the Town's planning goals, objectives and policies, there is no affirmative requirement for the Town to change the future land use and zoning. One might argue that the subject property has low development potential for single-family development based on the Howey Mansion's semi-commercial usage, but it is also true that from Citrus Avenue south on SR 19 to Florida Avenue, SR 19 is extensively developed with single-family homes, many of which have driveway access directly from SR 19.

As the preceding review of comprehensive plan goals, objectives, and policies has demonstrated, the proposed amendment is consistent with the majority of the applicable policies. The proposal does not support urban sprawl and it is unlikely to form a catalyst for strip commercial. The proposed concept site plan demonstrates that the project can be developed and meet the standards for Neighborhood Commercial development. The key factors in a decision to recommend the future land use amendment rest on the determination that the proposed development is compatible with the neighborhood, and that overall traffic impacts will not create a significant enough hazard to deny the requested amendment. The following matrix has been prepared to focus on the key decision points.

Recommendation

If the Planning Board finds that the proposed development is sufficiently compatible with the existing neighborhood and that the increase in potential traffic safety impacts is minimal, the Board should recommend the comprehensive plan amendment and zoning proposal to the Town Council. If the Board finds that the proposal is incompatible with the existing neighborhood and that potential traffic safety impacts are significant in comparison to a single-family residence, then the Board should not recommend the proposal to the Town Council.

Asma Comprehensive Plan Amendment Captibility Summary	
Supporting	Non-Supporting
<p>The parcel size, shape and location makes it a poor choice for single-family residential use.</p> <p>The Howey Mansion operates as a quasi-commercial activity with its special events schedule, and the use of the subject site as a low intensity office use is compatible with the existing activity at the Mansion.</p> <p>While the commercial building will block some views of the Mansion, the same situation exists for a single-family home which is currently allowed on the site.</p> <p>The use of septic systems is common in this area of Town, and the project will connect to central sewer should it become available.</p> <p>The applicant is providing landscaped buffers meeting Town requirements on all sides of the subject parcel. These buffers will screen views of the commercial building and parking with landscaping. A single-family home in the same location is required substantially less landscaping.</p> <p>The applicant has committed to a design detail level equivalent to the front façade on all sides of the building to further mitigate any impacts from views of a commercial property.</p> <p>Projected traffic generation from the proposed project is low for a commercial use with nearly all of the traffic impact expected to use SR 19 rather than neighborhood streets. (Other than the short stretch of Citrus Avenue.) Peak hour traffic volumes are small and outside of peak hour periods, traffic would average about eight vehicles an hour for the balance of the work day.</p> <p>The site is such a minor addition to the commercial land inventory, it will have no material impact on development elsewhere in the Town.</p> <p>The proposed site will have much less traffic generation and overall impact than the other NC zoned area. (Boondocks restaurant, rental cabins and dockage.)</p>	<p>While the parcel is located on a busy arterial road in SR 19, residential use for parcels fronting on SR 19 is common in the Town.</p> <p>The location of the proposed building will block views to the Mansion from the southern approach. A single-family house of normal size for the Town will be less of a visual impediment.</p> <p>The site will need a septic system for wastewater.</p> <p>Residential units located on the south side of Citrus Avenue will have views of a commercial building.</p> <p>Traffic generation projected from the proposed project is about the equivalent of seven single-family units.</p> <p>Traffic exiting Citrus Avenue on to SR 19 is impacted by limited sight distance to oncoming northbound traffic.</p> <p>Approval of new commercial locations could have a negative impact on the Town's development plans for Central Avenue.</p>

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ORDINANCE NO. 2023-009

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO LAND USE; AMENDING THE FUTURE LAND USE ELEMENT OF THE TOWN’S COMPREHENSIVE PLAN TO CHANGE A FUTURE-LAND-USE DESIGNATION FROM “MEDIUM DENSITY RESIDENTIAL” TO “NEIGHBORHOOD COMMERCIAL,” AND AMENDING THE TOWN’S ZONING MAP TO CHANGE ZONING FROM “MEDIUM DENSITY RESIDENTIAL-1” (MDR-1) TO “NEIGHBORHOOD COMMERCIAL,” IN BOTH CASES FOR A 0.69-ACRE(+/-) PARCEL LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF STATE ROAD 19 (PALM AVENUE) AND CITRUS AVENUE AND LEGALLY DESCRIBED IN ATTACHMENT A TO THE ORDINANCE; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, 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 adopting this ordinance, the Town Council of the Town of Howey-in-the-Hills, Florida makes the following findings and expresses the following purposes, and intent:

- (1) On behalf of property owner Lakeview Investments, LLC, Nick Asma submitted an application to the Town to change both the future-land-use designation and the zoning for a 0.69-acre (+/-) parcel located on the northeast corner of the intersection State Road 19 and Citrus Avenue and legally described in Attachment A to this ordinance (“**Subject Parcel**”). The application requests (i) a change to the future-land-use designation of the Subject Parcel from “Medium Density Residential” to “Neighborhood Commercial” and (ii) a change in zoning on the Subject Parcel from Medium Density Residential-1 (**MDR-1**) to Neighborhood Commercial (**NC**).
- (2) The Town Council has determined that rezoning the Subject Parcel from MDR-1 to NC is consistent with both the Town’s Comprehensive Plan, as amended by this ordinance, and the intent and purpose of the Town’s Land Development Code (“**LDC**”) and promotes the public health, safety, and welfare.

Section 2. Approvals. The Town Council hereby approves the following:

- (a) the Future Land Use Map of the Town’s Comprehensive Plan is amended to change the future-land-use designation for the Subject Parcel from “Medium Density Residential” to “Neighborhood Commercial”;

39 (b) the Town’s Official Zoning Map is amended to rezone the Subject Parcel from
40 MDR-1 to NC; and

41 **Section 3. Severability.** If a provision of this ordinance is declared by a court of competent
42 jurisdiction to be void, unconstitutional, or unenforceable, the remaining provisions shall remain
43 in full effect. To that end, this ordinance is declared to be severable.

44 **Section 4. Conflicts.** In a conflict between this ordinance and other existing ordinances
45 regarding the Subject Parcel, this ordinance shall supersede and govern.

46 **Section 5. Codification.** The amendments enacted by this ordinance to the Town’s
47 Comprehensive Plan and Official Zoning Map shall be codified and made part of the Town’s
48 LDC, but not the Town’s Code of Ordinances.

49 **Section 6. Effective Date.** This ordinance takes effect upon adoption.

50
51 **ORDAINED AND ENACTED** this ____ day of _____, 2023 by the Town Council of
52 the Town of Howey-in-the-Hills, Florida

53
54
55 **Town of Howey-in-the-Hills, Florida**
56 By: its Town Council

57
58 By: _____
59 Martha MacFarlane, Mayor

60 **ATTEST:**

61
62 _____
63 John Brock, Town Clerk

64
65 **APPROVED AS TO FORM AND LEGALITY**
66 (for use and reliance of the Town only)

67
68 _____
69 Thomas J. Wilkes, Town Attorney

70
71
72
73 Planning and Zoning Board meeting held on April 27, 2023
74 Transmittal of proposed amendment approved on _____.
75 Public hearing and adoption of proposed amendment held on _____, 2023.
76 Advertising April 17, 2023, _____, 2023, and _____, 2023
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ATTACHMENT A

LEGAL DESCRIPTION OF THE "PROPERTY"

1. Parcel ID: 26-20-25-0001-000-02500

2. Alternate Key: 3837468

3. LEGAL DESCRIPTION:

FROM THE SOUTHWEST CORNER OF LOT 6, BLOCK A-15, HOWEY-IN-THE-HILLS, GRIFFIN VILLAGE, AS RECORDED IN PLAT BOOK 12, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE SOUTH 19°09'27" WEST ALONG THE PROJECTION OF THE WESTERLY LINE OF LOTS 4, 5 AND 6, BLOCK B-2, OF SAID GRIFFIN VILLAGE, AND THE NORTHEASTERLY EXTENSION THEREOF A DISTANCE OF 246.35 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19, AS IT EXISTED ON MARCH 18, 1994; THENCE NORTH 16°40'10" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19 A DISTANCE OF 112.75 FEET FOR A POINT OF BEGINNING; CONTINUE THENCE NORTH 16°40'10" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19 A DISTANCE OF 44.46 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2341.83 FEET, A CHORD BEARING OF NORTH 19°47'56" WEST, A CHORD DISTANCE OF 256.47 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19, THROUGH A CENTRAL ANGLE OF 6°16'41", A DISTANCE OF 256.60 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19 RUN NORTH 67° 03'44" EAST A DISTANCE OF 112.62 FEET; THENCE SOUTH 44°00'59" EAST, A DISTANCE OF 50.04 FEET; THENCE SOUTH 64°22'53" EAST A DISTANCE OF 59.43 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CITRUS AVENUE, AS SHOWN ON THE AFORESAID GRIFFIN VILLAGE SUBDIVISION PLAT; THENCE SOUTH 19°09'27" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 281.71 FEET TO A POINT OF BEGINNING.

#50085969 v1



October 20, 2022

Via fedex delivery & digital upload via DROPOX to John Brock

Town of Howey in the Hills
Town Clerks Office
ATTN: John Brock
101 N. Palm Avenue
Howey-In-the-Hills, FL 34737

Subject: Parcel 26-20-25-0001-000-02500
 Submittal for Comp Plan Amendment & Rezoning

This request is to rezone the subject parcel from residential to commercial in an effort to construct a professional office building mimicking the architectural features of the nearby Howey Mansion and Mission Inn. We provide the following items for review:

- Town of Howey-In-The-Hills General Land Development Application;
- Town of Howey-In-The-Hills Petition for Rezoning;
- Board Review fees totaling -\$2,850 (Comp Plan Review Deposit \$2,000, 10 acres or less \$500, and Rezone Fee \$350);
- Boundary & Topographic Survey;
- Proposed Conceptual Site Plans 1, 2 & 3, dated Feb 24, 2021;
- Architectural Design Elevation;
- Parcel Record Card Information;
- Sunbiz Report;
- List of Property Owners within 300 Feet.

Should you have any questions or need additional information please contact me at 407-247-3581 or nicole@geminidesignllc.com.

Best Regards,

A handwritten signature in blue ink that reads "Nicole C. Gargasz". The signature is written in a cursive, flowing style.

Nicole C. Gargasz
Gemini Design, LLC

c: Nick Asma
Neil Asma



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

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

Date Received: _____ Application ID: _____ Received By: _____

REQUESTED ACTION

- Comp Plan Amend Variance Site Plan PUD
- Rezoning Conditional Use Subdivision Major Subdivision Minor
- Other: _____

Describe Request: The applicant would like to rezone parcel 26-20-25-0001-000-02500
from Residential to Commercial for professional office use.

APPLICANT INFORMATION:

Name: Nick Asma E-Mail: nick.asma@asmapa.com

Address: 884 S. Dillard Street Phone: 407-656-5750
Winter Garden, FL 34787 Fax: 407-656-0486

- Owner Agent for Owner Attorney for Owner

OWNER INFORMATION:

Name: Lakeview Investments, LLC E-Mail: nick.asma@asmapa.com

Address: 884 S. Dillard Street Phone: 407-656-5750
Winter Garden, FL 34787 Fax: _____

PROPERTY INFORMATION:

Address: N. Palm Ave, Howey In The Hills, FL 34737 26-20-25-0001-000-02500

General Location: Intersection of SR 19 & Citrus Ave, south of Howey Mansion

Current Zoning: Residential Current Land Use: 0000 - Vacant Resid

Parcel Size: 0.69 acres Tax Parcel #: 26-20-25-0001-000-02500

Legal Description Attached Yes No Survey Attached Yes No

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

Application Fee: \$ _____

Applicant's Signature: 
(Signature)

9/23/22
(Date)

Mich ASMA
(Print)

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

9/23/22
(Date)

Mich ASMA, Manager
(Print)
Lakima Investments, LLC

Applications must be complete to initiate the review process.



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

VARIANCE APPLICATION CHECKLIST

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

PUBLIC NOTIFICATION (Sec. 4.13.03)

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

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

REZONING HEARING PROCESS

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

REZONING REQUEST

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

Proposed Zoning: NC
Requested Zoning: NC
Zoning on Adjacent Parcels: North: MDR-1-H
East: MDR-1
South: PUD
West: PUD

Parcel Size: 0.69 ACRES

REZONING REQUIREMENTS

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

- 1. Is the rezoning request consistent with the Town’s comprehensive plan? NO
- 2. Describe any changes in circumstances of conditions affecting the property and the surrounding area that support a change in the current zoning. The applicant desires to construct a single-story professional office building with design features that are compatible with surrounding properties.
- 3. Will the proposed rezoning have any negative effects on adjacent properties? NO
- 4. Will the proposed rezoning have any impacts upon natural resources? NO
- 5. Will the proposed rezoning have any impacts upon adjacent properties? NO
- 6. Will the rezoning create any impacts on services including schools, transportation, utilities, stormwater management and solid waste disposal? NO
- 7. Are there any mistakes in the assignment of the current zoning classification? NO

Nick Asma

Print Applicant Name

Applicant Signature

9/23/22

Date

LAKEVIEW INVESTMENTS LLC

884 SOUTH DILLARD STREET
WINTER GARDEN FL 34787

Item 6.

DATE 9/23/22

CHECK ARMOR
FRAUD PROTECTION

PAY TO THE
ORDER OF

Town of Honey in the Hills

\$ 2,850.⁰⁰

Two thousand Eight Hundred Fifty & ^{no}/₁₀₀

DOLLARS



Security
Features
Details on
Back.



ONE
FLORIDA
BANK

www.onefloridabank.com

FOR _____

[Signature]

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⑈001001⑈ ⑆063292855⑆ 2011314720⑈

Item 6.

CHECK BOX FOR MOBILE/REMOTE DEPOSIT

WRITE NAME OF FINANCIAL INSTITUTION ON LINE ABOVE



Chemical Wash
Detection Box

COLOR INSIDE THIS BOX
SHOULD BE WHITE

Security Features exceed industry standards and include:

- MobileMark®: Mobile Deposit check mark to indicate check has been deposited via mobile device
- The Security Weave® pattern on back designed to deter fraud
- Microprint (MP) lines printed on front and back
- The words "ORIGINAL DOCUMENT" across the back
- Padlock icon visible on front and back

Do not cash if:

- Any of the features listed above are missing or appear altered
- Fugitive Ink on back looks pink or has disappeared
- Brown stains and colored spots appear on both front and back, and in Chemical Wash Detection Box

BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET 1 OF 1
SECTION 26
TOWNSHIP 20 SOUTH
RANGE 25 EAST

DESCRIPTION:

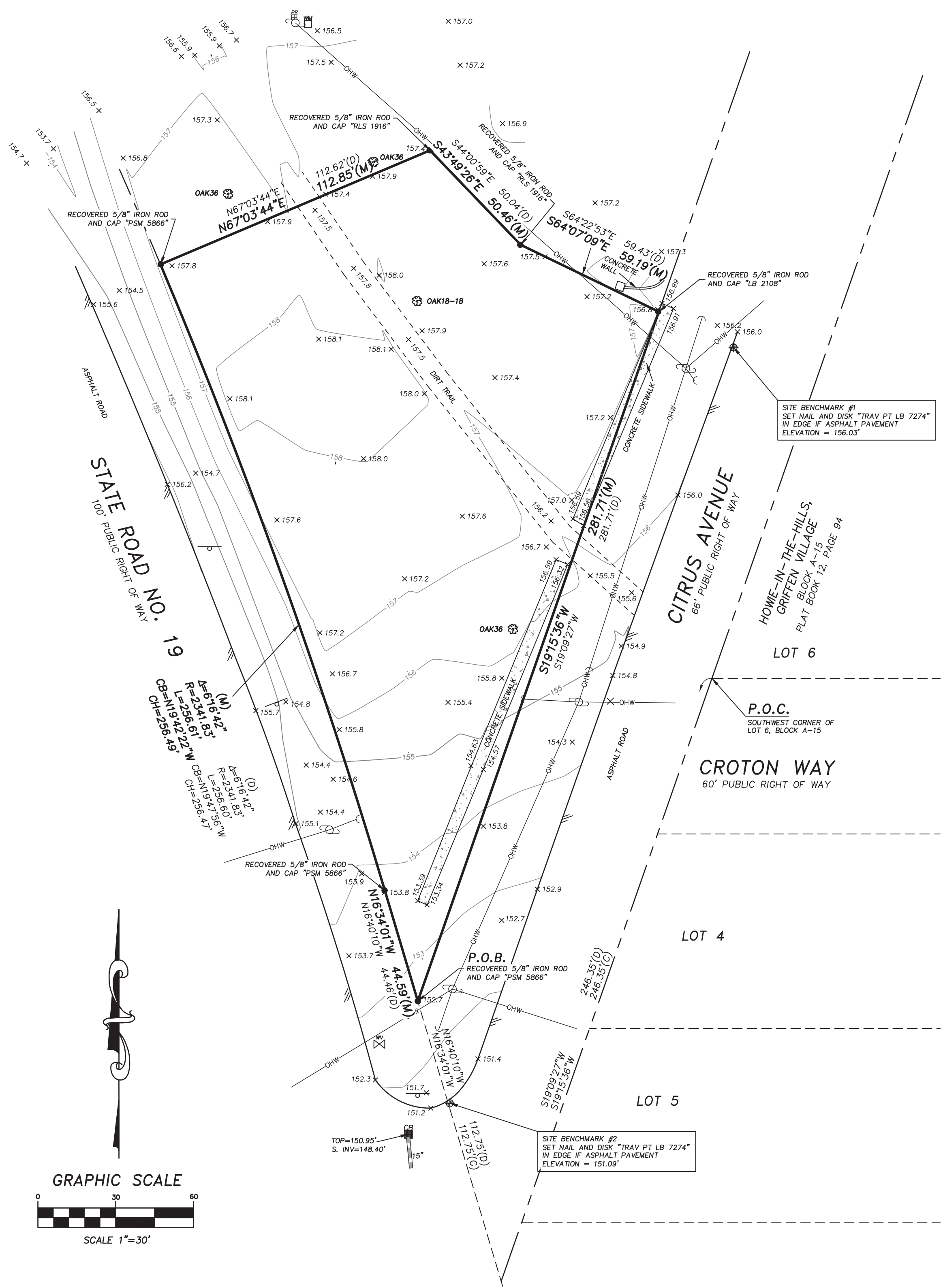
FROM THE SOUTHWEST CORNER OF LOT 6, BLOCK A-15, HOWEY-IN-THE-HILLS, GRIFFIN VILLAGE, AS RECORDED IN PLAT BOOK 12, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE SOUTH 19°09'27" WEST ALONG THE PROJECTION OF THE WESTERLY LINE OF LOTS 4, 5 AND 6, BLOCK B-2, OF SAID GRIFFIN VILLAGE, AND THE NORTHEASTERLY EXTENSION THEREOF A DISTANCE OF 246.35 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19, AS IT EXISTED ON MARCH 18, 1994; THENCE NORTH 16°40'10" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19 A DISTANCE OF 112.75 FEET FOR A POINT OF BEGINNING; CONTINUE THENCE NORTH 16°40'10" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19 A DISTANCE OF 44.46 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2341.83 FEET, A CHORD BEARING OF NORTH 19°47'56" WEST, A CHORD DISTANCE OF 256.47 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19, THROUGH A CENTRAL ANGLE OF 6°16'41", A DISTANCE OF 256.60 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19 RUN NORTH 67° 03'44" EAST A DISTANCE OF 112.62 FEET; THENCE SOUTH 44°00'59" EAST, A DISTANCE OF 50.04 FEET; THENCE SOUTH 64°22'53" EAST A DISTANCE OF 59.43 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CITRUS AVENUE, AS SHOWN ON THE AFORESAID GRIFFIN VILLAGE SUBDIVISION PLAT; THENCE SOUTH 19°09'27" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 281.71 FEET TO A POINT OF BEGINNING.

SURVEYORS NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
- REVISIONS DO NOT CONSTITUTE A RE-CERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF CITRUS AVENUE AS BEING S19°15'36"W (ASSUMED).
- THE DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.
- THE LANDS SHOWN HEREON LIE ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) ACCORDING TO "FIRM" MAP NO. 12095C0260F, DATED SEPTEMBER 25, 2009.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 DATUM, PER NGS BENCHMARK NUMBER "B 431", ELEVATION = 132.39'
- SITE BENCHMARKS ARE SHOWN HEREON.
- THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE 5J-17.052 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027

LEGEND/ABBREVIATIONS:

- R RADIUS
- △ CENTRAL ANGLE
- L LENGTH
- CH CHORD
- CB CHORD BEARING
- (M) MEASURED
- (C) CALCULATED
- (D) DESCRIPTION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR & MAPPER
- IRON ROD & CAP
- EDGE OF ASPHALT PAVEMENT
- WOODEN UTILITY POLE
- GUY ANCHOR
- OHW OVERHEAD UTILITY WIRES
- ☐ CATCH BASIN
- ⊗ WATER VALVE
- SINGLE POST SIGN



BISHMAN
Surveying & Mapping, Inc.

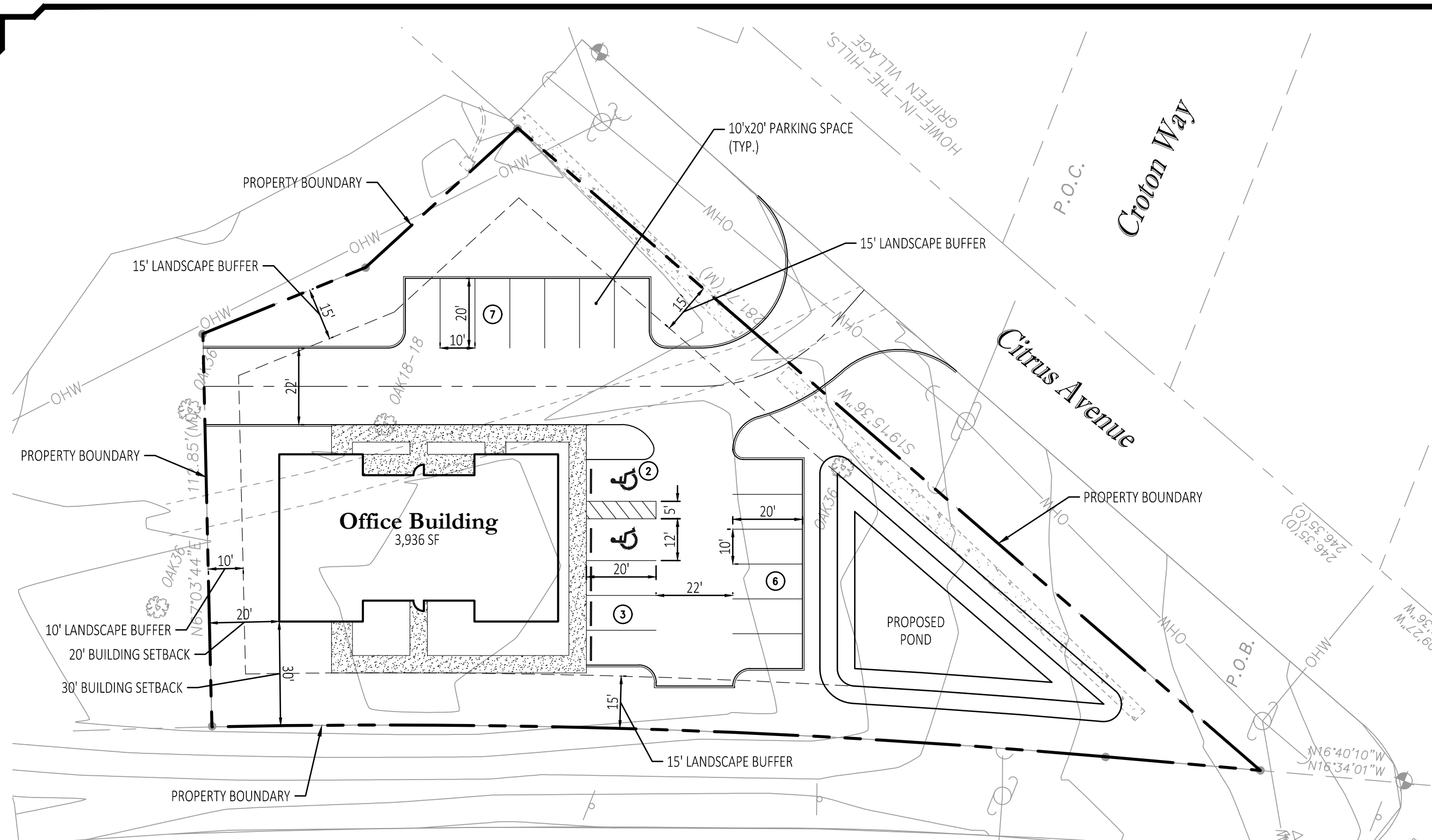
CERTIFICATE OF AUTHORIZATION LB 7274
13610 GRANVILLE AVE. Phone No. 407.905.8877
WINTER GARDEN, FL 34787 Fax No. 407.905.8875

ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668

JOB NO.:	20166.001
SURVEY DATE:	1-18-2021
FIELD BY:	T. CONARD
FIELD BOOK:	2008
PAGES:	18
FIELD FILE:	20166TC.MJF
DRAWING FILE:	20166-1.DWG

Development Data

Site Area	0.69 ac
Developable Area	0.69 ac
Proposed Building Area	3,936 sf
Building Height (Maximum)	35.0 ft
Floor Area Ratio (FAR)	
Allowable (Maximum)	0.50
Impervious Surface Ratio (ISR)	
Allowable (Maximum)	0.70
Provided	0.XX
Required Parking	
Minimum Spaces	14
Proposed Parking	
ADA Spaces	2
Regular Parking Spaces	14
Total Spaces	16
Building Setbacks	
Front	30 ft
Street Side	30 ft
Side (Internal)	20 ft
Rear	30 ft
Landscape Buffers	
Front	15 ft
Side	10 ft
Rear	15 ft



Notes

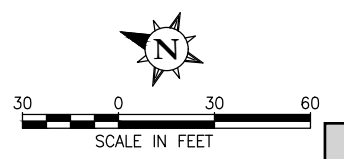
- (1) Minimum number of required parking spaces is equal to 1 space per 300 sf per Chapter 8 of the Town of Howey In The Hills Code.
- (2) Building setbacks taken from Chapter 2 of the Town of Howey In The Hills Code.
- (3) Landscape buffers based on Chapter 7 of the Town of Howey In The Hills Code.

Disclaimer
 This plan is for conceptual purposes only and is subject to final survey, environmental constraints, stormwater / engineering analysis and agency review and does not represent an approval.

STATE ROAD 19

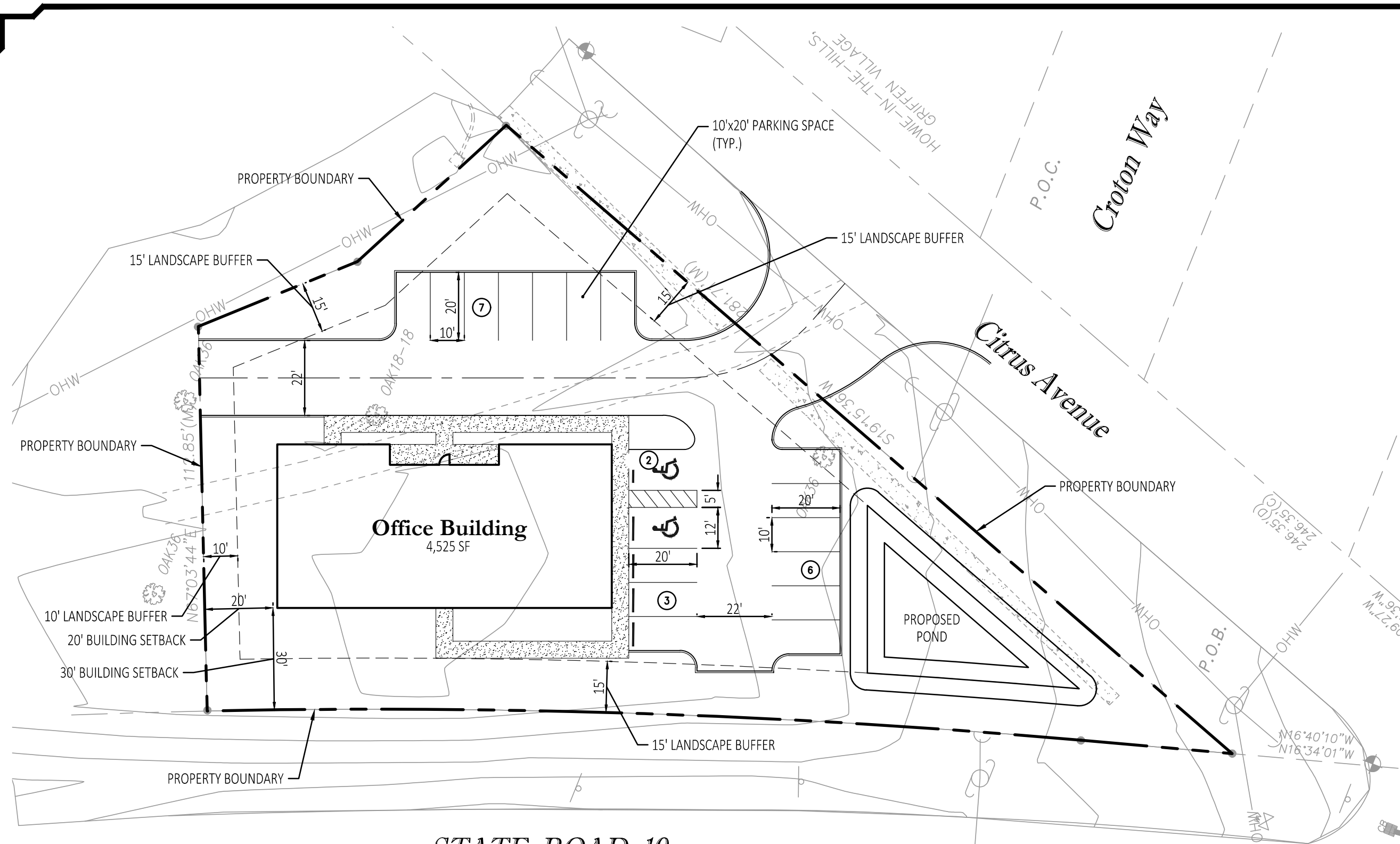
Conceptual Site Plan No. 1

Howey In The Hills Commercial Concept



Development Data

Site Area	0.69 ac
Developable Area	0.69 ac
Proposed Building Area	4,525 sf
Building Height (Maximum)	35.0 ft
Floor Area Ratio (FAR)	
Allowable (Maximum)	0.50
Impervious Surface Ratio (ISR)	
Allowable (Maximum)	0.70
Provided	0.XX
Required Parking	
Minimum Spaces	15
Proposed Parking	
ADA Spaces	2
Regular Parking Spaces	14
Total Spaces	16
Building Setbacks	
Front	30 ft
Street Side	30 ft
Side (Internal)	20 ft
Rear	30 ft
Landscape Buffers	
Front	15 ft
Side	10 ft
Rear	15 ft



Notes

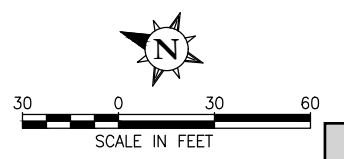
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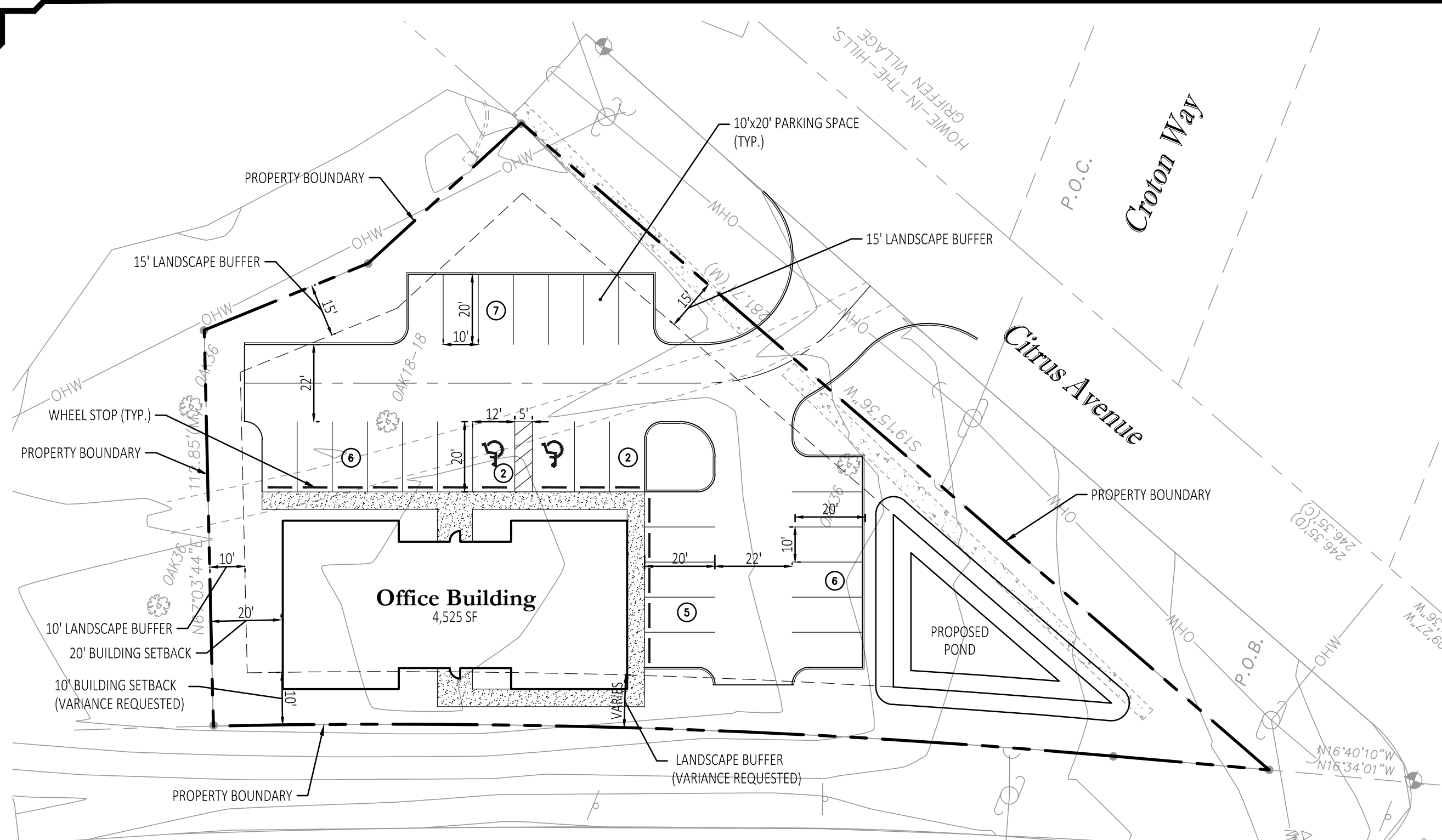
Disclaimer
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STATE ROAD 19

Conceptual Site Plan No. 2

Howey In The Hills Commercial Concept





Development Data

Site Area	0.69 ac
Developable Area	0.69 ac
Proposed Building Area	4,525 sf
Building Height (Maximum)	35.0 ft
Floor Area Ratio (FAR)	
Allowable (Maximum)	0.50
Impervious Surface Ratio (ISR)	
Allowable (Maximum)	0.70
Provided	0.XX
Required Parking (1Space/300SF)	
Minimum Spaces	15
Proposed Parking	
ADA Spaces	2
Regular Parking Spaces	26
Total Spaces	28
Building Setbacks (REQUIRED)	
Front	30 ft
Street Side	30 ft
Side (Internal)	20 ft
Rear	30 ft
Building Setbacks (PROVIDED)	
Front	10 ft
Street Side	30 ft
Side (Internal)	20 ft
Rear	30 ft
Landscape Buffers (REQUIRED)	
Front	15 ft
Side	10 ft
Rear	15 ft
1Landscape Buffers (PROVIDED)	
Front	VARIES
Side	10 ft
Rear	15 ft

Notes

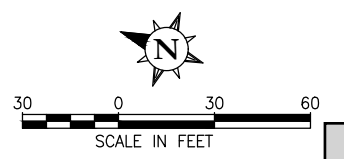
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- (2) Building setbacks taken from Chapter 2 of the Town of Howey In The Hills Code.
- (3) Landscape buffers based on Chapter 7 of the Town of Howey In The Hills Code.

Disclaimer
 This plan is for conceptual purposes only and is subject to final survey, environmental constraints, stormwater / engineering analysis and agency review and does not represent an approval.

