



Development Review Committee

November 02, 2023 at 2:00 PM
Howey-in the-Hills Town Hall 101
N. Palm Ave., Howey-in-the-Hills,
FL 34737

Join Zoom Meeting: <https://us06web.zoom.us/j/84356386040?pwd=bNapC2qg2294SL652mgIGOYsHXBIe5.1>
Meeting ID: 843 5638 6040 | **Passcode:** 166561

AGENDA

CALL TO ORDER ATTENDANCE

NEW BUSINESS

- 1. Discussion: Z Development Services Pre-Application Meeting**
- 2. Discussion: Lake Hills Shopping Center - Preliminary Site Plan**

PUBLIC COMMENTS

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

ADJOURNMENT

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

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

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

Topic: **Development Review Committee**

Time: **Nov 2, 2023 02:00 PM Eastern Time** (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/84356386040?pwd=bNapC2qg2294SL652mgIGOYsHXBIe5.1>

Meeting ID: 843 5638 6040

Passcode: 166561

Dial by your location

+1 646 558 8656 US (New York)

+1 346 248 7799 US (Houston)

Meeting ID: 843 5638 6040

Passcode: 166561

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

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



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

MEMORANDUM

TO: Howey-in-the-Hills Development Review Committee
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Z Development Proposal
DATE: October 30, 2023

The applicant has submitted an application for development of a 4.45 acre parcel located on the west side SR-19 just south of the intersection with Revels Road. The subject parcel is the remainder of the Chon Trust holdings. The northern parcel in these holdings was developed as a plant nursery and landscaping business. The subject parcel is the southern tract where the applicant proposes to construct a veterinary office on a piece of the property and hold the balance of the parcel for future commercial development.

Administrative Actions Required

The subject parcel is designated as Village Mixed Use by the future land use map and has a planned unit development zoning. The parcel is too small to meet the minimum requirements for a VMU/PUD project, and the current land use designation may have been assigned in error. As with the northern Chon Trust parcel, this parcel will need to complete a small-scale comprehensive plan amendment and assign an appropriate zoning to the subject property. To meet the needs of the proposed development, the most appropriate land use designation is Neighborhood Commercial, and the consistent zoning classification is also neighborhood commercial. Under the Neighborhood Commercial zoning, the proposed use is a conditional use, requiring the Town Council to grant a conditional use permit once the zoning is assigned.

The steps necessary to complete the development approval process can be done concurrently. The future land use map amendment is a small scale amendment which requires a recommendation by the Planning Board and two readings by Town Council. Once the comprehensive plan amendment is adopted it is transmitted to the Florida Department of Commerce for review. The amendment to the official zoning map may be considered at the same time by both the Planning Board and Town Council, but the zoning action cannot become official until the future land use amendment is finally approved. Along with the zoning action, the Planning Board and Town Council can make a determination on the conditional use permit.

When all of the comprehensive plan and zoning actions are complete, the applicant may initiate the site plan review process. Typically the site plan review process has a preliminary site plan reviewed by the Planning Board and Town Council followed by a final site plan. The applicant has submitted a site design plan with sufficient detail that it can be used as the preliminary site plan. This review will address site plan comments so that the preliminary site plan may be considered along with the planning and zoning procedures.

Comprehensive Plan Analysis

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. The staff will provide an analysis of the proposed project relative to the comprehensive plan with the report to the Planning Board.

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 Department of Commerce 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 6,000 square feet along with parking and stormwater management facilities. The site plan calls out a 6,000 square foot building on the north half of the property while reserving the south portion of the site for future commercial development. The aerial drawing and the fire plan show an 8,000 square foot building, so these drawings need to be revised so all the drawings are consistent. The 6,000 square foot building is being used for the analysis as it is labeled as the most recent revision. A waiver from Town Council is required for any building exceeding 5,000 square feet. The applicant is requested to provide the following information to assist in the comprehensive plan analysis.

- Traffic study (refer to town engineer for procedures)
- Tree survey
- Percentage of open space for the proposed veterinary business site
- Percentage of impervious surface for the proposed veterinary site

Concept Plan Review

The concept plan shows the detail for the proposed veterinary office and a future development site.

1. The proposed use is a conditional use in NC zoning (2.02.05 B3a-k).
2. Section 6.02.13 prohibits outdoor kennels as a conditional use.

3. Is the intent to have just two parcels? If so, a lot split can be done as an administrative action.
4. We recommend including the full driveway on one of the parcels and providing an access agreement for the second parcel. This arrangement should minimize future conflicts over the access.
5. Staff recommends providing a cross-access opportunity for the parcel to the north. This parcel is approximately 38,000 square feet and could constitute a future business site.
6. The concept plan map conflicts with the aerial map and fire map with the building being shown as 8,000 square feet and the retention area being different. All of the submittals need to be consistent.
7. Based on the aerial view, the building location appears to be situated where some of the trees are located. Can the design be modified once the tree survey is available?
8. Parking requirements for the veterinary office are 30 spaces based on the 6,000 square foot building. Thirty-nine spaces are provided.
9. An FDOT permit will be needed for the driveway connection.
10. What treatment is proposed for the flood prone parcel area? Is the flood prone area to be incorporated into the parcels?
11. Where is the proposed well location?
12. Is the stormwater retention area to serve both parcels?
13. The buffers shown meet code. Code does require a 10-foot landscaped area at the building, and 5 feet is proposed. (Section 7.04.02 A)

Code Requirement		Veterinary site	Future Site
Building Height	35 ft	One Story	TBD
FAR	0.5	0.07	TBD
Building Size	5,000 sq.ft.	6,000 sq.ft.	TBD
Maximum Impervious	70%	Need	TBD
Minimum Lot	0.5 acre	87,211	47,964
Lot Width	150	332	408
Lot Depth	150	262	262
Front Setback	30	70	TBD
Side Setback	20	44.5 and 191	TBD
Rear Setback	30	122	TBD

October 30, 2023
Esch Site
Engineering Review Comments
Page 1

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

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

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

The site should include a sidewalk across its frontage.

