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## MEMORANDUM

**TO:** Rebecca Eller, Administrative Assistant  
**FROM:** Thomas Harowski, AICP, Planning Consultant  
**SUBJECT:** New Residence – E. Myrtle (ALT 1257042)  
**DATE:** August 27, 2019

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I reviewed the material submitted for the proposed new residence on East Myrtle Avenue (ALT 1257042). The proposed dwelling is Zoned TC-R Town Center Residential. A comparison of the survey and lot layout with the zoning district requirements show the proposed dwelling as in conformance with the setback requirements, lot coverage and building height limits. The proposed unit meets the minimum building size requirements and meets the garage requirement. The lot meets the minimum lot area requirement but has only 90 feet of lot frontage versus the required 100 feet. The lot is non-conforming with regard to the minimum lot width, but the lot is consistent in size with other lots on the street, and the lot width non-conformity is not an obstacle to construction.

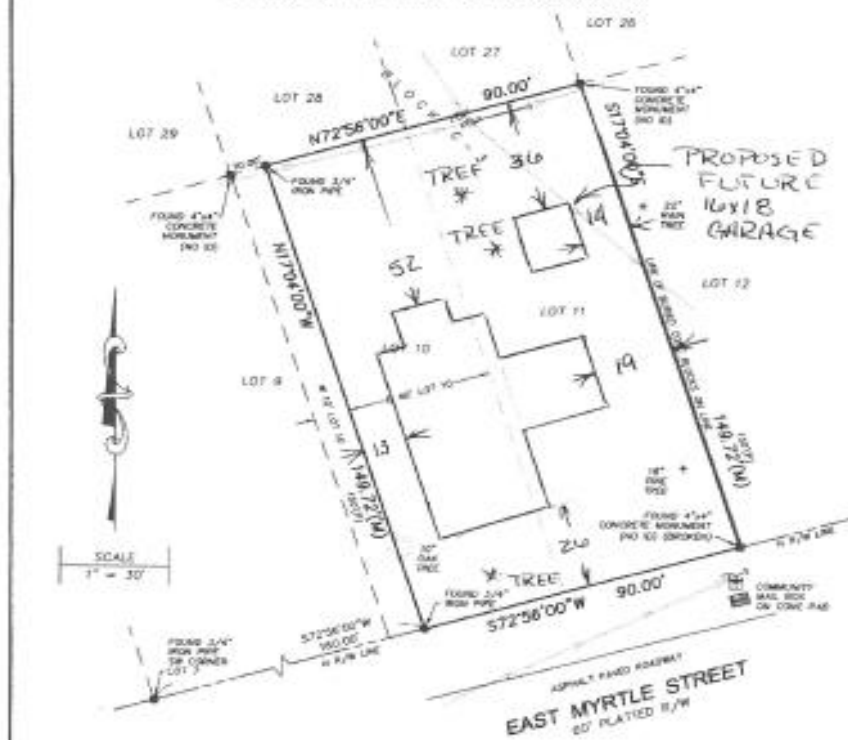
Regarding the unit design, the wall material and roof material meets the code and the variations in the roof line are present. The architectural design requirements for the front and rear facades are adequate. The two side facades show only one design element (windows) when two are required. The code can be met with the addition of a trim element on each side. Additionally, the paint colors were not called out. A base color and at least one complementary accent color are required.

1. Request the applicant provide a color call out for the front façade showing the base and accent color.
2. Request the applicant add a trim detail or other design element to the two side facades.



# BOUNDARY SURVEY

East Myrtle Street, Howey in the Hills, Florida 34737



## LEGAL DESCRIPTION:

Lot 15, and the East 40 feet of Lot 16, Block C-3, according to the plat of LAKE SHORE HEIGHTS, a Subdivision of Howey-in-the-Hills, Florida, recorded in Plat Book 12, Page 10, Public Records of Lake County, Florida.

## SURVEYOR'S NOTES:

- 1) North and the bearings shown herein are referenced to the plat bearing of 572°56'00"W along the south right of way of Myrtle Street.
- 2) An abstract of title was not performed by or furnished to the undersigned. Any easements or encumbrances that may appear as a result of said abstract is not certified herein.
- 3) Underground improvements, if existing, were not located as a part of this survey, except as may be shown.
- 4) Based upon a graphic determination, this property is located in Zone X according to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for Lake County, Florida, Map Number 12060C0485C, with an effective date of December 18, 2010. This note is provided for information purposes only, and the undersigned assumes no liability for the correctness of the cited map.
- 5) The subject property as depicted herein contains 0.308 acres, more or less.

## LEGEND:

- (I) SURVEYOR'S MARK
- (C) ROAD UTILITY POLE
- (S) SURVEY POINT
- (D) DRIVEHEAD (SHUT UNIT)
- (C) CONCRETE
- (S) RIGHT OF WAY
- (D) IDENTIFICATION
- (P) PER PLAT
- (M) MEASURED

**ROGERS SURVEYING  
AND MAPPING, INC. • 352-735-8734**  
367 E 7TH AVE, MOUNT DORA, FL 32757 • LB 6163

## CERTIFIED TO:

Jack and Angela Allaway  
The Closing Agent LLC  
Old Republic National  
Title Insurance Company



Signature signed by Brian S. Rogers  
Brian S. Rogers  
Rogers Surveying and Mapping, Inc.  
Email: brian@rogerssurveying.com  
Date: 04/11/2017  
Sheet: 00001

SURVEY DATE: 05/22/2017 FIELD BY: B. ROGERS  
SCALE: 1" = 30' DRAWN BY: L. DORRAN  
PROJECT ID: 16-970  
FILE NAME: R16970-BL-7-LOP30411-16-970

BRIAN S. ROGERS, DSG • LB 12345  
FLORIDA LICENSED SURVEYOR AND MAPPING