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MEMORANDUM

TO: Town of Howey-in-the-Hills Planning Board
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Venezia Townhouse Design Approval
DATE: November 3, 2022

D.R. Horton has submitted a building design for the proposed 5-unit and 6-unit townhouse buildings to be constructed in the Venezia subdivision. The plans as submitted fail to meet the minimum design requirements as set forth in the final subdivision plan approval granted by the Howey-in-the-Hills Town Council at their regular meeting of February 14, 2022. The applicant needs to revise the plans and resubmit a design meeting or exceeding the minimum standards established in the approved plans. The Town Council motion for approval reads as follows:

A motion was made to “conditionally approve the Venezia Townhomes Subdivision Plan contingent on the developer ensuring the shutters and corbeling were placed around the rear windows of the six townhome buildings that have their rears backing Venezia Boulevard (as shown in Exhibit B of the Venezia Townhomes exhibit attachment of this meetings packet).”

The plans as submitted show neither the shutters nor the corbeling for either the 5-unit or 6-unit buildings. A revised submittal is required to meet at least this minimal standard. To improve the overall quality of the project this design treatment should be applied to each building in the development.

Additionally, the applicant has provided three different paint color applications with a base wall color, a trim color and an accent color for doors and shutters. Each paint combination applies a base color to the end units that is different than the base color for the interior units. The applicant should identify which buildings will use each paint combination by submitting a layout with each building’s color assignment.

The staff recommends the Planning Board not approve the building design until plans are submitted which meet at least the minimum standard established by the Town Council final subdivision plan approval.

Attachments: Town Council Minutes for February 14, 2022
DR Horton undated submittal of project plans with color combinations