STATE ROAD 19

Conceptual Site Plan No. 3

Howey In The Hills Commercial Concept





CONCEPTUAL

**Asma
Howey in the Hills
Office**

MM

Date:
04.15.2021

Conceptual

PROPERTY RECORD CARD

General Information

Name:	LAKEVIEW INVESTMENTS LLC	Alternate Key:	3837468
Mailing Address: Update Mailing Address	884 S DILLARD ST WINTER GARDEN, FL 34787	Parcel Number: ⓘ	26-20-25-0001-000-02500
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location: Update Property Location ⓘ	N PALM AVE HOWEY IN THE HILLS FL, 34737	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FROM SW COR OF LOT 6 BLK A-15 HOWEY, GRIFFIN VILLAGE PB 12 PG 27, RUN S 19-09-27 W ALONG W'LY LINE OF LOTS 4, 5 & 6 BLK B-2 OF SAID GRIFFIN VILLAGE & THE NE'LY EXTENSION THEREOF A DIST OF 246.36 FT TO A POINT ON THE E'LY R/W LINE OF SR 19, THENCE RUN N 16-40-10 W ALONG SAID E'LY R/W LINE OF SR 19 A DIST OF 112.75 FT FOR POB, CONT N 16-40-10 W ALONG SAID E'LY R/W LINE 44.46 FT TO A POINT OF CURVATURE ON A CURVE CONCAVE SW'LY, HAVING A RADIUS OF 2341.83 FT, A CHORD BEARING OF N 19-47-56 W, A CHORD DIST OF 256.47 FT, RUN THENCE NW'LY ALONG THE ARC OF SAID CURVE & E'LY R/W LINE THRU A CENTRAL ANGLE OF 06-16-41 A DIST OF 256.60 FT, THENCE N 67-03-44 E 112.62 FT, S 44-0-59 E 50.04 FT, S 64-22-53 E 59.43 FT TO N'LY R/W LINE OF CITRUS AVE, S 19-09-27 W ALONG SAID N'LY R/W LINE 281.71 FT TO POB ORB 5620 PG 1487		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		0.900	Acre	\$0.00	\$46,406.00

[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5620 / 1487	01/2021	Trustees Deed	Qualified	Vacant	\$47,000.00

4365 / 1653	07/2013	Warranty Deed	Unqualified	Vacant	\$15,000.00
3795 / 943	05/2009	Quit Claim Deed	Unqualified	Vacant	\$100.00
2799 / 1142	04/2005	Warranty Deed	Qualified	Vacant	\$50,000.00
Click here to search for mortgages, liens, and other legal documents. ⓘ					

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2022 CERTIFIED VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$46,406	\$46,406	\$46,406	5.0529	\$234.48
SCHOOL BOARD STATE	\$46,406	\$46,406	\$46,406	3.5940	\$166.78
SCHOOL BOARD LOCAL	\$46,406	\$46,406	\$46,406	2.9980	\$139.13
LAKE COUNTY WATER AUTHORITY	\$46,406	\$46,406	\$46,406	0.3229	\$14.98
NORTH LAKE HOSPITAL DIST	\$46,406	\$46,406	\$46,406	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$46,406	\$46,406	\$46,406	0.2189	\$10.16
TOWN OF HOWEY IN THE HILLS	\$46,406	\$46,406	\$46,406	7.5000	\$348.05
LAKE COUNTY MSTU AMBULANCE	\$46,406	\$46,406	\$46,406	0.4629	\$21.48
LAKE COUNTY VOTED DEBT SERVICE	\$46,406	\$46,406	\$46,406	0.0918	\$4.26
LAKE COUNTY MSTU FIRE	\$46,406	\$46,406	\$46,406	0.5138	\$23.84
				Total:	Total:
				20.7552	\$963.16

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law

Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data last updated on March 21, 2022.
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Detail by Entity Name

Florida Limited Liability Company
LAKEVIEW INVESTMENTS, LLC

Filing Information

Document Number	L10000083302
FEI/EIN Number	27-3305027
Date Filed	08/09/2010
State	FL
Status	ACTIVE

Principal Address

884 SOUTH DILLARD STREET
WINTER GARDEN, FL 34787

Mailing Address

884 SOUTH DILLARD STREET
WINTER GARDEN, FL 34787

Registered Agent Name & Address

ASMA & ASMA PA
884 SOUTH DILLARD STREET
WINTER GARDEN, FL 34787

Name Changed: 04/25/2011

Address Changed: 04/25/2011

Authorized Person(s) Detail

Name & Address

Title MGR

ASMA, CHARLES N
884 SOUTH DILLARD STREET
WINTER GARDEN, FL 34787

Title MGR

ASMA, WILLIAM NEIL
884 SOUTH DILLARD STREET
WINTER GARDEN, FL 34787

Annual Reports

Report Year	Filed Date
2020	04/17/2020
2021	02/24/2021
2022	03/20/2022

Document Images

03/20/2022 -- ANNUAL REPORT	View image in PDF format
02/24/2021 -- ANNUAL REPORT	View image in PDF format
04/17/2020 -- ANNUAL REPORT	View image in PDF format
02/14/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
04/10/2017 -- ANNUAL REPORT	View image in PDF format
04/18/2016 -- ANNUAL REPORT	View image in PDF format
04/02/2015 -- ANNUAL REPORT	View image in PDF format
04/23/2014 -- ANNUAL REPORT	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
04/26/2012 -- ANNUAL REPORT	View image in PDF format
04/25/2011 -- ANNUAL REPORT	View image in PDF format
08/09/2010 -- Florida Limited Liability	View image in PDF format

Property Owners within 300 Feet of Subject Parcel 26-20-25-0001-000-02500

Parcel ID No.	Owner Name	Owner Address	Owner Address 2	State	Zip
25-20-25-0100-B02-00300	Larry Morris	800 N. Citrus Ave	Howey in the Hills	Florida	34737
25-20-25-0100-B02-00600	Rodney & Lynn Poling	800 N. Palm Ave	Howey in the Hills	Florida	34737
25-20-25-0200-A15-00300	Wendell & Sue Garner	900 N. Citrus Ave	Howey in the Hills	Florida	34737
26-20-25-0001-000-01700	Howey Mansion, LLC	1001 N. Citrus Ave	Howey in the Hills	Florida	34737
26-20-25-0001-000-01800	Howey Mansion, LLC	N. Palm Ave	Howey in the Hills	Florida	34737
26-20-25-0320-000-20200	Rubel-Becker Living Trust	22 Camino Real Blvd	Howey in the Hills	Florida	34737
26-20-25-0320-000-30100	William & Pamela Holt	31 Camino Real Blvd	Howey in the Hills	Florida	34737
26-20-25-0320-000-30200	Ola & Diana Tucker	32 Camino Real Blvd	Howey in the Hills	Florida	34737
26-20-25-0320-000-40100	Cheryl Gurz & John Ostheimer	41 Camino Real Blvd	Howey in the Hills	Florida	34737
26-20-25-0320-000-40200	Patricia J Benbow Trustee	42 Camino Real Blvd	Howey in the Hills	Florida	34737
26-20-25-0320-000-50100	Ronald & Alice Good	51 Camino Real Blvd	Howey in the Hills	Florida	34737
26-20-25-0320-000-80100	Annette & Gary Moskop	81 Camino Real Blvd	Howey in the Hills	Florida	34737
26-20-25-0320-000-80200	John & Janet Franklin	82 Camino Real Blvd	Howey in the Hills	Florida	34737
26-20-25-0350-000-01400	Linda Ballou	702 Santa Cruz Lane #14	Howey in the Hills	Florida	34737
26-20-25-0350-000-01500	Alicia Leahy	701 Santa Cruz Lane #15	Howey in the Hills	Florida	34737

Property owners within 300 feet of subject parcel, 26-20-25-0001-000-02500.

Parcel Identification Numbers (see attached property appraiser information):

25-20-25-0100-B02-0300

25-20-25-0100-B02-0600

25-20-25-0200-A15-00300

26-20-25-0001-000-01700

26-20-25-0001-000-01800

26-20-25-0320-000-20200

26-20-25-0320-000-30100

26-20-25-0320-000-30200

26-20-25-0320-000-40100

26-20-25-0320-000-40200

26-20-25-0320-000-50100

26-20-25-0320-000-80100

26-20-25-0320-000-80200

26-20-25-0350-000-01400

26-20-25-0350-000-01500

PROPERTY RECORD CARD

General Information

Name:	MORRIS LARRY B OR	Alternate Key:	1762707
Mailing Address: 800 N CITRUS AVE HOWEY IN THE HILLS, FL 34737-3229 Update Mailing Address		Parcel Number: ⓘ	25-20-25-0100-B02-00300
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location: 800 N CITRUS AVE HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ		Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	HOWEY, EMERY HEIGHTS LOTS 3, 4, 5, N 1/2 OF LOT 6 BLK B-2 PB 12 PG 94 ORB 3009 PG 468 ORB 5752 PG 1327		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	275	150		41250.000	FD		\$0.00	\$126,165.00

[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$445,725.00		
Summary			
Year Built: 1928	Total Living Area: 4427 ⓘ	Central A/C: Yes	Attached Garage: No
Bedrooms: 3	Full Bathrooms: 3	Half Bathrooms: 0	Fireplaces: 5
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
CANOPY (CAN)		2.00	270
FINISHED LIVING AREA (FLA)	Block (02)	2.00	2827
FINISHED AREA UPPER STORY (FUS)		2.00	1600
GARAGE FINISHED BLOCK (GBF)		2.00	320
OPEN PORCH FINISHED (OPF)		2.00	90
View Larger / Print / Save			

FLA
(357 sf)

OPF
(90 sf)

FLA
(48 sf)

GCF
(306 sf)

SPF
(40 sf)

FLA (x2)
(3,272 sf)

Building 2

Residential	Building Value: \$63,691.00
-------------	-----------------------------

Summary

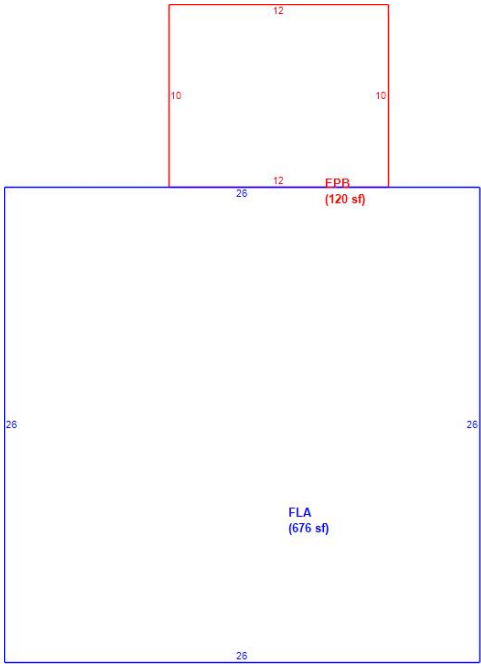
Year Built: 1955	Total Living Area: 676	Central A/C: No	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

[Incorrect Bedroom, Bath, or other information?](#)

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
ENCLOSED PORCH BLOCK (EPB)		1.00	120
FINISHED LIVING AREA (FLA)	Block (02)	1.00	676

[View Larger / Print / Save](#)



Building 3

Residential	Building Value: \$49,868.00
-------------	-----------------------------

Summary

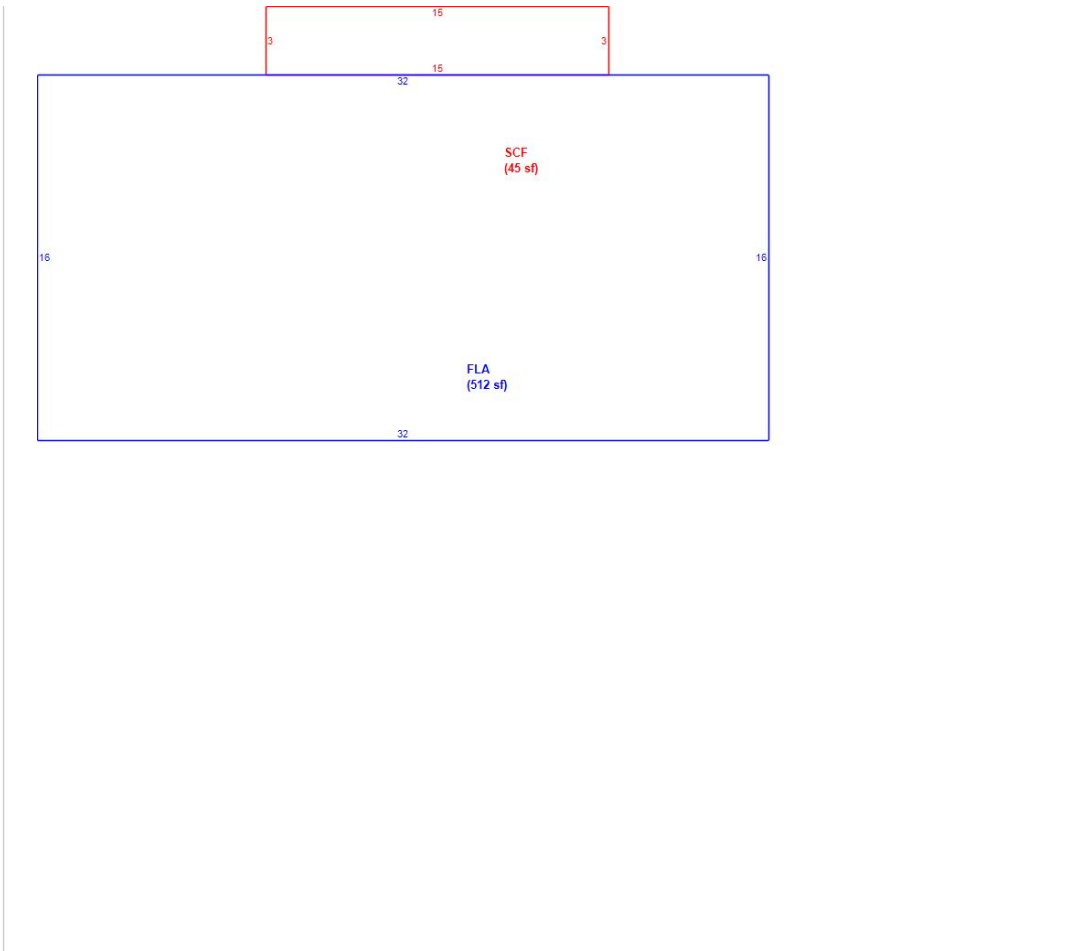
Year Built: 1928	Total Living Area: 512	Central A/C: No	Attached Garage: No
Bedrooms: 1	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Stucco/Brick (03)	1.00	512
UTILITY STORAGE FINISHED STONE (SCF)		1.00	45

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Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	DECK - WOOD (DEC3)	192	SF	2003	\$544.00
2	DECK - WOOD (DEC2)	717	SF	2017	\$2,523.00
3	CARPOT - FINISHED (FCP4)	1436	SF	2020	\$19,791.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5752 / 1327	07/2021	Warranty Deed	Unqualified	Improved	\$84,500.00
3009 / 468	11/2005	Warranty Deed	Qualified	Improved	\$484,500.00
2614 / 743	06/2004	Warranty Deed	Qualified	Improved	\$340,000.00
1726 / 2143	02/1999	Quit Claim Deed	Unqualified	Improved	\$0.00
1635 / 1165	08/1998	Warranty Deed	Qualified	Improved	\$190,000.00
982 / 412	06/1988	Misc Deed/Document	Unqualified	Vacant	\$0.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Values shown below are 2022 CERTIFIED VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market	Assessed	Taxable	Millage	Estimated
---------------	--------	----------	---------	---------	-----------

	Value	Value	Value		Taxes
LAKE COUNTY BCC GENERAL FUND	\$708,307	\$396,240	\$296,240	5.0529	\$1,496.87
SCHOOL BOARD STATE	\$708,307	\$396,240	\$371,240	3.5940	\$1,334.24
SCHOOL BOARD LOCAL	\$708,307	\$396,240	\$371,240	2.9980	\$1,112.98
LAKE COUNTY WATER AUTHORITY	\$708,307	\$396,240	\$346,240	0.3229	\$111.80
NORTH LAKE HOSPITAL DIST	\$708,307	\$396,240	\$346,240	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$708,307	\$396,240	\$346,240	0.2189	\$75.79
TOWN OF HOWEY IN THE HILLS	\$708,307	\$396,240	\$346,240	7.5000	\$2,596.80
LAKE COUNTY MSTU AMBULANCE	\$708,307	\$396,240	\$296,240	0.4629	\$137.13
LAKE COUNTY VOTED DEBT SERVICE	\$708,307	\$396,240	\$296,240	0.0918	\$27.19
LAKE COUNTY MSTU FIRE	\$708,307	\$396,240	\$296,240	0.5138	\$152.21
				Total:	Total:
				20.7552	\$7,045.01

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

✓ Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
✓ Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
✓ Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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Property data last updated on March 21, 2022.
Site Notice

PROPERTY RECORD CARD

General Information

Name:	POLING RODNEY W & LYNN H	Alternate Key:	1762715
Mailing Address:	39 MAPLE LN MEDFIELD, MA 02052 Update Mailing Address	Parcel Number: ⓘ	25-20-25-0100- B02-00600
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	800 N PALM AVE HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	HOWEY, EMERY HEIGHTS S 1/2 OF LOT 6, LOTS 7, 8, 9, W 30 FT OF LOT 10, BLK B-2 PB 12 PG 94 ORB 1113 PG 1539		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

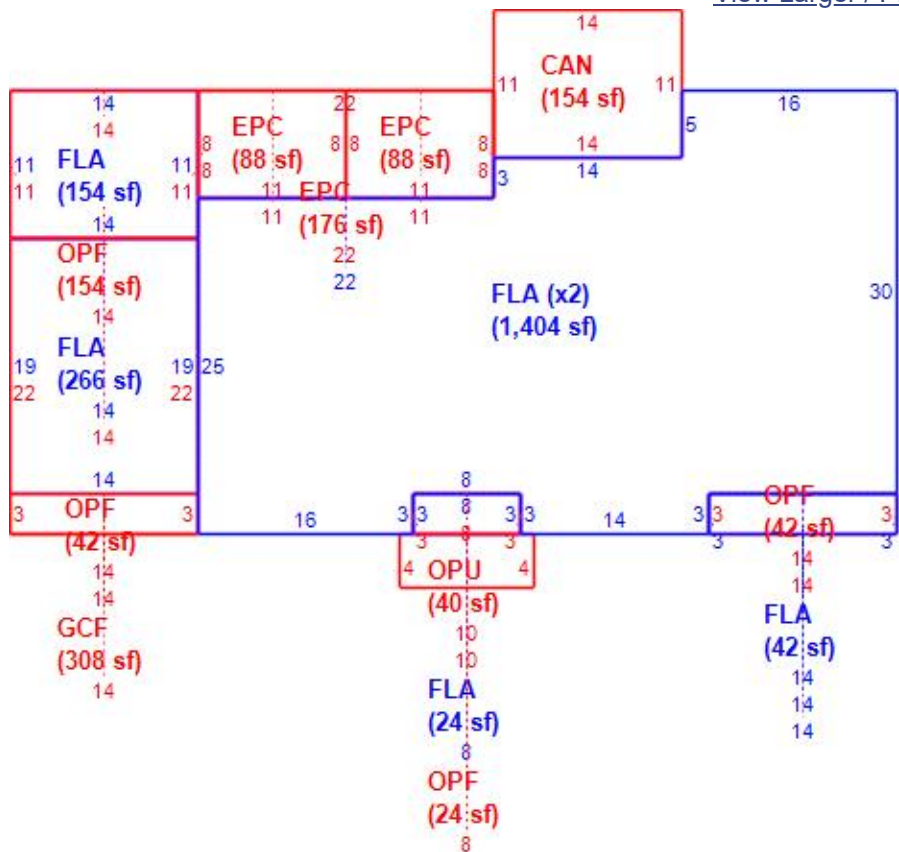
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	280	150		42000.000	FD		\$0.00	\$99,913.00
Click here for Zoning Info ⓘ					FEMA Flood Map				

Residential Building(s)

Building 1

Residential	Building Value: \$306,439.00		
Summary			
Year Built: 1926	Total Living Area: 3294 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 5	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 2
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
CANOPY (CAN)		2.00	154
ENCLOSED PORCH STONE (EPC)		2.00	352
FINISHED LIVING AREA (FLA)	Stucco/Brick (03)	2.00	3294
GARAGE FINISHED STONE (GCF)		2.00	308
OPEN PORCH FINISHED (OPF)		2.00	262
OPEN PORCH UNFINISHED (OPU)		2.00	40

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Building 2

Residential

Building Value: \$138,381.00

Summary

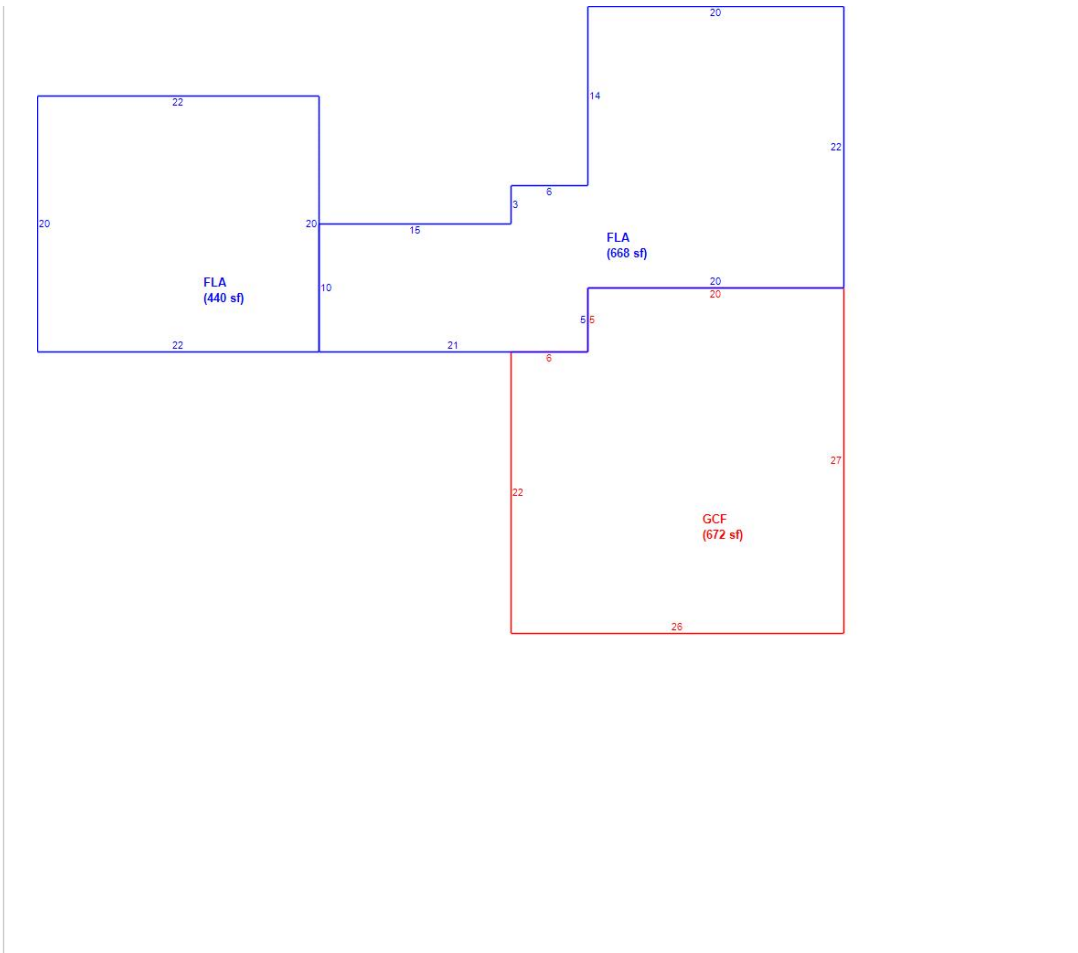
Year Built: 1995	Total Living Area: 1108 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 1

[Incorrect Bedroom, Bath, or other information? ⓘ](#)

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Stucco/Brick (03)	1.00	1108
GARAGE FINISHED STONE (GCF)		1.00	672

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Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	POOL/COOK DECK (PLD2)	740	SF	2012	\$2,886.00
2	SWIMMING POOL - RESIDENTIAL (POL2)	800	SF	2012	\$23,800.00
3	DECORATIVE WALL (DWL2)	1600	SF	2004	\$5,242.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1113 / 1539	06/1991	Warranty Deed	Unqualified	Improved	\$145,000.00
858 / 2009	11/1985	Warranty Deed	Unqualified	Improved	\$1.00
858 / 2007	11/1985	Warranty Deed	Unqualified	Improved	\$168,500.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Values shown below are 2022 CERTIFIED VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$576,661	\$547,370	\$547,370	5.0529	\$2,765.81
SCHOOL BOARD STATE	\$576,661	\$576,661	\$576,661	3.5940	\$2,072.52
SCHOOL BOARD LOCAL	\$576,661	\$576,661	\$576,661	2.9980	\$1,728.83

LAKE COUNTY WATER AUTHORITY	\$576,661	\$547,370	\$547,370	0.3229	\$176.75
NORTH LAKE HOSPITAL DIST	\$576,661	\$547,370	\$547,370	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$576,661	\$547,370	\$547,370	0.2189	\$119.82
TOWN OF HOWEY IN THE HILLS	\$576,661	\$547,370	\$547,370	7.5000	\$4,105.28
LAKE COUNTY MSTU AMBULANCE	\$576,661	\$547,370	\$547,370	0.4629	\$253.38
LAKE COUNTY VOTED DEBT SERVICE	\$576,661	\$547,370	\$547,370	0.0918	\$50.25
LAKE COUNTY MSTU FIRE	\$576,661	\$547,370	\$547,370	0.5138	\$281.24
				Total:	Total:
				20.7552	\$11,553.88

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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PROPERTY RECORD CARD

General Information

Name:	GARNER WENDELL & SUE	Alternate Key:	3635248
Mailing Address:	900 N CITRUS AVE HOWEY IN THE HILLS, FL 34737 Update Mailing Address	Parcel Number: ⓘ	25-20-25-0200-A15-00300
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	900 N CITRUS AVE HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	HOWEY, GRIFFIN VILLAGE FROM SE COR OF LOT 8 BLK A-15 RUN N 0-0-02 E 190.29 FT TO A POINT THAT IS 110 FT S OF N BOUNDARY OF SAID BLK A-15, N 89-49-39 W 93.49 FT TO A POINT THAT IS S 89-49-39 E 139.95 FT FROM W BOUNDARY OF SAID BLK A-15 & POB, RUN S 0-06-45 W 154.51 FT, S 09-55-33 W 36.01 FT TO S BOUNDARY OF SAID BLK A-15, N 89-39-42 W 199.65 FT TO SW COR OF BLK A-15, NE'LY ALONG SAID W'LY BOUNDARY LINE OF BLK A-15 TO A POINT THAT IS N 89-49-39 W FROM POB, S 89-49-39 E 139.95 FT TO POB, BEING PART OF LOTS 3 & 7, LOTS 4, 5, 6 BLK A-15 IN SEC 26-20-25 PB 12 PG 27 ORB 4726 PG 1813		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	196	170	LT 4,5,6	33320.000	FD		\$0.00	\$94,103.00

[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

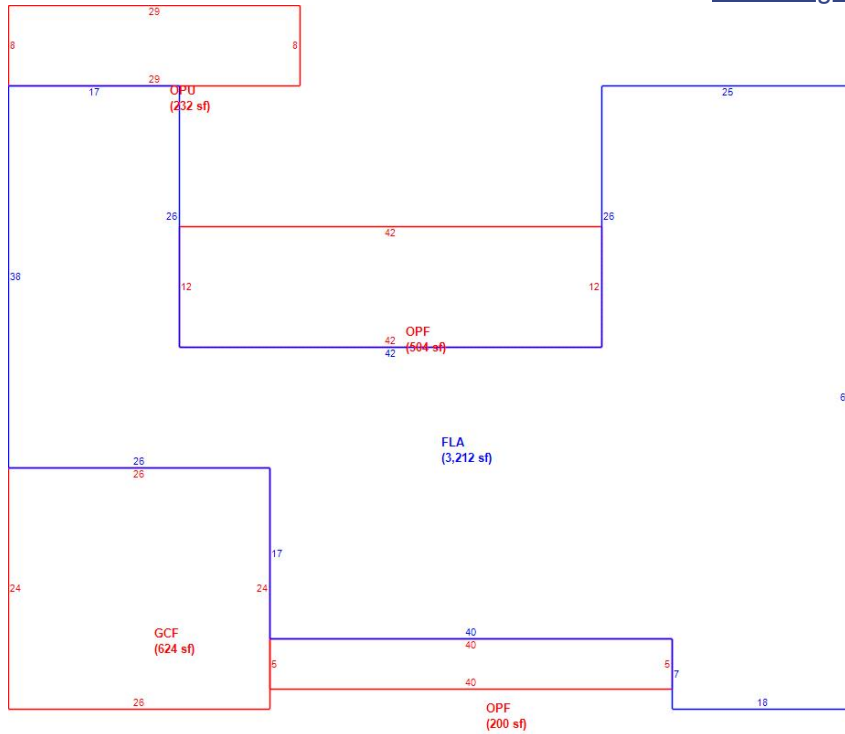
Residential Building(s)

Building 1

Residential	Building Value: \$327,231.00		
Summary			
Year Built: 1968	Total Living Area: 3212 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 1
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area

FINISHED LIVING AREA (FLA)	Stucco/Brick (03)	1.00	3212
GARAGE FINISHED STONE (GCF)		1.00	624
OPEN PORCH FINISHED (OPF)		1.00	704
OPEN PORCH UNFINISHED (OPU)		1.00	232

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Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	SWIMMING POOL - RESIDENTIAL (POL2)	500	SF	1971	\$14,875.00
2	POOL/COOK DECK (PLD3)	769	SF	1971	\$3,946.00
3	POOL/COOK DECK (PLD2)	1092	SF	2005	\$4,113.00
4	SCREEN ENCLOSED STRUCTURE (SEN2)	1512	SF	2005	\$2,911.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4726 / 1813	12/2015	Warranty Deed	Qualified	Improved	\$315,000.00
3558 / 605	12/2007	Warranty Deed	Qualified	Improved	\$349,000.00
3075 / 2271	01/2006	Warranty Deed	Qualified	Improved	\$435,000.00
1899 / 1349	01/2001	Warranty Deed	Qualified	Improved	\$242,500.00
1052 / 183	03/1990	Warranty Deed	Unqualified	Improved	\$184,000.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes

Values shown below are 2022 CERTIFIED VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$447,179	\$333,200	\$333,200	5.0529	\$1,683.63
SCHOOL BOARD STATE	\$447,179	\$447,179	\$447,179	3.5940	\$1,607.16
SCHOOL BOARD LOCAL	\$447,179	\$447,179	\$447,179	2.9980	\$1,340.64
LAKE COUNTY WATER AUTHORITY	\$447,179	\$333,200	\$333,200	0.3229	\$107.59
NORTH LAKE HOSPITAL DIST	\$447,179	\$333,200	\$333,200	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$447,179	\$333,200	\$333,200	0.2189	\$72.94
TOWN OF HOWEY IN THE HILLS	\$447,179	\$333,200	\$333,200	7.5000	\$2,499.00
LAKE COUNTY MSTU AMBULANCE	\$447,179	\$333,200	\$333,200	0.4629	\$154.24
LAKE COUNTY VOTED DEBT SERVICE	\$447,179	\$333,200	\$333,200	0.0918	\$30.59
LAKE COUNTY MSTU FIRE	\$447,179	\$333,200	\$333,200	0.5138	\$171.20
				Total: 20.7552	Total: \$7,666.99

Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data last updated on March 21, 2022.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	HOWEY MANSION LLC	Alternate Key:	3798098
Mailing Address:	1600 EDGEWATER DR ORLANDO, FL 32804 Update Mailing Address	Parcel Number: ⓘ	26-20-25-0001-000-01700
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	1001 N CITRUS AVE HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ	Property Name:	HOWEY MANSION Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	<p>FROM SW COR OF LOT 6 BLK A-15 HOWEY IN THE HILLS, GRIFFIN VILLAGE PB 12 PG 27 RUN S 19-09-27 W ALONG W'LY LINE OF LOTS 4, 5, & 6 BLK B-2 OF SAID GRIFFIN VILLAGE & THE NE'LY EXTENSION THEREOF A DIST OF 246.36 FT TO A POINT ON THE E'LY R/W LINE OF SR 19, THENCE N 16-40-10 W ALONG SAID E'LY R/W LINE OF SR 19 A DIST OF 157.21 FT TO A POINT OF CURVATURE OF A CURVE CONCAVE SW'LY, SAID CURVE HAVING A RADIUS OF 2341.83 FT, THENCE NW'LY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13DEG 16MIN 51SEC, A DIST OF 541.61 FT FOR POB, CONT THENCE ALONG SAID CURVE & E'LY R/W LINE OF SR 19, THROUGH A CENTRAL ANGLE OF 3-02-54, A DIST OF 124.59 FT & PT A, RETURN TO POB, RUN S 67-02-05 E 79.58 FT, S 50-10-55 E 167.30 FT, S 21-32-55 E 79.27 FT, S 44-00-59 E 50.44 FT, S 64-22-53 E 59.43 FT TO A POINT ON THE W'LY R/W LINE OF CITRUS AVE, N 19-09-27 E 404.25 FT, CONT ALONG SAID CITRUS AVE N 07-51-27 E 111.51 FT, S 69-07-49 E 34.19 FT TO A POINT ON THE NW'LY R/W LINE OF MALAGA RD, THENCE NW'LY ALONG THE ARC OF A CURVE IN SAID NW'LY R/W LINE OF MALAGA RD, SAID CURVE HAVING A RADIUS OF 461.48 FT, FROM A TANGENT BEARING OF N 20-52-11 E, THROUGH A CENTRAL ANGLE OF 5-03-59, A DIST OF 40.81 FT TO A POINT ON A LINE, SAID LINE HAVING A BEARING OF S 34-27-18 E, FROM A POINT THAT IS N 69-41-06 E A DIST OF 573.91 FT OF THE AFORESAID POINT A, N 34-27-18 W 74.95 FT, S 69-41-05 W 573.91 FT TO POINT A, LAND LYING WITHIN PART OF LOT 1 BLK C HOWEY IN THE HILLS POCO SIERRA SUB--LESS THAT PART OF LAND LYING WITHIN FOLLOWING DESCRIBED PROPERTY FOR RD R/W: FROM NE COR OF SEC 26-20-25 RUN W'LY ALONG N LINE OF SEC 591.32 FT FOR POB, RUN S 19-17-0 W 525.20 FT TO CENTER POINT OF INTERSECTION OF VALENCIA RD & BARCELONA RD IN SAID PLAT OF POCO SIERRA SUB, BEING THE LINE OF SAID NEW RD & HAVING R/W 30 FT W & 20 FT E OF ABOVE DESC LINE--PB 11 PG 33 ORB 5215 PG 761</p>		
<p><small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small></p>			

Land Data

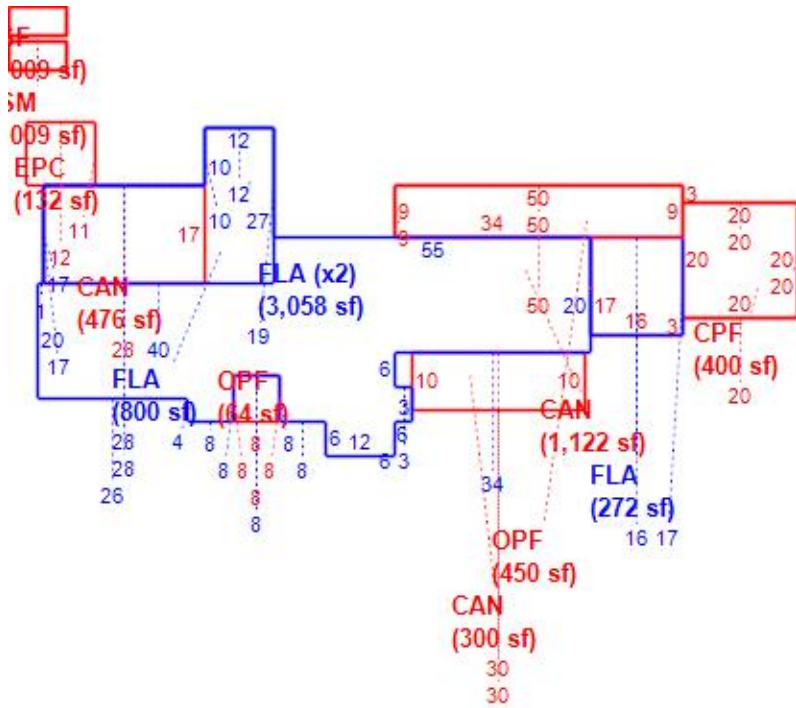
Line	Land Use	Frontage	Depth	Notes	No.	Type	Class	Land Value
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				Units	Value		
1	EXHIBIT / ATTRACTION (3500)	0	0	3.630	Acre	\$0.00	\$131,769.00
				Click here for Zoning Info FEMA Flood Map			

Residential Building(s)

Building 1

Residential	Building Value: \$1,334,823.00		
Summary			
Year Built: 1925	Total Living Area: 7188	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 5	Full Bathrooms: 5	Half Bathrooms: 1	Fireplaces: 3
Incorrect Bedroom, Bath, or other information?			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
BASEMENT FINISHED (BSF)		2.00	1009
BASEMENT (BSM)		2.00	1009
CANOPY (CAN)		2.00	1898
CARPORT FINISHED (CPF)		2.00	400
ENCLOSED PORCH STONE (EPC)		2.00	132
FINISHED LIVING AREA (FLA)	Stucco/Brick (03)	2.00	7188
OPEN PORCH FINISHED (OPF)		2.00	514
View Larger / Print / Save			



Building 2

Residential Building Value: \$101,423.00

Summary

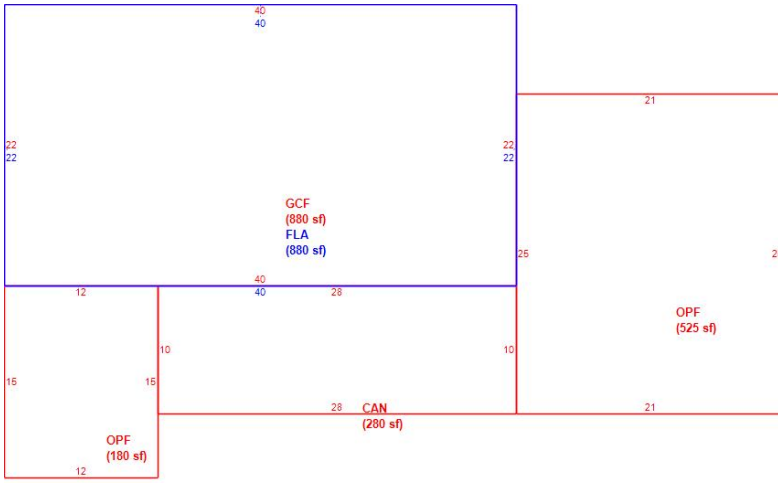
Year Built: 1925	Total Living Area: 880 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

[Incorrect Bedroom, Bath, or other information? ⓘ](#)

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
CANOPY (CAN)		1.00	280
FINISHED LIVING AREA (FLA)	Stucco/Brick (03)	1.00	880
GARAGE FINISHED STONE (GCF)		1.00	880
OPEN PORCH FINISHED (OPF)		1.00	705

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Building 3

Residential Building Value: \$37,216.00

Summary

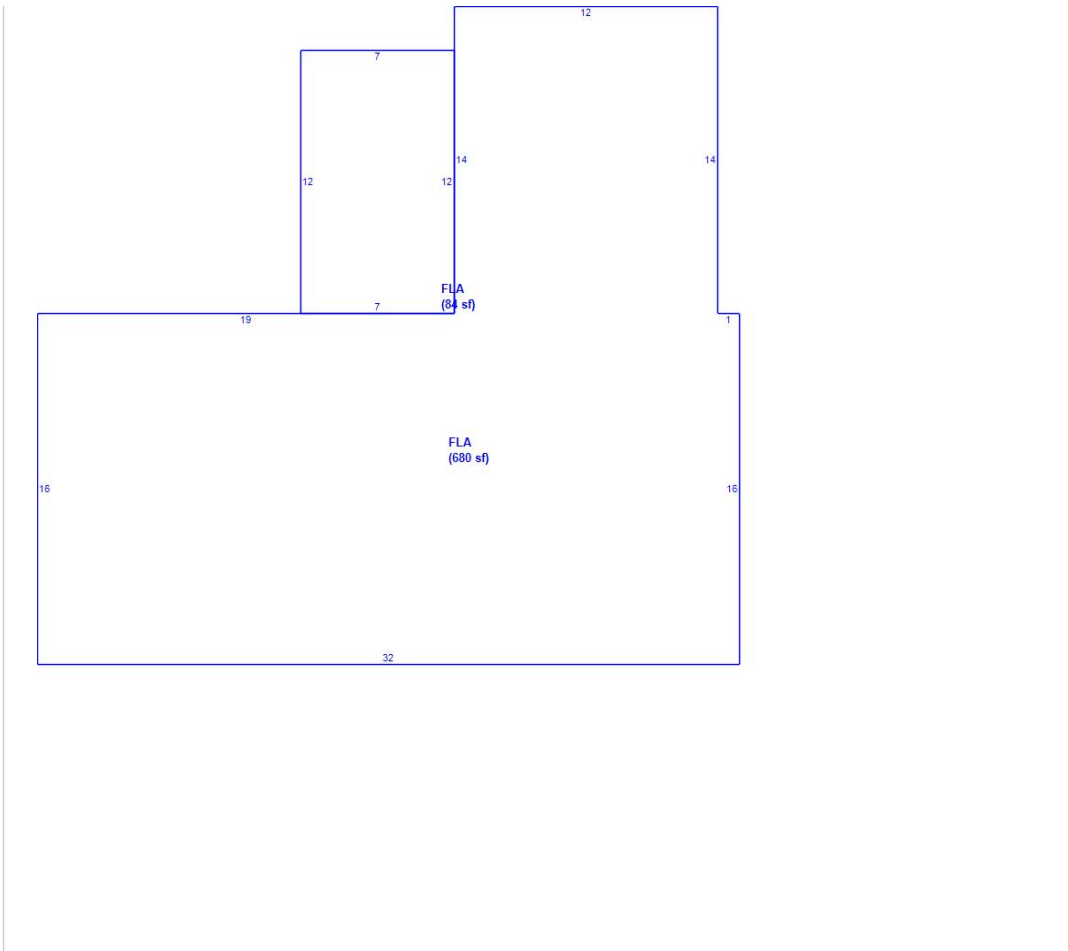
Year Built: 1930	Total Living Area: 764 📌	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 1	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

