

# City of Palm Coast, Florida Agenda Item

**Agenda Date:** April 21, 2026

**Agenda Item:**  
H.2

|   |                                       |
|---|---------------------------------------|
| <b>Department</b> COMMUNITY DEVELOPMENT<br><b>Division</b> PLANNING | <b>Amount</b><br><b>Org/Account #</b> |
|---|---------------------------------------|

**Subject:** RESOLUTION 2026- XX U-HAUL STORAGE FACILITY - PALM COAST TECHNICAL SITE PLAN - TIER 3, APPLICATION # 5979

**Presenter:** Michael Hanson, A.I.C.P, Senior Planner

**Attachments:**

1. Presentation
2. Resolution
3. Development Order
4. Staff Report
5. Map Series
6. Application and Owner Authorization
7. Survey
8. Phasing Plan, Site Plan, Landscape Plan
9. Architectural Elevations

**Background:**

The applicant has submitted a Technical Site Plan Tier 3 application for a mini-warehouse and recreational vehicle self-storage facility. The proposed facility is phased. This technical site plan application is only for phase one. Phase one includes two buildings measuring  $\pm 119,614$  square feet. Building A is planned to be three stories ( $\pm 45.5$  feet per the submitted Architectural Elevations) and provide 950 storage units within the  $\pm 105,666$ -square-foot building. Building B is planned to be a one-story ( $\pm 48.5$  feet) warehouse style  $\pm 13,948$ -square-foot building with both buildings sharing a similar façade.

The applicant is planning a future phase, which will expand recreational vehicle and boat parking along with providing garage units. This can be seen on the included phasing plan but is not part of this application. The applicant is also working with City staff for a land purchase agreement for the future extension of Whiteview Parkway westward of US Highway 1 (US-1) to support the City's planned westward expansion. This purchase agreement will be seen by City Council as a separate agenda item in the near future. This item was heard by the Planning and Land Development Regulation Board at their March 18th, 2026 meeting. There was no public participation regarding the project, and the Planning and Land Development Board unanimously recommended approval of the project.

**This is a quasi judicial item, please disclose any ex parte communication.**

**Recommended Action:**

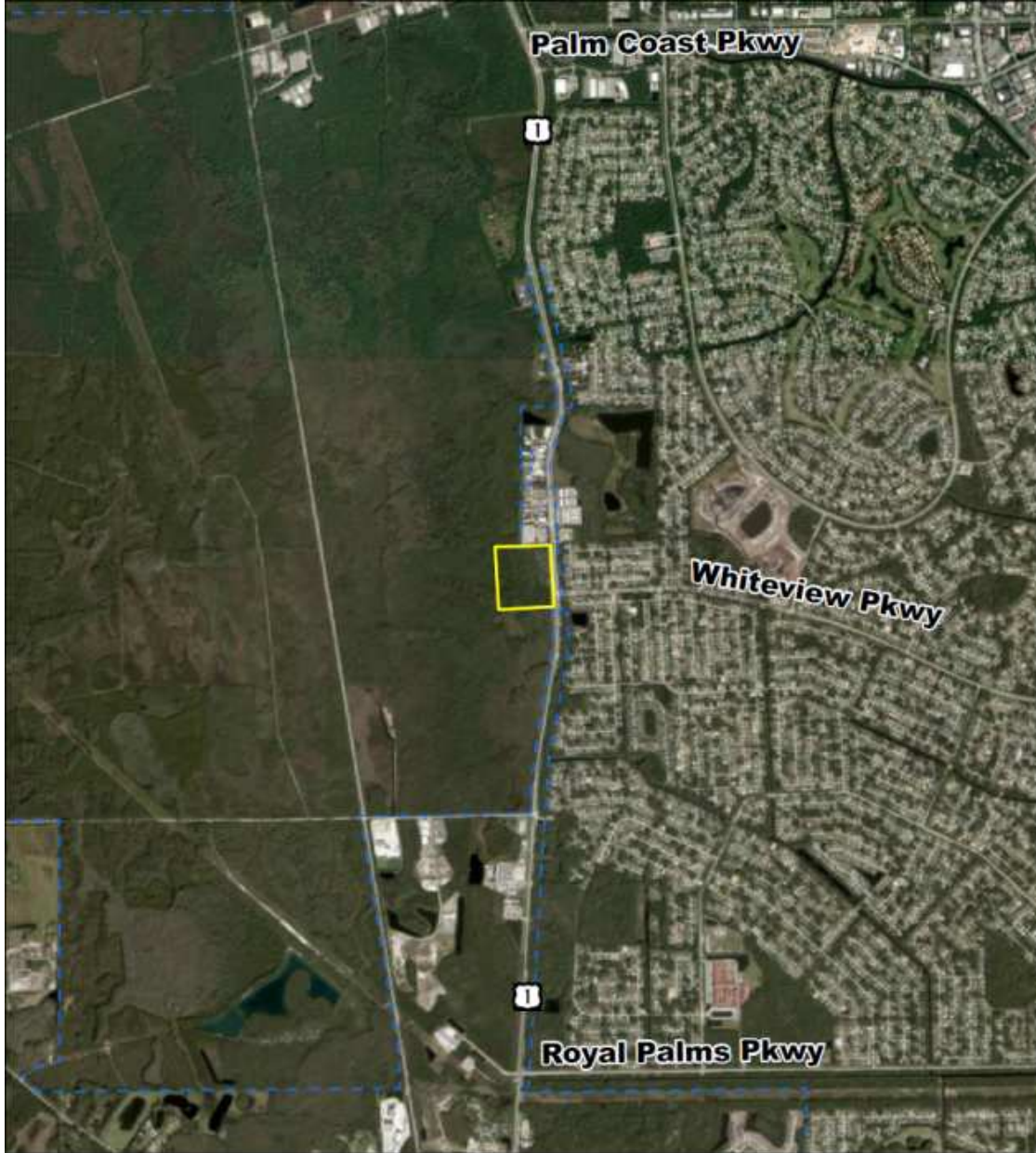
**THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD (PLDRB) FOUND THE PROJECT IN COMPLIANCE WITH LAND DEVELOPMENT CODE, AND THE COMPREHENSIVE PLAN AND RECOMMENDED APPROVAL OF THE TECHNICAL SITE PLAN – TIER 3 U-HAUL STORAGE FACILITY - PALM COAST, APPLICATION NO. 5979 TO THE CITY COUNCIL.**

**U-HAUL  
TECHNICAL SITE PLAN - TIER 3**

**City Council  
April 21, 2026**

# Distant Aerial

- West side of US Highway 1 at its intersection with Whiteview Parkway
- 4355 US HWY 1 N, Bunnell, Florida 32110
- ±30.02 acres



