



November 7, 2025

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



Watermark – Phase 1 and Grading Final Subdivision Plan

Applicant: Revels Road Investors, LLC

This application is for Final Subdivision Plan recommendation to Town Council for the Watermark PUD, Phase 1 and Grading.

Planning staff reviewed the Final Subdivision Plan for compliance with the Land Development Code (LDC) requirements and PUD Development Agreement. The applicant has responded to review comments and provided necessary revisions to be compliant with the LDC with two conditions of approval.

These conditions include:

1. L1.08 through L1.10 and L2.08 through L2.10 be revised to show a wall per LDC requirements 7.02.01(B)(2) since these areas are not next to a stormwater pond. This wall is required to be a decorative wall in these areas. The plans were revised to show a retaining wall. The required wall must be decorative consistent with LDC Sec. 7.02.01(B)(2). Details of the decorative wall need to be added to the Final Subdivision Plan.
2. Staff worked with the applicant to provide a note on Sheet C-102 of the construction plans to allow that hardscape plans will be provided when the builder of the project is involved instead of now at Final Subdivision Plan review. Revels Road Investors LLC will be turning this project over to a builder who will design and permit the hardscape elements. This has been added as Note 11 on Sheet C-102. We ask that this be incorporated as a condition of approval and that the hardscape elements designed by the builder be brought back to the Planning and Zoning Board and Town Council review and approval prior to the certificate of completion of site work and be installed prior to the certificate of occupancy (C.O.) of the first home within each phase being issued.

Note 11 on Sheet C-102 states:

"HARDSCAPE COMPONENTS THAT SERVE PARTICULAR FUNCTIONS ARE REQUIRED. EACH SITE SHALL INCORPORATE FUNCTIONAL ELEMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: a.)DECORATIVE BENCHES FOR SEATING AREAS. b)ARBORS OR TRELLISES FOR ADDITIONAL SHADE IN PEDESTRIAN OR ENTRANCE AREAS. c)DECORATIVE TRASH RECEPTACLES. d)DECORATIVE LIGHTING FIXTURES. e)DECORATIVE PAVERS TO OUTLINE PEDESTRIAN WALKWAYS. FOR EACH PHASE,



HARDSCAPE PLANS SHALL BE SUBMITTED TO THE TOWN OF HOWEY PRIOR TO CERTIFICATE OF COMPLETION OF SITE WORK FOR REVIEW AND APPROVAL. HARDSCAPE COMPONENTS SHALL BE INSTALLED PRIOR TO C.O. OF FIRST HOME WITHIN EACH PHASE OF CONSTRUCTION."

Staff Recommendation: Approve the Final Subdivision Plan for Watermark Phase 1 and Grading subject to the two conditions provided above.

Motion Examples:

1. Recommend approval of the Final Subdivision Plan for Watermark Phase 1 and Grading to Town Council with the conditions that:
 - a. L1.08 through L1.10 and L2.08 through L2.10 be revised to show a wall per LDC requirements 7.02.01 (B) (2) since these areas are not next to a stormwater pond. This wall is required to be a decorative wall in these areas. The plans were revised to show a retaining wall. The required wall must be decorative consistent with LDC Sec. 7.02.01 (B) (2). Details of the decorative wall need to be added to the Final Subdivision Plan.
 - b. The Note 11 on Sheet C-102 of the construction plans be incorporated as a condition of approval so that the hardscape elements designed by the builder be brought back to the Planning and Zoning Board and Town Council review and approval prior to the certificate of completion of site work and be installed prior to the certificate of occupancy (C.O.) of the first home within each phase being issued.
2. Recommend denial of the Final Subdivision Plan for Watermark Phase 1 and Grading to Town Council [specify reasons for denial and recommendation for denial].
3. Continue the Final Subdivision Plan for Watermark Phase 1 and Grading [specify reasons for continuance].