



# Zoning Case #0716-06 Corner Strong, Ltd.

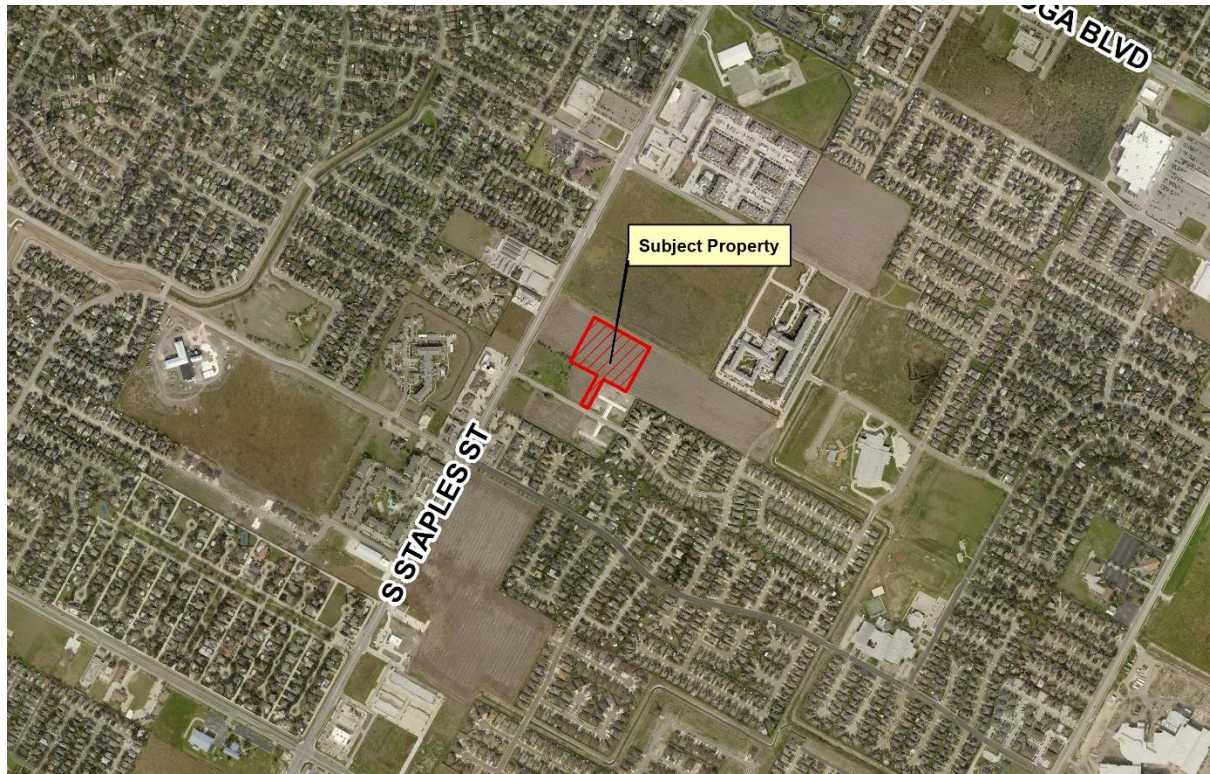
**From:** “CN-1” Neighborhood Commercial District and the  
“CG-2” General Commercial District

