

MEMORANDUM

TO: Howey-in-the-Hills Planning Board
CC: J. Brock, Town Clerk, S. O'Keefe, Town Administrator
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Venezia Townhomes Final Subdivision Plat
DATE: January 20, 2022

The last residential component of the original Venezia South development has been presented for final subdivision approval. The project consists of 113 townhouse units distributed in five (seven buildings) and six-unit buildings (13 buildings.). The project is located on an 11.83-acre tract accessed from Venezia Boulevard and located between Calabria Way and one of the two proposed commercial development parcels. The applicant is seeking final subdivision approval to allow development of the 113 townhouse lots, common area and supporting infrastructure including roads and utilities.

The proposed subdivision has gone through three reviews at the staff level including a Development Committee pre-application meeting and two rounds of full plans review by the Town's Development Review Committee. The package of plans being presented to the Planning Board includes the engineering plans, landscape plans, and proposed unit designs. The unit designs include two models; the Glen model which is the interior unit in the proposed building and the Vale model which is the end unit. The buildings will have the same exterior design and finish with the only variation being the length of the building depending on whether the building includes five or six units. All units are three bedroom, 2.5 bath units with a one-car garage and driveway space for two cars parked off-street. The project includes an additional 30 designated on-street parking spaces at three locations, with one location being adjacent to lots 75 through 90 near the mail kiosk (12 parking spaces). Two on-street spaces are located near lot 24, and the balance of the spaces are located near lots 62 and 63 at the north end of the project.

Roads will be public as is done in the rest of Venezia, and the Town will own and maintain the sewer system and potable water system. The re-use/irrigation system will be owned by the homeowners' association as will the landscaping and common areas. Stormwater retention will be accommodated in the existing adjacent retention area that was designed to accommodate stormwater from the multi-family and commercial parcels and was constructed with the original subdivision improvements. The stormwater retention area will be maintained by the master association for Venezia, while the other maintenance responsibilities for the proposed project will fall to a sub-association

comprised of the 113 lot owners. The applicants are in the process of amending the stormwater permit to include the new drainage as was anticipated in the original design. This is a routine permit review when modifications are made to an approved drainage system.

The landscape plans provide for a buffer along Venezia Boulevard which includes trees and understory plantings. The buffer runs along Venezia Boulevard for a depth of 10-feet and then some portions of the frontage include a retaining wall with development side of the wall being lower than the Venezia Boulevard side. Street trees are provided throughout the subdivision along the street frontage and additional landscaping is provided in common areas and along the rear of the units. The project edge abutting the single-family lots on Calabria Way consists of the vinyl fence constructed with the single-family portion of the project and a row of street trees planted along the project side of the fence. This section of the project includes a sidewalk along the length of the fence. No proposed townhouse units back up to the lots on Calabria Way, so in addition to the fence and trees the proposed units will be 80 to 90 feet into the project from the edge of property in this area.

The plan includes an irrigation system that covers the common area landscaping and landscape on the individual lots. The Public Services staff is still reviewing the proposed system to verify some technical operating conditions. The review should be completed and any final adjustments made prior to consideration of the subdivision plan package by the Town Council.

Recommendation

The Development Review Committee has found that the subdivision design meets the Town's code requirements for technical review. The building layout is typical for a multi-family building project, and the landscaping and fencing provides some level of buffering from adjacent properties. The project does provide two means of access from Venezia Boulevard.