

MEMORANDUM

TO: Howey-in-the-Hills Planning Board
CC: D. Burke, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Meritage Homes Pomelo Model Architectural Review
DATE: July 12, 2019

Meritage Homes has submitted for architectural review three additional models proposed for the Venezia South community. The Planning Board is being asked to review the models and approve them for use should the Planning Board agree that the models meet the code criteria. The models submitted are designated as Pomelo I, J and K.

The code provides some minimum requirements for architectural design in order to provide some minimum ornamentation to the individual homes and to provide a streetscape and neighborhood where the houses have different appearances. The Venezia Subdivision has limits on the number of times that a single house design can be built within a given length of street frontage, and to this end the more models that are available in the neighborhood, the easier it will be to meet this requirement. The spacing requirements for individual units are enforced at the time the building permits requested.

Architectural design standards specify a group of materials that may be used for building siding; materials available for roofing; a requirement that roofs provide some differences in elevation; and a requirement for a minimum number of architectural features (4) for primary facades facing streets and for side and rear facades (2 each). A review was conducted for each of three models submitted, and the review determined:

- The plans meet the minimum number of architectural features for standard interior lots. Should one of these models be used on a corner location, an additional design submittal is required to verify that the second primary façade also meets the minimum design requirements with at least four architectural features.
- The roof lines from the front façade view provide variation in the roof lines. The materials were not specified, but supplemental information confirmed the intent to use asphalt shingles which is one of the approved materials.

- Siding is proposed as stucco, wood (or simulated wood material) and stone, which are also approved siding materials.
- Front facades are required to have a minimum of two colors. Stone, brick or other natural material can be used to meet one of the “colors”. Two of the models use a combination of stone and stucco or wood meeting this requirement. The Pomelo L model did not have any stone and did not include paint color call outs. Supplemental information was submitted noting on the Pomelo L model that the stucco finish and wood finish areas will be done in different colors and that a third color will be applied to trim.
- Landscape plans were not submitted. The Town has minimum landscaping requirements which are reviewed by the Town with the building permit application.

Recommendation

This review of the information submitted for the Pomelo Models I, J and K along with the supplemental information on paint colors and roof materials finds that the submittals meet the minimum requirements as set forth in the Town code. Any approval that the Planning Board gives should be conditioned on a requirement that an additional design submittal be made should any of these units be built on a corner lot to verify that the primary façade architectural requirements are met for both primary facades. The Board may also wish to confirm the requirement for submittal of a landscaping plan with the building permit package