The site should be designed with an ADA accessible route to the SR 19 r/w.



TOWN OF HOWEY-IN-THE-HILLS, FLORIDA

PRE-APPLICATION MEETING FORM

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

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

APPLICANT

Name: Z Development Services
Address: 1201 E. Robinson Street
City/State/Zip: Orlando, FL 32801
Phone: 407-270-9772 Fax: _____
E-Mail Address: julie@zdevelopmentservices.com
Contact Person: Julie Farr

OWNER

Name: Chon Yuon Sup Trustee Et Al
Address: 1140 Academy Drive
City/State/Zip: Altamonte Springs, FL 32714
Phone: _____ Fax: _____
E-Mail Address: _____
Contact Person: _____

Application Type: (Please check)

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

PROJECT INFORMATION

Tax parcel number(s): 02-21-25-0002-000-00500
Address of parcel: SR 19, Howey In The Hills, FL 34737
Size of parcel: 3.61 Existing Use: Vacant
General Project Summary Proposed construction of a veterinary office with associated site and utility work. Would request someone from building, planning & zoning, fire, traffic, public works, utilities, engineering, police, drainage & storm & health be available.

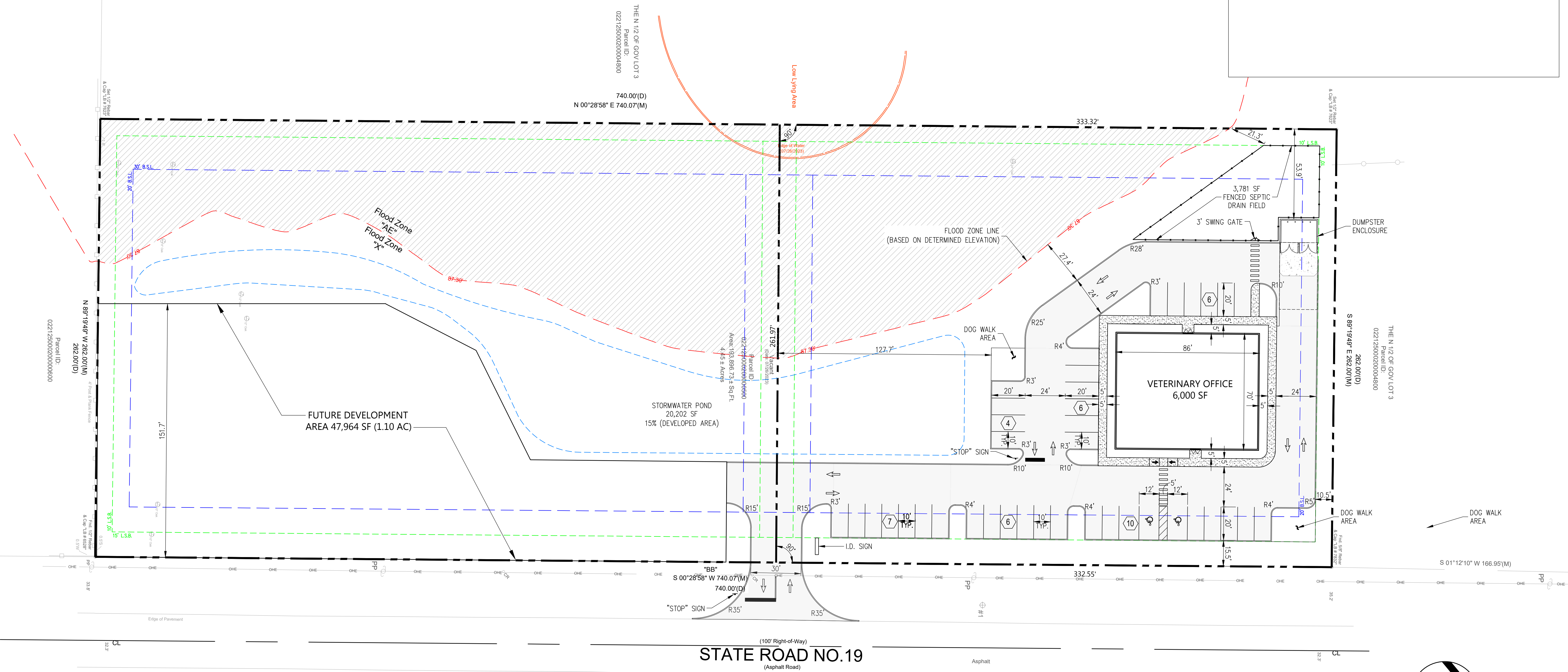
STAFF USE ONLY

Planner's Comments/Notes: _____

_____ ☐ Notifications Discussed

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

CONCEPTUAL SITE PLAN



TOTAL PARCEL AREA: 193,885 SF / ±4.45 AC
VETERINARY PARCEL AREA: 87,211 SF / ±2.00 AC
FLOOD ZONE AREA: 59,798 SF

JURISDICTION: TOWN OF HOWEY-IN-THE-HILLS

ZONING: PUD - REZONE TO NC (NEIGHBORHOOD COMMERCIAL ZONING)

BUILDING AREA: 6,000 SF

MAX. IMPERVIOUS = 70%

PARKING REQUIRED:

ANIMAL SERVICES:
1 SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA

= 6,000 SF / 200
= 30 SPACES

PARKING REQUIRED: 30 SPACES
PARKING PROVIDED: 39 SPACES

BUILDING SETBACKS:

FRONT (EAST, U.S. 19)
SIDE (NORTH)
SIDE (SOUTH)
REAR (WEST)

REQUIRED
30 FT
20 FT
20 FT
30 FT

PROVIDED
69.5 FT
44.5 FT
202.2 FT
122.4 FT

LANDSCAPE BUFFERS:

FRONT (EAST, U.S. 19)
SIDE (NORTH)
SIDE (SOUTH)
REAR (WEST)

