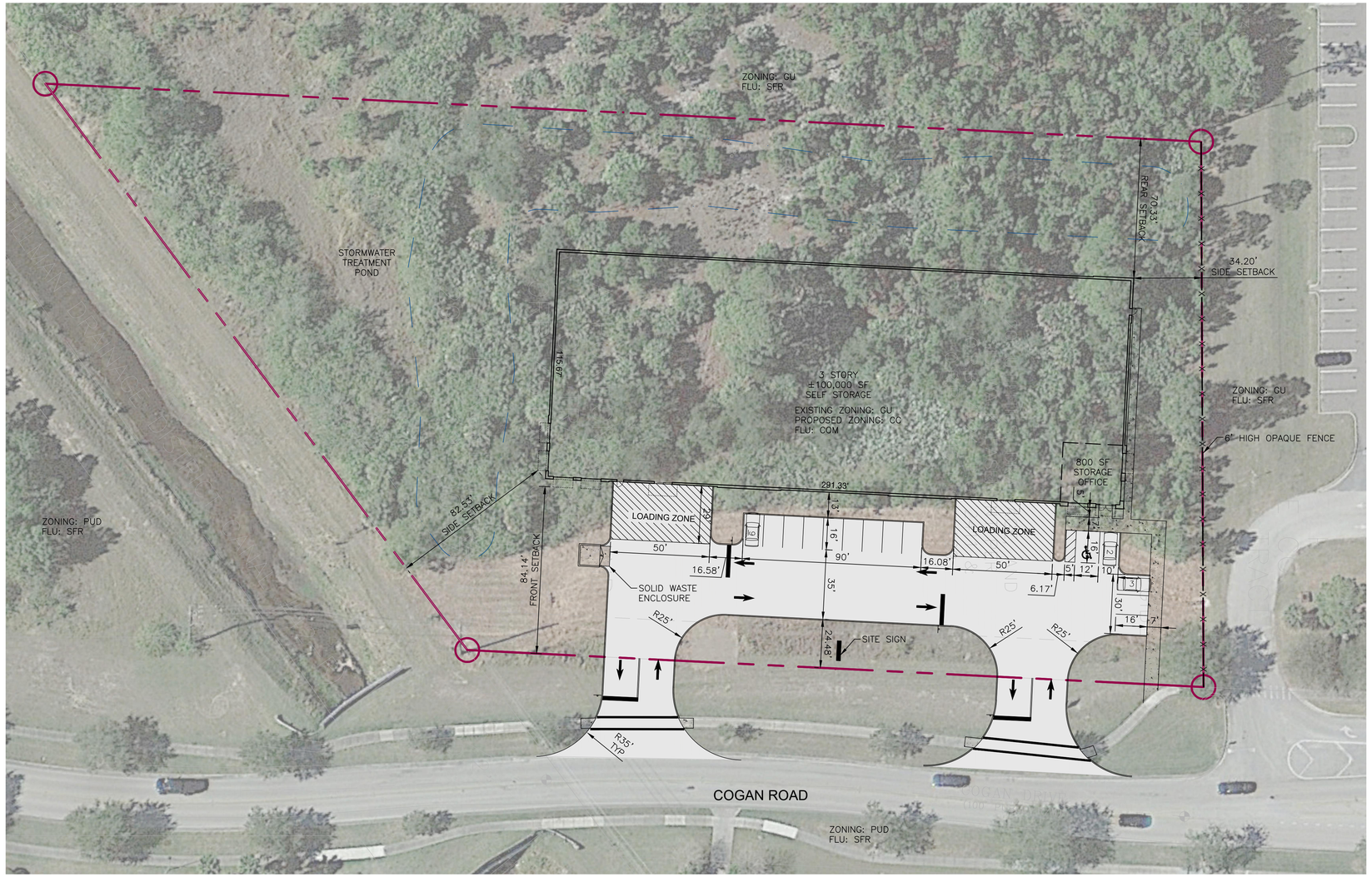

CONDITIONAL USE AND REZONING EXHIBIT
1"=30'

1. GENERAL STATEMENT:

THIS PROJECT INCLUDES THE NEW DEVELOPMENT OF A 3 STORY 100,000 SQUARE FOOT CLIMATE CONTROLLED STORAGE FACILITY. THE PROJECT PROPOSES A REZONING FROM GU, A HOLDING ZONING, TO CC ALONG WITH A CONDITIONAL USE FOR THE SELF STORAGE USE. SITE IMPROVEMENTS INCLUDE TWO DRIVEWAYS, TWO LARGE LOADING ZONES AND A REQUEST FOR AN ADMINISTRATIVE REDUCTION IN TOTAL PARKING, SOLID WASTE COLLECTION, ENHANCED ARCHITECTURE, LANDSCAPING/IRRIGATION, AND FULL ADA ACCESSIBILITY. CITY WATER AND SEWER WILL BE EXTENDED FOR THE PROJECT.

