



june engineering
consultants, inc.

April 4, 2022

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

RE: HOWEY SELF STORAGE

Mr. Clark,

Please accept this letter and attachments as our response to the DRC comments dated May 13, 2021. We have addressed each comment below as they appeared in the DRC memorandum.

TMH Consulting, Inc.

Major Development Issue

1. There is one major development issue which needs to be resolved regarding access to The Reserve project and Howey Self Storage from SR 19. The site plan under consideration shows a driveway access point consistent with the Boyer Singleton plan, however, the pending amendment to The Reserve project shows a proposed street access adjacent to the southern boundary of the Howey Self Storage parcel. FDOT is unlikely to consider permitting both access point. The Reserve amendment shows planned access for the Howey Self Storage project from the proposed road.

The applicant needs to work with the property owner of the residential portion of the project to work out a satisfactory solution to the access problems. Since The Reserve residential amendment is proceeding concurrently with the proposed self-storage site plan, there should be ample opportunity to work out a satisfactory resolution.

RESPONSE: We are working with the Town and Developer with the hopes of amending all agreements. We would like the town to accept our proposed tie in point in conjunction with the approval of the Lennar's proposed amended PD. We also need to address and have concerns with access to our other tract within the PD labeled "Institution" on the original and present PD plan.

Other Planning Considerations

1. The applicant still needs to produce a letter or other permission to construct improvements related to retention pond 15.

RESPONSE: The existing and amended agreements should provide rights to Pond 15 for Eagles Landing LLC. We have also revised the plan so that the drainage for our storage site is treated entirely on our site.

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2. 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 locations of the existing water mains were based on the Venezia as-built plans.

3. The traffic impact calculation appears to use a total traffic generation rate for a Saturday rather than a weekday. The weekday total trip factor is 1.51 yielding 145 total trips with 19 trips being in the AM Peak Hour and 19 trips being in the PM Peak Hour. The outcome is the same, but the data should be correct.

RESPONSE: The traffic calculation on sheet 3 has been revised.

4. Total parking space calculation is 74 spaces. Only one handicapped parking space is shown at the office area which acceptable, but to meet code for total parking spaces, three handicapped spaces are required.

RESPONSE: Plans have been revised to show 3 handicap parking spaces.

5. The proposed dumpster location and enclosure is at the far end of phase two. How is solid waste disposal to be provided until phase two is constructed?

RESPONSE: A temporary dumpster pad has been added at the phase line for phase 1 construction on sheet 3.

6. The Town and the applicant need to document a process for verifying compliance with the building design requirements prior to the issuance of a building permit for construction.

RESPONSE: Upon approval of the site plan even with the condition of the Town's approval of the building facades, we will submit building plans for review. We would like to know all site plans are approved before the expense of the building plans.

7. The response letter states that interior lighting is pole mounted rather than building mounted. Is this correct? This seems like a lot of poles, and the lighting layout looks different than pole mounted lights.

RESPONSE: The photometric plans show that the lighting to be building mounted. Sorry for the confusion.

Landscaping and Irrigation Considerations

1. 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 buffer along SR 19 is less clear on the data available. 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.

RESPONSE: We currently have a 22 foot buffer along the front of our parcel but over by pond 15 there really is no additional buffer, the plants in that area are shown along the top of the berm. Also, since

they stated that the Boyer Singleton plan will be used along the south side we removed all plantings in that area.

2. 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: Landscape plan has been revised to meet this requirement.

3. Landscaping for the parking area with the office needs to be modified to conform to code. Each terminal island needs to have one canopy tree. The present plan shows understory trees. The terminal islands call out sod. This should be replaced with shrubs and mulch as the location is inappropriate for sod.

RESPONSE: Landscape plan has been revised to meet this requirement.

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

RESPONSE: Irrigation plan, sheet I-1 has been added to the plan set to be consistent with City code.

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

RESPONSE: We do have an existing 10 inch well with pump located on the south side of the property that we may be able to utilize.

Engineering Comments

1. The site plan calls out a 4-inch force main while the lift station plan calls out a 3-inch force main. Is the 4-inch force main planned for other development?

RESPONSE: The lift station plan has been revised to show a 4 inch force main.

2. The existing force main at Florida Avenue is 8-inches.

RESPONSE: We have revised plan to connect to existing force main across SR19. The existing force main on the southeast side of SR19 is 6 inches.

3. Wouldn't it be easier and cheaper to directional bore the force main under SR-19 and tap into the 6-inch force main on the opposite side of SR-19 from this site.

RESPONSE: Plans have been revised to show connection to existing 6" force main on other side of SR19.

4. The plan for the 12-inch water main needs to show the existing 4-inch main and what, if anything, is proposed for it.

RESPONSE: We will tie 4" watermain on the southern extension end of 12" watermain and then cap the ends and abandon the parallel portion on the 4" watermain.

5. Identify on the plan the water main the jumper locations and Bac-T testing points.

RESPONSE: Temporary jumper connection at the POC, as well as the sample points (SP-1, SP-2 and SP-3) have been called out on sheet 6 of the revised plans.

6. Is the utility connection detail on Sheet 6 based on field locates of the existing underground utilities? If not, it needs to be.

RESPONSE: Our surveyor has verified the existing utilities, which are reflected on these revised plans.

Additional Comments

1. Note 13 states that all areas except for retention pond are to be irrigated. Plans to not reflect this. Show all irrigation proposed to be installed.

RESPONSE: Note has been removed.

2. Please submit a signed irrigation affidavit.

RESPONSE: Irrigation affidavit will be provided once the irrigation system has been installed and inspected.

3. Please add the following note to the plans. "Final irrigation plan approval does not provide exemption from the Town's irrigation standards. Any deviation from the Town's standards must be requested and approved in writing prior to installation."

RESPONSE: Note added to irrigation plan.

We hope that all the information you need has been provided and will allow for your approval. If you have any questions or comments, please feel free to contact our office at your earliest convenience. Thank you.

Sincerely,

Jeffrey A Sedloff

Jeffrey A. Sedloff, P.E.

JUNE ENGINEERING CONSULTANTS, INC.