



APPROVED

**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: 8/18/17 Application ID: \_\_\_\_\_ Received By: DR

**REQUESTED ACTION**

- Comp Plan Amend       Variance       Site Plan (check one below)
  - Preliminary
  - Final
- PUD       Rezoning       Conditional Use
- Subdivision (check one below)       Subdivision Minor
  - Preliminary Plat
  - Final Plat

Other: Apply A1 designation  
Describe Request: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name: Florida Oranges LLC      E-Mail: brad@floridaorangesland.com  
 Address: 1600 Edgewater Dr      Phone: 407  
Orlando, FL 32807      Fax: 407 574 8376

Owner       Agent for Owner       Attorney for Owner

**OWNER INFORMATION:**

Name: Same E-Mail: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
\_\_\_\_\_ Fax: \_\_\_\_\_

**PROPERTY INFORMATION:**

Address: 1001 Citrus Ave  
General Location: Citrus + 19  
Current Zoning: \_\_\_\_\_ Current Land Use: \_\_\_\_\_  
Parcel Size: 3.6 AC Tax Parcel #: 26-20-25-000/0000 1720  
Legal Description Attached  Yes  No Survey Attached  Yes  No

Pre-Application Meeting Date: 5/19/17  
(Attach Pre-Application Form)

Application Fee: \$ \_\_\_\_\_

Applicant's Signature: [Signature]  
(Signature)  
T. Brad Couherd  
(Print)

8/17/17  
(Date)

Owner's Signature: [Signature]  
(Provide letter of Authorization)  
(Signature)  
T. Brad Couherd  
(Print)

8/17/17  
(Date)

**Applications must be complete to initiate the review process.**

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**ORDINANCE NO. 2017-004**

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**AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, AMENDING THE TOWN'S ZONING MAP FROM MDR-1 MEDIUM DENSITY RESIDENTIAL TO MDR-1-H MEDIUM DENSITY RESIDENTIAL HISTORIC AND ARCHEOLOGICAL PROPERTY OVERLAY DISTRICT FOR 4.06 ACRES OF PROPERTY LOCATED AT 1001 CITRUS AVENUE AND WHICH IS KNOWN AS THE "HOWEY MANSION"; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.**

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**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA:**

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**Section 1. Findings.**

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1. The property owner, Florida Oranges LLC (the "Applicant"), filed an application on August 17, 2017 to rezone 4.06 acres of property known as the "Howey Mansion" located at 1001 Citrus Avenue, from MDR-1 to MDR-1-H, designating an historic and archeological property overlay district. The property is described more particularly in the survey and legal description, a copy of which is attached hereto as **Exhibit A**.

2. Rezoning the property to MDR-1-H is consistent with both the Town of Howey-in-the-Hills Comprehensive Plan, as amended, and the intent and purpose of the Town of Howey-in-the-Hills Land Development Code (the "LDC"), as amended, and promotes the public health, safety, morals, general welfare and orderly growth of the area affected by the rezoning request.

3. The zoning classification of the property described in **Exhibit A** is hereby amended from MDR-1 to MDR-1-H, and the Official Zoning Map of the Town is hereby amended to show the rezoning of the property to MDR-1-H.

4. The Town's Historic and Archeological Property Overlay district provisions in Section 2.03.04 of the LDC require that property designated with such an overlay district have a special development plan called the Historic Resource Management Plan (the "HRMP"). The Town's LDC is consistent with the provisions of the HRMP as hereinafter set forth in this Ordinance.

**Section 2. The Historic Resource Management Plan.**

1. Development Concept. The property shall be developed substantially in accordance with the HRMP. The HRMP shall govern the development of the property and shall regulate the future land use of this parcel. This development is subject to applicable provisions of the LDC. In the event of a conflict between the LDC and the HRMP, the HRMP shall govern.

