



TMHConsulting@cfl.rr.com
97 N. Saint Andrews Dr.
Ormond Beach, FL 32174
PH: 386.316.8426

MEMORANDUM

TO: Howey-in-the-Hills Planning Board
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Single-Family Residential Approval 3793931
DATE: June 21, 2021

This report is a review of a proposed single-family residence at the southeast corner of South Dixie and W. Oleander, which was submitted June 18, 2021, for review. This application is being added to the June 24, 2021, Planning Board agenda to expedite the permit review process. As a result of the late receipt of the application, some of the review information may be provided verbally at the Planning Board meeting. The application includes a primary residence and an accessory dwelling unit.

The subject property is zoned MDR-2 which has a minimum lot size of 9,000 square feet with a minimum lot width of 75 feet and a minimum lot depth of 120 feet. The subject parcel substantially exceeded the minimum requirements with a lot width of 100 feet, and a lot depth of 272 feet yielding a lot area of approximately 27, 200 square feet. A survey was submitted with the application and a copy is attached. The survey did not show the placement of the building on the parcel, and a follow up submittal in response to our request for additional information showed the house dimensions on the lot but still did not call out the specific setbacks. A follow up request for additional information is pending.

The proposed residence includes 2,485 square feet of conditions space along with 642 square feet of porch and open living area along with 815 square feet of garage. All of these areas substantially exceed the minimum MDR-2 requirements. The proposed accessory dwelling adds another 577 square feet of living area. The assessment of the accessory dwelling is provided below.

The plans call for a stucco exterior with a barrel tile roof and stone details on the front side of the house. The roof lines are varied as required by code, and the plan meets the minimum standard for primary wall colors. The exterior walls meet the minimum requirements for architectural details as shown in the attached elevations.

The accessory dwelling unit is governed by Section 5.01.04 of the land development code. The total floor area is within the maximum limit of 625 square feet; the unit is within the maximum height limit and is located within the rear yard area and

will comply with setback requirements. The unit is integrated with the primary structure, so the architectural treatment is the same. Code prohibits a separate water or electric meter, and the building official will need to verify compliance when the construction plans are reviewed.

Recommendation

Staff recommends approval of the proposed single-family residence provided the following conditions are met:

1. The applicant submits data confirming the building setbacks from all property lines meet the MDR-2 standards.
2. The applicant acknowledges that the accessory dwelling unit may not be separately metered for either water or electric.

LEGAL DESCRIPTION: LOTS 1-5 AND 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



2012 S. PALM AVENUE
MONEY W. THE HILLS, FL

THE CLOSING BOUTIQUE, LLC.



Long Surveying, Inc.
Surveyors & Professional Landscapers

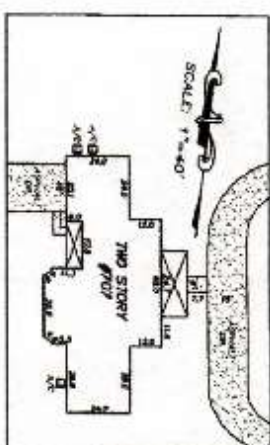
143 YBBS, 18 ESE, Tallahassee, FL 32310
Linda King, P.L. 32346
Office: 905.330.9713 / 905.330.9716
Fax: 905.330.9715
www.longsurveying.com

