



DEVELOPER: AMERCO REAL ESTATE / U-HAUL CO. OF FLORIDA  
 CONTACT: DAVID POLLOCK  
 2727 N CENTRAL AVE #9N  
 PHOENIX, AZ 85004  
 602-263-6502 EXT. 615126

PROJECT NAME: STORAGE T.I. @ COCONUT CREEK  
 MUNICIPALITY: COCONUT CREEK, FL  
 PROJECT ADDRESS: 5431 JOHNSON ROAD  
 PARCEL ID: 484206-44-0010  
 LAND AREA: 202,963 S.F. (4.659 ACRES)  
 BUILDING FOOTPRINT: 73,917 S.F.  
 LANDSCAPE: 66,095 S.F.  
 PAVING & SIDEWALK: 62,951 S.F.

BUILDING AREA:  
 1ST FLOOR: 73,917 S.F.  
 2ND FLOOR: 48,422 S.F.  
 3RD FLOOR: 48,422 S.F.  
 TOTAL GROSS S.F.: 170,761 S.F.

TOTAL LOT COVERAGE: 73,917 / 202,963 = 36.42%  
 FLOOR AREA RATIO: 170,761 / 202,963 = 84.13%  
 IMPERVIOUS SURFACE: 138,868 / 202,963 = 66.743%

LANDSCAPING REQUIRED:  
 20% MIN OPEN SPACE REQ'D = 40,592 S.F. - 66,095 S.F. EXISTING  
 20' LANDSCAPE BUFFER REQ'D - 20' BUFFER EXISTING  
 2 TREES & 5 SHRUBS PER 1000 S.F. REQ'D. & IS EXISTING  
 REPLACE ALL DAMAGED OR REMOVED PLANT MATERIALS PER LOCAL ARBORIST DIRECTIONS

ZONING PER LAND DEVELOPMENT CODE: IO-1 INDUSTRIAL OFFICE  
 LAND USE PER GENERAL PLAN: INDUSTRIAL  
 PLAT NAME: COCONUT CREEK SELF STORAGE PLAT  
 PLAT DATE: RECORDED 3 / 12 / 2008  
 PLAT NUMBER: PLAT BOOK 177, PAGES 175 - 176  
 EXISTING USE: SELF STORAGE WAREHOUSE W/ 30% ANCILLARY OFFICE OR COMMERCIAL  
 PROPOSED USE: SELF STORAGE WAREHOUSE W/ ACCESSORY TRUCK RENTAL  
 SPECIAL LAND USE: REQUEST APPROVAL OF A SPECIAL LAND USE PERMIT TO ALLOW TRUCK AND TRAILER RENTAL AS AN ACCESSORY USE TO ALLOW A.R.E.C.'S NEW U-HAUL SELF STORAGE & MOVING CENTER OF COCONUT CREEK  
 SITE PLAN MOD: REQUEST APPROVAL OF A SITE PLAN MODIFICATION TO THE SITE PLAN, BUILDING DESIGN, ETC. TO ALLOW A.R.E.C.'S NEW U-HAUL SELF STORAGE & MOVING CENTER OF COCONUT CREEK, APPLICATION INCLUDES NEW ELEVATOR, NEW SELF-STORAGE (NOT OCCUPIABLE SPACE), NEW CUSTOMER STORAGE PARKING SPACES, AND NEW DISPATCH & RECEIVING BAY.

SITE PLAN GENERAL NOTES:  
 1. CONSTRUCTION TRAILER SHALL NOT BE LOCATED ADJACENT TO MAJOR THOROUGHFARES.  
 2. ALL NEW MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW.  
 3. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH PARKING ANALYSIS AND PARKING PLAN DATA AS NOTED.  
 4. ALL SIGNS ARE SUBJECT TO THE STANDARDS OF SUBDIVISION 5 REGULATIONS FOR THE USE AND CONTROL OF SIGNS.  
 5. ALL NEW UTILITIES SHALL BE UNDERGROUND.