45           2.     Site Plan and Parking Layout. The HRMP shall consist of the Site Plan/Parking  
46 Layout prepared by Lori Pedonti & Associates and dated August 27, 2017. The Site Plan/Parking  
47 Layout is hereby approved and incorporated in this Ordinance by reference as **Exhibit B**. The  
48 HRMP shall be filed and retained for public inspection in Town Hall and it shall constitute a  
49 supplement to the Official Zoning Map of Town of Howey-in-the-Hills.  
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51           3.     Amendments. All amendments of the HRMP, other than those deemed by the  
52 Mayor or his designee to be minor amendments as set out by Section 4.10.10 of the LDC, shall  
53 require the review and recommendation of the Howey-in-the-Hills Planning Board and action by  
54 the Howey-in-the-Hills Town Council in the same manner as a rezoning of the parcel.  
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56           4.     Final Site Plan Approval. The HRMP shall serve as the final site plan for the  
57 property. Permits for any site improvements shall be consistent with the approved HRMP. Any  
58 proposed improvements for new structures or additions to existing structures not shown on the  
59 HRMP shall require amendment of the HRMP and shall constitute a major amendment.  
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61           5.     Unified Ownership. The Applicant or his successors shall maintain unified  
62 ownership of the subject parcel.  
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64           6.     Permitted Land Uses Within the HRMP. The development of the property shall  
65 be consistent with the HRMP and the permitted uses listed in this section. The location and size  
66 of said land use areas are shown on the HRMP, **Exhibit B**. The following land uses shall be  
67 allowed as permitted principal uses along with their customary accessory uses:  
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- 69           a.     Bed and Breakfast Inn  
70           b.     Event venue for activities such as weddings, corporate meetings,  
71                 community meetings for social and civic groups, and similar activities  
72           c.     The Garden Club annual meeting  
73           d.     Individual and group tours of the historic buildings on site  
74           e.     Tents are permitted as accessory spaces for events  
75           f.     Catered food service is permitted as an accessory activity for events

76 Special events shall be limited in size based on the available parking at the rate of three attendees  
77 per designated parking space. (As an example, the 88 temporary parking spaces may support an  
78 event size of 264 people.)

79           7.     Development Standards. The site development as shown on the survey prepared  
80 by Swerdloff & Perry Surveying, Inc. dated May 24, 2017 is approved as the historic layout of  
81 the property. Any additional development proposed for the property shall be done so as not to  
82 impact the historic qualities of the site and shall be a minimum of 35 feet from any structure  
83 boundary, and subject to the following:

- 84 a. Maximum building height is 35-feet.
- 85 b. Landscape buffer requirements: Landscaping improvements shall be made in  
86 conformance with the landscape plan included as **Exhibit C**. Substitutions for  
87 plant materials and quantities are permitted so long as the areas designated for  
88 landscaping are maintained and the density of plant material as shown on the  
89 landscape plan is maintained.
- 90 c. Off-street parking requirements: Parking for the bed and breakfast use shall  
91 comply with Sec. 8.03.07 of the LDC. Parking for special events may be provided  
92 by both permanent parking spaces and temporary parking on lawn areas  
93 designated on the HRMP.
- 94 d. Signage requirements: Signage shall be limited to one monument style sign with  
95 external lighting located on the SR 19 frontage. The sign shall not exceed fifty  
96 (50) square feet and may be a double-sided sign. The sign shall be permitted such  
97 identification signs as necessary to direct traffic to the appropriate driveway  
98 access points and within the property. Each such identification sign shall not  
99 exceed two (2) square feet in area. The property shall be permitted such  
100 temporary special event signage as is necessary to direct visitors and traffic during  
101 permitted special event activities. Each special event sign shall not exceed four  
102 (4) square feet in area.

103 8. Sewage Disposal and Potable Water. Provision for sewage disposal may be by  
104 septic tank for the permitted uses with proper permitting from Lake County. At the owner's  
105 option, the owner may connect to the Town of Howey-in-the-Hills sewer system. Should  
106 additional principal structures be added to the property the site shall be connected to the Town of  
107 Howey-in-the-Hills sewer system. Potable water shall be provided via connection to the Town of  
108 Howey-in-the-Hills water system.

109 9. Stormwater Drainage. Provision for stormwater retention shall be in accordance  
110 with the requirements in the LDC.

