

## REZONING REQUEST:

The applicant is seeking rezoning of the property described in the legal description below:

Physical Address: SOUTH LAKESHORE BLVD, HOWEY IN THE HILLS, FL, 34737

Legal Description: HOWEY, FIRST SUB HOWEY LOT 47 PB 5 PG 32 |  
ORB 1214 PG 1686 ORB 2100 PG 2459 ORB 3612 PGS 1940 1942

Parcel ID Number # 35-20-25-015000004700

This proposed zoning request is to change the above designated property: From MDR-1 (present) to Rural Estates (RE)

A. Purpose. The Purpose of the Rural Estates (RE) zoning district is to designate areas for larger single family home sites. The district is intended for families who may have horses or who desire a semi-rural environment in close proximity to urban services. A limited number of horses (maximum of 1 per acre) are allowed. This district will allow the Howey area to continue to have a rural character.

Zoning on Adjacent Parcels: North: INS-1 (School)

East: CONS

South: PUD

West: PUD

South East: Across the road is County Zoning A- AGR

Parcel Size: 5.4 acres presently being taxed by Lake County as Timber S 1 70 (5400)

## REZONING REQUIREMENTS:

The following items must be completed in sufficient detail to allow the Town to determine if the application complies with the criteria for approving a rezoning. Attach any supplemental information that can assist in understanding the rezoning request.

### 1. Is the rezoning request consistent with the Town's comprehensive plan?

This request falls in line with the City's comprehensive plan by using the Rural Estate designation of future land use patterns as reflected in the goals, objectives and policies of the local government comprehensive plan elements.

It is our intent to build a 2000-2500 sq. ft. home with pool that will have a "Country Theme" front elevation and a large barn to house a tractor and other land maintenance equipment along with our boat and RV. Both of these structures will follow all construction and building codes set forth by the City.

*On page 27 of the Future Land Use document, there is mention on the City's focus on controlling "Urban Sprawl". This request to change from MDR-1 to Residential Estate follows those commitments by not allowing many small homes placed in "tight" lot sizes.*

*The below language was copied from the Future Land Use Document on page #27 and this request falls in line to meet this language.*

***"The Town has adopted a Rural Lifestyle land use category on the Future Land Use Map. This land use is primarily for single-family detached homes with allowable agricultural practices. There is a minimum of 2 acres required for this land use. There is a maximum density of 1 dwelling unit per 2 acres, 0.15 floor area ratio, 20% maximum impervious surface coverage, and 50% open space requirement on the Rural Residential lots in Town. The Town feels that the adopted standard is adequate to protect these agricultural areas in Town to serve as a buffer for nearby rural areas."***

*In review of the City's Conservation Element, there were no concerns noted.*

*In review of the City's Recreation and Open Space Element, there were no concerns noted.*

*The present "Town Of Howey In The Hills Existing Land Use Map March 2010" shows the property being indicated as (Color, Orange) Vacant Residential Use.*

*The City's 2025 Future Land Use Map shows this property as (Yellow) MDR- Medium density Residential.*

*The City's Floodplain map shows it within the town limits.*

*The City's soil map shows it as being Candler Sand 0-5% slopes.*

*This particular property is outside the City's Town Center Overlay map.*

*This property falls within the City's utility service area map.*

*The City's Vacant Land Map March 2010 indicates this property is MDR – Medium Density Residential.*

*The City's wetland map shows this property is not shown to have wetlands but there are wetlands on the southern border, on the adjacent property.*

**2. Describe any changes in circumstances of conditions affecting the property and the surrounding area that support a change in the current zoning.**

*It is our understanding that the vision of the City leaders is to have spacious/larger home sites with larger sized homes that have a country theme that blends in with the surrounding area. One of the many things that we find appealing to Howey In The Hills is that its leaders have taken the position to not have the traditional "cookie cutter" subdivision homes. It is our intent to have the 5.8 acre lot subdivided in half to create two large building lots approximately 2.5 acres plus each. This is in line with the City leaders vision to create home sites that are on larger lots with large (2000-2500 sq. ft.) Homes that have a "country theme" that creates a welcoming feeling to the community and its surroundings. In the*

