



ZONING MEMORANDUM

February 5, 2025

Prepared for
Town of Howey-in-the-Hills
Attn: Sean O'Keefe, Town Manager



Lake Hills Shopping Center: Final Site Plan Review Comments

Applicant: Windcrest Development Group, Inc.

Planning staff has reviewed the proposed Final Site Plans for Lake Hills Shopping Center. The following revisions and information will be needed before the final site plan can be scheduled for consideration by Town Council. Please provide a response to each item and revise the Plan Set accordingly.

1. Please provide all of the applicable Parcel ID numbers on the Construction Plans Master Site Plan, Sheet C009. The one provided is not correct.
2. Please provide details of the design of the commercial entrances and buffer walls consistent with the Development Agreement Section 5(h), and LDC Section 7.07.00, as provided in the Preliminary Site Plan DRC review comments from October 18, 2023. Please note the requirements from the language in the Development Agreement:

Section 5(h)-The Commercial Pod 1, entranceway features and the buffer wall to be constructed along CR 48 shall be designed in a theme complimentary of similar architectural characters and styles in the area, as depicted on the CLUP. Non-residential development shall incorporate one of the Town's approved design styles and will exhibit a stucco finish in earth tones or pastels. Walls may incorporate stone accents as depicted in the CLUP.

A copy of the CLUP Building Style and Landscape Buffers details are attached to this review document.

3. Please provide the updated design details for the commercial buildings per the Development Agreement, which requires:



Section 5(h)- Roofs will be screened flat roofs or barrel tiles, and walls will have horizontal and vertical treatments meeting the massing and articulation techniques as set forth in Sections 4.06.05 and 4.06.06 of the Land Development Code. Entrance architecture will model the architectural styles listed in Section 4.06.05 of the Land Development Code and will feature a design using stucco treatment, earth tone or pastel colors, barrel tile accents and landscaping. Screening walls shall be masonry with stucco treatment in earth tone or pastel colors. Walls will have variation in horizontal plane using columns, bump outs or recesses on frequent intervals and variation in vertical plane with a change in elevation with terrain, column caps or similar treatment.

And as provided in the Preliminary Site Plan DRC review comments from October 18, 2023, and as indicated in the review comments provided December 11, 2024. Please see these review comments below:

- a. The Southeast elevation shows rooftop equipment. LDC Sec. 4.06.06 (D) (3) requires screening to shield this from view.
- b. There are paint colors shown on the building that are not defined on the plan sheets: a yellow, white, and chocolate brown. Please identify these colors on the plans.
- c. Please identify materials of the building, including the materials used for the window and door areas.
- d. Provide data showing compliance with LDC Sec. 4.06.06 that at least 50% the storefront is comprised of windows.
- e. The Eldorado Stone Rustic Ledge should be continued along all columns of the total storefront across the Southeast Elevation for design consistency and completeness.
- f. Only three elevations are provided- the Southwest Elevation is not shown. Please revise.
- g. The pharmacy drive-thru detail is not provided on any of the elevation sheets. Please provide this detail.
- h. Please provide the screening details for dumpsters.
- i. Please call out how LDC Sec. 4.06.06 (D) is being met with respect to massing techniques and architectural technique requirements based on building size/length.
- j. Please provide the site plan layout sheet demonstrating how each elevation relates to surrounding properties, parking area, and the right-of-way.



A copy of the CLUP Building Style and Landscape Buffers details are attached to this review document.