111 10. Access. All access to the property shall be provided via Citrus Avenue using the  
112 established driveway connections. No additional connections to Citrus Avenue are permitted,  
113 and any connection to SR 19 shall require amendment of this Ordinance and permitting by the  
114 Florida Department of Transportation. Special event access shall be limited to the south  
115 driveway to minimize traffic impacts to Citrus Avenue.

116 11. Renovations of Existing Structures. Renovations of the existing structures shall  
117 be consistent with the Secretary of the Interior Illustrated Guidelines for Rehabilitating Historic  
118 Buildings.

119 12. Expiration of Historic District Overlay. Should the historic Howey Mansion no  
120 longer exist on site, the Historic District Overlay designation shall terminate and the base zoning,  
121 MDR-1 Medium Density Residential, shall be the zoning of the property.

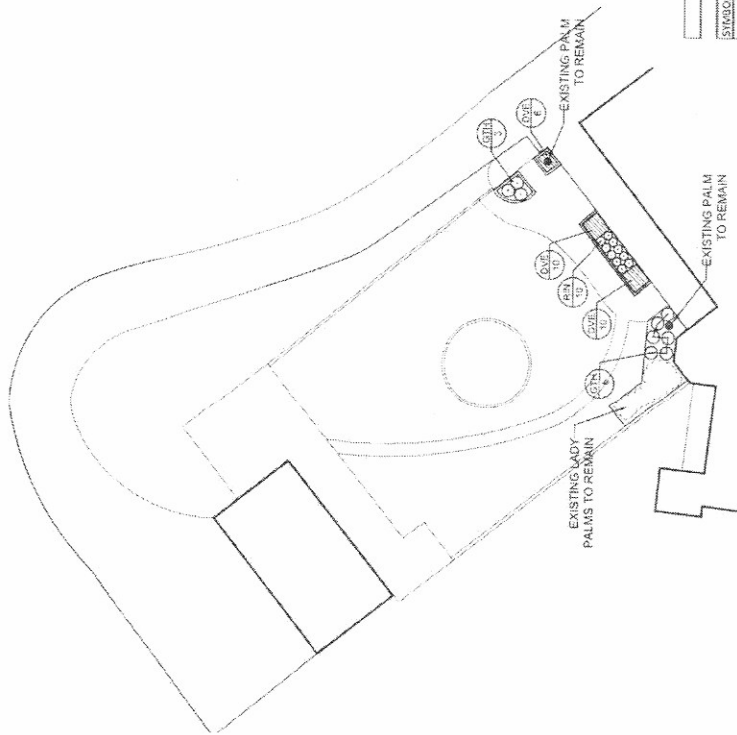
- 163 Planning and Zoning board meeting held October 26, 2017
- 164 Second Public Hearing and Adoption held November 13, 2017
- 165 Advertised November 02, 2017
- 166











SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	CONT	SIZE	SPACING	REMARKS
G10	35	Double African Iris	<i>Chirita vegeta</i>	1 GAL.	12" X 8" S	IR O.C.	
G14	4	White Gardenia	<i>Sargerea thunbergii</i>	3 GAL.	24" X 24" S	AS SHOWN	
IRN	10	Red Ironwood Palm	<i>Rhizophora mitcha</i>	3 GAL.	18" X 8" S	AS SHOWN	