15 FT
10 FT
10 FT
10 FT

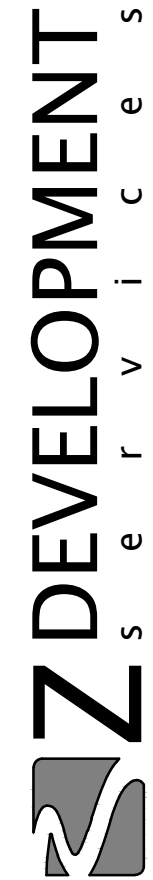
15.0 FT MIN. (VARIES)
10.0 FT MIN. (VARIES)
127.7 FT MIN. (VARIES)
53.9 FT MIN. (VARIES)

VETERINARY OFFICE & RETAIL
STATE ROAD 19
SOUTH OF REVELS ROAD
HOWEY IN THE HILLS, FLORIDA

DATE: 10/23/23
DRAWN: LH
CHECKED: RZ

CP2

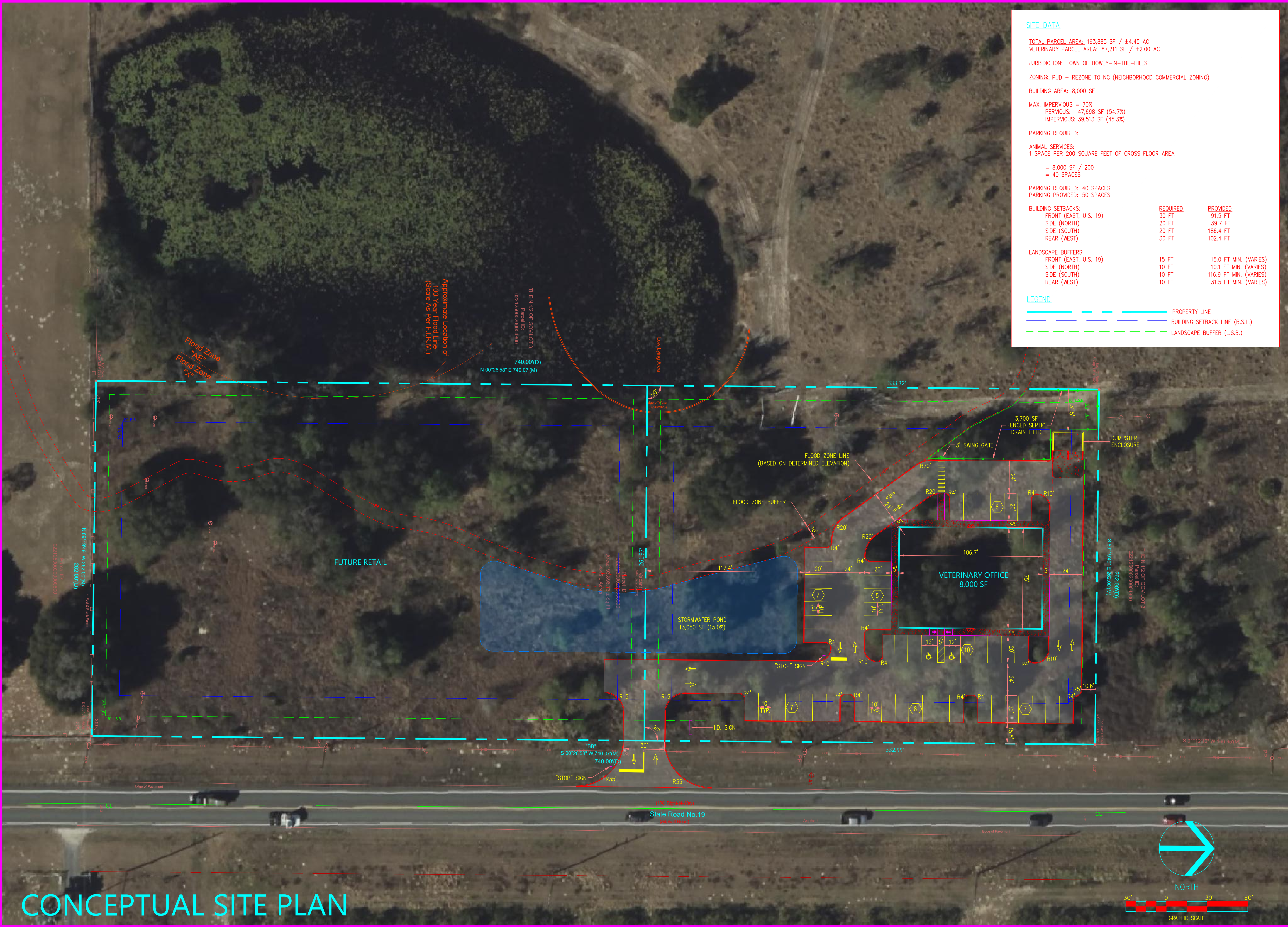
PROJECT NO.: 2023.179



CA 29354

1201 E. ROBINSON STREET
ORLANDO, FL 32801

PH: (407) 271-8510



SITE DATA		
TOTAL PARCEL AREA: 193,885 SF / ±4.45 AC		
VETERINARY PARCEL AREA: 87,211 SF / ±2.00 AC		
JURISDICTION: TOWN OF HOWEY-IN-THE-HILLS		
ZONING: PUD – REZONE TO NC (NEIGHBORHOOD COMMERCIAL ZONING)		
BUILDING AREA: 8,000 SF		
MAX. IMPERVIOUS = 70%		
PERVIOUS: 47,698 SF (54.7%)		
IMPERVIOUS: 39,513 SF (45.3%)		
PARKING REQUIRED:		
ANIMAL SERVICES:		
1 SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA		
= 8,000 SF / 200		
= 40 SPACES		
PARKING REQUIRED: 40 SPACES		
PARKING PROVIDED: 50 SPACES		
BUILDING SETBACKS:		
FRONT (EAST, U.S. 19)	REQUIRED: 30 FT	PROVIDED: 91.5 FT
SIDE (NORTH)	20 FT	39.7 FT
SIDE (SOUTH)	20 FT	186.4 FT
REAR (WEST)	30 FT	102.4 FT
LANDSCAPE BUFFERS:		
FRONT (EAST, U.S. 19)	15 FT	15.0 FT MIN. (VARIES)
SIDE (NORTH)	10 FT	10.1 FT MIN. (VARIES)
SIDE (SOUTH)	10 FT	116.9 FT MIN. (VARIES)
REAR (WEST)	10 FT	31.5 FT MIN. (VARIES)
LEGEND		
---	PROPERTY LINE	
---	BUILDING SETBACK LINE (B.S.L.)	
---	LANDSCAPE BUFFER (L.S.B.)	

