



ZONING MEMORANDUM

March 11, 2025

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



Lake Hills Main Boulevard and Mass Grading

Applicant: Reader and Partners, LLC

Planning staff reviewed the proposed Main Boulevard and Mass Grading Plans for Lake Hills. The following revisions and information will be needed before the plans can be scheduled for consideration by the Planning and Zoning Board and Town Council. Please provide a response to each item and revise the Plan Set accordingly.

1. 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.
2. Please confirm that the tree survey has been overlaid with the tree save plans C009-C012 so that all onsite and ROW trees are accounted.
 3. Based on the Tree Removal Table (Sheet C013) it appears that 268 trees are to be removed. Please provide the total number of trees on site and any replacement data consistent with the Land Development Code (LDC). Please revise the Table to indicate which are Specimen Trees and which are Heritage Trees and provide the replacement data in concert with the LDC. LDC Section 7.11.03 requires 50% of all specimen trees be preserved on a parcel. 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.
 4. Please indicate why the trees are being removed on the Tree Removal Table (Sheet C013) and whether any proposed to be removed 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 the Tree Removal Table for each tree listed.

5. Please provide data and evaluate, consistent with LDC Section 7.11.04, if any trees can be saved by redesign.
6. Tree Protection Detail needs to be provided on the plans to comply with LDC Section 7.11.01.
7. Please ensure that any development entitlement data listed on the plans is consistent with the approved ordinance and approved Development Agreement Conceptual Land Use Plan (CLUP).
8. Please provide details on any hardscape elements consistent with LDC Section 7.07.00 as applicable:

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.