Project #11: - Name of Client
MP: BRETT

Contract #11: 120085
04/15/12
12/18/12
63285
05/12/15

X
X

Boundary Survey



45' - 46' 0" CURB
 47' - 48' 0" CURB
 49' - 50' 0" CURB
 51' - 52' 0" CURB
 53' - 54' 0" CURB
 55' - 56' 0" CURB
 57' - 58' 0" CURB
 59' - 60' 0" CURB
 61' - 62' 0" CURB
 63' - 64' 0" CURB
 65' - 66' 0" CURB
 67' - 68' 0" CURB
 69' - 70' 0" CURB
 71' - 72' 0" CURB
 73' - 74' 0" CURB
 75' - 76' 0" CURB
 77' - 78' 0" CURB
 79' - 80' 0" CURB
 81' - 82' 0" CURB
 83' - 84' 0" CURB
 85' - 86' 0" CURB
 87' - 88' 0" CURB
 89' - 90' 0" CURB
 91' - 92' 0" CURB
 93' - 94' 0" CURB
 95' - 96' 0" CURB
 97' - 98' 0" CURB
 99' - 100' 0" CURB
 101' - 102' 0" CURB
 103' - 104' 0" CURB
 105' - 106' 0" CURB
 107' - 108' 0" CURB
 109' - 110' 0" CURB
 111' - 112' 0" CURB
 113' - 114' 0" CURB
 115' - 116' 0" CURB
 117' - 118' 0" CURB
 119' - 120' 0" CURB
 121' - 122' 0" CURB
 123' - 124' 0" CURB
 125' - 126' 0" CURB
 127' - 128' 0" CURB
 129' - 130' 0" CURB
 131' - 132' 0" CURB
 133' - 134' 0" CURB
 135' - 136' 0" CURB
 137' - 138' 0" CURB
 139' - 140' 0" CURB
 141' - 142' 0" CURB
 143' - 144' 0" CURB
 145' - 146' 0" CURB
 147' - 148' 0" CURB
 149' - 150' 0" CURB
 151' - 152' 0" CURB
 153' - 154' 0" CURB
 155' - 156' 0" CURB
 157' - 158' 0" CURB
 159' - 160' 0" CURB
 161' - 162' 0" CURB
 163' - 164' 0" CURB
 165' - 166' 0" CURB
 167' - 168' 0" CURB
 169' - 170' 0" CURB
 171' - 172' 0" CURB
 173' - 174' 0" CURB
 175' - 176' 0" CURB
 177' - 178' 0" CURB
 179' - 180' 0" CURB
 181' - 182' 0" CURB
 183' - 184' 0" CURB
 185' - 186' 0" CURB
 187' - 188' 0" CURB
 189' - 190' 0" CURB
 191' - 192' 0" CURB
 193' - 194' 0" CURB
 195' - 196' 0" CURB
 197' - 198' 0" CURB
 199' - 200' 0" CURB
 201' - 202' 0" CURB
 203' - 204' 0" CURB
 205' - 206' 0" CURB
 207' - 208' 0" CURB
 209' - 210' 0" CURB
 211' - 212' 0" CURB
 213' - 214' 0" CURB
 215' - 216' 0" CURB
 217' - 218' 0" CURB
 219' - 220' 0" CURB
 221' - 222' 0" CURB
 223' - 224' 0" CURB
 225' - 226' 0" CURB
 227' - 228' 0" CURB
 229' - 230' 0" CURB
 231' - 232' 0" CURB
 233' - 234' 0" CURB
 235' - 236' 0" CURB
 237' - 238' 0" CURB
 239' - 240' 0" CURB
 241' - 242' 0" CURB
 243' - 244' 0" CURB
 245' - 246' 0" CURB
 247' - 248' 0" CURB
 249' - 250' 0" CURB
 251' - 252' 0" CURB
 253' - 254' 0" CURB
 255' - 256' 0" CURB
 257' - 258' 0" CURB
 259' - 260' 0" CURB
 261' - 262' 0" CURB
 263' - 264' 0" CURB
 265' - 266' 0" CURB
 267' - 268' 0" CURB
 269' - 270' 0" CURB
 271' - 272' 0" CURB
 273' - 274' 0" CURB
 275' - 276' 0" CURB
 277' - 278' 0" CURB
 279' - 280' 0" CURB
 281' - 282' 0" CURB
 283' - 284' 0" CURB
 285' - 286' 0" CURB
 287' - 288' 0" CURB
 289' - 290' 0" CURB
 291' - 292' 0" CURB
 293' - 294' 0" CURB
 295' - 296' 0" CURB
 297' - 298' 0" CURB
 299' - 300' 0" CURB
 301' - 302' 0" CURB
 303' - 304' 0" CURB
 305' - 306' 0" CURB
 307' - 308' 0" CURB
 309' - 310' 0" CURB
 311' - 312' 0" CURB
 313' - 314' 0" CURB
 315' - 316' 0" CURB
 317' - 318' 0" CURB
 319' - 320' 0" CURB
 321' - 322' 0" CURB
 323' - 324' 0" CURB
 325' - 326' 0" CURB
 327' - 328' 0" CURB
 329' - 330' 0" CURB
 331' - 332' 0" CURB
 333' - 334' 0" CURB
 335' - 336' 0" CURB
 337' - 338' 0" CURB
 339' - 340' 0" CURB
 341' - 342' 0" CURB
 343' - 344' 0" CURB
 345' - 346' 0" CURB