## Distant Aerial

- Palm Coast City Limits
- Subject Property



0 2,000  
Feet



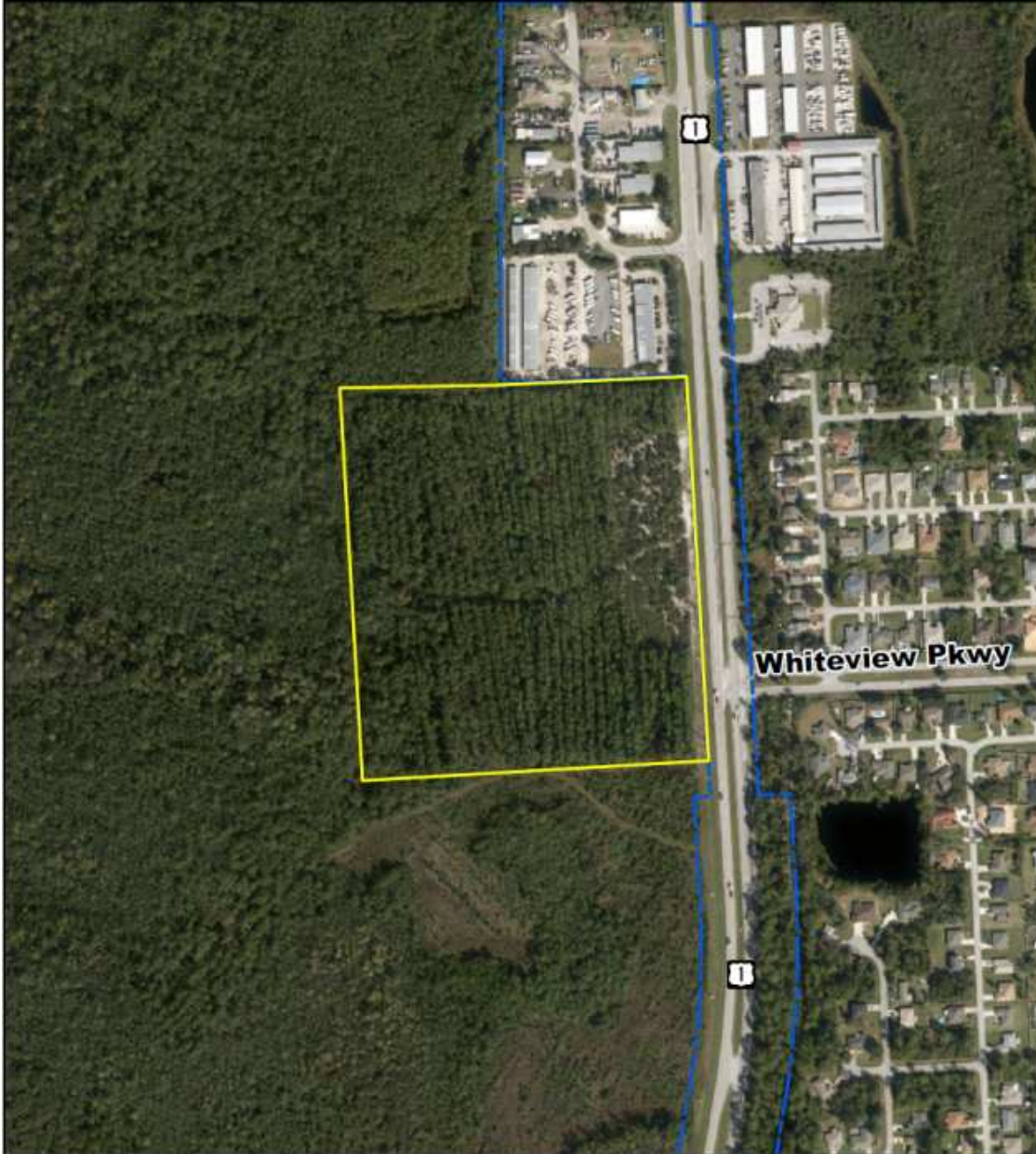
Map Provided by the Planning Division

Date: 2/24/2026





# Request

The applicant has submitted a Technical Site Plan Tier 3 application for a mini-warehouse and recreational vehicle self-storage facility. The proposed facility is phased. This technical site plan application is only for phase one. Phase one includes two buildings measuring  $\pm 119,614$  square feet. Building A is planned to be three stories ( $\pm 45.5$  feet per the submitted Architectural Elevations) and provide 950 storage units within the  $\pm 105,666$ -square-foot building. Building B is planned to be a one-story ( $\pm 48.5$  feet) warehouse style  $\pm 13,948$ -square-foot building with both buildings sharing a similar façade.



## Close Up Aerial

-  Palm Coast City Limits
-  Subject Property



0 400  
Feet



Map Provided by the Planning Division

Date: 2/24/2026



# FLUM

The subject site is designated Mixed Use and Conservation.



### SURROUNDING ZONING AND FLUM CATEGORIES

| Direction | FLUM Category   | Zoning District  |
|-----------|---|--|
| North     | Flagler County: Agriculture and Timberlands, Industrial   | Flagler County: Agriculture and Timberlands, Industrial  |
| East      | Residential, Greenbelt                                    | Public/Semi-Public (PSP), Multi-Family Residential (MFR-1), Duplex (DPX), Single-Family Residential (SFR-2, SFR-3) |
| South     | Flagler County: Agriculture and Timberlands, Conservation | Flagler County: Agriculture and Timberlands  |
| West      | Flagler County: Agriculture and Timberlands, Conservation | Flagler County: Agriculture and Timberlands  |

**Future Land Use Map**

- Palm Coast City Limits
- Subject Property
- Palm Coast FLUM
- Canal
- Industrial
- Conservation
- Greenbelt
- Institutional
- Mixed Use
- Residential
- CONSERVATION, Advanced Area, Flagler County FLUM adopted
- AGRICULTURE & TIMBERLANDS, Advanced Area, Flagler County FLUM adopted
- Unincorporated Flagler Future Land Use
- INDUSTRIAL



Map Provided by the Planning Division



Date: 2/24/2026



# Zoning Map

The subject site is zoned COM-3 and PRS. The proposed use is permitted by right in COM-3.



### SURROUNDING ZONING AND FLUM CATEGORIES

| Direction | FLUM Category   | Zoning District  |
|-----------|---|--|
| North     | Flagler County: Agriculture and Timberlands, Industrial   | Flagler County: Agriculture and Timberlands, Industrial  |
| East      | Residential, Greenbelt                                    | Public/Semi-Public (PSP), Multi-Family Residential (MFR-1), Duplex (DPX), Single-Family Residential (SFR-2, SFR-3) |
| South     | Flagler County: Agriculture and Timberlands, Conservation | Flagler County: Agriculture and Timberlands  |
| West      | Flagler County: Agriculture and Timberlands, Conservation | Flagler County: Agriculture and Timberlands  |