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	06/29/14	DP	CITY REVISIONS
2	08/10/14	DP	FINAL SITE AND LAND USE PLAN
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:  
 ANDREW M. LAS  
 LICENSE  
 No 74392  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 9/29/2014

ARCHITECT LOGO:  
 AMERCO REAL ESTATE COMPANY  
 CONSTRUCTION DEPARTMENT  
 2727 NORTH CENTRAL AVENUE  
 PHOENIX, ARIZONA 85004  
 P: (602) 263-6502  
 F: (602) 277-1026

SITE ADDRESS:  
 U-Haul of Coconut Creek  
 5431 Johnson Road  
 Coconut Creek, FL 33073

SHEET CONTENTS:  
 Siteplan and 1st Level Floorplan

788028

DRAWN: IL  
 CHECKED: DP  
 DATE: 08/10/14

788028\_A11

SITEPLAN/1st LEVEL FLOORPLAN

**UHAUL INTERNATIONAL CENTER: 788028**

STORAGE T.I. @ COCONUT CREEK  
 5431 JOHNSON ROAD,  
 COCONUT CREEK, FL 33073

AN APPLICATION TO ALLOW TRUCK RENTAL AS AN ACCESSORY USE AT THE APPROVED SELF STORAGE FACILITY LOCATED AT 5431 JOHNSON ROAD, COCONUT CREEK, FL.

AND

AN APPLICATION TO ALLOW MODIFICATIONS TO THE APPROVED SITE PLAN AND BUILDING DESIGN AT THE SELF STORAGE FACILITY LOCATED AT 5431 JOHNSON ROAD, COCONUT CREEK, FL.

The Land referred to in this Commitment is described as follows:  
 Parcels A and B, Coconut Creek Self Storage Plat, according to the plat thereof, as recorded in Plat Book 177, Page 175 and 176, of the Public Records of Broward County, Florida.

The above described parcel is the same parcel as described in Fidelity National Title Insurance Company, Commitment No. 4293872, bearing an effective date of March 14, 2013.

Notes Corresponding to Schedule B

Numbers correspond with Schedule B exceptions items contained in Fidelity National Title Insurance Company, Commitment No. 4293872, bearing an effective date of March 14, 2013.

5. All matters as contained on the Plat of Coconut Creek Self Storage Plat, recorded in Plat Book 177, Page 175 and 176, of the Public Records of Broward County, Florida, AFFECTS THE SUBJECT PROPERTY - PLOTTED & SHOWN HEREON

6. Restrictions, covenants, easements and conditions as set forth in the Declaration of Restrictive Covenants recorded March 27, 2006 in Official Records Book 41702, Page 1548. AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE

7. Agent of Record for Notice of Expiration of Findings of Adequacy recorded March 12, 2008 in Official Records Book 45179, Page 274. AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE

8. Easement in favor of Florida Power & Light Company, recorded November 6, 2008 in Official Records Book 45795, Page 1473. AFFECTS THE SUBJECT PROPERTY - PLOTTED & SHOWN HEREON

9. Water and Wastewater Agreement by and between Florida Tropic, Ltd. and the City of Coconut Creek, Florida, a municipal corporation, recorded January 7, 2009 in Official Records Book 45903, Page 1878. AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE

10. Utility Easement as set forth and described in that certain No. 2010-29 recorded October 12, 2010 in Official Records Book 47440, Page 533 and recorded October 12, 2010 in Official Records Book 47440, Page 548. AFFECTS THE SUBJECT PROPERTY - PLOTTED & SHOWN HEREON

FLOOD ZONE  
 By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 12011C0105F, which bears an effective date of August 18, 1992 and is not in a Special Flood Hazard Area.

WETLANDS NOTE:  
 No evidence of potential wetlands was observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property.

SHEET #

SHEET #	SHEET NAME
SP1	ARCHITECTURAL SITEPLAN AND 1st LEVEL FLOORPLAN
SP1.1	LANDSCAPE EQUIPMENT SCREENING PLAN
A1	FLOOR PLANS
E1	PROPOSED EXTERIOR ELEVATIONS - COLORED
E2	PROPOSED EXTERIOR ELEVATIONS - B&W
PLAT SHEETS	
1	COCONUT CREEK SELF STORAGE PLAT - SHEET 1 OF 2
2	COCONUT CREEK SELF STORAGE PLAT - SHEET 2 OF 2
SURVEY	
ALTA1	BOUNDARY & EASEMENTS PLAN
ALTA2	HORIZONTAL CONTROL PLAN
LANDSCAPE	
LP-1	LANDSCAPE PLAN
LP-2	LANDSCAPE PLAN

**PARKING PLAN DATA**

26 SPACES REQUIRED AND 27 SPACES SHALL BE DESIGNATED FOR RETAIL CUSTOMERS.  
 SPACE NOS. 1-15, 18-19, 24-26, 29-35.

1 SPACE SHALL BE REQUIRED AND DESIGNATED FOR EMPLOYEE SPACE NO. 20.

19 SPACES ARE REQUIRED AND DESIGNATED FOR STORAGE CUSTOMERS.  
 SPACE NOS. 16-17, 27-28, 39-49, 50-53.

6 SPACES SHALL BE DESIGNATED FOR EQUIPMENT PARKING SPACE NOS. 54-59.

6 SPACES SHALL BE DESIGNATED FOR DISPLAY PARKING SPACE NOS. 21-23, 36-38.

NOTE: 4 HANDICAP SPACES ARE PROVIDED SPACE NOS. 9-10, 16-17.

