SELF STORAGE PARKING REQUIREMENTS

PARKING REQUIREMENT COMPARISON: 930 HOWLAND BOULEVARD

LAND USE	QUANTITY	CITY OF DELTONA LDC	ULI	ITE PARK GEN	VOLUSIA COUNTY	CITY OF SANFORD	SPACES PROVIDED
MINI WAREHOUSE (SELF STORAGE)	857 STORAGE UNITS	86	14	19	13	6	29
	1,280 SF OFFICE SPACE	5					

COVERED RV/BOAT PARKING: 57
UNCOVERED PARKING: 30 (INCLUDING 2 HANDICAP)

NOTE: COVERED PARKING DOES NOT SATISFY PARKING REQUIREMENT.

ACCESSIBLE PARKING REQUIREMENTS
** PER FLORIDA STATUTE 316.1955 & 316.1956
** PER ADAAG 208.2

REQUIRED = 2 SPACES
PROVIDED = 2 SPACES

BICYCLE PARKING REQUIREMENTS

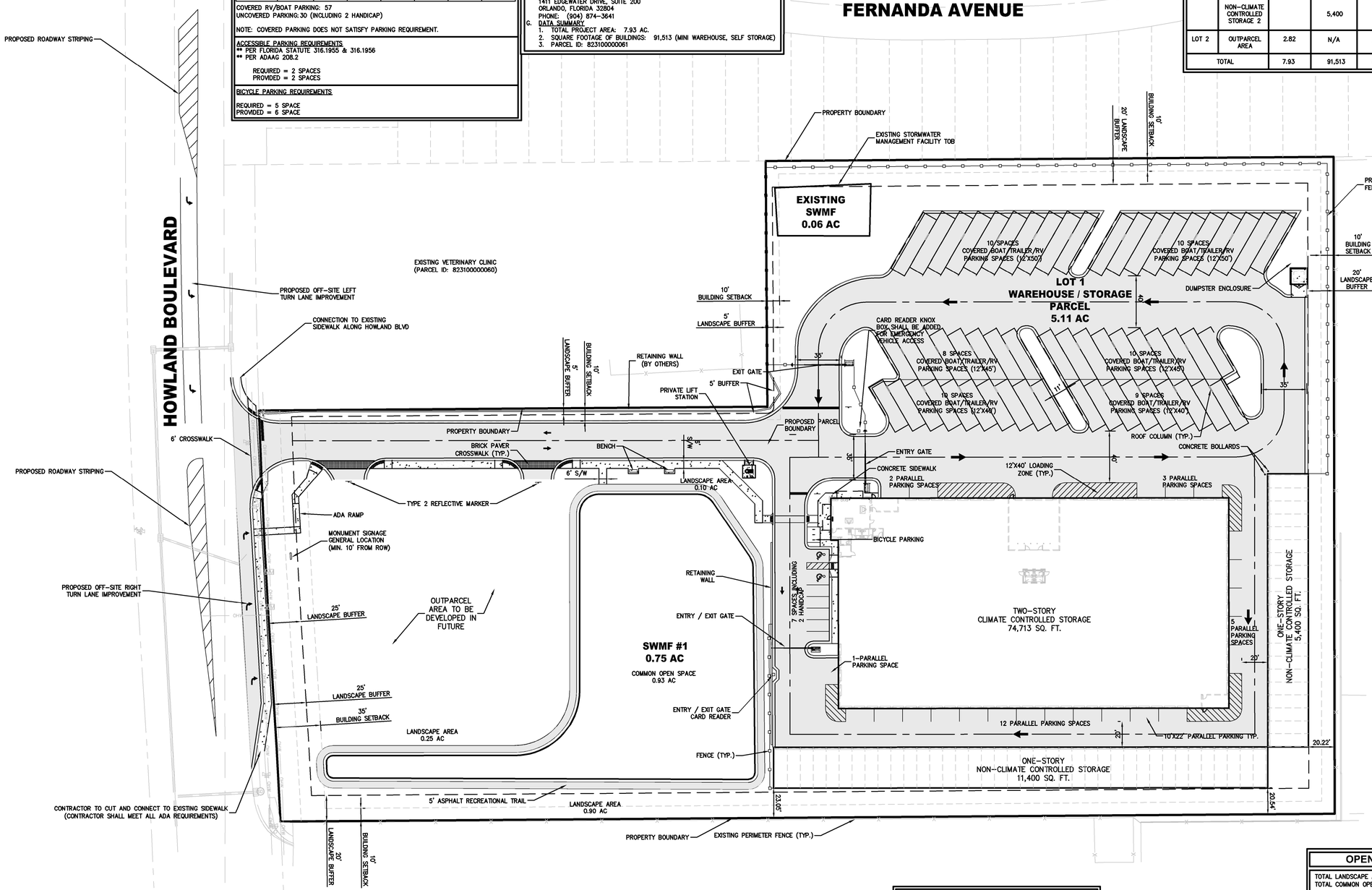
REQUIRED = 5 SPACE
PROVIDED = 6 SPACE

DEVELOPMENT SUMMARY

A. PROJECT NAME: HOWLAND BLVD SELF STORAGE
B. ZONING DESIGNATION: C-1 (EXISTING) ; MPUD (PROPOSED)
C. PUD ORDINANCE NUMBER: N/A
D. CITY DEVELOPMENT NUMBER: N/A
E. OWNER/DEVELOPER NAME, ADDRESS, PHONE NUMBER
BLACKFIN PARTNERS, LLC.
4440 PGA BLVD, SUITE 600
PALM BEACH GARDENS, FL 33410
F. ENGINEER NAME, ADDRESS, PHONE NUMBER
VIJAYSIMHA SEELAM, P.E.
ENGLAND-THIMS & MILLER, INC.
1411 EDGEWATER DRIVE, SUITE 200
ORLANDO, FLORIDA 32804
PHONE: (904) 874-3641
G. DATA SUMMARY
1. TOTAL PROJECT AREA: 7.93 AC.
2. SQUARE FOOTAGE OF BUILDINGS: 91,513 (MINI WAREHOUSE, SELF STORAGE)
3. PARCEL ID: 823100000061

LOT / BUILDING DATA TABLE

	BUILDING TYPE	#ACRES	BLDG SIZE (SQ. FT.)	OFFICE (SQ. FT.)	WAREHOUSE (SQ. FT.)	MEZZANINE (SQ. FT.)	
LOT 1	CLIMATE CONTROLLED STORAGE	5.11	74,713	1,280	47,489	N/A	
	NON-CLIMATE CONTROLLED STORAGE 1		11,400	N/A	N/A	N/A	
	NON-CLIMATE CONTROLLED STORAGE 2		5,400	N/A	N/A	N/A	
