## PRELIMINARY DEVELOPMENT PLAN CONDITIONAL USE LEVEL 3 REVIEW

INGRESS/EGRESS

N 1,401,400

LAND USE: VACANT

30' BUILDING SETBACK

(3 FLOORS) ±132,000 GSF

LAND USE: VAVANT

**APPROXIMATE** STORMWATER MANAGEMENT

5' TYPE B LANDSCAPE BUFFER

PROPOSED SANITARY-LIFT STATION

HALT PAVED PUBLIĆ ROADWA. F.D.O.T. SECTION 16180-000 F.D.O.T. SECTION 16180-2505 M.B. 14 PG. 34

OFFICE-

LAND USE: VACANT

INGRESS/EGRESS

PROP 8' FENCE-

PARCEL #: 272630708002000400

LAND USE: VACANT

PARCEL #: 272630708002000390 LAND USE: VACANT

PARCEL #: 272630708002000260

LAND USE: SINGLE FAMILY

PARCEL #: 272630708002000250

PARCEL #: 272630708002000240

PARCEL #: 272630708002000230

LAND USE: SINGLE FAMILY

PARCEL #: 272630708002000220 LAND USE: SINGLE FAMILY

PARCEL #: 272630708002000210

LAND USE: SINGLE FAMILY

"FLORIDA DEVELOPMENT CO. TRACT" P.B. 3 PG. 60

FRANK W. CRAIG & DONNA S. STEWART SR.

0.R.B. 2468 PG. 662 PID: 27-26-30-708000-020271

PARCEL #: 272630708000020271

LAND USE: VACANT

LAND USE: SINGLE FAMILY

"SAND HILL POINT" P.B. 140 PG. 24

LANDS N/F SAND HILL POINT HOMEOWNER

LAND USE: VACANT

-PROPOSED

**EGRESS** 

15' TYPE A LANDSCAPE BUFFER

**OUTPARCEL 1** 

47,249 SF, 1.08 AC

OUTPARCEL 2

50,613 SF, 1.16 AC

5' TYPE B LANDSCAPE BUFFER

5' TYPE B LANDSCAPE BUFFER

PARCEL #: 272630708000020240

LAND USE: VACANT

15' BUILDING SETBACK

OUTPARCEL 3

**OUTPARCEL 4** 

35,351 SF, 0.81 AC

"FLORIDA DEVELOPMENT CO. TRACT" P.B. 3 PG. 60

LANDS N/F HOLLY HILL FRUIT PRODUCTS CO., INC. 0.R.B. 2485 PG. 394 PID: 27-26-30-708000-020250

PARCEL #: 272630708000020250

LAND USE: VACANT

15' BUILDING SETBACK

38,264 SF, 0.88 AC

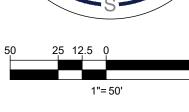
#### **APPLICANT:**

PUBLIC STORAGE OPERATING COMPANY 701 WESTERN AVE GLENDALE, CA 91201

#### **ENGINEER:**

**BOHLER** 600 NORTH WESTSHORE BLVD, SUITE 950 TAMPA, FL 33609 PHONE: (813) 812-4100 FAX: (813) 812-4101





## LBJ LANE PARCEL #: 272629706500040170 LAND USE: AGRICULTURAL

PARCEL#	27-26-30-708000-020230 /27-26-30-708000-020240  SANDHILL ROAD AND US HWY 27  POLK COUNTY  VACANT  PIX			
ADDRESS				
JURISDICTION				
EXISTING USE				
FLU				
CURRENT MAX FAR	0.70			
MAX IMPERVIOUS SURFACE RATIO	0.70			
MINIMUM LOT SIZE	40,000 SF			
MAXIMUM BLDG. HEIGHT	75'			
TOTAL PROJECT AREA	8.26 AC (359,781 SF)			
FRONT SETBACK (NORTH/EAST)	30'			
SIDE SETBACK (WEST)	50' (15' INTERIOR OUT PARCELS)  15' (INTERIOR OUT PARCELS)			
REAR SETBACK (SOUTH)				
FRONT LANDSCAPE BUFFER ( PERIMETER NORTH)	15'			
FRONT LANDSCAPE BUFFER ( PERIMETER EAST)	25'			
SIDE LANDSCAPE BUFFER (PERIMETER WEST)	15'			
SIDE LANDSCAPE BUFFER (PERIMETER SOUTH)	5'			
SIDE LANDSCAPE BUFFER (INTERIOR OUT PARCELS)	5'			
REAR LANDSCAPE BUFFER (NTERIOR OUT PARCELS)	10'			
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SITE DATA TABLE

