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**AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA AMENDING THE LAND DEVELOPMENT CODE BY AMENDING SUBSECTION B OF SECTION 1.12.00 IN CHAPTER 1 TO ADD DEFINITIONS FOR BLOCK FACE, PRIMARY FAÇADE AND SECONDARY FACADE; BY AMENDING SUBSECTIONS 4.06.01-4.06.03 OF SECTION 4.06 IN CHAPTER 4 TO REVISE ARCHITECTURAL PLAN REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the Town Council of the Town of Howey-in-the-Hills, Lake County, Florida, has adopted a comprehensive plan pursuant to, and in compliance with 163.3161 et. Seq., Florida Statutes; and

**WHEREAS**, the Town Council, as authorized by 163.3202, Florida Statutes, has enacted and does enforce the Land Development Code, based on, related to, and as a means to implement its adopted comprehensive plan; and

**WHEREAS**, the Town Council has determined that it is necessary to amend its Land Development Code as herein provided in order to more effectively implement its adopted comprehensive plan; and

**WHEREAS**, The Town Council has determined the proposed amendments are consistent with its adopted comprehensive plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF HOWEY-IN-THE-  
HILLS, FLORIDA:**

**Section 1.** The Town Council hereby approves the revisions to the Land Development Code for the Town of Howey-in-the-Hills as indicated by the underlined and strikethrough language in the amended Land Development Code attached hereto as **Attachment A.**

**Section 2.** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any Court, such portion or application shall be deemed a separate, distinct, and independent provision, and

73  
74 **ATTACHMENT A**

75  
76 **Amendments to the Land Development Code**  
77

78 1.12.00 ACRONYMS AND DEFINITIONS

79 B. Glossary of terms  
80

81 **Block Face** means the area along both sides of a street between consecutive intersections  
82 where the street pattern is a grid pattern or a modified grid pattern and intersections are  
83 spaced at a distance of 800 feet or less. Where street patterns are curvilinear or  
84 intersections are spaced at distances greater than 800 feet, a block face shall consist of  
85 300 linear feet or portion thereof measured along the centerline of the street.  
86

87 **Primary Façade** is the exterior wall of a building that faces a street. Buildings on corner  
88 lots have two primary facades.  
89

90 **Secondary façade** is any building wall not defined as a primary façade.  
91

92 4.06.00 ARCHITECTURAL PLAN REQUIREMENTS

93 **4.06.01 Purpose and Intent**

94 A. Architectural requirements are an integral part of the LDC in order to ensure  
95 quality development, create a sense of place and community, and to enhance the  
96 physical environment. All architectural plans submitted under this Chapter must  
97 be signed and sealed by a licensed architect registered in the State of Florida.

98 B. These standards are intended to:

- 99 1. Encourage a diversity in housing styles, shapes, and materials in order to  
100 create variety in the streetscape,  
101 2. Encourage richness in design through materials and details,  
102 3. Maximize the positive impact of development,  
103 4. Ensure that non-residential building facades are designed to a human scale, for  
104 esthetic appeal, pedestrian comfort, and compatibility with adjacent  
105 development,  
106 5. Ensure that larger non-residential buildings are designed to reduce their  
107 apparent bulk and volume through design and landscaping,  
108 6. Encourage sustainable architecture.

109 **4.06.02 Residential Developments**

110 In order to promote architectural character, the Town shall require new housing  
111 developments to offer a variety of architectural styles and elevations. These  
112 regulations promote both diversity in the exterior elevations of neighboring homes, as

well as individual character in the design of each residence.

1. 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 ~~built directly adjacent to another~~ 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 percent (10%) 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.

2. For all new residential development

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.

2. Residential roofs shall be wood, synthetic, or fiberglass shingles or tile. Metal roofs may be permitted if determined to be an integral feature of a recognized architectural style. 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.

