

MEMORANDUM

TO: Howey-in-the-Hills Development Review Committee
CC: M. MacFarlane, Mayor
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Whispering Hills Preliminary Development Plan
DATE: May 6, 2020

Based on yesterday's meeting to review the preliminary subdivision plan submitted by Mr. Frankel and Red Jacket Development, I thought it would be beneficial to clearly identify the items we are expecting in a resubmittal for preliminary plan approval. During the meeting we discussed several items that arose as a result of the advanced level of design done on the subdivision but are more properly assigned to the final development plan review. The most important thing at this point is to ensure we have all the items and a plan that we can recommend at the preliminary plan level and let the other items wait for the final plan review. My notes show the following items that we requested Mr. Frankel to supply.

1. Updated plans meeting the minimum content identified in my April 15, 2020 memorandum. (Mr. Frankel has a copy of this memo.)
2. Submittal of the updated traffic for review.
3. SJRWMD permit for using lake water for irrigation (copy)
4. Plans for off-site improvements for sidewalk, water and sewer
5. Detail for Buckhill Road showing dimensions and right-of-way dedication area
6. Data on water system hydraulic analysis
7. Revised tract for stormwater pipe between lots 24 and 25.

Please review this list and let me know if I have omitted any other items that we requested be submitted to meet the preliminary subdivision plan requirements. I think if we provide Mr. Frankel a list of items we need we can reduce any confusion as we move through the review process. Once we get a resubmittal, I foresee another DRC meeting to verify the Town is satisfied with the plans as amended and we can move on to Planning Board and Town Council.