

Watermark PUD Amendment

*Applicant: Revels Road
Investors, LLC*

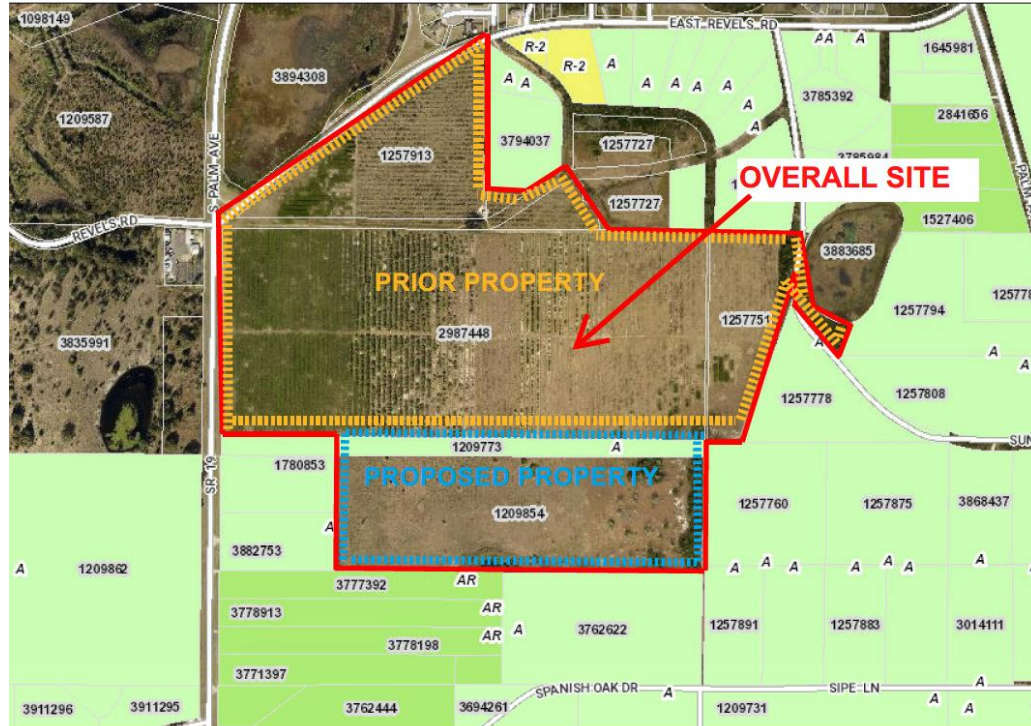
February 27, 2025

A large field of vibrant red poppies stretches towards a horizon where the sun is setting, casting a warm glow over the scene. The sky is filled with soft, colorful clouds. The image is partially obscured by a black diagonal shape on the left side.

akerman

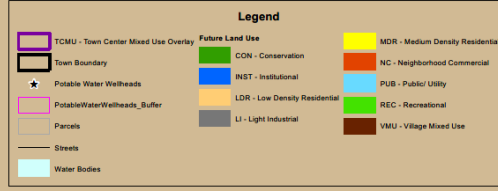
Planned Development Amendment

Purchase of additional land, located to the south of the existing PD prompted amendment

