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MEMORANDUM

TO: Howey-in-the-Hills Planning Board
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Residential Unit Approval, East Myrtle Avenue
DATE: May 1, 2021

The Town has received an application for construction of a single-family residence on a vacant lot on the south side of East Myrtle Avenue. No address has been assigned yet, and the ALT Number is 1257191. The property is zoned TC-R Town Center Residential. The Town code and practice has been for the Planning Board to approve the residential design for new single-family units to certify the application meets the requirements of Section 4.06.03 of the land development code. The following table summarizes the zoning and design requirements for this unit.

TC-R Zoning	Requirement	Project
Min. Lot Size	9,000 s.f	11,250 s.f.
Min. Lot Width	100 ft.	75 ft.
Min. Lot Depth	None	150 ft.
Min Setbacks		
Front	25 ft.	48 ft.
Side	12.5 ft/12.5 ft	12'6"/14'9"
Rear	25 ft.	30 ft.
Max. Building Height	35 ft.	< 35 ft.
Min. Floor Area	1,700 s.f.	2,007 s.f.
Min. Garage Floor Area	400s.f.	491 s.f.
Max Lot Coverage	50%	< 50%
Architectural Guidelines		
Wall material		Stucco & Stone
Roof Material		Asphalt Shingle
Variation in Roof Lines		Complies
Primary Wall Colors	2 Minimum	Complies
Exterior Detail Primary	4 Elements	Complies
Exterior Detail Secondary	2 Elements	Complies

The lot has been determined to be a lot of record according to Section 1.04.2 and is therefore buildable under the Town's code. The plans have provided or exceed the minimum number of architectural design elements for the primary and secondary facades. The attached drawings illustrate the design of the unit.

Recommendation

The staff recommends approval of the proposed dwelling as the plans meet or exceed the zoning district dimensional requirements and the minimum architectural design requirements for single-family dwellings.



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 111 JEFFERSON AVE., NEW YORK, N.Y. 10001
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 CIRCLE 11



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SOUTHERN CHARM
LAST MYRTLE ST.
DOWNEY-IN THE HILLS,
FL 30757

FROM: AND
MEMO:
FVVT:41A2
TRANSVIT5



RIGHT ELEVATION



LEFT ELEVATION



CUSTOM HOME:
SOUTHERN CHARM
EAST MYRTLE ST.
HOWEY-IN-THE-HILLS,
FL 34737

PROJECT:
DRAWN:
CHECK:
INSTRUMENTED:
DATE:
BY:
ELEVATIONS

SED
SILVER
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DATE:
DRAWN:
A3