



MADDEN

MOORHEAD & STOKES, LLC

CIVIL ENGINEERS

November 30, 2021

Town Clerk for the Town of Howey-in-the-Hills
Attn: John Brock
P.O. Box 128
101 N. Palm Avenue
Howey-in-the-Hills, FL 34737

Re: Venezia Townhomes

Dear John:

Below please find responses to comments:

Site Development Comments

Comment 1: The plan calls for off-site improvements including a street access along the north side of the parcel. The applicant needs to provide documentation from the property owner approving the off-site work.

Response: Please see enclosed offsite improvement approval letter.

Comment 2: The supplemental parking area is located remotely to the bulk of the residential units, and the proposed parking backs directly into a public street which is not allowed. Supplemental parking needs to be distributed throughout the subdivision.

Response: Please see revised on-street parking on Sheet C101.

Comment 3: Sheet C-100 shows residences 1 through 40 located in an area where soil types are described as “Felda and Manatee Fine Sands and Depressional”. Is this soil suitable for residential, road and utility construction? Are soil amendments or fill required?

Response: Please see revised soils legend on Sheet C100.

Comment 4: Sidewalk is required on both sides of all roads. The sidewalk as proposed is not continuous throughout the subdivision. Sidewalks are to be a minimum of 5-feet wide with concrete meeting a minimum of 3,000 PSI. The plans show 4-foot-wide sidewalks. The plans and details need to be reviewed and corrected.

Response: Please see revised sidewalk widths and additional sidewalk on Sheet C101.

Comment 5: Pedestrian crossing and sidewalk ramps need to be provided as an extension of the sidewalks on the entrance road across the intersection, so the pedestrian linkage is in a u-shape.

Response: Please see revised crossing and sidewalk ramps on Sheet C101.

Comment 6: What is the purpose of the retaining wall along Venezia Boulevard? The survey indicates that the site elevations are not showing a major grade change from Venezia Boulevard extending east into the property.

Response: The retaining wall along Venezia Boulevard is required to have an appropriate grading east to the retention pond.

Comment 7: According to the detail, the proposed retaining wall is to be located on the property line with a portion of footer extending under the sidewalk on Venezia Boulevard. If the retention wall is need it needs to be located fully on private property.

Response: Please see revised retaining wall location on Sheet C401. The wall is now fully on private property.

Comment 8: If provided, the retaining wall needs to provide a decorative finish visible from Venezia Boulevard. If needed the retaining wall could be combined with the landscape buffer wall.

Response: As proposed the face of the retaining wall will only be visible from the Venezia Townhomes property, not from Venezia Boulevard.

Comment 9: The applicant needs to provide an exhibit with the proposed unit designs demonstrating compliance with Section 4.06.04, 4.06.01 and 4.06.02 2.

Response: Please see enclosed building elevations.

Utility System Comments

Comment 1: The code requires streetlights serving the property. Street light locations need to be identified and a photometric layout provided. The Town has a standard light fixture, Sanibel, which is available from Duke Energy.

Response: Photometric Plans will be provided to the Town prior to construction. The plans will follow Town of Howey-In-The-Hills standards.

Comment 2: The code requires a re-use water for each subdivision.

Response: Please see added re-use irrigation service at the main entrance on Sheet C201. The internal irrigation design will be shown on the irrigation plans.

Comment 3: A second potable water connection is required to fully loop the system. The water line should be extended south from the blow off via the off-site road connection to link back into the water main on Venezia Boulevard.

Response: Please see added potable water connection at the off-site road entrance on Sheet C201, to make a fully looped system.

Comment 4: The applicant needs to provide a copy of the stormwater permit serving the subject property.

Response: A letter modification is currently in permitting under application number 18971-18. Upon permit attainment, a copy will be provided to the Town.

Comment 5: The stormwater system as designed fails to meet the Town standards. Drainage needs to flow to the side of the road and be collected via the curb system for conveyance to the retention area. The design and details need to be revised. (Detail F on page C901.)

Response: Please see revised cross sections on Sheet C901.

Comment 6: The details show residential swales, but these are not included in stormwater plan for the project. Some of these swales appear to be in common area and others on private property.

Response: Please see added yard drains within the swales on Sheet C301.

Comment 7: The applicant needs to document reserved capacity with the Central Florida Community Development District for sewer service.

Response: The Central Florida Community Development District has been contacted regarding sewer service and they informed us they would reach out to all parties involved at a later date.

Landscape

Comment 1: The code requires an irrigation plan based on the reuse system. The Town has adopted new irrigation design standards that need to be consulted.

Response: Irrigation design is provided.

Comment 2: The plan notes existing trees to remain or be replaced along Venezia Boulevard. Where are these trees located, and what is the rationale for removal?

Response: Existing trees shown on sheets L401 and L402 are based on aerial. Shall be field verified.

Comment 3: Section 7.02.01 B 2 identifies the type of subdivision buffer to be provided along Venezia Boulevard. The drawing needs to be upgraded to include the 15-foot buffer. If a retaining wall is needed it might be incorporated into the landscape requirement.

Response: As discussed at DRC, the lot lines are 10' off the property line. Any larger of a landscape buffer is not possible, as it will impede into the lot lines.

Comment 4: The main entrance from Venezia Boulevard really demands more landscaping than a couple of trees and sod. This area needs to be upgraded along with the inclusion of a subdivision identification sign.

