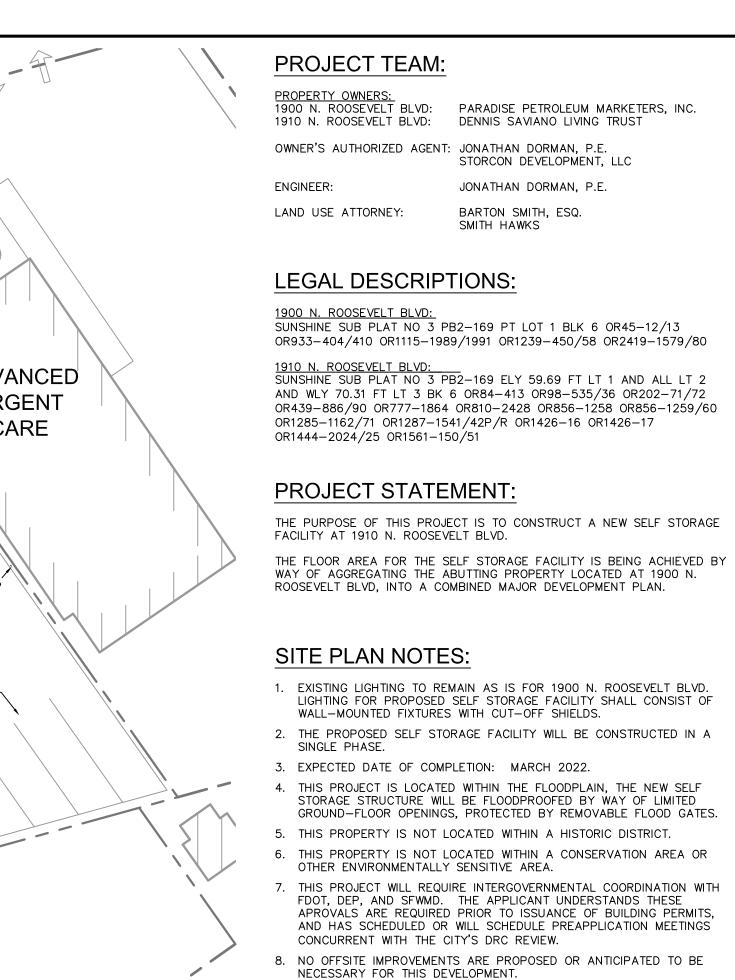
1" = 20' SHEET

2 OF 6



TRAFFIC DATA (1910 N. ROOSEVELT BLVD. ONLY) * **				
EXISTING CONDITIONS	EXISTING	PROPOSED	CHANGE	
ZONING	CG	CG		
BUILDING AREA (SF)	5,250	39,980	34,730	
LAND USE DESCRIPTION ***	VARIETY STORE	SELF STORAGE		
ITE LAND USE CODE ***	814	151		
PM PEAK RATE / KSF	6.84	0.17		
TOTAL PEAK HOUR TRIPS	36	7	-29	
* EXISTING OPERATIONS AND TR	AFFIC PATTERNS FOR	1900 AND 1970 ROOSE	VELT BLVD. ARE TO	

REMAIN UNCHANGED.

** ALL EXISTING DRIVEWAYS ARE TO REMAIN *** CLOSEST AVAILABLE LAND USE CODE TO EXISTING USE

PARCEL NUMBER	00051820-000000	00051840-000000	TOTAL
STREET ADDRESS *	1910	1900	
OWNER NAME	PARADISE PETROLEUM	DENNIS SAVIANO	
	MARKETERS, INC.	LIVING TRUST	
ZONING	CG	CG	
PROPERTY USE	GAS STATION,	SELF STORAGE	
	CONVENIENCE STORE,		
	C ARWASH		
LAND AREA (AC)	0.48	0.75	1.23
LAND AREA (SF)	20,820	32,591	53,411
BUILDING AREA (SF)	2,749	39,980	42,729
FLOOR AREA RATIO	0.13	1.23	0.80
BUILDING COVERAGE	2,749	18,500	21,249
	13.2%	56.8%	39.8%
IMPERVIOUS SURFACE (SF)	20,440	25,391	45,831
	98.2%	77.9%	85.8%
PERVIOUS SURFACE (SF)	380	7,200	7,580
	1.8%	22.1%	14.2%
LANDSCAPE AREA (SF)	380	7,200	7,580
BUILDING HEIGHT ** (FT)	15'	34'	
PARKING RATIO REQUIRED	1/300 SF	1/600 SF	
5 1 5 1 1 1 1 5 5 5 5 1 1 5 5 5 5 5 5 5		~~	