[Incorrect Bedroom, Bath, or other information? 📌](#)

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	1.00	764

[View Larger / Print / Save](#)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	PAVING (CPAV2)	960	SF	2017	\$2,043.00
2	PAVING (CPAV2)	440	SF	2017	\$936.00
3	PAVING (CPAV2)	1200	SF	2017	\$2,554.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5215 / 761	12/2018	Warranty Deed	Unqualified	Improved	\$769,000.00
4974 / 564	07/2017	Warranty Deed	Unqualified	Improved	\$630,000.00
4594 / 987	12/2014	Certificate of Title	Unqualified	Improved	\$100.00
1870 / 1958	08/2000	Quit Claim Deed	Unqualified	Improved	\$0.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2022 CERTIFIED VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$1,610,764	\$1,202,680	\$1,202,680	5.0529	\$6,077.02
SCHOOL BOARD STATE	\$1,610,764	\$1,610,764	\$1,610,764	3.5940	\$5,789.09

SCHOOL BOARD LOCAL	\$1,610,764	\$1,610,764	\$1,610,764	2.9980	\$4,829.07
LAKE COUNTY WATER AUTHORITY	\$1,610,764	\$1,202,680	\$1,202,680	0.3229	\$388.35
NORTH LAKE HOSPITAL DIST	\$1,610,764	\$1,202,680	\$1,202,680	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$1,610,764	\$1,202,680	\$1,202,680	0.2189	\$263.27
TOWN OF HOWEY IN THE HILLS	\$1,610,764	\$1,202,680	\$1,202,680	7.5000	\$9,020.10
LAKE COUNTY MSTU AMBULANCE	\$1,610,764	\$1,202,680	\$1,202,680	0.4629	\$556.72
LAKE COUNTY VOTED DEBT SERVICE	\$1,610,764	\$1,202,680	\$1,202,680	0.0918	\$110.41
LAKE COUNTY MSTU FIRE	\$1,610,764	\$1,202,680	\$1,202,680	0.5138	\$617.94
			Total:	Total:	
			20.7552	\$27,651.97	

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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PROPERTY RECORD CARD

General Information

Name:	HOWEY MANSION LLC	Alternate Key:	3798097
Mailing Address:	1600 EDGEWATER DR ORLANDO, FL 32790 Update Mailing Address	Parcel Number:	26-20-25-0001-000-01800
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	N PALM AVE HOWEY IN THE HILLS FL, 34737 Update Property Location	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	FROM SW COR OF LOT 6 BLK A-15 HOWEY-IN-THE-HILLS, GRIFFIN VILLAGE PB 12 PG 27, RUN S 19DEG 09MIN 27SEC W ALONG W'LY LINE OF LOTS 4, 5, & 6 BLK B-2 OF SAID GRIFFIN VILLAGE & THE NE'LY EXTENSION THEREOF A DIST OF 246.36 FT TO A POINT ON THE E'LY R/W LINE OF SR 19, THENCE N 16DEG 40MIN 10SEC W ALONG SAID E'LY R/W LINE OF SR 19 A DIST OF 157.21 FT TO A POINT OF CURVATURE OF A CURVE CONCAVE SW'LY, SAID CURVE HAVING A RADIUS OF 2341.83 FT, A CHORD BEARING OF N 19-47-56 W, A CHORD DIST OF 256.47 FT, RUN THENCE NW'LY ALONG THE ARC OF SAID CURVE & E'LY R/W LINE THRU A CENTRAL ANGLE OF 06-16-41 A DIST OF 256.60 FT FOR POB, CONT NW'LY ALONG SAID E'LY R/W LINE 286.35 FT, S 67-02-05 E 79.58 FT, S 50-10-55 E 167.30 FT, S 21-32-55 E 79.27 FT, S 67-03-44 W 112.62 FT TO POB ORB 5182 PG 1438		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		0.800	Acre	\$0.00	\$33,000.00

[Click here for Zoning Info](#)
[FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5182 / 1438	10/2018	Trustees Deed	Qualified	Vacant	\$40,000.00
4741 / 2296	02/2016	Warranty Deed	Unqualified	Vacant	\$2,500.00

4692 / 1802	10/2015	Quit Claim Deed	Unqualified	Vacant	\$100.00
2166 / 2347	08/2002	Warranty Deed	Unqualified	Vacant	\$1.00
Click here to search for mortgages, liens, and other legal documents.					

Values and Estimated Ad Valorem Taxes

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Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$33,000	\$33,000	\$33,000	5.0529	\$166.75
SCHOOL BOARD STATE	\$33,000	\$33,000	\$33,000	3.5940	\$118.60
SCHOOL BOARD LOCAL	\$33,000	\$33,000	\$33,000	2.9980	\$98.93
LAKE COUNTY WATER AUTHORITY	\$33,000	\$33,000	\$33,000	0.3229	\$10.66
NORTH LAKE HOSPITAL DIST	\$33,000	\$33,000	\$33,000	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$33,000	\$33,000	\$33,000	0.2189	\$7.22
TOWN OF HOWEY IN THE HILLS	\$33,000	\$33,000	\$33,000	7.5000	\$247.50
LAKE COUNTY MSTU AMBULANCE	\$33,000	\$33,000	\$33,000	0.4629	\$15.28
LAKE COUNTY VOTED DEBT SERVICE	\$33,000	\$33,000	\$33,000	0.0918	\$3.03
LAKE COUNTY MSTU FIRE	\$33,000	\$33,000	\$33,000	0.5138	\$16.96
				Total:	Total:
				20.7552	\$684.93

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law

Economic Development Exemption

[Learn More](#) [View the Law](#)

Government Exemption (amount varies)

[Learn More](#) [View the Law](#)

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Property data last updated on March 21, 2022.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	RUBEL-BECKER LIVING TRUST	Alternate Key:	3854231
Mailing Address:	22 CAMINO REAL BLVD HOWEY IN THE HILLS, FL 34737 Update Mailing Address	Parcel Number: ⓘ	26-20-25-0320- 000-20200
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	22 CAMINO REAL BLVD HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MISSION CARMEL, A CONDOMINIUM (ORB 2952 PG 2067-2203) UNIT 202 ORB 5665 PG 1564		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

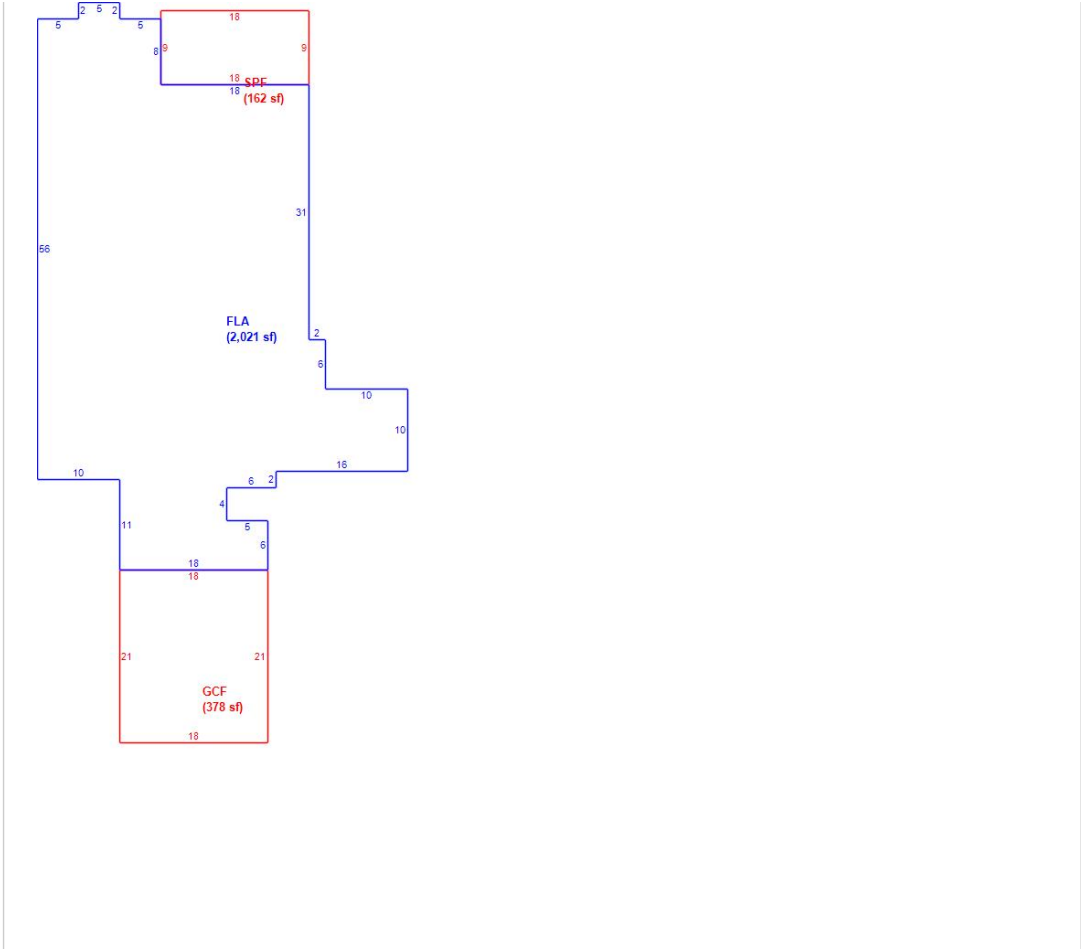
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	CONDOMINIUM (0400)	0	0		1.000	Lot		\$0.00	\$35,000.00

[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$250,686.00		
Summary			
Year Built: 2006	Total Living Area: 2021 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)		N/A	2021
GARAGE FINISHED STONE (GCF)		N/A	378
SCREEN PORCH FINISHED (SPF)		N/A	162
View Larger / Print / Save			



Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5665 / 1564	03/2021	Warranty Deed	Qualified	Improved	\$290,000.00
3816 / 617	08/2009	Warranty Deed	Unqualified	Improved	\$200,000.00
3674 / 1880	06/2008	Warranty Deed	Qualified	Improved	\$349,900.00
3123 / 583	03/2006	Warranty Deed	Qualified	Improved	\$304,200.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Values shown below are 2022 CERTIFIED VALUES.
The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$285,686	\$285,686	\$285,686	5.0529	\$1,443.54
SCHOOL BOARD STATE	\$285,686	\$285,686	\$285,686	3.5940	\$1,026.76
SCHOOL BOARD LOCAL	\$285,686	\$285,686	\$285,686	2.9980	\$856.49
LAKE COUNTY WATER AUTHORITY	\$285,686	\$285,686	\$285,686	0.3229	\$92.25

NORTH LAKE HOSPITAL DIST	\$285,686	\$285,686	\$285,686	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$285,686	\$285,686	\$285,686	0.2189	\$62.54
TOWN OF HOWEY IN THE HILLS	\$285,686	\$285,686	\$285,686	7.5000	\$2,142.65
LAKE COUNTY MSTU AMBULANCE	\$285,686	\$285,686	\$285,686	0.4629	\$132.24
LAKE COUNTY VOTED DEBT SERVICE	\$285,686	\$285,686	\$285,686	0.0918	\$26.23
LAKE COUNTY MSTU FIRE	\$285,686	\$285,686	\$285,686	0.5138	\$146.79
				Total: 20.7552	Total: \$5,929.49

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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Property data last updated on March 21, 2022.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	HOLT WILLIAM E & PAMELA L	Alternate Key:	3854235
Mailing Address:	31 CAMINO REAL BLVD HOWEY IN THE HILLS, FL 34737 Update Mailing Address	Parcel Number: ⓘ	26-20-25-0320-000-30100
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	31 CAMINO REAL BLVD HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MISSION CARMEL, A CONDOMINIUM (ORB 2952 PG 2067-2203) UNIT 301 ORB 4695 PG 1124		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

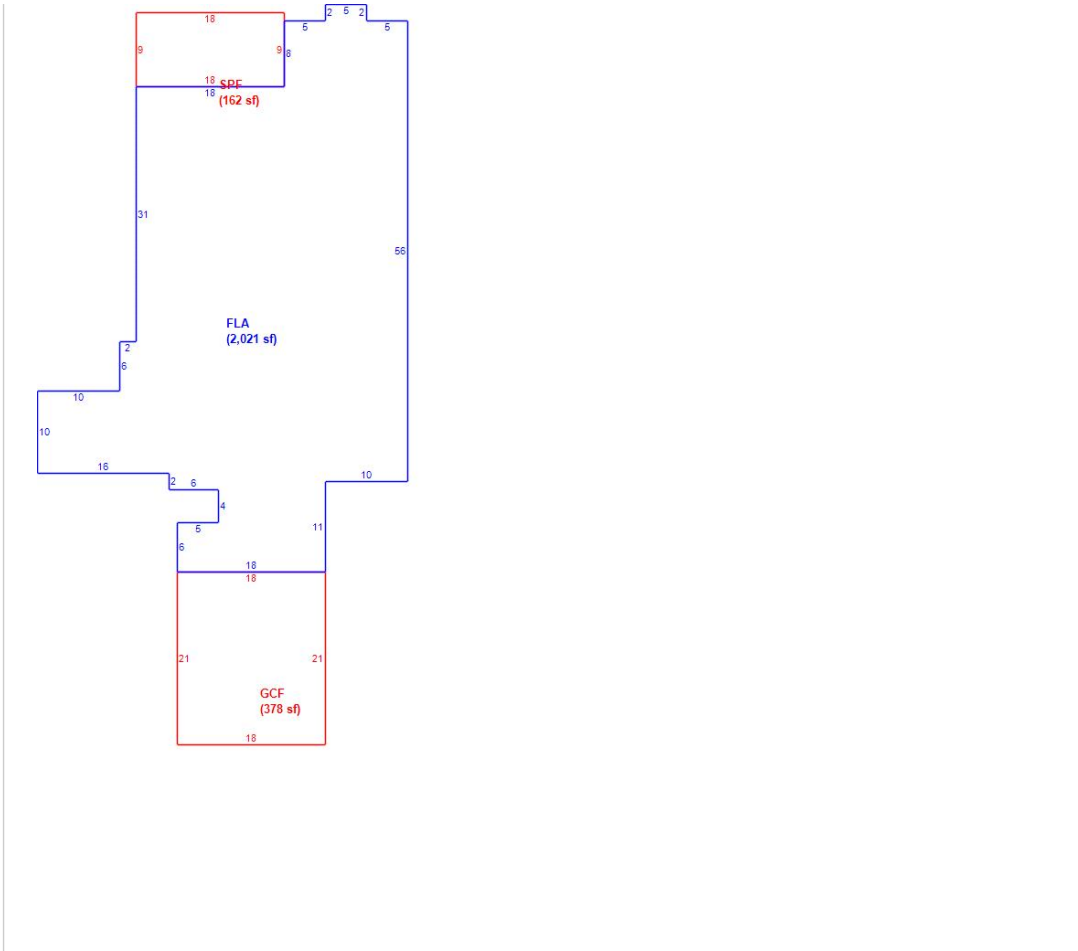
Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	CONDOMINIUM (0400)	0	0		1.000	Lot		\$0.00	\$35,000.00
					Click here for Zoning Info ⓘ		FEMA Flood Map		

Residential Building(s)

Building 1

Residential	Building Value: \$250,686.00		
Summary			
Year Built: 2006	Total Living Area: 2021 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)		N/A	2021
GARAGE FINISHED STONE (GCF)		N/A	378
SCREEN PORCH FINISHED (SPF)		N/A	162
View Larger / Print / Save			



Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4695 / 1124	10/2015	Warranty Deed	Qualified	Improved	\$195,000.00
4597 / 1899	02/2015	Warranty Deed	Unqualified	Improved	\$125,000.00
4528 / 1318	08/2014	Warranty Deed	Unqualified	Improved	\$260,000.00
3132 / 1206	03/2006	Warranty Deed	Qualified	Improved	\$325,000.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2022 CERTIFIED VALUES.
 The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$285,686	\$202,920	\$152,920	5.0529	\$772.69
SCHOOL BOARD STATE	\$285,686	\$202,920	\$177,920	3.5940	\$639.44
SCHOOL BOARD LOCAL	\$285,686	\$202,920	\$177,920	2.9980	\$533.40
LAKE COUNTY WATER AUTHORITY	\$285,686	\$202,920	\$152,920	0.3229	\$49.38

NORTH LAKE HOSPITAL DIST	\$285,686	\$202,920	\$152,920	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$285,686	\$202,920	\$152,920	0.2189	\$33.47
TOWN OF HOWEY IN THE HILLS	\$285,686	\$202,920	\$152,920	7.5000	\$1,146.90
LAKE COUNTY MSTU AMBULANCE	\$285,686	\$202,920	\$152,920	0.4629	\$70.79
LAKE COUNTY VOTED DEBT SERVICE	\$285,686	\$202,920	\$152,920	0.0918	\$14.04
LAKE COUNTY MSTU FIRE	\$285,686	\$202,920	\$152,920	0.5138	\$78.57
				Total: 20.7552	Total: \$3,338.68

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

✓ Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
✓ Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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Property data last updated on March 21, 2022.

[Site Notice](#)

PROPERTY RECORD CARD

General Information

Name:	TUCKER OLA AND DIANA TUCKER	Alternate Key:	3854236
Mailing Address:	32 CAMINO REAL BLVD HOWEY IN THE HILLS, FL 34737 Update Mailing Address	Parcel Number: ⓘ	26-20-25-0320- 000-30200
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	32 CAMINO REAL BLVD HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MISSION CARMEL, A CONDOMINIUM (ORB 2952 PG 2067-2203) UNIT 302 ORB 5841 PG 1389		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

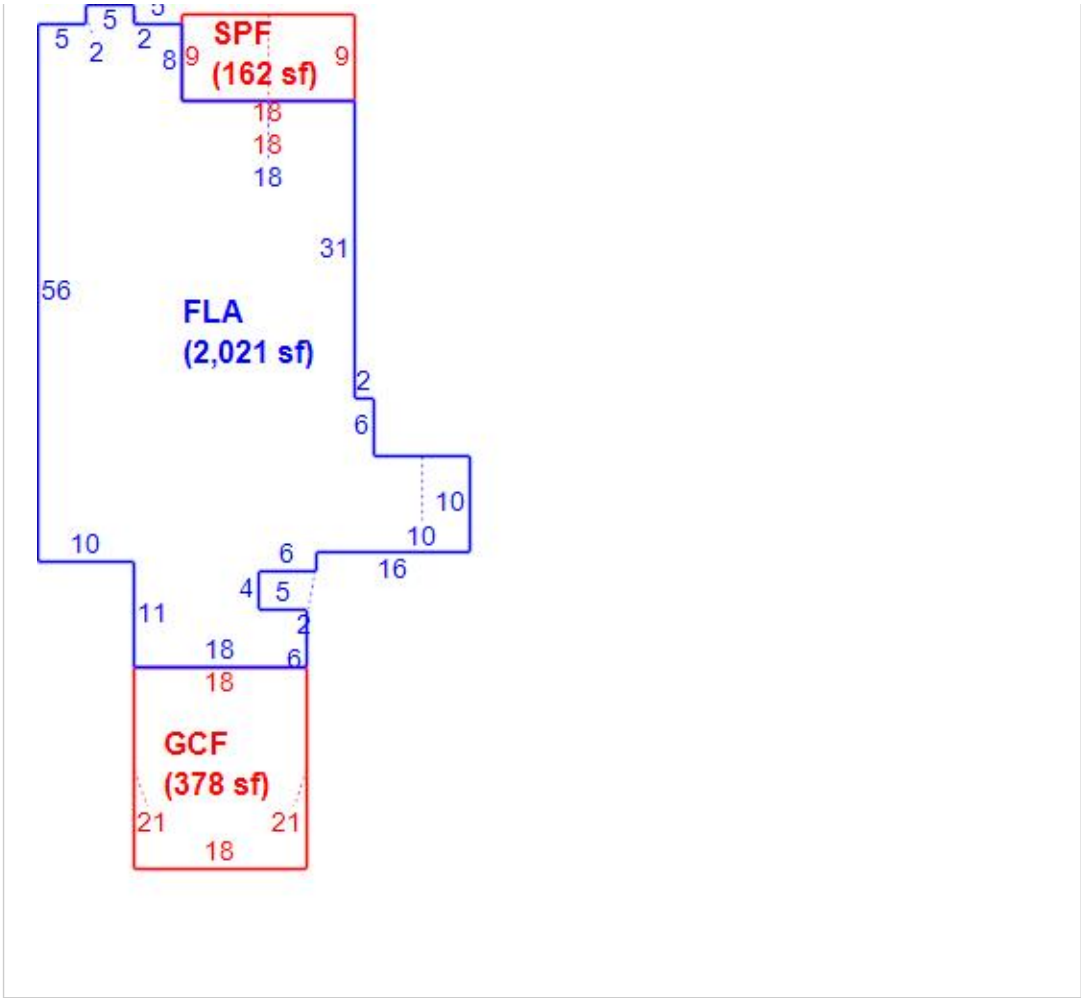
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	CONDOMINIUM (0400)	0	0		1.000	Lot		\$0.00	\$35,000.00

[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$250,686.00		
Summary			
Year Built: 2006	Total Living Area: 2021 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)		N/A	2021
GARAGE FINISHED STONE (GCF)		N/A	378
SCREEN PORCH FINISHED (SPF)		N/A	162
View Larger / Print / Save			



Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5841 / 1389	09/2021	Warranty Deed	Unqualified	Improved	\$290,000.00
3134 / 2085	03/2006	Warranty Deed	Qualified	Improved	\$350,000.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

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Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$285,686	\$285,686	\$285,686	5.0529	\$1,443.54
SCHOOL BOARD STATE	\$285,686	\$285,686	\$285,686	3.5940	\$1,026.76
SCHOOL BOARD LOCAL	\$285,686	\$285,686	\$285,686	2.9980	\$856.49
LAKE COUNTY WATER AUTHORITY	\$285,686	\$285,686	\$285,686	0.3229	\$92.25
NORTH LAKE HOSPITAL DIST	\$285,686	\$285,686	\$285,686	0.0000	\$0.00

ST JOHNS RIVER FL WATER MGMT DIST	\$285,686	\$285,686	\$285,686	0.2189	\$62.54
TOWN OF HOWEY IN THE HILLS	\$285,686	\$285,686	\$285,686	7.5000	\$2,142.65
LAKE COUNTY MSTU AMBULANCE	\$285,686	\$285,686	\$285,686	0.4629	\$132.24
LAKE COUNTY VOTED DEBT SERVICE	\$285,686	\$285,686	\$285,686	0.0918	\$26.23
LAKE COUNTY MSTU FIRE	\$285,686	\$285,686	\$285,686	0.5138	\$146.79
				Total: 20.7552	Total: \$5,929.49

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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Property data last updated on March 21, 2022.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	GURZ CHERYL A & JOHN H OSTHEIMER	Alternate Key:	3854239
Mailing Address:	41 CAMINO REAL BLVD HOWEY IN THE HILLS, FL 34737 Update Mailing Address	Parcel Number: ⓘ	26-20-25-0320-000-40100
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	41 CAMINO REAL BLVD HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MISSION CARMEL, A CONDOMINIUM (ORB 2952 PG 2067-2203) UNIT 401 ORB 5931 PG 2200		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	CONDOMINIUM (0400)	0	0		1.000	Lot		\$0.00	\$35,000.00

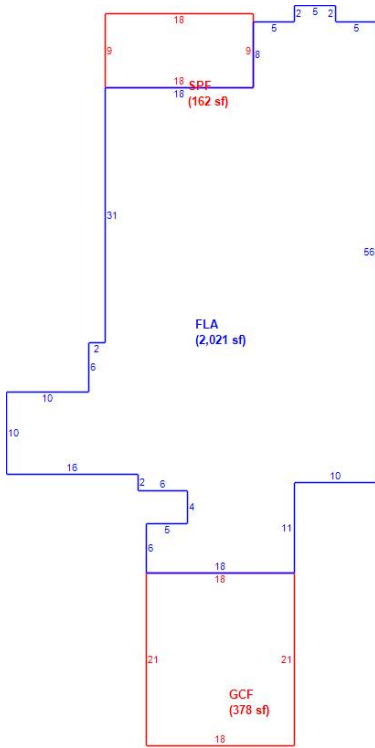
[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$250,686.00		
Summary			
Year Built: 2006	Total Living Area: 2021 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)		N/A	2021
GARAGE FINISHED STONE (GCF)		N/A	378
SCREEN PORCH FINISHED (SPF)		N/A	162

[View Larger / Print / Save](#)



Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5931 / 2200	03/2022	Warranty Deed	Qualified	Improved	\$380,000.00
5918 / 456	03/2022	Warranty Deed	Unqualified	Improved	\$100.00
5801 / 1253	09/2021	Warranty Deed	Unqualified	Improved	\$100.00
4985 / 1281	08/2017	Warranty Deed	Qualified	Improved	\$220,000.00
3167 / 2072	05/2006	Warranty Deed	Qualified	Improved	\$325,000.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

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Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$285,686	\$207,830	\$107,330	5.0529	\$542.33

SCHOOL BOARD STATE	\$285,686	\$207,830	\$182,330	3.5940	\$655.29
SCHOOL BOARD LOCAL	\$285,686	\$207,830	\$182,330	2.9980	\$546.63
LAKE COUNTY WATER AUTHORITY	\$285,686	\$207,830	\$157,330	0.3229	\$50.80
NORTH LAKE HOSPITAL DIST	\$285,686	\$207,830	\$157,330	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$285,686	\$207,830	\$157,330	0.2189	\$34.44
TOWN OF HOWEY IN THE HILLS	\$285,686	\$207,830	\$157,330	7.5000	\$1,179.98
LAKE COUNTY MSTU AMBULANCE	\$285,686	\$207,830	\$107,330	0.4629	\$49.68
LAKE COUNTY VOTED DEBT SERVICE	\$285,686	\$207,830	\$107,330	0.0918	\$9.85
LAKE COUNTY MSTU FIRE	\$285,686	\$207,830	\$107,330	0.5138	\$55.15
				Total:	Total:
				20.7552	\$3,124.15

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

✓ Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
✓ Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
✓ Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
✓ Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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PROPERTY RECORD CARD

General Information

Name:	BENBOW PATRICIA J TRUSTEE	Alternate Key:	3854240
Mailing Address:	42 CAMINO REAL BLVD HOWEY IN THE HILLS, FL 34737-3140 Update Mailing Address	Parcel Number: ⓘ	26-20-25-0320-000-40200
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	42 CAMINO REAL BLVD HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MISSION CARMEL, A CONDOMINIUM (ORB 2952 PG 2067-2203) UNIT 402 ORB 3167 PG 2065		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

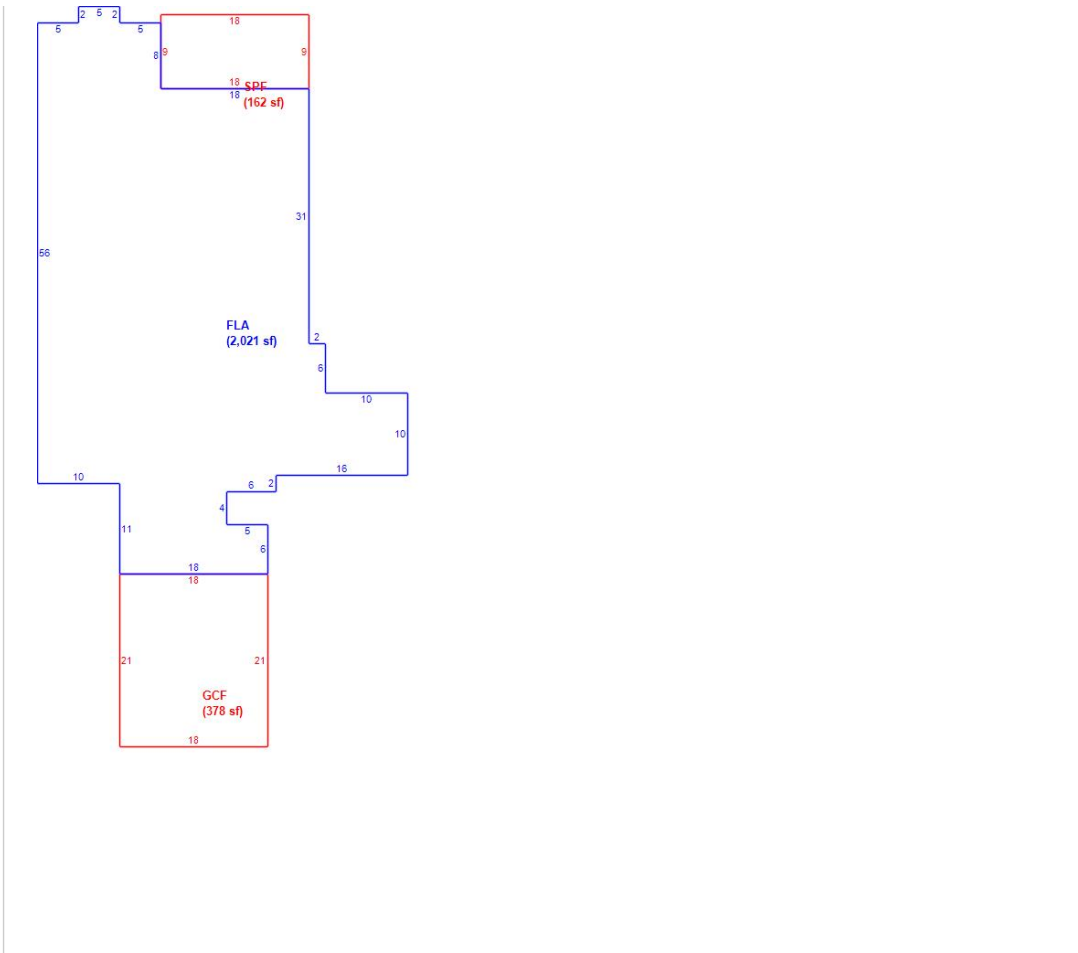
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	CONDOMINIUM (0400)	0	0		1.000	Lot		\$0.00	\$35,000.00

[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$250,686.00		
Summary			
Year Built: 2006	Total Living Area: 2021 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)		N/A	2021
GARAGE FINISHED STONE (GCF)		N/A	378
SCREEN PORCH FINISHED (SPF)		N/A	162
View Larger / Print / Save			



Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
3167 / 2065	05/2006	Warranty Deed	Qualified	Improved	\$325,000.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Values shown below are 2022 CERTIFIED VALUES.
 The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$285,686	\$187,310	\$136,810	5.0529	\$691.29
SCHOOL BOARD STATE	\$285,686	\$187,310	\$161,810	3.5940	\$581.55
SCHOOL BOARD LOCAL	\$285,686	\$187,310	\$161,810	2.9980	\$485.11
LAKE COUNTY WATER AUTHORITY	\$285,686	\$187,310	\$136,810	0.3229	\$44.18
NORTH LAKE HOSPITAL DIST	\$285,686	\$187,310	\$136,810	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$285,686	\$187,310	\$136,810	0.2189	\$29.95

TOWN OF HOWEY IN THE HILLS	\$285,686	\$187,310	\$136,810	7.5000	\$1,026.08
LAKE COUNTY MSTU AMBULANCE	\$285,686	\$187,310	\$136,810	0.4629	\$63.33
LAKE COUNTY VOTED DEBT SERVICE	\$285,686	\$187,310	\$136,810	0.0918	\$12.56
LAKE COUNTY MSTU FIRE	\$285,686	\$187,310	\$136,810	0.5138	\$70.29
				Total: 20.7552	Total: \$3,004.34

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

✓ Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
✓ Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
✓ Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data last updated on March 21, 2022.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	GOOD RONALD & ALICE	Alternate Key:	3854243
Mailing Address:	51 CAMINO REAL BLVD HOWEY IN THE HILLS, FL 34737 Update Mailing Address	Parcel Number: ⓘ	26-20-25-0320- 000-50100
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	51 CAMINO REAL BLVD HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MISSION CARMEL, A CONDOMINIUM (ORB 2952 PG 2067-2203) UNIT 501 ORB 3421 PG 2386		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

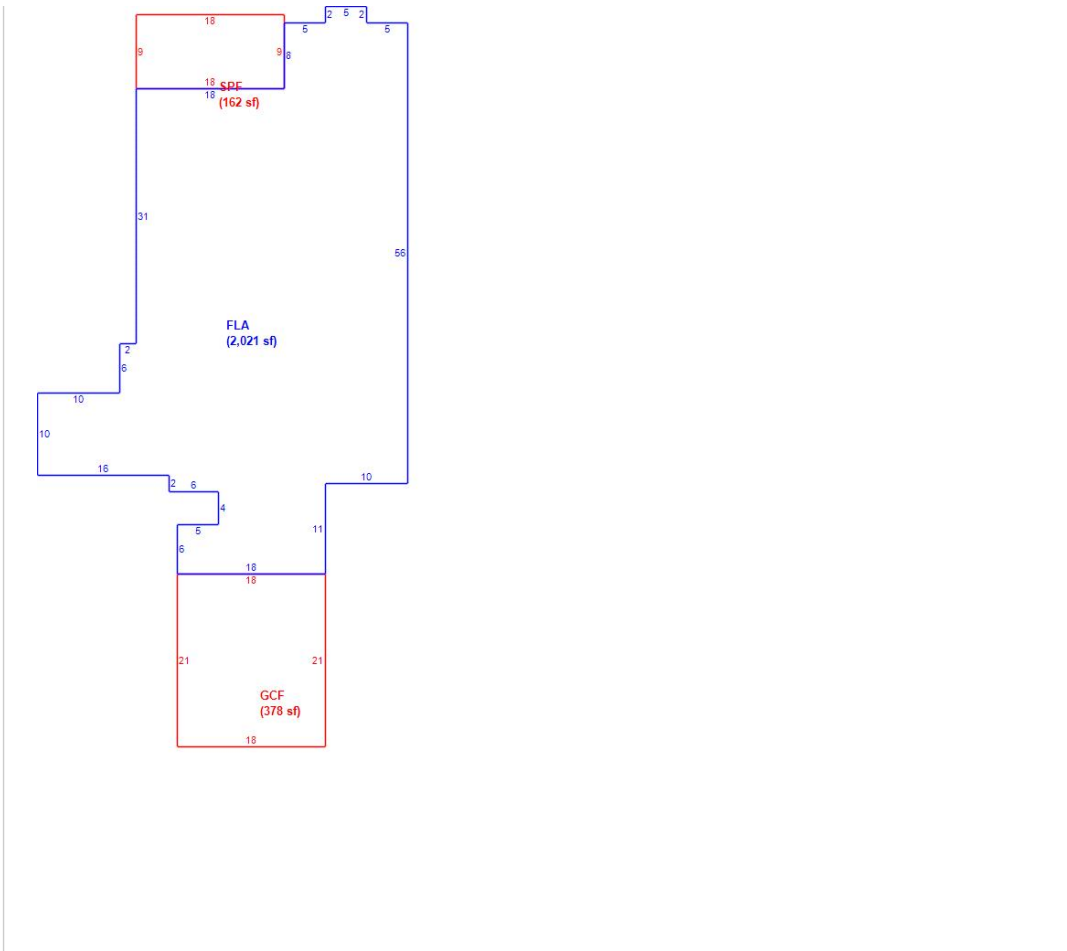
Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	CONDOMINIUM (0400)	0	0		1.000	Lot		\$0.00	\$35,000.00
					Click here for Zoning Info ⓘ		FEMA Flood Map		

Residential Building(s)

Building 1

Residential	Building Value: \$250,686.00		
Summary			
Year Built: 2006	Total Living Area: 2021 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)		N/A	2021
GARAGE FINISHED STONE (GCF)		N/A	378
SCREEN PORCH FINISHED (SPF)		N/A	162
View Larger / Print / Save			



Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
3421 / 2386	04/2007	Warranty Deed	Qualified	Improved	\$439,000.00
3187 / 272	06/2006	Warranty Deed	Qualified	Improved	\$305,000.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2022 CERTIFIED VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$285,686	\$241,820	\$191,820	5.0529	\$969.25
SCHOOL BOARD STATE	\$285,686	\$241,820	\$216,820	3.5940	\$779.25
SCHOOL BOARD LOCAL	\$285,686	\$241,820	\$216,820	2.9980	\$650.03
LAKE COUNTY WATER AUTHORITY	\$285,686	\$241,820	\$191,820	0.3229	\$61.94
NORTH LAKE HOSPITAL DIST	\$285,686	\$241,820	\$191,820	0.0000	\$0.00
ST JOHNS RIVER FL WATER	\$285,686	\$241,820	\$191,820	0.2189	\$41.99

MGMT DIST					
TOWN OF HOWEY IN THE HILLS	\$285,686	\$241,820	\$191,820	7.5000	\$1,438.65
LAKE COUNTY MSTU AMBULANCE	\$285,686	\$241,820	\$191,820	0.4629	\$88.79
LAKE COUNTY VOTED DEBT SERVICE	\$285,686	\$241,820	\$191,820	0.0918	\$17.61
LAKE COUNTY MSTU FIRE	\$285,686	\$241,820	\$191,820	0.5138	\$98.56
				Total: 20.7552	Total: \$4,146.07

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

✓ Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
✓ Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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Property data last updated on March 21, 2022.