Response: The main entrance landscape enhancements are added on sheet L401. An existing sign is located on Venezia Blvd at South Palm Avenue .

Comment 5: There are two locations at the perimeter of the project where a grouping of shade trees could add significantly to quality of the project.

Response: Please refer to sheets L401 and L402 for additional shade trees.

Comment 6: Tract 1 also needs improved landscaping beyond a couple of trees and sod.

Response: Please refer to sheet L401 for additional landscape improvements.

Comment 7: A typical landscape plan needs to be provided for residential lots other than the shade trees.

Response: A typical landscape plan is provided, refer to sheet L403.

Other Comments

Comment 1: Proposed street names will need to be approved by the County 911 service.

Response: Street names have been submitted to the Town for review. Upon approval they will be sent to County 911 for review.

Comment 2: A detail is needed for the street signs to be used and the plan needs to identify the proposed locations.

Response: Please see added detail on Sheet C903.

Comment 3: The applicant needs to contact the post office to determine how mail delivery will be done. Typically, the Town is served by group mailboxes and not individual home delivery. If group mailboxes are required, the plan will need to be amended to include mail delivery locations.

Response: Please see added group mailboxes on

Comment 4: A subdivision entrance sign should be provided at the main entrance from Venezia Boulevard including location and appropriate landscaping. A secondary subdivision identification sign should be provided at the north entrance.

Response: Per discussion at DRC, the Venezia signage at the intersection of Venezia Boulevard and South Palm Avenue is sufficient.

Comment 5: The applicant needs to provide a letter from the Lake County School Board verifying compliance with the school concurrency standards.

Response: Please see enclosed letter from the Lake County School Board verifying compliance with the school concurrency standards.

Comment 6: The survey shows a concrete slab opposite Messina Place. Is this to be removed prior to construction? It was not shown as an element of any of the plan pages.

Response: Please see callout for existing driveway and slab to be removed on Sheet C101.

Engineering Comments

Comment 1: The roads need to be designed to Town standards (12' lanes, curb & gutter, 5' sidewalks). The roads need to be crowned with a curb & gutter collection system.

Response: Please see revised typical road section A on Sheet C901.

Comment 2: Provide sidewalks on both sides of the road throughout the development.

Response: Please see added sidewalks on each side of the ROW throughout the project on Sheet C101.

Comment 3: Provide curb ramps & crosswalks on all legs of intersections, including T-intersections.

Response: Please see all ADA curb ramps and crosswalks called out on Sheet C101.

Comment 4: Crosswalks are to be Standard Crosswalks (FDOT Index 17346, latest edition), not Special Emphasis.

Response: Please see revised crosswalks on Sheet C101.

Comment 5: Disperse guest parking throughout the development to reduce walking distances.

Response: Please see guest parking dispersed throughout the site on Sheet C101.

Comment 6: Include flares on the driveway aprons. Provide a detail for the proposed driveways.

Response: Please see added driveway aprons on Sheet C101.

- Comment 7: Remove the existing driveway behind Lot 88 within the right-of-way of Venezia Blvd.
- Response: Please see callout for existing driveway and slab to be removed on Sheet C101.**
- Comment 8: Put a header/ribbon curb on the end of the northern access road to protect the asphalt edge.
- Response: Please see added ribbon curb on Sheet C101.**
- Comment 9: For the new road connections to Venezia Blvd., remove the existing drop curb and replace with a 3' valley gutter (FDOT Index 300).
- Response: Please see added valley gutter callouts on Sheet C101.**
- Comment 10: The as-built drawings for Venezia (clip attached) shows 8" water mains extended under Venezia Blvd. at the project entrance and at the northern access road. The proposed water system needs to connect to both of these to provide a looped source to the project. There is no need for a directional drill under Venezia Blvd.
- Response: Please see revised connection callouts to existing 8" WM gate-valves on Sheet C201.**
- Comment 11: The proposed irrigation system needs to tap into the existing irrigation water mains on the east side of Venezia Blvd. It should have 2 connection points for a looped system.
- Response: The irrigation system will have a single master meter, with a single service at the main entrance along Venezia Blvd.**
- Comment 12: Show the proposed irrigation mains on the utility plan.
- Response: The RWM service for the master meter will be depicted on the Utility Plan, however the irrigation mains will be shown on the irrigation plans.**
- Comment 13: Use an outside drop connection for the tie-in to the existing sewer manholes.
- Response: Please see added callouts calling for outside drop connections to existing manholes on Sheet C201.**
- Comment 14: Identify on the plans and the survey the length and extent and material type of the existing storm pipes connecting to the existing retention pond.
- Response 14:
- Comment 15: Provide greater detail how the swales behind the units will flow to the drainage collection system.
- Response: Please see added swale grading on Sheet C401.**
- Comment 16: Remove all trees & invasive species from the retention pond.
- Response: Please see added note on Sheet C101.**
- Comment 17: The retaining walls should be a decorative stack-wall. Provide safety railing along the top if the wall height exceeds 30".
- Response: Please see wall callouts on Sheet C401.**

Comment 18: Identify the proposed elevations for the top and bottom of the retaining walls. Walls should not exceed 6' in height.

Response: Please see added wall grading on Sheet C401.

If you have any questions, please don't hesitate to contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to be 'B. Beckham', with a long horizontal stroke extending to the right.

Benjamin Beckham, P.E.
Senior Project Manager

Bb:lfm

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