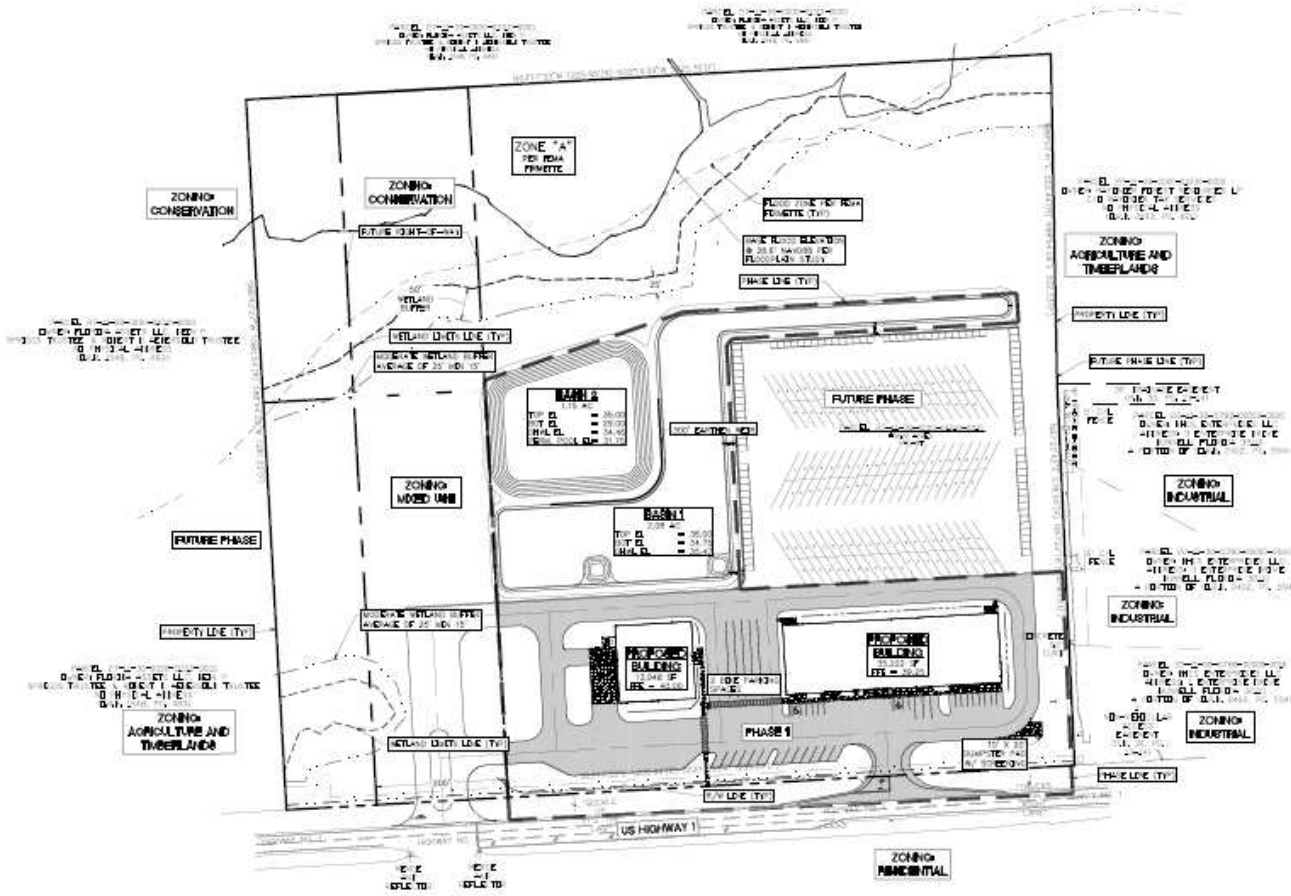
**Zoning Map**

- Blue outline: Palm Coast City Limits
- Yellow outline: Subject Property
- Red: COM-3
- Green: COM-1
- Orange: DPX
- Brown: MFR-1
- Light Green: MFR-2
- Light Blue: PSP
- Light Orange: SFR-2
- Yellow: SFR-3
- Green diagonal lines: AC - Acreage Area, Flagler County, zoning adopted
- Green: Flagler Zoning
- Purple: I

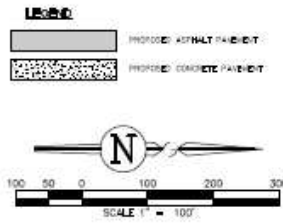
Map Provided by the Planning Division  
Date: 2/24/2026



# Overall Site Plan



- NOTES**
1. DEVELOPMENT SHALL BE FOR THE PROPOSED PHASE 1 ONLY.
  2. PHASE 1 SHALL BE CONSIDERED AS A DEVELOPMENT IN ITSELF AND SHALL BE SUBJECT TO THE CITY OF PALM COAST ZONING ORDINANCE AND ANY OTHER APPLICABLE REGULATIONS.
  3. THE FUTURE PHASE 2 SHALL BE SUBJECT TO A SEPARATE DEVELOPMENT PLAN FOR COORDINATION WITH THE CITY OF PALM COAST.
  4. LAND ACQUIRED BY THE CITY OF PALM COAST SHALL BE SUBJECT TO THE CITY OF PALM COAST ZONING ORDINANCE AND ANY OTHER APPLICABLE REGULATIONS.



| REVISIONS |          |                                   |    |       |
|-----------|----------|-----------------------------------|----|-------|
| NO.       | DATE     | DESCRIPTION                       | BY | APP'D |
| 1         | 11/14/24 | CITY OF PALM COAST - SUBMITTAL #1 |    |       |
| 2         | 11/14/24 | CITY OF PALM COAST - SUBMITTAL #2 |    |       |

THESE PLANS WERE PREPARED BY JAMES LEE JONES, P.E., LICENSE NO. 11111111, FOR THE CITY OF PALM COAST, FLORIDA. THESE PLANS ARE THE PROPERTY OF JAMES LEE JONES AND SHALL BE KEPT IN HIS OFFICE FOR THE CITY OF PALM COAST. ANY REVISIONS TO THESE PLANS SHALL BE MADE BY JAMES LEE JONES AND SHALL BE SIGNED AND SEALED BY HIM.

**JBPro**  
 CIVIL ENGINEERING | LAND PLANNING  
 SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606  
 4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville (352) 375-8999 | St. Augustine (804) 789-8999  
 Toll Free (844) Go-JBPro | Email: contact@jbpro.com