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PROPERTY RECORD CARD

General Information

Name:	MOSKOP ANNETTE C & GARY J	Alternate Key:	3854247
Mailing Address:	81 CAMINO REAL BLVD HOWEY IN THE HILLS, FL 34737 Update Mailing Address	Parcel Number: ⓘ	26-20-25-0320-000-80100
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	81 CAMINO REAL BLVD HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MISSION CARMEL, A CONDOMINIUM (ORB 2952 PG 2067-2203) UNIT 801 ORB 5210 PG 1495		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

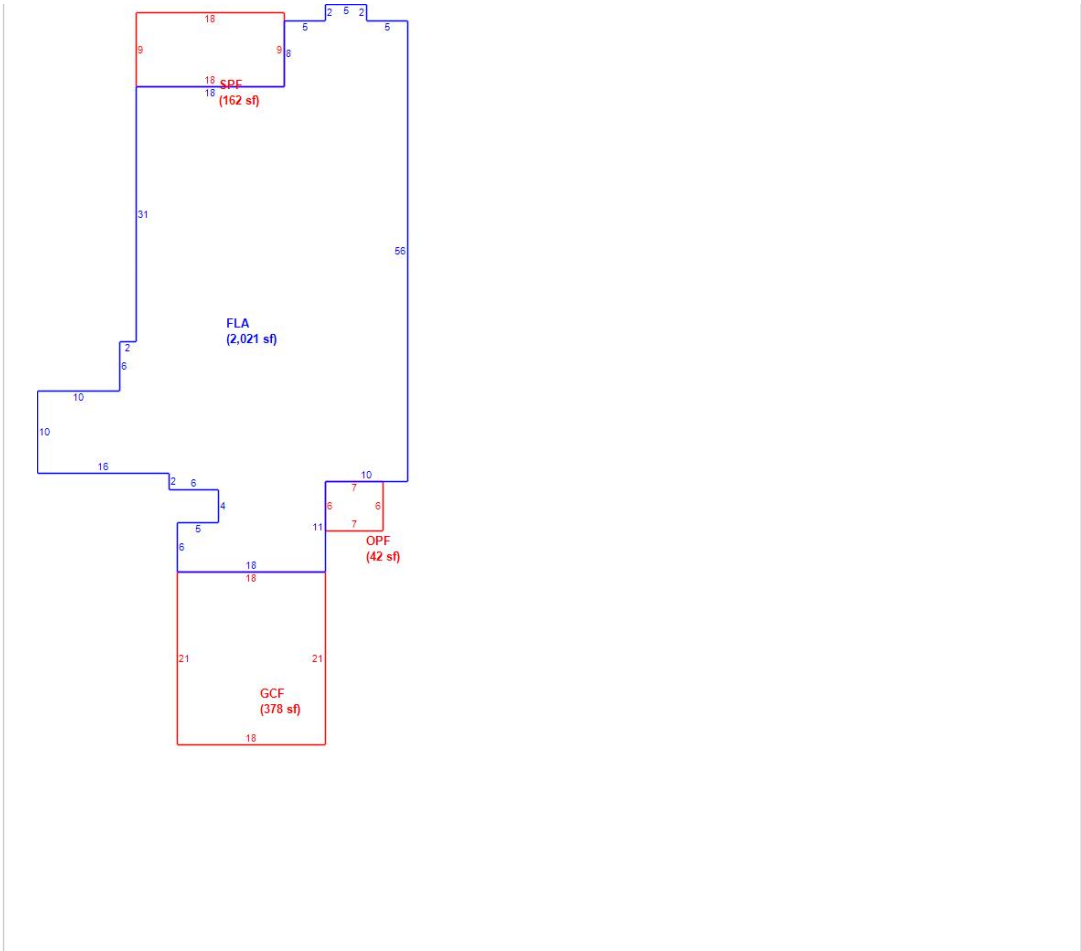
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	CONDOMINIUM (0400)	0	0		1.000	Lot		\$0.00	\$35,000.00

[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$251,245.00		
Summary			
Year Built: 2006	Total Living Area: 2021 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)		N/A	2021
GARAGE FINISHED STONE (GCF)		N/A	378
OPEN PORCH FINISHED (OPF)		N/A	42
SCREEN PORCH FINISHED (SPF)		N/A	162
View Larger / Print / Save			



Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5210 / 1495	12/2018	Warranty Deed	Qualified	Improved	\$230,000.00
4275 / 448	02/2013	Quit Claim Deed	Unqualified	Improved	\$100.00
3230 / 787	07/2006	Warranty Deed	Qualified	Improved	\$310,000.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Values shown below are 2022 CERTIFIED VALUES. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$286,245	\$154,800	\$104,800	5.0529	\$529.54
SCHOOL BOARD STATE	\$286,245	\$154,800	\$129,800	3.5940	\$466.50
SCHOOL BOARD LOCAL	\$286,245	\$154,800	\$129,800	2.9980	\$389.14
LAKE COUNTY WATER AUTHORITY	\$286,245	\$154,800	\$104,800	0.3229	\$33.84
NORTH LAKE HOSPITAL DIST	\$286,245	\$154,800	\$104,800	0.0000	\$0.00

ST JOHNS RIVER FL WATER MGMT DIST	\$286,245	\$154,800	\$104,800	0.2189	\$22.94
TOWN OF HOWEY IN THE HILLS	\$286,245	\$154,800	\$104,800	7.5000	\$786.00
LAKE COUNTY MSTU AMBULANCE	\$286,245	\$154,800	\$104,800	0.4629	\$48.51
LAKE COUNTY VOTED DEBT SERVICE	\$286,245	\$154,800	\$104,800	0.0918	\$9.62
LAKE COUNTY MSTU FIRE	\$286,245	\$154,800	\$104,800	0.5138	\$53.85
				Total: 20.7552	Total: \$2,339.94

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

✓ Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
✓ Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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Property data last updated on March 21, 2022.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	FRANKLIN JOHN R & JANET O	Alternate Key:	3854248
Mailing Address:	82 CAMINO REAL BLVD HOWEY IN THE HILLS, FL 34737 Update Mailing Address	Parcel Number: ⓘ	26-20-25-0320-000-80200
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	82 CAMINO REAL BLVD HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MISSION CARMEL, A CONDOMINIUM (ORB 2952 PG 2067-2203) UNIT 802 ORB 6000 PG 991		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

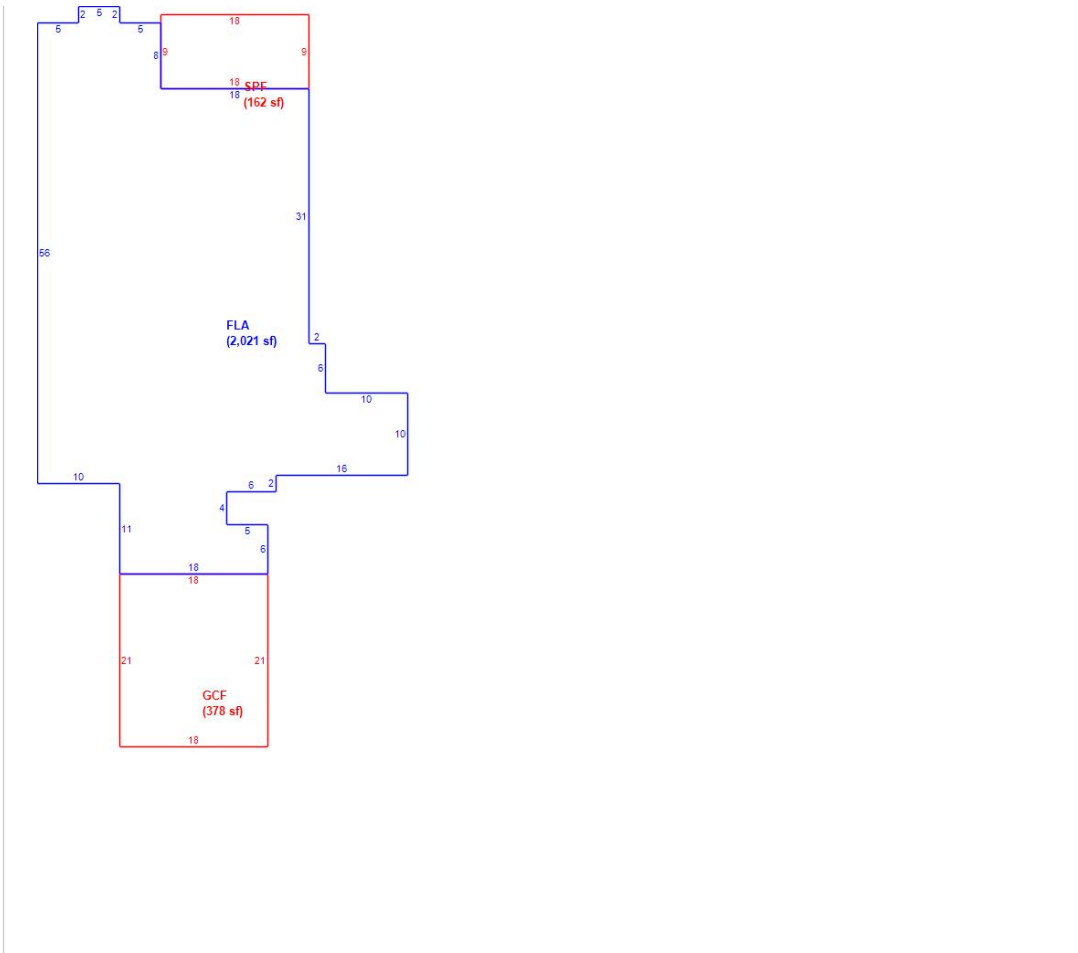
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	CONDOMINIUM (0400)	0	0		1.000	Lot		\$0.00	\$35,000.00

[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$250,686.00		
Summary			
Year Built: 2006	Total Living Area: 2021 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)		N/A	2021
GARAGE FINISHED STONE (GCF)		N/A	378
SCREEN PORCH FINISHED (SPF)		N/A	162
View Larger / Print / Save			



Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6000 / 991	07/2022	Warranty Deed	Qualified	Improved	\$370,000.00
5344 / 1717	09/2019	Quit Claim Deed	Unqualified	Improved	\$100.00
5279 / 1494	05/2019	Warranty Deed	Qualified	Improved	\$220,000.00
4951 / 608	05/2017	Warranty Deed	Unqualified	Improved	\$100.00
3654 / 734	07/2008	Warranty Deed	Qualified	Improved	\$285,000.00
3243 / 362	07/2006	Warranty Deed	Qualified	Improved	\$310,000.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

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Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$285,686	\$285,686	\$285,686	5.0529	\$1,443.54
SCHOOL BOARD STATE	\$285,686	\$285,686	\$285,686	3.5940	\$1,026.76
SCHOOL BOARD LOCAL	\$285,686	\$285,686	\$285,686	2.9980	\$856.49

LAKE COUNTY WATER AUTHORITY	\$285,686	\$285,686	\$285,686	0.3229	\$92.25
NORTH LAKE HOSPITAL DIST	\$285,686	\$285,686	\$285,686	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$285,686	\$285,686	\$285,686	0.2189	\$62.54
TOWN OF HOWEY IN THE HILLS	\$285,686	\$285,686	\$285,686	7.5000	\$2,142.65
LAKE COUNTY MSTU AMBULANCE	\$285,686	\$285,686	\$285,686	0.4629	\$132.24
LAKE COUNTY VOTED DEBT SERVICE	\$285,686	\$285,686	\$285,686	0.0918	\$26.23
LAKE COUNTY MSTU FIRE	\$285,686	\$285,686	\$285,686	0.5138	\$146.79
				Total:	Total:
				20.7552	\$5,929.49

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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PROPERTY RECORD CARD

General Information

Name:	BALLOU LINDA C	Alternate Key:	2629142
Mailing Address:	702 SANTA CRUZ LN # 14 HOWEY IN THE HILLS, FL 34737 Update Mailing Address	Parcel Number: ⓘ	26-20-25-0350-000-01400
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	702 SANTA CRUZ LN HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	HOWEY, MISSION SANTA CRUZ CONDOMINIUM UNIT 14 CB 1 PGS 60-64 ORB 5837 PG 1304		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

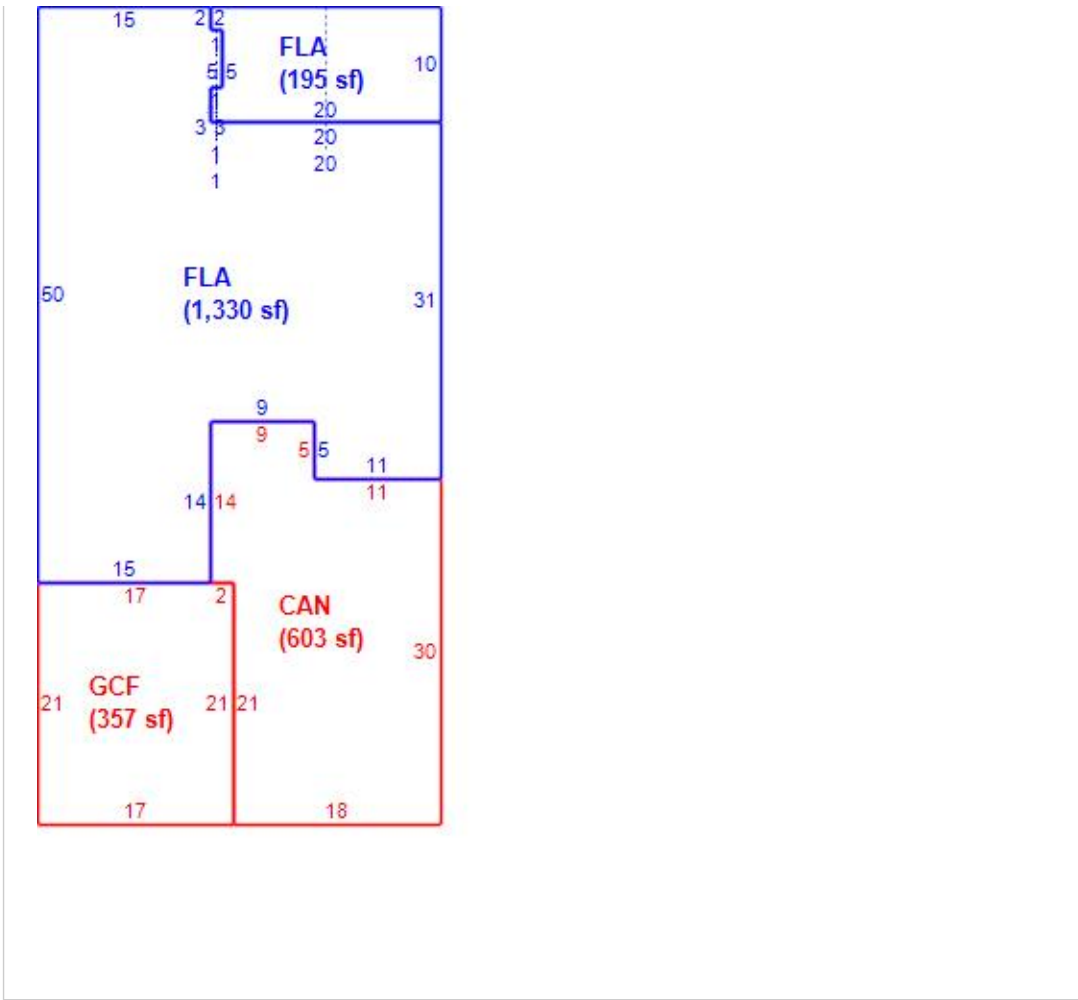
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	CONDOMINIUM (0400)	0	0		1.000	Lot		\$0.00	\$24,970.00

[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$172,187.00		
Summary			
Year Built: 1982	Total Living Area: 1525 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 1
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
CANOPY (CAN)		N/A	603
FINISHED LIVING AREA (FLA)		N/A	1525
GARAGE FINISHED STONE (GCF)		N/A	357
View Larger / Print / Save			



Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5837 / 1304	11/2021	Warranty Deed	Qualified	Improved	\$235,000.00
5556 / 1921	08/2020	Warranty Deed	Qualified	Improved	\$157,000.00
5325 / 502	08/2019	Warranty Deed	Qualified	Improved	\$157,000.00
2889 / 2429	07/2005	Warranty Deed	Qualified	Improved	\$230,000.00
2401 / 2057	08/2003	Warranty Deed	Qualified	Improved	\$133,000.00
1161 / 65	02/1992	Warranty Deed	Qualified	Improved	\$145,000.00
1096 / 1930	02/1991	Misc Deed/Document	Unqualified	Improved	\$0.00
750 / 328	04/1982	Warranty Deed	Qualified	Improved	\$114,500.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Values shown below are 2022 CERTIFIED VALUES.
The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$197,157	\$114,527	\$64,527	5.0529	\$326.05
SCHOOL BOARD STATE	\$197,157	\$114,527	\$89,527	3.5940	\$321.76
SCHOOL BOARD LOCAL	\$197,157	\$114,527	\$89,527	2.9980	\$268.40
LAKE COUNTY WATER AUTHORITY	\$197,157	\$114,527	\$64,527	0.3229	\$20.84
NORTH LAKE HOSPITAL DIST	\$197,157	\$114,527	\$64,527	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$197,157	\$114,527	\$64,527	0.2189	\$14.12
TOWN OF HOWEY IN THE HILLS	\$197,157	\$114,527	\$64,527	7.5000	\$483.95
LAKE COUNTY MSTU AMBULANCE	\$197,157	\$114,527	\$64,527	0.4629	\$29.87
LAKE COUNTY VOTED DEBT SERVICE	\$197,157	\$114,527	\$64,527	0.0918	\$5.92
LAKE COUNTY MSTU FIRE	\$197,157	\$114,527	\$64,527	0.5138	\$33.15
				Total: 20.7552	Total: \$1,504.06

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

✓ Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
✓ Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data last updated on March 21, 2022.
Site Notice

PROPERTY RECORD CARD

General Information

Name:	LEAHY ALICIA	Alternate Key:	2629151
Mailing Address:	701 SANTA CRUZ LN # 15 HOWEY IN THE HILLS, FL 34737 Update Mailing Address	Parcel Number: ⓘ	26-20-25-0350-000-01500
		Millage Group and City:	000H Howey in the Hills
		2021 Total Certified Millage Rate:	20.7552
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	701 SANTA CRUZ LN HOWEY IN THE HILLS FL, 34737 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	HOWEY, MISSION SANTA CRUZ CONDOMINIUM UNIT 15 CB 1 PGS 60-64 ORB 5897 PG 476		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	CONDOMINIUM (0400)	0	0		1.000	Lot		\$0.00	\$24,970.00

[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$128,040.00		
Summary			
Year Built: 1982	Total Living Area: 1036 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
CANOPY (CAN)		N/A	817
FINISHED LIVING AREA (FLA)		N/A	1036
GARAGE FINISHED STONE (GCF)		N/A	357
View Larger / Print / Save			

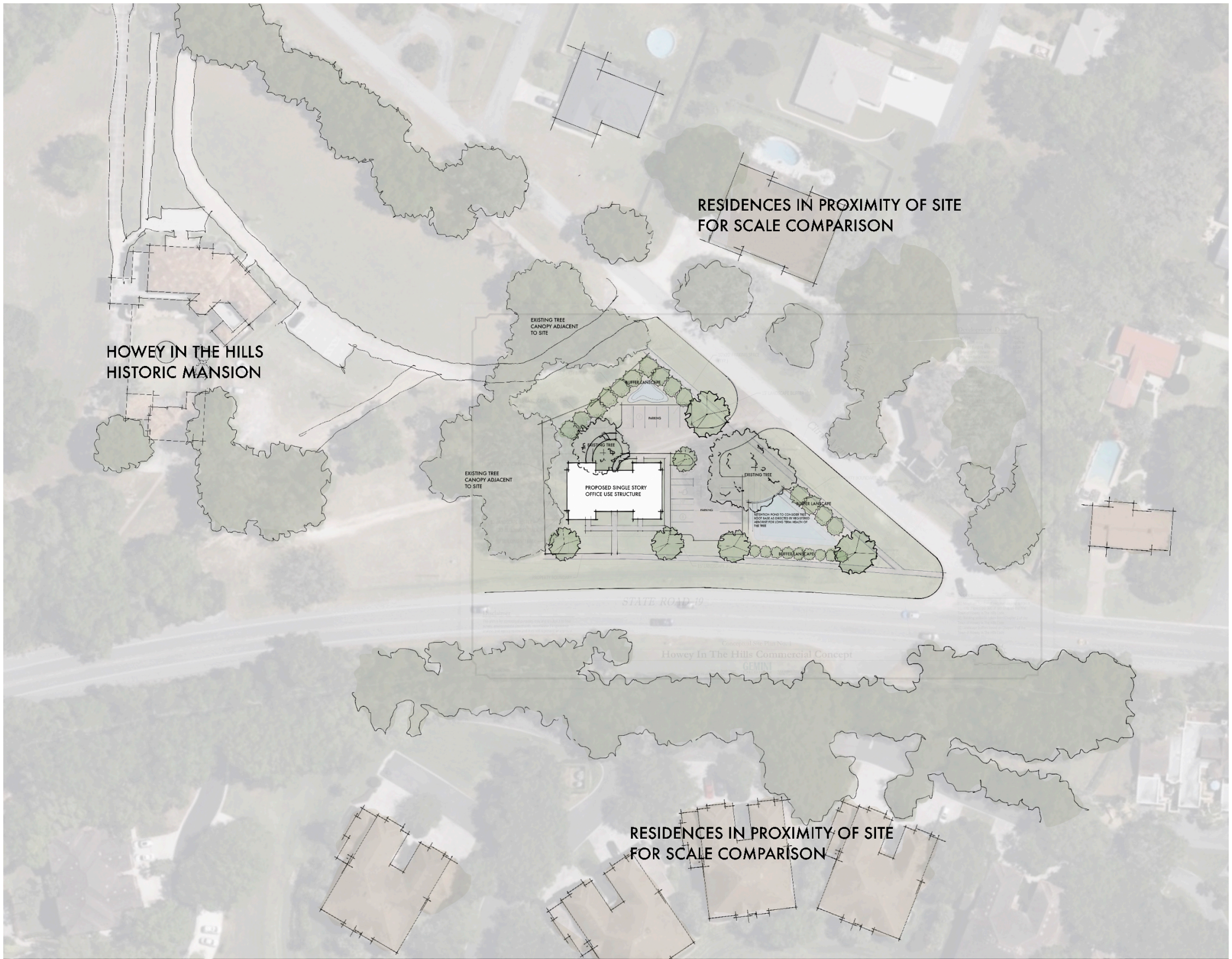
AUTHORITY					
NORTH LAKE HOSPITAL DIST	\$153,010	\$130,430	\$130,430	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$153,010	\$130,430	\$130,430	0.2189	\$28.55
TOWN OF HOWEY IN THE HILLS	\$153,010	\$130,430	\$130,430	7.5000	\$978.23
LAKE COUNTY MSTU AMBULANCE	\$153,010	\$130,430	\$130,430	0.4629	\$60.38
LAKE COUNTY VOTED DEBT SERVICE	\$153,010	\$130,430	\$130,430	0.0918	\$11.97
LAKE COUNTY MSTU FIRE	\$153,010	\$130,430	\$130,430	0.5138	\$67.01
				Total:	Total:
				20.7552	\$2,855.95

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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SITE CONTEXT PLAN

CONCEPTUAL

**Asma
 Howey in the Hills
 Office**

MM

Date:
 02.16.2023

Conceptual

30 WEST SMITH ST
WINTER GARDEN FL 34787



CONCEPTUAL

**Asma
Howey in the Hills
Office**

MM

Date:
02.16.2023

Conceptual

CONCEPTUAL SITE PLAN



CONCEPTUAL ELEVATION

CONCEPTUAL

Asma
Howey in the Hills
Office

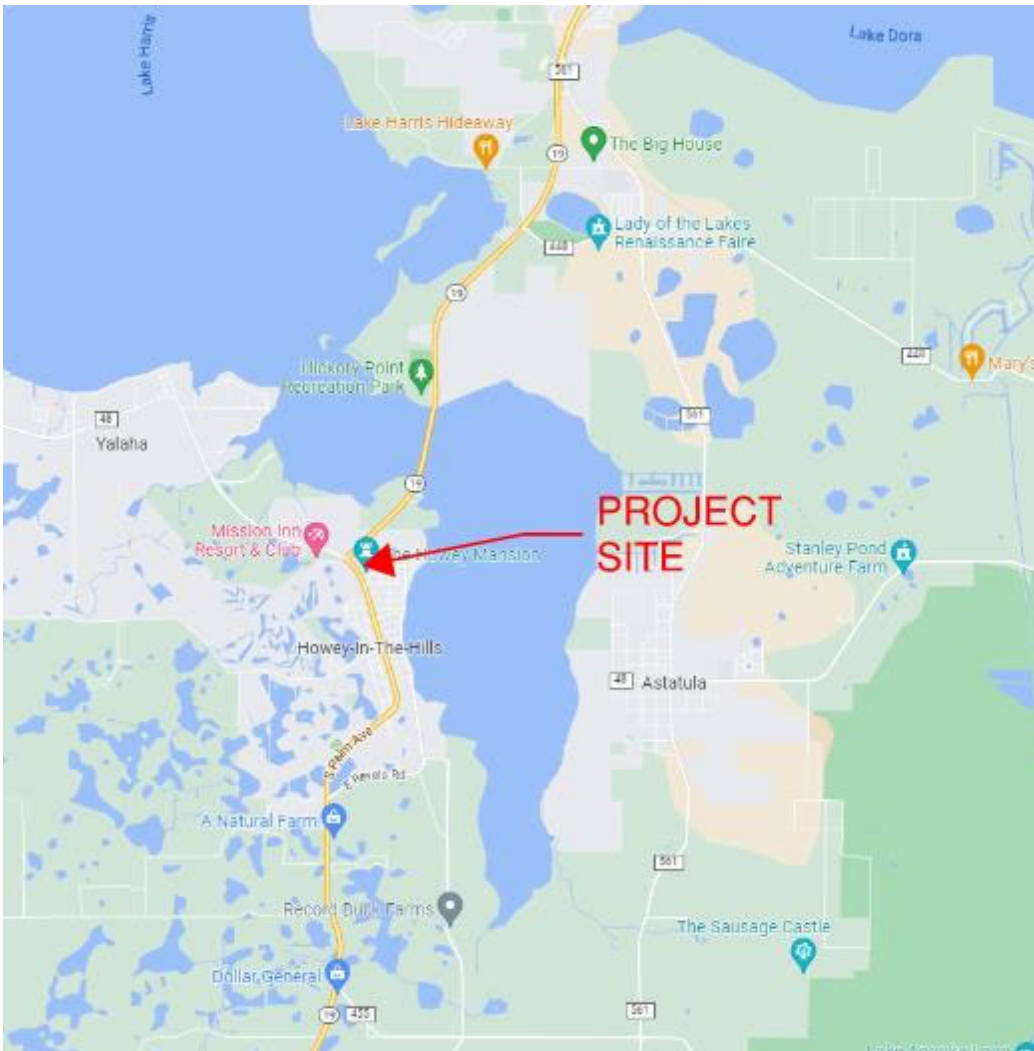
MM

Date:
02.16.2023

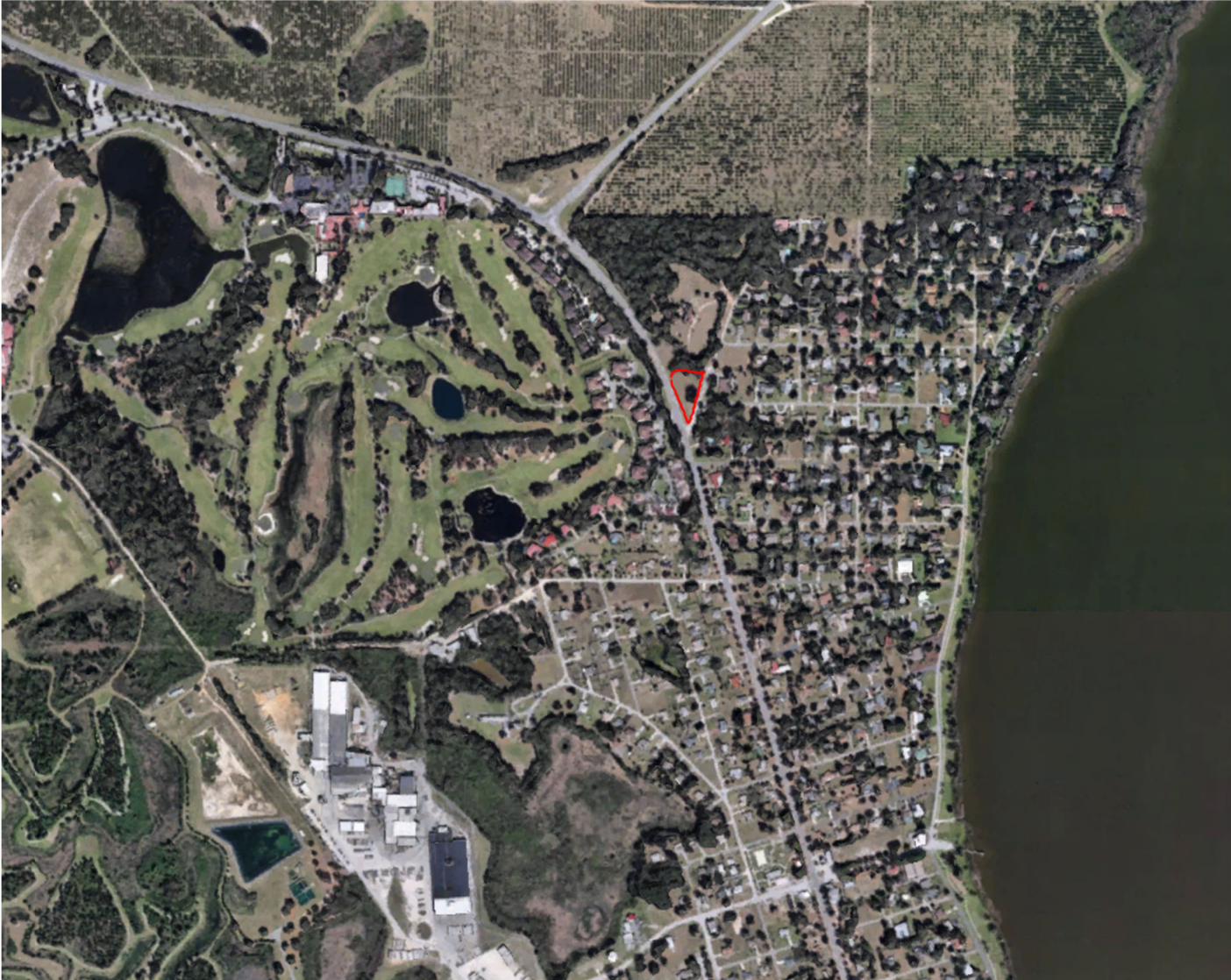
Conceptual

Asma Commercial Building Request for Exemption from Doing a Tier 1 Traffic Analysis

The purpose of this evaluation is to provide a traffic analysis for a proposed office development. The site is located on the northeast corner of SR 19 and Citrus Avenue in the Town of Howey in the Hills. The project will have approximately +/- 4,500 SF of building area. The existing site is vacant land. The following exhibits show the project boundary on a vicinity map and an aerial map.

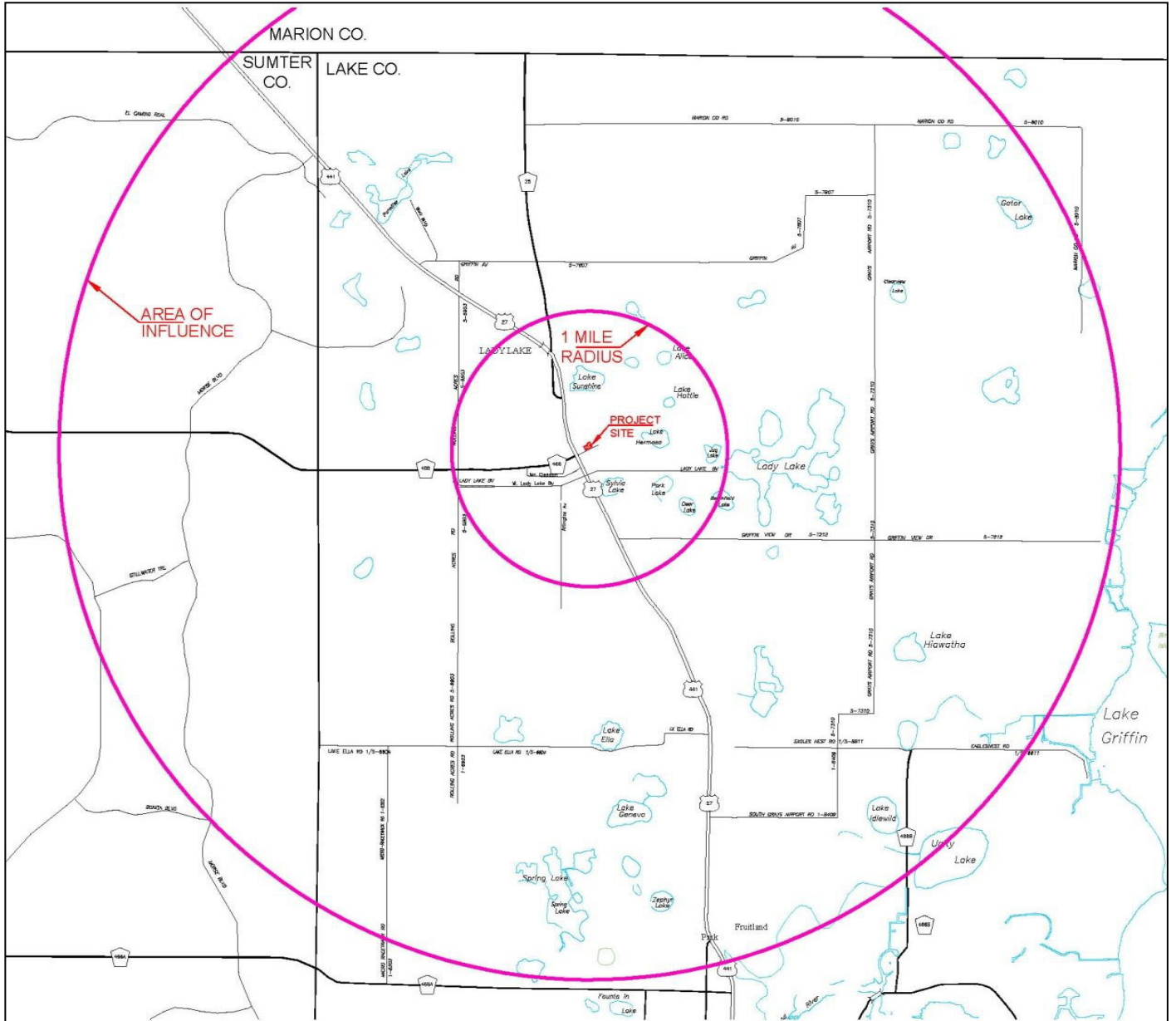


ARIEL IMAGE



AREA OF INFLUENCE

The following exhibit shows the typical area of influence based on 1/2 of the trip length for an office land use.



TRIP GENERATION

Trip rates used in this analysis are from the ITE publication, Trip Generation, 11th Edition. Table 1 below summarizes the land use types, land use codes and trip rates for the development. Table 2 shows the trip generation for the proposed site. Table 3 shows the net new trips generated by the project.

Table 1 - ITE Trip Rates

LAND USE	LUC	UNIT RATE	24 HOUR VOL	PM PEAK HOUR VOL		
			EQUATION	EQUATION	% In	% Out
General Office Building	710	Trips/1,000 SF GFA	$\text{Ln}(T) = 0.87\text{Ln}(x)+3.05$	$\text{Ln}(T)=0.83\text{Ln}(x)+1.29$	17%	83%

Table 2 - Trip Generation Volumes (Proposed)

LAND USE	AMOUNT	24 HR VOL	PM PK HR		
			Vol.	In	Out
General Office Building	4,500 SF of GFA	78	13	2	11

Table 3 – Net New Trips

CONDITION	24 HOUR	PMPEAKHOUR		
	Vol.	Vol.	In	Out
Existing	0	0	0	0
Proposed	78	13	2	11
Net New Trips	78	13	2	11

ROAD CAPACITY

The Transportation Management segment most affected by the project are SR 19 (N Palm Ave) from CR 48 to Central Avenue. Existing SR 19 (N. Palm Ave) is currently a two-lane undivided urban road and is projected to remain two-lane through 2026 projections based on the Lake County CMP Database. The CMP Database indicates 2021 PM Pk Hr/Pk Directional Service volume is 700 trips; with 441 NB/EB trips and 374 SB/WB trips respectively. This segment has a v/c ratio of 0.63.

The project will add 8 northbound trips to this segment. The new volumes will be 449 with v/c ratios of 0.64 for the northbound direction. The peak direction project traffic in this scenario represents 1.1% of the link capacity.

REQUEST FOR EXEMPTION FOR A TIER 1 TRAFFIC IMPACT ANALYSIS

The proposed project will result in 2 inbound trips and 11 outbound trips in the PM peak hour period. The local roadway network has adequate capacity to accommodate the new trips without reducing the Level of Service (LOS). Therefore, we request an exemption from a Tier 1 Traffic Impact Analysis.



Digitally signed by Yet-
Fang S Young
Date: 2023.02.16
12:16:07 -05'00'

Y.F. Steve Young, P.E. # 58821
Civil Design Solutions, LLC
500 N. Maitland Ave., Suite 111
Maitland, FL 32751

This item has been electronically signed and sealed by Y.F. Steve Young, P.E. on the date adjacent to the seal using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Gemini Design LLC • 3025 E. South Street • Orlando, Florida 32803 • (407) 247-3581 • www.gemini-designllc.com

March 24, 2023

Howey-in-the-Hills
Development Review Committee
101 N. Palm Avenue
Howey-in-the-Hills, FL 34737

Subject: Asma Parcel Comprehensive Plan Amendment & Rezoning
Response to Comments dated 10/26/2022

In response to the comments dated October 26, 2022, we offer the following responses. In addition, we have provided the following items for review:

- Parcel Conceptual Plan,
- Boundary Survey,
- Tier 1 Traffic Exemption Report
- Existing & Proposed Land Use Maps
- Existing & Preferred Zoning Maps

Considerations Plan Considerations (from Thomas Harowski)

The Town has received an application for a 0.69-acre parcel at the corner of SR-19 and Citrus Avenue to permit commercial development of the parcel. Based on the land use classifications contained in the Town's comprehensive plan and the zoning categories consistent with those land use classifications, the applicable land use classification is Neighborhood Commercial, and the appropriate zoning is neighborhood commercial. The following comments are based upon the application of these land use and zoning designations to the project site.

1. Policy 1.1.1 contains a section on the Neighborhood Commercial Land Use presenting limits on density and intensity of development. The key numbers are:

Maximum Floor Area Ratio (FAR)	0.50
Maximum Impervious Surface Ratio (ISR)	0.70
Maximum Building Size	5,000 square feet
Maximum Building Height	35 feet.

Note: An examination of the concept site plan submitted with the application shows that the proposed development will comply with this policy.

Response: Noted.

