



# ZONING MEMORANDUM

**April 10, 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 applicant has addressed review comments.

**Planning and Zoning Board Recommendation:** At their March 27, 2025, public hearing, the Planning and Zoning Board voted unanimously (6-0) to recommend approval of the requested variance.

**Staff Recommendation:** Recommend approval of the proposed Lake Hills Main Boulevard and Mass Grading application with the condition that all replacement trees, as required by the Land Development Code, will be shown and identified as to quantity and location as part of the separate residential plans permit review.

### Motion Examples:

1. Approve the proposed Lake Hills Main Boulevard and Mass Grading application with the condition that all replacement trees, as required by the Land Development Code, will be shown and identified as to quantity and location as part of the separate residential plans permit review.
2. Deny the proposed Lake Hills Main Boulevard and Mass Grading application. [Provide specific reasons for denial.]
3. Continue action on the proposed Lake Hills Main Boulevard and Mass Grading application. [Provide specific reasons for continuance and identify additional items needed for consideration.]