PROJECT TITLE: **MASTER PHASING PLAN**

CLIENT: **U-HAUL COMPANY OF FLORIDA**  
 JACKSONVILLE, FLORIDA

PROJECT: **U-HAUL STORAGE FACILITY**  
 PHASE 1

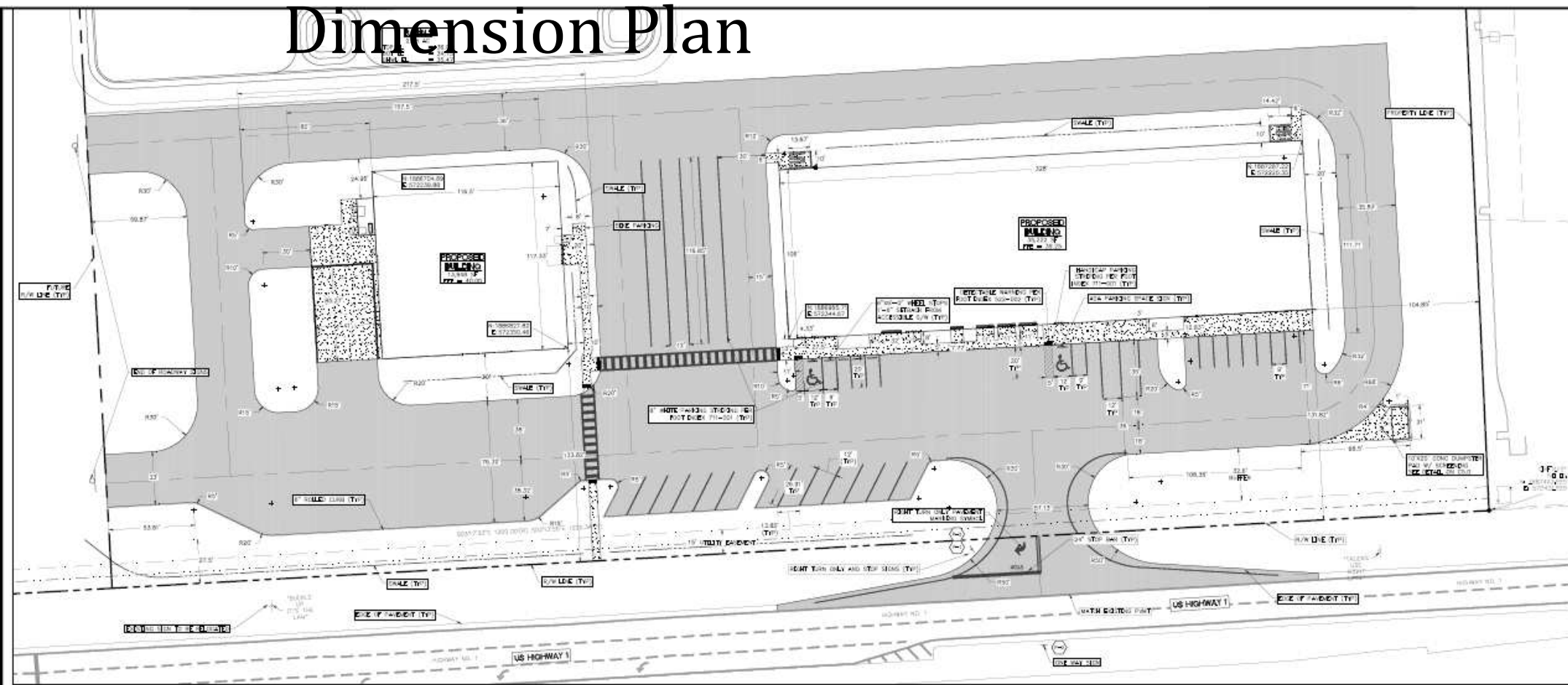
DATE: **NOVEMBER 2025**

PROJECT NO.: **634-23-03**

APP'D: **C2.0**



# Dimension Plan

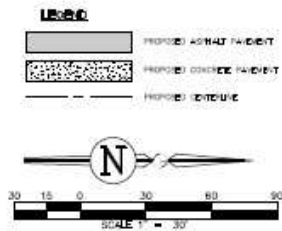


### PROPOSED SIGNS

| NO. | SYMBOL | TYPE            | SIZE      | TEXT            | INSTALLATION          |
|-----|--------|-----------------|-----------|-----------------|-----------------------|
| 1   |        | STOP            | 30" x 30" | STOP            | 30" x 30" OUTSTANDING |
| 2   |        | RIGHT TURN ONLY | 30" x 36" | RIGHT TURN ONLY | 30" x 36"             |
| 3   |        | ONE WAY         | 36" x 18" | ONE WAY         | 36" x 18"             |

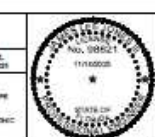
### DIMENSION NOTES

- GENERAL INFORMATION: THIS PLAN IS BASED ON THE PROJECT TOPOGRAPHIC SURVEY CONDUCTED BY [FIRM] LAND SURVEYORS ON 1/25/2024.
- CONTRACTOR SHALL PROVIDE ALL UTILITIES WITH THE PROJECT SURVEY AND DESIGN. CONTRACTOR SHALL VERIFY EXISTING UTILITIES AND ADJUST DESIGN AS NECESSARY. ALL UTILITIES SHALL BE DEEPENED TO THE PROJECT ELEVATION AS NOTED.
- ALL UTILITIES SHALL CONFORM TO THE LATEST EDITION OF THE [RELEVANT CODES].
- ALL DRIVEWAYS SHALL CONFORM TO THE LATEST EDITION OF THE [RELEVANT CODES].
- STREET LIGHTS SHALL CONFORM TO THE LATEST EDITION OF THE [RELEVANT CODES].
- ALL SIGNAGE SHALL CONFORM TO THE LATEST EDITION OF THE [RELEVANT CODES].
- CONCRETE FINISHES:
  - FINISH SHALL BE 1" SP/100 UNITS AND A MIN. OF 4" THICK.
  - FINISH SHALL BE 2" SP/100 UNITS.
  - FINISH SHALL BE 3" SP/100 UNITS.
  - FINISH SHALL BE 4" SP/100 UNITS.
- ASPHALT FINISHES:
  - FINISH SHALL BE 1" SP/100 UNITS AND A MIN. OF 4" THICK.
  - FINISH SHALL BE 2" SP/100 UNITS.
  - FINISH SHALL BE 3" SP/100 UNITS.
  - FINISH SHALL BE 4" SP/100 UNITS.
- CONCRETE CURING:
  - CONCRETE SHALL BE CURED WITH WATER OR CURING COMPOUND.
  - CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS.
  - CONCRETE SHALL BE CURED FOR A MINIMUM OF 14 DAYS.
  - CONCRETE SHALL BE CURED FOR A MINIMUM OF 28 DAYS.



| NO. | DATE       | DESCRIPTION                        | BY | APP'D |
|-----|------------|------------------------------------|----|-------|
| 1   | 2024-09-20 | CITY OF PALM COUNTY - SUBMITTAL #2 |    |       |
| 2   | 2024-11-14 | CITY OF PALM COUNTY - SUBMITTAL #3 |    |       |

THIS DRAWING IS THE PROPERTY OF J.B. PRO, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF J.B. PRO, INC.



