



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: Application ID: Received By:

REQUESTED ACTION

- | | | |
|---|--|---|
| <input type="checkbox"/> Comp Plan Amendment | <input type="checkbox"/> Variance | <input type="checkbox"/> Site Plan (check one below) |
| <input type="checkbox"/> PUD | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision Minor | <input type="checkbox"/> Final |
| <input type="checkbox"/> Land Development Code Text | <input type="checkbox"/> Other | <input checked="" type="checkbox"/> Subdivision (check one below) |
| | | <input type="checkbox"/> Preliminary Subdivision |
| | | <input type="checkbox"/> Final Subdivision |
| | | <input type="checkbox"/> Final Plat Mass Grading |

Describe Request: - Mass grading and drainage for the property.
- Spine road that connects CR 48 to SR 19.
- Master utilities for the property.

APPLICANT INFORMATION:

Name: Dean Barberree, President
Reader & Partners, LLC E-Mail: Dean@readercommunities.com
Address: 5850 TG Lee Blvd., Suite 200
Orlando, FL 32822 Phone: 407-856-4899 Fax: _____
 Owner Agent for Owner Attorney for Owner

OWNER INFORMATION:

Name: SEE OWNER INFORMATION AT BOTTOM OF PAGE E-Mail: _____
Address: 923 N. Pennsylvania Ave. Phone: _____
Winter Park, FL 32789 Fax: _____

PROPERTY INFORMATION:

Address: northwest corner of intersection of C.R. 48 and S.R. 19

General Location: northwest corner of intersection of C.R. 48 and S.R. 19

Current Zoning: PUD

Current Land Use: Vacant

Parcel Size: 220.21 acres

Tax Parcel #: SEE LIST OF PARCELS AT BOTTOM OF PAGE

Legal Description Attached Yes No

Survey Attached Yes No

Pre-Application Meeting Date: _____
(Attach Pre-Application Form)

Application Fee: \$ 3,000.00 (\$1,000 fee plus \$2,000 deposit)

Applicant's Signature:  _____ 10/25/24
(Signature) (Date)
Reader & Partners, LLC
By: Dean Barberree
Its: President
(Print)

Owner's Signature: SEE AUTHORIZATION LETTER _____
(Provide letter of Authorization) (Signature) (Date)

(Print)

Applications must be complete to initiate the review process.

Parcel No. Alt Key OWNER
23-20-25-0004-000-00200 1780438 LAKE HARRIS (ORLANDO) ASLI VII OWNER #1 LLC
22-20-25-0004-000-01000 1801770 LAKE HARRIS (ORLANDO) ASLI VII OWNER #1 LLC
22-20-25-0001-000-01400 2923946 LAKE HARRIS (ORLANDO) ASLI VII OWNER #2 LLC
23-20-25-0002-000-00600 2923954 LAKE HARRIS (ORLANDO) ASLI VII OWNER #2 LLC
23-20-25-0002-000-01100 3881538 LAKE HARRIS (ORLANDO) ASLI VII OWNER #2 LLC
23-20-25-0004-000-01000 3815447 LAKE HARRIS (ORLANDO) ASLI VII OWNER #3 LLC

Landowner Authorization Letter

Re: Lake Hills Residential

Alt Keys: 1780438, 1801770, 2923954, 3881538, 2923946 & 3815447

To Whom It May Concern:

I, Ryan J. Lefkowitz, the Vice President of Avanti Management Corporation, a Florida corporation, the sole General Partner of Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, the Managing General Partner of Avanti Strategic Land Investors, VII, L.L.L.P., a Delaware limited liability partnership, the Sole Member of Lake Harris (Orlando) ASLI VI Holdings, LLC, the Sole Member of LAKE HARRIS (ORLANDO) ASLI VII OWNER #1, LLC, a Delaware limited liability company, LAKE HARRIS (ORLANDO) ASLI VII OWNER #2, LLC, a Delaware limited liability company, and LAKE HARRIS (ORLANDO) ASLI VII OWNER #3, LLC, a Delaware limited liability company, (collectively, the "Petitioner"), on behalf of said corporation, limited liability limited partnership, and limited liability companies, authorize Reader & Partners, LLC (Applicant) and Madden, Moorhead & Stokes, LLC (Engineer) to apply for and obtain approvals/permits from County/City Government, Water Management District, Florida Department of Environmental Protection, Florida Department of Transportation, Army Corps of Engineers and any other municipality or regulatory entity requiring permits be issued. This authorization shall remain in effect until revoked in writing.

