



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

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

Date Received: Application ID: Received By:

REQUESTED ACTION

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

Describe Request: _____

Final Site Plan for shopping center with commercial outparcel and associated parking and utilities.

APPLICANT INFORMATION:

Name: Tom Murray, Principal E-Mail: tmurray@windcrestinc.com

Address: WindCrest Development Group, Inc. Phone: 407-219-3540 Fax: _____
605 E. Robinson St., Suite 340, Orlando, FL 32801

- Owner Agent for Owner Attorney for Owner

OWNER INFORMATION:

Name: PUBLIX SUPERMARKETS INC E-Mail: _____

Address: PO BOX 32018 Phone: _____
LAKELAND, FL33802

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: 18.43 acres

Tax Parcel #: 23-20-25-0004-000-01600

23-20-25-0004-000-01700

23-20-25-0004-000-01800

Legal Description Attached Yes No

Survey Attached Yes No

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

Application Fee: \$_____

Applicant's Signature:  01/07/2025
(Signature) (Date)

Tom Murray, Principal
(Print)

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

(Print)

Applications must be complete to initiate the review process.



TOWN OF HOWEY-IN-THE-HILLS, FLORIDA

FINAL SITE PLAN CHECKLIST AND REQUIREMENTS

FINAL SITE PLAN APPLICATION CHECKLIST

- General Land Development Application
- Application Fee and Estimated Deposit
- Ten (10) Sets of Plans
- Two (2) Copies of Architectural Plans
- Two (2) Copies of Landscaping, Hardscaping and Irrigation Plans
- Two (2) Copies of Stormwater Calculations
- Two (2) Copies of Water System Hydraulic Model (If Applicable)
- Two (2) Copies of Sanitary Lift Station Calculations (If Applicable)
- One (1) Electronic copy
- Concurrency Application

FINAL SITE PLAN REVIEW PROCESS (Sec. 4.03.12)

Once a preliminary site plan approval has been granted by the Town Council, the applicant shall submit an application for final site plan approval within one year of the approval date for the preliminary site plan. Once a completed application is received, the final site plan will be reviewed by the Development Review Committee (DRC), the Lake County School Board (for residential projects) and the Florida Department of Transportation as applicable. The DRC will review and provide comments on the final site plan in writing to the applicant. The applicant will have 90 days to resubmit the final plan with amendments for review by the DRC. Once the DRC has completed its review of the final plan a report will be prepared for the Planning and Zoning Board.

The Planning and Zoning Board shall review the final site plan and shall make a recommendation to the Town Council as to whether to approve, approve with changes, or deny the final site plan. Upon receipt of the recommendation from the Planning and Zoning Board, the Town Council shall review the application for final site plan approval and shall approve, approve with changes, or deny the site plan.

Following approval of a final site plan by the Town Council, the applicant shall submit an application for construction of the project within eighteen (18) months.

Town of Howey-in-the-Hills, Florida

Final Site Plan Requirements

The following checklist is based on Section 4.03.18 of the Land Development Code. The checklist is provided as general guidance for the applicant. The applicant should consult this section to verify full compliance with the code requirements.

1. Title page including the name of the project; the name and address of the property owner and the engineer. All plans and support documents shall be sealed.
2. Location map.
3. Title of the project, date, scale, and north arrow.
4. Legal description.
5. A survey of the subject property, prepared by a registered surveyor, showing the boundaries of the project, and any existing streets, buildings, water courses, easements, and elevations at one-foot contours.
6. A tree survey at the same scale as the site plan which identifies trees with a DBH of 6-inches or greater by location, common name and DBH.
7. 100 year flood elevation information and first floor elevation of all structures
8. Soils information.
9. Wetland areas.
10. Location and dimension of all proposed buildings with setbacks illustrated.
11. Proposed contour lines at one-foot intervals.
12. Any existing improvements that are planned to remain.
13. Open space areas summarized by tract, acreage and use.
14. Vehicle accommodation areas including proposed surface material and showing the dimensions and layout of proposed parking spaces and the dimensions and direction of travel lanes, aisles and driveways. Proposed number of off-street parking and loading spaces with each space individually numbered.
15. Location and height of all structures and total floor area with dimensions to lot lines, and designation of use.
16. All adjacent rights-of-way, with indication of centerline and width, paving width, existing median cuts, driveways, street light poles and power company facilities.
17. Stormwater drainage facilities including curbs, gutters, inlets, and retention areas.
18. Sidewalks, walkways or trails with width and surface material including cross-sections.
19. Planned water system including mains, valves and hydrants.
20. Planned wastewater system including the location of lines and lift stations.
21. All underground and above ground utility lines, street lights and other facilities.
22. Dumpster pad locations with details for the enclosure.
23. Location, dimension and materials of all signs, fencing and walls.
24. Street signs (per the Town's Manual of Standards).
25. Traffic signs and markings.
26. Any proposed easements.
27. If the project is to be phased, phases are to be clearly delineated on the plan.
28. Any additional information deemed necessary by any reviewing department or agency, or deemed appropriate by the developer.