

MEMORANDUM

TO: Howey-in-the-Hills Planning Board
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Dreamfinders Model Approvals
DATE: December 19, 2022

Dream Finders homebuilders has submitted a package of house designs for review in compliance with the Town's architectural standards for new subdivisions. The design compliance review is to determine whether the house meets the minimum design requirements of Section 4.06.03. This group of units is a supplement to the initial package of six designs submitted in October 2020. The models submitted include:

Montego B
Montego C
Wimberly A

The Town's permit review process verifies that the units are properly located on the lot, so this review will focus solely on the design aspects of the units. Section 4.06.03 sets out specific requirements for individual houses as follows:

4.06.03 Single Family Residential Development Architectural Plans

At the time of Final Plan submittal (or at building permit for infill development), the applicant shall submit a complete set of the residential design plans. This shall include the front, side, and rear elevations for each model that will be constructed within the development. The building elevations shall include the following:

- A. Roof plan: Residential homes shall have variations in roof lines and use dormers, wide eaves, and other architectural elements to add interest and sustainability.
- B. Wall materials and color options: See Section 4.06.02(B)(1) above for material options. Walls cannot be all one material and/or all one color. Primary facades shall have one base color and a minimum of one complementary accent color. A complementary wall material may be used to meet the second color requirement.
- C. Exterior architectural details: Each home shall incorporate architectural details to add interest to all sides of the building. Primary facades shall incorporate a minimum of four (4) architectural details and secondary facades shall

incorporate a minimum of two (2) architectural details. These include, but are not limited to:

1. Windows
2. Shutters
3. Porches
4. Decorative elements
5. Doors
6. Columns
7. Window boxes
8. Porticos
9. Cupolas
10. Chimneys
11. Enhanced landscape treatment which provides for one additional planting area with a minimum size of 400 square feet
12. Other elements approved by the Town

In addition to these design requirements, Section 4.06.02 lists acceptable materials for roof and wall components. Each house plan was reviewed for compliance with these requirements. The results were as follows:

Montego B: The unit is two-stories with a fiberglass shingle roof, stucco and stone front exterior and varied roof lines as required. The design detail meets the requirements for the primary and secondary facades, and it meets the two-car garage requirement.

Montego C: This unit is a very similar floor plan as the Model B. It uses the same exterior materials and a very similar level of detailing. This unit also meets the two-car garage requirement.

Wimberly A: this unit is also a two-story design with a fiberglass shingle roof, stucco exterior and varied roof lines. The applicant has submitted modified drawings that include details meeting the requirements for the primary and secondary facades. The applicant has also submitted a painting palatte showing different colors will be assigned to the body, the trim, the door and a fouth color for the shutters and accents.

Staff Recommendation:

Staff recommends approval of the package of the Montego B, Montego C and Wimberly A models as meeting the minimum requirements for individual unit design. As each model is presented for permitting, the application will need to be reviewed to verify compliance with the setback requirements and for compliance with the spacing requirements between the same unit designs. (See Section 4.02.01 1 above.) Staff also notes that the permitting of any model on a corner property will require a design modification to fully implement the minimum requirements for the second primary façade. Finally, staff notes that units with front porches meeting the minimum

requirements have the option of placing the porch up to five feet into the required front yard without the necessity for variance action.

The following graphics show the front façade designs and basic floor plans for each of the models submitted in the following order:

Montego B
Montego C
Wimberly A