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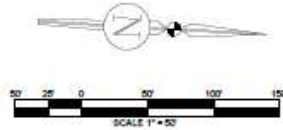
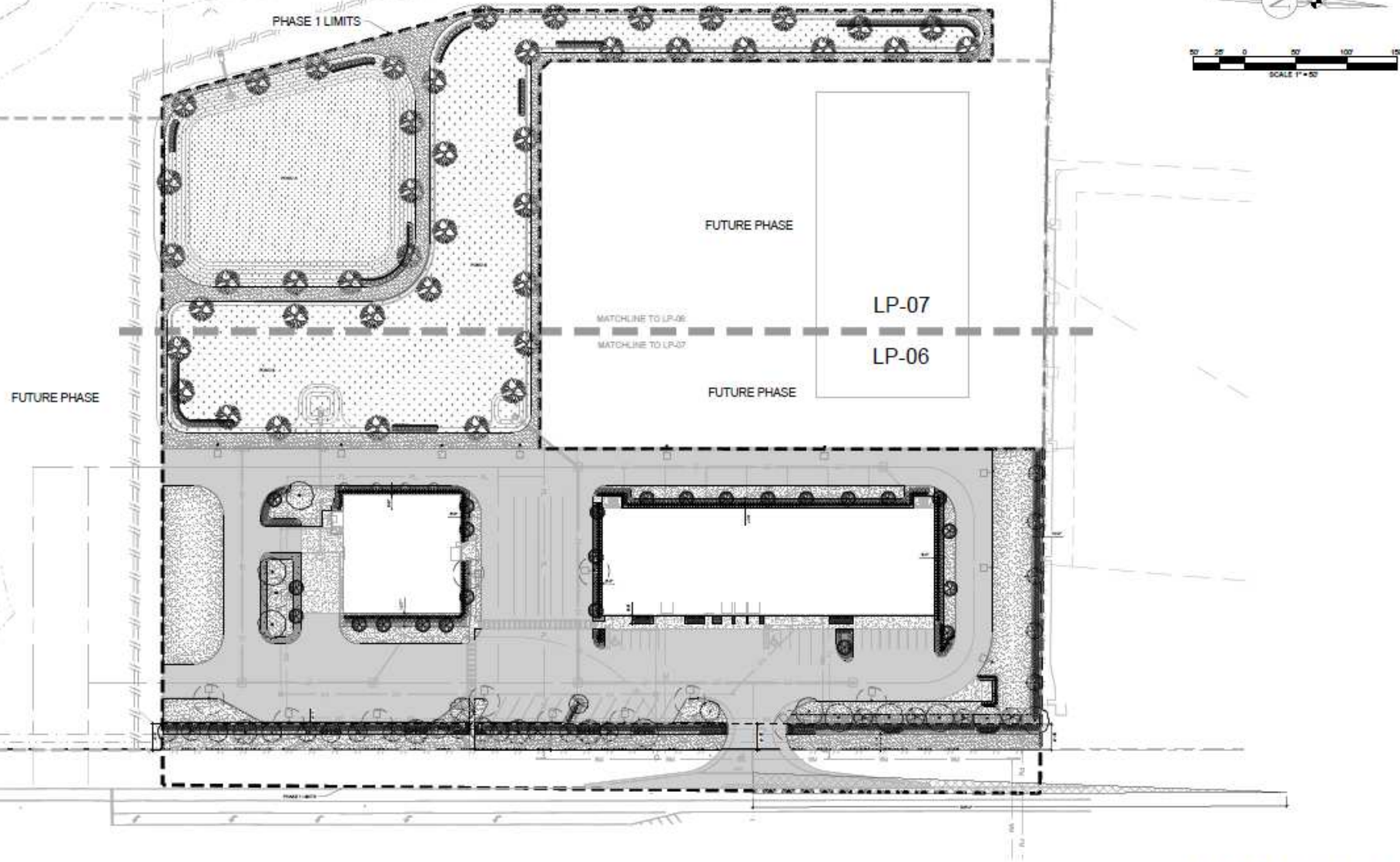
SHEET TITLE: **DIMENSION PLAN**  
 CLIENT: U-HAUL COMPANY OF FLORIDA  
 JACKSONVILLE, FLORIDA

PROJECT: U-HAUL STORAGE FACILITY  
 PHASE 1

DATE: NOVEMBER 2025  
 PROJECT NO: 634-23-03  
 SHEET NO: **C21**



# Landscape Plan



| REVISIONS |            |                   |
|-----------|------------|-------------------|
| NO.       | DATE       | DESCRIPTION       |
| 1         | 2024/05/25 | FOR CITY COMMENTS |
| 2         | 2024/07/01 | FOR CITY COMMENTS |
|           |            |                   |
|           |            |                   |
|           |            |                   |

LANDSCAPE ARCHITECT  
OF RECORD: MICHAEL J. HARR, RLA  
FLORIDA LICENSE NO. L24828

THIS PLAN HAS BEEN DIGITALLY  
SCANNED AND IS NOT TO BE USED  
ON THE SITE AS A REFERENCE TO THE ORIGINAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT  
CONSIDERED AS VALID UNLESS THE ORIGINAL HAS  
BEEN VERIFIED ON ANY ELECTRONIC DEVICE.



**JBPro**  
CIVIL ENGINEERING | LAND PLANNING  
SURVEYING | CONSTRUCTION SERVICES

3830 NW 43rd Street | Gainesville, Florida 32606  
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 374-8999 | St. Augustine: (904) 789-8999  
Toll Free: (844) Go-JBPro | Email: contact@jbpro.com

SHEET TITLE: OVERALL LANDSCAPE PLAN

CLIENT: U-HAUL COMPANY OF FLORIDA  
JACKSONVILLE, FLORIDA

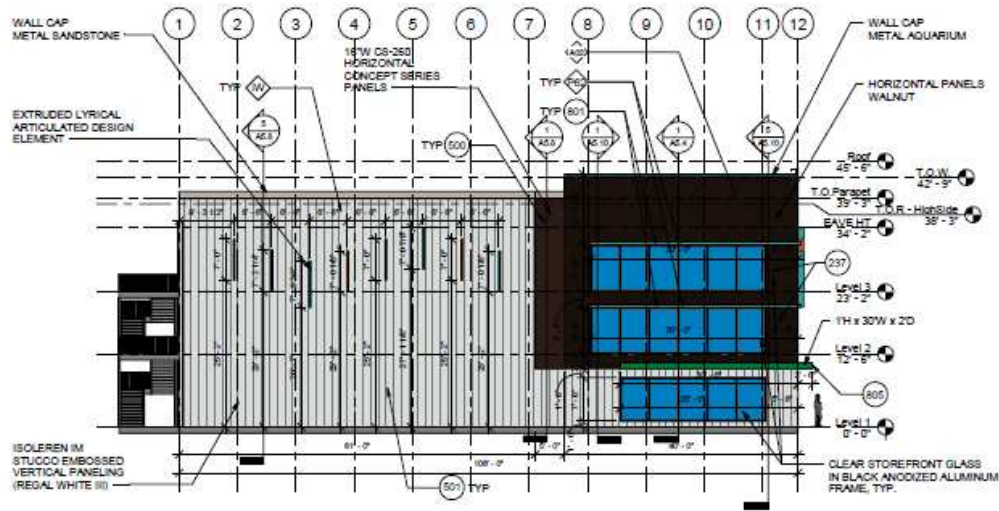
PROJECT: U-HAUL STORAGE FACILITY

DATE: DECEMBER 2025  
PROJECT NO: 634-23-03  
SHEET NO: LP-05





# Architectural Elevations



- 55. LOW EAVE DRIP EDGE TRIM
- 57. DOUBLE LOCKING STANDING SEAM ROOF
- 56. ROOF LINE, FLOOR, WALL BEYOND
- 71. ROOF SCUPPER
- 106. PAINTED STEEL HANDRAIL - BY CONTRACTOR
- 110. SIDE-HINGED H.M. DOOR - SEE DOOR SCHEDULE
- 111. SECTIONAL / AUTOMATIC DOOR
- 112. SECTIONAL OVERHEAD DOOR - SEE DOOR SCHEDULE
- 113. FAUX ROLL-UP DOORS
- 117. EXTERIOR APPLIED IMAGING: ADDITIONAL SUB FRAMING MAY BE REQUIRED. COORDINATE WITH UH DESIGN DRAWINGS (DSD) AND OWNER'S REPRESENTATIVE.
- 211. WALL-MOUNTED LIGHT FIXTURE - SEE ELECTRICAL
- 237. STOREFRONT GLAZING - SEE WINDOW TYPE SCHEDULE
- 260. KELLY DOCK LEVELER
- 500. HORIZONTAL SINGLE SKIN METAL PANEL OVER IMP
- 501. VERTICAL INSULATED METAL PANEL (IMP)
- 502. HORIZONTAL INSULATED METAL PANEL (IMP)
- 801. METAL EYEBROW AT WINDOW HEAD
- 802. 6" H METAL TRIM
- 803. 12" H METAL TRIM
- 804. 6" D METAL ACCENT FIN
- 805. MODULAR CANOPY