3. Fencing or decorative walls in residential front yards shall be a maximum of three (3) feet tall. Fencing in side and rear yards shall be a maximum of six (6) feet tall. Fences shall be wood, vinyl, wrought iron, or aluminum that is designed to resemble wrought iron. The architectural style and color of walls shall match the primary dwelling unit. Fences shall be erected so that the finished side is towards adjacent lots or the public right-of-way. Chain link fencing is permitted along the sides and rear lot lines of residential lots that back up to either a lake or wetland. Residential development in Agricultural and Rural Estates zoning districts may also propose special purpose fencing in conjunction with farm animals and horses.

4. Perimeter fences or walls are permitted around a residential development up to a maximum of six (6) feet, provided that the fence and/or wall has

157 architectural features compatible with the neighborhood. Fences and walls  
158 shall also include details such as banding, capping, columns (which may be up  
159 to 8 feet tall), and other elements to add interest. To enhance design,  
160 perimeter fences and walls are required to incorporate landscaping with breaks  
161 in the fence or wall (or change in direction). Perimeter fences shall be  
162 wrought iron, or aluminum that is designed to resemble wrought iron.  
163 Perimeter walls shall be faced with stucco, brick, or stone or a combination of  
164 those materials.

#### 165 **4.06.03 Single Family Residential Development Architectural Plans**

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

- 170 A. Roof plan: Residential homes shall have variations in roof lines and use dormers,  
171 wide eaves, and other architectural elements to add interest and sustainability.
- 172 B. Wall materials and color options: See Section 4.06.02(B)(1) above for material  
173 options. Walls should cannot be all one material and/or all one color. Primary  
174 facades shall have one base color and a minimum of one complementary accent  
175 color. A complementary wall material may be used to meet the second color  
176 requirement.
- 177 C. Exterior architectural details: Each home shall incorporate architectural details to  
178 add interest to all sides of the building. Primary facades shall incorporate a  
179 minimum for four (4) architectural details and secondary facades shall incorporate  
180 a minimum of two (2) architectural details. These include, but are not limited to:
  - 181 1. Windows
  - 182 2. Shutters
  - 183 3. Porches
  - 184 4. Decorative elements
  - 185 5. Doors
  - 186 6. Columns
  - 187 7. Window boxes
  - 188 8. Porticos
  - 189 9. Cupolas
  - 190 10. Chimneys
  - 191 11. Enhanced landscape treatment which provides for one additional planting area  
192 with a minimum size of 400 square feet
  - 193 12. Other elements approved by the Town

#### 194 **4.06.04 Other Residential Development**

195 Townhome development shall follow the same architectural standards as single  
196 family development, except for Section 4.06.02(A)(1) above.

such holding shall not affect the validity of the remaining portions or application hereof.

**Section 3.** All ordinances made in conflict with this Ordinance are hereby repealed.

**Section 4.** All other provisions of the Land Development Code shall remain unchanged, ratified, and confirmed by this ordinance.


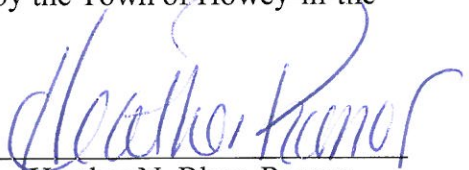
**Section 5.** The revisions reflected in the Attachments shall be codified and incorporated into the Land Development Code of the Town of Howey-in-the-Hills, Lake County, Florida.

**PASSED AND ORDAINED** this 11<sup>th</sup> day of August, 2014, by the Town Council of the Town of Howey-in-the-Hills, Florida.

  
Chris Sears, Mayor

**ATTEST:**

**APPROVED AS TO FORM AND LEGALITY**  
for use and reliance by the Town of Howey-in-the-Hills, Florida, only.

  
Brenda Brasher, MMC  
Town Clerk  
Heather N. Blom-Ramos  
Town Attorney

First Reading held March 10, 2014

Second Reading and Adoption held April 14, 2014 and continued to August 11, 2014

Advertised February 21, 2014 and March 14, 2014