



TOWN OF HOWEY- IN-THE- HILLS, FLORIDA
SINGLE-FAMILY RESIDENCE
APPLICATION CHECKLIST

PROPERTY ADDRESS: _____

Please complete the checklist items for the following lot requirements, dimensional requirements, design standards and landscape requirements identifying how the proposed construction plans comply with the regulations in the Land Development Code. The proposed design elements must comply with the minimum requirements established by the Land Development Code in order to issue the construction permit. A copy of this checklist should be submitted with the application for permit. If the proposed project cannot meet all of the requirements as presented on this checklist, please contact staff so that we can discuss potential solutions.

LOT REQUIREMENTS						
ZONE	AG	RE	SFR	MDR-1	MDR-2	PROPOSED
LOT SIZE	2 AC.	2 AC.	.5 AC	15,000 SF	9,000 SF	
LOT WIDTH	150 FT.	150 FT.	100 FT.	100 FT.	75 FT.	
LOT DEPTH	200 FT.	200 FT.	150 FT.	120 FT.	120 FT.	

Please circle the zoning for the proposed development parcel and enter the data for the lot in the PROPOSED column. Please include a survey done within the last two years as part of the plan submittal.

DIMENSIONAL REQUIREMENTS						
ZONE	AG	RE	SFR	MDR-1	MDR-2	PROPOSED
SETBACKS						
FRONT	50 FT.	50 FT.	35 FT.	35 FT.	25 FT.	
STREET SIDE	50 FT.	50 FT.	35 FT.	12.5 FT.	12.5 FT.	
SIDE	25 FT.	25 FT.	20 FT.	12.5 FT.	12.5 FT.	
REAR	50 FT.	50 FT.	30 FT.	25 FT.	25 FT.	
IMPERVIOUS AREA	NA	NA	NA	50%	50%	
BUILDING HEIGHT	35 FT.	35 FT.	35 FT.	35 FT.	35 FT.	
BUILDING FLOOR AREA	1,500 SF	1,500 SF	1,800 SF	2,000 SF	1,200 SF	
GASRAGE AREA	400 SF	400 SF	400 SF	400 SF	400 SF	

Please circle the zoning for the proposed development parcel and enter the data for the lot in the PROPOSED column. Show setback dimensions on layout plan.

BUILDING DESIGN REQUIREMENTS

The Howey-in-the-Hills Land Development Code includes some basic building design requirements in order to promote architectural interest in the building constructed in the Town and to provide diversity in housing styles. The details for the design requirements are located in Sections 4.06.02 and 4.06.03 of the Land Development Code. Answering the following questions will assist staff in reviewing the proposed home design for compliance with the building design standards. Please complete the required information and indicate the page of the plan set where the information can be found.

BUILDING DESIGN REQUIREMENTS		PAGE
Proposed exterior wall material(s)		
Proposed roof material		
Is an eave proposed?		
Is there variation in the roof lines?		
Does the exterior have multiple colors or wall materials?		

In addition to the building design requirements listed in the table above, the Land Development Code requires the incorporation of architectural details to add interest to all sides of the residence. The code provides suggested details that can be employed to meet this requirement, but other elements may be proposed for consideration by the Town. Please indicate on the following table which architectural elements are applied to each wall of the proposed dwelling. Make sure that these elements are clearly identified on the plans by specific graphic representation or by a specific call out on the plans.

ARCHITECTURAL DESIGN ELEMENTS				
DESIGN ELEMENT	FRONT	STREET SIDE	SIDE	REAR
WINDOWS				
SHUTTERS				
PORCHES				
DECORATIVE ELEMENTS				
DOORS				
COLUMNS				
WINDOW BOXES				
PORTICOS				
CUPOLAS				
CHIMNEYS				
OTHER				

Please place a check in the appropriate box to indicate the presence of this element on the indicated wall of the building.

RESIDENTIAL LOT LANDSCAPING REQUIREMENTS

Single-family homes in the Town have minimum landscape requirements that must be met on the lot. The requirements are set out in Section 708 Landscaping Individual Residences. Section 7.10 Approved Tree and Plant List should also be consulted when preparing a landscape design. A landscape plan and irrigation plan is required as part of the permit application. The following questions are provided to assist in the preparation of a landscape design that meets the code requirements.

RESIDENTIAL LOT LANDSCAPE STANDARDS			
LANDSCAPE	REQUIREMENT	YES	NO
CANOPY TREES	Does the plan provide at least three (3) canopy trees?		
	Does one of the trees have a caliper of at least four (4) inches?		
	Do the other two trees have a caliper of at least two and one-half (2.5) inches?		
	Is one of the trees planted in the front yard between five (5) and eight (8) feet from the front property line?		
	On a corner lot is at least one canopy tree planted between five (5) and eight (8) feet from the property line on each street frontage?		
UNDERSTORY TREES	Does the plan provide at least two (2) understory trees?		
FOUNDATION PLANTINGS	Does the plan provide foundation plantings along the outline of the house except where doors and patios are located?		
GRASSED AREA	Is fifty percent (50%) or less of the landscaped area devoted to sod?		
OTHER LANDSCAPED AREA	Does the plan provide at least two areas with a minimum square footage of 400 square feet devoted to non-turf plantings in addition to the foundation plantings?		
PLANT MATERIALS	Is at least fifty percent (50%) of the landscaped area of the lot drought tolerant or "Florida Friendly" plants?		

Landscaping Notes:

1. Lots one-half acre or larger have additional planting requirements that must be considered in the proposed landscape design.
2. Existing trees and shrubs, including, preserved natural areas may be credited toward the landscape requirements when preserved as part of the final design.
3. Plantings must conform to the minimum specifications of Section 7.09.01.