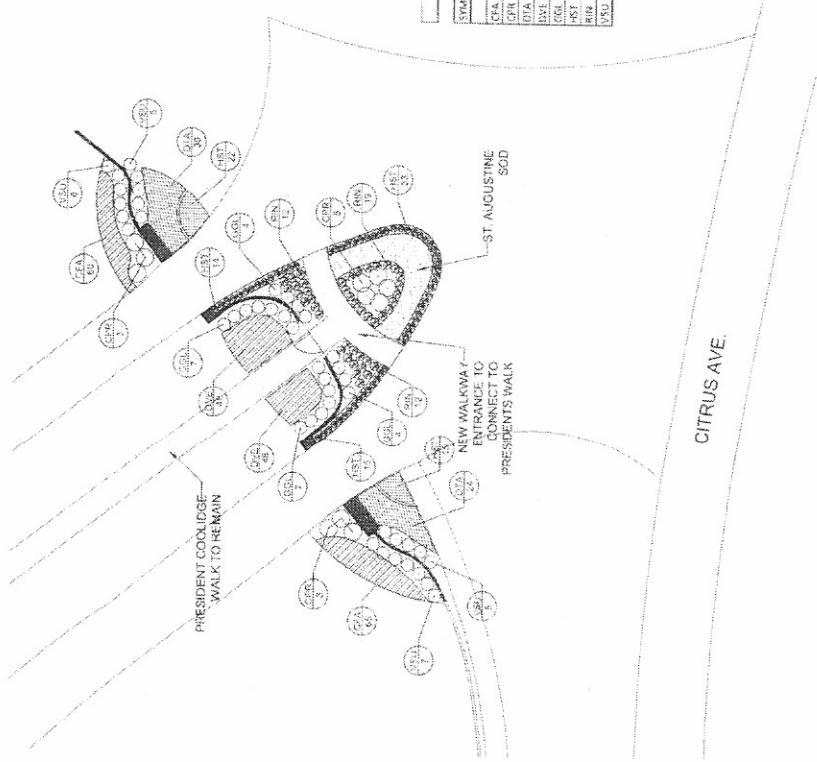
HOWEY MANSION - COURTYARD LANDSCAPE PLAN

HOWEY IN THE HILLS, FL

SCALE: 1"=10'-0"

08.23.17





SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	CONT.	SIZE	SPACING	REMARKS
CEA	125	Banana Split Fern	<i>Streplosia latifolia</i>	3 GAL	24" X 12"	3' X 3'	
CEA	11	Red Clematis	<i>Clematis patens</i> var. <i>splendens</i>	3.5 GAL	30" X 30"	AS SHOWN	
CEA	54	White Star Jasmine	<i>Star jasmine</i>	1 GAL	24" X 24"	24" O.C.	
CEA	96	Red Ailanthus	<i>Ailanthus altissima</i>	1 GAL	24" X 24"	24" O.C.	
CEA	22	Thrift	<i>Plumbago auriculata</i>	3 GAL	30" X 30"	30" O.C.	
CEA	02	Shallot	<i>Crinum</i>	3 GAL	30" X 30"	AS SHOWN	
R19	43	Shallot	<i>Crinum</i>	3 GAL	30" X 30"	30" O.C.	
V5U	23	Sandstone Viburnum	<i>Viburnum dentatum</i>	3 GAL	24" X 24"	AS SHOWN	

HOWEY MANSION - NORTH ENTRANCE LANDSCAPE PLAN

HOWEY IN THE HILLS, FL

SCALE: 1"=10'-0"

19-05-17

TMH Consulting, Inc.

