



January 19, 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: 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 new notes and new details show 5-foot sidewalk, but a detail 907 on page C901 was overlooked.

***Response: Sidewalk is currently proposed on both sides of all roads. Please see revised sidewalk detail on Sheet C901.***

Comment 2: 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. One intersection was modified, but the second intersection was not.

***Response: Please see added crosswalks in front of lots 94 & 97 on Sheet C101, completing the u-shape linkage.***

Comment 3: If provided, the retaining wall needs to provide a decorative finish visible from Venezia Boulevard. The response note states the wall will only be visible from the townhouse property. This is no reason to provide a substandard finish. Our code (Section 7.02.01 B2 calls for columns to be placed no more than every 40-feet along the wall as well.

***Response: Please see added retaining wall design example on Sheet C903. The image provided is a design intent only. All retaining walls will be permitted separately by others prior to construction.***

Comment 4: The common area at the end of the interior block deserves more effort as a project amenity. A pedestrian seating area with a hard surface base or a small piece of play equipment if children are expected would be appropriate as a project amenity.

***Response: Benches are added in tracts adjacent to Lot 80 and Lot 113. Please see enclosed Landscape Plans.***

Comment 5: What street names are proposed? These need to be included in the plan submittal. Street signage needs to follow the Town's approved detail. (Copy provided.)

***Response: Please see proposed street names on Sheet C101. The street suffixes given are assumed. As of the date of this letter, the Town has not assigned street suffixes or approved the names provided.***

### **Utility System Comments**

Comment 1: The code requires streetlights serving the property. We still need to see the streetlight locations to avoid conflicts with plantings another subdivision elements.

***Response: Streetlight locations are shown on in the landscape package, sheets L200 and L400 series.***

Comment 2: The applicant needs to provide a copy of the stormwater permit serving the subject property. The permit will be required prior to or at the pre-construction meeting.

***Response: Upon retrieval of the stormwater permit it will be provided.***

Comment 3: The applicant needs to document reserved capacity with the Central Florida Community Development District for sewer service. The response seems to indicate that the sewer capacity from the CDD is not reserved at this time. Is this correct?

***Response: A meeting with the CDD is being organized. A wholesale wastewater agreement was executed on 07/09/07 and ERUs will be allocated at closing.***

Comment 4: The plan shows a valley gutter on the off-site street connection. Where does this gutter drain?

***Response: The valley gutter continues the Miami curb flow line to the stormwater inlets along Venezia Blvd.***

### **Landscape**

Comment 1: (Hold for comment on irrigations system review.)

***Response: Noted. Irrigation was discussed at the DRC meeting.***

Comment 2: The landscape plan requires a tree protection detail for the trees to remain.

***Response: Tree protection detail has been provided on sheet L403. Tree protection fence note is added to existing trees on sheet L402.***

- Comment 3: Table 710.00 identifies live oak and southern magnolia as the approved street trees. The proposed design includes other tree types applied as street trees.  
***Response: We have updated our street trees to include the approved live oaks and magnolia. In addition, we propose to use Slash Pine and Sweet Bay Magnolia.***
- Comment 4: Table 710.00 also lists approved understory trees, shrubs, and ground covers. The planting plan includes plant material not on this list. We are willing to consider other plant materials, and these should be called out on the listing of plant material.  
***Response: The plant list is revised to include other shrubs as listed in the Florida Friendly Plant List.***
- Comment 5: The Town code (Section 7.04.01) calls for Waterwise Florida Landscapes and compliance with the Florida Water Star Program. The landscape architect needs to certify the design meets these standards.  
***Response: A note has been added to sheet L400, certifying that we are meeting these standards.***
- Comment 6: It would be helpful for the review if the table of plant materials includes the common name and the quantities of the plant materials proposed.  
***Response: The plant material table has been removed from sheet L401 and a note has been added to refer to L402 for complete plant schedule.***
- Comment 7: What does the addition of a numeral to plant identification code mean? (Example: What is QV versus QV2?)  
***Response: There are categories within the plant schedule. The “2” after the key indicates trees in the category “STREET TREES: LOTS” which indicates these street trees will be installed by the home builder at the time of home construction.***
- Comment 8: Why are two canopy trees proposed in some locations between buildings and one tree proposed in other similar locations.  
***Response: Tree numbers have been determined in certain locations based on utilities, townhomes, and type of tree.***
- Comment 9: There is an opportunity to place some additional trees in the spaces between buildings and in the area behind the buildings fronting on the retention pond and the wetland. The proposed trees behind the units as shown on the unit detail could be beefed up as well.  
***Response: Trees are added to every lot in the home typical and schematic locations provided on site plan.***

Comment 10: The required tree total based on three trees per lot is 339 trees for the project overall. The buffer (40 trees including the trees to remain), street trees and other common area plantings (93 trees by count), and the building landscape detail (57 trees) totals 190 trees all together.

***Response: Every lot shall provide a tree or palm from the Town's approved list of understory trees, see revised notes on typical home plan.***

### **Other Comments**

Comment 1: The notes stated that a group mail station was provided, but it was not clear on the plans where it is located. Some parking and pedestrian access needs to be provided where the station is located. Will the post office permit more than one location within the project?

***Response: Please see group mailbox location on Sheet C101.***

Comment 2: 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. It does not seem that an identification on SR 19 is sufficient.

***Response: Please see subdivision entrance sign on Sheet C101.***

### **Engineering Comments**

Comment 1: Add crosswalks to all legs of the intersection at lots 96-97 & 94-95.

***Response: Please see added crosswalks on Sheet C101.***

Comment 2: At water connections, add temporary jumpers for testing.

***Response: Please see added temporary jumper connection callouts on Sheet C201.***

Comment 3: Per the LDC, the minimum water main size is 6". Change the size of the WM along lots 1-10.

***Response: Please see revised WM size on Sheet C201.***

Comment 4: On the profiles for Streets "B" & "C" (C601 & C602) correct the depiction of the sewer tie-in for the outside drop connections.

***Response: Per discussion at DRC the added drop manhole detail on Sheet C912 is sufficient.***

Comment 5: Provide a detail for an outside drop connection. Be sure that it includes directions to rework the paved inverts inside the manholes.

***Response: Please see added drop manhole connection detail on Sheet C912.***

Comment 6: Call out 3' valley gutters on the internal intersections.

***Response: Please see added 3' Valley Gutter callouts on Sheet C101.***

Comment 7: The ribbon curb needs to be 12" wide.

***Response: Please see revised ribbon curb detail on Sheet C901.***

Comment 8: Add a detail for the driveway aprons. Note that sidewalks need to be 6" thick where they cross driveways.

***Response: Please see added detail on Sheet C903.***

Comment 9: Add a note to the curb ramp detail that it shall include detectable warning pads.

***Response: Please see revised curb ramp detail on Sheet C901.***

Comment 10: Change the detail for the sidewalk to be 5'.

***Response: Please see revised sidewalk detail on Sheet C901.***

Comment 11: Change the Street sign detail to the standard for the town.

***Response: Please see Town standard street sign detail on Sheet C914.***

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

Sincerely,

A handwritten signature in blue ink, consisting of a stylized 'B' followed by a horizontal line that curves upwards at the end.

Benjamin Beckham, P.E., CFM  
Senior Project Manager

Bb:lfm  
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