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## MEMORANDUM

**TO:** Howey-in-the-Hills Planning Board  
**CC:** J. Brock, Town Clerk  
**FROM:** Thomas Harowski, AICP, Planning Consultant  
**SUBJECT:** Howey Self Storage Final Site Plan  
**DATE:** September 9, 2022

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The applicant is requesting approval of the final site plan for the Howey Self Storage project. This proposed development was included in The Reserve development first approved by the Town in 2007 and is now being presented for approval. The project consists of approximately 96,000 square feet of storage divided into 732 individual units. The project also includes a rental office of about 1,500 square feet. The project fronts on SR 19 just south of the intersection with Florida Avenue, but the project will not be directly accessed from SR-19. Access will be provided via a road along the south side of the project which primarily serves The Reserve/Hilltop Groves development. (This road is identified as Road B on the Hilltops Grove plan.) The self-storage project is currently proposed for development in two phases.

Adequate parking is provided with the rental office area and within the project adjacent to the storage units. A landscaped buffer will be provided along SR-19 and along the south side of the project to buffer the self-storage project from the residential area to the south. A wetland and stormwater retention area separates the project from properties along Florida Avenue and other residential areas within The Reserve.

The project has undergone a series of reviews at the Development Review Committee, and at the September 8, 2022, DRC meeting the committee and the applicant finalized a few conditions that are recommended for inclusion with the overall site plan approval. These include:

1. The project buildings fronting SR-19 must comply with design standards included in the overall agreement for The Reserve. The applicant agrees to the review of the construction drawing in comparison with the design included in the plan set at the time a building permit is requested.
2. The applicant intends to use a well for site irrigation rather than using potable water.

3. The applicant will add a note to the landscape plans requiring that any tree trimming done to the shade trees will be done in a manner consistent with the growth of the trees as shade trees.
4. The applicant will provide a standard cross-walk detail where the project sidewalk meets the entrance road. A supplemental detail is to be submitted.
5. The applicant will provide the Town copies of all required permits prior to the issuance of a Town building permit.
6. The applicant will document adequate turning radius for emergency vehicles on the internal driveways.