**To:** “CG-2” General Commercial District

Planning Commission Presentation  
August 24, 2016

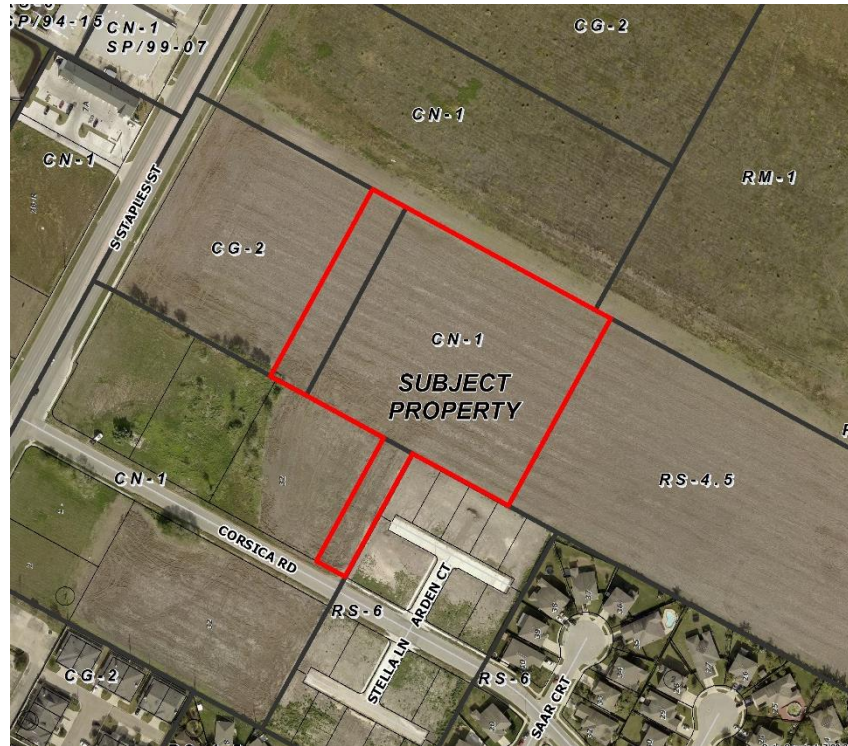


# Aerial Overview



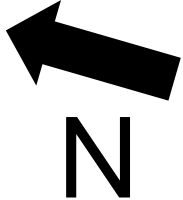
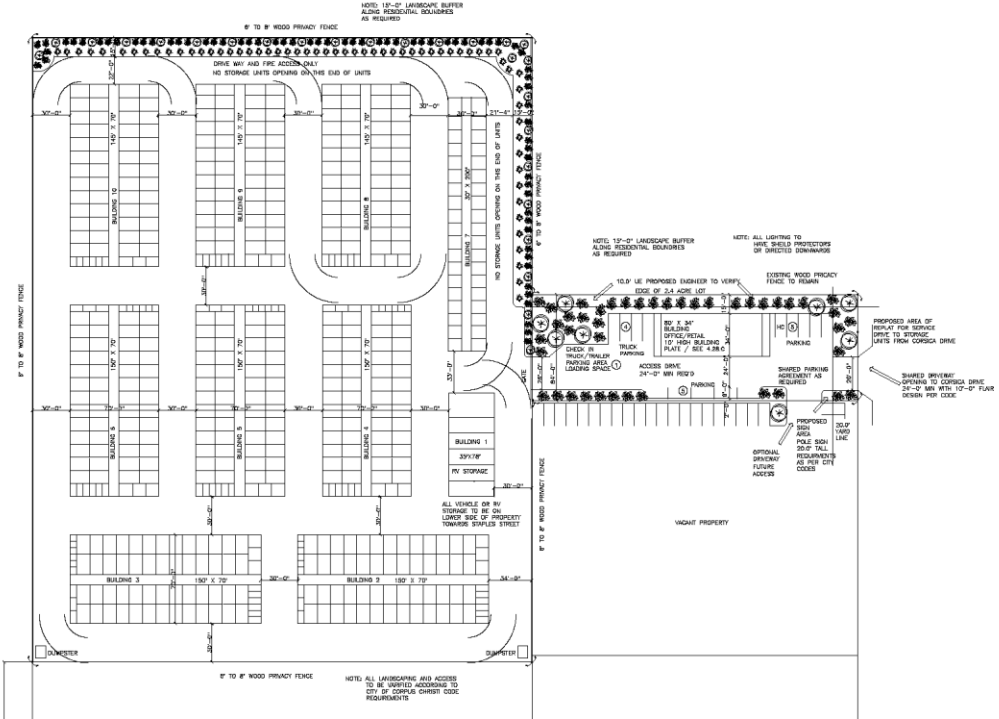


