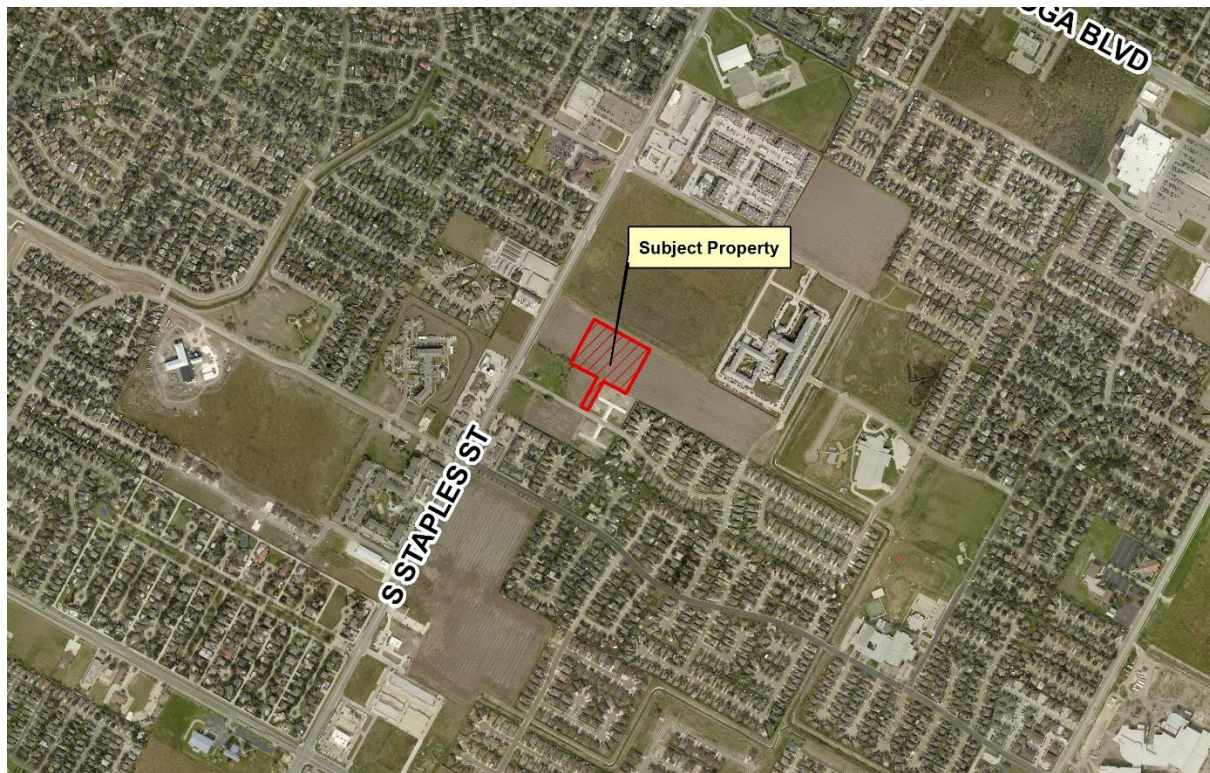




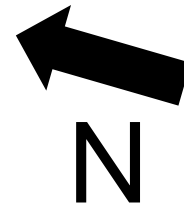
Aerial Overview

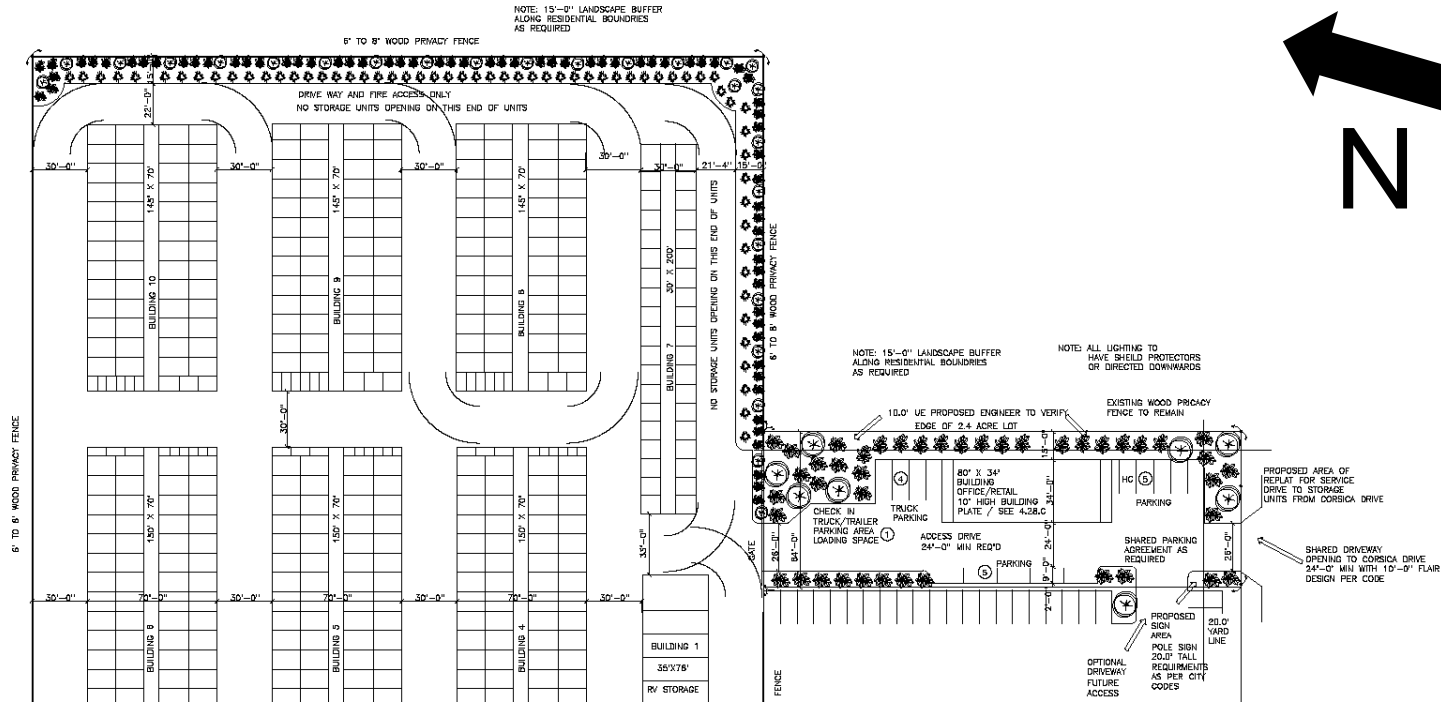




Aerial









Special Permit Conditions

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.



Special Permit Conditions

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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Special Permit Conditions

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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Special Permit Conditions

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**: 6 AM to 10 PM Sunday through Thursday and 6 AM to 11 PM on Friday and Saturday.
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Special Permit Conditions

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.