

MEMORANDUM

TO: Howey-in-the-Hills Planning Board
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: 1100 North Temple Residential Design Review
DATE: December 7, 2022

At the last Planning Board meeting the review of the proposed residence at 1100 North Temple (corner of North Temple and Camellia Way) identified some design issues that needed to be addressed, and the Board raised a question about tree protection on the site. Since that meeting staff has been working with the applicant to modify the design for the second primary façade facing Camellia Way.

The applicant has proposed two additions to the design to meet the minimum design element standard. The existing window will be supported by shutters and the stone trim on the front will be wrapped around the building corner. (The wrapped stone treatment will be added to the left side as well.) Both design elements have been previously accepted on other designs as meeting the code requirement. The fourth design element will be met by the addition of an additional landscaped bed along the unit wall. The use of additional landscaping is specifically allowed as a design choice by the land development regulations. The addition of the landscape bed will be verified with the landscape inspection that accompanies the certificate of occupancy inspection. The goal of the code requirement is to minimize or eliminate the visual impact of large blank walls. The proposed design additions are consistent with accepted designs on earlier units.

Staff had also raised a question about the requirement for a minimum of two colors on the front of the unit. The addition of a stone treatment to the front of the unit meets the two-color requirement, but additionally the applicant has documented the choice of paint colors with a base color, a trim color, and a door color. This documentation satisfies the two-color requirement.

Finally, the Board asked about tree preservation on the lot. The applicants have submitted a landscape plan showing four oak trees to be preserved on the site along with the addition of one new oak tree and two ligustrums as understory trees. The trees to be preserved along Camellia Way will also count toward the street tree requirement. Trees within the building footprint and driveway will necessarily be removed to allow for

construction. A lot of work has been done with the project landscape architect to meet the Town code for residential landscaping and irrigation systems.

Recommendatiion

Staff recommends approval of the residential design.