PROPOSED DEVELOPMENT DATA

* ALL ADDRESSES ARE ON N. ROOSEVELT BLVD. ** HEIGHT MEASURED FROM ROAD CENTERLINE TO HIGHEST PARAPET

1" = 20'

*** PARKING VARIANCE REQUESTED

PARKING PROVIDED

I, JONATHAN DORMAN, HEREBY CERTIFY ÁS A LICENSED PROFÉSSIONAL ENGINEER IN ACCORDANCE WITH FLORIDA STATUTE 471 (481) THAT I HAVE PERFORMED A QUALITY ASSURANCE REVIEW OF THESE PLANS, AND THAT THIS DESIGN, TO THE JONATHAN M. DORMAN BEST OF MY KNOWLEDGE, INFORMATION FLORIDA PE NO. 54009 AND BELIEF, WILL MEET APPLICABLE

MUNICIPAL AND STATE DESIGN CRITERIA. DATE:

GARRISON BIGHT SEAWALL-SIGN TO REMAIN CROSSWALK-**ADVANCED URGENT** CARE -36" HIGH MASONRY WALL 1970 N. ROOSEVELT RENTAL **EXISTING RETAIL AND** FLUSH SIDEWALK TATOO PARLOR W/6"-(NOT A PART OF THIS BOLLARDS MAJOR DEVELOPMENT PLAN) PARKING `—ASPHALT-PAVING LOADING -TO REMAIN AREA CANOPY ENTRY LOADING-1910 N. ROOSEVELT TRAFFIC SIGNAL DUMPSTER-// PROPOSED SELF STORAGE ENCLOSURE (3 FLOORS, 39,980 SF GFA) 1900 N. ROOSEVELT **EXISTING GAS STATION** (TO REMAIN, INCLUDED IN MAJOR DEVELOPMENT PLANY -DRIVE-THROUGH **MULTIFAMILY** CARWASH RESIDENTIAL POWER POLE AUTOMOBILE REPAIR

SCALE: 1" = 20' SHEET



PROPERTY OWNERS:
1900 N. ROOSEVELT BLVD: PARADISE PETROLEUM MARKETERS, INC. 1910 N. ROOSEVELT BLVD: DENNIS SAVIANO LIVING TRUST

OWNER'S AUTHORIZED AGENT: JONATHAN DORMAN, P.E. STORCON DEVELOPMENT, LLC

JONATHAN DORMAN, P.E. ENGINEER: LAND USE ATTORNEY: BARTON SMITH, ESQ. SMITH HAWKS

LEGAL DESCRIPTIONS:

1900 N. ROOSEVELT BLVD: SUNSHINE SUB PLAT NO 3 PB2-169 PT LOT 1 BLK 6 OR45-12/13 OR933-404/410 OR1115-1989/1991 OR1239-450/58 OR2419-1579/80

1910 N. ROOSEVELT BLVD:
SUNSHINE SUB PLAT NO 3 PB2-169 ELY 59.69 FT LT 1 AND ALL LT 2 AND WLY 70.31 FT LT 3 BK 6 OR84-413 OR98-535/36 OR202-71/72 OR439-886/90 OR777-1864 OR810-2428 OR856-1258 OR856-1259/60 OR1285-1162/71 OR1287-1541/42P/R OR1426-16 OR1426-17 OR1444-2024/25 OR1561-150/51

PROJECT STATEMENT:

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A NEW SELF STORAGE FACILITY AT 1910 N. ROOSEVELT BLVD.

