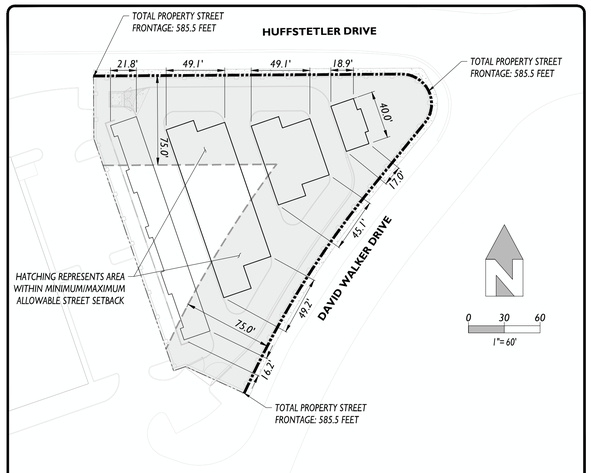
'MCI' DEVELOPMENT REGULATIONS (SEC. 109-3)		
STANDARD	*REQUIRED*	*PROVIDED*
MAXIMUM NET DENSITY	(N/A)	(N/A)
INTENSITY RANGE (FLOOR AREA RATIO)	UP TO 2.50	0.31 (1)
MAXIMUM BUILDING HEIGHT	45.0 FT	12.0 FT
MINIMUM OPEN SPACE	10.0 %	38.0 % (2)
MAXIMUM IMPERVIOUS RATIO	75.0%	61.8 % (3)

COMMERCIAL BUILDING LOT REGULATIONS (SEC. 110-4.13)			
STANDARD	*MIN.*	*MAX.*	*PROVIDED*
LOT WIDTH (FT)	50.0 FT	300.0 FT	(N/S)
LOT DEPTH (FT)	100.0 FT	300.0 FT	(N/S)
LOT SIZE (SF)	5,000 SF	90,000 SF	46,613 SF
STREET SETBACK (FT), DAVID WALKER	0.0 FT	75.0 FT	MIN. 25.2', MAX 64.6'
STREET SETBACK (FT), HUFFSTETLER	0.0 FT	75.0 FT	MIN. 20.2', MAX 45.5'
COMMON LOT SETBACK (FT)	0.0 FT	--	16.7 FT
REAR SETBACK (FT)	15.0 FT	--	(N/A)
FRONTAGE BUILDOUT (%)	50.0 %	100.0 %	52.3 % (4)
PRINCIPAL BUILDING (ST)	1 STORY	2 STORYS	1 STORY
ACCESSORY BUILDING (ST)	1 STORY	1 STORY	(N/A)
ACCESSORY SETBACK (FT)	5.0 FT (REAR ONLY)		(N/A)
PARKING LOCATION	ZONE 1 (2 BAYS), ZONES 2, 3, 4		(N/A)

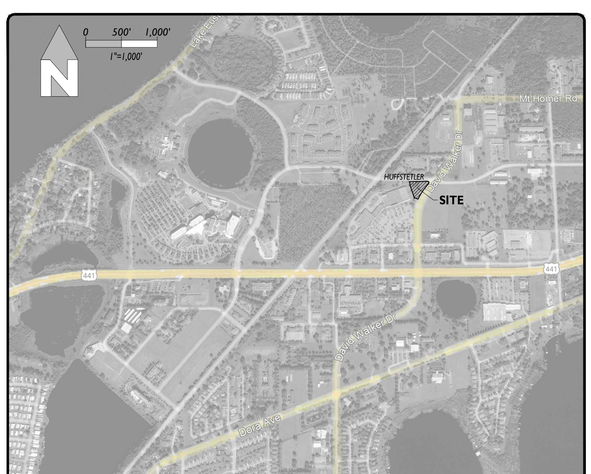
(N/S) LOT WIDTH/DEPTH CANNOT BE ESTABLISHED DUE TO NON-STANDARD LOT CONFIGURATION
(N/A) NOT APPLICABLE
(1) = PROPOSED GROSS FLOOR AREA ÷ GROSS SITE AREA = 14,273 SF ÷ 46,613 SF
(2) = (OPEN SPACE ÷ GROSS SITE AREA) x 100% = (17,722 SF ÷ 46,613 SF) x 100%
(3) = (IMPERVIOUS AREA ÷ GROSS SITE AREA) x 100% = (28,831 SF ÷ 46,613 SF) x 100%
(4) = (21.8+49.1+49.1+18.9+40+17+45.1+49.2+16.2) ÷ 585.5 x 100% [SEE FRONTAGE BUILDOUT DETAIL]

OFFSTREET PARKING REGULATIONS (SEC. 115-4.4)		
SELF-SERVICE STORAGE	*REQUIRED*	*PROVIDED*
MIN. REQUIRED PARKING SPACES: 4 SPACES (AT OFFICE)	TOTAL REQUIRED PARKING: 0 SPACES (5)	0 SPACES