- ◇ SHERWIN WILLIAMS 6451 - NURTURE GREEN
- ◇ SHERWIN WILLIAMS 6767 - AQUARIUM
- ◇ SHERWIN WILLIAMS 6884 - OBSTINATE ORANGE
- ◇ KINGSPAN - IMPERIAL WHITE
- ◇ KINGSPAN - NATURAL CHOICE
- ◇ KINGSPAN - SURREY BEIGE
- ◇ KINGSPAN - TAUPE STONE
- ◇ KINGSPAN - REGAL WHITE III
- ◇ KINGSPAN - RELAXED KHAKI
- ◇ MCB1 - U-HAUL GREEN
- ◇ MCB1 - U-HAUL SIERRA TAN
- ◇ MCB1 - U-HAUL SIERRA SUNSET
- ◇ MCB1 - U-HAUL GALVALUME
- ◇ TLT-WALL - LIGHT BROOM FINISH

NOTE: REFER TO UH DESIGN DRAWING (DSD) FOR ADDITIONAL INFORMATION.  
 ALL MATERIAL/COLOR CHANGES NEED TO START AND STOP AT PANEL JOINTS. REVISIT WITH U-HAUL PERSONNEL PRIOR TO ORDERING/INSTALLATION.  
 COORDINATE PANEL JOINTS WITH SPECIFIC PANEL MANUFACTURERS DETAILS.

SHEET NOTES

REVISIONS:

| NO. | DATE     | BY | DESCRIPTION    |
|-----|----------|----|----------------|
| 1   | 01/23/24 | JT | ADDRESS UPDATE |

PROFESSIONAL SEAL



**AMERCQ**  
 REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT  
 2727 NORTH CENTRAL BLVD  
 PALM BEACH, FLORIDA 33411  
 PH: (561) 263-6602

SITE ADDRESS:  
 U-HAUL MOVING & STORAGE - PALM COAST  
 4300 US HWY 1 N  
 PALM COAST, FL 32110

SHEET CONTENTS:  
 BUILDING ELEVATIONS

829076  
 DRAWN: AP  
 CHECKED: JT  
 DATE: 01/24/24  
 A4.2

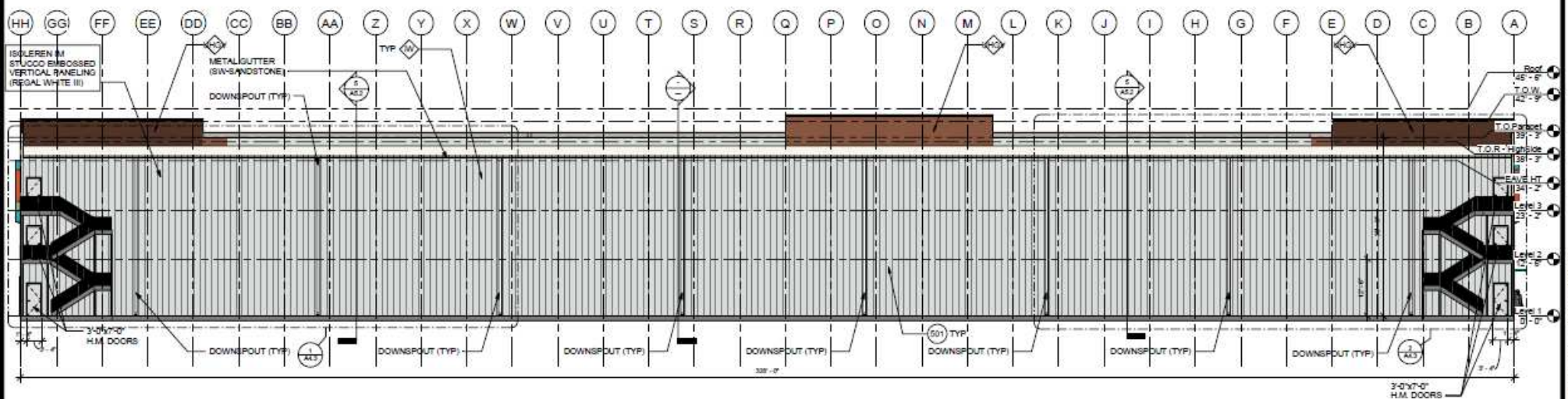


2 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

KEY NOTES

COLOR LEGEND



4 WEST ELEVATION

SCALE: 3/32" = 1'-0"





# Site Development Requirements

| Criteria  | Required  | Provided   |
|---|---|--|
| <b>Minimum Development Site Area</b>  | 30,000 sq. ft.  | <b>±298,963 sq. ft.</b>  |
| <b>Maximum Impervious Surface Ratio</b>   | 0.70  | <b>±0.64</b>   |
| <b>Maximum Floor Area Ratio</b>   | 0.50  | <b>±0.16</b>   |
| <b>Maximum Building Height</b>  | 75 feet   | <b>±46.17 feet</b>   |
| <b>Minimum Building Setbacks</b>  | Arterial/Collector: 25 ft<br>Interior Side/Rear: 10 ft<br>Local Road <sup>1</sup> : 20 feet | <b>±131.82 feet</b><br><b>±104.85 feet</b><br><b>±176.86 feet</b>                  |
| <b>Minimum Parking<sup>2</sup>: 2:100 Units, plus 4 recreational vehicle/boat spaces.</b> | 19 spaces including 1 accessible space, 4 recreational vehicle/boat spaces                  | <b>32 spaces including 2 accessible spaces, 4 recreational vehicle/boat spaces</b> |

# Five Review Criteria from Sec. 2.05.05 of LDC

- A. *The proposed development must not be in conflict with or contrary to the public interest.*
- B. *The proposed development must be consistent with the provisions of the Land Development Code and the Comprehensive Plan.*
- C. *The proposed development must not impose a significant financial liability or hardship for the City.*
- D. *The proposed development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants.*
- E. *The proposed development must comply with all other applicable local, state and federal laws, statutes, ordinances, regulations, or codes.*

## **Summary of Findings**

Staff finds that the proposed development complies with the requirements of the Land Development Code, and Comprehensive Plan. It further meets the review criteria for technical site plans found under LDC Sec. 2.05.05.

# Planning and Land Development Regulation Board

This item was heard by the Planning and Land Development Regulation Board at their meeting on March 18th, 2026. There was no public participation regarding the project, and the Planning and Land Development Board unanimously recommended approval of the project.

# Recommendation

The Planning and Land Development Regulation Board (PLDRB) found the project in compliance with Land Development Code, and the Comprehensive Plan and recommended approval of the Technical Site Plan – Tier 3 U-Haul Storage Facility - Palm Coast, Application No. 5979 to the City Council.

The applicant is in attendance.