THE FLOOR AREA FOR THE SELF STORAGE FACILITY IS BEING ACHIEVED BY WAY OF AGGREGATING THE ABUTTING PROPERTY LOCATED AT 1900 N. ROOSEVELT BLVD, INTO A COMBINED MAJOR DEVELOPMENT PLAN.

SITE PLAN NOTES:

- EXISTING LIGHTING TO REMAIN AS IS FOR 1900 N. ROOSEVELT BLVD. LIGHTING FOR PROPOSED SELF STORAGE FACILITY SHALL CONSIST OF WALL-MOUNTED FIXTURES WITH CUT-OFF SHIELDS.
- 2. THE PROPOSED SELF STORAGE FACILITY WILL BE CONSTRUCTED IN A SINGLE PHASE.
- 3. EXPECTED DATE OF COMPLETION: MARCH 2022.
- 4. THIS PROJECT IS LOCATED WITHIN THE FLOODPLAIN, THE NEW SELF
- STORAGE STRUCTURE WILL BE FLOODPROOFED BY WAY OF LIMITED GROUND-FLOOR OPENINGS, PROTECTED BY REMOVABLE FLOOD GATES.
- 5. THIS PROPERTY IS NOT LOCATED WITHIN A HISTORIC DISTRICT. 6. THIS PROPERTY IS NOT LOCATED WITHIN A CONSERVATION AREA OR
- OTHER ENVIRONMENTALLY SENSITIVE AREA. 7. THIS PROJECT WILL REQUIRE INTERGOVERNMENTAL COORDINATION WITH FDOT, DEP, AND SFWMD. THE APPLICANT UNDERSTANDS THESE APROVALS ARE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS,
- CONCURRENT WITH THE CITY'S DRC REVIEW. 8. NO OFFSITE IMPROVEMENTS ARE PROPOSED OR ANTICIPATED TO BE NECESSARY FOR THIS DEVELOPMENT.

AND HAS SCHEDULED OR WILL SCHEDULE PREAPPLICATION MEETINGS

GARRISON BIGHT					
SEAWALL—			PYL SIGN REMA	ON TO TO ASPHALT PAVING	فد
G	N. ROOSEVELTBLVD (US-1) MASONRY WALL	GROUND SIGN NEW ASPHALT PAVING	CROSSWALK——LIGHT PO		ADVANCED URGENT CARE
	-6"CURB (TYP) FLUSH SIDEWALK W/6" BOLLARDS PARKING WALL SIGN	TIMITY OF URPER FXCO	T FLOOR	1970 N. ROOSEVELT EXISTING RETAIL AND TATOO PARLOR (NOT A PART OF THIS MAJOR DEVELOPMENT PLAN)	ASPHALT— PAVING
TRAFFIC SIGNAL POLE AND GAS SIGN	S CANOPY	PROPOSED S	DOSEVELT ELF STORAGE 9,980 SF GFA)	22.3	ASPHALT—PAVING TO REMAIN
EXISTIN (TO R MAJOR	J. ROOSEVELT IG GAS STATION REMAIN, INCLUDED IN DEVELOPMENT PLAN) DRIVE-THROUGH CARWASH	LANDS	25' REAR SETBACK EXTERIOR— STAIRWELL 6' PVC FENCE— WITH GATE WITH GATE OF THE COMMON OF THE COMM	MULTIFAMILY	
	DHW DHW	POWER POLE	DE STAFFET	RESIDENTIAL	
THW THW	MULTIFAMILY RESIDENTIAL	AUTOMOBILE REPAIR			GRAPHIC SCALE
	RESIDENTIAL				1" = 20'

TRAFFIC DATA (1910 N. ROOSEVELT BLVD. ONLY) * **				
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LANDSCAPE AREA (SF)	380	7,200	7,580
BUILDING HEIGHT ** (FT)	15'	34'	
PARKING RATIO REQUIRED	1/300 SF	1/600 SF	
PARKING REQUIRED	9	67	
PARKING PROVIDED	11	13	

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*** PARKING VARIANCE REQUESTED

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