97 North Saint Andrews Drive  
Ormond Beach, FL 32174

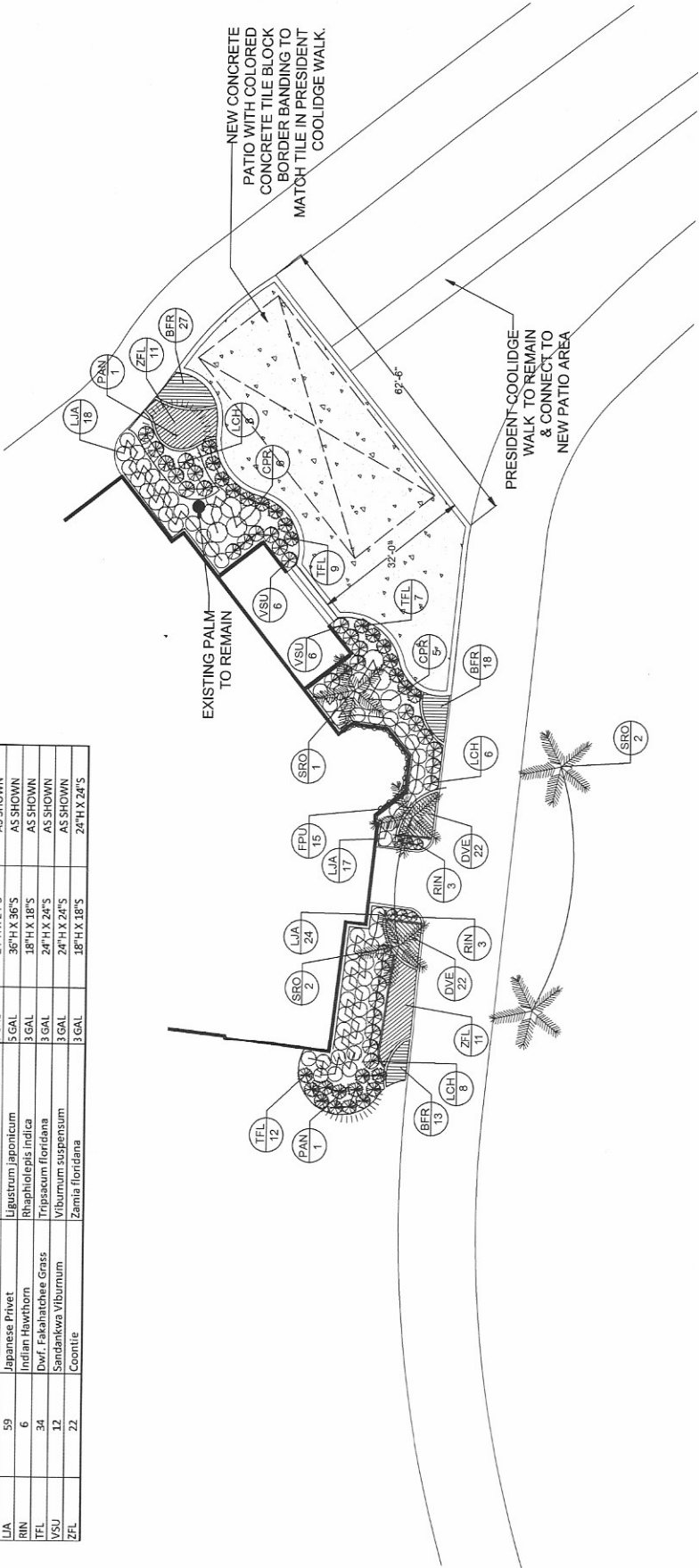
# Invoice

Date	Invoice #
10/30/2017	2016093

Bill To
Town of Howey-in-the-Hills P.O. Box 128 Howey-in-the-Hills, FL 34737

Description	Amount
Work Task 2017-11: Howey Mansion- Complete development agreement and prepare staff reports for historic district overlay zoning. Attend Town Council and Planning Board meetings.	475.00
1322100 <del>AD</del> 11/3/17	
<i>J. A. Howey</i>	<b>Total</b> \$475.00

PLANT LIST						
SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	CONT.	SIZE	SPACING
<b>TREES/PALMS</b>						
PAN	2	Chickasaw Plum Tree	<i>Prunus angustifolia</i>	45 GAL	8 FT HT - MULTI-TRUNK	AS SHOWN
SRO	5	Queen Palm	<i>Syagrus romanzoffiana</i>	18" & B	14 FT HT	AS SHOWN
<b>SHRUBS/PERENNIALS/GRASSES</b>						
BFR	58	Yellow African Bulbine	<i>Bulbine Frutescens</i>	1 GAL	12" H X 12" S	18" O.C.
CFR	11	Red Crinum Lily	<i>Crinum procerum var. splendens</i>	15 GAL	36" H X 36" S	AS SHOWN
DVE	44	Dwf. African Iris	<i>Dietes vegeta</i>	1 GAL	12" H X 8" S	18" O.C.
FPU	15	Creeping Fig	<i>Ficus pumila</i>	1 GAL	6" H X 6" S	24" O.C.
LCH	22	Chinese Fringe Flower Shrub	<i>Loropetalum chinense var. rubrum</i>	3 GAL	24" H X 24" S	AS SHOWN
LJA	59	Japanese Privet	<i>Ligustrum japonicum</i>	5 GAL	36" H X 36" S	AS SHOWN
RIN	6	Indian Hawthorn	<i>Rhaphiolepis indica</i>	3 GAL	18" H X 18" S	AS SHOWN
TFL	34	Dwf. Fakahatchee Grass	<i>Tripsacum floridana</i>	3 GAL	24" H X 24" S	AS SHOWN
VSU	12	Sandankwa Viburnum	<i>Viburnum suspensum</i>	3 GAL	24" H X 24" S	AS SHOWN
ZFL	22	Coontie	<i>Zamia floridana</i>	3 GAL	18" H X 18" S	24" H X 24" S

