

**MEMORANDUM**

**TO:** Howey-in-the-Hills Development Review Committee  
**CC:** D. Burke, Town Clerk  
**FROM:** Thomas Harowski, AICP, Planning Consultant  
**SUBJECT:** Whispering Hills 2020 Preliminary Plat  
**DATE:** April 15, 2020

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The following comments are my review notes based on the Whispering Hills 2020 preliminary plat dated March 31, 2020 and received by e-mail on April 2, 2020. I have referred to the preliminary plat by the 2020 date as this preliminary plat is a revised plan from the one the DRC reviewed back in January of 2019. Because of the extensive design work that was done previously on this project, the level of detail and information is much closer to a final subdivision plan. Given the level of detail available, I have commented on both preliminary and final plan requirements so the applicant can have the benefit of these comments as they prepare a final subdivision plan submittal.

**PRELIMINARY SUBDIVISION PLAN**

The requirements for a preliminary subdivision plan are set out in Section 4.05.12, Subsections A through M. My review indicates the drawings as submitted comply with Subsections A through D, and F through L. Please note the following comments:

1. Subsection E requires the name and width of any streets in and adjacent to the property. I did not see where Buckhill Road was labeled, and the right-of-way width provided.
2. Subsection M deals with the tree survey. Previous reviews going back to the 2019 preliminary plan submittal noted the need to update the tree survey given the long period of time since the original survey was done. This tree survey consists of three pages TM-1 through TM-3 and is sealed and dated as March 2020. We are relying on engineer's certification that this tree information is current data.

Added requirements for final subdivision plan drawings are noted below as information for future submittals. These comments are based on the requirements of Section 4.05.21 Subsections A through HH.

1. Subsection K requires that all setbacks from streets and highway be illustrated. I did not see where Tract G which the perimeter buffer is was dimensioned.
2. Subsection M requires street right-of-way lines for adjacent roads. Buckhill Road is not dimensioned or labeled in all instances.
3. Subsection O requires soils information. I did not see any soils information in the package.
4. Subsection R requires a table showing trees to be saved and trees to be removed. I didn't see the table in the plan package. I know the development agreement noted a minimum of 70 trees to be retained, but these have not been designated.
5. Subsection Z deals with underground utilities and requires the location of streetlights. These need to be located on the plan and a detail provided about the type of streetlight proposed. Please remember the Town has a dark sky standard that is applicable to streetlights.
6. Subsection CC requires the location, dimensions and materials for signs, fencing and walls. Plans will be required for the required wall along Buckhill Road along with the proposed landscape plan. (See Section 7.02.01 of the LDR for guidance on design and landscape content.) The plans for the entrance gates will need to be provided in more detail, and a site plan level detail is need for the proposed mail station. This detail will include dimensions of buildings and parking areas and proposed landscaping. (Subsection DD also applies here.)
7. Subsection EE requires a detail for street signs. These need to be provided.

*(Note again that these items are required for the final subdivision plan. Only the items listed for the preliminary subdivision plan will be required at this point.)*

## **DEVELOPMENT AGREEMENT COMMENTS**

The development agreement includes several provisions which affect the subdivision design and requirements for subdivision approval. Please note the following:

1. The development agreement requires provision of a reuse water system, but I believe the Town has approved the use of irrigation from the retention lake for yard irrigation. This system **CANNOT BE CONNECTED IN ANY WAY TO THE POTABLE WATER SYSTEM**. However, the system as proposed needs to be included in the subdivision design so the Town can evaluate any potential conflicts with other utility systems.

2. The development agreement commits to the preservation of a minimum of 70 trees within the project. As noted above, these trees need to be identified in the plan set.
3. An updated traffic study is required. My records show discussion about the methodology (February 2019) for an updated study, but I do not have a copy of the actual study. Was the study completed? If so, can a copy be provided?
4. While not specifically stated in the development agreement, the applicant did verbally commit to including a sidewalk on the north side of Buckhill Road from the project to Lakeshore Boulevard. This sidewalk will need to be coordinated with Lake County as will the off-site water and sewer connections in the Buckhill Road right-of-way.

## **GENERAL COMMENTS ON THE DESIGN AS PRESENTED**

The following comments are offered based on a review of the subdivision plans as presented. The comments follow in general order of the document pages rather than in level of importance.

