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## MEMORANDUM

**TO:** Howey-in-the-Hills Town Council  
**CC:** J. Brock, Town Clerk  
**FROM:** Thomas Harowski, AICP, Planning Consultant  
**SUBJECT:** Whispering Hills Preliminary Subdivision Plan Extension  
**DATE:** March 24, 2022

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In February 2022 the Town received an application for final subdivision plan approval for the Whispering Hills subdivision (156 lots off Buckhill Road). The Development Review Committee met with the applicant on March 9, 2022, to review the plans and provide comments. Some of the comments resulted in the need to gather additional survey data to allow for a more detailed engineering analysis of the subdivision design as it proceeds down the slope to Little Lake Harris. Timing on the resubmittal of the plans will depend on the completion of this analysis.

The applicant has informed the Town that the lead time to complete the necessary survey work will prohibit a rapid resubmittal of the plans. The extensive development activity statewide has resulted in a very high demand for survey services often resulting in long lead times for the preparation of plans. The current limitation on survey services is a condition beyond the applicant's control which would support an extension of the time to submit revised plans. Section 4.05.10 of the land development code allows for the Town to grant an extension of the preliminary subdivision plan approval prior to the required action on a final subdivision plan. The grant of the allowed one-year time extension to obtain final subdivision approval seems appropriate in this case.