Z

s e r v i c e s

CA 29354

1201 E. ROBINSON STREET
ORLANDO, FL 32801

PH: (407) 271-8910

DATE	REVISION	DATE	REVISION

VETERINARY OFFICE & RETAIL
STATE ROAD 19
SOUTH OF REVELS ROAD
HOWEY IN THE HILLS, FLORIDA

DATE: 10/05/23
DRAWN: LH
CHECKED: RZ

CP1

PROJECT NO.: 2023.179

DATE: 10/05/23
DRAWN: LH
CHECKED: RZ

PROJECT NO.: 2023.179





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

MEMORANDUM

TO: Howey-in-the-Hills Development Review Committee
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Lake Hills Commercial Development Preliminary Site Plan
DATE: October 18, 2023

The Town has received an application for preliminary site plan approval for the commercial portion of the Lake Hills development. The preliminary site plan is the first step in the approval process to initiate construction. The preliminary site plan process is guided by Section 4.03.01 - .09 in the Town's land development regulations. The comments provided in this report are based on these code sections, the development agreement for Lake Hills and plans submitted to the Town on October 12, 2023.

Preliminary Site Plan Submittal Requirements

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

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

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

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

Subdivision Requirements

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

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

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

Lake Hills Development Agreement Requirements

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

1. Note that the maximum building height is 35 feet with an allowance to 45 feet for items such as parapets, towers and other decorative building elements as shown in the design examples.
2. The commercial parcel development will be considered the first development pod for purposes of activating the requirements for sidewalks on SR-19. Sidewalks need to extend across the primary commercial parcel and Outparcels A, B and C as these abut SR-19 right-of-way. The sidewalks are expected to be located within the SR-19 right-of-way and permitted by FDOT.
3. The 25-foot buffer requirement along the SR-19 frontage will also include the primary commercial parcel as well as Outparels A, B and C. The buffer design requirements are detailed in the attachments to the approved development agreement.
4. Page 5 Subsection h of the development agreement includes design requirements for commercial entrances and buffer walls. These need to be addressed in the final site plan submittal.

5. The development agreement includes design examples for the commercial development which need to be addressed in the final site plan submittal.
6. Note that the enforcement language in the development agreement references the Mayor as the responsible agent. The Town has changed to a council-manager government format so the enforcement agent will now be the town manager.
7. The development agreement allows 150,000 square feet of commercial area. With the area proposed for development the overall project retains 88,700 square feet of building area for the commercial outparcels.
8. The allowable floor area ratio (FAR) is 0.23%. The proejct proposes an FAR of 0.154%.

Preliminary Site Plan Concept Design

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

1. The design locates the storm water retention area off site. The applicant needs to provide documentation that the applicant has approval from the property owner to drain to the off site locatiion. The off site owner also needs to be aware that the current design of the proposed retentiion area does not meet the code requirements for counting as a contributing location to minimum open space requirements.
2. Is the proposed off-site retention area expected to be a wet pond? The applicant may want to consider options to make the retention area more of a contributor to the overall project design.
3. What is the applicant's current plan to provide sewer service for the project? If on-site treatment is proposed a short-term solution, where is the facility proposed?
4. The project site has a severe slope from the SR-19 frontage going towards the lake. The slope drops some 50 feet across the project area. What is the proposal for dealing with the slope in the project design?
5. Project access considerations:
 - a. Will a full access at the CR-48 location meet County standards? Has the access proposal been coordinated with Lake County?

- b. Is the spacing from the project driveway to the planned intersection of the central collector road sufficient to meet Lake County standards?
 - c. FDOT has been considering a traffic circle for the SR-19 and CR-48 intersection. The project needs to coordinate with FDOT to determine if the project and the project traffic study needs to consider this option.
 - d. Is additional right-of-way required by either Lake County or FDOT to meet minimum standards and/or provide for future improvements?
 - e. Access easements will be required between the proposed project and the access to the various outparcels.
 - f. As noted earlier, sidewalks will be required along the SR-19 frontage.
 - g. The overall plan for the Lake Hills project includes a bicycle/pedestrian facility within the central collector right-of-way. This facility needs to be included in the design for the portion of central collector to be constructed to serve the commercial properties.
 - h. The methodology proposal for the the TIA was inadequate. Comments have been forwarded separately/
6. Parking lot design. Refer to Section 7.05.00 for requirements.
- a. Parking standards for shopping centers require one space for every 250 square feet of gross floor area. Based on 61,300 square feet, the minimum number of parking spaces is 245, not 306 spaces as shown on the submittal. The project exceeds the minimum requirement by 69 spaces or 28%.
 - b. We are assuming the outparcels will contain their required parking without reliance on the primary parcel.
 - c. The code (7.05.01 A) requires terminal islands at the end of each parking row measuring 200 square feet as a minimum and meeting the listed landscaping standards. The landscape requirements need to be provided with the final site plan submittal.
 - d. Interior islands of at least 200 square feet are required (7.05.01 B) every ten parking spaces. Again the final site plan needs to demonstrate compliance with the landscape requirements.
 - e. Divider islands measuring a minimum of 10 feet are required (7.05.01 C) between parking rows. The final site plan needs to demonstrate compliance with the associated landscape requirements. Note that this requirement was a comment in the July, 2022 DRC meeting.

- f. The project should consider including EV charging stations.