2. CONTACT INFORMATION:

DEVELOPER:
STEIN INVESTMENT GROUP
5607 GLENRIDGE DRIVE, SUITE 200
ATLANTA, GA 30342

SURVEYOR:
KIN SURVEYORS
5220 US-1, #104
VERO BEACH, FL 32967
TEL: (888) 396-7770

CIVIL ENGINEER:
CONSTRUCTION ENGINEERING GROUP, LLC
JAKE T. WISE, PE
2651 W. EAU GALLIE BOULEVARD, SUITE A
MELBOURNE, FL 32935
TEL: (321) 610-1760
EMAIL: JWISE@CEGENGINEERING.COM

LOCATION:
TOWNSHIP: 29
RANGE: 37
SECTION: 19
PARCEL ID: 29-37-19-00-754
TAX ACCOUNT NUMBER: 2963115

3. SITE CHARACTERISTICS:

TOTAL ACREAGE: 3.00 AC
EXISTING ZONING CLASSIFICATIONS: GU
PROPOSED ZONING CLASSIFICATIONS: CC
FUTURE LAND USE: COM
FLOOD ZONE: 'X'

BUILDING HEIGHT:
MAX. PERMITTED = 70'
PROPOSED HEIGHT = 35'

CALCULATED LOT COVERAGES	SF	ACRES	PERCENT
PROPOSED IMPERVIOUS (BUILDING):	33,575	0.77	26
PROPOSED IMPERVIOUS (ASPHALT/CONCRETE):	17,910	0.41	14
TOTAL PROPOSED IMPERVIOUS AREA:	51,485	1.18	40
PROPOSED PERVIOUS:	79,194	1.82	60
TOTAL GROSS AREA:	130,679	3.00	100

SETBACKS:

	REQUIRED	PROPOSED
FRONT:	30'	84.14'
SIDE INTERIOR (NORTH):	10'	34.20'
SIDE INTERIOR (SOUTH):	10'	82.53'
REAR:	25'	20.33'

4. PARKING SPACE CALCULATIONS:

USE: SELF STORAGE
CALCULATION: ONE (1) SPACE FOR EACH 25 UNITS, PLUS THREE (3) SPACES FOR THE FACILITY'S LEASE OFFICE.

830/25 = 34 SPACES REQUIRED INCLUDING 2 HANDICAP SPACES

14 SPACES PROPOSED INCLUDING 1 HANDICAP SPACE AND TWO LARGE LOADING AREAS WITH ADMINISTRATIVE APPROVAL FOR PARKING REDUCTION

LOCATION MAP
NTS

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT "B", LYING IN SECTION 19, TOWNSHIP 29 SOUTH, RANGE 37 EAST, AS RECORDED IN OFFICIAL RECORDS BOOK 4545, PACE 1428, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "B", AS RECORDED IN OFFICIAL RECORDS BOOK 4545, PAGE 1428, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID POINT LYING ON THE WEST RIGHT OF WAY LINE OF ELDRON BOULEVARD, A 1 00 FOOT PUBLIC RIGHT OF WAY; THENCE RUN SOUTH 02°52'30" WEST ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 370.97 FEET TO THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE AND THE NORTHERLY RIGHT OF WAY LINE OF MELBOURNE TILLMAN DRAINAGE DISTRICT CANAL #42-R (PARCEL"C") AS RECORDED IN OFFICIAL RECORDS BOOK 774, PAGE 727, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 53°19'21" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 355.54 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN NORTH 02°52'30" EAST FOR A DISTANCE OF 582.42 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "B"; THENCE RUN NORTH 89 °45'12" EAST ALONG SAID NORTH LINE OF TRACT "B" FOR A DISTANCE OF 274.54 FEET TO THE POINT OF BEGINNING.

CIVIL LEGEND:

BUILDING OR STRUCTURE	
CONCRETE SIDEWALK	
ASPHALTIC PAVEMENT	
PROPERTY LINE	
POND	

30' 0' 30' 60'

REV#	DATE	REVISION

2651 Eau Gallie Blvd., Suite A
Melbourne, FL 32935
Tel. 321.233.1221
www.cegengineering.com
COA #0008097

CONSTRUCTION ENGINEERING GROUP
Consulting Engineers

COGAN ROAD SELF-STORAGE

STEIN INVESTMENT GROUP
COGAN DR SE, PALM BAY, FL 32909

DRAWING TITLE
CONDITIONAL USE AND REZONING EXHIBIT

COPYRIGHT © CEG STATEMENT
THESE DOCUMENTS AND THEIR CONTENTS ARE THE PROPERTY OF CONSTRUCTION ENGINEERING GROUP (CEG) AND ARE ISSUED ONLY FOR THE SPECIFIC PROJECT NOTED ON THESE DOCUMENTS. ANY REVISIONS, REPRODUCTIONS OR MODIFICATIONS OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF CEG IS PROHIBITED BY LAW.

JAKE T. WISE, PE
PE # 55405

DATE	05/28/23
SCALE	1"=30'
PROJ. NO. :	230074
DESIGNED BY:	WGM
DRAWN BY:	NCW
CHECKED BY:	JTW
DRAWING NO.	CSCU-1