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**Re: Talihcet Permit applications - pending zoning approval**

1 message

**Kelly Turner** <kelly@alpha-inspections.net>

Thu, Sep 28, 2023 at 2:32 PM

To: Tom Harowski &lt;tom@tmhconsultinginc.com&gt;

Cc: Permit Tech &lt;352permits@gmail.com&gt;, John Brock &lt;jbrock@howey.org&gt;

Thank you, Tom! Jordan, can you please forward the information to the applicant?

Thank you,

Kelly Turner, AICP, CFM  
Floodplain Manager/  
Zoning Administrator  
Alpha Inspections, Inc

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**From:** Tom Harowski <tom@tmhconsultinginc.com>**Sent:** Thursday, September 28, 2023 10:12 AM**To:** Kelly Turner <kelly@alpha-inspections.net>**Cc:** Permit Tech <352permits@gmail.com>; John Brock <jbrock@howey.org>**Subject:** RE: Talihcet Permit applications - pending zoning approval

Here is the relevant section from the land development code.

#### **4.06.02 Residential Developments**

In order to promote architectural character, the Town shall require new housing developments to offer a variety of architectural styles and elevations. These regulations promote both diversity in the exterior elevations of neighboring homes, as well as individual character in the design of each residence.

**A.** For new single-family residential developments or infill single family development with six (6) or more adjacent lots:

1. The same house model may not be used more than three times within a single block face. For purposes of this requirement, a different house model is a different floor plan, not the same floor plan flipped in a different direction and not the same floor plan with a different exterior treatment. When less than ten (10%) percent of the lots in a subdivision remain to be developed, the Planning Board may approve a home design to be used more than three times within a single block face. This option is intended to provide some flexibility in finishing the subdivision development while maintaining diversity in building design.
2. Front porches shall be a required component on at least one quarter of the house models offered in a development. These porches shall be at least 6 feet deep and 10 feet wide.
  - a. Front porches may encroach into the front setback up to five (5) feet in Single Family Residential and Medium Density Residential developments.
  - b. Front porches may be screened, provided that the screen is located behind the railings.
3. Recessed garages or side entry garages shall be a required component on at least one quarter of the house models offered in a development. To be considered recessed, the garage shall be set back a minimum of ten (10) feet from the main building face, or five (5) feet if the house has a front porch.

If they are down to the last 10% of the lots in the subdivision they could petition the Planning Board to allow the unit as proposed. The timing is unfortunate as the Planning Board meets tonight and does not meet again until October 26<sup>th</sup>. If they want to ask for approval, I think a simple letter request to the Town Clerk with the drawings they have would be sufficient. They would need to provide documentation that they have 90% or more of the lots developed. This is not a public hearing item, but it does need to be properly added to an agenda.

Thomas A. Harowski, AICP

President

Please make note of my NEW email address: [Tom@TMHConsultingInc.com](mailto:Tom@TMHConsultingInc.com)

(386) 316-8426

**From:** Kelly Turner <[kelly@alpha-inspections.net](mailto:kelly@alpha-inspections.net)>  
**Sent:** Wednesday, September 27, 2023 9:52 PM  
**To:** Tom Harowski <[tom@tmhconsultinginc.com](mailto:tom@tmhconsultinginc.com)>  
**Cc:** Permit Tech <[352permits@gmail.com](mailto:352permits@gmail.com)>  
**Subject:** Fw: Talihcet Permit applications - pending zoning approval

Tom,

Please see the attached review and comment from the applicant. Would the "flipped" elevation and addition of decorative stone meet the intention of the cited section from the approved developer's agreement? The "2945 AVALON W/BONUS (A)" model is proposed on lot 95. The "2945 AVALON W/BONUS (A)" model was approved on the abutting lot (94) back in April.

