



ZONING MEMORANDUM

August 13, 2025

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



Watermark: Final Subdivision Plan Review

Applicant: Revels Road Investors, LLC

Planning staff reviewed the proposed Watermark Final Subdivision Plans for Development Review Committee (DRC). The following revisions and information will be needed before the subdivision plans can be scheduled for consideration by the Planning and Zoning Board and Town Council. Please provide a response to each item and revise the Plan Set accordingly.

1. All of the lots do not appear to meet the minimum lot width requirements. As examples Lot#2, 3, 26, and 27 are less than 70 feet wide at the front. Please ensure all lots meet the minimum requirements established in the PUD Development Agreement per lot type.
2. All areas to be counted as Open Space shall be clearly indicated on the plan and summarized in a table by tract, acreage, and use.
3. The location, dimensions, and materials of all signs, fencing, and walls shall be shown.
4. Please provide the applicable tree survey overlay and data for this section of the Hillside Groves (Reserve) development, indicating the number and type of trees being removed and provide replacement data consistent with LDC Chapter 7 requirements and identify how the proposed landscaping plan is consistent with that data.
5. Please provide landscaping and buffer plans consistent with the requirements of LDC Sec. 7.01.02, the PUD Development Agreement, and LDC Sec. 7.02.00.
6. All required landscaping and irrigation shall be installed and maintained to be consistent with the water-efficient landscaping requirements established herein. Landowners are additionally encouraged to follow Waterwise Florida Landscapes, Florida Water Star Program, and Florida Irrigation Society Standards. Please add a note to this effect on the plans.
7. Landscape plants shall be selected based on appropriateness to the site considering conditions such as soil type, moisture, and sunlight using the



- principle of “right plant – right place,” as described by the Florida Friendly Landscaping program. The plants shall be grouped and irrigated by hydrozone in accordance with their respective water needs. A list of appropriate plants and plant resources is contained in The Plant List for Lake County. Please add a note to this effect on the plans.
8. Synthetic Lawns and Plants: Synthetic or artificial turf, trees and plants shall be prohibited from use in lieu of required live plantings. Please add a note to this effect on the plans.
 9. For each individual lot, irrigated turf grasses may be installed on a maximum of sixty (60) percent of the pervious (landscape) area of any lot or parcel and shall be placed so that it can be irrigated separately. Please add a note to this effect on the plans.
 10. For single family lots that are one half acre or less in size, a minimum of three (3) canopy trees is required. Each such single family lot will be required to have one (1) tree with a caliper of at least four inches (4") and two (2) trees each with a caliper of at least two and one half inches (4 2½"). These trees shall have a minimum height of 10 feet at time of planting. These trees should be canopy trees as listed in this chapter.
 11. One of the canopy trees on each such single-family lot shall be planted in the front yard, no less than 7.5 feet and no more than 10 feet from the sidewalk or lot line. Canopy trees planted within 10 feet of a sidewalk must have root barriers. These trees will help to form a canopy over the sidewalk and street sides. Corner lots are required to provide two such trees, one on the front and one on the side of the lot. Additionally, if the lot is more than 100 feet wide at the sidewalk, then the lot will be required to have two such trees.
 12. A minimum of two (2) understory trees are required for single family lots of one half acre or less in size.
 13. A maximum of fifty percent (50%) of the landscaped area may be covered with sod. Other ground covers should be used to the extent possible.
 14. Shrubs and other plants shall be used as foundation plants along the outline of the house, except where doors or patios are located. Alternate plantings may be permitted if the architectural style of the house warrants it.
 15. A minimum of two areas of the yard that have at least 400 square feet of non-turf plantings in a row or cluster, not including the foundation plantings, is required. For single family lots greater than one half acre in size, an additional 400 square feet of non-turf plantings in a row or cluster, not including the foundation plantings, is required for each additional eighth of an acre, or portion thereof.



16. At least 60% of the landscaped area for each single-family lot shall be drought tolerant or Florida Friendly plants. Florida Friendly plants require a minimum of irrigation and shall be grouped together on the lot in order to reduce the irrigation requirement for those zones. Turf area may exceed 40% if the turf area over 40% is unirrigated.
17. Please identify which trees are canopy, which are understory, and which are street trees. All canopy trees are required to be 10 feet in height at the time of planting. Understory trees are required to be a minimum caliper of 2.5 inches at time of planting. Canopy trees are required to be a minimum caliper of 4 inches at time of planting.
18. All trees shall be staked and guyed at the time of planting for a period of one growing season.
19. Live Oak, Sweet Bay Magnolia, and Southern Magnolia are the three approved Street Tree species. Drake Elm and Sweet Bay Magnolia may be used where planting space is at a premium. Winged Elm is not, and Crepe Myrtle is not.
20. 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.