Address:

923 N. Pennsylvania Ave
Winter Park, FL 32789
(407) 628-8488

Signature:

Landowner Signatures Below and Attached:

By: LAKE HARRIS (ORLANDO) ASLI VII
Owner #1, LLC
a Delaware Limited Liability Company

By: LAKE HARRIS (ORLANDO) ASLI VII
HOLDINGS, LLC, a Delaware limited
liability company, its sole member

By: Avanti Strategic Land Investors, VII,
L.L.L.P., a Delaware limited liability
partnership, its Sole Member

By: Avanti Properties Group II, L.L.L.P., a
Delaware limited liability limited
partnership, its Managing General Partner

By: Avanti Management Corporation, Its
Manager, its sole General Partner

By: 
Print Name: RYAN J. LEFKOWITZ
Title: VICE PRESIDENT

Date: 11/9/2023

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by () means of physical presence or () online notarization on November 9, 2023, by Ryan J. Lefkowitz, the Vice President of Avanti Management Corporation, a Florida corporation, the sole General Partner of Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, the Managing General Partner of Avanti Strategic Land Investors, VII, L.L.L.P., a Delaware limited liability partnership, the Sole Member of Lake Harris (Orlando) ASLI VI Holdings, LLC, the Sole Member of **LAKE HARRIS (ORLANDO) ASLI VII OWNER #1, LLC**, a Delaware limited liability company, on behalf said corporation, limited liability limited partnership, and limited liability companies. He is personally known to me or has produced _____ as identification.



Connie Cummins
Signature of Notary Public
Print Name: Connie Cummins
Commission No.: HH 119940

Commission Expires: 4/21/25


By: LAKE HARRIS (ORLANDO) ASLI VII
Owner #2, LLC, a Delaware Limited
Liability Company

By: LAKE HARRIS (ORLANDO) ASLI VII
HOLDINGS, LLC, a Delaware limited
liability company, its sole member

By: Avanti Strategic Land Investors, VII,
L.L.L.P., a Delaware limited liability
partnership, its Sole Member

By: Avanti Properties Group II, L.L.L.P., a
Delaware limited liability limited
partnership, its Managing General Partner

By: Avanti Management Corporation, Its
Manager, its sole General Partner

By: 
Print Name: Ryan J. Lefkowitz
Title: Vice President

Date: 11/9/2023

STATE OF Florida
COUNTY OF Orange

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Connie Cummins
Signature of Notary Public
Print Name: Connie Cummins
Commission No.: HH 119940

Commission Expires: 4/21/25

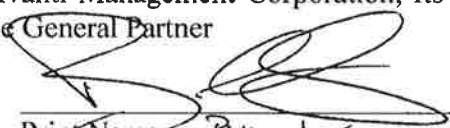
By: LAKE HARRIS (ORLANDO) ASLI VII
Owner #3, LLC
a Delaware Limited Liability Company

By: LAKE HARRIS (ORLANDO) ASLI VII
HOLDINGS, LLC, a Delaware limited liability
company, its sole member

By: Avanti Strategic Land Investors, VII,
L.L.L.P., a Delaware limited liability partnership, its
Sole Member

By: Avanti Properties Group II, L.L.L.P., a
Delaware limited liability limited partnership, its
Managing General Partner

By: Avanti Management Corporation, Its Manager,
its sole General Partner

By: 
Print Name: RYAN LEFKOWITZ
Title: VICE PRESIDENT

Date: 11/9/2023

STATE OF Florida
COUNTY OF Orange

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[SEAL]



Connie Cummins
Signature of Notary Public
Print Name: Connie Cummins
Commission No.: HH119940

Commission Expires: 4/21/25