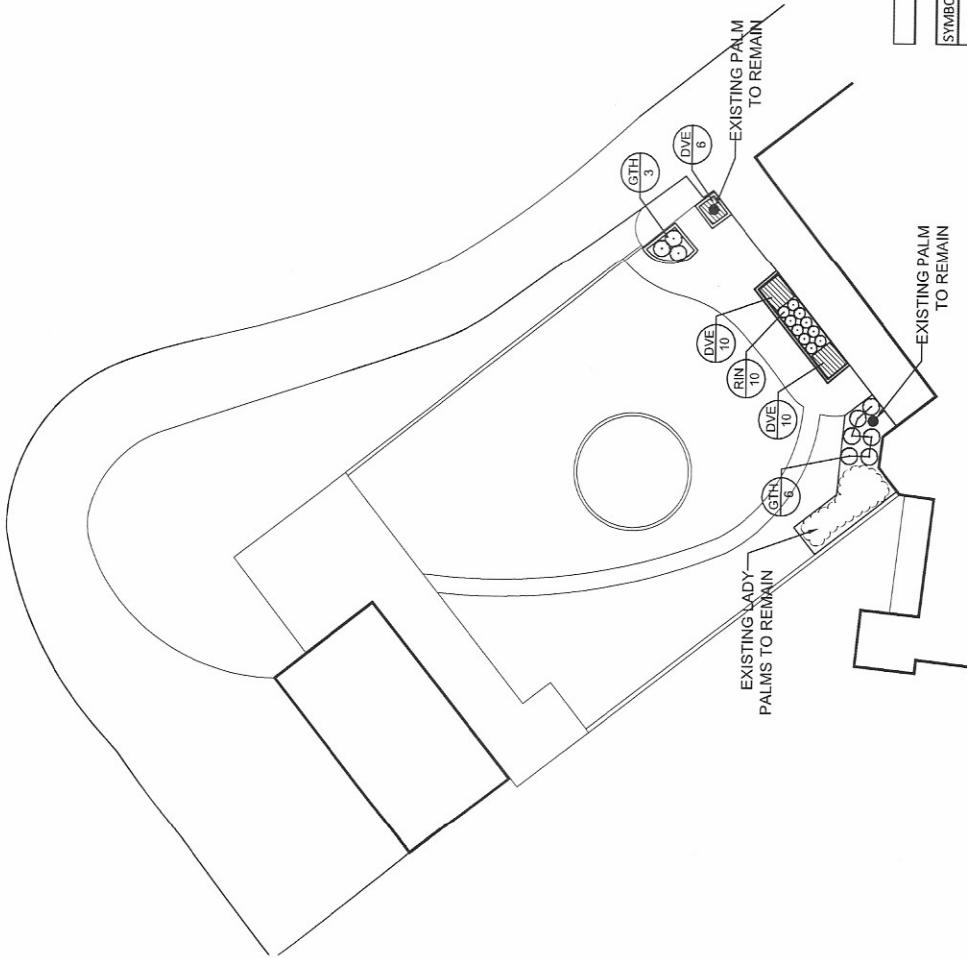


# HOWEY MANSION - MAIN HOUSE LANDSCAPE PLAN

HOWEY IN THE HILLS, FL

SCALE: 1"=10'-0"