### Cover Page:

1. The development information lists 9 pond front lots when only 8 actually front the pond.
2. The development notes need to include the requirement for a minimum 400-square foot two-car garage in addition to the minimum floor area.
3. The flood zone is identified, but I did not see the limits of AE zone delineated on any of the plat pages.
4. The fire flow is noted as 500 gpm at 20 psi. Does this meet the Lake County FD standard?
5. Brighthouse is listed as the cable provider, but I believe this is Spectrum now.

### C-1 Overall Subdivision Plan

1. The proposed project access design is an improvement over the earlier version. The plan shows a three-way stop where Buckhill Road meets the project main gate. Has Lake County approved this traffic control plan? Is it recommended in the traffic study?
2. The plan designated parks and recreation facilities for Tracts A, B, C, F and I. Details need to be provided about the planned content for these facilities and specific information provided about when these facilities will be constructed. As

an example, the walkway around the pond and the park on Parcel I should be constructed with Phase I improvements and details are needed about what is to be built.

3. Again, a reminder that a site plan detail is needed for the facilities in Tract E
4. An easement should be provided over the wetland area and upland buffer to provide the maximum protection to the natural areas.
5. We need to clarify what lot area on the lake front lots is available for swimming pool construction so this can be clarified in the subdivision documents. Otherwise there will be issues with owners wanting to build in buffer and building setback areas.
6. How is access provided to the outparcel adjacent to Tract F?

#### PH Phasing Plan

No comments here other than to note that each phase must be able to fully function as a development unit (access, utilities, etc.).

#### C-2 Subdivision Key Plan.

No comments.

#### C-3 and C-4 Subdivision Layout Plan.

1. What is needed to clarify the status of the walking trail connection the Sarah Maude Mason preserve as shown on the plan. What is the planned timing for this improvement should the Town grant access?
2. Tract E is mislabeled on this plan. Sheet C-3 calls out Tract J which is no longer designated in the project.
3. The street names as applied are confusing and need to be reviewed. The plan includes Whispering Hills Parkway which is not on the list of approved street names (Lake County letter dated May 16, 2018.). The streets designated as Whispering Lake Loop do not make sense and it is impossible to tell where Whispering Hills Parkway and Whispering Hills Court meet.
4. The design details and plans call out 4-foot wide sidewalks. The land development code requires a five-foot-wide sidewalk. See Section 8.02.02 and Table 8.02.02 for the requirement.
5. At T-intersections a crossing needs to be provided to the sidewalk at the top of the tee.

### C-5 and C-6 Grading Plan

No planning comments.

### C-7 and C-8 Subdivision Utility Plan

#### **Potable Water**

1. Is an 8-inch main sufficient to support the project? Has any flow modeling been done?
2. There is a dead end located between lots 1 and 2. This dead end can be eliminated by looping the water line to Buckhill Road via Tract B rather than at the south gate. This revision will also eliminate a dead end on Buckhill Road. This revision is recommended.
3. There is another dead-end water line at lots S-1 and S2. How is this to be addressed?
4. The offsite water connection to the Town's distribution system needs to be included in the plans.
5. Is the design for the water line on Buckhill Road planned for a future extension to the south (proper valving and stub out.)?
6. If Tract B is to be used for RV and boat storage, it may be useful to provide a water connection at this location so a resident can wash down his recreational equipment.
7. Is water to be extended to any of the parks? Water connection would be used for water fountains and for pet use.
8. Has the Lake County FD reviewed the plans for fire flow, placement of hydrants, etc.

#### **Sanitary Sewer**

1. The force main has lots turns to get to the project boundary. Does this design actually work?
2. Is an alternate force main route along the edge of Tract C feasible? This route looks to be more functional and less expensive.
3. The gravity line runs in the project are huge. Does this design work?
4. The extension of the force main off-site to connect to the Town's collection system needs to be included in the plan set.

## Stormwater

1. Have calculations been proved for the proposed design?
2. Have SJRWMD permits been obtained or are they n process?
3. Does the design rely on rear yard swales to convey runoff to the collection system? Experience shows that rear yard swales get filled in over time and impede system functionality. Fences and landscaping also impact this type of design. Are alternative designs available through lot grading?