

## Christina Rimes

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**To:** Roger Clark  
**Subject:** RE: Woods at Venice Stormwater Methodology

**From:** James Clinch  
**Sent:** Monday, June 05, 2017 2:09 PM  
**To:** Healy, Patrick <[patrick.healy@kimley-horn.com](mailto:patrick.healy@kimley-horn.com)>; Kathleen Weeden <[KWeeden@Venicegov.com](mailto:KWeeden@Venicegov.com)>  
**Cc:** Conerly, Bill <[Bill.Conerly@kimley-horn.com](mailto:Bill.Conerly@kimley-horn.com)>; Stovall, Tom <[Tom.Stovall@kimley-horn.com](mailto:Tom.Stovall@kimley-horn.com)>; Kragel, Kyle <[Kyle.Kragel@kimley-horn.com](mailto:Kyle.Kragel@kimley-horn.com)>  
**Subject:** RE: Woods at Venice Stormwater Methodology

Thank You Patrick,

I have no additional comments and find this Mythology letter to be consistent with our discussions.

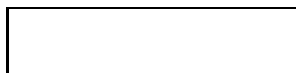
**James R. Clinch, P.E. CFM**  
Assistant City Engineer

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**From:** Healy, Patrick [<mailto:patrick.healy@kimley-horn.com>]  
**Sent:** Monday, June 05, 2017 1:57 PM  
**To:** James Clinch <[JClinch@Venicegov.com](mailto:JClinch@Venicegov.com)>; Kathleen Weeden <[KWeeden@Venicegov.com](mailto:KWeeden@Venicegov.com)>  
**Cc:** Conerly, Bill <[Bill.Conerly@kimley-horn.com](mailto:Bill.Conerly@kimley-horn.com)>; Stovall, Tom <[Tom.Stovall@kimley-horn.com](mailto:Tom.Stovall@kimley-horn.com)>; Kragel, Kyle <[Kyle.Kragel@kimley-horn.com](mailto:Kyle.Kragel@kimley-horn.com)>  
**Subject:** RE: Woods at Venice Stormwater Methodology

James,  
Attached is the updated methodology letter with all of your comments incorporated. Please review and let me know if you have any additional comments or questions.

Thanks,  
Patrick



**Patrick M. Healy, P.E.**  
**Kimley-Horn** | 1777 Main Street, Suite 200, Sarasota, FL 34236  
Direct: (941) 379-7614 | Mobile: (941) 718-0025  
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**From:** James Clinch [<mailto:JClinch@Venicegov.com>]  
**Sent:** Monday, June 5, 2017 9:43 AM  
**To:** Healy, Patrick <[patrick.healy@kimley-horn.com](mailto:patrick.healy@kimley-horn.com)>  
**Subject:** RE: Woods at Venice Stormwater Methodology

Sounds good. Thanks,

**James R. Clinch, P.E. CFM**  
Assistant City Engineer

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**From:** Healy, Patrick [<mailto:patrick.healy@kimley-horn.com>]  
**Sent:** Monday, June 05, 2017 8:58 AM  
**To:** James Clinch <[JClinch@Venicegov.com](mailto:JClinch@Venicegov.com)>; Kathleen Weeden <[KWeeden@Venicegov.com](mailto:KWeeden@Venicegov.com)>  
**Cc:** Conerly, Bill <[Bill.Conerly@kimley-horn.com](mailto:Bill.Conerly@kimley-horn.com)>; Stovall, Tom <[Tom.Stovall@kimley-horn.com](mailto:Tom.Stovall@kimley-horn.com)>; Kragel, Kyle <[Kyle.Kragel@kimley-horn.com](mailto:Kyle.Kragel@kimley-horn.com)>  
**Subject:** RE: Woods at Venice Stormwater Methodology

James,  
Sorry things have been pretty hectic the last week so I haven't had a chance to finalize them. I should have it back to you in the next day or two.

Thanks,  
Patrick



**Patrick M. Healy, P.E.**  
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**From:** James Clinch [<mailto:JClinch@Venicegov.com>]  
**Sent:** Monday, June 5, 2017 8:48 AM  
**To:** Healy, Patrick <[patrick.healy@kimley-horn.com](mailto:patrick.healy@kimley-horn.com)>; Kathleen Weeden <[KWeeden@Venicegov.com](mailto:KWeeden@Venicegov.com)>  
**Cc:** Conerly, Bill <[Bill.Conerly@kimley-horn.com](mailto:Bill.Conerly@kimley-horn.com)>; Stovall, Tom <[Tom.Stovall@kimley-horn.com](mailto:Tom.Stovall@kimley-horn.com)>; Kragel, Kyle <[Kyle.Kragel@kimley-horn.com](mailto:Kyle.Kragel@kimley-horn.com)>  
**Subject:** RE: Woods at Venice Stormwater Methodology

Good Morning Patrick –

Just checking back if you have had a chance to make the requested revisions to the Methodology Letter.

