



ZONING MEMORANDUM

December 3, 2024

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



Whispering Heights: Final Subdivision Plan Review Comments

Applicant: Red Jacket Development

Planning staff has reviewed the proposed Final Construction/Subdivision Plans for Whispering Heights, dated 09-07-21. The following revisions and information will be needed before the final subdivision plan can be scheduled for consideration by Town Council. Please provide a response to each item and revise the Plan Set accordingly.

1. Buffers- Please ensure the plan set meet the buffer requirements of the Town's Land Development Code (LDC) Sec 7.02.01:
 - a. There is a note on Sheet L200 but the table on L200 does not call out the required wall and its materials and details.
 - b. The buffer table on Sheet L200 does not appear to accurately describe the location and requirements of proposed buffers. Please verify and revise as necessary.
 - c. Sheets L100-L207 do not provide details of the required wall and what its materials will be. There should be a detail sheet for the wall so that the Town can evaluate the proposed materials and whether it has columns that meet the spacing requirements.
 - d. Please provide a separate graphic solely depicting the proposed buffer zones and their landscape requirements. Please notate on Sheet L200 the location of the required wall. Provide details and description of materials utilized to construct the wall and spacing of columns. Sheets L100-L207 do not provide a detail of the required wall or details of construction. Additionally, please provide buffer details around proposed common areas and recreation areas.
 - e. The shrubs listed for the buffer on Sheet L 100 do not all meet the minimum height requirement of 30 inches. All shrubs shall be at least 30 inches in height upon installation. Please revise plans.



- f. A buffer detail sheet must be provided so the Town can review and ensure that the trees are not closer than 7.5 feet to a walk or wall and that the canopy trees will have root barriers.
 - g. A root barrier is required for trees proposed for 7.5-ft or less from a sidewalk and/or street. Please note on the plans and provide a detail.
 2. Wetland Protection - The applicant proposes a swale along the shoreline of Lake Harris. The swales should be vegetated with Florida native ectotonal and/or littoral zone vegetation such as Sand Cordgrass (*Spartina bakerii*) in order to provide both hydrological and ecological function and value in protecting the water resources of Lake Harris (Chapter 3, LDC). Additionally, how does the applicant propose that this swale including the required 50-ft wetland/surface water setback zone shall maintain its function in perpetuity? The Town's code (Chapter 3, LDC) requires signage and proper maintenance of buffer zones and swales to maintain in perpetuity, the environmental and hydrological function and character.
 3. School Concurrency- at the June 27, 2024, Planning and Zoning Board hearing, the Board made a motion to recommend approval of the final subdivision plans with four conditions. One condition was that an update to the applicant's school concurrency application be made based on the additional lot count (from 107 to 156). The applicant will need to make an application for concurrency review to the School District for the additional units. The application is required to be filed prior to consideration of the application by Town Council. Please provide responses and documentation that this condition has been met.