

MEMORANDUM

TO: Howey-in-the-Hills Development Review Committee
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Whispering Heights Final Subdivision Plan
DATE: October 10, 2022

This report is based on the plan set submitted in October 2022. There are two issues which have been identified that need to be addressed. These are:

1. Some lots are below the minimum requirements for lot width and some lots fail to meet the minimum requirements for lot depth. The MDR-2 zoning classification requires a minimum 75-foot wide lot at the building line and a minimum lot depth of 120 feet. According to the table of lots provided in the plan set, the following lots measure less than 75 feet at the property line.

Lots 27, 47, 49 -51, 87 -91, 93, 111, 112, S-19 and S-20

Lot S-19 does meet the 75 foot minimum at the building line noted on the plan and S-20 can be brought into compliance with a minor adjustment of the building line location and a note that the front setback must be more than the zoning district minimum. The other lots on the list scaled as being less than 75 feet.

The following lots are marked on the plan set as being less than 120 feet. Some are very close but a few are very short of the minimum. The lot and dimensions are as follows:

Lot 1 - 102.4
Lot 2 - 114.9
Lot 3 - 119.1
Lot 25 - 109.8
Lot 61 - 115.2
Lot 65 - 119.2
Lot 67 - 119.0
Lot 68 - 119.2
Lot 69 - 119.7

2. The second item is the sewer capacity commitment. The CDD has advised the Town that plant capacity is not currently available, and the project has not previously taken action to reserve capacity. Until the sewer capacity issue is resolved, the Town will not be able to authorize construction.