2. Policy 1.1.2 contains a section on the Neighborhood Commercial Land Use listing the uses permitted in neighborhood commercial development noting general commercial categories including general

commercial, limited commercial and professional office along with examples of each type. The applicant should confirm that the intended use will fit within one of these categories.

Response: The intended use of the proposed building is professional office and, thus , conforms to the permitted uses expressly allowed within the Neighborhood Commercial future land use category.

3. Policy 1.2.2 lists open space requirements for various land use categories. The applicable open space minimum area for Neighborhood Commercial is 30% of the gross land area. This is the inverse of the maximum impervious surface ratio.

Note: The conceptual site plan included with the application shows more than 30% of the lot area as open space.

Response: The conceptual site plan shows anywhere from 40-50% open space, far exceeding the Neighborhood Commercial open space requirement.

4. Policy 1.2.3 requires the Town to protect residential areas from incompatible non-residential development. As the surrounding land uses are all residential, the applicant should give consideration to how the proposed development will comply with this policy and provide a statement to that effect.

Response: The proposed professional office building is compatible with the nearby residential area and will have no measurable adverse impact upon any surrounding uses. Indeed, the proposed scale, mass, size, and height of the proposed office building is similar in nature and comparable to a single-family residential structure. The architecture of the building will also be designed to be consistent with the nearby Howey Mansion and Mission Inn. Further, the proposed professional office building is a low-intensity use that will not be a major traffic generator.

5. Policy 1.2.4 addresses screening requirements for non-residential uses. The concept plan includes proposed buffers, and the applicant should verify that the proposed design complies with this policy.

Response: By its plain terms, Policy 1.2.4 only applies “if the proposed commercial, light industrial, or manufacturing building is incompatible with the residential area.” In the instant case, the proposed professional office building is compatible with the nearby residential area and will not result in any unduly negative impacts upon any surrounding uses. Nonetheless, the proposed site design will incorporate reasonable buffers per the Town’s regulations.

6. Policy 1.2.8 requires the Town to conduct a review of its ability to meet public service demands created by the application. This review will be discussed in more detail below.

Response: Noted.

7. Objective 1.4 includes a series of policies relating to commercial development. The applicant should review the objective and supporting policies to verify that the proposed development can meet all of the policy requirements and provide a written analysis of how this is done. Specific policies that need to be reviewed in detail include:

Policy 1.4.1 regarding the location and distribution of commercial sites. The response to this policy should address why this location is best utilized as a commercial parcel rather than as its current Medium Density Residential land use classification.

Response: Due to its location directly on S.R. 19, which is a major arterial roadway with a high traffic count, and the site's relatively small size (±0.69 acres) and unique shape, the location is not well suited for medium density residential development (up to 4 du/ac). Rather, the location is much better suited from a land use and zoning perspective for a small professional office building, as proposed, to serve the needs of the surrounding community.

Policy 1.4.9 prohibits the approval of strip commercial development on SR-19 and CR-48. The applicant should provide an analysis of why the proposed amendment is not strip commercial development and will not contribute to the future creation of strip commercial development.

Response: The proposed development is not a strip commercial style development. Rather, as reflected on the concept plan, the proposed development consists of a professional office building of approximately ±3,936 square feet. The proposal will also not contribute to the future creation of strip commercial development as the adjacent parcels are part of the Howey Mansion site.

Policy 1.4.10 requires the Town to coordinate land uses so that there is adequate land for commercial development but not too much land designated for commercial use. The applicant should address why the subject parcel should be designated for commercial use when the Town already has approximately 535,000 square feet of area designated for commercial use which is currently vacant along with vacant Town Center Commercial area along Central Avenue.

Response: As previously discussed, the site is not well suited for medium density residential development (up to 4 du/ac). Rather, from a land use and planning perspective, the location is much better suited for a small professional office building, as proposed, to serve the needs of the surrounding community due to its location directly fronting a major arterial roadway. By comparison, the vacant commercial area along Central Avenue is not on a major arterial roadway and, thus, is less ideal for the proposed use. Further, such commercial core is part of the larger Town Center Mixed Use overlay, laid out in a grid system and intended to be developed more like a "central downtown."

Typically the amendment package will include an analysis of environmental issues. In this case the small size of the site and the existing character of the site suggest environmental concerns will be a non-issue. The site has no wetlands or flood prone areas, and the likelihood of any species of concern is negligible. The applicant should include a brief summary of the sites environmental aspects.

Response: There are no wetlands or flood prone areas on the project site. If necessary, an environmental site assessment can be performed in conjunction with the site development plan stage to ensure that no threatened, listed, or endangered species are on site.

Concurrency Analysis:

The comprehensive plan process requires that public services be available to support a project when the impacts of that project occur. A formal certificate of concurrency will not be issued until a site plan is approved, but the comprehensive plan amendment process requires that a basic analysis of public services be done.

Since stormwater demands will be accommodated on site and recreation services are not applicable to a non-residential project, the key analyses will be regarding impacts to potable water, sanitary sewer and traffic.

Potable Water: The applicant should provide an analysis of water demand along with a statement of the Town’s ability to provide sufficient water for the project. The comprehensive plan standard for potable water demand is 242 gallons per day per residence. The project size is estimated at three (3) equivalent residential units (ERUs). The analysis should note whether distribution lines are available to the site and note if required fire flow is available.

Response: There are two (2) viable water mains that can supply the proposed building, an 8” water main on Palm Avenue or a 6” water main on N. Citrus Avenue. The current flow at the closest hydrant to that point is 750 gpm with a static pressure of 50 psi and a residual pressure of 20 psi. If the plan amendment and the rezoning are approved, we will provide a full water demand analysis for the proposed office use.

Sanitary Sewer: There are no sewer lines available to the site and the likelihood that sewer lines will be extended to the site is remote. The site will need to be served by septic system with a commitment to connect to sewer should it become available. The applicant should note this condition and include a brief statement regarding the ability of soils on the site to support septic systems.

Response: Acknowledged. A note has been added to the conceptual site plan providing that the site shall be required to connect to sewer if a sewer line becomes available at the property boundary. If the plan amendment and the rezoning are approved, we will provide a geotechnical report with soils information demonstrating site suitability, along with a septic design, as part of the site development plan stage.

Traffic: Because the site is small and the proposed office use is a relatively small traffic generator, a full scale traffic analysis may not be necessary. A letter analysis of traffic generation compared to existing traffic volumes and the designated level of service should be sufficient. According on the ITE trip generation (7th Ed.) for general office (710) the total traffic volume is expected to be under 50 trips per day.

Response: We have provided a Tier 1 Traffic Exemption Report for your review.

Zoning Review:

Should the Town agree to amend the future land use map to permit commercial development of the site, the only zoning classification applicable to the project is Neighborhood Commercial. The regulations for neighborhood commercial are found in Section 2.02.06 of the land development code. The site should comply with the basic zoning parameters as shown in the following chart.

Regulation	Requirement	Site
Minimum Lot Size	0.50 acres	0.69 acres
Minimum Lot Width	100 feet	256 feet on SR 19
Minimum Lot Depth	150 feet	113 feet on north side 281 feet on Citrus
Setbacks		
Front	30 feet	30 feet
Street Side	30 feet	80+ feet

Side	20 feet	20 feet
Rear	30 feet	45+ feet
Building Height	35 feet	Not shown

The site setbacks are based on the concept site plan

As shown the only dimensional requirement that may be out of range is the minimum lot depth. The parcel has an irregularly shaped boundary along the eastern side of the lot resulting in a large variation in the lot depth. It might be appropriate to use an average lot depth for comparison with the zoning code.

Response: Due to the irregular lot shape, we request using an average for comparison.

Conceptual Site Plan Review and Other Comments:

As the review of the proposed comprehensive plan amendment and zoning designation is based on the conceptual site plan submitted with the application, some comment on the site plan is appropriate.

- Tree protection is an important component of development in Howey. The concept plan shows impacts to a twin 18-inch oak and a 36-inch oak. These trees need to be preserved on site unless they are diseased or otherwise unsuitable for protection.

Response: Noted. We will work with an arborist to confirm whether the trees are in fact healthy and suitable for protection and revise the conceptual site plan, if needed, during the site development plan stage and prior to any physical site work.

- The plan shows 18 parking spaces including two handicapped spaces. The code requirement for the proposed building size is 13 parking spaces including one handicapped space.

Response: Noted.

- The plan shows the entrance driveway extending to the northern edge of the parcel. Unless there is some compelling reason to extend the driveway to the adjacent parcel, the driveway can be reduced to serve just the parking area.

Response: Noted. We will update our plan to provide a drive aisle only to serve the on-site parking area.

- Access from Citrus Avenue is preferred over SR-19 access, which FDOT is unlikely to approve with a reasonable alternative available.

Response: We have provided access via Citrus Avenue, as this is the most logical entrance/exit.

- The paved surface of Citrus Avenue is in very poor condition. The Town will likely require the applicant to improve the road surface from the intersection with SR-19 to the end of the project driveway.

Response: The Applicant respectfully submits that it should not be required to improve the paved road surface of Citrus Avenue because: (a) the professional office building will not substantially increase the traffic count on Citrus Avenue; (b) the suggested improvement to the road surface of Citrus Avenue would impose an unreasonable and disproportionate expense upon the Applicant; and (c) Citrus Avenue does not need road surface improvement at this time.

- Much of the existing sidewalk is located on private property and is in poor condition. The applicant will be required to remove the existing sidewalk and replace it in the Citrus Avenue right-of-way.

Response: We will provide a 5' sidewalk adjacent to the west right-of-way of Citrus Avenue as requested.

- Sidewalk will be required along the SR-19 frontage for the width of the project.

Response: Noted. The Applicant is willing to add a 5' sidewalk along the frontage of the property adjacent to SR-19 as requested. However, clarification is needed as to the location of the sidewalk – namely, whether the sidewalk will be located within the SR-19 right-of-way or within the property boundary and either in or adjacent to the 15' landscape buffer.

- Buffers are shown on the conceptual site plan as required by Section 7.02.02 of the land development code. Buffers are shown at the correct dimension except for the north property line. The buffer is shown as 10-feet but 15-feet is required as the adjacent property is designated as residential use.

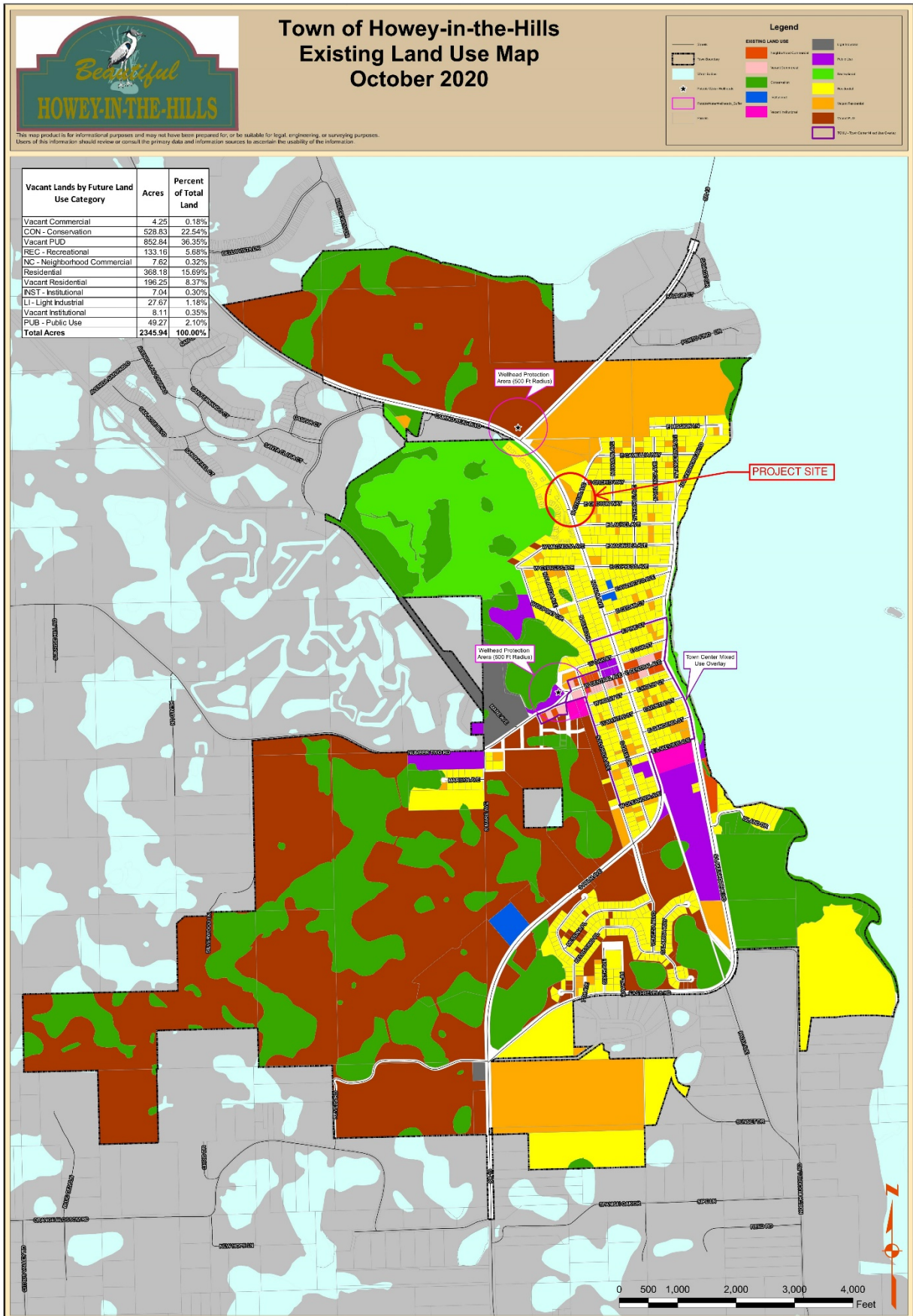
Response: Noted. The conceptual site plan will be updated to provide a 15' buffer on the north property line as requested.

Should you have any questions or need additional information please contact me at 407-247-3581 or nicole@geminidesignllc.com.

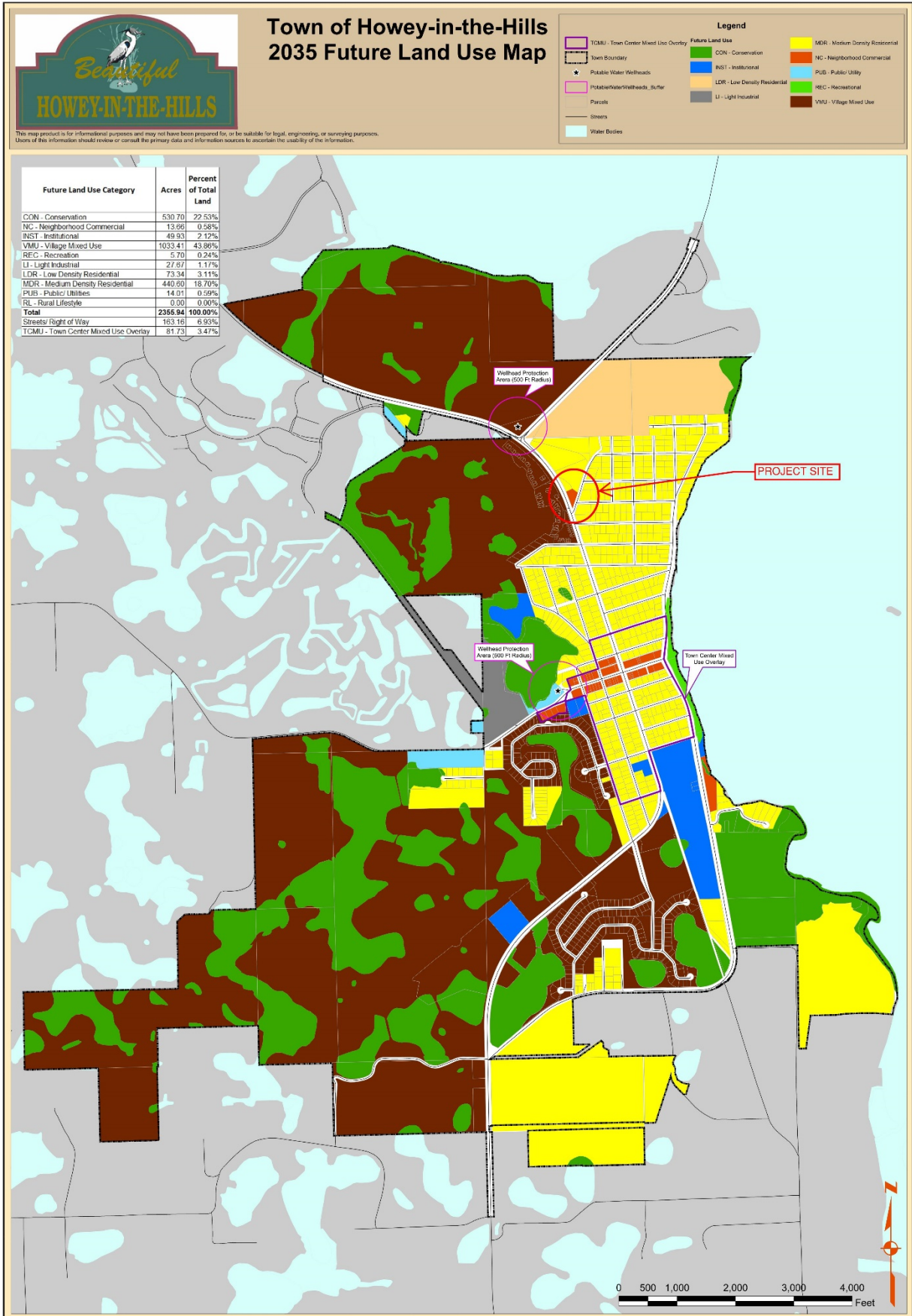
Best Regards,


Nicole C. Gargas
Gemini Design, LLC

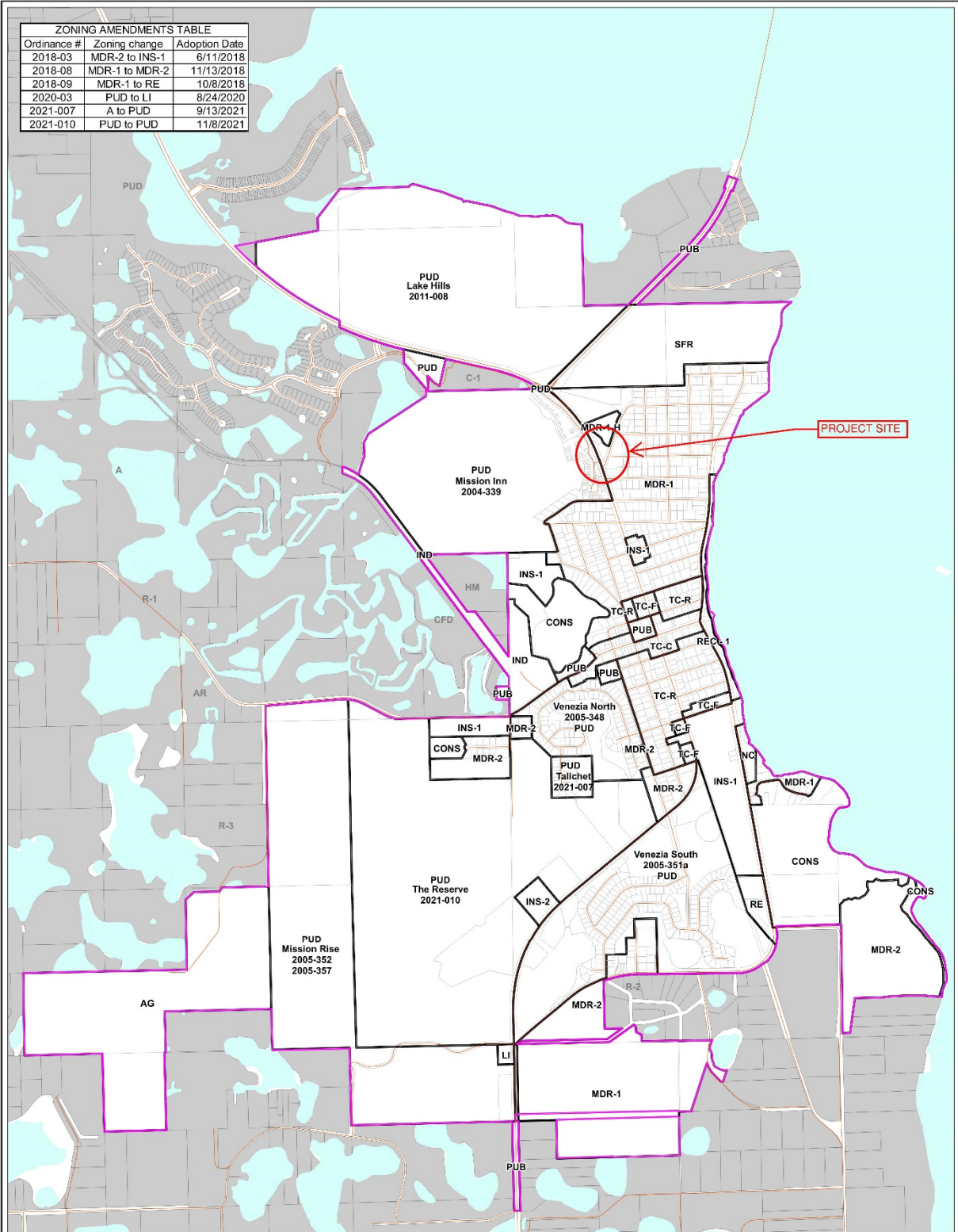
c: Nick Asma
Neil Asma
S. Brent Spain



Editor: Eric A. Kasper, by TMH Consulting, Inc. Date: 03/20/2023



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
 (Existing)**

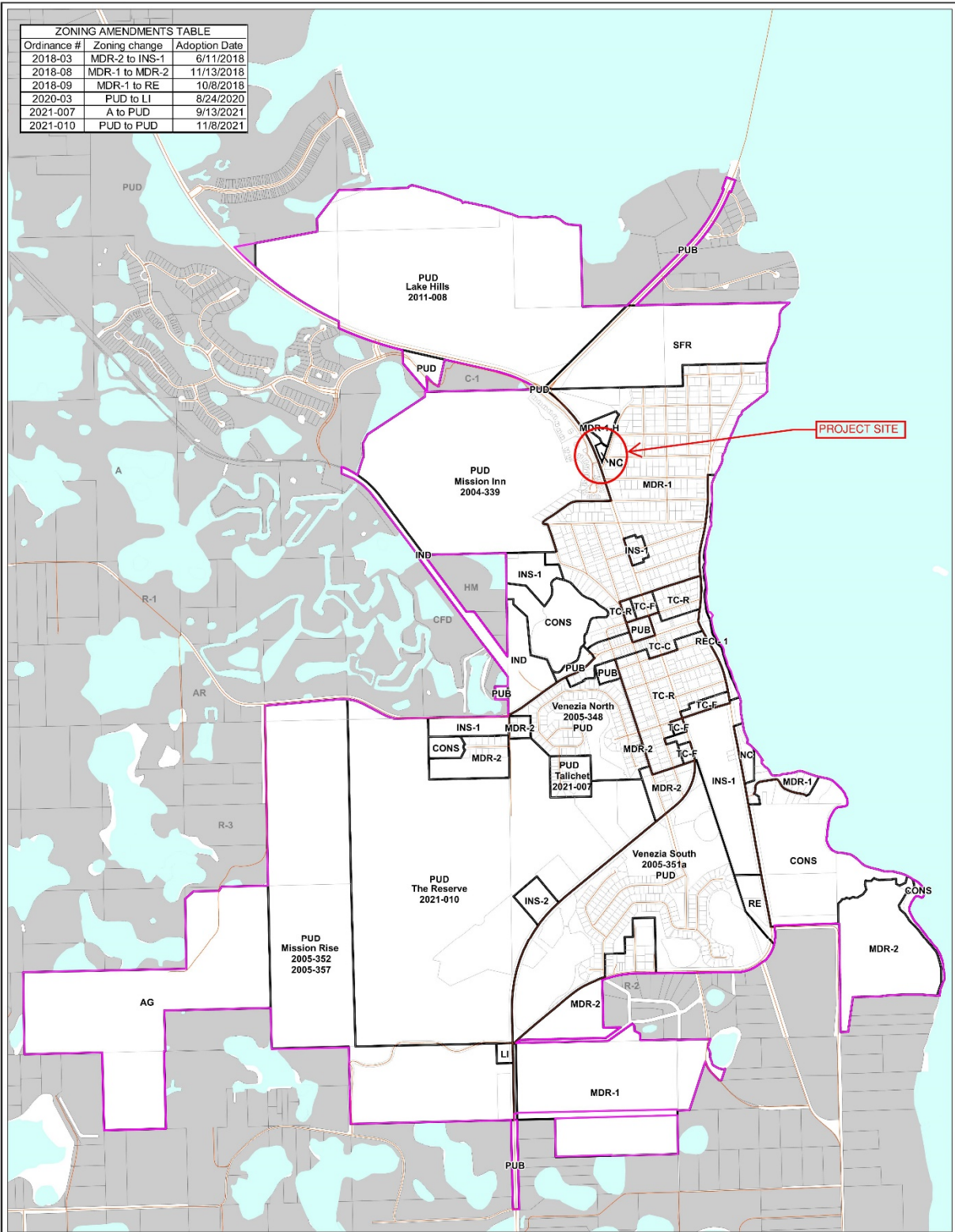
Legend

- 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.

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2021-007	A to PUD	9/13/2021
2021-010	PUD to PUD	11/8/2021



**Town of Howey-in-the-Hills
Zoning Map
(Future)**

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.

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

John Brock
Town of Howey in the Hills
101 N Palm AVE
Howey In The Hills FL 34737-3418

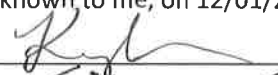
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Main Legal CLEGL, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

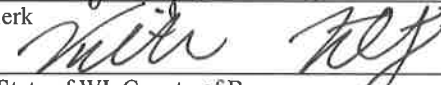
12/01/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

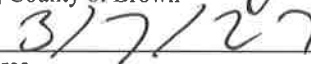
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 12/01/2023



Legal Clerk



Notary, State of WI, County of Brown



My commission expires

Publication Cost: \$345.40
Order No: 9570523 # of Copies:
Customer No: 532726 1
PO #: ASMA Parcel Comp Plan TC Hearing

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING AMENDMENT TO THE TOWN OF HOWEY-IN-THE-HILLS COMPREHENSIVE PLAN FUTURE LAND USE MAP (CHANGE IN LAND USE) TOWN OF HOWEY-IN-THE- HILLS, FLORIDA

Ordinance No. 2023-009

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO LAND USE; AMENDING THE FUTURE LAND USE ELEMENT OF THE TOWN'S COMPREHENSIVE PLAN TO CHANGE A FUTURE-LAND-USE DESIGNATION FROM "MEDIUM DENSITY RESIDENTIAL" TO "NEIGHBORHOOD COMMERCIAL," AND AMENDING THE TOWN'S ZONING MAP TO CHANGE ZONING FROM "MEDIUM DENSITY RESIDENTIAL-1" (MDR-1) TO "NEIGHBORHOOD COMMERCIAL," IN BOTH CASES FOR A 0.69-ACRE(+/-) PARCEL LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF STATE ROAD 19 (PALM AVENUE) AND CITRUS AVENUE AND LEGALLY DESCRIBED IN ATTACHMENT A TO THE ORDINANCE; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

The Town Council for the Town of Howey-in-the-Hills will hold a Public Hearing for Ordinance 2023-009 on December 11, 2023, at 6:00 P.M. (or as soon thereafter as the matter may be considered). All public hearings will be held in the Town Hall at 101 North Palm Avenue, Howey-in-the-Hills, Florida.

All parties in interest, and persons for or against, the proposed ordinance shall have an opportunity to be heard at said public hearing. All interested persons take due notice of the time and place of this Public Hearing and govern yourself accordingly.

The Town of Howey-in-the-Hills Town Council will consider an application from Nick Asma on behalf of Lakeview Investments, LLC for a Comprehensive Plan Future Land Use (Change in Land Use) Amendment affecting approximately 0.69 +/- acres. The subject property would be located on a parcel identified with Lake County Property Appraiser Alternate Key # 3837468. The subject parcel is located generally Northeast of the intersection of N. Palm Ave. (SR 19) and N. Citrus Ave.



Amendment submittal documents and Ordinance 2023-009 are available in the Town Clerk's Office, 101 N. Palm Ave., Howey-in-the-Hills, FL 34737 for inspection during normal business hours of Mon-Thurs 8 a.m. – 5 p.m. In compliance with the Americans with Disabilities Act (ADA) anyone who needs a special accommodation for this meeting should contact the Town Clerk at least 48 hours before the meeting.

Persons are advised that if they decide to appeal any decision made at this meeting, they will need a record of the proceeding, and for such purposes, they may need to ensure that a verbatim record of the proceeding is made which includes testimony and evidence upon which the appeal is based per Section 286.0105 of the Florida Statutes.

John Brock, Town Clerk
Town of Howey-in-the-Hills
Publish Date – December 1, 2023



Planning & Zoning Board Meeting

September 28, 2023 at 6:00 PM
 Howey-in the-Hills Town Hall
 101 N. Palm Ave.,
 Howey-in-the-Hills, FL 34737

MINUTES

CALL TO ORDER ROLL CALL

BOARD MEMBERS PRESENT:

Board Member Alan Hayes | Board Member Richard Mulvany | Board Member Ellen Yarckin | Board Member Shawn Johnson | Board Member Frances Wagler | Vice-Chair Ron Francis III | Chair Tina St. Clair

STAFF PRESENT:

John Brock, Town Clerk | Tom Harowski, Town Planner

CONSENT AGENDA

Routine items are placed on the Consent Agenda to expedite the meeting. If a Planning & Zoning Board Member wishes to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on the remaining item(s); and (3) Discuss each pulled item and vote.

1. Consideration and Approval of the May 17, 2023, Planning and Zoning Board Joint Workshop with Town Council minutes.

Motion made by Vice-Chair Francis III to approve the Minutes for the May 17, 2023 Planning and Zoning Board Joint Workshop with Town Council; seconded by Board Member Mulvany. Motion approved unanimously by voice vote.

Voting

Yea: Board Member Hayes, Board Member Mulvany, Board Member Yarckin, Board Member Johnson, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair

Nay: None

2. Consideration and Approval of the June 22, 2023, Planning and Zoning Board Meeting minutes.

Motion made by Board Member Johnson to approve the Minutes for the June 22, 2023 Planning and Zoning Board Meeting; seconded by Vice-Chair Francis III. Motion approved unanimously by voice vote.

Voting

Yea: Board Member Hayes, Board Member Mulvany, Board Member Yarckin, Board Member Johnson, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair

Nay: None

PUBLIC HEARING

3. Consideration and Recommendation: **Ordinance 2023-009 Comprehensive Plan FLU Amendment and Rezoning - ASMA Parcel**

Town Planner, Tom Harowski, introduced and explained this item. Mr. Harowski reviewed his staff report that had been included in this meeting's packet with the Board.

Chair St. Clair allowed the applicants to make their presentation and speak on their own behalf. Present from the applicant included Nicole Gargas, Gemini Design LLC, Nick Asma, Owner of the property, and Brent Spain, Land Use Attorney representing Mr. Asma.

Mr. Spain gave a lengthy presentation in support of the applicant's project. Mr. Spain stated that the parcel in question was not ideally shaped for residential use but would be compatible for commercial use.

Chair St. Clair open Public Comment for this item only.

Brittany Lerch, 25926 Bloomfield Ave., Howey-in-the-Hills (unincorporated Lake County) – Mrs. Lerch stated that she lived in unincorporated Lake County, so she did not want to share her opinion about this proposed development. Mrs. Lerch did want to share information about crashes and the information that could be gathered from the Lake-Sumter MPO.

Rodney Tate, 1003 Hamlin Ave. – Mr. Tate lives near this area and was concerned about traffic this would bring. Mr. Tate was not in favor of this proposed project.

Peter Tuite, 300 E. Croton Way – Mr. Tuite had traffic concerns and was not in favor of this project.

Tim Everline, 1012 N. Lakeshore Blvd. – Mr. Everline had a problem with the traffic study and was not in favor of this project.

Frank Martinez, 10400 Woodland Hills Ct., Howey-in-the-Hills (unincorporated Lake County) – Mr. Martinez was concerned about parking for this project and was not in favor of this project.

Larry Morris, 800 N. Citrus Ave. – Mr. Morris was concerned about traffic and parking issues, and he was not in favor of this proposed project.

Ron Holcomb, 902 N. Citrus Ave. – Mr. Holcomb stated that the intersection of SR. 19 and N. Citrus Ave. was inadequate, and he was not in favor of this proposed project.

Todd Hawkins, 1110 N. Lakeshore Blvd. – Mr. Hawkins thinks this project would be wonderful, just not on this site; another area of the Town would be better.

Sue Garner, 900 N. Citrus Ave. - Ms. Garner had well placement and septic tank issues. Ms. Garner was upset that a commercial building would have an entrance onto a residential street, and she was not in favor of this proposed project.

Town Clerk, John Brock, read out loud two letters and an email that had been submitted to Town Hall about this item. The first was from Mercedes and Ron Holcomb, the second was from Lynn and Rodney Poling and Jeff Haertel, and the third was from Nick Ripostella.

Brent Spain, representing the applicant, spoke to answer the concerns of the public. Mr. Spain spoke up on 10 points. They were:

- 1) Concern that the Commercial building would need to be on a septic system – A residential building would need to be on a septic system as well.
- 2) Retail Uses – These would require a review and conditional uses that require a review were what was read out by a member of the public earlier.
- 3) Traffic Use – General office uses were used to determine this number.
- 4) Parking Requirements – The proposed amount of parking is what the Town requires.
- 5) The owner of the property was not obligated to help the Howey Mansion and their need for additional parking.
- 6) Dumpster – The owner had stated that a dumpster would not be used; trash cans that would be shielded from public view would be used.
- 7) Density concerns – This was a low intensity project.
- 8) Driveway – FDOT controls the ability to put a driveway on to SR 19, and N. Citrus Ave. was a public road.
- 9) Preserving Howey and Mansion – The property owner was working hard to fit in to the neighborhood, and all four sides of the proposed building would be consistent. Also, his client has property rights.
- 10) Traffic Safety – Anything built on this property would have an effect.

Chair St. Clair opened Board Comments for this item.

Board Member Wagler stated that she was employed by the Howey Mansion, and that she was the Manager of the Howey Mansion. She stated that she did not believe that she needed to recuse herself from this vote.

Board Member Wagler stated that she believed that, historically, Mr. Howey would have wanted commercial growth on Central Ave.

Board Member Wagler asked the property owner, Mr. Asma, if he had offered to sell this parcel of land to the owners of the Howey Mansion. Mr. Asma stated that he had not.

Motion made by Board Member Mulvany to NOT Recommend Ordinance 2023-009 to the Town Council; seconded by Board Member Wagler. Motion to NOT Recommend Ordinance 2023-009 passed unanimously by roll-call vote.

Voting

Yea: Board Member Hayes, Board Member Mulvany, Board Member Yarckin, Board Member Johnson, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair

Nay: None

The Board's stated reasons for voting to NOT recommend this Ordinance were: they were concerned about the safety factor with traffic from this project going onto E. Citrus Ave then turning onto SR 19; the Town of Howey had pride in the Howey Mansion and Griffin Village and this would detract from it; they were concerned about the increase in traffic that this project would bring; this was a residential neighborhood, not a commercial area; and they were concerned about the value of the residential property going down in this area if they were to recommend.

OLD BUSINESS

None

NEW BUSINESS

4. Consideration and Approval: **Final Subdivision Plans - Hillside Groves**

Town Planner, Tom Harowski, introduced and explained this item. Mr. Harowski reviewed his staff report that had been included in this meeting's packet with the Board. Mr. Harowski stated that what the Board was reviewing during this meeting was only if the Final Subdivision Plans met the Town's Engineering Standards. Mr. Harowski explained that, if approved, the applicant would have 18 months to begin construction on the development.

Vice Chair Francis III voiced his concern about whether Number Two Road could handle any traffic from this project.

Board Member Hays wanted to know if the Town Council had gone against the recommendation of the Planning and Zoning Board when approving this project.

Chair St. Clair allowed the applicants to make their presentation and speak on their client's behalf. Present on behalf of the applicant were Bill Ray, Planner for the applicant, and Justin Williams, Engineer on Record for the project.

Mr. Ray gave a brief presentation on the history of the project. Mr. Ray stated the revised binding agreement would dedicate right-of-way (ROW) on Number Two Road to Lake County.

Mr. Ray explained that Duke Energy would do the final lighting engineering for the streetlights in the development.

Board Member Wagler asked about sewer services for the project. Mr. Ray explained that the owners already had agreements with the Central Lake CDD for wastewater services.

Chair St. Clair open Public Comment for this item only.

Tim Everline, 1012 N. Lakeshore Blvd – Mr. Everline stated that he believed all Development Agreements needed to have sunset dates. Mr. Everline wanted to know who the builder would be for this development.

Brittany Lerch, 25926 Bloomfield Ave., Howey-in-the-Hills (unincorporated Lake County) – Mrs. Lerch was not in favor of this development. Mrs. Lerch stated that the county residents on Number Two Rd. wanted the spine road that connected SR. 19 to Number Two Rd. to be removed.

David Miles, 500 E Camellia Way – Mr. Miles stated that he had 8 items that he had questions about. Mr. Miles asked about a 2nd entrance onto Number Two Rd., turn lane road improvement on Number Two Rd, a sign at the north entrance, number of streetlights on the spine road, and the number of lanes at the south entrance to the development.

Sandy Russ, 6183 Lake View Dr, Yalaha, FL – Ms. Russ was concerned about the extra road traffic this development would cause. Ms. Russ would like to see a pause in all development around her.

Chair St. Clair allowed representatives of the applicant to speak again.

Mr. Ray stated that the Hillside Groves project was fully vested in 2009 when the applicant had submitted Engineering plans and that the Town Attorney had confirmed that at the last round of hearings.

Mr. Ray said that the state of Number Two Rd. was a Lake County issue, not a Town issue and that the spine road that was incorporated in the plans for the development had been added at the request of the Town.

Mr. Ray stated that Duke Energy would complete the final engineering plans for the streetlights for the development.

Mr. Williams addressed issues with turn lanes and street designs at the south entrance of the development.

Mr. Harowski, Town Planner, reiterated that the decision that the Board had this evening was not a debate about lot sizes or setbacks, but the Board was there to determine if the submitted plans complied with the Town's Engineering and Construction standards.

Motion made by Board Member Johnson to recommend approval; seconded by Vice-Chair Francis III. Motion approved by roll-call vote.

