

MEMORANDUM

TO: Town of Howey-in-the-Hills Development Review committee
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Hillside Groves Phase 1 Final subdivision Plan
DATE: January 11, 2023

This review is based on the engineering plan set dated August 2022 and the second revision of the landscape plans dated 11-17-22. The submittal included a response to previous comments that was relied upon for locating changes to the plans. The remaining comments are as follows:

1. The response identified a note on Sheet 201 of the landscape plans stating that designs for the screening wall and entrance feature for the Number 2 Road access will be submitted with the Phase 2 plans. I could not locate the note.
2. The response noted that the requested bike trail extension along Number 2 Road would be included in the Phase 2 design plans. This is acceptable, but the applicant should coordinate the bike path with Lake County as part of the overall road improvements if the plan is to include the bike path in the Number 2 Road right-of-way.
3. The addition of a note to the plans regarding the need to keep the required trees in place is fine, but this note really needs to be part of the HOA documents so future residents are aware of the requirement when they purchase the homes.