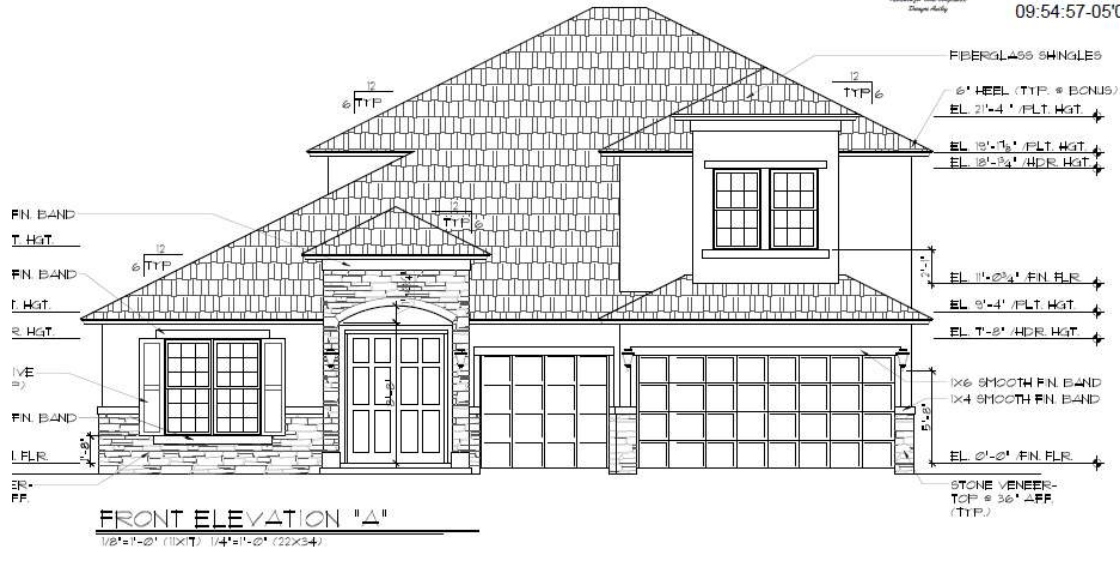
Here's the model proposed on lot 95:



Here's the model approved for lot 94:

Alpha Inspections, Inc.  
Revision/For Sub Approval  
Design Only

INCHES & FEET  
Date: 2023.02.2  
09:54:57-05'00'



Thank you,

Kelly Turner, AICP, CFM  
Floodplain Manager/  
Zoning Administrator  
Alpha Inspections, Inc

**From:** Permit Tech <[352permits@gmail.com](mailto:352permits@gmail.com)>  
**Sent:** Tuesday, September 26, 2023 6:56 PM  
**To:** Kelly Turner <[kelly@alpha-inspections.net](mailto:kelly@alpha-inspections.net)>  
**Subject:** Fwd: Talihcet Permit applications - pending zoning approval

Good evening,

Please see the response below from the builder.

Thank you,  
Jordan Freeman  
Permit Tech  
Alpha-Inspections

----- Forwarded message -----  
From: Tyler Williams <[tyler.williams@dreamfindershomes.com](mailto:tyler.williams@dreamfindershomes.com)>

Date: Tue, Sep 26, 2023 at 12:15 PM  
Subject: RE: Talihcet Permit applications - pending zoning approval  
To: Permit Tech <[352permits@gmail.com](mailto:352permits@gmail.com)>

Hey Jordan,

Lot 94 has stone added to the elevation and this lot (95) does not. Although the elevations are the same does this actually still violate the monotony rule since one has stone and the other does not?

## Tyler Williams

### Permit Coordinator

Hammock Reserve

Cypress Park

Lakewood Park

Eden Hills

Lakeside at Hamlin

Rivington

Bella Collina

Deer Island

Dream Finders Homes

**a:** [8529 Southpark Circle Ste. 130](#)

**o:** 407.573.5765

**m:** 407.615.1946

**e:** [tyler.williams@dreamfindershomes.com](mailto:tyler.williams@dreamfindershomes.com)

**w:** [www.dreamfindershomes.com](http://www.dreamfindershomes.com)

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**From:** Permit Tech <[352permits@gmail.com](mailto:352permits@gmail.com)>  
**Sent:** Monday, September 25, 2023 6:08 PM  
**To:** Tyler Williams <[tyler.williams@dreamfindershomes.com](mailto:tyler.williams@dreamfindershomes.com)>  
**Subject:** Re: Talihcet Permit applications - pending zoning approval

**Caution:** CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

Please see attached comments for 559 Via Bella Ct.

Thank you,

Jordan Freeman

Permit Tech

Alpha-Inspections

On Mon, Sep 25, 2023 at 12:44 PM Tyler Williams <[tyler.williams@dreamfindershomes.com](mailto:tyler.williams@dreamfindershomes.com)> wrote:

Hey Jordan,

Any update on the 2 permits still pending zoning approval?

**Tyler Williams**

**Permit Coordinator**

Hammock Reserve

Cypress Park

Lakewood Park

Eden Hills

Lakeside at Hamlin

Rivington

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Deer Island

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**a:** [8529 Southpark Circle Ste. 130](#)

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**e:** [tyler.williams@dreamfindershomes.com](mailto:tyler.williams@dreamfindershomes.com)

**w:** [www.dreamfindershomes.com](http://www.dreamfindershomes.com)



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