 347' - 348' 0" CURB
 349' - 350' 0" CURB
 351' - 352' 0" CURB
 353' - 354' 0" CURB
 355' - 356' 0" CURB
 357' - 358' 0" CURB
 359' - 360' 0" CURB
 361' - 362' 0" CURB
 363' - 364' 0" CURB
 365' - 366' 0" CURB
 367' - 368' 0" CURB
 369' - 370' 0" CURB
 371' - 372' 0" CURB
 373' - 374' 0" CURB
 375' - 376' 0" CURB
 377' - 378' 0" CURB
 379' - 380' 0" CURB
 381' - 382' 0" CURB
 383' - 384' 0" CURB
 385' - 386' 0" CURB
 387' - 388' 0" CURB
 389' - 390' 0" CURB
 391' - 392' 0" CURB
 393' - 394' 0" CURB
 395' - 396' 0" CURB
 397' - 398' 0" CURB
 399' - 400' 0" CURB
 401' - 402' 0" CURB
 403' - 404' 0" CURB
 405' - 406' 0" CURB
 407' - 408' 0" CURB
 409' - 410' 0" CURB
 411' - 412' 0" CURB
 413' - 414' 0" CURB
 415' - 416' 0" CURB
 417' - 418' 0" CURB
 419' - 420' 0" CURB
 421' - 422' 0" CURB
 423' - 424' 0" CURB
 425' - 426' 0" CURB
 427' - 428' 0" CURB
 429' - 430' 0" CURB
 431' - 432' 0" CURB
 433' - 434' 0" CURB
 435' - 436' 0" CURB
 437' - 438' 0" CURB
 439' - 440' 0" CURB
 441' - 442' 0" CURB
 443' - 444' 0" CURB
 445' - 446' 0" CURB
 447' - 448' 0" CURB
 449' - 450' 0" CURB
 451' - 452' 0" CURB
 453' - 454' 0" CURB
 455' - 456' 0" CURB
 457' - 458' 0" CURB
 459' - 460' 0" CURB
 461' - 462' 0" CURB
 463' - 464' 0" CURB
 465' - 466' 0" CURB
 467' - 468' 0" CURB
 469' - 470' 0" CURB
 471' - 472' 0" CURB
 473' - 474' 0" CURB
 475' - 476' 0" CURB
 477' - 478' 0" CURB
 479' - 480' 0" CURB
 481' - 482' 0" CURB
 483' - 484' 0" CURB
 485' - 486' 0" CURB
 487' - 488' 0" CURB
 489' - 490' 0" CURB
 491' - 492' 0" CURB
 493' - 494' 0" CURB
 495' - 496' 0" CURB
 497' - 498' 0" CURB
 499' - 500' 0" CURB
 501' - 502' 0" CURB
 503' - 504' 0" CURB
 505' - 506' 0" CURB
 507' - 508' 0" CURB
 509' - 510' 0" CURB
 511' - 512' 0" CURB
 513' - 514' 0" CURB
 515' - 516' 0" CURB
 517' - 518' 0" CURB
 519' - 520' 0" CURB
 521' - 522' 0" CURB
 523' - 524' 0" CURB
 525' - 526' 0" CURB
 527' - 528' 0" CURB
 529' - 530' 0" CURB
 531' - 532' 0" CURB
 533' - 534' 0" CURB
 535' - 536' 0" CURB
 537' - 538' 0" CURB
 539' - 540' 0" CURB
 541' - 542' 0" CURB
 543' - 544' 0" CURB
 545' - 546' 0" CURB
 547' - 548' 0" CURB
 549' - 550' 0" CURB
 551' - 552' 0" CURB
 553' - 554' 0" CURB
 555' - 556' 0" CURB
 557' - 558' 0" CURB
 559' - 560' 0" CURB
 561' - 562' 0" CURB
 563' - 564' 0" CURB
 565' - 566' 0" CURB
 567' - 568' 0" CURB
 569' - 570' 0" CURB
 571' - 572' 0" CURB
 573' - 574' 0" CURB
 575' - 576' 0" CURB
 577' - 578' 0" CURB
 579' - 580' 0" CURB
 581' - 582' 0" CURB
 583' - 584' 0" CURB
 585' - 586' 0" CURB
 587' - 588' 0" CURB
 589' - 590' 0" CURB
 591' - 592' 0" CURB
 593' - 594' 0" CURB
 595' - 596' 0" CURB
 597' - 598' 0" CURB
 599' - 600' 0" CURB
 601' - 602' 0" CURB
 603' - 604' 0" CURB
 605' - 606' 0" CURB
 607' - 608' 0" CURB
 609' - 610' 0" CURB
 611' - 612' 0" CURB
 613' - 614' 0" CURB
 615' - 616' 0" CURB
 617' - 618' 0" CURB
 619' - 620' 0" CURB
 621' - 622' 0" CURB
 623' - 624' 0" CURB
 625' - 626' 0" CURB
 627' - 628' 0" CURB
 629' - 630' 0" CURB
 631' - 632' 0" CURB
 633' - 634' 0" CURB
 635' - 636' 0" CURB
 637' - 638' 0" CURB
 639' - 640' 0" CURB
 641' - 642' 0" CURB
 643' - 644' 0" CURB
 645' - 646' 0" CURB
 647' - 648' 0" CURB
 649' - 650' 0" CURB
 651' - 652' 0" CURB
 653' - 654' 0" CURB

