



VIA HAND DELIVERY

November 3, 2025

Town of Howey in the Hills  
101 N. Palm Avenue  
Howey in the Hills, FL 34737

**RE: WATERMARK (HALFF AVO 045548.003)  
FINAL SUBDIVISION REVIEW #1 SUBMITTAL**

To Whom It May Concern:

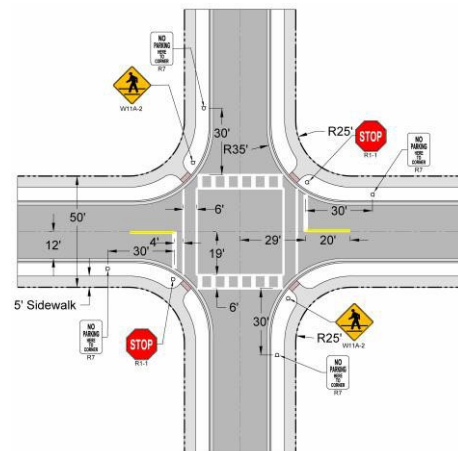
The following information is in response to staff comments received by Griffey Engineering, Inc., dated October 7, 2025, for the Watermark project.

### General Comments

1. Additional comments may be added to these with the reviews of subsequent submittals.  
**Response: Noted.**
2. Provide copies of FFWCC, SJRWMD and FDEP Water & Sewer permits before commencing work.  
**Response: See attached copies of SJRWMD, FDEP Water, and FDEP Sewer permits. FFWCC permit to be provided once permit is received.**

### Roads

3. The design of the intersection improvements at SR 19 & Revels road is a coordinated effort between the Town, FDOT, Watermark, Mission Rise, and Hillside Groves. The final configuration of the intersection may require adjustments to the improvements shown on this plan.  
**Response: We have provided revised intersection per Town and FDOT suggestions. FDOT Driveway has been submitted for connection permit and we view prior submitted concept plan as approved on our end and any future intersection improvements need to match what we have designed.**
4. Add a crosswalk at the lot line between lots 92 & 93 (Sta 11+75). Add the indicated signage (as shown in R1A) for all of the crosswalks in the plan.  
**Response: Added crosswalk 15' north of Lot 92/93 & as there is drainage structure at lot line, also added signage. See revised signage and striping plan sheet.**



5. Identify on the plans the sections of sidewalk that don't front along lots. These and all curb ramps are to be constructed with the roads.

Response: Revised added shading to sidewalk that is to be built with site construction along with a legend, see sheets C200 and C201.

#### Potable & Irrigation Water

6. Identify on the plans that all pressure mains under pavement are to be DIP.  
Response: Revised to show DIP under pavement, See Sheets C500-C508 plan and profile sheets plan view.
7. Add a prominent note to the utility & road plans that valves are not to be placed in curb lines or in curb ramps. Adjust the depiction of the valves on the plans to show them outside of curbs and curb ramps.  
Response: Revised to show all valves outside of curb line and ramps. Also, added general note. See sheets C500-C508 plan and profile sheets
8. Water mains and irrigation mains should be placed between the back of curb and edge of sidewalk. Valves should be located in grassed areas whenever possible.  
Response: Revised to show mains in grass area. In general all lines are 1' off edge of sidewalk. This helps maintain potable water separation from drainage structures. Adjusted around curves to keep out of under sidewalk.
9. Provide plans and details for the irrigation supply systems.  
Response: The irrigation will be supplied by an existing well onsite. The irrigation will be privately owned and maintained, and the owner has contracted with a design service to design the irrigation pump. The well has an existing CUP with the SJRWMD.
10. Show on the utility plans any proposed canopy trees from the landscape plan that are within the right-of-way. Call out in the plan that the trenches for the water and irrigation mains need to be lined with a root barrier for at least 30' either side of the proposed tree.  
Response: Per the Landscape plans there are no trees proposed within the R/W. See landscape plans.
11. For details on sheet C-1001, change the word "reclaimed" to "untreated".  
Response: Revised detail, see sheet C1001.
12. On Sheet C-702, at the terminal end of the WM to the old landfill, remove the reducer and tee off with a 8" GV & plug.  
Response: Revised terminal end at old landfill, see sheet C702 deleting the reducer.
13. For the proposed 12" WM along SR 19, keep it closer to the R/W line. The town does not want the water main to be under the southbound right turn lane that will be installed by Mission Rise.  
Response: Revised per comment, see sheet C700.
14. Adjust the WM configuration at the SR 19/Revels intersection as shown in the attached exhibit.  
Response: Revised per comment, see sheet C700 and C703.



## Town of Howey Zoning Memorandum

1. For the note on C-102 regarding the hardscape plans. Please identify in the note why they are not being provided with this submittal and when they will be provided.  
**Response: Revised note 11, see Sheet C-102. See response letter from Kimely Horn dated October 30, 2025.**
2. The following plants listed on Sheet L1.0 are not listed in the LDC approved planting list: wax myrtle, little gem magnolia, walter's viburnum, fakahatchee grass, confederate jasmine, gold mound dewdrops. Please revise.  
**Response: See response letter from Kimely Horn dated October 30, 2025.**
3. On Sheets L1.01 through L1.10, the typical corner lot planting needs to show an additional understory tree.  
**Response: See response letter from Kimely Horn dated October 30, 2025.**
4. L1.08 through L1.10 and L2.08 through L2.10 need to be revised to show a wall per LDC requirements 7.02.01(B)(2) since these areas are not next to a stormwater pond.  
**Response: See response letter from Kimely Horn dated October 30, 2025.**

Enclosed you will find the listed items below pertaining to this submittal.

1. Ten (10) 24 x 36 sets of revised Construction Plans signed, sealed, and date stamped September 30, 2025.
2. Ten (10) 24 x 36 sets of Landscape and Irrigation Plans prepared by Kimley-Horn signed, sealed, and dated September 30, 2025.
3. Two (2) copies of the SJRWMD, DEP Water, and DEP Sewer permits.
4. Two (2) copies of the response letter from Kimely Horn dated October 30, 2025.
5. One (1) flash drive contains the enclosed items in pdf format.

Should you have any questions, please feel free to contact our office at 352-343-8481.

Sincerely,  
HALFF

A handwritten signature in blue ink, appearing to read "B. Tobias", with a stylized flourish at the end.

Brett J. Tobias, P.E., Team Leader  
[btobias@halff.com](mailto:btobias@halff.com)

BJT:ab

cc: Craig Harris, Revels Road Investors, LLC, (via email [charris@jtdlandco.com](mailto:charris@jtdlandco.com))