Voting

Yea: Board Member Hayes, Board Member Mulvany, Board Member Johnson, Board Member Wagler, Vice-Chair Francis III, Chair St. Clair

Nay: Board Member Yarckin

5. Consideration and Approval: **Fiscal Year 2023-2024 Planning & Zoning Board Meeting and DRC Meeting Schedules**

Town Planner, Tom Harowski, explained that the Planning and Zoning Board typically approves both the Planning and Zoning Board's schedule for the next year, but also the Development Review Committee's (DRC) schedule. It was decided that there would be one change in Mr. Harowski's proposed schedule, that the March 28, 2023, Planning and Zoning Board meeting would be moved to March 21, 2023.

Board Member Wagler stated that she had a conflict with the November Planning and Zoning Board Meeting date, but the consensus from the other Board Members was to leave that date alone.

Motion made by Board Member Yarckin to approve the Fiscal Year 2023-2024 Planning & Zoning Board Meeting and DRC Meeting Schedules with the amendment that the March 28, 2023, Planning and Zoning Board meeting would be moved to March 21, 2023; seconded by Board Member Johnson. Motion approved by roll-call vote.

Voting

Yea: Board Member Hayes, Board Member Mulvany, Board Member Yarckin, Board Member Johnson, Vice-Chair Francis III, Chair St. Clair

Nay: Board Member Wagler

Board Member Wagler stated that the November Planning and Zoning Board Meeting date would not be moved even though the March date had been moved. Board Member Wagler stated that she was upset that there had been Planning and Zoning Board meetings that had been canceled and that she was not going to attend the November meeting.

Board Member Mulvany stated that he had been "called on the carpet" by Town Councilors and wants the Planning and Zoning Board to meet even if there is no business.

PUBLIC COMMENTS

Any person wishing to address the Planning and Zoning Board and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker.

David Miles, 500 E. Camellia Way- Mr. Miles stated that Town Councilors value the Planning and Zoning Board’s input. Mr. Miles reminded everyone that the original plan for the Reserves was to have a spine road with four lanes, not two.

Mr. Miles stated that he wanted the Planning and Zoning Board to hold developers to the Town’s Code. Mr. Miles stated that he believed the developers had allowed too much density in the past.

BOARD COMMENTS

Board Member Yarckin stated that she was concerned that the Town Council did not have to follow the recommendations of the Planning and Zoning Board.

Chair St. Clair stated that Town Council had gotten better about following the Planning and Zoning Board’s recommendations.

ADJOURNMENT

There being no further business to discuss, a motion was made by Board Member Mulvany to adjourn the meeting; Vice-Chair Francis III seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 9:06 p.m. | **Attendees: 53**



ATTEST:


John Brock, Town Clerk


Tina St. Clair Chairperson

Town Council Meeting

Asma Parcel – Ord. 23-009

Agenda Item 6

December 11, 2023

S. Brent Spain, Esquire

Board Certified Specialist by The Florida Bar in
City, County & Local Government Law

Nicole C. Gargasz, Principal

Gemini Land Development, Inc.



Standard of Review

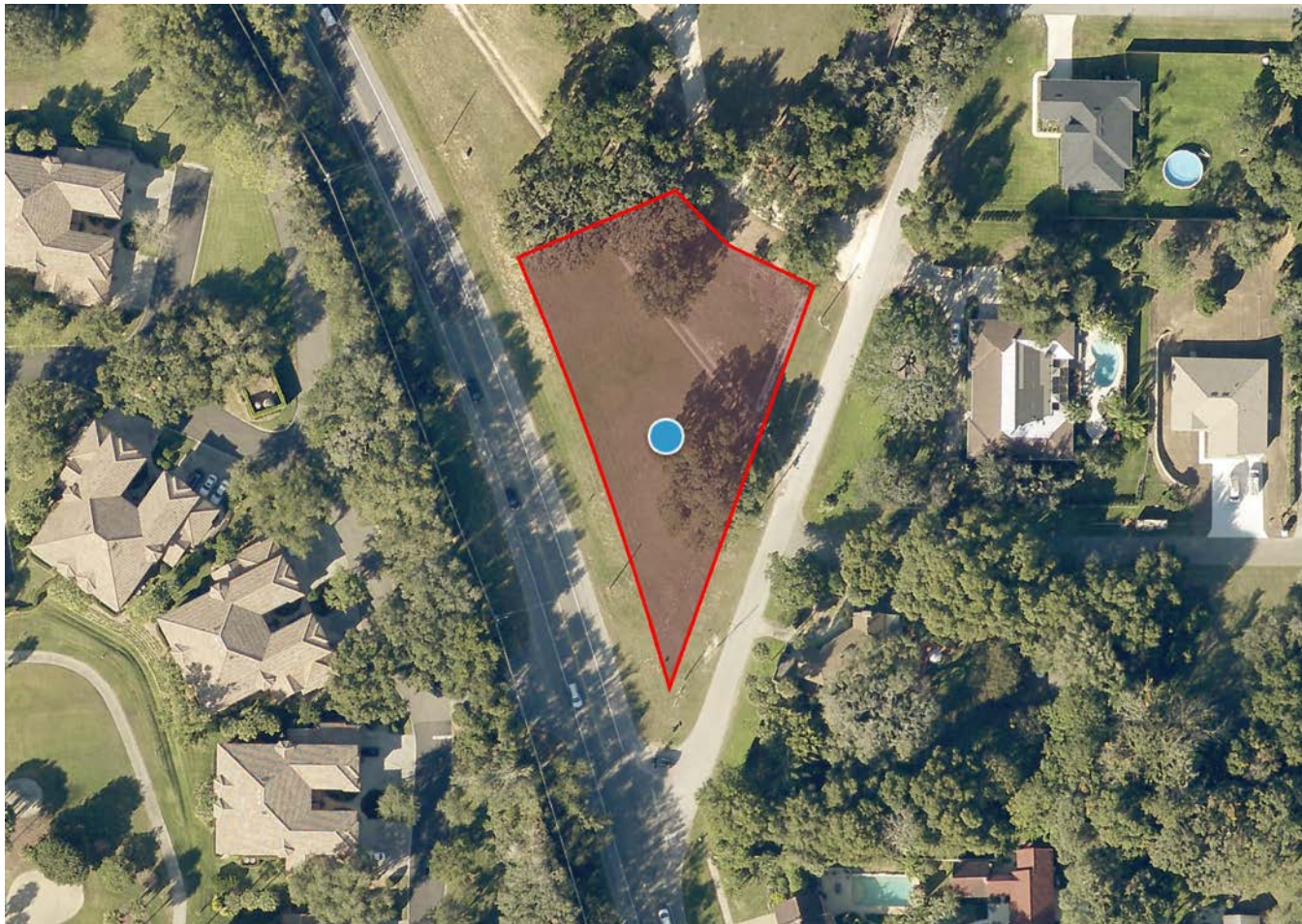
- Two (2) main types of local land use and zoning decisions – legislative and quasi-judicial.
- Comprehensive Plan Amendments are “legislative” decisions, and subject to a “fairly debatable” standard. Site-specific rezonings are “quasi-judicial” in nature and are subject to the “competent substantial evidence” standard.
- Under Florida law, an applicant has the initial burden of demonstrating through competent substantial evidence that its request complies with the local government’s adopted code criteria.
- Once an applicant satisfies its initial burden of demonstrating compliance with the applicable code requirements, “the application must be granted unless the opposition carries its burden, which is to demonstrate [by competent substantial evidence] that the applicant’s requests do not meet the standards.” (*Jesus Fellowship*).
- The Staff Report of a local government’s professional planning staff constitutes competent substantial evidence. (*Fuller*).

Standard of Review, Cont.

- Generalized statements in opposition to a project do **not** constitute competent substantial evidence upon which a local government can base a quasi-judicial zoning decision. (*City of Deland*).
- Where technical expertise is required (e.g., traffic impacts), Florida courts have generally held that lay opinion testimony does **not** constitute valid evidence upon which a local government's decision may be based in whole or in part. (*Jesus Fellowship*).
- “Lay witnesses’ speculation about potential ‘traffic problems, light and noise pollution,’ and general unfavorable impacts of a proposed land use are **not** . . . considered competent, substantial evidence. Similarly, lay witnesses’ opinions that a proposed land use will devalue homes in the area are insufficient to support a finding that such devaluation will occur.” (*Katherine’s Bay*).
- Generalized fears of increased traffic in a neighborhood are insufficient to justify denial of a rezoning application. (*Debes* – “Because it is virtually self-evident that, by its very nature, all commercial uses create ‘more traffic’ than non-commercial ones, it is equally obvious that local government cannot justify a denial of a particular commercial use on this ground.”).
- Lastly, a local government must evaluate a development application based solely upon the adopted criteria in the local government’s enacted regulations – *i.e.*, the comprehensive plan and the land development regulations. A local government is not permitted to add to such published criteria during the hearing process or base its decision on anything but the adopted and applicable criteria. (*Omni-Point Holdings*).

Site Location

Item 6.



- ❑ 0.69+/- acres
- ❑ Corner of SR 19 and Citrus Avenue
- ❑ Requesting a small-scale plan amendment and rezoning to allow the site to be developed with a single-story, 4,000+/- square foot professional office building.

Street View

Item 6.

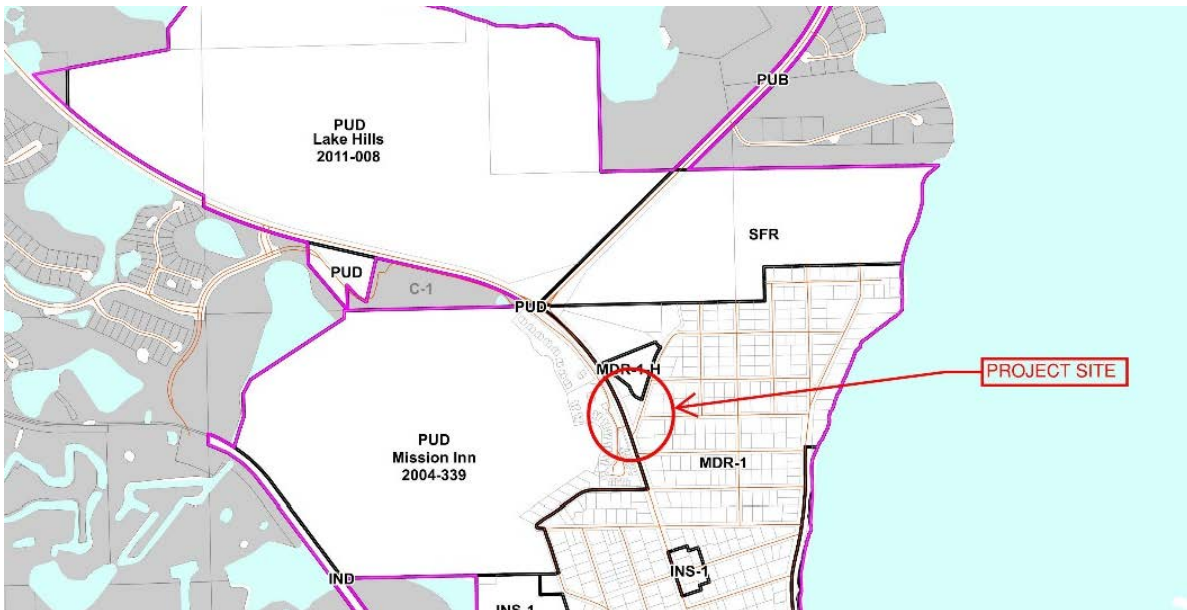


Howey-In-The-Hills, Florida
Google Street View
Jul 2023 See more dates

Image capture: Jul 2023 © 2023 Google

- Existing large canopy trees obscure view of the Howey Mansion from southern approach on SR 19.

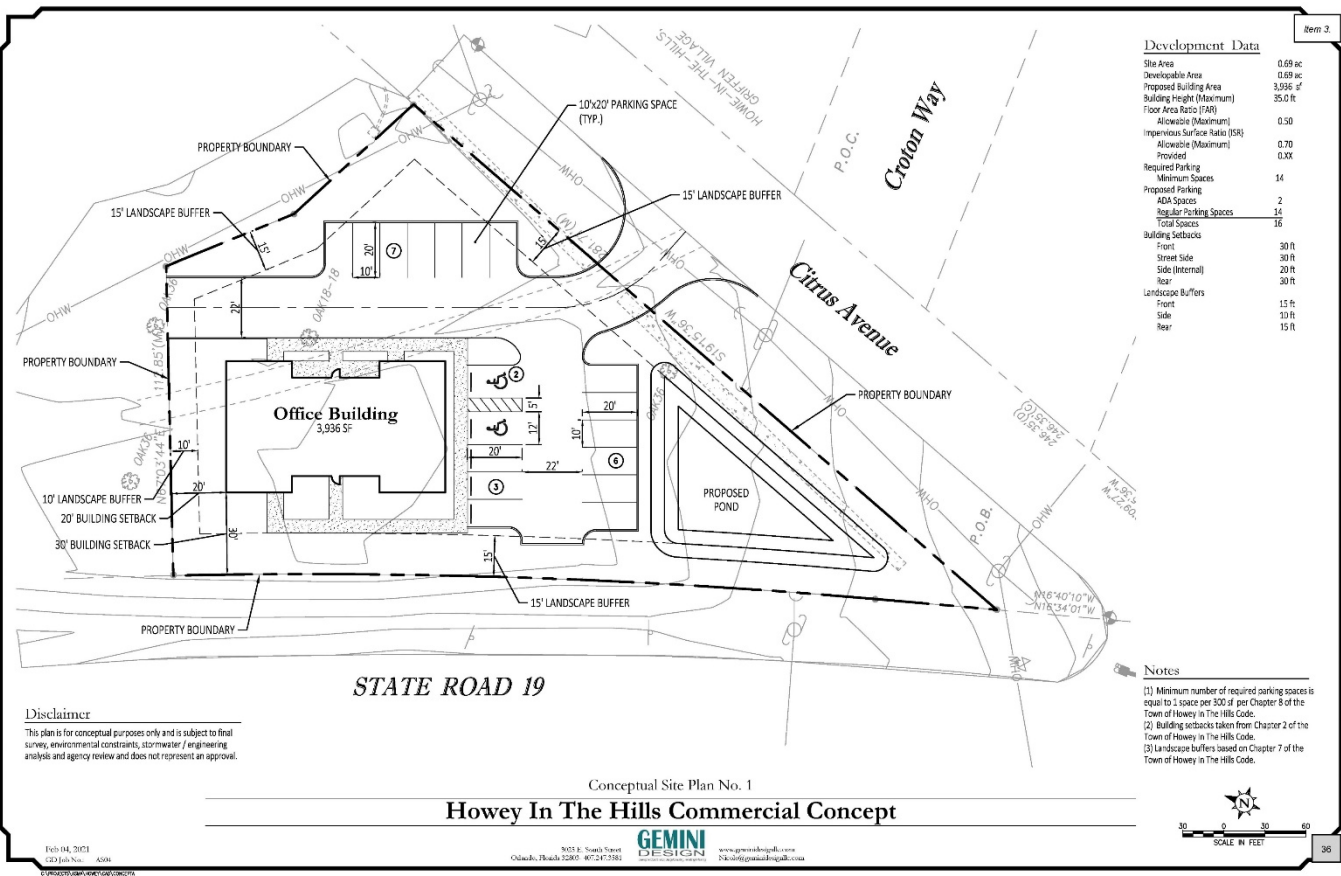
Existing Land Use/Zoning



- Existing future land use is MDR which allows up to 4 du/acre (single-family detached or townhomes).
- Proposed future land use is Neighborhood Commercial, which authorizes “small neighborhood scale . . . professional offices.”
- Existing zoning is MDR-1 (4 du/ac). Could be developed with two (2) single-family homes or a group home.
- Proposed zoning is Neighborhood Commercial (NC), which authorizes small professional office uses and “recognizes the desire for . . . services in close proximity to residential neighborhoods, provided that such uses are limited in intensity.” (2.02

Conceptual Site Plan

Item 6.

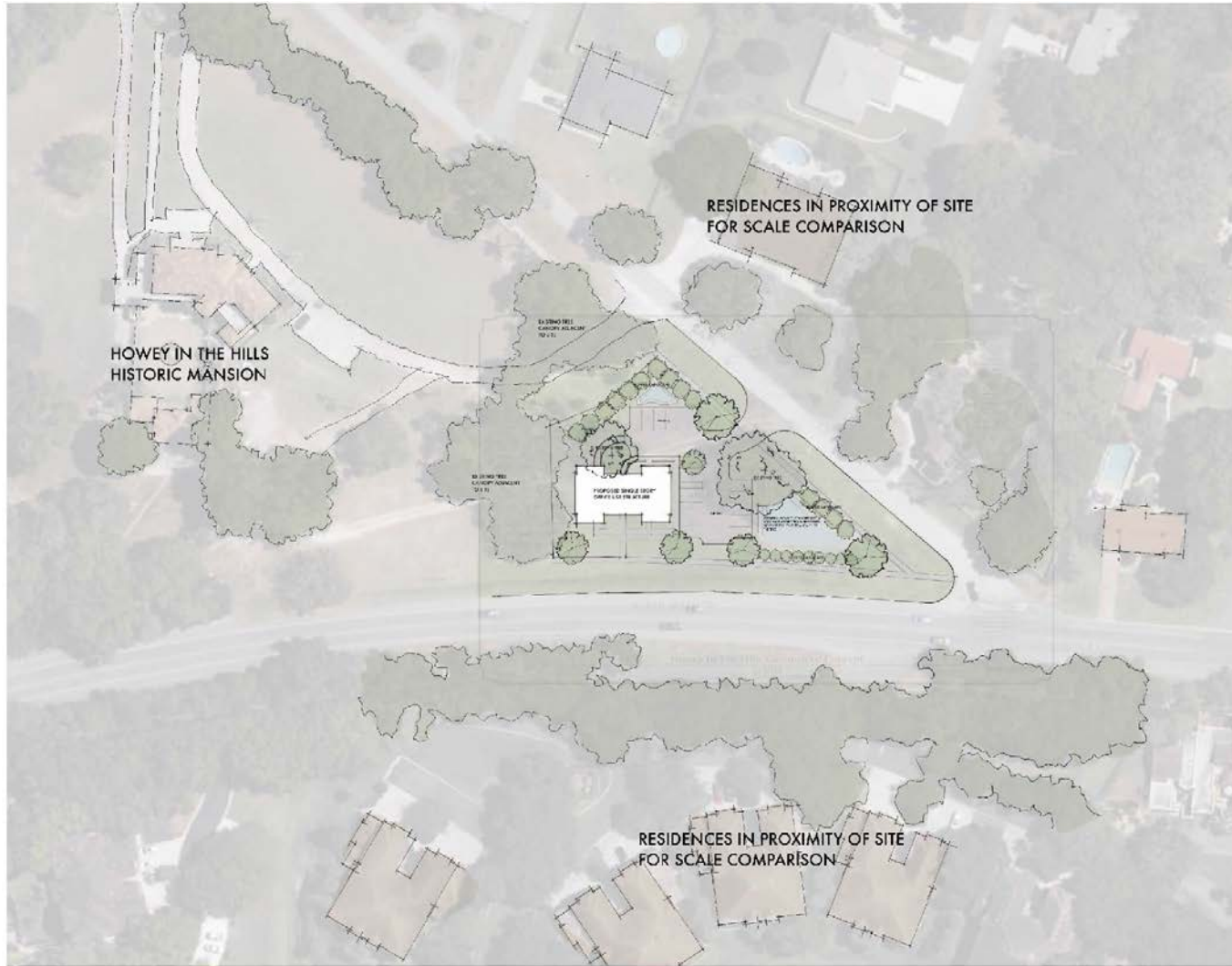


Disclaimer
This plan is for conceptual purposes only and is subject to final survey, environmental constraints, stormwater / engineering analysis and agency review and does not represent an approval.

Conceptual Site Plan No. 1
Howey In The Hills Commercial Concept

Feb 04, 2021
303 E. South Street
Ocala, Florida 32801 877.471.3181
GEMINI DESIGN
www.gemindesign.com
info@gemindesign.com

- ❑ Staff – “The parcel size, shape and location make it a poor choice for single-family residential use.”
- ❑ The proposed single-story office building is located toward the northwestern portion of the site, furthest from Citrus Avenue.
- ❑ Staff – confirms the project complies with required setbacks, floor area ratio, building size, building height, and buffering.
- ❑ Open space is approximately 60% -- far exceeding 30% requirement.



SITE CONTEXT PLAN

- The proposed single-story office building is smaller than or similar in size and scale to surrounding structures, including nearby residential uses.

- Staff – “the use of the subject property as a low intensity office use is compatible with the existing activity at the Mansion.”



CONCEPTUAL SITE PLAN

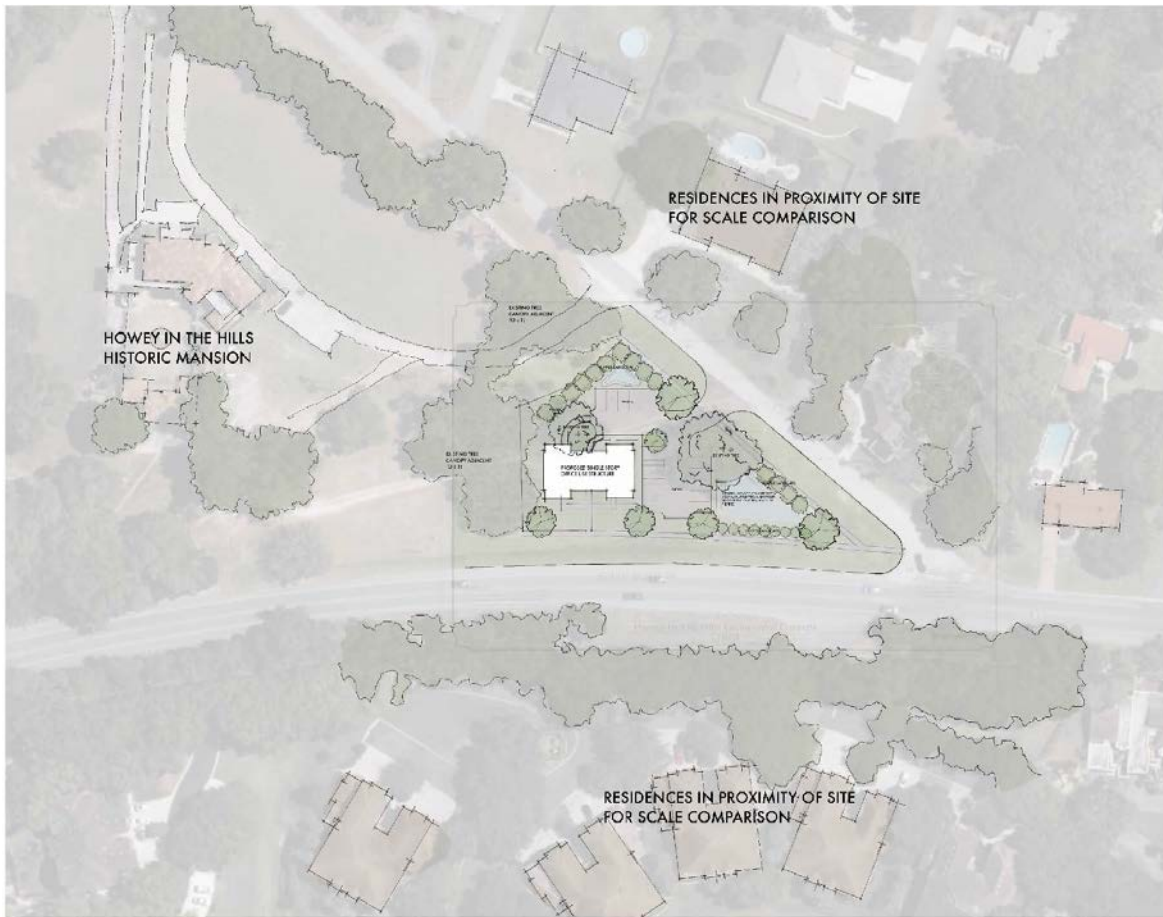
- The proposed single-story office building will include perimeter landscape buffers along Citrus Avenue, portions of SR 19, and the northeastern boundary.
- Staff – “A single-family home in the same location is required substantially less landscaping.”



CONCEPTUAL ELEVATION

- ❑ The proposed single-story office building will feature a “mission” style architecture that is consistent with the Mission Inn, and harmonious with the Howey Mansion and nearby residential uses.
- ❑ The applicant has committed that the other building facades (i.e., sides and rear) will incorporate design detail equivalent to the front facade pictured above.

Trip Generation



SITE CONTEXT PLAN

- Staff – “[T]he site is small and the proposed office use is a relatively small traffic generator. . . [T]he total traffic volume is expected to be under 50 trips per day.”
- Staff – “Access from Citrus Avenue is preferred over SR-19 access, which FDOT is unlikely to approve with a reasonable alternative available.”
- Staff – “Site access from Citrus Avenue will be safer for traffic on SR 19 and, therefore, the site has been designed with access from Citrus Avenue.”
- Staff – “The proposed use is low intensity for a non-residential activity with limited traffic generation that is unlikely to impact the neighborhood to the east with much added traffic.”

Traffic Circulation

The Howey Mansion



Signature Weddings

This nearly 100 year old Mansion has been painstakingly restored to its magnificent grandeur and is the perfect backdrop for your wedding day. From intimate affairs of a dozen guests to grand gatherings for 200 or more, the unique historic grounds of the Howey Mansion Estate will be a magical setting, as you become one!



Historic Tours

After almost 10 years of complete abandonment, The Howey Mansion is starting a new chapter in its history. We invite you to explore the home and grounds in a 1+ hour guided historic tour. The tour includes all 24 rooms of the Mansion.



Galas & Fundraisers

The Howey Mansion Estate sits on more than three lush acres, perfect for events of 100 or even 1,000! Host a cocktail party in the Ballroom, a spectacular dinner under the stars in the Fountain Courtyard or on our Front Lawn.

- The peak direction traffic from the site (8 trips) is approximately 1.1% of the capacity for the segment of SR 19 from CR 48 to Central Avenue.
- Traffic analysis – “The local roadway network has adequate capacity to accommodate the new trips without reducing [LOS].”
- Citrus Avenue adequately accommodates non-residential/commercial-type traffic from the Howey Mansion.
- The proposed single-story office building has 16 parking spaces, with 2 ADA spaces. Thus, safe to say, it will not be hosting events for hundreds or even 1,000 people like the Howey Mansion.

Request Approval on First Reading

Item 6.

- We support Staff's detailed findings in the Staff Report in support of the proposed plan amendment and rezoning to allow a small, single-story professional office building on the property, and respectfully request that the Town Council move the matter forward on first reading.
- The proposed plan amendment/rezoning is consistent with the Town's Comprehensive Plan.
- The proposed plan amendment/rezoning is consistent with the Town's LDC.
- Thank you for your time and support.



RESOLUTION 2019-001

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, ADOPTING A CODE OF CORE VALUES FOR CIVILITY AND ETHICS; PROVIDING FOR INITIAL AND ANNUAL REVIEW BY COUNCIL MEMBERS, BOARD MEMBERS AND COMMITTEE MEMBERS AND REQUIRING AN ATTESTATION STATEMENT; PROVIDING FOR REMOVAL OF BOARD AND COMMITTEE MEMBERS; PROVIDING AN EFFECTIVE DATE.

Whereas, the Town Council of the Town of Howey-in-the-Hills finds it necessary and important to adopt a code of core Values for Civility and Ethics for the elected members of the Town Council and appointed members of Town boards and committees.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, THAT:

Section 1. Adoption. The Town of Howey-in-the-Hills Code of Core Values for Civility and Ethics (the “Code of Core Values”) is hereby adopted as follows:

It is the policy of the Town of Howey-in-the-Hills to uphold, promote and demand the highest standards of civility and ethics from all of its citizens and officials, whether elected or appointed. Accordingly, members of the Town Council, Boards and Committees should maintain the utmost standards of personal honesty, civility and fairness in carrying out their public duties, avoid any improprieties in their roles as public servants, and never use their Town position or powers for improper personal gain.

Implementation

The Code of Core Values for Civility and Ethics is intended to be self-enforcing. It therefore becomes most effective when members are thoroughly familiar with it and embrace its provisions. For this reason, the Core Values of Civility and Ethical standards shall be included in the regular orientations for the Town Council, Boards and Committees.

Code of Core Values for Civility and Ethics:

Ethics

I pledge to maintain the highest standards of professional behavior and to comply with the laws, regulations, and policies under which we operate. I shall make no promises or commitments I cannot reasonably expect to fulfill, and I shall maintain appropriate social, ethical, and organizational norms in Town related activities.

Civility

I pledge to help create an atmosphere of respect and civility where individual councilors, department heads, staff, committee and board members, and the

public are free to express their ideas and work to their full potential. I pledge to be open, consistent, truthful, and respectful in all communications, written and verbal, as this is vital for reflective and sound decision making for the Howey-in-the-Hills community.

Respect for the Individual

I respect the diversity of councilors, staff, committee members, and citizens, to provide fair and equitable treatment in all areas, and to encourage personal and professional growth. I shall recognize and value individual contributions to the Howey-in-the-Hills community, as the Town's mission and vision are pursued.

Teamwork

I shall work together with others, with mutual respect, to achieve organizational goals, recognizing that unity of purpose and effort leads to increased productivity and greater accomplishments.

Leadership

I shall lead by example, using appropriate interpersonal skills, and shall strive to maximize citizen and staff involvement to further the vision of Howey-in-the-Hills' quality community.

Creativity and Innovation

I shall strive to stimulate and appreciate new concepts and solutions suggested by all, as Howey-in-the-Hills' creative community is enriched. I shall respond efficiently and effectively to the needs of our citizens as well as to changes in our environment.

Stewardship

I shall strive to make a positive contribution to our Town and to enhance the quality of services throughout the Howey-in-the-Hills community and strive for excellence in every phase of our work. I shall work to attain our goals by optimizing the use of our energy, time and resources and consider the impact of all decisions on resources and to recognize the limitations imposed by our environment.

Section 2. Review by Town Council and Board and Committee Members. Upon taking office, and each year thereafter, the Town Clerk shall provide each Town Council member, Board Member and Committee Member a copy of the Town's Code or Core Values for review.

Section 3. Attestation Statement. Each time a Town Council member, Board Member or Committee Member receives a copy of the Code of Core Values, an attestation statement in the form attached hereto as **Attachment A** shall be signed and delivered to the Town Clerk and kept on file at Town Hall.

Section 4. Removal of Board and Committee Members. In the event that the Mayor or Town Council member becomes aware that an appointed member of a Board or Committee

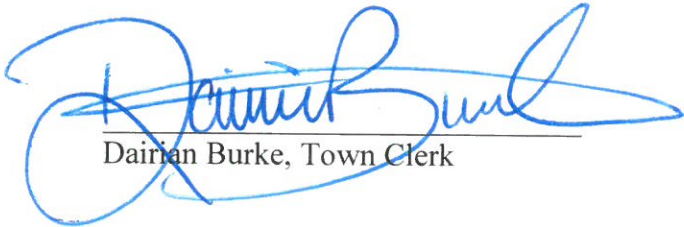
has violated the Code of Core Values, the Town Clerk shall notify the appointed individual and the Town Council may take action to remove that Board or Committee member at the next Town Council meeting.

Section 5. Conflicts. All resolutions or parts of resolutions in conflict herewith shall be and hereby are repealed.

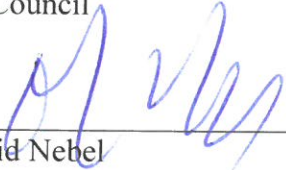
Section 6. Effective Date. This resolution shall take effect immediately upon adoption.

PASSED AND RESOLVED this 13th day of May, 2019, by the Town Council of the Town of Howey-in-the-Hills, Florida.

Attest:


Dairian Burke, Town Clerk

Town of Howey-in-the-Hills, Florida
By: Town Council

By: 
Mayor David Nebel

Attachment A
Form of Attestation Statement

Town of Howey-in-the-Hills
Code of Core Values for Civility and Ethics Attestation Statement

I hereby affirm by signing this Attestation Statement that:

- a. I have received a copy of the Town of Howey-in-the-Hill’s Code of Core Values for Civility and Ethics (the “Code of Core Values”) governing my service on the Town Council or Town Board or Committee;
- b. I have read and understand the Code of Core Values; and
- c. I agree to comply with the Code of Core Values and not engage in any activity in violation of the Code.

I further understand that if I am an appointed member of a Town Board or Committee that my failure to comply with the Code of Core Values may result in (i) my removal from the Board or Committee by the Town Council, or (ii) my removal from a Town Council meeting by majority vote of the other Town Council members.

Signature _____ Date _____

Print
Name _____



Town of Howey-in-the-Hills

Code of Core Values for Civility and Ethics

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Implementation

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Town of Howey-in-the-Hills
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I further understand that if I am an appointed member of a Town Board or Committee that my failure to comply with the Code of Core Values may result in (i) my removal from the Board or Committee by the Town Council, or (ii) my removal from a Town Council meeting by majority vote of the other Town Council members.

Signature_____

Date_____

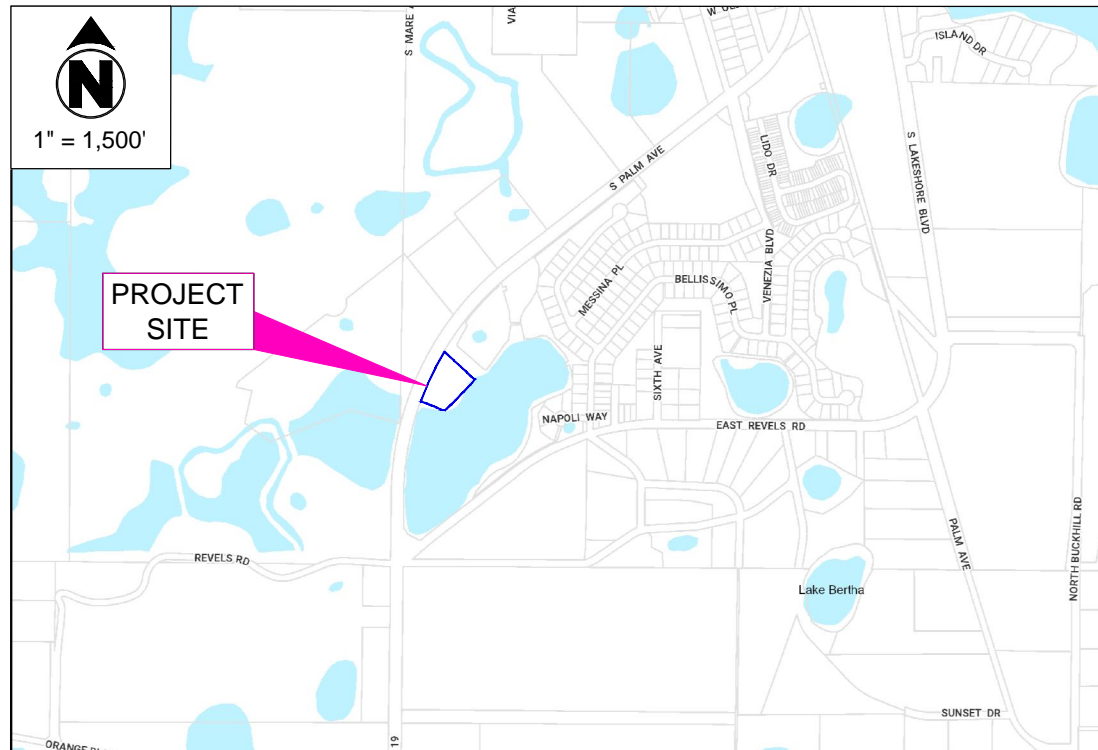
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Name_____

PINE PARK CONCEPTUAL PLAN

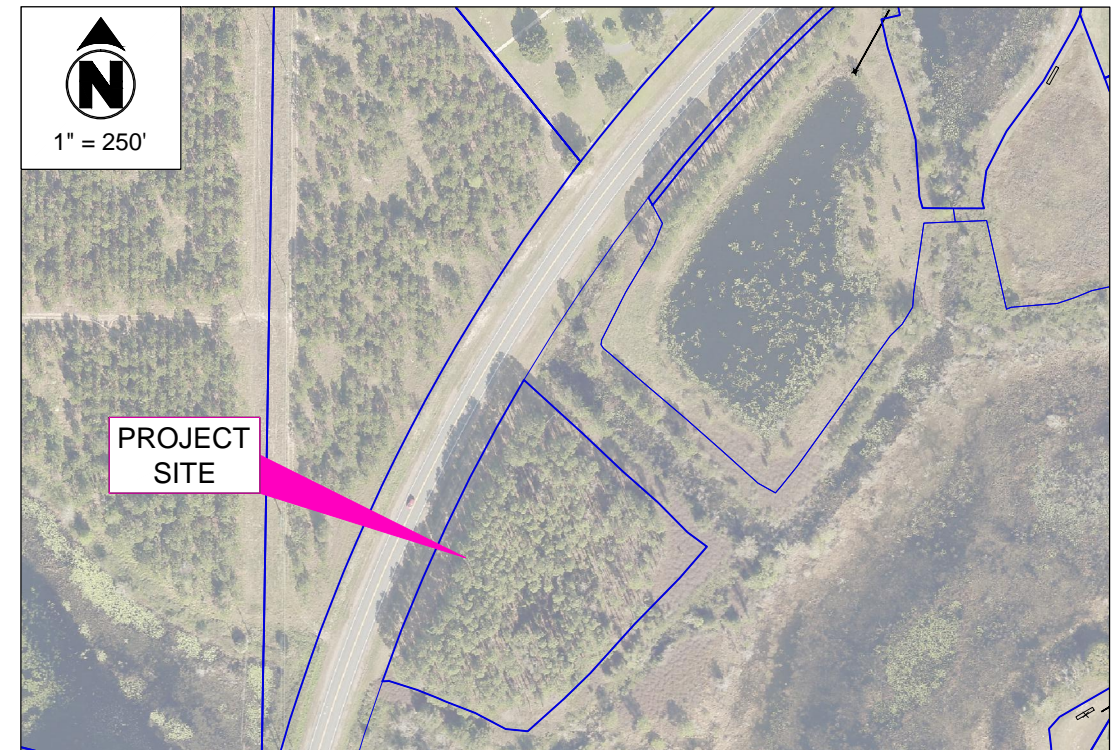
INDEX

1. COVER
2. OVERALL PLAN
3. PARK PLAN

VICINITY MAP



AERIAL MAP



CALL BEFORE YOU DIG:



11 Plantation Road
DeBary, FL 32713
Admin: (386) 575-2000
Locates: 811 or (800) 432-4770

Item 8.