**RESOLUTION 2026-\_\_\_\_**  
**U-HAUL STORAGE FACILITY - PALM COAST**  
**TECHNICAL SITE PLAN - TIER 3**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, APPROVING APPLICATION #5979 U-HAUL STORAGE FACILITY - PALM COAST TECHNICAL SITE PLAN - TIER 3; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR IMPLEMENTING ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on September 24, 2024, Application No. 5979, (hereinafter “the application”) was submitted by JBrown Professional Group Inc. to the City of Palm Coast Community Development Department for approval of a Technical Site Plan - Tier 3 for a self-storage facility with 950 units on ±30.02 acres of land generally located West side of US Highway 1 at its intersection with Whiteview Parkway; and

**WHEREAS**, the City staff has reviewed the development proposal and has determined that it is in accordance with the codes, ordinances and land development regulations of the City; and

**WHEREAS**, the Planning and Land Development Regulation Board held a public hearing on the application at a meeting on March 18, 2026, and determined it was in compliance with the Comprehensive Plan, the Land Development Code, and recommended approval to the City Council by a 5 - 0 vote; and

**WHEREAS**, the City of Palm Coast desires to approve Application Number 5979 – Technical Site Plan – Tier 3 self-storage facility.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, AS FOLLOWS:**

**SECTION 1. LEGISLATIVE AND ADMINISTRATIVE FINDINGS.** The above recitals (whereas clauses) are hereby adopted as the legislative and administrative findings of the City Council.

**SECTION 2. APPROVAL APPLICATION/FINDINGS.**

(a). The City Council hereby approves the application for U-Haul Storage Facility - Palm Coast Technical Site Plan - Tier 3 for a self-storage facility with 950 units on ±30.02 acres of land generally located on the west side of US Highway 1 at its intersection with Whiteview Parkway, as attached hereto and incorporated herein by reference as Exhibit A and hereby authorizes the Mayor of the City of Palm Coast to execute the Development Order.

(b). The development approval sought under and pursuant to the application is consistent with the City of Palm Coast Comprehensive Plan and development of the property will be subject to and consistent with and in compliance with applicable land development regulations and all other applicable regulations and ordinances as set forth in the *Code of Ordinances of the City of Palm Coast*.

**SECTION 3. SEVERABILITY.** If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

**SECTION 4. CONFLICTS.** All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed.

**SECTION 5. IMPLEMENTING ACTIONS.** The City Manager is hereby authorized to take any actions necessary to implement the action taken in this Resolution.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption by the City Council.

**DULY PASSED AND ADOPTED** by the City Council of the City of Palm Coast, Florida,  
on this 21st day of April 2026.

ATTEST:

CITY OF PALM COAST

\_\_\_\_\_  
KALEY COOK, CITY CLERK

\_\_\_\_\_  
MICHAEL NORRIS, MAYOR

APPROVED AS TO FORM AND LEGALITY

\_\_\_\_\_  
MARCUS DUFFY, CITY ATTORNEY

Attachment Exhibit "A": U-Haul Storage Facility Technical Site Plan Tier 3

Prepared By:  
Community Development Department  
City of Palm Coast  
160 Lake Avenue, Suite 135  
Palm Coast, FL 32164

Reserved for Recording Information:

Return To:  
City Clerk  
City of Palm Coast  
160 Lake Avenue, Suite 225  
Palm Coast, FL 32164

**CITY OF PALM COAST**  
**TECHNICAL SITE PLAN TIER 3**  
**DEVELOPMENT ORDER APPROVAL**  
**U-HAUL STORAGE FACILITY-PALM COAST**

On April 21, 2026, the City of Palm Coast issued this Development Order relating to and touching and concerning the following described property:

*A PARCEL OF LAND LYING WEST OF U.S. HIGHWAY NO. 1 IN GOVERNMENT SECTION 27,  
TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA.*

(The afore described property description has been provided to the City of Palm Coast by the owner of the afore described property.)

**FINDINGS OF FACT**

**Property Owner:**            **U-HAUL CO OF FLORIDA**  
   **2727 N CENTRAL AVE**  
   **PHOENIX, AZ 85004**

**Project Name:**            **U-HAUL STORAGE FACILITY-PALM COAST**  
**Project No.:**            **2024090157**  
**Application Type:**      **TECHNICAL SITE PLAN TIER 3**  
**Application No.**        **5979**

**Requested Development Approval:**    **Site Plan Approval for Self Storage**  
**(in accordance with stamped approved plans)**

**Zoning Classification: COM-3 and PRS**

**FLUM: Mixed Use**

**Parcel #: 27-11-30-0000-01010-0010**

**Address #: 4375 N US Hwy 1**

**Parcel Acreage: 30.02**

**Parcel Square Footage: 451,397.25**

### **SITE DEVELOPMENT DATA**

**Building Use: Self Storage**

**Bldg A Height: 45.5'**

**Bldg B Height: 46.17'**

**Total Bldg Square Footage (Gross Floor Area): 119,614**

**Number of Bldgs: 2**

| <b>Bldgs Numbers:</b> | <b>S.F. per Bldg:</b>                | <b>Units per Bldg:</b> |
|-----------------------|--------------------------------------|------------------------|
| <b>Building A</b>     | <b>35,222 x 3 = 105,666 (3Story)</b> | <b>950</b>             |
| <b>Building B</b>     | <b>13,948 (1Story)</b>               | <b>0</b>               |

**Parking Provided: Standard Spaces: 29 ;Large Parking Spaces: 3 ;Accessible Spaces: 2**

**Vehicle Storage Space: 5,608**

**Bicycle Parking Spaces: 2**

**Impervious Surface Ratio (ISR):40.82%**

**Floor Area Ratio (FAR): 16%**

**Pervious/Open Space: 59.18%**

### **CONCLUSIONS OF LAW**

The Development Approval sought is consistent with the *City of Palm Coast Comprehensive Plan* and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances as set forth in the Code of Ordinances of the City of Palm Coast.

The Owners have expressly agreed to be bound by and subject to the development conditions and commitments stated below and have covenanted and agreed to have such conditions and commitments run with, follow, and perpetually burden the afore described property.

## ORDER

### NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The afore mentioned application for Development Approval is **GRANTED**.

(2) All development of the property shall fully comply with all of the codes and ordinances in effect in the City of Palm Coast at the time of issuance of a development order and/or development permit, including but not limited to, all impact fee ordinances.

(3) Issuance of a Development Permit or Development Order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(4) This Development Order touches and concerns the afore described property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or in part by action of the City of Palm Coast by virtue of a document of equal dignity herewith. The Owners have expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Development Order shall be found to be invalid or illegal then the entire Development Order shall be null and void.

(6) The Development Order shall remain valid for a period of twelve (12) months from the date of issuance. If construction has not commenced or is not continuing in good faith to conclusion during this valid period, this Development Order will expire. The Development Order may be extended, upon request, during the period of three (3) months before the expiration of the valid period. Staff may approve an extension not to exceed twelve (12) months. A maximum of three (3) extensions may be granted.

(7) **No construction of any TYPE shall commence until a mandatory pre-construction meeting has been conducted with City Staff.**

(8) **Utility fees and applicable agreements shall be executed prior to issuance of a Site Development permit.**

(9) All required federal, state, county, and/or local permits shall be acquired prior to construction.