**3. Will the proposed rezoning have any negative effects on adjacent properties?**

*The purpose of the rezoning request is to simply allow the owners to divide the present 5.8 acres in half and create two large single family home sites with the ability to have a large detached barn that follows the building code and the look of the main home.*

*There should be no adverse or negative effects to adjacent properties but instead there should be an increase in values due to land and property improvements intended for the proposed property.*

*(Please see attached survey, maps and possible renderings of the future home elevations and barn elevations that are being considered.)*

**4. Will the proposed rezoning have any impacts upon natural resources?**

*Natural resources should be impacted negatively because the land will be developed to minimize rain water run-off and it is the property owners intent to leave the property mostly wooded other than near or at the actual building sites. There is no intent to allow any negative impacts to the land other than to build the home and barn sites and driveway/walkway areas.*

**5. Will the proposed rezoning have any impacts upon adjacent properties?**

*The impact on the surrounding areas should create a positive increase in property values as well as to be visually pleasing to the community.*

**6. Will the rezoning create any impacts on services including schools, transportation, utilities, stormwater management and solid waste disposal?**

*Presently the property is zoned **MDR-1** which would allow for multiple 15000 sq ft. lot size which would have a greater impact of services available. It is our request to have the zoning changed to **Residential Estate** which better fits a property of this size with two lots with each being over the 2 acre requirement for a Residential Zoning assignment.*

*Presently it is understood that City water is available along South Lake Shore but there is no sewer. It is the present intent to use a septic tank system since there is only going to be one home per lot (2.5 acres plus)*

**7. Are there any mistakes in the assignment of current zoning classification?**

*For us to answer this question we would have to have knowledge of the previous conversations /decisions concerning this particular property. In review of the Zoning District Dimensional Requirements, the **MDR-1** District Designation focus on a lot size of 15000 sq ft which has a lot size of a maximum of 100 foot wide and a 150 foot in depth. This property presently is much larger than this designation would allow and even if it is divided in half it would still meet the **Residential Estate** requirements. With a rezoning designation change to Residential Estate, this zoning district is a better "fit" to this property due to its size and having the ability to have a larger barn detached structure allowed under the Residential Estate guidelines.*


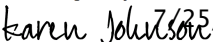
*(Please see various attachments, attached survey, maps and possible renderings of the future home elevations and barn elevations that are being considered.)*