	SITE LEGEND				
	PROPOSED PD MODIFICATION AREA				
	PROPOSED 200' BUFFER AOI				
	VEHICULAR PEDESTRIAN INGRESS/INGRESS ACCESS	$\longleftrightarrow$			
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	OVERALL SITE	SELF-STORAGE	OUTPARCEL 1	OUTPARCEL 2	OUTPARCEL 3	OUTPARCEL 4
PROPOSED SITE AREA	359,781 SF/ 8.26 AC	188,322 SF/ 4.32 AC	47,249 SF/ 1.08 AC	50,613 SF/ 1.16 AC	38,264 SF/ 0.88 AC	35,351 SF/ 0.81 AC
PROPOSED FAR	0.70	0.75	0.69	0.69	0.69	0.68
PROPOSED IMPERVIOUS SURFACE RATIO	0.70	0.50	0.70	0.70	0.70	0.70

#### SITE NOTES:

- 2. THE PROJECT IS LOCATED WITHIN A TRANSIT SUPPORTIVE DEVELOPMENT AREA.
- 3. THE DEVELOPMENT SHALL PROCEED IN ACCORDANCE WITH THE STANDARDS OF THE POLK COUNTY LAND DEVELOPMENT CODE. 4. THE PROJECT DOES NOT HAVE ANY RECORDED WETLANDS. CONSERVATION AREA. LAKES. NATURAL WATER BODIES OR RESOURCE PROTECTION AREAS WITHIN THE PROPERTY LIMITS.
- 5. THE PROJECT WILL REQUIRE ACCESS TO A COUNTY ROAD.
- 6. THE PROJECT DOES NOT INCLUDE ANY SPECIAL OCCUPANCIES ON SITE WHICH WOULD INCLUDE A FIRE SAFETY CONCERN. 7. THE WASTEWATER SERVICE WILL BE PROVIDED BY POLK COUNTY UTILITIES. THE POINT OF CONNECTION IS ESTIMATED TO BE THE FORCE MAIN LOCATED ON SOUTH SIDE SANDHILL ROAD.
- 8. THE PROJECT WILL CONNECT TO POLK COUNTY UTILITIES VIA THE 8-INCH WATER MAIN LOCATED ALONG THE NORTH SIDE OF SANDHILL
- 9. THE PROJECT WILL PROVIDE SAFE PEDESTRIAN AND BICYCLE ACCESS VIA 5-FOOT SIDEWALKS ALONG SANDHILL ROAD AND WHERE FEASIBLE, WILL CONNECT TO ADJOINING RESIDENTIAL DEVELOPMENTS BY SIDEWALK.
- 10. THE PROJECT MEETS THE MINIMUM 50-FOOT ROAD FRONTAGE REQUIREMENT. 11. THE PROJECT WILL PROVIDE TWO ACCESS POINTS TO SANDHILL ROAD, AND ONE ON US HWY 27.
- 12. THE PROJECT WILL PROVIDE ADEQUATE VEHICULAR QUEUING AND INTERNAL CIRCULATION TO ACCOMMODATE BUSES AND CARS. 13. THE PROJECT WILL PROVIDE PAVED PARKING AREA
- 14. THE PROJECT IS NOT LOCATED WITHIN THE GREEN SWAMP AREA OF CRITICAL CONCERN. 15. THE PROJECT'S PRIMARY ACCESS POINT WILL NOT CROSS AN ACTIVE RAILROAD.
- 16. THE SOILS LOCATED ON THE PROJECT SITE ARE HYDROLOGIC SOIL GROUP TYPE "A" ACCORDING TO THE NRCS WEB SOIL SURVEY.
- 17. THE PROJECT WILL COMPLY WITH THE POLK COUNTY LDC AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT DESIGN STANDARDS FOR ALL STORMWATER DRAINAGE DESIGNS. THE PROPOSED STORMWATER MANAGEMENT SYSTEM FOR THE DEVELOPMENT SHALL BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER AS TO NOT ADVERSELY IMPACT SURROUNDING RESIDENCES, EXISTING ROADWAY CONDITIONS, AND OFF-SITE SURFACE AND GROUNDWATER ELEVATIONS. THE PROJECT WILL ROUTE ON-SITE STORMWATER INTO THE PROPOSED ON-SITE STORMWATER MANAGEMENT FACILITIES OF APPROXIMATELY 1.60 ACRES. THE STORMWATER SYSTEM IS INTENDED TO DISCHARGE ALL STORMWATER RUNOFF TO THE EAST OF THE SITE.
- 18. EXISTING DRIVEWAYS AND STRUCTURE LOCATIONS ARE APPROXIMATED BASED ON THE MOST RECENT AERIAL IMAGERY INTERPRETATION.
- 19. THE PROJECT LIGHTING LOCATION AND ARRANGEMENT SHALL CONFORM WITH SECTION 709 OF THE POLK COUNTY LAND DEVELOPMENT
- 20. THE PARKING REQUIREMENTS SET FORTH BY THE POLK COUNTY LDC WILL BE ADHERED TO. 21. THE QUEUING REQUIREMENTS SET FORTH BY THE POLK COUNTY LDC WILL BE ADHERED TO.
- 22. THE PROJECT SITE DOES NOT CONTAIN ANY MAJOR TREE STANDS OR OTHER LARGE TREES.

