



ZONING MEMORANDUM

July 3, 2025

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



Lake Hills- Phase 1 Final Subdivision Plans Review

Applicant: Reader and Partners

Planning staff reviewed the proposed Lake Hills- Phase 1 Final Subdivision Plans. 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.

Please provide the following information on the plans consistent with Land Development Code (LDC) Sec. 4.05.21 Final Subdivision Plan Drawings:

1. All lots shall show all dimensions and the building envelope.
2. The plans should show property lines with dimensions.
3. All setbacks from streets and highways shall be illustrated.
4. All setbacks on irregular shaped lots shall be illustrated.
5. The tree survey submitted at the Preliminary Subdivision Plan phase should again be overlaid on the Final Subdivision Plans to show trees in relation to proposed improvements. The plans should also include a table indicating which trees are proposed to be saved and which are proposed to be removed.

Additionally, please provide an update on the requirement from the Town Council April 14, 2025 approval of the mass grading permit, which requires the applicant to redesign the intersections of the Main Boulevard at both SR 19 and CR 48 to reflect the construction of traffic circles and, coordinate with the other property owners in the Lake Hills project (i.e. Publix, Mission Inn, FDOT and other applicants) to effectuate the traffic circle design on all parties' plans.