4. The following items are conditions of approval of the March 11, 2024 Town Council approval of the Preliminary Site Plan:
 - a. In areas where existing trees are to be retained, no grade change or only minor grade change be allowed to support the tree preservation. Tree preservation areas are along the east side of Outparcel A and the south property line of Outparcel C, so preservation should be reasonably completed. The applicant is proposing removal of seven trees to allow for the driveway construction alongside Outparcel C. The applicant has agreed to this condition.
 - b. The sidewalk on SR 19 in front of Outparcel C be constructed with any improvements to Outparcel C. The sidewalk is required of the applicant, but the timing is being adjusted to allow for the final resolution of the SR-19 and CR 48 intersection. The applicant has agreed to this condition.
 - c. The applicant needs to calculate the “fair share” cost of its impact on the SR-19 and CR- 48 intersection and provide the payment for use in intersection improvements. Design and construction will be coordinated with FDOT and Lake County.
 - d. The applicant needs to provide an adequate guarantee for improvements to the east entrance of the project from SR 19. This guarantee can be done in conjunction with the residential development component. These improvements are solely project related and the funding contributions need to be assured if the intersection upgrades do not occur with the initial construction. The traffic study recommendations suggest signalization may not be warranted with the initial project phases. The minutes from the March 11, 2024 Town Council approval of the Preliminary Site Plan indicate that this is to be resolved during the Final Site Plan submittal.
 - e. The applicant will provide at its cost the access controls required by FDOT for SR-19 and Lake County for CR-48 as part of their respective permitting process. These items will include turn lanes, deceleration lanes, and other access controls and, if necessary, right-of-way required by the permitting agencies.



5. The open space data on the Master Site Plan, Sheet C009, of the Construction Plans identifies that 25% Open Space is required and states that 2.0 acres of the total 18.43 acres is being provided as open space. This would only be about 11%. Please clarify on the Master Site Plan how the open space requirement is achieved.
6. Please revise the Landscape Plans Cover Sheet to read "Town of Howey-in-the-Hills, Florida".
7. Please confirm that the tree survey has been overlaid with the Landscape Plans tree mitigation plans so that all onsite and ROW trees are accounted.
8. Based on the Table of Existing Trees on the Landscape Plans Sheet T-500, it appears that 62 of the 101 trees on site or in the ROW are planned to be removed. This includes 4 of the onsite Specimen Trees (7 are onsite or in the ROW) and the one Heritage Tree. Please identify why Specimen Trees 264 and 265 are being removed. They are near trees that are being kept that are not Specimen Trees. LDC Section 7.11.03 requires 50% of all specimen trees be preserved on a parcel.
9. There are other trees identified on Landscape Plan Sheet T-500 that are proposed to be removed but there is no indication why (examples are trees 264-268). None of these trees are on the Town's prohibited plant list. If they are plant species that are prohibited by the Florida Department of Environmental Protection or the Florida Department of Agriculture, or listed as invasive by the Florida Exotic Pest Control, this information needs to be provided on T-500 for each tree listed in the Table of Existing Tree List.
10. Tree 213 is identified as a Heritage Tree at 42 inches DBH, the only Heritage Tree identified on the site. It is listed as being in the ROW. Based on Landscape Plan Sheet T-103, it appears that this Heritage Tree is not located in proposed roadway, but in a proposed sidewalk area with greenspace on all sides of the tree. Please evaluate, consistent with LDC Section 7.11.04, if this tree can be saved by redesigning the sidewalk to go around the tree. LDC Section 7.11.02 requires protection of all Historic Trees unless one of the following conditions is met:
 - a. The tree is not suitable for preservation as determined by a certified arborist.



- b. The tree is a threat to a principal structure or otherwise constitutes a hazard requiring removal as determined by a qualified arborist or professional engineer.
 - c. The placement of the tree prohibits the economic use of the property for permissible development.
11. On Landscape Plan Sheet T-500, it shows that there is a total of 1198 inches of DBH on site. Please identify why there are “out of property” trees listed and why those trees are being counted towards preserved DBH totals as “Inches Saved.” Please revise so that only onsite trees/ROW are identified and the calculations revised accordingly.
12. The Tree Protection Detail on Landscape Plan Sheet T-500 needs to be revised to comply with LDC Section 7.11.01.
13. Tree 21 is a Camphor tree, why is it not being removed?
14. The notes under the Table of Existing Trees on Landscape Plan Sheet T-500 should reference Town Code not County Code.
15. Please provide details on any hardscape elements consistent with LDC Section 7.07.00
- Please provide cross-sections and a data table of the proposed buffers and landscaping demonstrating and listing how they are consistent with the requirements of the Development Agreement Conceptual Land Use Plan (CLUP) and the LDC requirements in Chapter 7. A copy of the CLUP Building Style and Landscape Buffers details are attached to this review document.
16. Please revise the Irrigation Plans to demonstrate how irrigation complies with LDC Section 7.06.02 and 7.06.03.
17. A separate sign permit application will be required consistent with LDC Section 5.03.00.