### **LEGAL DESCRIPTION:**

TRACT 23 IN THE SE 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT COMPANY TRACT, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 3, PAGES 60, 61, 62 AND 63.

LESS AND EXCEPT THEREFROM THAT PORTION DESCRIBED IN MAINTAINED RIGHT OF WAY MAP BOOK 14, PAGES 34 THROUGH 37; MAINTAINED RIGHT OF WAY MAP BOOK 20, PAGES 45 THROUGH 65; AND THAT QUITCLAIM DEED TO

POLK COUNTY RECORDED IN OFFICIAL RECORDS BOOK 7063, PAGE 510, ALL OF THE PUBLIC RECORDS OF POLK COUNTY,

TRACT 24 IN THE SE 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST OF FLORIDA DEVELOPMENT CO. TRACT, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 3, PAGE 60; BEING THE E 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION.

LESS AND EXCEPT THEREFROM THAT PORTION DESCRIBED IN MAINTAINED RIGHT OF WAY MAP BOOK 14, PAGES 34 THROUGH 37; MAINTAINED RIGHT OF WAY MAP BOOK 20, PAGES 45 THROUGH 65; AND THAT QUITCLAIM DEED TO POLK COUNTY RECORDED IN OFFICIAL RECORDS BOOK 7063, PAGE 510, ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAND HILL POINT, AS RECORDED IN PLAT BOOK 140, PAGE 24; THENCE RUNNING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SANDHILL ROAD THE FOLLOWING SIX (6) COURSES: SOUTH 88°55'20" EAST, 166.16 FEET; THENCE NORTH 87°41'21" EAST, 233.63 FEET; THENCE SOUTH 00°17'16" EAST, 5.96 FEET; THENCE NORTH 88°57'54" EAST, 84.71 FEET; THENCE SOUTH 01°10'04" EAST, 15.00 FEET; THENCE NORTH 88°47'48" EAST, 99.85 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27 AS REFERENCED IN F.D.O.T. SECTION 16180-000 AND SECTION 16180-2505; THENCE RUNNING ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°09'27" EAST, 600.09 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTH LINE, SOUTH 88°45'42" WEST, 584.34 FEET TO THE SOUTHEAST CORNER OF SAND HILL POINT, THENCE RUNNING ALONG THE EAST LINE OF SAND HILL POINT, NORTH 00°10'19" WEST, 623.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 359,752 SQUARE FEET OR 8.259 ACRES, MORE OR LESS.

THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS OF MINIMAL FLOOD HAZARD) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, POLK COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 225 OF 1025", MAP NUMBER 12105C0225G, WITH A MAP REVISION DATE OF DECEMBER 22, 2016.



# REV DATE 1 02/12/2024 COMMENTS 2 03/15/2024 PER COUNTY COMMENTS



**ISSUED FOR MUNICIPAL 8 AGENCY REVIEW & APPROVA** 

DRAWN BY:

PROJECT:

SELF-STORAGE SANDHILL ROAD



PROPOSED DEVELOPMENT

SANDHILL RD POLK COUNTY, DAVENPORT FL 33837

600 N. WESTSHORE BLVD. SUITE 950 TAMPA, FLORIDA 33609 Phone: (813) 812-4100 Fax: (813) 812-4101



**PRELIMINARY DEVELOPMENT** PLAN

SHEET NUMBER:

REVISION 2 - 03/15/2024