Bruce Johnson

Karen Johnson

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Print Applicant Name

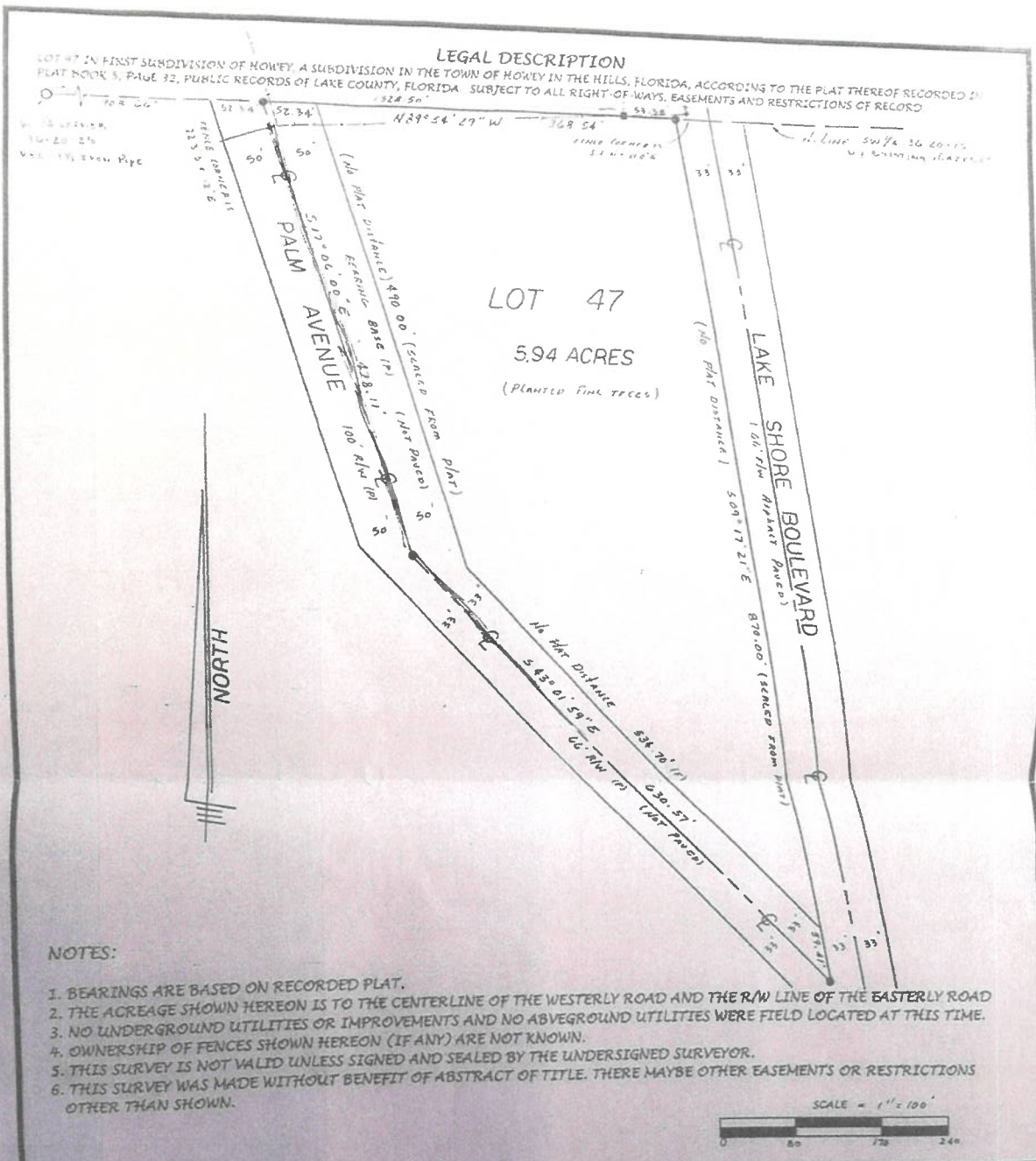
Applicant Signature  DocuSigned by: Bruce Johnson 7/25/2018 10:42:35 AM PDT  DocuSigned by: Karen Johnson 7/25/2018 10:48:25 AM PDT

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Date 7/25/2018 10:42:35 AM PDT

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- FB.27
- LEGEND:**  
 R/C = IRON ROD AND CAP  
 R/W = RIGHT-OF-WAY  
 Δ = DELTA  
 R = RADIUS  
 L = LENGTH  
 PC = POINT OF CURVE  
 PT = POINT OF TANGENT  
 D&U = DRAINAGE & UTILITY EASEMENT  
 CM = CONCRETE MONUMENT  
 CONC. = CONCRETE  
 (F) = FIELD MEASUREMENT  
 (P) = PLAT MEASUREMENT  
 REC. = RECOVERED  
 ● = SET 5/8" R/C # 4904

<p><b>CERTIFIED TO:</b>                  ABC FRUIT COMPANY</p>		<p><b>PLAT OF BOUNDARY SURVEY</b></p> <p><i>Steven Galassi</i></p> <p>PREPARED BY: STEVEN EDWARD GALASSI                  FLORIDA SURVEYOR AND MAPPER # 4904                  7933 ED DOUGLAS ROAD                  GROVELAND, FLORIDA 34736                  PHONE # (352) 429-2074                  FAX # (352) 429-9644</p>	
<p>PREPARED FOR: ABC FRUIT COMPANY</p>			
<p>LOT SURVEY DATE:                  FEBRUARY 23, 2000</p>	<p>FOUNDATION SURVEY DATE</p>	<p>FINAL SURVEY DATE</p>	