



ZONING MEMORANDUM

October 22, 2024

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). The comments below identify additional information the applicant will need to supply 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: The model elevations should be revised consistent with the requirements identified in the review comments below and be brought back to the Planning and Zoning Board for consideration.

Review Comments:

Front Porches and Recessed Garages

The proposed models appear to provide porches and recessed garages consistent with LDC Sec. 4.06.02 (A) (2) and (3). Additional detail on the porches would be helpful though to determine if they are at or above grade or have articulation designating them as usable front porches. As an example, none of the porches show railings as part of the design.

Building Walls

The proposed elevations show what appears to be stonework and varying materials on the models, however no product types, colors or materials are identified on the plans. The elevation plans need to be 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 do not identify the roof materials to be used nor detail on eave design. The plans need to be revised to demonstrate and specify roof materials and eaves detail to ensure that they 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

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.

The application provides some of these details but not all that are required for each of the facades. Consistent with LDC Sec. 4.06.03, the plans need to be 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).