

MEMORANDUM

TO: Town of Howey-in-the-Hills Planning Board
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Venezia Townhouse Design Approval
DATE: December 12, 2022

D.R. Horton has resubmitted a building design for the proposed 5-unit and 6-unit townhouse buildings to be constructed in the Venezia subdivision. At the November regular meeting the Planning Board deferred consideration of the application for design approval as the plans submitted at that time did not conform to the approval granted by the Town Council.. The Town Council motion for approval reads as follows:

A motion was made to “conditionally approve the Venezia Townhomes Subdivision Plan contingent on the developer ensuring the shutters and corbeling were placed around the rear windows of the six townhome buildings that have their rears backing Venezia Boulevard (as shown in Exhibit B of the Venezia Townhomes exhibit attachment of this meetings packet).”

The resubmitted design shows the addition of shutters and corbeling for each window on the rear side of the buildings. These additions are consistent with and meet the requirements specified in the Town Council motion of February 14, 2022. The applicant has also submitted a letter acknowledgement that clearly states the units which are to receive the upgraded rear façade design treatment. As recommended by the Planning Board, the upgraded design applies to all buildings with rear facades visible from Venezia Boulevard.

In addition to the added design elements, the Planning Board requested a detail identifying the building applications for the paint palette submitted by the applicant. Additional documentation has been submitted showing where the individual painting palettes will be applied. The specific requirement from the Town is that the design offer at least two colors on the front façade of the unit, and the three painting programs meet that requirement.

Staff Recommendation:

The data submitted by the applicant meets the specific requirement established by the Town Council approval for the project, and therefore staff recommends the project be approved.