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MEMORANDUM

TO: Howey-in-the-Hills Development Review Committee
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Watermark Subdivision Addition
DATE: October 8, 2024

The Town has received an application to amend the development agreement for the Watermark Subdivision to include an additional 33+/- acres of land contiguous to the southern border of the original project boundary. During the initial review of the subject application several key items were noted:

1. The original allocation of the 225 vested housing units with lot sizes at 80 x 120 and 70 x 120 remains in effect.
2. Any new dwelling units added to the project based on the added land area must be at least one-quarter acre (10,980 square feet) in size.
3. The location of the one-quarter acre lots may be distributed throughout the project (both original and added land area) as may be necessary to create an integrated and logical subdivision design.

In support of their application, the applicants have provided an amended and restated development agreement and a revised conceptual plan. The following comments are based on the revised plan and development agreement.

Conceptual Plan Comments:

1. The conceptual plan identifies the 70 x 120 lot size as the minimum lot size for the project, there may be some confusion between the "minimum" lot and the table of lots by size that is included on the concept plan. It might be better to delete the minimum lot size note (leaving the description in the development agreement) and letting the table of lots by size carry the lot size proposal.
2. The concept plans calls out the maximum number of lots as 305 while 290 are proposed. Is it the intent to potentially add lots in the future depending on the detailed engineering design? Note that the absolute maximum number of potential housing units is 396 (132.21 net acres times three units per acre).

3. The concept plan includes a label near the main entrance road calling out a 12-foot wide multi-use trail. The development agreement describes the trail as 10 feet wide, so these need to be coordinated. Twelve feet wide is preferred.
4. The multi-use trail label noted above is not associated with a route on the graphic. A general alignment should be identified.
5. The open space area in the south-central portion of Phase 3 offers an opportunity to create a more effective recreation opportunity for that phase. Red-Brown lot 27 and green lots 82 and 113 could be relocated to nearby open space sites to create a larger open space area directly connected to the adjacent street network. The revised open space can offer a neighborhood level recreation opportunity and provide another connection point to the walking trail network.
6. Labels for buffer areas 2, 7, 8 and 9 could not be located on the conceptual plan.

Development Agreement

On page 3 paragraph (d), the open space is noted as 40.20 acres. Should this be changed to 45+/- acres to conform to the area on the concept plan?