LOT 2	OUTPARCEL AREA	2.82	N/A	N/A	N/A	N/A	
TOTAL		7.93	91,513	1,280	47,489	N/A	100%



DIMENSIONAL REQUIREMENTS

1. MINIMUM LOT SIZE: 0.5 ACRE
2. MINIMUM LOT WIDTH: 150 FT
3. MAXIMUM BUILDING HEIGHT: 40 FT
4. MAXIMUM FLOOR AREA RATIO (FAR): 50%
5. THE IMPERVIOUS SURFACE RATIO IS NOT TO EXCEED 70% OF THE GROSS SQUARE FOOTAGE FOR THE SUBJECT PROPERTY.
6. MAXIMUM LOT COVERAGE: 35%

LEGEND

CONCRETE PAVEMENT

ASPHALT PAVEMENT

OPEN SPACE CALCULATIONS

TOTAL LANDSCAPE AREA (AC.) = 0.90 + 0.25 + 0.10 = 1.25
TOTAL COMMON OPEN SPACE AREA (AC.) = 0.93

TOTAL OPEN SPACE (AC.) = 1.24 + 0.93 = 2.18

COMMON OPEN SPACE PERCENTAGE = 0.93 / 2.18 = 43%

NOTE: THE PUBLIC BENEFIT IS SERVED BY THE ADOPTION OF THIS PUD AS IT PROVIDES A MUCH NEEDED SERVICE TO THE COMMUNITY SURROUNDING THE SUBJECT PROPERTY AND PROVIDES PARKING AND STORAGE ALTERNATIVES WITHIN A REASONABLE PROXIMITY TO THE RESIDENTIAL AND COMMERCIAL USERS WHO ARE PROHIBITED FROM PARKING CERTAIN COMMERCIAL VEHICLES, LARGER TRAILERS, BOATS AND OTHER ITEMS UNDER SECTION 110-811 OF THE LAND DEVELOPMENT CODE.

PLANS PREPARED UNDER THE DIRECTION OF:
VIJAYSIMHA SEELAM
P.E. NUMBER: 75769

REVISIONS:
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PLOTTED: December 17, 2025 – 2:03 PM, BY: Yosvany Medina Pinero

ETM NO. 24-210
DRAWN BY: YMP
DESIGNED BY: YMP
CHECKED BY: VS
DATE: DECEMBER, 2025

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ENGLAND-THIMS & MILLER

MASTER SITE PLAN

HOWLAND BLVD SELF STORAGE FOR BLACKFIN PARTNERS, LLC.

DRAWING NUMBER
4

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