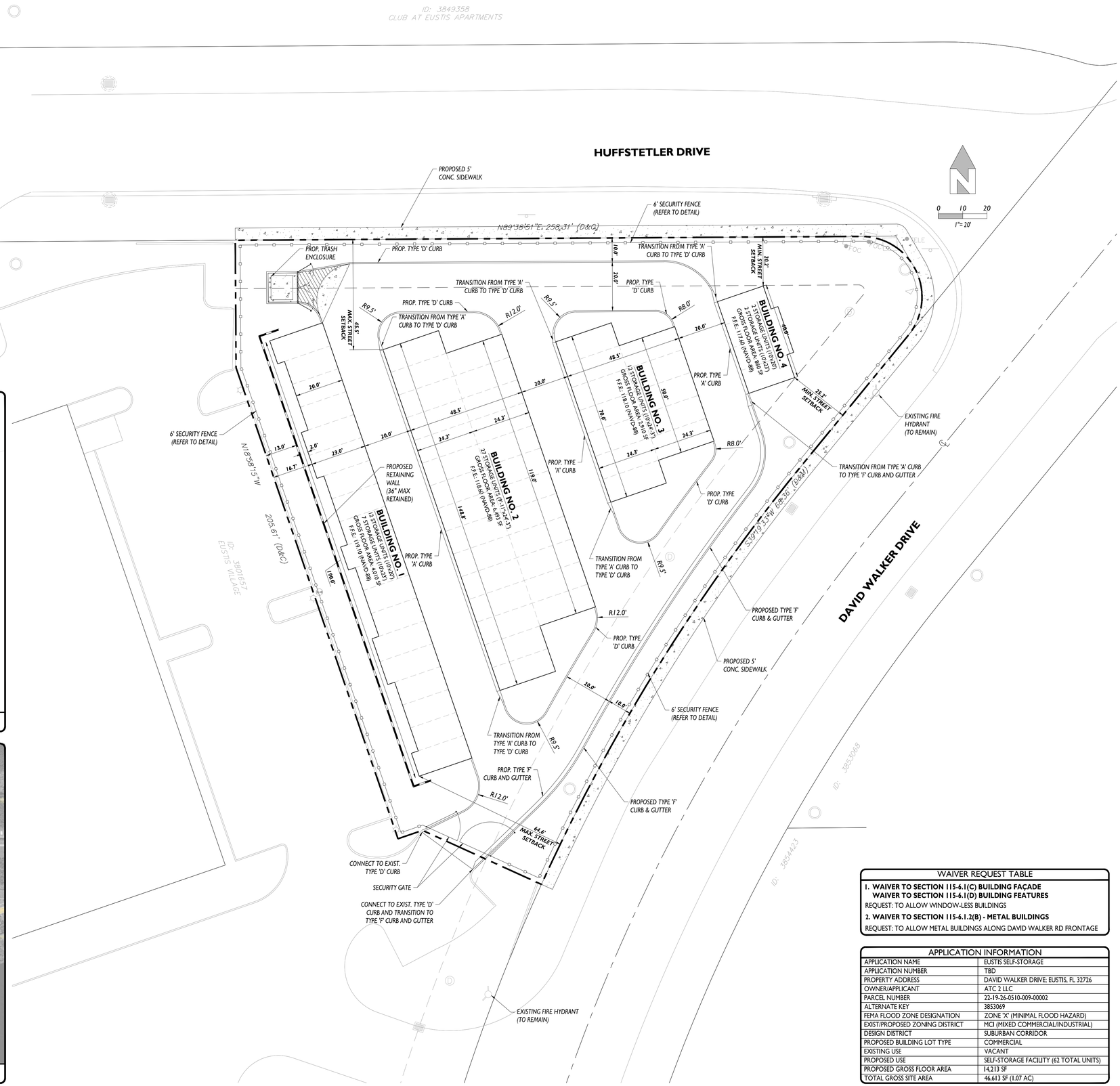
(5) NO ON-SITE OFFICE IS PROPOSED (MANAGEMENT SERVICES ARE REMOTE)



STREET FRONTAGE BUILDOUT DETAIL



VICINITY MAP



WAIVER REQUEST TABLE
1. WAIVER TO SECTION 115-6.1(C) BUILDING FAÇADE **WAIVER TO SECTION 115-6.1(D) BUILDING FEATURES** REQUEST: TO ALLOW WINDOW-LESS BUILDINGS
2. WAIVER TO SECTION 115-6.1.2(B) - METAL BUILDINGS REQUEST: TO ALLOW METAL BUILDINGS ALONG DAVID WALKER RD FRONTAGE

APPLICATION INFORMATION	
APPLICATION NAME	EUSTIS SELF-STORAGE
APPLICATION NUMBER	TBD
PROPERTY ADDRESS	DAVID WALKER DRIVE; EUSTIS, FL 32726
OWNER/APPLICANT	ATC 2 LLC
PARCEL NUMBER	22-19-26-0510-009-00002
ALTERNATE KEY	3853069
FEMA FLOOD ZONE DESIGNATION	ZONE 'X' (MINIMAL FLOOD HAZARD)
EXIST/PROPOSED ZONING DISTRICT	MCI (MIXED COMMERCIAL/INDUSTRIAL)
DESIGN DISTRICT	SUBURBAN CORRIDOR
PROPOSED BUILDING LOT TYPE	COMMERCIAL
EXISTING USE	VACANT
PROPOSED USE	SELF-STORAGE FACILITY (62 TOTAL UNITS)
PROPOSED GROSS FLOOR AREA	14,213 SF
TOTAL GROSS SITE AREA	46,613 SF (1.07 AC)

REVISIONS

REV	DATE	DESCRIPTION
1	---	---
2	---	---
3	---	---
4	---	---
5	---	---
6	---	---
7	---	---
8	---	---
9	---	---
10	---	---

BARDEZ
5048 POINTE EMERALD LANE; BOCA RATON, FL 33486
(O) 561-465-5949 | (e) nbarnett@bardezco.com

PROJECT DESCRIPTION

EUSTIS SELF STORAGE

ADDRESS: DAVID WALKER DRIVE
EUSTIS, FL 32726

PROPERTY ID: 22-19-26-0510-009-00002

PREPARED FOR: ATC 2 LLC

E-CERTIFICATION

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NOEL A. BARNETT, PE ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CERTIFICATION

DATE: 06-10-2024

NOEL BARNETT
PROFESSIONAL ENGINEER
FL LICENSE NO. 72006
FL BUSINESS C.A. NO.: 32223

SHEET TITLE

SITE PLAN

SHEET ID

C-3.0