7. Buffers and Landscaping

- a. A tree survey is required. Citrus trees do not need to be individually surveyed, but the area planted with citrus should be noted.
 - b. Please review the landscape planting requirements (7.01.02) for the final site plan submittal.
 - c. A buffer needs to be provided along the northern project boundary to screen the service area from residential development to the north.
 - d. Buffers along SR-19 need to be provided across the outparcels as well as the primary parcel.
 - e. Is the proposal to require the outparcels to provide their other buffers internally?
 - f. Section 7.04.01 needs to be reviewed for Water Star requirements and Florida Friendly landscaping.
 - g. Section 7.06.00 needs to be consulted for irrigation system design. Please note that potable water sources may not be used for landscaping irrigation. The applicant may wish to consider a joint solution with the residential portion of the project.
 - h. Please note the foundation planting areas required with the buildings. The applicant may wish to review Section 7.04.02 A to determine if a hardscape solution might be available for some of the foundation planting requirements.
8. Proposed sign locations need to be identified. If a sign is proposed at the CR-48 access, provision needs to be made for a sign location.

October 30, 2023
Lake Hills Commercial Preliminary Site Plan
Engineering Review Comments
Page 1

The access connection on CR 48:

- Needs to be designed to accommodate a semi truck (WB-50) turning right into the site.
- Will need to prohibit outbound left turns, per Lake County.
- Needs to be reconfigured to minimize encroachment onto the towns WTP3 site (see attached exhibit).
- Will need an easement from the town for the portion that goes over town property. A condition of the easement should include a maintenance guarantee of the access road from the commercial property owner.



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97 N. Saint Andrews Dr.
Ormond Beach, FL 32174
PH: 386.316.8426

MEMORANDUM

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

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

General Comments

1. Is the property proposed for subdivision to allow individual ownership of the primary commercial parcel and the four outparcels? Subdivision will require platting under the Town's land development regulations.
2. A concurrency analysis is required for the project. Water, sewer, and traffic are key concerns. Water and sewer capacity are not currently available for the project. The Town has a plan for construction of water treatment facilities to address potable water issues. Currently sewer capacity needs to be addressed with the Central Lake Community Development District. An updated traffic impact assessment is needed which includes both the pending residential portion of the development along with the proposed commercial development.

Development Agreement Comments

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

2. FAR is capped at 0.23. The proposed development is at 0.156 so it complies with this requirement. The total project is capped at 140,000 square feet of commercial area so 81,113 square feet of building area remain to be allocated to the four outparcels.
3. Maximum building height for non-residential structures is 35 feet with 45 feet allowed for architectural enhancements.
4. Commercial building design needs to conform to the standards of Section 5h of the development agreement and the typical architectural designs included in conceptual land use plan (page 30 of 32).
5. Sidewalks are required on CR 48 and SR 19 per Section 5g of the development agreement.
6. Project buffers along SR 19 are required to be 25-feet and landscaped according to the layout provided on page 31 of 32. Project buffers along CR-48 are a minimum of 15 feet.
7. Non-residential buffers are required to conform to the land development code Section 7.02.02. Buffer width is 10 feet abutting non-residential uses and 15-feet abutting residential development with planting content consisting of one canopy tree, two understory trees and 30 linear feet of shrubs per 50 linear feet of buffer. (7.02.02 B)
8. Foundation planting area consisting of a minimum of 10-feet in width is required per section 7.04.02.
9. Landscaping for vehicular use areas is required to meet the provisions of Section 7.05.00. Plantings include terminal islands, interior islands and landscaped dividers between row of parking.

Conceptual Plan Comments

1. Are the rectangular areas near the buildings intended as stormwater retention? If so, can the design be improved to make them better integrated into the project?
2. Proposed parking exceeds the minimum level required by the Town code by a factor of about 32%.
3. Has the proposed intersection with CR 48 been coordinated with Lake County? The proposed access is an increase in scale beyond the driveway access to the Town's proposed water plant as previously discussed.



1" = 200'

Item 2.

WTP #3
PROPERTY
LINE

24' ACCESS
EASEMENT

OUTPARCEL D
2.33 AC

COMMERCIAL/
GROCERY
9.13 AC

GROCERY
50,800 SF

LIQUOR STORE
2,100 SF

RETAIL
8,400 SF

10' X 20'
STANDARD PARKING
SPACE (TYP.)

OUTPARCEL C
1.09 AC

CART CORRAL (TYP.)

PROPOSED BOUNDARY LINE (TYP.)

SR-19

RETENTION POND
(SELLER-RETAINED LAND)

COMPACTOR

TRANSFORMER

LIFE SAFETY
GENERATOR

BACKUP
GENERATOR

COMMERCIAL SITE 2

OUTPARCEL A
3.58 AC

OUTPARCEL B
0.97 AC

COMMERCIAL SITE 1

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

OWNER INFORMATION:


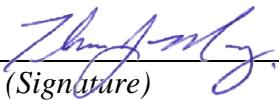
Name: Lake Harris (Orlando) ASLI VII Owner #1 LLC E-Mail: _____
 Address: 923 N. Pennsylvania Ave. Phone: _____
Winter Park, FL 32789 Fax: _____

PROPERTY INFORMATION:

Address: northwest corner of intersection of C.R. 48 and S.R. 19
 General Location: northwest corner of intersection of C.R. 48 and S.R. 19
 Current Zoning: PUD Current Land Use: vacant
 Parcel Size: 18.06 acres Tax Parcel #: 23-20-25-0004-000-00200
 Legal Description Attached ☒ Yes ☐ No Survey Attached ☒ Yes ☐ No

Pre-Application Meeting Date: 08/15/2023
(Attach Pre-Application Form)

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

Applicant's Signature:   10/11/2023
(Signature) *(Date)*

Tom Murray, Principal

(Print)

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

(Print)

Applications must be complete to initiate the review process.



