



TMHConsulting@cfl.rr.com
97 N. Saint Andrews Dr.
Ormond Beach, FL 32174
PH: 386.316.8426

MEMORANDUM

TO: Howey-in-the-Hills Planning Board
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Single-Family Residence N. Florida and W. Cypress
DATE: May 2, 2022

The Town has received an application for construction of a single-family home on a vacant lot at the southeast corner of the intersection of North Florida Avenue with West Cypress Avenue. Section 4.06.03 of the land development code includes architectural standards for single-family homes. One of the tasks assigned to the Planning Board is to verify compliance with the architectural standards. The code requirement is 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

The planning staff reviews the plans for compliance with these standards and provides a report for the Planning Board's consideration. The applicant underwent an initial review and the staff asked for additional information relative to the proposed paint colors and provision of additional design detail on the left façade. The left façade is considered a primary façade and therefore requires a minimum of four design elements. The applicant resubmitted a design for the exterior walls and documents that base, accent, and trim colors are proposed. Staff also suggested the septic tank drain field be moved to separate it from the likely street tree location. A revised survey was submitted showing the drain field relocated. The staff recommends approval of the plan set for the architectural design compliance.