Thanks,

**James R. Clinch, P.E. CFM**  
Assistant City Engineer

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**From:** James Clinch  
**Sent:** Thursday, May 25, 2017 4:29 PM  
**To:** Healy, Patrick <[patrick.healy@kimley-horn.com](mailto:patrick.healy@kimley-horn.com)>; Kathleen Weeden <[kweeden@venicegov.com](mailto:kweeden@venicegov.com)>  
**Cc:** Conerly, Bill <[Bill.Conerly@kimley-horn.com](mailto:Bill.Conerly@kimley-horn.com)>; Stovall, Tom <[Tom.Stovall@kimley-horn.com](mailto:Tom.Stovall@kimley-horn.com)>; Kragel, Kyle <[Kyle.Kragel@kimley-horn.com](mailto:Kyle.Kragel@kimley-horn.com)>  
**Subject:** RE: Woods at Venice Stormwater Methodology

Patrick,

Here are my comments on the Methodology Letter:

- 1) Revised Existing Conditions Model: Need to coordinate with both SWFWMD and Sarasota County in order to obtain the most current ICPR models for each watershed. SWFWMD has performed additional updates to some of the models, so the most current version would need to be used for the study.

- 2) The approved RECM will be submitted to the City for review and approval during the Concurrency review process. This occurs prior to the Construction Plan review submittal.
- 3) Please add a section under the Proposed Condition Model: Kimley-Horn will submit a signed and sealed certification letter listing the minimum finished floor elevations for each proposed lot, based on the floodplain calculations and model results.

Everything else looks very consistent with our meeting.

Thanks,

**James R. Clinch, P.E. CFM**  
Assistant City Engineer

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**From:** Healy, Patrick [<mailto:patrick.healy@kimley-horn.com>]  
**Sent:** Tuesday, May 23, 2017 1:57 PM  
**To:** Kathleen Weeden <[KWeeden@Venicegov.com](mailto:KWeeden@Venicegov.com)>; James Clinch <[JClinch@Venicegov.com](mailto:JClinch@Venicegov.com)>  
**Cc:** Conerly, Bill <[Bill.Conerly@kimley-horn.com](mailto:Bill.Conerly@kimley-horn.com)>; Stovall, Tom <[Tom.Stovall@kimley-horn.com](mailto:Tom.Stovall@kimley-horn.com)>; Kragel, Kyle <[Kyle.Kragel@kimley-horn.com](mailto:Kyle.Kragel@kimley-horn.com)>  
**Subject:** Woods at Venice Stormwater Methodology

Kathleen/James,

Attached you will find our Stormwater Management Plan Methodology letter for the Woods at Venice project. We are submitting this as required by Section 3.7 of Rezone Ordinance 2015-15, and discussed at the meeting we had with James on May 9<sup>th</sup>. Please review and let us know if you have any questions or concerns. Once the City finds the methodology acceptable, it will be used as the basis of our design and submittals to both the City of Venice and SWFWMD.

Thanks,  
Patrick



**Patrick M. Healy, P.E.**  
**Kimley-Horn** | 1777 Main Street, Suite 200, Sarasota, FL 34236  
Direct: (941) 379-7614 | Mobile: (941) 718-0025  
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June 5, 2017

Ms. Kathleen Weeden, P.E., CFM, City Engineer  
City of Venice, Engineering Department  
401 West Venice Avenue  
Venice, Florida 34285

**RE: The Woods at Venice  
Northwest Quadrant of Border Road & North Jackson Road  
Venice, Florida  
Stormwater Management Plan Methodology Letter**

Our Ref: 048119141

Dear Ms. Weeden:

The purpose of this letter is to establish the methodology for the stormwater management plan for the Woods at Venice project per the requirements found in Section 3.7. of Rezone Ordinance No. 2015-15. The proposed methodology is provided below for your review and comments. Once accepted, this methodology report will become the basis of the stormwater management calculations for applications to the City and the Southwest Florida Water Management District (SWFWMD).