**ANTICIPATED TIMELINE**

DEVELOPMENT TO START IMMEDIATELY UPON ALL CITY AND AGENCY APPROVALS

PROPOSED COMPLETION 6 MONTHS AFTER START

**SITE DATA**

ORIGINAL FACILITY ANALYSIS	PROPOSED U-HAUL ANALYSIS
USES: 1st FLOOR: OFFICE, RETAIL, MISC., RV AND STORAGE (NOT OCCUPIABLE SPACE) 2nd FLOOR: STORAGE (NOT OCCUPIABLE SPACE) 3rd FLOOR: STORAGE (NOT OCCUPIABLE SPACE)	USES: 1st FLOOR: RETAIL, MISC., RV AND STORAGE (NOT OCCUPIABLE SPACE) 2nd FLOOR: STORAGE (NOT OCCUPIABLE SPACE) 3rd FLOOR: STORAGE (NOT OCCUPIABLE SPACE)
USE AREA CALCULATIONS: 1st FLOOR: OFFICE = 1984 S.F., RETAIL = 3,566 S.F., MISC. = 407 S.F., RV = 19,150 S.F., STORAGE = 48,810 S.F. (NOT OCCUPIABLE SPACE) 2nd FLOOR: STORAGE = 48,422 S.F. (NOT OCCUPIABLE SPACE) 3rd FLOOR: STORAGE = 48,422 S.F. (NOT OCCUPIABLE SPACE)	USE AREA CALCULATIONS: 1st FLOOR: OFFICE = 0 S.F., RETAIL = 3,044 S.F., MISC. = 2,088 S.F., RV = 19,150 S.F., STORAGE = 49,635 S.F. (NOT OCCUPIABLE SPACE) 2nd FLOOR: STORAGE = 33,403 S.F. (NOT OCCUPIABLE SPACE) 3rd FLOOR: STORAGE = 33,403 S.F. (NOT OCCUPIABLE SPACE)
STORAGE CAPACITY: 145,654 S.F. TOTAL BUILDING AREA: 73,917 S.F.	STORAGE CAPACITY: 116,441 S.F. TOTAL BUILDING AREA: 73,917 S.F.
PARKING CALCULATIONS: OFFICE 1,983 S.F./300 = 6.6 SPACES RETAIL & MISC. 3,973 S.F./300 = 13.2 SPACES STORAGE (1st FLOOR) 48,810/2,000 = 24.4 SPACES	PARKING CALCULATIONS: OFFICE 0 S.F./300 = 0 SPACES RETAIL & MISC. 3,044 S.F./300 = 10.1 SPACES RV 19,150 S.F./300 = 63.8 SPACES STORAGE 49,635 S.F./2,000 = 24.8 SPACES
TOTAL PARKING SPACES REQUIRED = 44 TOTAL PARKING SPACES PROVIDED = 59 SPACES USED FOR EQUIPMENT = 6	TOTAL PARKING SPACES REQUIRED = 46 TOTAL PARKING SPACES PROVIDED = 59 SPACES USED FOR EQUIPMENT = 6
ORIGINAL STORAGE PLAN (TOTAL S.F.) = 116,441 S.F. STORAGE FACTOR = 6.069 S.F./SPACE	PROPOSED STORAGE PLAN (TOTAL S.F.) = 116,441 S.F. STORAGE FACTOR = 6.069 S.F./SPACE
ORIGINAL DEVELOPMENT PARKING REQUIREMENT FOR STORAGE = 69 SPACES PROPOSED DEVELOPMENT PARKING REQUIREMENT FOR STORAGE = 19 SPACES PROVIDED	PROPOSED DEVELOPMENT PARKING REQUIREMENT FOR STORAGE = 19 SPACES PROVIDED

PLANNING & ZONING BOARD 08/29/14  
**APPROVED**

PROJECT DESCRIPTION

TITLE / LEGAL & EASEMENTS

SHEET INDEX

PARKING ANALYSIS