# Aerial





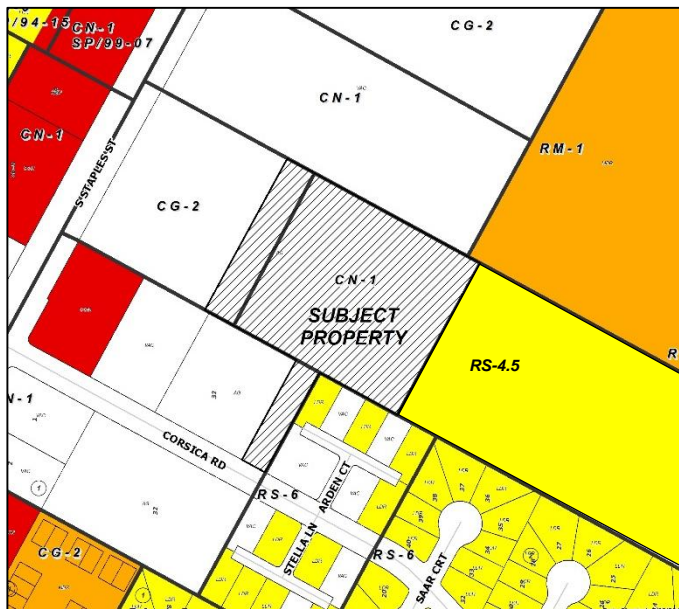
# Site Plan



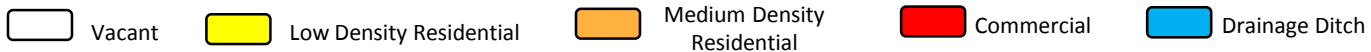
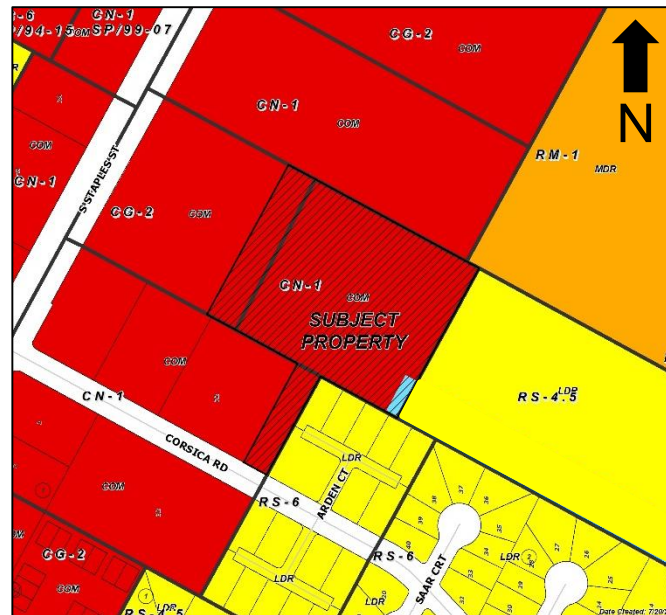




