



# ZONING MEMORANDUM

**June 20, 2025**

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



## **Oaks Grove – Lake County Rezoning Application Interlocal Service Boundary Agreement (ISBA)**

The Oaks Grove application for a rezoning from Agriculture (A) zoning district to Medium Suburban Residential (R-4) to develop a residential subdivision with a maximum of 49 dwelling units, is currently being considered by Lake County government. The application was heard by the County Planning and Zoning Board on June 4, 2025 and is planned to be on the Board of County Commissioners agenda July 1, 2025.

As directed by Town Council, staff prepared a letter in objection to this application and formally provided it to Lake County for consideration. There have also been additional informal discussions.

The proposed development would result in a density of approximately 3 dwelling unit/acre, which is a higher density development pattern than the maximum density allowed in the Town for a Low Density Residential Future Land Use designation. Properties surrounding the project are zoned Agriculture, Rural Residential, or Estate Residential.

The ISBA provides that development applications submitted to Lake County government which are in unincorporated jurisdiction and within the ISBA area for Howey-in-the-Hills concern, will be treated as a joint development application and that a joint meeting will be held. The ISBA does not indicate whether this is a meeting between staff or between the elected bodies but that it includes the County, Town, and the landowner. The ISBA specifically states "*City (Town) and County shall work together to minimize any conflicts in regulations and to make the permitting process as efficient as can be.*"

If it is the pleasure of Town Council, staff proposes that the Town make a formal request to the Lake County Board of Commissioners to continue consideration of the Oaks Grove rezoning until the two jurisdictions can have a formal meeting to review the application and determine a density pattern amicable to both jurisdictions for the development project.