09.05.17



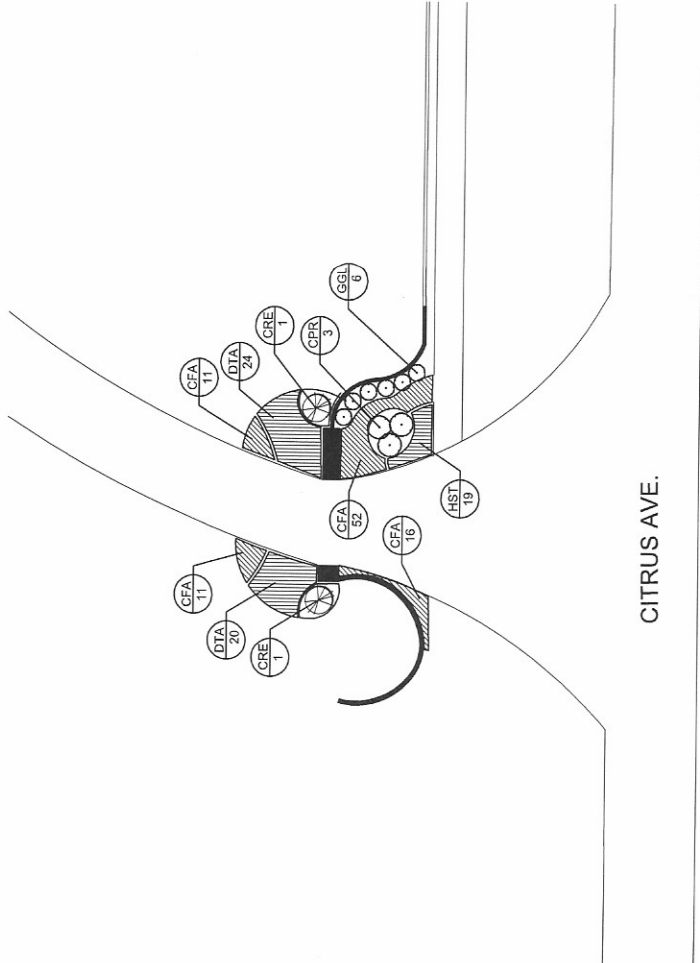
PLANT LIST							
SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	CONT.	SIZE	SPACING	REMARKS
DVE	26	Dwarf African Iris	<i>Diates vegeta</i>	1 GAL	12" H X 8" S	18" O.C.	
GTH	9	White Gardenia	<i>Gardenia thunbergia</i>	3 GAL	24" H X 24" S	AS SHOWN	
RIN	10	Indian Hawthorn	<i>Rhaphiolepis indica</i>	3 GAL	18" H X 18" S	AS SHOWN	

# HOWEY MANSION - COURTYARD LANDSCAPE PLAN

HOWEY IN THE HILLS, FL

SCALE: 1"=10'-0"

08.29.17



PLANT LIST

SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	CONT.	SIZE	SPACING	REMARKS
CFA	90	Japanese Holly Fern	<i>Cyrtomium falcatum</i>	1 GAL	12"H X 12'S	18" O.C.	
CPR	3	Red Crinum Lily	<i>Crinum procerum</i> var. <i>splendens</i>	15 GAL	36"H X 36'S	AS SHOWN	
CRE	2	Sago Palm	<i>Cycas revoluta</i>	5 GAL	3-4FT HT	AS SHOWN	
DTA	44	Variegated Flax Lily	<i>Dianella caerulea</i> var. <i>variegata</i>	3 GAL	24"H X 24'S	24" O.C.	
GGL	6	Thyrallis	<i>Galphimia glauca</i>	3 GAL	36"H X 36'S	AS SHOWN	
HST	19	Stella de Oro Daylily	<i>Hemerocallis 'Stella de Oro'</i>	1 GAL	12"H X 12'S	18" O.C.	

