



june engineering  
consultants, inc.

August 29, 2022

John Brock, Town Clerk  
Planning Department  
Town of Howey in the Hills  
101 N. Palm Avenue  
Howey-in-the-Hills, FL 34737

**RE: HOWEY SELF STORAGE**

Mr. Brock,

Please accept this letter and attachments as our response to the DRC comments dated May 4, 2022. We have addressed each comment below as they appeared in the DRC memorandum.

**Planning Considerations**

1. Please provide a survey as a separate page. It was very difficult to review the survey when it is used as a base for other pages.

**RESPONSE: The survey has been added as a separate page on sheet 5b.**

2. Please make sure the plans include the following required site plan data. Dimensions of all buildings, parking calculations, stop signs and stop bars, etc. Review Section 4.03.18 to check that all applicable items have been included.

**RESPONSE: Parking calculations and additional building dimensions have been added to sheet 3. Stop bars & signs have been added and called out on sheets 4 and 6.**

3. The plan set shows intersection improvements on SR 19 at the Florida Avenue/Venezia Boulevard intersection. Are these improvements part of the proposed project? Is FDOT requiring these improvements?

**RESPONSE: The only improvement near the Florida Avenue intersection is our connection to the existing water main. We have toned down the existing striping, piping, etc. to show more clearly.**

4. The plan set shows a building concept that follows the design component of the development agreement. Verification of the building design details will be done with the application for the building permit. The applicant needs to be careful to include the detailed design elements with the building construction plans.

**RESPONSE: Details of the proposed building design will be submitted separately with the building permit.**

P.O. Box 770609  
Winter Garden, FL. 34777-0609  
Ph: (407) 905-8180 Fax (407) 905-6232

5. The construction of the sidewalk on SR-19 is required by the project. Section E on page 4 covers the sidewalk area but does not show the sidewalk as part of the cross-section. Please update the cross-section to show the sidewalk. (This same cross-section appears with the landscape plans and needs to be corrected in all locations.)

**RESPONSE: The sidewalk has been added to section E on sheet 4.**

6. The sign needs to be setback at least 10 feet from the south property line. Landscaping should be included around the base of the sign.

**RESPONSE: The sign has been located 15 feet from the south property line and a small hedge placed around the perimeter of the sign has been added.**

7. It looks like one of the pole-mounted lights at the front of the project is located in the driveway entrance. Please move the pole to a safer location.

**RESPONSE: Pole-mounted light has been relocated out of the drive lane..**

#### **Landscaping and Irrigation Considerations**

1. The landscape plans need to be sealed by a qualified landscape architect unless the applicant can document an exception to this requirement.

**RESPONSE: Plans signed by our Landscape Architect.**

2. Buffer requirements per code are a minimum of 15-feet when adjacent to a street and 10-feet when adjacent to an interior property line. The Boyer Singleton Plan called for a 10-foot buffer on the south side of the property, and the Boyer Singleton plan will be applied. The most recent plans have eliminated the planting in the buffer, and the plantings need to be restored consistent with the buffer content requirements. Section A on page 4 shows trees, but these are not shown on the landscape plans. As shown the trees are too close to the wall and need to be moved outboard.

**RESPONSE: Landscaping has been modified to show the landscaping along the south side of the property and the wall has been relocated to allow the planting of the trees.**

3. The applicant should dimension the front buffer and document the specified width of the buffer on SR-19. The application of the 75-foot setback from the SR-19 centerline was based on increased landscaping, and this consideration should be included in the front buffer analysis. The applicant needs to document the plant content in the front buffer meets the code requirements.

**RESPONSE: Buffer along SR19 is 22 feet from the property line and 72.5' from the centerline.**

4. The SR 19 buffer should present more of a free-flow layout. Mass some of the shrubs into planting beds and place some of the understory trees into groupings.

**RESPONSE: See revised landscape plans.**

5. The swales in the front buffer and the side buffer are negatively impacting the landscape design, the swales need to be removed.

**RESPONSE: Swales have been relocated as to not negatively impact the landscape design.**

6. The code for non-residential buffers requires one canopy tree, two understory trees and 30 linear feet of shrubs per each 50 linear feet of buffer. The planting plan needs to be amended to conform to these requirements.

**RESPONSE: See revised Landscape plan.**

7. Landscaping for the parking area with the office needs further modification. The landscaped islands require ground cover and shrubs per 7.05.01 B. Just showing mulch is insufficient.

**RESPONSE: See revised Landscape plan.**

8. The Town has recently adopted revised irrigation standards, and the plan is being reviewed for compliance with these standards.

**RESPONSE: See revised Landscape plan.**

9. Is there another feasible water source for irrigation other than potable water?

**RESPONSE: We will look into using a well on site.**

10. Earlier reviews noted at least one large tree (30-inch camphor) near the perimeter of the retention area. Is this tree still present on site? Do the plans show preservation of the tree?

**RESPONSE: The 30 inch Camphor has been shown on the revised plans. This tree will be saved. It is within the upland buffer and is not proposed to be removed.**

### **Engineering Comments**

1. The plan needs to incorporate the town's new standard details.

**RESPONSE: The plan detail sheets have been revised with the most recent Town details.**

2. The proposed access drive from the site is too close to SR 19. It needs to be moved further away from the right-of-way/property line to allow for vehicle movement into and out of the site as well as vehicle queuing on the Hillside Groves (Reserve) road connecting to SR 19.

**RESPONSE: As per our discussion we have shifted the proposed entrance.**

3. Provide a vehicle turning evaluation of the project. Demonstrate for the entrance and the internal areas of the site, that it can be successfully navigated by a passenger vehicle pulling and trailer and a fire truck.

**RESPONSE: We have added sheet 5a to show the truck turning radii.**

4. Will this project construct the road segment connecting to SR 19? If so, it needs to conform to the attached concept plan for SR 19 improvements.

**RESPONSE: Plans have been revised to show our entrance to be consistent with the over concept plan.**

5. Remove the drainage swale from the landscape buffer.

**RESPONSE: The drainage swale has been removed from the landscape buffer.**

6. Provide crosswalk striping between the onsite curb ramps.

**RESPONSE: Proposed crosswalk striping has been called out on sheet 3.**

7. Field-locate the existing 4" water main from your project's SW corner to the east side of Florida Avenue and add it into your offsite improvement plan. Depending on its location, the town may choose to keep it operational. If it is not needed, the unused portion should be removed, and not abandoned in place.

**RESPONSE: The existing 4" water main has been shown on sheet 6 of the revised plans. We have shown this main to remain.**

8. Show on the plan how and where the exiting 4" will tie in to the new 12". It should be west of the new road connection.

**RESPONSE: The connection to the existing 4" WM has been show west of our proposed new driveway access.**

9. Update the Utility Connection Detail on sheet 6 to add the ex. 4" WM, correct the new WM size, remove the FM connection note.

**RESPONSE: The FM connection note has been removed.**

10. Identify on the plan the water main jumper locations and BacT testing points. Add the town's temporary jumper detail PW-5A.

**RESPONSE: Sample points SP-1, SP-2 and SP-3 are shown on sheet 6. The temporary jumper detail is shown on sheet 9.**

We hope that all of your comments have been addressed and will allow for your approval. Please let us know if you have any additional comments or questions. Thank you.

Sincerely,

*Jeffrey A Sedloff*

Jeffrey A. Sedloff, P.E.

JUNE ENGINEERING CONSULTANTS, INC.