



February 20, 2025

Prepared for
Town of Howey-in-the-Hills
Attn: Sean O'Keefe, Town Manager



**Meritage Homes- Elevation/ Architectural Plans
Hillside Groves (The Reserve PUD)
Applicant: Meritage Homes**

The subject property is zoned Planned Unit Development (PUD).

The applicant has requested approval of six different house models to be used within the Hillside Groves portion of the Reserve at Howey-in-the-Hills PUD (The Reserve PUD). Since the last review, the applicant has provided additional information so that the application can be fully evaluated in compliance with Land Development Code (LDC) Sec. 4.06.02 and Sec. 4.06.03.

Recommendation: Recommend approval of the model elevations as they are consistent with the requirements identified in the review comments below.

Review Comments:

Front Porches and Recessed Garages

There are proposed models that provide porches and recessed garages consistent with LDC Sec. 4.06.02 (A) (2) and (3). The proposed models with porches are usable and meet the required dimensions per the LDC of six feet in depth and 10 feet in width.

Building Walls

Attached to this staff report are the exterior design materials packages and revised elevation plans the applicant has provided for house models. These include material details for the main house, roof, exterior stone, brackets/trim, accent body, and the front door and shutters.

The elevation plans have been revised to demonstrate and specify materials to ensure that they are consistent with the following LDC Sections which state:



Sec. 4.06.02 (B) (1): *Residential building walls shall be wood clapboard, wood shingle, wood drop siding, Hardie board siding, brick, stone, stucco, approved vinyl siding, or similar material.*

Sec. 4.06.03 (B): *Walls cannot be all one material and/or 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.*

Residential Roofs

The proposed elevations have been revised to identify the roof materials to be used as well as the colors of fascia design and are consistent with the following LDC Sections:

Sec. 4.06.02 (B) (2): *Residential roofs shall be wood, synthetic, or fiberglass shingles, solar shingles, tile or metal. Eaves are an important component of the roof design, they not only provide architectural character, but they help to protect building walls and reduce cooling costs.*

Sec. 4.06.03 (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.*

Exterior Architectural Details

The application has been revised to provide all of the required details for each of the facades. Consistent with LDC Sec. 4.06.03, the plans have been revised to show and label the front, side, and rear facade elevations for each model and identify the specific architectural details on each façade, demonstrating how they are consistent with the type and quantity required in LDC Sec. 4.06.03 (C).

LDC Sec. 4.06.03 (C) requires each model to incorporate architectural details to all sides of the building. Primary facades are required to incorporate a minimum of four architectural details and secondary facades must have two from the list included in this code section or other details that meet the same intent as approved by the Town.

The list of acceptable architectural details include: windows, shutters, porches, decorative elements, doors, columns, window boxes, porticos, cupolas, chimneys, and enhanced landscape treatment as defined in the applicable section.



Motion Examples:

1. Recommend Town Council approve the proposed six different house models to be used within the Hillside Groves portion of the Reserve at Howey-in-the-Hills PUD (The Reserve PUD).
2. Recommend Town Council deny the proposed six different house models to be used within the Hillside Groves portion of the Reserve at Howey-in-the-Hills PUD (The Reserve PUD). [Provide specific reasons for recommendation of denial.]
3. Continue action on the proposed six different house models to be used within the Hillside Groves portion of the Reserve at Howey-in-the-Hills PUD (The Reserve PUD). [Provide specific reasons for continuance and identify additional items needed for consideration.]