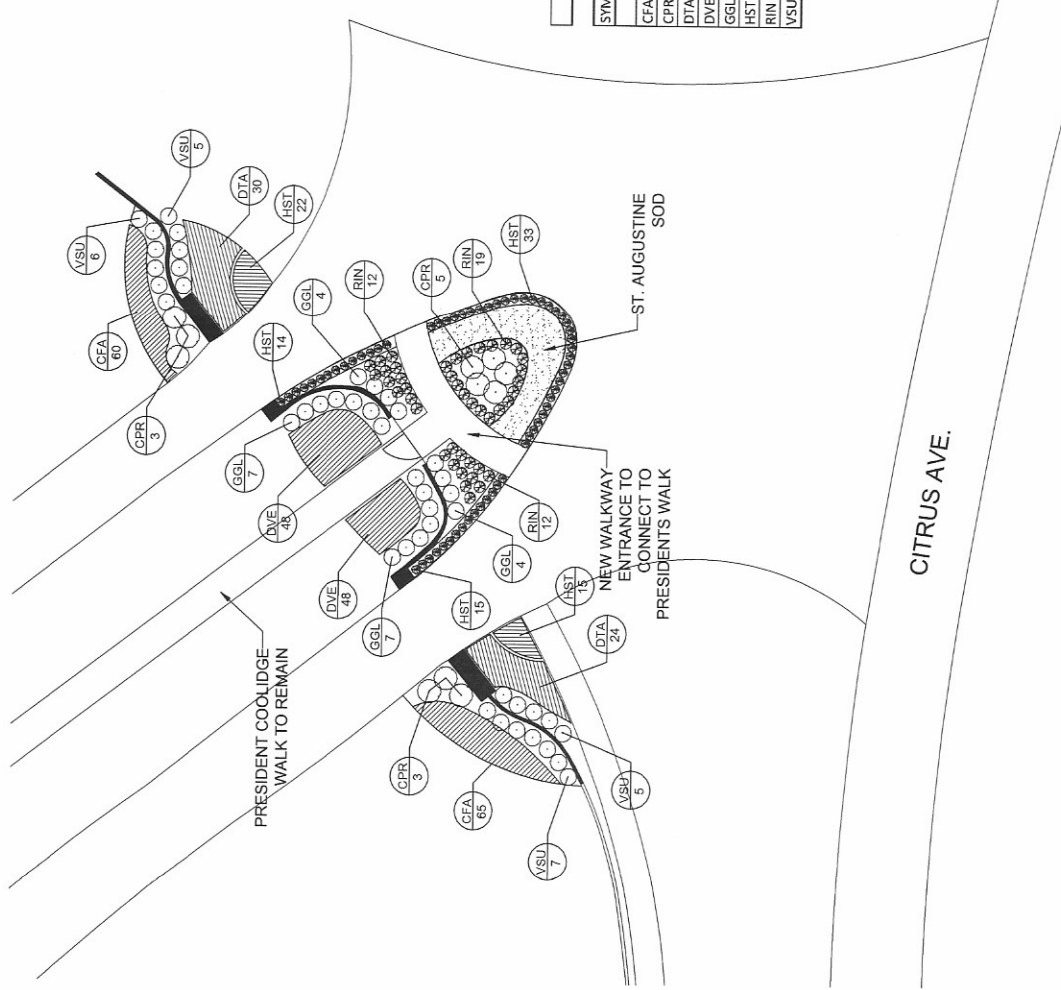
## HOWEY MANSION - SOUTH ENTRANCE LANDSCAPE PLAN

HOWEY IN THE HILLS, FL

SCALE: 1"=10'-0"

08.29.17





PLANT LIST

SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	CONT.	SIZE	SPACING	REMARKS
CFA	125	Japanese Holly Fern	<i>Cyrtomium falcatum</i>	1 GAL	12" H X 12" S	18" O.C.	
CPR	11	Red Crinum Lily	<i>Crinum procerum</i> var. <i>splendens</i>	15 GAL	36" H X 36" S	AS SHOWN	
DTA	54	Variegated Flax Lily	<i>Dianella tasmanica</i> variegata	3 GAL	24" H X 24" S	24" O.C.	
DVE	96	Dwf. African Iris	<i>Dietes vegeta</i>	1 GAL	12" H X 8" S	18" O.C.	
GGL	22	Thyrallis	<i>Galphimia glauca</i>	3 GAL	36" H X 36" S	AS SHOWN	
HST	62	Stella de Oro Daylily	<i>Hemerocallis 'Stella de Oro'</i>	1 GAL	12" H X 12" S	18" O.C.	
RIN	43	Indian Hawthorn	<i>Rhaphiolepis indica</i>	3 GAL	18" H X 18" S	AS SHOWN	
VSU	23	Sandankwa Viburnum	<i>Viburnum suspensum</i>	3 GAL	24" H X 24" S	AS SHOWN	

## HOWEY MANSION - NORTH ENTRANCE LANDSCAPE PLAN

HOWEY IN THE HILLS, FL

SCALE: 1"=10'-0"

09.05.17