DONALD A. GRIFF
FLORIDA 036793

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

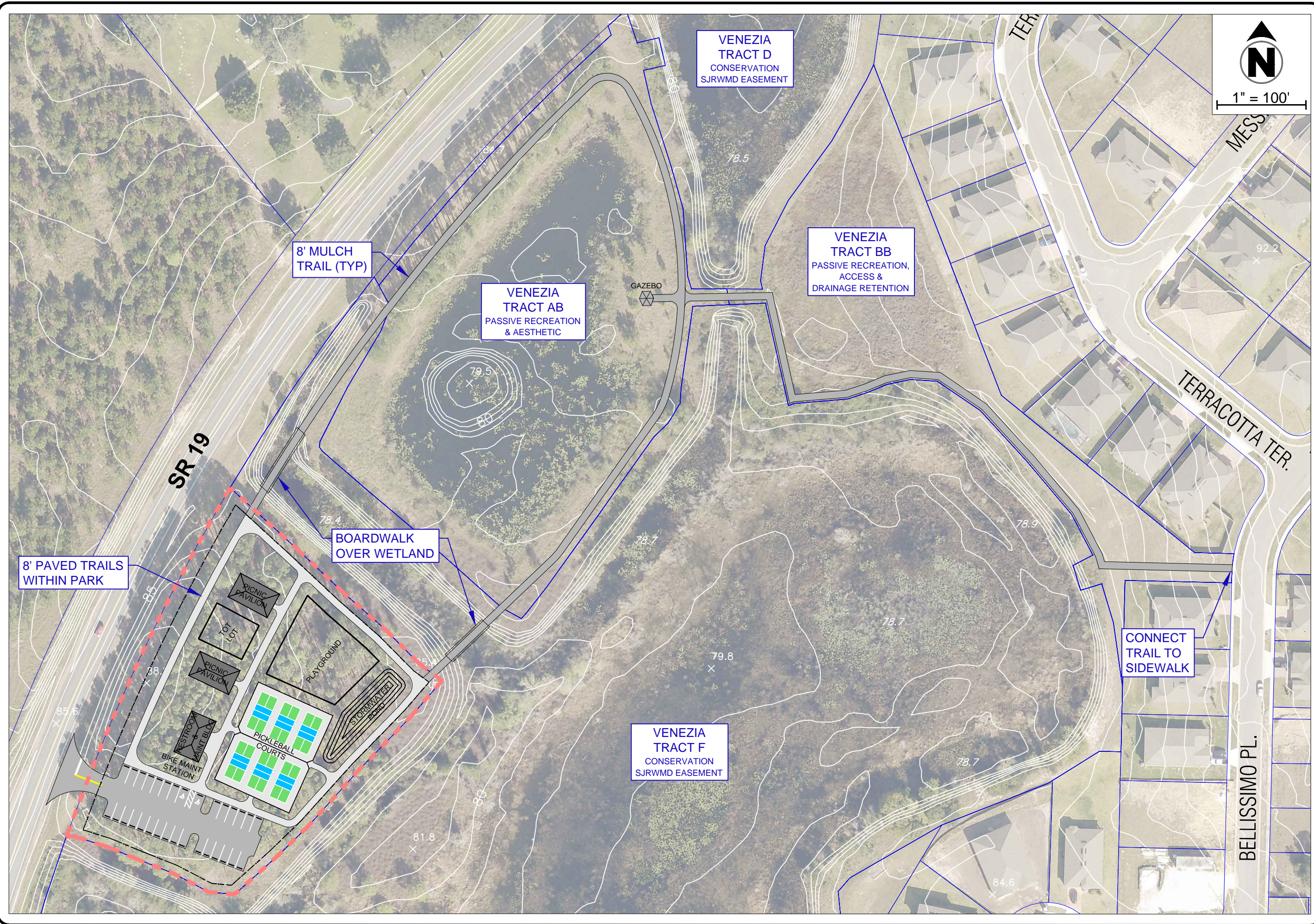
PINE PARK
CONCEPTUAL PLAN

COVER

Date	Drawn By:
	DAG
	Drawing #:
	PINE PARK
	Project #:
	15028
	Scale:

11-06-23

SHEET 1 172



Item 8.

DONALD A. GRIFFIEY
FLORIDA 036793

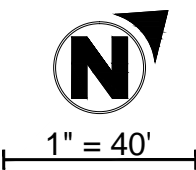
GRIFFIEY ENGINEERING, INC.
36502 East Eldorado Lake Dr.
EUSTIS, FLORIDA 32736
(352) 589-2368

Town of Howey-In-The-Hills
101 N. Palm Avenue
P.O. Box 128
Howey-In-The-Hills, FL 34737
(352) 324-2290

PINE PARK
CONCEPTUAL PLAN

OVERALL PLAN

Date	Drawn By:
	DAG
	Drawing #:
	PINE PARK
	Project #:
	15028
	Scale:
11-06-23	



8' PAVED TRAILS & WALKWAYS WITHIN PARK

BOARDWALK OVER WETLAND

8' MULCH TRAIL (TYP)

BOARDWALK OVER WETLAND

Item 8.
DONALD A. GRIFF
FLORIDA 036793

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

Town of Howey-in-The-Hills
101 N. Palm Avenue
P.O. Box 128
Howey-in-The-Hills, FL 34737
(352) 324-2290

PINE PARK
CONCEPTUAL PLAN

PARK PLAN

Date	Drawn By:
	DAG
	Drawing #:
	PINE PARK
	Project #:
	15028
	Scale:
11-06-23	



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

MEMORANDUM

TO: Howey-in-the-Hills Town Council
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: CIP Annual Update 2023 -2027
DATE: December 7, 2023

State law requires that the Town annually update its five-year capital improvements program. The most recent update to the Five-Year CIP was done last year as the FY 2023-2027 annual update. During last year's review the Town went through an extensive review of each project included in the five-year capital program to construct the five-year plan. This work will form a solid base for updating the program this year. The Town Manager has already initiated the process of reviewing the line-item projects so that completed projects may be removed; ongoing projects can be revised as necessary; and new projects submitted for consideration.

While the Town is "required" to update the CIP there is no sanction for failing to do so, nor is there a requirement to demonstrate that the CIP is financially feasible. However, in order to keep the Town's comprehensive plan in compliance with State requirements, we are again proceeding with the update to the CIP based on the most recent adopted budget, and on changes that have occurred since the CIP was last updated.

The revised Table 20 assigns capital projects to one of five areas including Public Services, Police Department, Library, Community Facilities and Parks and Recreation. Table 20A summarizes the transportation projects that may figure into transportation "fair share" projects generated by new development projects. Each project is identified by title, total project cost and year or years when expenditures are anticipated. Note that the CIP Total may differ from the Total Cost for a project as some expenditures for an individual project may be projected to occur beyond the five-year window of the current CIP. In subsequent updates additional expenditures will be planned for these projects. The funding source column identifies a likely funding source or sources.

Please keep in mind that the CIP as presented is simply a plan for capital expenditures and not a specific budget. It is likely that project amounts, funding sources and timing for projects will change as circumstances dictate. Changes from the current five-year capital improvements plan reflect projects that have been completed; changes to existing projects; any new projects that have been identified; and modifications to

projects already on the list. In most cases modifications consist of moving anticipated projects to outer years in the five-year plan as resources were not available to allow budgeting in the current year.

The Town is working on potable water and sewage treatment options that will expand the Town’s ability to provide these services. Until the water and sewer service limitations are addressed, new development approvals will be limited to those projects that have or can provide for water and sewer service. Transportation issues related to primary intersections will also need to be addressed for specific projects through the Town’s “fair share” contributions programs when deficiencies are projected by the required traffic studies.

None of the other projects shown in the capital improvements plan are based on the need to address shortfalls in the Town’s ability to meet its designated levels of service as set out in the comprehensive plan. This condition is the “concurrency” requirement, which all comprehensive plans must meet. The concurrency requirement states that the Town must be able to demonstrate its ability to provide necessary public services at the designated level of service at the time the impacts of development occur. If this requirement cannot be met, the Town may not issue approvals for new development. If services cannot be provided, either the Town or the developer can provide for capital facilities investments keyed to the date when development impacts are expected. These expenditures would then be reflected in the CIP. The Lake County School District is currently experiencing deficiencies in the schools serving Howey-in-the-Hills, and any proposed development will need to work with the School Board to address this deficiency before the Town may approve a development. The adopted level of service for the services provided by the Town are presented in Policy 1.2.3 of the Capital Improvements Element and include:

POLICY 1.2.3: *Adopted Level of Service Standards.* The following levels of service are hereby adopted and shall be maintained for existing or previously permitted development and for new development or redevelopment in the Town or in the Town utility service area.

Sanitary Sewer:

Dwelling Unit - 120 gallons per day, per resident

Potable Water:

Overall System Demand - 242.0 gallons per day, per resident

Residential Demand Only - 150.8 gallons per day, per resident

Solid Waste:

6 lbs. per day, per capita

Transportation: Level of Service

Principal Arterial Traffic “C” based on Average Annual Daily Traffic

Minor Arterial Traffic “D” based on Average Annual Daily Traffic

Major Collector “D” based on Average Annual Daily Traffic
Minor Collector and Local “D” based on Peak Hour Directional

Recreation and Open Space:

6.5 acres of park space per 1,000 residents

(Note: the level of service for stormwater is a complex table included in Policy 1.2.3 but not replicated here. Stormwater management compliance is done on a site-by-site basis with the designated level of service met on site and evidenced by the Town’s approval of a subdivision plan or site plan and issuance of a permit by the St. Johns River Water Management District.)

This year the Town is engaged in its periodic review of the comprehensive plan. Concurrently with the update of the capital improvements five-year program, the goals, objectives and policies of the Capital Improvements Element will be reviewed and recommended changes, if any, noted for amendment.

TABLE 20

TOWN OF HOWEY-IN-THE-HILLS, FLORIDA

5-YEAR ESTIMATED SCHEDULE OF CAPITAL IMPROVEMENTS

Item 9.

Description	Funding Source	FY 2024	FY2025	FY2026	FY2027	FY2028	Total
Public Services							
N. Water Treatment Plant Replacement	Various	\$ 1,000,000	\$ 3,000,000	\$ 3,000,000	\$ 500,000		\$ 7,500,000
Drilling for Well #5 & #6	Various	\$ 1,500,000					\$ 1,500,000
Water Mains - North	General Fund	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000
Water Mains - South	General Fund			\$ 100,000	\$ 100,000	\$ 100,000	\$ 300,000
Water Master Plan	General Fund	\$ 80,000					\$ 80,000
Emergency Lift Station Generators	Grant (FDEM)	\$ 200,000					\$ 200,000
Central Avenue Streetscape	General Fund			\$ 30,000	\$ 500,000		\$ 530,000
Venezia South Second Access	General Fund			\$ 50,000			\$ 50,000
Sidewalk Improvements	General Fund	\$ 10,000	\$ 30,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 70,000
Annual stormwater improvements	Various	\$ 130,000	\$ 50,000	\$ 50,000	\$ 50,000		\$ 280,000
<i>Road Reconstruction</i>	Infrastructure	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 2,000,000
Install Sanitary Sewer to South	Various	\$ 510,000					\$ 510,000
Acquire Central Lake CDD	Bond Issue	\$ 500,000					\$ 500,000
Acquire Drake Pointe Water-WW	Bond Issue	\$ 5,000,000					\$ 5,000,000
<i>North Wastewater Treatment Plant</i>	Impact Fees (WW)	\$ 2,500,000					\$ 2,500,000
West Wastewater Treatment Plant (Ced	Impact Fees (WW)	\$ 2,500,000					\$ 2,500,000
							\$ 24,020,000
Library							
Library Expansion	Impact Fees (Library	\$ 100,000	\$ 800,000	\$ 100,000			\$ 1,000,000
Digitization Station	Impact Fees (Library	\$ 5,000					\$ 5,000
Virtual Reality Station	Impact Fees (Library	\$ 7,500					\$ 7,500
Special Collection: World Literature	Impact Fees (Library	\$ 15,000					\$ 15,000
LEGO Wall	Impact Fees (Library	\$ 5,000					\$ 5,000
Toy Lending Program	Impact Fees (Library	\$ 5,000					\$ 5,000
Outdoor After-Hours Book Locker	Impact Fees (Library	\$ 20,000					\$ 20,000
Makerspace	Impact Fees (Library	\$ 10,500					\$ 10,500
							\$ 1,068,000
Police Department							
New police station	Grant (Unspecified)		\$ 3,000,000	\$ 1,000,000	\$ 6,000,000	\$ 6,000,000	\$ 16,000,000
							\$ 16,000,000
Community Facilities							
Design for New Town Hall	General Fund		\$ 50,000				\$ 50,000
							\$ 50,000
Parks and Recreation							
Convert landfill to park	Impact Fees (Parks)	\$75,000	\$ 200,000	\$ 725,000			\$ 1,000,000
Repair/replace finger piers	Various	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000
<i>Repair/renovate Sara Maude Park</i>	Impact Fees (Parks)	\$ 200,000					\$ 200,000
Improvements to Griffin Park	Various		\$ 10,000		\$ 90,000		\$ 100,000
Neighborhood Park South End (Pine Par	Impact Fees (Parks)	\$ 75,000	\$200,000	\$ 200,000	\$ 200,000		\$ 675,000
Grove Square Park	Impact Fees (Parks)	\$ 10,000					\$ 10,000

Community Campus - Public Safety	Impact Fees (Parks)	\$ 400,000					\$ 400,000
Lakeshore Shoreline Improvements	Grant (Unspecified)		100,000				\$ 100,000
Central Lake Bike Trail and Town Trails	Various		\$ 620,000	\$ 620,000	\$ 620,000	\$ 620,000	\$ 2,480,000
							\$ 5,090,000
Per Year		\$ 15,215,000	\$ 7,065,000	\$ 5,690,000	\$ 7,975,000		
Program Total							\$ 46,228,000

Item 9.

TABLE 20 A

TOWN OF HOWEY-IN-THE-HILLS, FLORIDA

5-YEAR ESTIMATED SCHEDULE OF CAPITAL IMPROVEMENTS

Description	Funding Source	FY 2024	FY 2025	FY2026	FY2027	FY2028	CIP Total
Transportation Mitigation Projects							
SR 19 @ CR 48 Intersection	Fair Share		\$ 742,500				\$ 742,500
SR 19 @ Central Ave Intersection	Fair Share		\$ 742,500				\$ 742,500
Revels Rd @ SR 19 Intersection	Fair Share					\$ 742,500	\$ -
Florida Ave @ SR 19 Intersection	Fair Share			\$ 148,500			\$ 148,500
Florida Ave @ Number 2 Rd. Intersectio	Fair Share				\$ 148,500		\$ 148,500
Pedestrian Improvements	Various		\$ 20,000	\$ 20,000	\$ 20,000	\$ 40,000	\$ 60,000
Bicycle Improvements	Various			\$ 20,000	\$ 30,000	\$ 50,000	\$ 50,000
Streetscape	Various					\$ 250,000	\$ -
Total		\$ -	\$ 1,505,000	\$ 188,500	\$ 198,500		\$ 1,892,000

**Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan**

Date: 12/22/2022		Project Title: N. Water Treatment Plant Replacement					Project Number:			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
State Appropriations Reserves				\$ 500,000	\$ 2,000,000	\$ 1,500,000	\$ 500,000	\$ 500,000		\$ 4,500,000
<p>Description of Project (200 words or less):</p> <p>This project consist of the drilling of two wells, and the design, engineering, and construction of the North Water Treatment Plant to replace the existing aging well #3.</p> <p>Total costs were determined by research of similar projects throughout the state, as well as adjusting the cost of the Town's previous project with inflation.</p>										
<p>Justification and Urgency for the Project (When is it required to be complete and why?):</p> <p>Well #3 is aging out, reaching the end of its life expectinency, and also becoming costly to maintain. The current well is also located on FDOT right of way, in which the Town's lease with FDOT will run out in 2032.</p>										
<p>Is It related to other projects? If yes, list them.</p>										
What Department Will Be Responsible For The Project?: Public Works						Department Point of Contact: Morgan Cates				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number: 352-805-0205			
Town Manager Recommendation:							POC Email: mcates@howey.org			

Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan

Date: 12/22/2022		Project Title: Drilling for Well #5 & #6					Project Number:			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
SJRWMD Grant				\$ 100,000						\$ 100,000
FDEP Grant				\$ 1,000,000						\$ 1,000,000
Reserves				\$ 400,000						\$ 400,000
Description of Project (200 words or less):										
<p>This project consist of the drilling of two wells for North Water Treatment Plant to replace the existing aging well # 3.</p> <p>Cost was derived from the Mascotte well-drilling contract with Hausinger, which the Town is piggybacking off of. Reserves are needed to pay non-grant funded amounts.</p>										
Justification and Urgency for the Project (When is it required to be complete and why?):										
<p>Well #3 is aging out, reaching the end of its life expectancy, and also becoming costly to maintain. The current well is also located on FDOT right of way, in which the Town's lease will run out in 2032.</p>										
Is It related to other projects? If yes, list them.										
What Department Will Be Responsible For The Project?: Public Works						Department Point of Contact: Morgan Cates				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number: 352-805-0205			
Town Manager Recommendation:							POC Email: mcates@howey.org			

**Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan**

Date: 12/22/2022		Project Title: Water Mains - North					Project Number:			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
General Fund		1		\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 600,000
Description of Project (200 words or less):										
<p>This project consists of replacing old existing metal pipe water mains with new pvc/poly pipe or epoxy lining.</p> <p>Costs were determined by Public Works in working with vendors.</p>										
Justification and Urgency for the Project (When is it required to be complete and why?):										
<p>Replacing the old metal pipe water mains with new pvc/poly pipe will help provide better water quality and lessen the amount of costly repairs.</p>										
Is It related to other projects? If yes, list them.										
What Department Will Be Responsible For The Project?: Public Works						Department Point of Contact: Morgan Cates				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number: 352-805-0205			
Town Manager Recommendation:							POC Email: mcates@howey.org			

Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan

Date: 12/22/2022		Project Title: Water Mains - South					Project Number:			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
General Fund		1					\$ 100,000	\$ 100,000		\$ 200,000
Description of Project (200 words or less):										
<p>This project consists of replacing old existing metal pipe water mains with new pvc/poly pipe or epoxy lining.</p> <p>Costs were determined by Public Works in working with vendors.</p>										
Justification and Urgency for the Project (When is it required to be complete and why?):										
<p>Replacing the old metal pipe water mains with new pvc/poly pipe will help provide better water quality and lessen the amount of costly repairs.</p>										
Is It related to other projects? If yes, list them.										
What Department Will Be Responsible For The Project?: Public Works						Department Point of Contact: Morgan Cates				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number: 352-805-0205			
Town Manager Recommendation:							POC Email: mcates@howey.org			

**Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan**

Date: 12/22/2022		Project Title: Water Master Plan					Project Number:			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
General Fund		1						\$ 80,000		\$ 80,000
<p>Description of Project (200 words or less):</p> <p>This project consist of an analysis of the current water treatment plants and infrastructure, to plan for any needed capital improvements of the potable water treatment plants and infrastructure.</p> <p>Cost is based on previous project costs, adjusted for inflation.</p>										
<p>Justification and Urgency for the Project (When is it required to be complete and why?):</p> <p>Our current master plan was completed in 2018 and covers the projected growth for a 5 year period. As new developments have expressed interest in building in the town ISB and we have had no significant improvements made to the water treatment plants or infrastructure a new master water plan with current information is needed.</p>										
<p>Is It related to other projects? If yes, list them.</p>										
What Department Will Be Responsible For The Project?: Public Works						Department Point of Contact: Morgan Cates				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number: 352-805-0205			
Town Manager Recommendation:							POC Email: mcates@howey.org			

Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan

Date: 12/22/2022		Project Title: Emergency Lift Station Generators					Project Number:			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
Grants					\$ 200,000					\$ 200,000
Description of Project (200 words or less):										
<p>This project consist of installing two generators at two Town-owned lift stations.</p> <p>Costs were determined from a quote from URE (Utility Repair Experts) at \$100,000 each.</p>										
Justification and Urgency for the Project (When is it required to be complete and why?):										
Installing emergency generators at the lift station would provide power to the lift stations during all emergency situations.										
Is It related to other projects? If yes, list them.										
What Department Will Be Responsible For The Project?: Public Works						Department Point of Contact: Morgan Cates				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number: 352-805-0205			
Town Manager Recommendation:							POC Email: mcates@howey.org			

Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan

Date: 1/16/2022		Project Title: Central Avenue Streetscape					Project Number:			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
General Fund							\$30,000	\$500,000		\$530,000
Description of Project (200 words or less): As the downtown area is developed, a streetscape will be a necessary component of the redesign/revitalization process. Costs were based upon estimates from original project proposal.										
Justification and Urgency for the Project (When is it required to be complete and why?): After a Community Redevelopment Agency is created, developing the downtown will necessitate a streetscape implementation.										
Is It related to other projects? If yes, list them.										
What Department Will Be Responsible For The Project?: Public Works						Department Point of Contact Morgan Cates				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number:			
Town Manager Recommendation:							POC Email: mcates@howey.org			

Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan

Date: 12/22/2022		Project Title: Venezia South Second Access					Project Number:			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
General Fund							\$ 34,000			\$ 34,000
Description of Project (200 words or less):										
<p>This project consist of providing a second access for Venezia Subdivision by connecting Bellissimo Place to Revels Road.</p> <p>Costs were estimated by Town Engineer.</p>										
Justification and Urgency for the Project (When is it required to be complete and why?):										
Connecting Bellissimo Place to Revels Road would provide a second access for Venezia homeowners, Town residents and the general public.										
Is It related to other projects? If yes, list them.										
What Department Will Be Responsible For The Project?: Public Works						Department Point of Contact: Morgan Cates				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number: 352-805-0205			
Town Manager Recommendation:							POC Email: mcates@howey.org			

**Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan**

Date: 12/22/2022		Project Title: Sidewalk Improvements					Project Number:			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
General Fund		1		\$ 5,000	\$ 10,000	\$ 30,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 75,000
Description of Project (200 words or less):										
<p>This project consist of making improvements and repairs to the existing sidewalks throughout Town. This project may also consist of adding new sidewalks features to enhance existing sidewalks.</p> <p>Costs were determined by previous sidewalk improvement project costs and estimates for upcoming project costs.</p>										
Justification and Urgency for the Project (When is it required to be complete and why?):										
<p>Making improvements and repairs to existing sidewalks to ensure the sidewalks throughout Town meet all current *A.D.A regulations to provide safe pedestrian traffic. *A.D.A(Americans with Disabilities Act).</p>										
Is It related to other projects? If yes, list them.										
What Department Will Be Responsible For The Project?: Public Works						Department Point of Contact: Morgan Cates				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number: 352-805-0205			
Town Manager Recommendation:							POC Email: mcates@howey.org			

**Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan**

Date: 12/22/2022		Project Title: Annual Stormwater Improvements					Project Number:			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
LCWA Grant				\$ 100,000	\$ 100,000					\$ 100,000
General Fund		1		\$ 10,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 160,000
Description of Project (200 words or less):										
<p>This project consist of improving the stormwater features and structures throughout Town and making improvements/upgrades to the direct discharge stormwater structures along N. Lakeshore Blvd and S. Lakeshore Blvd to ensure better water quality in Little Lake Harris.</p> <p>Cost was determined by the Public Works Director for small stormwater projects for a typical year. For FY23-24, this is the Town Engineer's estimated costs as required for the application to the LCWA grant to perform a water quality stormwater project along N. Lakeshore.</p>										
Justification and Urgency for the Project (When is it required to be complete and why?):										
<p>Providing stormwater improvements and water quality improvements throughout the Town is one of the requirements of the Town's FDEP* Phase II MS4* NPDES* Permit. The Town has to generate annual reports to FEDP. FDEP(Florida Department of Enviromental Protection)* MS4(Municipal Separate Storm Sewer System)* NPDES(National Pollutant Discharge</p>										
Is It related to other projects? If yes, list them.										
What Department Will Be Responsible For The Project?: Public Works						Department Point of Contact: Morgan Cates				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number: 352-805-0205			
Town Manager Recommendation:							POC Email: mcates@howey.org			

**Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan**

Date: January 8, 2023		Project Title: Sanitary Sewers Installed on S. Florida and Dixie Avenues.					Project Number: DRM02			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
Grant Funds					500,000					500,000
Utility Fund Sewer Impact					10000					10,000
										0
										0
Total					510,000					510,000
<p>Description of Project (200 words or less):</p> <p>Using grant funds available from DEP, install gravity flow sewer mains along both South Florida and South Dixie Avenues. Connect all existing houses to new sanitary sewer lines. Suggest line be placed on west side of South Dixie and along East Side of South Florida. Connect new lines via a grinder pump and a small lift station at each side intersecting street (3 each) to the existing force main on west side of South Florida Avenue. Properly abandon all septic tanks currently installed along South Dixie and South Florida Avenues. Require all property owners with existing houses or residences to hook up. Any vacant lots must hook up to sanitary sewer system upon construction. No costs will be assessed to existing house property owners. Town Utility Fund will cover any grant matching or ineligible costs with sewer impact fees. Residents will pay standard monthly sewer charges per utility fund rate schedule in future to maintain system.</p> <p>Costs were estimated by Councilor Miles.</p>										
<p>Justification and Urgency for the Project (When is it required to be complete and why?):</p> <p>This project will use existing available grant funds to continue the Town's efforts to provide sanitary sewer service to all properties within Town Boundaries. This is in keeping with County, State, and Federal goals to keep our environment clean and healthy for all residents. Complete project by September 30, 2024.</p>										
<p>Is It related to other projects? If yes, list them. Center Street Sanitary Sewer System.</p>										
What Department Will Be Responsible For The Project?: Public Works						Department Point of Contact: Morgan Cates				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number:			
Town Manager Recommendation:							POC Email: mcates@howey.org			

Capital Expenditure Project Town of Howey In The Hills FY 2023-2028 Capital Project Plan

Date: January 8, 2023		Project Title: Acquire Assets of Central Lake County Community Development District					Project Number: DRM03			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
Future Utility Revenue Bond Issue					500,000					500,000
Total					500,000					500,000
<p>Description of Project (200 words or less):</p> <p>Sanitary Sewer Services are currently provided to a portion of the Town of Howey In The Hills and a portion of unincorporated Lake County by the Central Lake County Community Development District (CDD) which was established by Lake County Ordinance 2001-75 on May 11, 2001 in accordance with Chapter 190, Florida Statutes. All of the CDD Water and Sewer Service areas are located within the Town of Howey In The Hills Water and Sewer Service Area as provided in Lake County Ordinance 2013-29 (as amended) . This capital project provides for the Town of Howey In The Hills to acquire the assets of the Central Lake County Community Development District by paying Lake County the value of the District's Net Assets, plus any related legal and administrative expenses. The last available audited Financial Statements of the CDD, dated September 30, 2021, place its Total Net Position at \$291,898. As these financial statements are over fifteen (15) months old, it is anticipated the value may have increased since that date. This project has therefore been estimated at \$500,000 for the Net Asset value of the District, plus administrative and legal expenses. The Town would assume all assets and liabilities of the District upon acquisition, including the remaining three and one-half year lease, and four each, ten year extensions of the lease with Sewer and Water Plant Investments, LLC (previously Packing House By-Products, Co.), both entities owned by the previous Developer of Mission Inn. Lease payments are calculated each year based on a formula detailed in the lease agreement.</p> <p>Justification and Urgency for the Project (When is it required to be complete and why?): The Town of Howey in The Hills is currently negotiating with five (or more) Developers of Land located within its Town Limits to build large numbers of residential housing units, and some number of commercial and industrial properties. These properties and additional ones that may surface in the future in the Town Of Howey In The Hills Service Area, will require water and sewer services. The Orlando-Kissimmee Metropolitan Area is expanding rapidly and is now approaching the Town of Howey In The Hills. In the next five to ten years the population of the Town of Howey In The Hills is expected to explode into a much larger Town. If the Town is to develop properly in agreement with interests of the existing Town residents, it is imperative that the Town must control the water and sewer services in its service area. The Town currently operates its own water services and some retail wastewater collection services. This acquisition, in cooperation with Lake County, will allow the Town on a cost effective basis, to operate wholesale wastewater collection and treatment services. Together with the acquisition and expansion of the Drake Point water and wastewater plants approved by Lake County within the Town of Howey Water and Wastewater Service Area, the Town of Howey in the Hills will be able to serve customers within its service area.</p>										
Is It related to other projects? If yes, list them. Drake Point Water and Wastewater Treatment Plants Acquisition										
What Department Will Be Responsible For The Project?: Public Works and Finance							Department Point of Contact: Morgan Cates			
Planning & Zoning Board Recommendation:					Town Council Approval and Date:			POC Phone Number:		
Town Manager Recommendation:								POC Email: mcates@howey.org		

**Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan**

Date: January 8, 2023		Project Title: Aquire and Expand Drake Point Water & WW Plants					Project Number: DRM04			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
Future Utility Revenue Bond Issue					5,000,000					5,000,000
Total					5,000,000					5,000,000
<p>Description of Project (200 words or less): In the Summer of 2022, Lake County approved the Drake Point PUD Development within the Howey In The Hills Water and Wastewater Service Area. The Developer plans on building water and wastewater plants to serve this rapidly developing portion of Lake County. Approximately 600 new homes will be built on this tract in Yalaha, a portion of unincorporated Lake County. The City of Leesburg has already approved a development (Whispering Hills) that will abut on the northern boundary of the Town of Howey In The Hills Water and Wastewater Service Area. Over 2,100 houses are planned in this area along Number 2 Road. The area surrounding Howey In The Hills, and the Town itself are exploding with growth as the Orlando-Kissimmee metropolitan area continues to expand. It is imperative that the Town of Howey In The Hills, develop and provide adequate water and wastewater services to these newly developing areas, if the residents of the Town are to have a say in the manner in which the area develops. The development is coming, as Drake Point demonstrates, whether Town residents like it or not. This project provides for the development of the required water and wastewater services in the Northeast Quadrant of the Town of Howey In The Hills Service Area. Collectively, with the project to acquire and operate the Water and Wastewater Services currently delivered by the Central Lake County Community Development District, and the Two New Water Well Drillings approved this past Fall by the Town Council, the Town will effectively be in both the water and wastewater delivery business in its service area.</p>										
<p>Costs were estimated by Councilor Miles.</p>										
<p>Justification and Urgency for the Project (When is it required to be complete and why?): The Town of Howey in the Hills needs to acquire and operate all public water and wastewater treatment facilities within its Water and Wastewater Service Area in order to be able to responsibly manage the development of its community and surrounding areas. This project will be bonded by September 30, 2024, and construction completed on expanded plants by September 30, 2025 to serve its customers.</p>										
<p>Is It related to other projects? If yes, list them. Acquisition of Central Lake County CDD Water and Wastewater facilities. ; Construction of Two New Water Wells</p>										
<p>What Department Will Be Responsible For The Project?: Public Works and Finance</p>							<p>Department Point of Contact: Morgan Cates</p>			
<p>Planning & Zoning Board Recommendation:</p>				<p>Town Council Approval and Date:</p>			<p>POC Phone Number:</p>			
<p>Town Manager Recommendation:</p>							<p>POC Email: mcates@howey.org</p>			

**Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan**

Date: 1/16/2022		Project Title: West Wastewater Treatment Plant					Project Number:			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
Impact Fees					2,500,000					\$2,500,000
<p>Description of Project (200 words or less):</p> <p>Cedar Creek (Blue Sky Development) on Number Two Road has proposed the construction of a wastewater treatment plant on their site, to serve the development and the surrounding area.</p> <p>Costs were based upon estimates by developer.</p>										
<p>Justification and Urgency for the Project (When is it required to be complete and why?):</p> <p>This wastewater plant is proposed to serve the western and central areas of Howey-in-the-Hills, being closely located to the Mission Rise/Reserve areas, also on Number Two Road.</p>										
<p>Is It related to other projects? If yes, list them.</p>										
What Department Will Be Responsible For The Project?: Public Works						Department Point of Contact Morgan Cates				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number:			
Town Manager Recommendation:							POC Email: mcates@howey.org			

**Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan**

Date:		Project Title:					Project Number:			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
County Impact Fees	Library Expansion	8		100,000.00	800,000.00	100000				1,000,000.00
<p>Description of Project (200 words or less): Due to the projected growth coming to the Howey area; we will need to increase the size of the building to accommodate this increase.</p> <p>Costs were set by the annual request limit; the last project was more than \$1,000,000.</p>										
<p>Justification and Urgency for the Project (When is it required to be complete and why?): Available resources for local residents.</p>										
<p>Is It related to other projects? If yes, list them.</p>										
What Department Will Be Responsible For The Project?: Library						Department Point of Contact Tara Hall				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number: 352.324.0254			
Town Manager Recommendation:							POC Email: thall@howey.org			

Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan

Date: 12/29/2022		Project Title: Digitalization Station					Project Number:			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
County Impact Fees	Digitalization Station	1		5,000.00						5,000.00
<p>Description of Project (200 words or less): A video to digital converter with accessories which would include flash drives and SD cards.</p> <p>Costs were determined by researching similar projects at other libraries.</p>										
<p>Justification and Urgency for the Project (When is it required to be complete and why?):</p> <p>In this digital age, by offering this service at our library, we will have outreach to patrons who might not otherwise visit our library. The cost can be prohibitive for many. This service would provide the community with a more economical, local, and easier accessibility for their digital needs.</p>										
<p>Is It related to other projects? If yes, list them.</p>										
What Department Will Be Responsible For The Project?: Library						Department Point of Contact Tara Hall				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:		POC Phone Number: 352.324.0254				
Town Manager Recommendation:						POC Email: thall@howey.org				

Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan

Date: 12/29/2022		Project Title: Virtual Reality Station					Project Number:			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
County Impact Fees	Virtual Reality Station			7,500.00						7,500.00
<p>Description of Project (200 words or less): "Meta Quest Pro" virtual goggles and accessories such as headset, controllers and stylus tips, charging dock, protective cover, partial light blockers, wrist straps, and charging cables and adaptor.</p> <p>Costs were determined by research of similar projects and sole vendors quotes</p>										
<p>Justification and Urgency for the Project (When is it required to be complete and why?): Available resources for local residents.</p>										
<p>Is It related to other projects? If yes, list them.</p>										
What Department Will Be Responsible For The Project?: Library						Department Point of Contact Tara Hall				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:		POC Phone Number: 352.324.0254				
Town Manager Recommendation:						POC Email: thall@howey.org				

Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan

Date: 12/29/2022		Project Title: Special Collection - World Literature					Project Number:			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
County Impact Fees	Special Collection World Literature			15,000.00						15,000.00
<p>Description of Project (200 words or less): "Works of literature that have been created, distributed, and circulated beyond their country of origin." It has to speak to people of more than one nationality.</p> <p>Costs were set as an upper-limit of impact fee requests of this category/type.</p>										
<p>Justification and Urgency for the Project (When is it required to be complete and why?): Available resources for local residents.</p>										
<p>Is It related to other projects? If yes, list them.</p>										
What Department Will Be Responsible For The Project?: Library						Department Point of Contact Tara Hall				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number: 352.324.0254			
Town Manager Recommendation:							POC Email: thall@howey.org			

Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan

Date: 12/29/2022		Project Title: LEGO Wall						Project Number:		
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
County Impact Fees	LEGO wall			5,000.00						5,000.00
<p>Description of Project (200 words or less): A wall for kids to build LEGO projects.</p> <p>Costs were determined by researching similar projects at other libraries.</p>										
<p>Justification and Urgency for the Project (When is it required to be complete and why?): Available resources for local residents.</p>										
<p>Is It related to other projects? If yes, list them.</p>										
What Department Will Be Responsible For The Project?: Library						Department Point of Contact Tara Hall				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number: 352.324.0254			
Town Manager Recommendation:							POC Email: thall@howey.org			

Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan

Date: 12/29/2022		Project Title: Toy Lending Program						Project Number:		
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
County Impact Fees	Toy Lending Program			5,000.00						6,000.00
<p>Description of Project (200 words or less): Specifically "American Girls" dolls and accessories.</p> <p>Costs were determined by sole vendor catalogue and comparing to similar library projects.</p>										
<p>Justification and Urgency for the Project (When is it required to be complete and why?): Available resources for local residents.</p>										
<p>Is It related to other projects? If yes, list them.</p>										
What Department Will Be Responsible For The Project?: Library						Department Point of Contact Tara Hall				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number: 352.324.0254			
Town Manager Recommendation:							POC Email: thall@howey.org			

Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan

Date: 12/29/2022		Project Title: Outdoor After-Hours Book Locker						Project Number:		
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
County Impact Fees				20,000.00						20,000.00
<p>Description of Project (200 words or less): After hours lockboxes for patrons to pick up books they have on hold.</p> <p>Costs were determined by vendor quote.</p>										
<p>Justification and Urgency for the Project (When is it required to be complete and why?): Available resources for local residents.</p>										
<p>Is It related to other projects? If yes, list them.</p>										
What Department Will Be Responsible For The Project?: Library						Department Point of Contact Tara Hall				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number: 352.324.0254			
Town Manager Recommendation:							POC Email: thall@howey.org			

Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan

Date: 12/29/2022		Project Title: Makerspace					Project Number:			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
County Impact Fees					10,500.00					10,500.00
Description of Project (200 words or less): Cricut Maker and accessories. Sewing machine and accessories. Film making equipment. Costs were determined by researching vendors and similar projects at other libraries.										
Justification and Urgency for the Project (When is it required to be complete and why?): Available resources for local residents.										
Is It related to other projects? If yes, list them.										
What Department Will Be Responsible For The Project?: Library						Department Point of Contact Tara Hall				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number: 352.324.0254			
Town Manager Recommendation:							POC Email: thall@howey.org			

**Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan**

Date: December 22, 2022		Project Title: New Public Safety Complex						Project Number:		
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
Grants (Unspecified)						\$2,000,000.00	\$3,000,000.00	\$1,500,000.00	\$500,000.00	\$7,000,000.00
<p>Description of Project (200 words or less):</p> <p>Create a concept design of a public safety building and build a new police headquarters. The building must meet all safety, hardening concepts, and all current security requirements. The area needs to provide adequate parking for visitors & staff. The location should include any future growth for the facility as well.</p> <p>Costs were determined by consultant.</p>										
<p>Justification and Urgency for the Project (When is it required to be complete and why?):</p> <p>We are currently operating out of approximately 1500 square feet now. The architect said we should be at a minimum of 15,000 square feet to meet the current demand of todays world. As we grow, we are quickly running out of room and parking. The facility should be evaluated for a growth period of 20 years. The building is long over due for todays standards. When funding is available, the design will take around 1 year to design and agree on a design. the second year will be bidding the project and selecting a contractor that specializes in law enforcement facility construction, like Ajax Construction. The 2 to 3 remaining years will be site preparation and building and inspecting the facility as its built. I would suggest a construction manager be hired to over see this function. Specialty sub contractors should be used to coordinate IT, building security and controlled access entry/exit points. It's my belief this project will take up to 5 years from design to finish. The estimated budget is 8 to 10 million. This does not include any furniture, IT equipment, etc.</p>										
<p>Is It related to other projects? If yes, list them.</p>										
What Department Will Be Responsible For The Project?:						Police & Building services for permits			Department Point of Contact: Rick Thomas	
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number: 352-324-2030			
Town Manager Recommendation:							POC Email: rthomas@howey.org			

Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan

Date: 1/16/2022		Project Title: Design for New Town Hall					Project Number:			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
General Fund					\$50,000					\$50,000
<p>Description of Project (200 words or less):</p> <p>With the growth of the Town, a larger, newer Town Hall will be necessary. The selection of the site and the design of the building will be the preliminary steps.</p> <p>Costs were estimated by Town Engineer.</p>										
<p>Justification and Urgency for the Project (When is it required to be complete and why?):</p> <p>As Town Hall is currently housed in an old, repurposed house, there has been a need for a larger, newer structure to accommodate staff operations on a daily basis and to accommodate attendance at public meetings.</p>										
<p>Is It related to other projects? If yes, list them.</p>										
What Department Will Be Responsible For The Project?: Administration/Facilities						Department Point of Contact Sean O'Keefe				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number:			
Town Manager Recommendation:							POC Email: sokeefe@howey.org			

Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan

Date: 12/22/2022		Project Title: Convert Landfill to Park					Project Number:			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
Impact Fees		140			\$ 75,000	\$ 200,000	\$ 725,000			\$ 1,000,000
Description of Project (200 words or less):										
<p>This project consist of repurposing the landfill for recreational purposes.</p> <p>Costs were based on estimate from Town Engineer.</p>										
Justification and Urgency for the Project (When is it required to be complete and why?):										
<p>Redesigning the landfill will turn an unused parcel into a Town asset as a recreational space, taking advantage of its high elevation.</p>										
Is It related to other projects? If yes, list them.										
What Department Will Be Responsible For The Project?: Public Works						Department Point of Contact: Morgan Cates				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number: 352-805-0205			
Town Manager Recommendation:							POC Email: mcates@howey.org			

Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan

Date: 12/22/2022		Project Title: Repair/Replace Finger Piers					Project Number:			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
General Fund				\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 60,000
FWC Grant				\$ 50,000						\$ 50,000
Description of Project (200 words or less):										
<p>This project consist of the repair or replace of exisiting finger piers that are located along North and South Lakeshore Blvd.</p> <p>Costs were determined by vendor estimates.</p>										
Justification and Urgency for the Project (When is it required to be complete and why?):										
<p>To repair or replace existing finger piers to provide a safe location for Town residents and the general public to fish on Little Lake Harris.</p>										
Is It related to other projects? If yes, list them.										
What Department Will Be Responsible For The Project?: Public Works						Department Point of Contact: Morgan Cates				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number: 352-805-0205			
Town Manager Recommendation:							POC Email: mcates@howey.org			

**Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan**

Date: 12/22/2022		Project Title: Repair/Renovate Sara Maude park					Project Number:			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
Impact Fees				\$ 100,000	\$ 100,000		\$ 100,000			\$ 300,000
<p>Description of Project (200 words or less):</p> <p>This project consist of renovating the existing parking area at the park entrance along S. Lakeshore Blvd to allow for additional parking. This project may also consist of making repairs or renovations to the existing boardwalk.</p> <p>Costs were estimated</p>										
<p>Justification and Urgency for the Project (When is it required to be complete and why?):</p> <p>Currently there is not adequate parking at the park entrance along S. Lakeshore Blvd. Also, currently the park is closed due to the damages substained to the boardwalk during Hurricane Ian.</p>										
<p>Is It related to other projects? If yes, list them.</p>										
What Department Will Be Responsible For The Project?: Public Works						Department Point of Contact: Morgan Cates				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number: 352-805-0205			
Town Manager Recommendation:							POC Email: mcates@howey.org			

Capital Expenditure Project Town of Howey In The Hills FY 2023-2028 Capital Project Plan

Date: 12/22/2022		Project Title: Improvements to Griffin Park					Project Number:			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
Impact Fees		140					\$ 45,000			\$ 45,000
Grants							\$ 45,000			\$ 45,000
General Fund		1			\$ 10,000					\$ 10,000
Description of Project (200 words or less):										
<p>This project consist of adding additional recreational amenities to Griffin Park.</p> <p>Costs were as received from playground equipment vendors.</p>										
Justification and Urgency for the Project (When is it required to be complete and why?):										
<p>Adding additional recreational amenities to Griffin Park will create a better experience for Town residents and the general public.</p>										
Is It related to other projects? If yes, list them.										
What Department Will Be Responsible For The Project?: Public Works						Department Point of Contact: Morgan Cates				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number: 352-805-0205			
Town Manager Recommendation:							POC Email: mcates@howey.org			

**Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan**

Date: 12/22/2022		Project Title: Neighborhood Park South End (Pine Park)					Project Number:			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
Impact Fees		140		\$ 35,000	\$ 42,000	\$ 38,000				\$ 115,000
<p>Description of Project (200 words or less):</p> <p>This project consist of adding amenities to Pine Park (Venezia South Park). In FY 2022-23 it is proposed to add a driveway and or a parking area for Public Access. Both a bicycle trailhead and pickleball courts have been proposed uses for the area, per the Parks & Recreation Board.</p> <p>Costs were estimated by Town Engineer.</p>										
<p>Justification and Urgency for the Project (When is it required to be complete and why?):</p> <p>Adding amenities to Pine Park is necessary to solidify the deal the Town made with the Venezia HOA for ownership of the property.</p>										
<p>Is It related to other projects? If yes, list them.</p>										
What Department Will Be Responsible For The Project?: Public Works						Department Point of Contact: Morgan Cates				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number: 352-805-0205			
Town Manager Recommendation:							POC Email: mcates@howey.org			

Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan

Date: 12/22/2022		Project Title: Grove Square Park					Project Number:			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
Impact Fees		140		\$ 10,000						\$ 10,000
Description of Project (200 words or less):										
<p>This project consist of having a landscape engineer create a design for the property.</p> <p>Costs were based on estimate from consultant hourly rates.</p>										
Justification and Urgency for the Project (When is it required to be complete and why?):										
<p>Redesigning Grove Square is intended to allow for a business incubation area for small businesses, as well as a park-type area for residents to congregate.</p>										
Is It related to other projects? If yes, list them.										
What Department Will Be Responsible For The Project?: Public Works						Department Point of Contact: Morgan Cates				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number: 352-805-0205			
Town Manager Recommendation:							POC Email: mcates@howey.org			

Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan

Date: 1/16/2022		Project Title: Community Campus near Public Safety		Project Number:						
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
Impact Fees					\$300,000	\$300,000	\$250,000			\$850,000
<p>Description of Project (200 words or less):</p> <p>Near the Town-owned nine acres on Number Two Road, there is the possibility of developing a greater campus. This would include the potential acquisition of nearby wetlands and another parcel (approximately ten acres).</p> <p>Costs for the first year were determined by just value of the land expansion.</p>										
<p>Justification and Urgency for the Project (When is it required to be complete and why?):</p> <p>Increasing space for Town facilities will become a greater need as the Town grows.</p>										
<p>Is It related to other projects? If yes, list them.</p>										
What Department Will Be Responsible For The Project?:				Public Works			Department Point of Contact Morgan Cates			
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number:			
Town Manager Recommendation:							POC Email: mcates@howey.org			

Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan

Date: 12/22/2022		Project Title: Lakeshore Shoreline Improvements					Project Number:			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
Grants (Unspecified)						\$ 100,000				\$ 100,000
Description of Project (200 words or less):										
<p>This project consist of Little Lake Harris shoreline improvements to include; shoreline restoration and kayak launches.</p> <p>Costs were determined from similar projects funded by the same grant.</p>										
Justification and Urgency for the Project (When is it required to be complete and why?):										
Is It related to other projects? If yes, list them.										
What Department Will Be Responsible For The Project?: Public Works						Department Point of Contact: Morgan Cates				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number: 352-805-0205			
Town Manager Recommendation:							POC Email: mcates@howey.org			

Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan

Date: 1/16/2022		Project Title: Central Lake Bike Trail and Town Trails					Project Number:			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
Impact Fees					\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$350,000
Grants (Unspecified)					\$550,000	\$550,000	\$550,000	\$550,000	\$550,000	\$2,750,000
Description of Project (200 words or less): There are numerous bike trails being proposed and built throughout Central Florida. Due to its location, Howey-in-the-Hills is in a position to connect into these proposed and current bike trails. Costs were determined by the Town Planner and Town Engineer.										
Justification and Urgency for the Project (When is it required to be complete and why?): There are ongoing, concurrent bike trail projects that are being sponsored at the state, county, and municipal level. Any bike trail proposal needs to be placed in the larger picture of the latest bike trail plans.										
Is It related to other projects? If yes, list them.										
What Department Will Be Responsible For The Project?: Public Works						Department Point of Contact Morgan Cates				
Planning & Zoning Board Recommendation:				Town Council Approval and Date:			POC Phone Number:			
Town Manager Recommendation:							POC Email: mcates@howey.org			



MEMO

To: Town Council

CC:

From: John Brock, Town Clerk

RE: November 2023 Month-End Town Hall Report

Date: 12/08/2023

Utility Billing:

Top Utility Bill Bad Debt for November 2023

account	last_ payment_ amount	last_ payment_ date	comments	current_ charges	past_due_a mount	service_address
0239-00	100.00	11/27/2023	Disconnected due to non payment. Account is locked	55.99	417.28	607 N LAKESHORE BLVD
1272-00	27.07	10/19/2023	Disconnected due to non payment.	773.08	404.76	489 AVILA PL - IRRIGATION
0463-00	149.88	07/24/2023	Disconnected due to non payment. Account is locked	86.77	283.30	201 S MARE AVE
0370-00	155.60	09/29/2023	On disconnect list for December	84.40	169.11	1102 N HAMLIN AVE
0285-00	310.31	08/02/2023	Disconnected due to non payment. Account is locked	55.99	165.03	504 E MISSION LANE
0842-00	127.11	10/25/2023	Disconnected due to non payment. Account is locked	131.10	130.89	215 MESSINA PL - POTABLE
0802-00	200.00	10/30/2023	Working with resident to collect payment	129.97	127.36	332 TERRACOTTA TER - POTABLE
0773-00	173.26	11/21/2023	Working with resident to collect payment	160.37	123.35	471 BELLISSIMO PL - IRRIGATION
1190-00	122.47	11/29/2023	Working with resident to collect payment	117.78	123.15	654 AVILA PL - IRRIGATION

Building Permits:

PERMITS Q1	OCT 23	NOV 23	DEC 23	TOTAL
Talichet - SFR	1	0		1
Venezia TH SFR	10	6		16
Independent - SFR		0		0
Bldg Com. (Sign)		0		0
Building	1	2		3
Doors		0		0
Electrical	1	0		1
Fence	2	1		3
Gas		0		0
HVAC / Mechanical	2	1		3
Plumbing	1	0		1
Pool/Decks		0		0
Re-Roof	6	5		11
Screen Enclosure	1	0		1
Sheds		0		0
Solar		5		5
Windows	2	0		2
Monthly Totals	27	20		47
<i>Monthly Permit Amount</i>	<i>\$149,802.00</i>	<i>\$83,585</i>		<i>\$233,387.00</i>
CO: Talichet - SFR	1	3		4
CO: Venezia Townhome	12	6		18
CO:Independent - SFR	0	0		0

Activity Log Event Summary (Cumulative Totals)

Howey-in-the-Hills PD
(11/01/2023 - 11/30/2023)

<No Event Type Specified>	1	Abandoned 911	4
Abandoned Vehicle	3	Alarm Activation	7
Animal Complaint	1	Anti-Social Behavior	49
Arrest	5	Assault & Battery	2
Assist other Agency- Child Services	1	Assist other Agency- In Progress calls	7
Assist other Agency- Medical Call	3	Assist other Agency- Other	2
Assist other Agency- Traffic	3	Attempt to Contact	1
Baker Act-Juvenile	1	Be on the look-out- BOLO	1
Citizen Assist	6	Civil Complaint-Legal Advice	12
Disabled Vehicle (DAV)	2	Disturbance	1
Juvenile Complaint	2	Patrol	405
Patrol-Busines	33	Patrol-School	192
Property Check SRO	7	Property Check-Boat Ramp	25
Property Check-Business	48	Property Check-Residence	20
Property Check-Schools/Govt. Bldg.	40	Property Check-Town Property	158
Property Damage	1	Public Relations	4
Reckless Driver	8	Road Hazard	2
School Threat	1	Sick/Injured Person	3
Special Detail	4	Suicide Investigation	1
Suspicious Incident	5	Suspicious Vehicle	2
Traffic Control	3	Traffic Crash	2
Traffic Stop-Civil Citation	69	Traffic Stop-Criminal Citation	3
Traffic Stop-warning	74	Traffic Watch	53
Training-	1	Warrant	1
Well Being Check	2		

Total Number Of Events: 1,281

Town Council Open Monthly Case Report

11/1/2023 - 11/30/2023

Case Date	Parcel Address	Violation Type	Violation Type	Main Status	Date Closed
11/14/2023	635 AVILA PL	Landscape	Zoning Chapter 7	Open	
11/9/2023	E GARDENIA ST	Overgrowth	Property Maintenance	Closed	11/29/2023
11/8/2023	704 S LAKESHORE BLVD	Dumpster	Zoning Chapter 5	Open	
11/8/2023	138 E CENTRAL AVE	Junk	Property Maintenance	Closed	11/22/2023
11/8/2023	138 E CENTRAL AVE	Dumpster	Zoning Chapter 5	Open	
11/8/2023	217 W CENTRAL AVE	Dumpster	Zoning Chapter 5	Open	
11/7/2023	720 CALABRIA WAY	Overgrowth	Property Maintenance	Closed	11/22/2023
11/7/2023	481 BELLISSIMO PL	Irrigation	Water	Closed	11/28/2023
11/7/2023	231 MESSINA PL	Vehicle Sales	Parking	Open	
11/7/2023	213 MARILYN AVE	Junk / No Tag	Property Maintenance	Closed	11/29/2023
11/7/2023	704 S LAKESHORE BLVD	Political Sign	Zoning Chapter 5	Open	
11/7/2023	114 E GARDENIA ST	RV Parking & Political Sign	Parking	Open	
11/7/2023	1102 N HAMLIN AVE	Trailer Parking	Parking	Open	
11/2/2023	100 W MYRTLE ST	Right-of-Way	Property Maintenance	Closed	11/27/2023
11/1/2023	721 CALABRIA WAY	Irrigation	Water	Closed	11/28/2023

Town Council Closed Monthly Case Report

11/1/2023 - 11/30/2023

Main Status	Parcel Address	Violation Type	Violation Type	Case Date	Date Closed
Closed	E GARDENIA ST	Overgrowth	Property Maintenance	11/9/2023	11/29/2023
Closed	138 E CENTRAL AVE	Junk	Property Maintenance	11/8/2023	11/22/2023
Closed	720 CALABRIA WAY	Overgrowth	Property Maintenance	11/7/2023	11/22/2023
Closed	481 BELLISSIMO PL	Irrigation	Water	11/7/2023	11/28/2023
Closed	213 MARILYN AVE	Junk / No Tag	Property Maintenance	11/7/2023	11/29/2023
Closed	100 W MYRTLE ST	Right-of-Way	Property Maintenance	11/2/2023	11/27/2023
Closed	721 CALABRIA WAY	Irrigation	Water	11/1/2023	11/28/2023
Closed	591 AVILA PL	Irrigation	Water	10/31/2023	11/28/2023
Closed	VENEZIA BLVD	Overgrowth	Property Maintenance	10/30/2023	11/3/2023
Closed	718 CALABRIA WAY	Irrigation	Water	10/24/2023	11/3/2023
Closed	722 CALABRIA WAY	Irrigation	Water	10/24/2023	11/28/2023
Closed	576 AVILA PL	Irrigation	Water	10/24/2023	11/28/2023
Closed	236 MESSINA PL	Irrigation	Water	10/20/2023	11/28/2023
Closed	1102 N HAMLIN AVE	Utility Trailer Parking	Parking	9/14/2023	11/7/2023
Closed	1009 N HAMLIN AVE	weeds overgrowth	Property Maintenance	7/25/2023	11/17/2023
Closed	104 S MARE AVE	Permits		1/31/2023	11/30/2023
Closed	217 W CENTRAL AVE	Permits		1/30/2023	11/30/2023

Main Status	Parcel Address	Violation Type	Violation Type	Case Date	Date Closed
Closed	114 EAST LAKEVIEW AVE HOWEY IN THE HILLS FL 34737	rubbish		11/8/2022	11/22/2023
Closed	307 NORTH DIXIE DR HOWEY IN THE HILLS FL 34737	junk		11/1/2022	11/22/2023
Closed	1009 NORTH HAMLIN AVE HOWEY IN THE HILLS FL 34737	undergrowth		10/18/2022	11/17/2023
Closed	NORTH CITRUS AVE HOWEY IN THE HILLS FL 34737	overgrowth		10/18/2022	11/17/2023
Closed	SOUTH DIXIE DR HOWEY IN THE HILLS FL 34737	rubbish		9/21/2022	11/3/2023
Closed	EAST GARDENIA ST HOWEY IN THE HILLS FL 34737	grass		9/21/2022	11/9/2023
Closed	114 EAST GARDENIA ST HOWEY IN THE HILLS FL 34737	recreational vehicle		9/21/2022	11/7/2023
Closed	196 WEST CYPRESS AVE HOWEY IN THE HILLS FL 34737	recreational vehicles		9/21/2022	11/29/2023
Closed	198 WEST CYPRESS AVE HOWEY IN THE HILLS FL 34737	trailer		9/21/2022	11/29/2023

Main Status	Parcel Address	Violation Type	Violation Type	Case Date	Date Closed
Closed	312 NORTH DIXIE AVE HOWEY IN THE HILLS FL 34737	trailer		9/21/2022	11/29/2023
Closed	307 NORTH DIXIE DR HOWEY IN THE HILLS FL 34737	trailer		9/21/2022	11/29/2023
Closed	509 NORTH FLORIDA AVE HOWEY IN THE HILLS FL 34737	recreational vehicle		9/21/2022	11/29/2023
Closed	506 NORTH FLORIDA AVE HOWEY IN THE HILLS FL 34737	recreational vehicles	Parking	9/21/2022	11/9/2023
Closed	404 WEST DUPONT CIR HOWEY IN THE HILLS FL 34737	boat behind 4' fence		9/21/2022	11/9/2023
Closed	314 NORTH DIXIE DR HOWEY IN THE HILLS FL 34737	boat behind four' fence		9/21/2022	11/9/2023
Closed	536 AVILA PL HOWEY IN THE HILLS FL 34737	irrigation		9/2/2022	11/9/2023
Closed	202 MARILYN AVE HOWEY IN THE HILLS FL 34737	no permits		9/2/2022	11/3/2023
Closed	516 BELLISSIMO PL HOWEY IN THE HILLS FL 34737	irrigation		8/31/2022	11/3/2023

Main Status	Parcel Address	Violation Type	Violation Type	Case Date	Date Closed
Closed	107 EAST GARDENIA ST HOWEY IN THE HILLS FL 34737	trailer		8/15/2022	11/9/2023
Closed	601 SOUTH FLORIDA AVE HOWEY IN THE HILLS FL 34737	grass		8/4/2022	11/3/2023
Closed	510 East Revel Rd	building without permits		8/11/2021	11/8/2023

Total Records: 38

11/30/2023



Public Utilities

November 2023– Monthly Report

Activity	Location/ Address	Notes
Locates	Throughout Town	70 utility locates
Data log	Throughout Town	6
Service Orders	Throughout town	47 Utility Service Orders
Repairs	Mission Inn	4-inch main line repair at broken fitting



Public Works

November 2023 – Monthly Report

Activity	Location/ Address	Notes
Road Maintenance / Potholes	Throughout Town	PW Staff filled in drop off at intersections and along road edges throughout Town. PW staff has also Patched potholes throughout Town.
Stormwater/Drainage	Lakeshore Blvd.	PW staff started the yearly stormwater inlet/outfall cleaning along Lakeshore Blvd.
Building Maintenance	Library Town Hall	Repaired outside light timer at the Library. Repaired rear office door in Town Hall.
Grounds Maintenance	Library Blevin's Park	PW Staff installed new landscape mulch around the Library. PW Staff installed new landscape mulch at Blevin's Park.
	Sara Maude Nature Trail	PW Staff added mulch to the Nature Trail.
Tree Trimming/Tree Removal/Stump Removal	Well #3	Contractor trimmed low hanging limbs and removed brush at Well #3 (New Well Site).
Mowing/Weed Eating	Main Water Plant Well # 3 Lakeshore Blvd Cemetery Blevins Park Little Lake Harris Shoreline	Monthly Maintenance mowing, weed eating and edging. Monthly Mowing of Town Right of Way 9 Acre – Town Owned Parcel Weed Eating Little Lake Harris Shoreline
Boardwalk Repairs	Sara Maude Mason Nature Preserve	Sara Maude Boardwalk still closed due to storm damage (see update below)
Pre-Grade Inspections Landscape/Irrigation Inspections Sidewalk Inspections	Talichet	0 – Pre-Grade Inspection - SFR 0 – Final Lot Grading Inspection - SFR 0 – Final Landscape Inspection - SFR 0 – Sidewalk Inspection – SFR
	Talichet 2	1 – Pre-Grade Inspection – SFR 5 – Final Lot Grading Inspection 5 – Final Landscape Inspection 5 – Sidewalk Inspection
	Venezia Townhomes	0 – Pre-Grade Inspections – Town Home 6 – Final Lot Grading Inspection – Town Home 6 – Final Landscape Inspection – Town Home 6 – Sidewalk Inspection – Town Home

	In Field Lots	0 – Final Lot Grading Inspection
Lot Grading Plan Reviews Landscape/Irrigation Plan Reviews	Talichet Phase 2 Venezia Town Homes	0 – Lot Grading Plan/Landscape/Irrigation Reviews 0 – Lot Grading Plan Reviews

Additional Notes/Updates:

- **Sara Maude Mason Nature Preserve nature trail is open to the public:**
 - The boardwalk will stay closed. (Unsafe for pedestrian traffic)
 - Town Staff is working with FEMA Funding of reimbursement on the cost for repairs to the boardwalk.
 - The Public Works Director is preparing an RFP for the Reconstruction of the Sara Maude Mason Boardwalk and will post the RFP after the first of the year.

- **Pine Park Update:**
 - The Town engineer is designing a plan for Pine Park, Public Works is working with FDOT on a driveway permit for Pine Park.
 - The Town engineer has designed a concept plan of Pine Park with amenities that include: driveway, parking area with handicap spaces, pickle ball courts, restrooms, pavilions, playgrounds, bike trail and trails connecting to Venezia HOA property for Venezia resident access.

- **LCWA Stormwater Grant Update:**
 - The Public Works is working with SJRWMD to schedule a Pre-Application meeting for any permitting required for the project.
 - The Public Works Director is in contact with LCWA for all grant reports and requirements.

- **FDEM Lift Station #1 and Lift Station #2 Bypass Pump Grant Update:**
 - The Public Works Director is working with FDEM on both grant applications during the grant review process.
 - The Public Works Director is in contact with FDEM staff to provide additional documents and information needed during the review process.



**Library Director's Report
Marianne Beck Memorial Library
For the Month of November 2023**

Statistics for November 2023

Digital: 296, KOHA: 3,856 **Total:** 4,152. Items borrowed from other libraries: 495, items loaned to other libraries: 314. There were 110 computer sessions in October. 512 patrons attended programs in November. There were 287 downloads of Ebooks and Audiobooks. 18 residents received new library cards. A total of 2,898 residents visited the library in November.

Sean has sent each councilor an email concerning the County's decision to discontinue paying for the American Library Association which includes the Florida Library Association. I am attaching the section of the minutes that shows the BCC's decision and a statement composed by George Taylor, County Library Director, on what the libraries will lose due to this decision.

Funds collected for November:

Copies/Fax: \$55.95 **Fines:** \$131.39 **Total:** \$187.34

Activities during the month of November:

Morgan came and once again adjusted the timer for the outside lights on the porch. They are now working properly. Public works also ordered new outlet covers for the floor outlets in the main library, as at least one is in quite bad shape.

The FOL Giving Tree is now up in the library. Tell all your neighbors to stop by and choose an ornament that suggests a kindness you can do for a neighbor or town employee for the holidays. EX: Take a Christmas treat to your Howey neighbor.

Beth Flack organized the Christmas tree display on Central Plaza. She approached local businesses and families and asked them to set up a Christmas tree representing their businesses and clubs. Seven residents have done just that. Thank you for your participation.

November was busy with our weekly and monthly programs attended by many local patrons, as referenced in the opening paragraph.

Respectively Submitted,

Tara Hall, Library Director

Professional Impacts of the American Library Association

Impact on Organization

- State Aid to Libraries Grant requirement for administrative head/director to have an ALA certified Masters in Library Science degree (MLS)
- We require ALA certified MLS degree all for branch managers and all professional library staff
- We currently use Every Child Ready to Read, a Public Library Association (division of ALA) program, as the basis for story times and youth programming
- Loss of free/discounted training opportunities for staff at all levels
- Loss of access to national subject matter specialists
 - Strategic Planning
 - Cataloging
 - Collection Development
 - Youth Services and Programming
 - Public Library Management
- Loss of access to benchmarking, standards, and practices
 - Nationwide studies
 - Loss of technical collaboration
- Loss of access to grants from major library vendors that pass through the organization
 - Astor has received The EBSCO Excellence in Rural Library Service Award (\$1,000)
- Library Advisory Board By-Laws state that the Library Director should *associate with local, state, and national professional organizations and conduct and attend professional meetings and workshops.*
- National Library Week (April) and National Library Card Month (September) are ALA sponsored programs

Impact on Policies

- Re-adopt all our policies with our language
- Consistently work to keep policies current (loss of efficiencies)
- Lack of access to nationally vetted policy statements
- LCC-11 Lake County Library System - Collection Development Policy
 - Library Bill of Rights
 - Freedom to Read
 - Freedom to View
- LCC-12 Lake County Library System - Patron Request for Reconsideration of Library Materials
- LCC-61 Use of Meeting Space in Lake County Library System Branch Libraries
 - Bill of Rights



545 E. Tennessee St. ▪ Ste. 100-D ▪ Tallahassee, FL 32308 ▪ 850-270-9205 ▪ www.flalib.org

September 25, 2023

The Florida Library Association (FLA) is an independent non-profit organization with its own elected officers and bylaws. To support library service on a national level, FLA has had a long affiliation with the American Library Association (ALA) and is designated as a state chapter. As a chapter, FLA has a representative on the large ALA Council.

Similar to other organizations and associations (The American Bar Association, for example), chapters govern themselves while upholding a shared set of values that are not determined by one person. Through our chapter affiliation, FLA has access to the professional expertise of ALA staff and benefits from ALA's work to ensure that federal funds for libraries come to Florida. However, all FLA membership dues go to support continuing education and advocacy for Florida's school, academic, special, and public library workers. FLA's Board of Directors oversees and directs the vision, scope, and mission of our organization.

ALA states that "Chapters have the final authority within ALA for all programs and policies that concern only the area for which the chapter is responsible." FLA is that authority for Florida, not ALA.

ALA's President is an elected, volunteer position, holding office for one year. That position has no authority over FLA's work or direction. Furthermore, neither ALA nor FLA has power over the collection decisions that are made across this state in libraries of all kinds. All purchasing and collection decisions are locally governed by our libraries and in partnership with their partners and stakeholders.

FLA and all libraries in the Sunshine State share a commitment to provide library service and resources that represent the needs and values of Florida's citizens. This includes representing views that some might deem controversial or unpopular; and to make materials freely available to those who want them. We willingly share and defend the values of intellectual freedom and freedom to read. The values of intellectual freedom and the freedom to read are ones we share and are willing to defend.

Florida libraries are fundamental to the freedoms we enjoy as Americans. FLA and its more than 950 members are committed to ensuring our state's citizens can learn and think freely, are literate, lead fulfilling lives and are prepared for the workforce and for full participation in our democratic process.

Warmly,



Douglas Crane
Florida Library Association President, 2023-2024

DISCUSSION

Tab 33. Discussion and direction on the Lake County Library System membership with the American Library Association (ALA).

The Board approved to support terminating any relationship with the ALA or the Florida Library Association (FLA).

CAMPIONE

Item 14.

APPROVED

Tab 3. Request from County Attorney to recommend approval to advertise:

MARSH

HOWEY-IN-THE-HILLS
REVENUES V.S. EXPENDITURES
November 30, 2023

<u>REVENUES</u>	<u>RECEIVED</u> <u>CURRENT MON.</u>	<u>RECEIVED</u> <u>YEAR-TO-DATE</u>	<u>ESTIMATED</u> <u>REVENUE</u>	<u>REVENUE</u> <u>TO BE RECEIVED</u>	<u>PERCENT</u> <u>RECEIVED</u>
001 GENERAL FUND	\$ 23,576.53	\$ 102,653.36	\$ 2,555,938.00	\$ 2,453,284.64	4%
120 POLICE ADV TRAINING	\$ 174.84	\$ 380.07	\$ 3,000.00	\$ 2,619.93	13%
130 TREE FUND	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0%
140 WATER IMPACT FEES*	\$ 18,904.92	\$ 53,563.94	\$ 1,162,653.00	\$ 1,109,089.06	5%
141 PARK IMPACT FEES*	\$ 5,949.67	\$ 16,983.69	\$ 738,000.00	\$ 721,016.31	2%
142 POLICE IMPACT FEES*	\$ 6,337.66	\$ 18,091.29	\$ 738,000.00	\$ 719,908.71	2%
143 ROAD IMPACT FEES*	\$ -	\$ -	\$ 1.00	\$ 1.00	0%
144 WASTEWATER IMPACT FEES*	\$ -	\$ -	\$ 1.00	\$ 1.00	0%
145 STORMWATER IMPACT FEES*	\$ -	\$ -	\$ 1.00	\$ 1.00	0%
150 INFRASTRUCTURE FUND	\$ 1,009.72	\$ 18,333.08	\$ 273,355.00	\$ 255,021.92	7%
155 BUILDING FUND	\$ 44,789.22	\$ 126,591.03	\$ 679,565.00	\$ 552,973.97	19%
401 WATER/SANITATION FUND	\$ 147,206.79	\$ 295,173.54	\$ 6,943,736.00	\$ 6,648,562.46	4%
651 POLICE RETIREMENT	\$ -	\$ 21,819.43	\$ 198,423.00	\$ 176,603.57	11%
TOTALS	\$ 247,949.35	\$ 653,589.43	\$13,293,673.00	\$12,640,083.57	5%

<u>EXPENDITURES</u>	<u>COMMITTED</u> <u>CURRENT MON.</u>	<u>COMMITTED</u> <u>YEAR-TO-DATE</u>	<u>CURRENT</u> <u>APPROPRIATION</u>	<u>AVAILABLE</u> <u>APPROPRIATION</u>	<u>PERCENT</u> <u>COMM.</u>
001 GENERAL FUND	\$ 181,098.66	\$ 445,181.03	\$ 2,555,938.00	\$ 2,110,756.97	17%
120 POLICE ADV TRAINING	\$ -	\$ -	\$ 3,000.00	\$ 3,000.00	0%
130 TREE FUND	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0%
140 WATER IMPACT FEES*	\$ -	\$ 254,150.00	\$ 1,162,653.00	\$ 908,503.00	22%
141 PARK IMPACT FEES*	\$ -	\$ 17,975.00	\$ 738,000.00	\$ 720,025.00	2%
142 POLICE IMPACT FEES*	\$ -	\$ -	\$ 738,000.00	\$ 738,000.00	0%
143 ROAD IMPACT FEES*	\$ -	\$ -	\$ 1.00	\$ 1.00	0%
144 WASTEWATER IMPACT FEES*	\$ -	\$ -	\$ 1.00	\$ 1.00	0%
145 STORMWATER IMPACT FEES*	\$ -	\$ -	\$ 1.00	\$ 1.00	0%
150 INFRASTRUCTURE FUND	\$ -	\$ -	\$ 273,355.00	\$ 273,355.00	0%
155 BUILDING FUND	\$ 25,705.32	\$ 38,595.84	\$ 679,565.00	\$ 640,969.16	6%
401 WATER/SANITATION FUND	\$ 133,204.35	\$ 263,845.75	\$ 6,943,736.00	\$ 6,679,890.25	4%
651 POLICE RETIREMENT	\$ -	\$ -	\$ 198,423.00	\$ 198,423.00	0%
TOTALS	\$ 340,008.33	\$ 1,019,747.62	\$13,293,673.00	\$12,273,925.38	8%

**HOWEY-IN-THE-HILLS
REVENUES V.S. EXPENDITURES
October 31, 2023**

<u>REVENUES</u>	<u>RECEIVED CURRENT MON.</u>	<u>RECEIVED YEAR-TO-DATE</u>	<u>ESTIMATED REVENUE</u>	<u>REVENUE TO BE RECEIVED</u>	<u>PERCENT RECEIVED</u>
001 GENERAL FUND	\$ 79,076.83	\$ 79,076.83	\$ 2,555,938.00	\$ 2,476,861.17	3%
120 POLICE ADV TRAINING	\$ 205.23	\$ 205.23	\$ 3,000.00	\$ 2,794.77	7%
130 TREE FUND	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0%
140 WATER IMPACT FEES*	\$ 34,659.02	\$ 34,659.02	\$ 1,162,653.00	\$ 1,127,993.98	3%
141 PARK IMPACT FEES*	\$ 11,034.02	\$ 11,034.02	\$ 738,000.00	\$ 726,965.98	1%
142 POLICE IMPACT FEES*	\$ 11,753.63	\$ 11,753.63	\$ 738,000.00	\$ 726,246.37	2%
143 ROAD IMPACT FEES*	\$ -	\$ -	\$ 1.00	\$ 1.00	0%
144 WASTEWATER IMPACT FEES*	\$ -	\$ -	\$ 1.00	\$ 1.00	0%
145 STORMWATER IMPACT FEES*	\$ -	\$ -	\$ 1.00	\$ 1.00	0%
150 INFRASTRUCTURE FUND	\$ 17,323.36	\$ 17,323.36	\$ 273,355.00	\$ 256,031.64	6%
155 BUILDING FUND	\$ 81,801.81	\$ 81,801.81	\$ 679,565.00	\$ 597,763.19	12%
401 WATER/SANITATION FUND	\$ 147,966.75	\$ 147,966.75	\$ 6,943,736.00	\$ 6,795,769.25	2%
651 POLICE RETIREMENT	\$ 21,819.43	\$ 21,819.43	\$ 198,423.00	\$ 176,603.57	11%
TOTALS	\$ 405,640.08	\$ 405,640.08	\$13,293,673.00	\$12,888,032.92	3%

<u>EXPENDITURES</u>	<u>COMMITTED CURRENT MON.</u>	<u>COMMITTED YEAR-TO-DATE</u>	<u>CURRENT APPROPRIATION</u>	<u>AVAILABLE APPROPRIATION</u>	<u>PERCENT COMM.</u>
001 GENERAL FUND	\$ 264,082.37	\$ 264,082.37	\$ 2,555,938.00	\$ 2,291,855.63	10%
120 POLICE ADV TRAINING	\$ -	\$ -	\$ 3,000.00	\$ 3,000.00	0%
130 TREE FUND	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0%
140 WATER IMPACT FEES*	\$ 254,150.00	\$ 254,150.00	\$ 1,162,653.00	\$ 908,503.00	22%
141 PARK IMPACT FEES*	\$ 17,975.00	\$ 17,975.00	\$ 738,000.00	\$ 720,025.00	2%
142 POLICE IMPACT FEES*	\$ -	\$ -	\$ 738,000.00	\$ 738,000.00	0%
143 ROAD IMPACT FEES*	\$ -	\$ -	\$ 1.00	\$ 1.00	0%
144 WASTEWATER IMPACT FEES*	\$ -	\$ -	\$ 1.00	\$ 1.00	0%
145 STORMWATER IMPACT FEES*	\$ -	\$ -	\$ 1.00	\$ 1.00	0%
150 INFRASTRUCTURE FUND	\$ -	\$ -	\$ 273,355.00	\$ 273,355.00	0%
155 BUILDING FUND	\$ 12,890.52	\$ 12,890.52	\$ 679,565.00	\$ 666,674.48	2%
401 WATER/SANITATION FUND	\$ 130,641.40	\$ 130,641.40	\$ 6,943,736.00	\$ 6,813,094.60	2%
651 POLICE RETIREMENT	\$ -	\$ -	\$ 198,423.00	\$ 198,423.00	0%
TOTALS	\$ 679,739.29	\$ 679,739.29	\$13,293,673.00	\$12,613,933.71	5%

**HOWEY IN THE HILLS
BANK ACTIVITY REPORT
November 30, 2023**

	ACCOUNTS		LOANS
151200	Florida Prime Account		
	STATE BOARD ADMINISTRATION BALANCE (usually comes in 2nd week of month)		
	SBA FUND A	\$ 20,288.14	
	INTEREST RECEIVED (APY 0.5.563%)	\$ 94.06	5.563%
	ENDING BALANCE	\$ 20,382.20	
101076	SEACOAST #1 MONEY MARKET ACCOUNT (RESERVES)		
	BEGINNING BALANCE	\$ 677,560.25	
	TRANSFERS IN (OUT)	-	
	INTEREST RECEIVED (APY 4.160%)	2,349.00	4.160%
	ENDING BALANCE	\$ 679,909.25	
			FDEP SRF LOAN (2.71%/2.12% interest)
			*Payments of \$72,314.68 made bi-annually.
			Beg Balance as of 04/15/2023 \$1,211,538.79
			Principal paid 10/1/2023 (\$56,676.98)
			End Balance as of 11/30/2023 \$1,154,861.81
101080	SEACOAST #2 MONEY MARKET ACCOUNT (BISHOPS GATE)		
	BEGINNING BALANCE	\$ 2,926.41	
	TRANSFERS IN (OUT)	-	
	INTEREST RECEIVED (APY 0.008%)	0.02	0.008%
	ENDING BALANCE	\$ 2,926.43	
101005	SEACOAST CHECKING ACCOUNT (Operating)		
	Operating Checking		
	BEGINNING BALANCE	\$ 2,719,644.53	
	REVENUES DEPOSITED	409,313.02	
	TRANSFERS IN (OUT)	-	
	EXPENDITURES CLEARED	(510,858.76)	
	ENDING BALANCE	\$ 2,618,098.79	
101160	SEASIDE MONEY MARKET ACCOUNT		
	BEGINNING BALANCE	\$ 352,608.01	
	TRANSFERS IN (OUT)	-	
	DORMANT CHARGE	-	
	INTEREST RECEIVED (APY 4.20%)	1,278.03	4.349%
	ENDING BALANCE	\$ 353,886.04	
101110	SEASIDE CHECKING ACCOUNT (Pay Loan)		
	BEGINNING BALANCE	\$ 18,083.56	
	TRANSFERS IN (OUT)	-	
	DEPOSITED	-	
	ENDING BALANCE	\$ 18,083.56	
101120	SEASIDE SRF LOAN SWEEP ACCOUNT		
	BEGINNING BALANCE	\$ 2,490.97	
	TRANSFERS IN (OUT)	-	
	EXPENDITURES CLEARED	-	
	ENDING BALANCE	\$ 2,490.97	
	TOTAL	\$ 3,695,777.24	