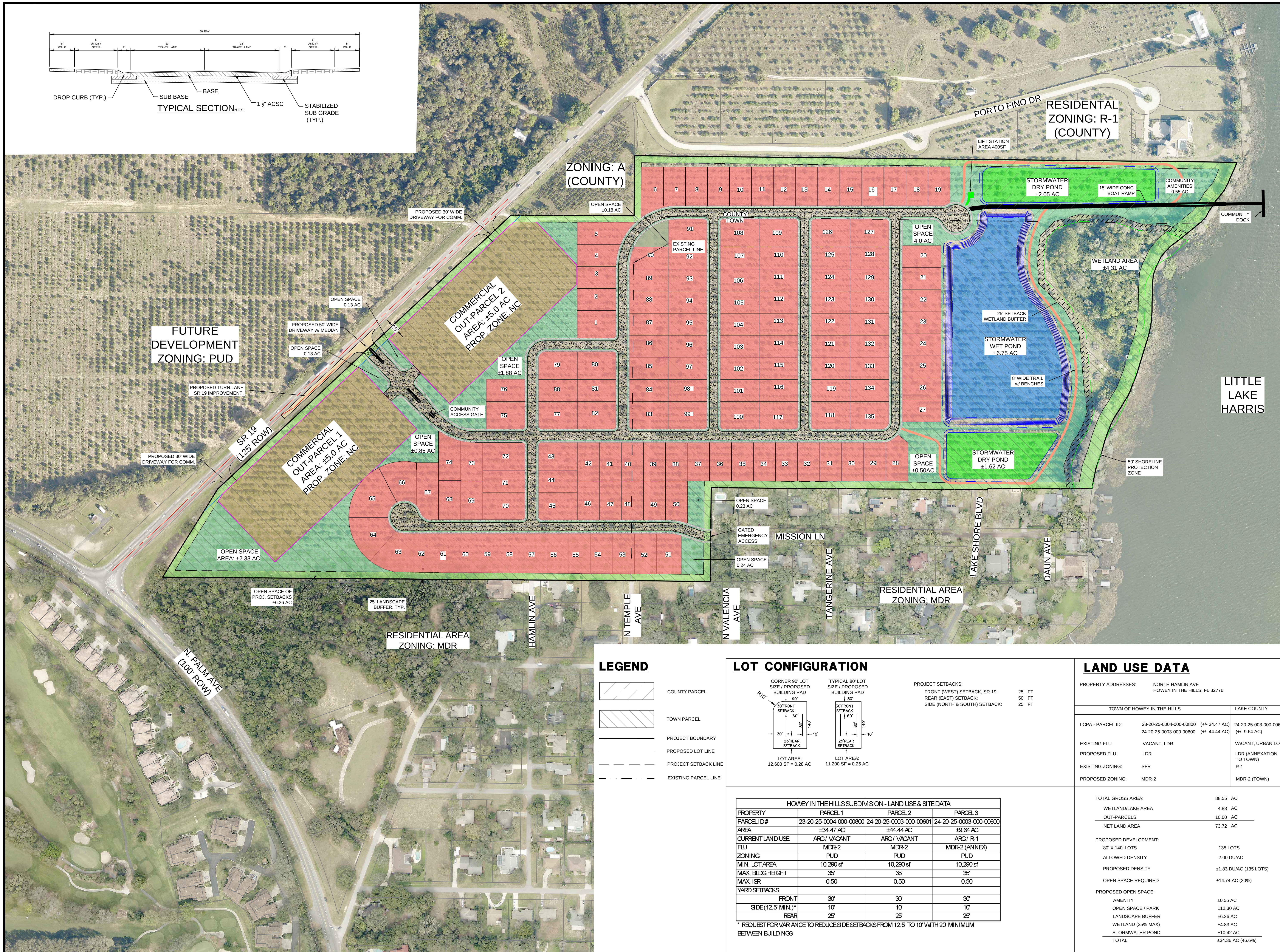
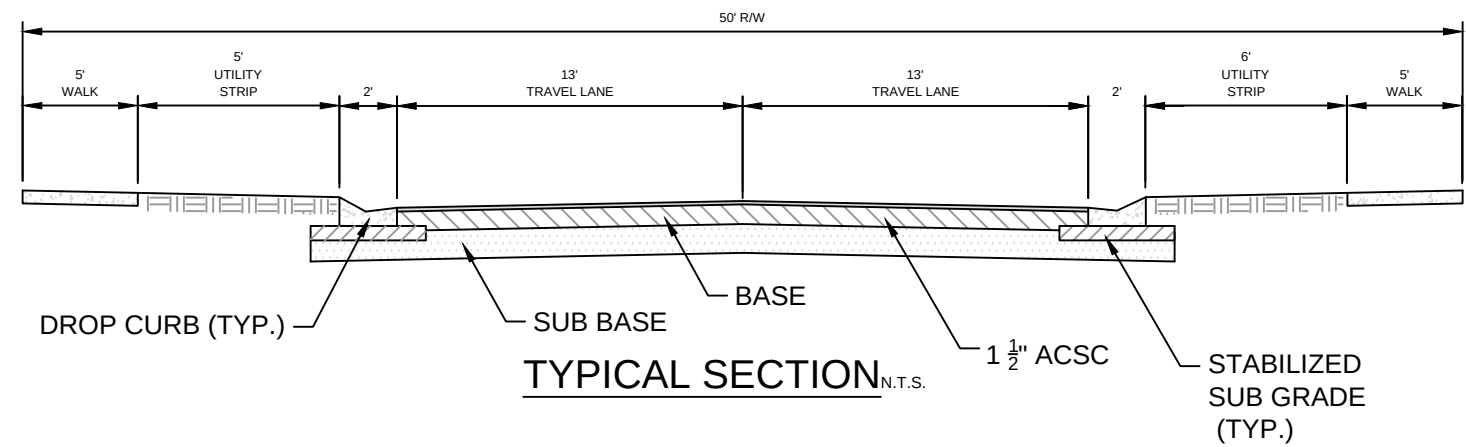
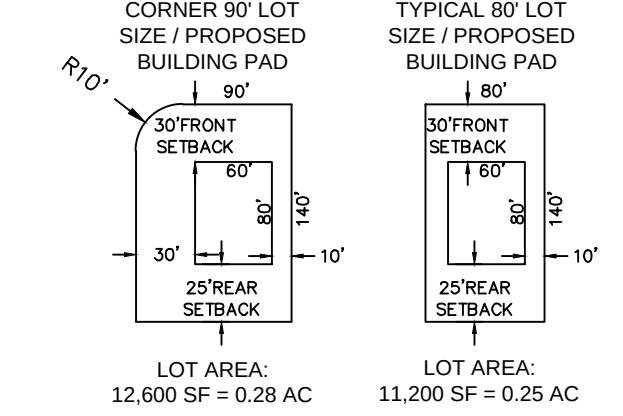