#### **BACKGROUND INFORMATION**

The Woods at Venice project site is a 151± acre property located in the northwest quadrant of the intersection of Border Road and North Jackson Road in the City of Venice, Florida. The surrounding area to the north includes Laurel Road as well as the Venetian Golf and River Club residential development. The surrounding area to the west includes undeveloped pasture as well as the Villages of Milano residential development. The surrounding areas to the south and east consist of low-density residential. The property is located in both the Myakka River, and Dona & Roberts Bay watersheds.

The project is entitled for up to 263 residential units (density of up to 2.0 dwelling units per acre) with 50 percent open space. The stormwater system will be designed utilizing the ICPR models for the Lower Myakka River and Roberts Bay obtained from Sarasota County as the "best available information".

#### **REVISED EXISTING CONDITIONS MODEL**

- Kimley-Horn will obtain the most current models for the Lower Myakka River, and Roberts Bay watersheds from both SWFWMD and Sarasota County. Whichever provides the most current information will be utilized in the stormwater analysis. Once it is determined which models for each watershed are the most current, the two models will be combined into a single "Revised Existing



Conditions" model (RECM). This will eliminate the need to run two (2) separate models for the same project.

- Kimley-Horn will modify the RECM within the project area based upon recently obtained topographic survey as well as Sarasota County LiDAR data as needed. Additionally, the RECM will be updated to reflect actual wetland seasonal high water and normal pool elevation data obtained from ECo Consultants, Inc., and approved by SWFWMD under Petition for Formal Determination of Wetlands and Other Surface Waters #42041669.000.
- Upon completion, the RECM will be submitted to the City for review and approval as part of the Concurrency Review process.
- The approved RECM will be used as the basis of comparison for the proposed conditions model.
- RECM results at all inflow and discharge points for the project area shall be determined. These results are to be utilized as boundary conditions for the proposed conditions model.

#### **PROPOSED CONDITIONS MODEL**

- The proposed conditions model shall be created utilizing the approved RECM prepared by Kimley-Horn and its input data as a base.
- Boundary Conditions for the proposed model will be obtained from the approved RECM results.
- Stormwater pond control water levels shall be set at an elevation between normal pool (NP) and the seasonal high water level (SHWL) of adjacent wetlands.
- The proposed stormwater management system shall be designed to accommodate the project such that the proposed improvements will not increase discharge from the site compared to the RECM conditions for the 25-year, 24-hour storm event.
- Per the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM) 12115C0263F and 12115C0351F, the site lies in Flood Zones A and AE. These areas are designated as a Special Flood Hazard Area and is below the 100-year flood level. Areas within Zone AE have an established base flood elevation. Kimley-Horn will establish base flood elevations for areas within Zone A.
- As required by SWFWMD, the project will be designed to compensate for floodplain encroachment caused by impact within the 100-year floodplain such that no adverse impact would be caused offsite for the 2.33-year (mean-annual), 10-year, 25-year, and 100-year storm events in both the pre-and post-development condition.
- In accordance with District design criteria, on-site runoff from the project area will be treated via wet detention system - Alternate III, utilizing the Permanent Design Pool Volume with a minimum 14-day residence time in accordance with the SWFWMD technical procedure TP/SWP-022. The pond control structures are designed to allow for the drawdown of the fluctuation depth from the

first ½" of runoff within a 24-hour time period over a rectangular weir with the remaining volume from the first ½" of runoff being added to the initial stage of the pond.

- Kimley-Horn will submit a certification letter, signed and sealed by a licensed Professional Engineer, which lists the minimum finished floor elevations for each proposed lot based on the permitted stormwater calculations.

We appreciate your attention to this matter. Upon your review and comment, we request the City's concurrence regarding the methodology outlined in this letter. Should you have any further questions, or need any additional clarification, please contact me by phone at 941.379.7600 or by email at [bill.conerly@kimley-horn.com](mailto:bill.conerly@kimley-horn.com).

Sincerely,

  
William E. Conerly, P.E.  
Senior Project Manager

WEC/pmh: (K:\SAR\_Civil\048119141 - The Woods of Venice\KHA\_ADMIN\Correspond\LTO\_060517-COV\_Woods of Venice Stormwater Methodolgy-WEC.docx)

cc: James Clinch, P.E., CFM, City of Venice Engineering Department  
Mark Evans, Border Road Investments, LLC