



April 17, 2025

Sean O'Keefe  
Town Manager  
Town of Howey in the Hills  
101 N. Palm Avenue  
Howey in the Hills, FL 34737

Re: Esch Veterinary- Preliminary Site Plan

To Whom It May Concern:

Please accept the following responses to the comments issued during the construction plan review for the above referenced project.

#### **Zoning Memorandum**

**Comment:** 1.This project requires a CUP approval.

**Response:** **A CUP was previously approved for this project.**

**Comment:** 2. The application form identifies that a retail component is also proposed. Please identify how this relates to the proposed veterinary plan and site development.

**Response:** **The retail component will be developed in the future, on the west side of the parcel. This future development has been accounted for in the design of the stormwater pond and will also utilize the same FDOT access point.**

**Comment:** 3. Please provide the impervious surface ratio for the proposed development. The maximum allowed is 70%.

**Response:** **This is provided on our site plan and we are well below the 70% maximum.**

**Comment:** 4. Provide data showing compliance with LDC Sec. 4.06.06 that at least 50% the storefront is comprised of windows.

**Response:** **Large storefront windows are encouraged in retail areas as pedestrian-friendly components. At least 50 percent of the first floor of all buildings with a retail component shall be comprised of storefront windows, unless a waiver is specifically granted by the Town Council.**

**The building is a single use Veterinarian Clinic with a main point of entry with over 50% storefront at the entry area (both sides of the entry). This is not a Retail building, therefore the 50% Storefront window, with retail components, does not apply to this building. We request this requirement be waved be the Town Council**

**Comment:** 5. Please provide the screening details for dumpsters.

**Response:** **Please see the additional A0-3 sheet for the Dumpster Enclosure, as required.**

**Comment:** 6. Please call out how LDC Sec. 4.06.06 (D) is being met with respect to massing

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techniques and architectural technique requirements based on building size/length.

**Response:** Please see the additional notes to the elevation (sheets A0-1 and A0-2) for The Building Massing Techniques and Architectural Techniques, as required.

**Comment:** 7. Please provide on the site plan layout sheet how each elevation relates to surrounding properties, parking area, and the right-of-way.

**Response:** A site plan has been provided.

**Comment:** 8. Per LDC Sec 4.06.05.B, non-residential roofs shall be wood, synthetic, or fiberglass shingles or tile. Metal roofs may be permitted if determined to be an integral feature of a recognized architectural style. Please demonstrate how the proposed metal roof meets this standard and is an integral feature of a recognized architectural style.

**Response:** Please see the modified Building Elevations removing the Metal standing seam roofing system as the covered entry roof. The Asphalt shingle roofing system will be a continuous roofing system throughout the building.

**Comment:** 9. Per LDC Sec. 4.06.06.D(6), awnings, arcades, colonnades, arbors, trellises, and other similar architectural components should be a component of non-residential building design to add interest to the physical character of the area as well as afford a way for pedestrians to get out of the weather.

**Response:** Please see the additional notes added to the elevations indicating the use of a main covered entry of 8'-0" deep for the covered entry adding interest to the physical character of the area as well as a way for pedestrians to get out of the weather.

**Comment:** 10. Please provide a landscaping and buffer plan consistent with LDC Chapter 7.

**Response:** This plan will be provided at final site plan and will comply with chapter 7.

**Comment:** 11. Please provide a tree survey for the property and a tree mitigation plan in compliance with LDC Section 7.11.

**Response:** A tree survey has been completed and the trees are depicted on the site plan.

**Comment:** 12. Please provide the total number of trees on site and any replacement data consistent with the Land Development Code (LDC). Please indicate which are Specimen Trees and which are Heritage Trees and provide the replacement data in concert with the LDC. LDC Section 7.11.03 requires 50% of all specimen trees be preserved on a parcel. LDC Section 7.11.02 requires protection of all Historic Trees unless one of the following conditions is met:

**Response:** The total number of trees are shown on the site plan and only in a specimen tree.

**Comment:** a. The tree is not suitable for preservation as determined by a certified arborist.

**Response:** An arborist has not reviewed the conditions of the trees on the site.

- Comment:** b. The tree is a threat to a principal structure or otherwise constitutes a hazard requiring removal as determined by a qualified arborist or professional engineer.
- Response:** **The one specimen tree to be removed is in conflict with the proposed building. Due to the flood zone area, this is the only area on the site that will support the building. Relocation of the building to save this tree is not feasible.**
- Comment:** c. The placement of the tree prohibits the economic use of the property for permissible development.
- Response:** **As mentioned above, the specimen tree conflicts with the only logical building location on the site.**
- Comment:** 13. Please indicate why the trees are being removed on a tree removal table and whether any proposed to be removed are on the Town's prohibited plant list. If they are plant species that are prohibited by the Florida Department of Environmental Protection or the Florida Department of Agriculture, or listed as invasive by the Florida Exotic Pest Control, this information needs to be provided on the tree removal table for each tree listed.
- Response:** **The trees to be removed are noted on the site plan. Saving these trees is not feasible as they are located central to the site and conflict with the main drives.**
- Comment:** 14. Please provide data and evaluate, consistent with LDC Section 7.11.04, if any trees can be saved by redesign.
- Response:** **As mentioned above, Due to the onsite flood zone area, there are no other logical locations for the proposed building.**
- Comment:** 15. Tree Protection Detail needs to be provided on the plans to comply with LDC Section 7.11.01.
- Response:** **This will be provided during the final site plan review.**
- Comment:** 16. Please provide details on any hardscape elements consistent with LDC Section 7.07.00 as applicable.
- Response:** **These details will be provided with the final site plan.**
- Comment:** 17. Consistent with LDC 8.04.03.C, visible pedestrian crosswalks, using alternative materials such as brick or other paver materials should be designed into parking lots to promote safety. The accessible parking spaces need to be relocated directly adjacent to the building so that people who need to use these spaces are not having to cross a drive isle to get to the building.
- Response:** **We have proposed concrete crosswalks to contrast with the neighboring asphalt pavement.**
- Comment:** 18. Consistent with LDC 8.04.03.E, parking lots shall be properly lit. The lighting shall be contained on site



**Response:**            **A lighting/Photometric plan will be provided with the final site plan and will meet code requirements.**

**Engineering Review Comments**

**Comment:**            Water & sewer is not available at the site. The applicant should submit details about how potable water, wastewater management, and fire protection will be provided to a commercial site in an undeveloped area. If a well & septic tank are used, they need to be configured to easily accommodate future connections to central water & sewer when available.

**Response:**            **A well and septic system will be proposed, and a holding pond will be provided for fire protection.**

**Comment:**            The build-out of the project will likely require right and left turn lanes on SR 19.

**Response:**            **We have submitted a traffic memo. The site is exempt from a traffic study, per MPO guidelines**

**Comment:**            Per the town's Comp Plan and the Sidewalk and Bicycle Trail Master Plan, the site should include a sidewalk across its frontage.

**Response:**            **The sidewalk has now been added to the revised plan.**

**Comment:**            The site should be designed with an ADA accessible route to the SR 19 r/w

**Response:**            **The ADA access to the sidewalk at the right of way has now been added to the site plan.**

Sincerely,

Bob Ziegenfuss, PE, LEED AP

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