



Date: 10/27/2025
To: Mayor and Town Council
From: Sean O’Keefe, Town Manager
Re: Consideration and Approval: **Wastewater Capacity Allocation**

Objective:

To seek Town Council approval for a plan to allocate the remaining available wastewater capacity.

Summary:

The Town of Howey-in-the-Hills has an agreement for the distribution of 1,600 equivalent residential units (ERUs) of wastewater to distribute “on a first come, first served” basis. With the reservation of wastewater capacity by Lake Hills residential, Lake Hills commercial, Drake Pointe, and Watermark (as well as a smaller amount of ERUs for the Howey Market and Eagle Homes), there are 130 of the original 1,600 ERUs still available. At this time, there are outstanding requests for 156 ERUs for Whispering Heights, and 80 ERUs for Mission Rise (who are obtaining their remaining needed capacity from the Hillside Groves commercial project, which is being managed by the same team).

Although the currently requested need by these two developments is in excess of the available capacity that the Town is able to distribute, there is potentially available capacity through other developments (such as Hillside Groves residential, which has an excess ~250 ERUs).

Additionally, the Town needs to consider the necessity of retaining some of the 130 available ERUs for possible downtown development, as well as ~2 ERUs for the new water treatment plant.

Fiscal Impact:

The current cost of each ERU from the Central Lake CDD is \$5,250, with a \$6 monthly RAM fee.

Staff Recommendation:

Staff recommends that council retain an amount of wastewater capacity for downtown development, as well as the Water Treatment Plant #3, and then allocate the remaining capacity (if any) to either of the residential developments still needing capacity.