



VIA HAND DELIVERY

September 23, 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 August 13, 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: Noted.

Roads

3. As discussed in the recent meeting with the developer, the town and FDOT, the intersection of SR 19 and Revels Road will need to have turn lanes installed to manage the increased traffic. This will be an interim condition until a roundabout can be approved, designed, and constructed. Attached are concept plans showing the interim turn lane condition and the final roundabout condition. The project needs to incorporate the interim turn lane improvements into the construction plans.
Response: Revised interim condition of E. Revels Road turn lane and intersection at S.R. 19 with Griffey Engineering. See revised plan layout.
4. Watermark is to be designed as a Complete Streets, pedestrian friendly community. The intersections of the residential streets need to provide full pedestrian accommodation. Pedestrians need to have clearly designated means (crosswalks & signage) to safely traverse an intersection from any corner to any other corner or side. Intersection design needs to meet that intent and comply as much as possible with the town's road detail R1A. Provide additional crosswalks at the locations shown on the attached striping markup. Include the signage as shown in R1A.
Response: Revised to add cross walk locations except for at Lot 95 and Lot 116 as cross walk could affect future driveway location for Lot 116 as crossing is in middle of lot. Halff does not dictate driveway locations as this is the responsibility of the homebuilder. Even without this crossing this meets subdivision pedestrian friendly access around the community.

- ## Wastewater

- ## Zoning

- 902 N. Sinclair Ave., Tavares, FL 32778 | half.com

3. The location, dimensions, and materials of all signs, fencing, and walls shall be shown.
Response: See Landscape Plans.
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.
Response: Watermark existing site is old orange grove, no trees to show for replacement as discussed in DRC.
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.
Response: See attached Landscape Plans.
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.
Response: See attached Irrigation 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.
Response: Noted, see Landscape 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.
Response: Noted, see Landscape 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.
Response: Noted, see Landscape and Irrigation 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.
Response: See Landscape Plans.
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.
Response: See Landscape Plans.

12. A minimum of two (2) understory trees are required for single family lots of one half acre or less in size.
Response: See Landscape Plans.
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.
Response: See Landscape Plans.
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.
Response: See Landscape Plans.
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.
Response: See Landscape Plans.
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.
Response: See Landscape Plans.
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.
Response: See Landscape Plans.
18. All trees shall be staked and guyed at the time of planting for a period of one growing season.
Response: See Landscape Plans.
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.
Response: See Landscape Plans.
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.
Response: Added note to master plan, see Sheet C-102.



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 5, 2025.
2. Ten (10) 24 x 36 sets of Landscape and Irrigation Plans prepared by Kimley-Horn signed, sealed, and dated September 10, 2025.
3. Two (2) 24 x 36 copies of the Preliminary Plat with Building Setbacks.
4. One (1) cd containing the enclosed items in pdf format.

The Watercad Calculations will be provided under separate cover. 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", written over a light blue horizontal line.

Brett J. Tobias, P.E., Team Leader
btobias@halff.com

BJT:ab

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