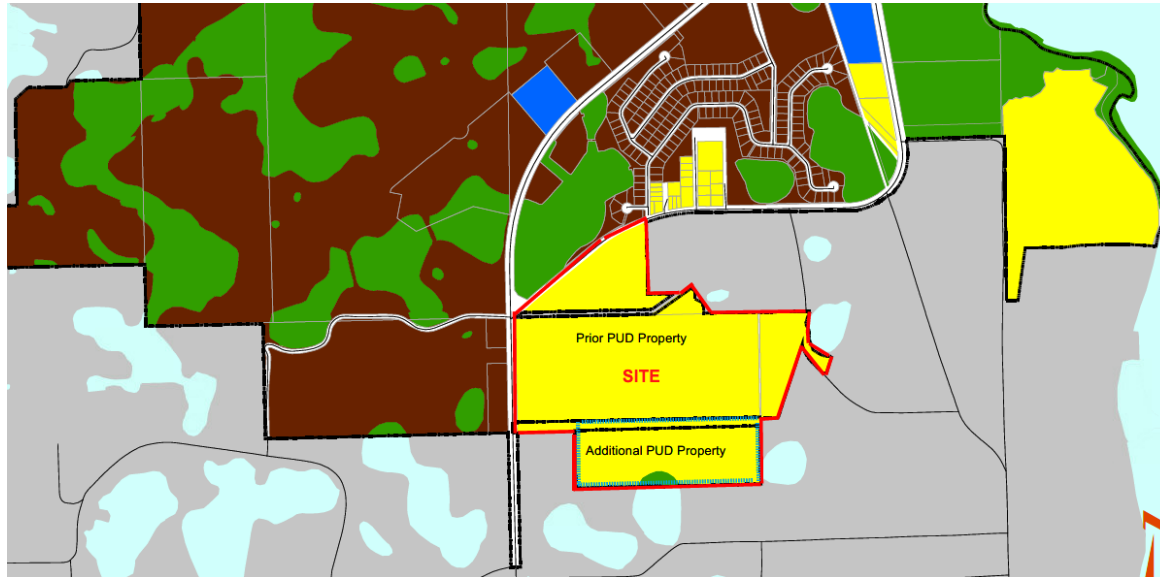


Existing Future Land Use

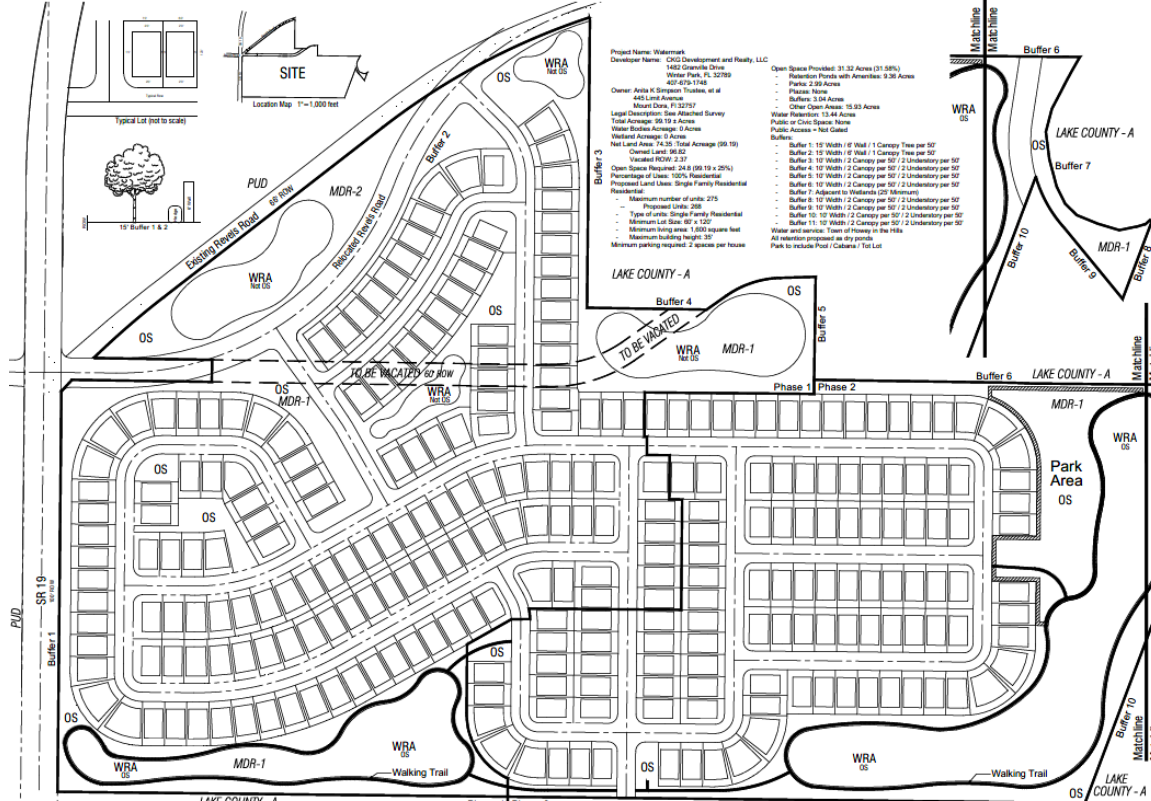
Town of Howey-in-the-Hills 2035 Future Land Use Map



For legal, engineering, or surveying purposes,
obtain the usability of the information.



Existing Conceptual Land Use Plan



Existing vs. Proposed PD

Development Condition	Existing PD	Proposed PD Amendment
Acreage	99.19 Acres	132.59 Acres
Maximum Density Allowed	298 DUs	396 DUs
Number of Units Proposed	225 DUs	290 DUs
Minimum Lot Size	70' x 120'	70' x 120'
Lot Size/Count Proposed	(112) 70' x 120' (113) 80' x 120'	(112) 70' x 120' (113) 80' x 120' (65) Min. ¼ Acre (10,890 SF)
Maximum Home Size	3,500 SF	70' & 80' Lots - 3,500 SF ¼ Acre (10,890 SF) Lots - None
Phases	Two	Three
Open Space	29.95 Acres (30%)	43.95 Acres (33%)
Bicycle/Pedestrian Path	10' wide	12' wide

Proposed Conceptual Land Use Plan Highlights

- All NEW units proposed will meet updated Town lot standards - minimum ¼ acre lots and a wider diversity of lot sizes
- Provides Additional Open Space - 43.95 Acres (33% of Site) Exceeding 25% Required
- Internal Parks and open space maximized, providing for connectivity within community
- No changes to setbacks, development in largely in keeping with prior approval – the sole change being to limit the maximum home size to the 70' and 80' lots
- Development connects to Town water and sewer
- Existing Revels Road / SR 19 Improvements – proportionate share of improvements, based on FDOT approval for intersection
- Termination of development based on the timing of Town's recently approved agreement with CDD for wholesale wastewaters