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VIA EMAIL

John Brock
Town Clerk for the Town of Howey-in-the-Hills
101 N. Palm Avenue
Howey-in-the-Hills, FL 34737

Re: Watermark PUD fka Simpson Property – Updated Conceptual Plan & Development Agreement (Response to Comments Dated October 8, 2024)

Dear Mr. Brock,

Enclosed please find a revised Watermark PUD Development Agreement and conceptual plan addressing staff comments dated October 8, 2024. Additionally, below please find responses to the Town staff comments, in preparation for the upcoming Planning & Zoning meeting.

Conceptual Plan Comments

1. The conceptual plan identifies the 70 x 120 lot size as the minimum lot size for the project, there may be some confusion between the “minimum” lot and the table of lots by size that is included on the concept plan. It might be better to delete the minimum lot size note (leaving the description in the development agreement) and letting the table of lots by size carry the lot size proposal.

Response: The conceptual plan has been updated to remove the minimum lot size notes and let the lot size specifications in the conceptual plan table and Developer's Agreement text speak to this issue.

2. The concept plans calls out the maximum number of lots as 305 while 290 are proposed. Is it the intent to potentially add lots in the future depending on the detailed engineering design? Note that the absolute maximum number of potential housing units is 396 (132.21 net acres times three units per acre).

Response: The conceptual plan has been updated to remove the maximum lot count and instead include a note based on density alone (396) and lists the proposed lot count (290), which takes into consideration the shape, size and topography of the site, together with the lot dimension requirements. We have removed the "minimum lot count" language from the plans and Developer's Agreement.

3. The concept plan includes a label near the main entrance road calling out a 12-foot wide multi-use trail. The development agreement describes the trail as 10 feet wide, so these need to be coordinated. Twelve feet wide is preferred.

Response: The revised conceptual plan and Developer's Agreement show the multi-use trail size corrected to 12 feet.

4. The multi-use trail label noted above is not associated with a route on the graphic. A general alignment should be identified.

Response: The conceptual plan has been revised to show the approximate location of the multi-use trail. The multi-use trail will meet or exceed the requirements of the Town Code and will be finalized during the preliminary subdivision plan process.

5. The open space area in the south-central portion of Phase 3 offers an opportunity to create a more effective recreation opportunity for that phase. Red-Brown lot 27 and green lots 82 and 113 could be relocated to nearby open space sites to create a larger open space area directly connected to the adjacent street network. The revised open space can offer a neighborhood level recreation opportunity and provide another connection point to the walking trail network.

Response: Noted. The conceptual plan has been revised to the extent possible to relocate lots to provide for larger and more interconnected open spaces within Phase 3, including a walking trail network. Open space and recreation will meet or exceed the requirements of the Town Code and will be finalized during the preliminary subdivision plan process.

6. Labels for buffer areas 2, 7, 8 and 9 could not be located on the conceptual plan.

Response: The conceptual plan has been revised to show labels for each buffer area, including 2, 7, 8 and 9.

Development Agreement

On page 3 paragraph (d), the open space is noted as 40.20 acres. Should this be changed to 45+/- acres to conform to the area on the concept plan?

Response: The Development Agreement, as well as conceptual plan, has been revised to reflect the updated open space area provided.

Please let us know if you have any questions.

Sincerely,

Carolyn Haslam

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