TOWN OF HOWEY-IN-THE-HILLS, FLORIDA

PRE-APPLICATION MEETING FORM

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

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

APPLICANT

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

OWNER

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

Application Type: (Please check)

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

PROJECT INFORMATION

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

STAFF USE ONLY

Planner's Comments/Notes: _____

 _____ ☐ Notifications Discussed

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



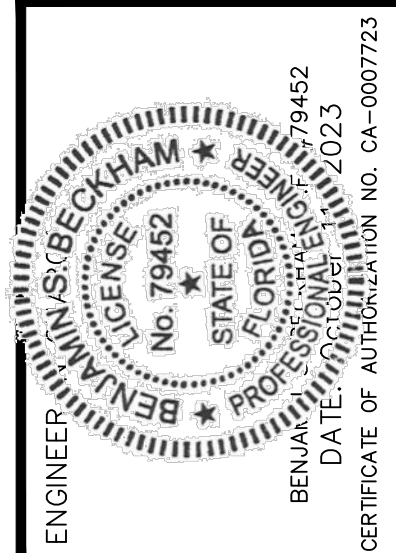
MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

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

PRELIMINARY SITE PLAN
FOR
LAKE HILLS SHOPPING CENTER

TOWN OF HOWEY IN THE HILLS
FLORIDA

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



NO.	DATE	REVISIONS
1	10/11/23	11

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

C100

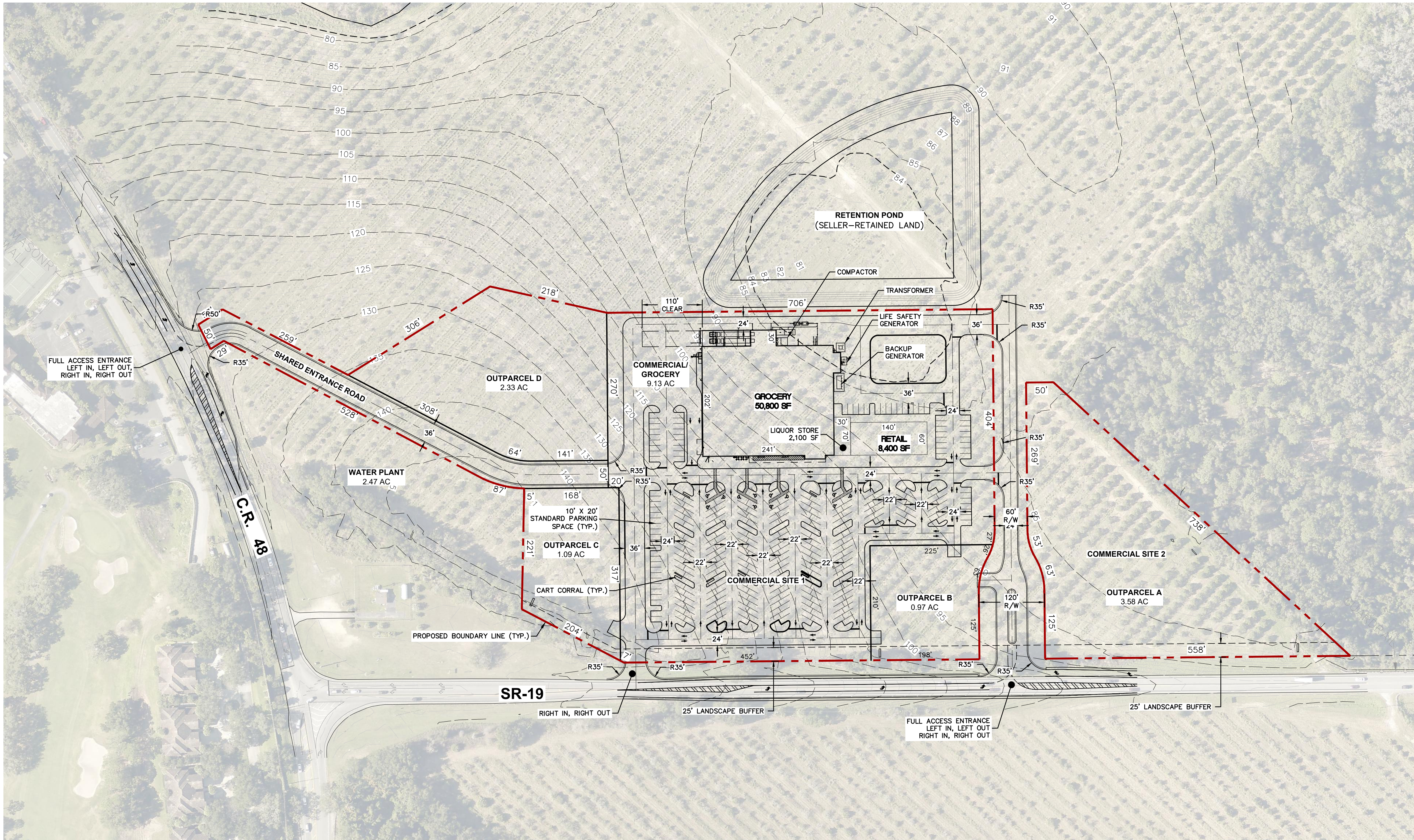
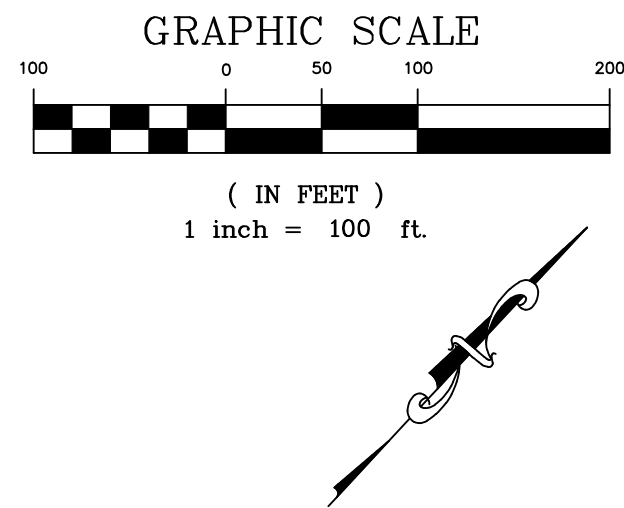
Notes\22041\Eng\PSF\22041_C100_PSF.dwg October 11, 2023 1:09 PM

LAND USE TABLE:

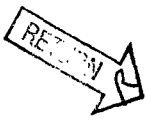
SITE AREA	OWNERSHIP	MAINTENANCE	AREA (AC)	AREA (%)
COMMERCIAL SITE 1				
GROCERY RETAIL	PRIVATE	PRIVATE	9.13	63.06%
OUTPARCEL B	PRIVATE	PRIVATE	0.97	6.72%
OUTPARCEL C	PRIVATE	PRIVATE	1.09	7.54%
OUTPARCEL D	PRIVATE	PRIVATE	2.33	16.07%
SHARED ENTRANCE ROAD	PRIVATE	PRIVATE	0.96	6.61%
SUBTOTAL			14.48	100.00%
COMMERCIAL SITE 2				
OUTPARCEL A	PRIVATE	PRIVATE	3.58	100.00%
TOTAL			18.06	

SITE DATA:

PARCEL ID: 23-20-25-0002-000-01100
JURISDICTION: HOWEY-IN-THE-HILLS
ZONING: NEIGHBORHOOD COMMERCIAL
GROSS SITE AREA: 18.03 ACRES ±
TOTAL BUILDING S.F.: 61,300 SF
MAX FLOOR AREA RATIO: (MAX 0.5)
PARKING REQUIRED: 306 SPACES
5 SPACES PER 1,000SF OF BUILDING AREA
(61,300 SF / 1,000 SF) * 5 = 306 SPACES MIN.
PARKING PROVIDED: 314 SPACES PROVIDED



2



This instrument prepared by,
And when recorded, return to: ✓

First American Title Insurance Company
2233 Lee Road, Suite 101
Winter Park, Florida 32789
Attention: James Dyer

Property appraisers parcel identification (Folio) numbers: 2320250004-000-00200, 2220250004-000-01000, 1520250101-001-00000

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 21st day of October, 2013, by and between **CATHYE J. BOUIS, AS SUCCESSOR TRUSTEE OF THE FRANK STEPHAN BOUIS FAMILY TRUST DATED OCTOBER 16, 2008**, whose address is 9605 County Road 48, Howey In The Hills, Florida 34737 ("**Grantor**"); and **LAKE HARRIS (ORLANDO) ASLI VII OWNER #1, LLC**, a Delaware limited liability company, whose address is 923 N. Pennsylvania Avenue, Winter Park, Florida 32789 ("**Grantee**"). The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in Lake County, Florida, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple; and

This conveyance is subject to the matters listed on Exhibit B attached hereto and incorporated herein by this reference ("**Permitted Exceptions**"); provided, however, that the reference to the Permitted Exceptions shall not be deemed to reimpose any of the same.

Grantor does hereby covenant with Grantee that, except as to the Permitted Exceptions, at the time of the delivery of this Deed, the Property is free from any encumbrance made by Grantor, and that Grantor will specially warrant title to the Property and will defend it against the lawful claims of all persons claiming by through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute, seal and deliver this indenture, all the day and year first written above.

Signed, sealed and delivered
in the presence of:

GRANTOR:

Witness:

[Signature]
Name: Charles D. Johnson

[Signature]
CATHYE J. BOUIS, AS SUCCESSOR
TRUSTEE OF THE FRANK STEPHAN
BOUIS FAMILY TRUST DATED
OCTOBER 16, 2008

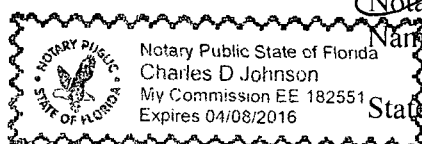
Witness:

[Signature]
Name: Jennifer Young

STATE OF FLORIDA

COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 18 day of October, 2013, by CATHYE J. BOUIS, AS SUCCESSOR TRUSTEE OF THE FRANK STPEHAN BOUIS FAMILY TRUST DATED OCTOBER 16, 2008. She is personally known to me.



[Signature]
Notary Public

Name: _____

State of Florida at Large

Commission Expires: _____

(NOTARY SEAL)

Exhibit "A"PARCEL 1:

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

BEGIN AT SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND RUN NORTH 00°04'21" EAST 1314.20 FEET, MORE OR LESS, TO THE SOUTHERLY WATERS EDGE OF LAKE HARRIS AND A POINT HEREBY DESIGNATED AS POINT "A", RETURN TO THE POINT OF BEGINNING AND RUN SOUTH 89°35'28" WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23 A DISTANCE OF 1100.00 FEET; THENCE NORTH 00°27'54" EAST 1484.76 FEET, MORE OR LESS, TO THE SOUTHERLY WATERS EDGE OF LAKE HARRIS; THENCE EASTERLY ALONG SAID SOUTHERLY WATERS EDGE OF LAKE HARRIS TO POINT "A".

PARCEL 2:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89°09'42" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 A DISTANCE OF 330 FEET; THENCE SOUTH 81°15'42" WEST TO THE EAST LINE OF TRACT "I", OF DRAKE POINT PARK REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 63, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE CONTINUE SOUTH 81°15'42" WEST TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 48; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 48 TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 22; THENCE NORTH ALONG THE EAST LINE OF THE SOUTHEAST 1/4 TO THE POINT OF BEGINNING.

Exhibit "B"

1. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable.
2. Distribution Easement in favor of Florida Power Corporation, a Florida corporation, recorded September 13, 1988, in Book 980, Page 145.
3. Grant of Restrictive Covenant in favor of Town of Howey-In-The Hills recorded December 14, 1988, in Book 991, Page 1056.