LEGEND

- COUNTY PARCEL
- TOWN PARCEL
- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROJECT SETBACK LINE
- EXISTING PARCEL LINE

LOT CONFIGURATION



- PROJECT SETBACKS:
- FRONT (WEST) SETBACK, SR 19: 25 FT
 - REAR (EAST) SETBACK: 50 FT
 - SIDE (NORTH & SOUTH) SETBACK: 25 FT

HOWEY IN THE HILLS SUBDIVISION - LAND USE & SITE DATA			
PROPERTY	PARCEL 1	PARCEL 2	PARCEL 3
PARCEL ID#	23-20-25-0004-000-00800	24-20-25-0003-000-00601	24-20-25-0003-000-00600
AREA	±34.47 AC	±44.44 AC	±9.64 AC
CURRENT LAND USE	ARG / VACANT	ARG / VACANT	ARG / R-1
FLU	MDR-2	MDR-2	MDR-2 (ANNEX)
ZONING	PUD	PUD	PUD
MIN. LOT AREA	10,290 sf	10,290 sf	10,290 sf
MAX. BLDG HEIGHT	35'	35'	35'
MAX. ISR	0.50	0.50	0.50
YARD SETBACKS			
FRONT	30'	30'	30'
SIDE (12.5' MIN.)	10'	10'	10'
REAR	25'	25'	25'

* REQUEST FOR VARIANCE TO REDUCE SIDE SETBACKS FROM 12.5' TO 10' WITH 20' MINIMUM BETWEEN BUILDINGS

LAND USE DATA

PROPERTY ADDRESSES: NORTH HAMLIN AVE
HOWEY IN THE HILLS, FL 32776

TOWN OF HOWEY-IN-THE-HILLS		LAKE COUNTY
LCPA - PARCEL ID:	23-20-25-0004-000-00800 (+/- 34.47 AC) 24-20-25-0003-000-00600 (+/- 44.44 AC)	24-20-25-0003-000-00601 (+/- 9.64 AC)
EXISTING FLU:	VACANT, LDR	VACANT, URBAN LOW
PROPOSED FLU:	LDR	LDR (ANNEXATION TO TOWN)
EXISTING ZONING:	SFR	R-1
PROPOSED ZONING:	MDR-2	MDR-2 (TOWN)

TOTAL GROSS AREA:	88.55 AC
WETLAND/LAKE AREA	4.83 AC
OUT-PARCELS	10.00 AC
NET LAND AREA	73.72 AC
PROPOSED DEVELOPMENT:	80' X 140' LOTS
ALLOWED DENSITY	135 LOTS
PROPOSED DENSITY	2.00 DU/AC
OPEN SPACE REQUIRED	±1.83 DU/AC (135 LOTS)
PROPOSED OPEN SPACE:	
AMENITY	±0.55 AC
OPEN SPACE / PARK	±12.30 AC
LANDSCAPE BUFFER	±6.26 AC
WETLAND (25% MAX)	±4.83 AC
STORMWATER POND	±10.42 AC
TOTAL	±34.36 AC (46.6%)

EVANS
ENGINEERING, INC.

CIVIL ENGINEERING LAND PLANNING PERMITTING SERVICES

719 IRMA AVENUE
ORLANDO, FLORIDA 32803
(407) 872-1515
www.evansenginc.com
CERTIFICATE OF AUTHORIZATION NO. 00006788

EVANS ENGINEERING, INC.

CERTIFICATE OF AUTHORIZATION NO. 6788

DAVID L. EVANS
FLORIDA P.E. NO. 46586

DATE: _____

HOWEY IN THE HILLS SUBDIVISION
ELEVATION DEVELOPMENT, LLC

NE CORNER OF SR 19 & N PALM AVE,
SEC 23 & 24, TOWNSHIP 20 SOUTH, RANGE 25 EAST
LAKE COUNTY, FL

CONCEPTUAL SITE PLAN

REVISIONS		DATE	NO.	DETAIL	BY

DRAWN BY: HT

CHECKED BY: DE

DATE: 4/15/2025

JOB #: 34505

GRAPHIC SCALE

150 0 150 300

1 INCH = 300 FEET

SHEET #:

C01