## Existing Land Use

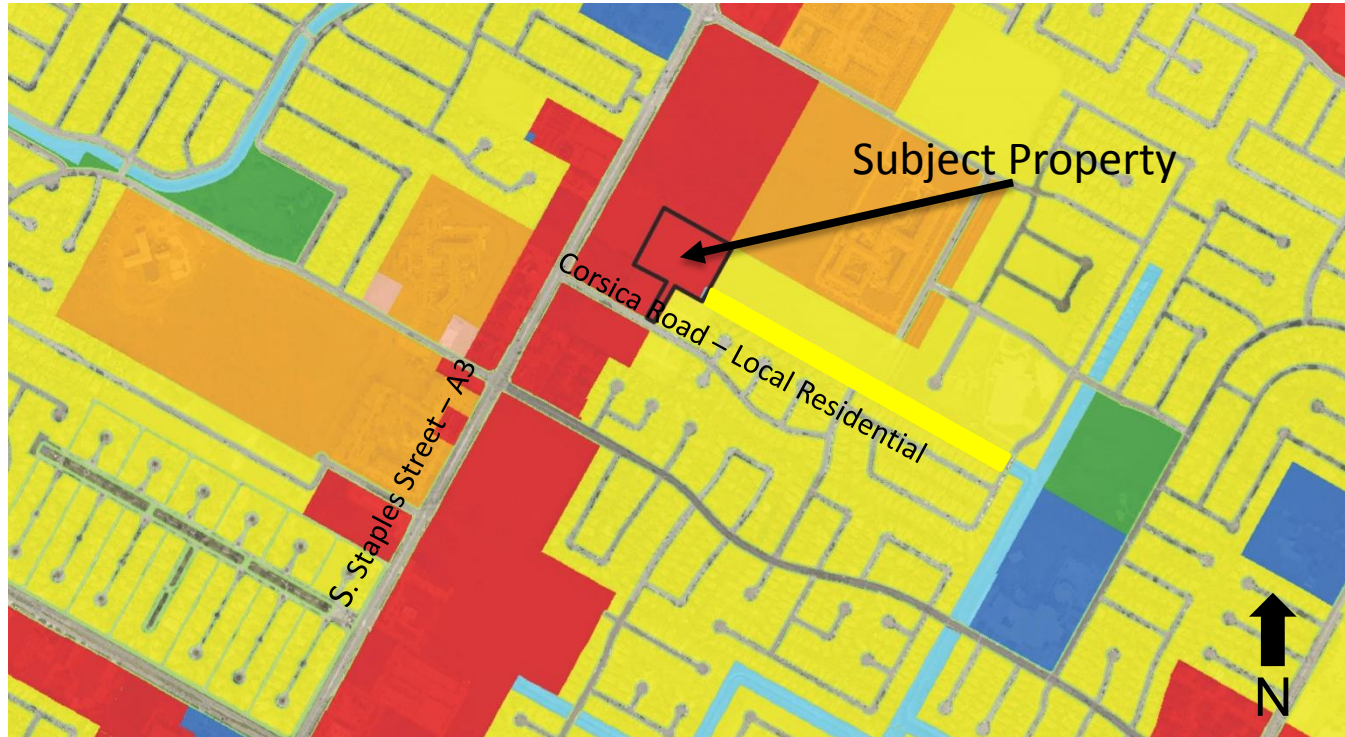


## Future Land Use



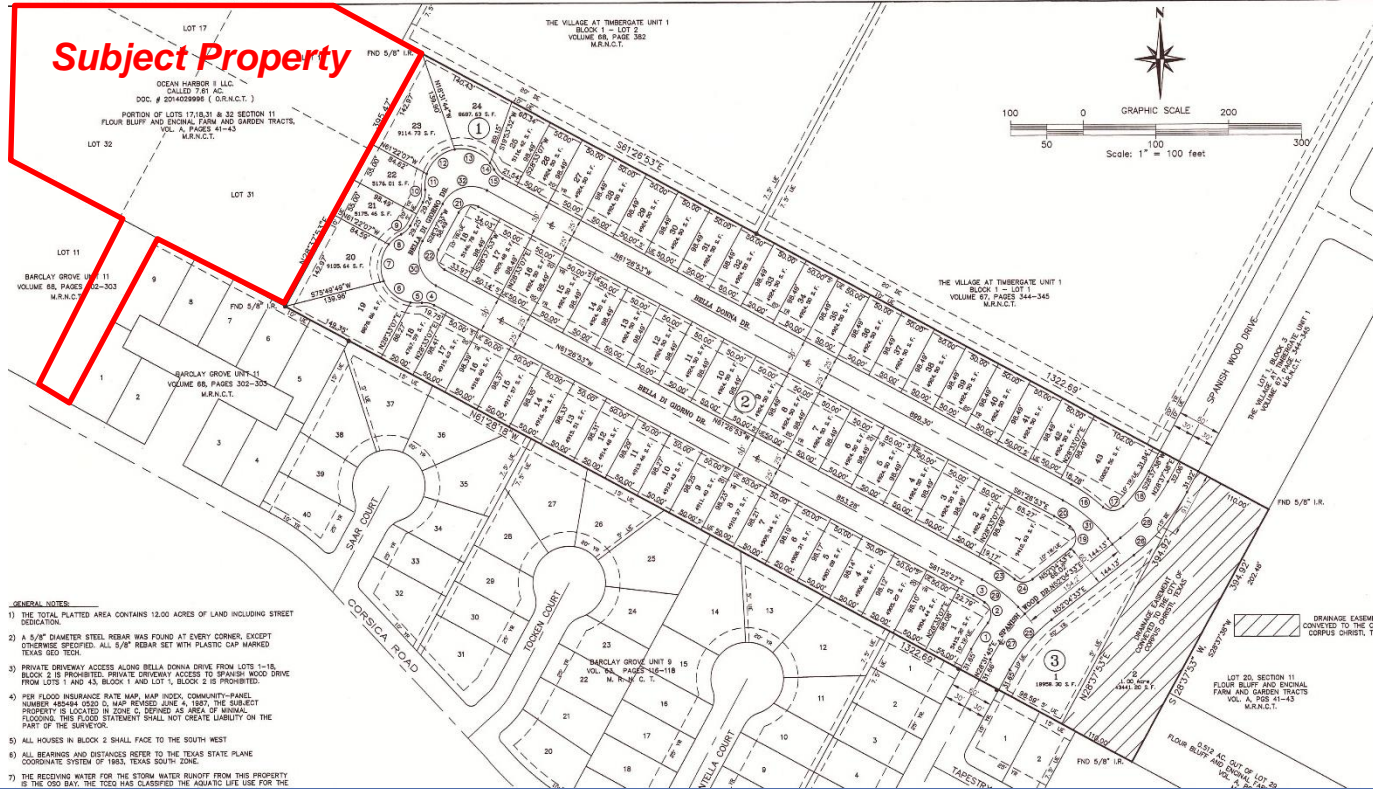


# Future Land Use Map





# Plat of Adjacent Property







# Subject Property





# Proposed Driveway Area On Corsica Road



**Subject Property**



# Eastbound on Corsica Road





# Westbound on Corsica Road



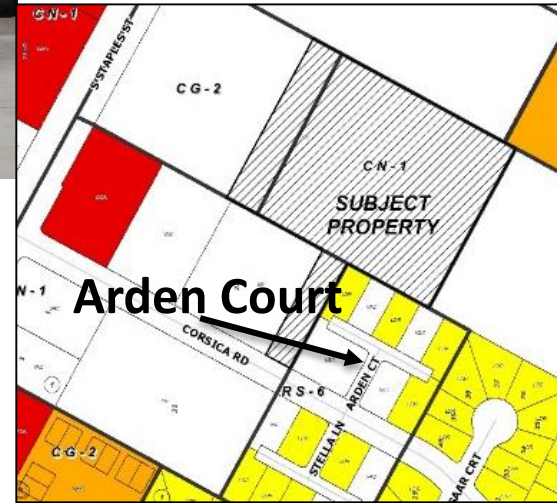


# Across Corsica Road From Subject Property





# North View From Arden Court Off Corsica Road





# Across S. Staples Street Toward Subject Property

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# Public Notification

25 Notices mailed inside 200' buffer  
8 Notices mailed outside 200' buffer

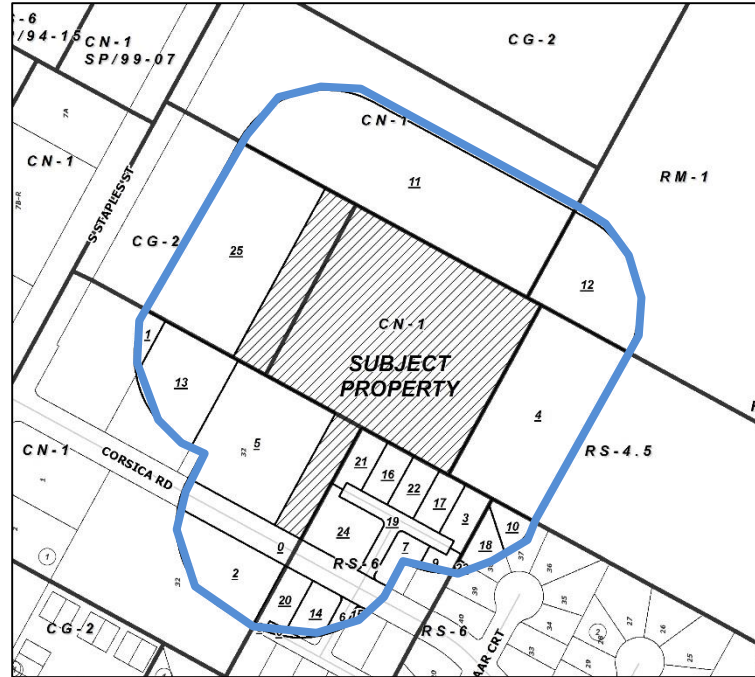
Notification Area



Opposed: 0 (0.00%)



In Favor: 0







# Possible Special Permit Conditions

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1. **Uses:** The only use allowed on the Property other than uses permitted in the base zoning districts is a mini-storage facility and related accessory uses.
2. **Setbacks:** The storage of boats and campers, a permitted accessory use to mini-storage, and the location of dumpsters shall be limited to the west half of the Property.



# Possible Special Permit Conditions

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3. **Access**: Limited to the west portion of the property fronting Corsica Road.
  4. **Building Design**: Any buildings constructed within 260 feet of Corsica Road shall have a non-metal façade. Mini-storage buildings shall be prohibited from having doors/openings facing residential uses.