PROPERTY RECORD CARD

General Information

Name:	LAKE HARRIS (ORLANDO) ASLI VII OWNER #1 LLC	Alternate Key:	1780438
Mailing Address:	923 N PENNSYLVANIA AVE WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: ⓘ	23-20-25-0004-000-00200
		Millage Group and City:	000H Howey in the Hills
		2023 Total Certified Millage Rate:	20.4342
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	COUNTY ROAD 48 HOWEY IN THE HILLS FL, 34737	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	GOV LOTS 2, 4, 5, GOV LOTS 6, 7, N OF HWY 48, GOV LOT 8 N OF HWY 48 & W'LY OF HWY 19, GOV LOT 9 W'LY OF HWY 19 IN SECTION 23 TOWNSHIP 20 SOUTH RANGE 25 EAST--LESS BEG AT SE COR OF NW 1/4 OF SE 1/4, RUN N 00DEG 04MIN 21SEC E 1314.20 FT TO S'LY WATERS EDGE OF LAKE HARRIS & PT A, RETURN TO POB, RUN S 89DEG 35MIN 28SEC W 1100 FT, N 00DEG 27MIN 54SEC E 1484.76 FT TO S'LY WATERS EDGE OF LAKE HARRIS, THENCE E'LY ALONG SAID S'LY WATERS OF LAKE HARRIS TO PT A & LESS FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, AND ALSO THE SOUTHEAST CORNER OF GOVERNMENT LOT 8 RUN THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 567.40 FEET TO THE CENTERLINE OF STATE ROAD 459, RUN THENCE SOUTH 46-47-00 WEST ALONG SAID CENTERLINE 259.13 FEET, NORTH 43-13-00 WEST 50 FEET FOR THE POINT OF BEGINNING, RUN SOUTH 74-54-00 WEST 742.75 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 48, RUN THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE 363.60 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 459, RUN THENCE NORTH 46-47-00 EAST 558.50 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING OF ADDITIONAL ROAD RIGHT OF WAY & LESS FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 23 TOWNSHIP 20 SOUTH RANGE 25 EAST RUN NORTH 00-53-14 EAST 1171.08 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 48, SAID POINT LYING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5679.58 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 69-35-43 EAST 1186.12 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID NORTHERLY RIGHT OF WAY LINE 1188.29 FEET, SOUTH 75-35-20 EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 1460.31 FEET TO A OINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2341.83 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 72-35-58 EAST 223.25 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID NORTHERLY RIGHT OF WAY LINE 223.33 FEET TO THE POINT OF BEGINNING, THENCE LEAVING		

SAID NORTHERLY RIGHT OF WAY LINE NORTH 15-36-38 EAST 52.62 FEET, NORTH 75-08-12 EAST 258.80 FEET, NORTH 75-51-45 EAST 298.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 133.42 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 62-15-27 EAST 62.77 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 63.36 FEET, THENCE SOUTH 41-20-52 EAST 270.88 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 19, THENCE SOUTH 75-06-54 WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 531.94 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 48 AND A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2341.83 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 66-12-04 WEST 299.49 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID NORTHERLY RIGHT OF WAY LINE 299.69 FEET TO THE POINT OF BEGINNING--ORB 4394 PG 1276

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.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
2	WETLAND (9600)	0	0		10.530	Acre	\$0.00	\$474.00
3	ACREAGE - NON AGRICULTURAL (9900)	0	0		144.180	Acre	\$0.00	\$2,162,700.00

[Click here for Zoning Info](#) 

[Map](#)

[FEMA Flood](#)

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
4394 / 1276	10/2013	Warranty Deed	Unqualified	Vacant	\$5,775,500.00
3847 / 276	11/2009	Quit Claim Deed	Unqualified	Vacant	\$100.00
1594 / 1451	03/1998	Quit Claim Deed	Unqualified	Vacant	\$1.00
1594 / 1447	03/1998	Personal Rep Deed	Unqualified	Vacant	\$1.00
1230 / 311	05/1993	Trustees Deed	Unqualified	Vacant	\$1.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2023 CERTIFIED VALUES (July 1 Preliminary Tax Roll Certification)

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$2,163,174	\$2,163,174	\$2,163,174	5.0364	\$10,894.61
SCHOOL BOARD STATE	\$2,163,174	\$2,163,174	\$2,163,174	3.2080	\$6,939.46
SCHOOL BOARD LOCAL	\$2,163,174	\$2,163,174	\$2,163,174	2.9980	\$6,485.20

LAKE COUNTY WATER AUTHORITY	\$2,163,174	\$2,163,174	\$2,163,174	0.2940	\$635.97
NORTH LAKE HOSPITAL DIST	\$2,163,174	\$2,163,174	\$2,163,174	0.1500	\$324.48
ST JOHNS RIVER FL WATER MGMT DIST	\$2,163,174	\$2,163,174	\$2,163,174	0.1793	\$387.86
TOWN OF HOWEY IN THE HILLS	\$2,163,174	\$2,163,174	\$2,163,174	7.5000	\$16,223.81
LAKE COUNTY MSTU AMBULANCE	\$2,163,174	\$2,163,174	\$2,163,174	0.4629	\$1,001.33
LAKE COUNTY VOTED DEBT SERVICE	\$2,163,174	\$2,163,174	\$2,163,174	0.0918	\$198.58
LAKE COUNTY MSTU FIRE	\$2,163,174	\$2,163,174	\$2,163,174	0.5138	\$1,111.44
				Total:	Total:
				20.4342	\$44,202.74

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 \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	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](#).

Item 2.

RE: Project Name: **TBD Grocery**
Parcel #23-20-25-0004-000-00200, Alt Key #1780438

To Whom It May Concern:

I hereby authorize WindCrest Development Group, Inc. (APPLICANT) and Madden, Moorhead & Stokes, LLC (ENGINEER) to apply for and obtain permits from County/City Government, Water Management District, Florida Department of Environmental Protection, Florida Department of Transportation, Army Corps of Engineers and any other municipality or regulatory entity requiring permits be issued.


Owner Signature

10/6/2023

Date

Print Name: Ryan Lefkowitz, Vice President/Agent of Seller

Print Phone #: (407) 628-8488

Print Email Address: rlefkowitz@avantiprop.com

For:
LAKE HARRIS (ORLANDO) ASLI VII OWNER #1 LLC
923 N PENNSYLVANIA AVE
WINTER PARK, FL32789

Sworn to and subscribed before me this 6 day of October, 2023, by Ryan Lefkowitz. He/She is personally known to me or has produced identification. Type of identification: _____.


Notary Public Signature



Name: Margaret Hill
Commission No: HH242771
Commission Expires: March 21, 2026