

MEMORANDUM

TO: Howey-in-the-Hills Development Review Committee
CC: J. Brock, Town Clerk; S. O'Keefe, Town Administrator
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Venezia Townhomes Final Subdivision Plan
DATE: January 4, 2022

Based on the application received for the Venezia Townhomes, this project is being reviewed as a subdivision under the provisions for subdivision design and procedures as set forth in the Town's land development regulations. The applicant has elected to combine the preliminary subdivision plan phase and the final subdivision plan, and the standards for both plans will be considered in the review. Typically, a final subdivision plan is presented to the Town Council when a preliminary subdivision plan has been reviewed by the Town's Planning Board and approved by Town Council. In this case it is the intent of the Development Review Committee to present the final subdivision plan to the Planning Board before it is considered by the Town Council.

The Town maintains a checklist of final subdivision plan requirements that is drawn from the code requirements in Section 4.05. The following are based on the plan resubmittal dated November 30, 2021

SITE DEVELOPMENT COMMENTS

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.
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.
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 very 40-feet along the wall as well.

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.
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.)

UTILITY SYSTEM COMMENTS

1. The code requires streetlights serving the property. We still need to see the streetlight locations to avoid conflicts with plantings and other subdivision elements.
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.
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?
4. The plan shows a valley gutter on the off-site street connection. Where does this gutter drain?

LANDSCAPE COMMENTS

1. (Hold for comment on irrigations system review.)
2. The landscape plan requires a tree protection detail for the trees to remain.
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.
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.

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.
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.
7. What does the addition of a numeral to plant identification code mean? (Example: What is QV versus QV2?)
8. Why are two canopy trees proposed in some locations between buildings and one tree proposed in other similar locations.
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.
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.

OTHER COMMENTS

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?
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.

ENGINEERING COMMENTS

1. Add crosswalks to all legs of the intersection at lots 96-97 & 94-95.
2. At water connections, add temporary jumpers for testing.
3. Per the LDC, the minimum water main size is 6". Change the size of the WM along lots 1-10.
4. On the profiles for Streets "B" & "C" (C601 & C602) correct the depiction of the sewer tie-in for the outside drop connections.

5. Provide a detail for an outside drop connection. Be sure that it includes directions to rework the paved inverts inside the manholes.
6. Call out 3' valley gutters on the internal intersections.
7. The ribbon curb needs to be 12" wide.
8. Add a detail for the driveway aprons. Note that sidewalks need to be 6" thick where they cross driveways.
9. Add a note to the curb ramp detail that it shall include detectable warning pads.
10. Change the detail for the sidewalk to be 5'.
11. Change the Street sign detail to the standard for the town.