  5. **Screening Fence**: A minimum six-foot tall solid wood screening fence is required to be constructed, remain in place, and maintained between the mini-storage facility and the residential uses.
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# Possible Special Permit Conditions

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## 6. Buffer Yard:

- 15-foot wide plus 15
- Provide a continuous line of shrubs along the fence.
- Canopy or understory trees other than palm trees required every 50 feet.

## 7. Lighting:

- Shielded
  - Pole lights shall be of the full cut-off type
  - No freestanding pole lights within 50 feet of a residential use.
  - No light source shall exceed the roof height of the buildings on site or 15 feet, whichever is more restrictive.
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# Possible Special Permit Conditions

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8. **Building Height**: Buildings, excluding the office, shall not exceed 15 feet where adjacent to a single-family residential use. Otherwise, the maximum building height shall be 35 feet. Boat and camper storage is limited to the west half of the Property and shall not be considered “adjacent” to single-family residential uses.
  
9. **Hours of Operation**: 7 AM to 10 PM Sunday through Thursday and 7 AM to 11 PM on Friday and Saturday.



# Possible Special Permit Conditions

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10. **Signage**: Freestanding signage shall be limited to the west portion of the property fronting on Corsica Road. Wall signs shall not be oriented toward the east.
  
11. **Time Limit**: 12 months to submit a Building Permit application.