Typical Commercial Architecture

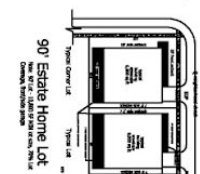
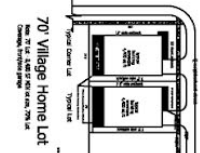
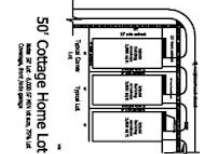
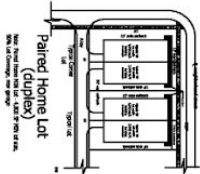
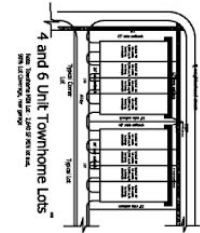


Typical Commercial Architecture



Typical Commercial Architecture

Housing types illustrated are conceptual only and are intended to portray typical housing. Actual housing product may vary from these examples, however, the minimum lot size, setbacks and lot coverage amounts shown for each housing product below shall not be reduced.



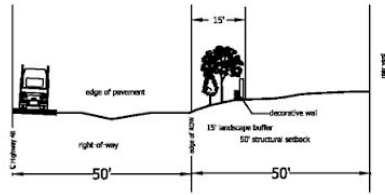
December 03, 2015

Conceptual Development Plan For:
LakeHills PUD
 Howey-In-The-Hills, Florida

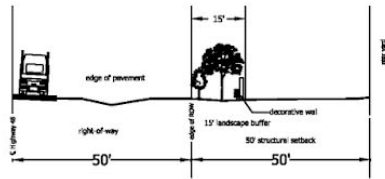
URP
 Urban & Regional Planners, Inc.
 1585 CAMP BUNNELL, HYDROLY, FL 32751
 (386) 286-5346 / FAX (386) 286-4624

2 of 3

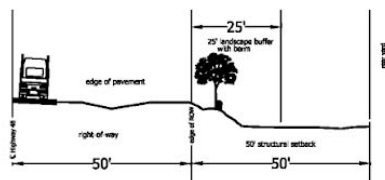
Proj. : 138314 File: Architecture Typical: 12.03.2015.dwg



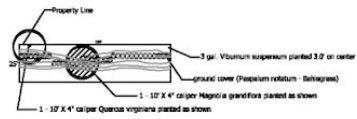
Buffer Section 1 - Highway 48



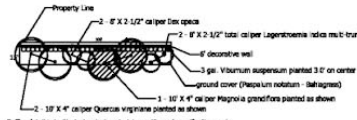
Buffer Section 2 - Highway 48



Buffer Section 3 - Highway 19



100 Feet of
Typical Road Frontage Landscape Buffer With Berm



100 Feet of
Typical Road Frontage Landscape Buffer With Wall

Note:
The Commercial Pod 1, enclosure features and the buffer wall to be constructed along CA 48 and Hwy 19 shall be designed in a theme complimentary of similar architecture characters and styles in the area.

1



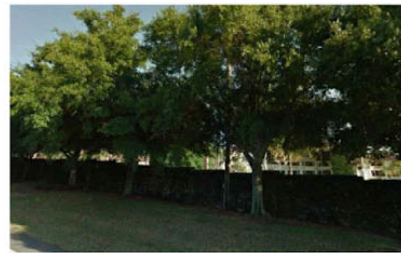
2



3



Typical Entrance Architecture



Typical Wall Detail



December 03, 2015

Landscape Buffer Sections
LakeHills PUD
Howey-In-The-Hills, Florida

URPG
Urban & Regional Planners, Inc.
1500 CAMP AVENUE, SUITE 200, WILMINGTON, NC 28403
(704) 765-1940 / FAX (704) 765-4824
Proj. - 1382/4 File: landscape buffers 12-03-2015 sheet 3.dwg

3 OF 3