TMHConsulting@cfl.rr.com
97 N. Saint Andrews Dr.
Ormond Beach, FL 32174

PH: 386.316.8426

MEMORANDUM

TO: Howey-in-the-Hills Town Council
CC: S. O'Keefe, Town Manager; J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Howey Self Storage Final Site Plan
DATE: October 3, 2022

The applicant has requested final site plan approval for the Howey Self Storage project located on SR 19 just south of the intersection With Florida Avenue. The project is located within The Reserve development and included in the originally approved plans and the amended plans approved by Town Council in late 2021. The project has gone through a series of reviews with Development Review Committee with the most recent review being conducted on September 8, 2022. The Planning Board reviewed the project at their September 22, 2022, regular meeting, and recommended approval of the final site plan to Town Council.

The project consists of 96,136 square feet of enclosed storage space and a rental office of 1,500 square feet. This project falls within the project size approved with the original development agreement. The site plan package consisting of 23 pages is attached for review. The key elements of the proposed project include the following:

- The property orientation has a relatively narrow frontage on SR 19 at about 300 feet with the majority of the storage units extending back from SR 19 in a long, narrow parcel.

- The project will be developed in two phases with the initial phase including about 55,000 square feet of storage area and the 1,500 square foot office. The balance of the storage area is included in Phase 2.

- Access is provided from a street along the south side of the property. This access represents a change from the original design which had access directly from SR 19. The revised access was approved by the Town in the 2021 amendment package.

- The project will provide a fully landscaped buffer along SR 19 as well as landscaping within the parking area fronting on SR 19. A landscaped buffer is provided along the south side of the project along with a wall that will screen the storage area from public view. (See pages 18 – 21 for the planting plans.)

- Landscaping is also provided along the western side of the project, and the balance of the project area along the north side is buffered by preserved natural vegetation, a stormwater retention area and a wetland extending towards Florida Avenue.

- Per the development agreement, the building façade facing SR 19 will use a Spanish design motif as shown page 5 of the plan set.

- The project will provide on-site stormwater retention and the project will connect to Town water and sewer.

- Traffic generation from the project is relatively low with the average daily trips projected at 145 total trips with the AM and PM peak trips estimated at 19 trips each. This level of traffic generation is approximately the same as 14 single-family homes. Capacity is available on the road network.

In recommending the project to Town Council the Planning Board took note of several conditions:

- The applicant will provide architectural details implementing the design as shown in site plan set when application is made for a building permit.

- Prior to issuance of a building permit the applicant will provide copies of other required permits including SJRWMD for drainage, FDEP for water and sewer connections, FDOT for SR 19 road improvements, and an NPDES permit for erosion control.

- As requested by the Town Engineer the project will provide a cross-walk on the entry street intersection with SR-19 meeting FDOT standard design.

- A landscape note will be added to the plan prohibiting the trimming of shade trees in a manner that conflicts with the function of these trees. (No trimming oak trees to look like topiaries.)

- The project will use an onsite well for landscape irrigation.

- The project contains a large camphor tree according to the tree survey. This tree is to be removed in accordance with the Town code once the project landscape architect confirms the tree type.