(10) All projects located in Special Flood Hazard Area "A" or "AE" zone(s) shall meet Chapter 10.02, Unified Land Development Code and Chapter 15, Code of Ordinances regarding Flood Damage Protection regulations. These building(s) and associated utilities will require elevation certificates at all three stages (construction drawing, building under construction and final construction) at building permit.

(10) This Development Order satisfies the concurrency requirements for transportation, parks & recreation and fire. This Development Order is limited to the land uses and associated development as listed below:

Description: Self Storage; Gross Floor: 119,614

Description: Self Storage; RV Storage: 5,608

Concurrency shall remain valid with the life of this Development Order.

**Done and Ordered on the date first written above.**

**As approved and authorized for execution by the  
City Council of the City of Palm Coast, at their  
regularly scheduled meeting of April 21, 2026.**

Attest:

**City of Palm Coast, Florida**

\_\_\_\_\_  
Kaley Cook, CMC, FCRM, City Clerk

\_\_\_\_\_  
Michael Norris, Mayor

\_\_\_\_\_ Sign and Record

**Development Order Affidavit**

**OWNER'S CONSENT AND COVENANT:**

Project Name: U-HAUL STORAGE FACILITY-PALM COAST  
Application Type: TECHNICAL SITE PLAN TIER 3  
Application No.: 5979

**COMES NOW**, U-HAUL CO OF FLORIDA , the Owner on behalf of itself and its successors, assigns and transferees of any nature, whatsoever, and consents to and agrees with the covenants to perform and fully abide by the provisions, terms, and conditions, and commitments set forth in this Development Order. Affiant states that he/she accepts the findings, as outlined in this Development Order, and further states that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing the said Development Order for U-HAUL STORAGE FACILITY-PALM COAST:

U-HAUL CO OF FLORIDA  
2727 N CENTRAL AVE  
PHOENIX, AZ 85004

\_\_\_\_\_  
Authorized Signer

**ACKNOWLEDGEMENT**

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of \_ physical presence or \_ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_ of U-HAUL CO OF FLORIDA who is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and did/did not take an oath.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public



**COMMUNITY DEVELOPMENT DEPARTMENT  
TECHNICAL SITE PLAN - TIER 3  
STAFF REPORT FOR APRIL 21, 2026  
CITY COUNCIL**

**OVERVIEW**

---

|                             |  |
|-----------------------------|--|
| Project Name:               | U-Haul Storage Facility - Palm Coast                                 |
| Application Number:         | AR # 5979  |
| Property Owner:             | U-Haul Co. of Florida  |
| Applicant:                  | Jimmy Jones III, P.E., JBrown Professional Group Inc.                |
| Size of subject property:   | ±30.02 acres   |
| Location:                   | West side of US Highway 1 at its intersection with Whiteview Parkway |
| Address:                    | 4355 US HWY 1 N, Bunnell, Florida 32110                              |
| Current FLUM designation:   | Mixed Use, Conservation  |
| Current Zoning designation: | High Intensity Commercial (COM-3), Preservation (PRS)                |
| Current Use:                | Vacant   |
| Parcel ID #:                | 27-11-30-0000-01010-0010   |

---

**REQUESTED ACTION**

The Planning and Land Development Regulation Board (PLDRB) found the project in compliance with Land Development Code, and the Comprehensive Plan and recommended approval of the Technical Site Plan – Tier 3 U-Haul Storage Facility - Palm Coast, Application No. 5979 to the City Council.

**BACKGROUND/SITE HISTORY**

The applicant has submitted a Technical Site Plan Tier 3 application for a mini-warehouse and recreational vehicle self-storage facility. The proposed facility is phased. This technical site plan application is only for phase one. Phase one includes two buildings measuring ±119,614 square feet. Building A is planned to be three stories (±45.5 feet per the submitted Architectural Elevations) and provide 950 storage units within the ±105,666-square-foot building. Building B is planned to be a one-story (±48.5 feet) warehouse style ±13,948-square-foot building with both buildings sharing a similar façade.

The applicant is planning a future phase, which will expand recreational vehicle and boat parking along with providing garage units. This can be seen on the included phasing plan but is not part of this application. The applicant is also working with City staff for a land purchase agreement for the future extension of Whiteview Parkway westward of US Highway 1 (US-1) to support the City's planned westward expansion. This purchase agreement will be seen by City Council as a separate agenda item in the near future.

### LAND USE AND ZONING INFORMATION

The following table summarizes the general land use and zoning information. Please note that the bordering industrial park to the north is part of the unincorporated Flagler County, the other areas that have county zoning and FLUM designations are annexed into the City of Palm Coast but have not received a city FLUM designation or zoning district at this time.

### SURROUNDING ZONING AND FLUM CATEGORIES

| Direction | FLUM Category   | Zoning District  |
|-----------|---|--|
| North     | Flagler County: Agriculture and Timberlands, Industrial   | Flagler County: Agriculture and Timberlands, Industrial  |
| East      | Residential, Greenbelt                                    | Public/Semi-Public (PSP), Multi-Family Residential (MFR-1), Duplex (DPX), Single-Family Residential (SFR-2, SFR-3) |
| South     | Flagler County: Agriculture and Timberlands, Conservation | Flagler County: Agriculture and Timberlands  |
| West      | Flagler County: Agriculture and Timberlands, Conservation | Flagler County: Agriculture and Timberlands  |

### SITE DEVELOPMENT REQUIREMENTS

Site development for the property must be in accordance with the requirements of the City of Palm Coast's Land Development Code, and the City's Comprehensive Plan. The following table summarizes the basic development standards and how the proposed development project complies with these standards.

### SITE DEVELOPMENT REQUIREMENTS

| Criteria   | Required  | Provided  |
|--|---|---|
| Minimum Development Site Area  | 30,000 sq. ft.  | ±298,963 sq. ft.  |
| Maximum Impervious Surface Ratio   | 0.70  | ±0.64   |
| Maximum Floor Area Ratio   | 0.50  | ±0.16   |
| Maximum Building Height  | 75 feet   | ±46.17 feet   |
| Minimum Building Setbacks  | Arterial/Collector: 25 feet<br>Interior Side/Rear: 10 feet<br>Local Road <sup>1</sup> : 20 feet | ±131.82 feet<br>±104.85 feet<br>±176.86 feet                                |
| Minimum Parking <sup>2</sup> : 2:100 Units, plus 4 recreational vehicle/boat spaces. | 19 spaces including 1 accessible space, 4 recreational vehicle/boat spaces                      | 32 spaces including 2 accessible spaces, 4 recreational vehicle/boat spaces |

<sup>1</sup> Currently there is no local road; however, the City is working on a right-of-way purchase agreement for the future extension of Whiteview Boulevard. Based on the project's plans, the nearest building scales to approximately 176.86 feet from where the edge of the future right-of-way is anticipated to be aligned.

<sup>2</sup> The Land Development Code allows for the maximum parking to be 120 percent of the required parking. The applicant's project exceeds this amount; however, they submitted a parking flexibility study demonstrating the need for the additional parking based on similar operations at other similar sites.

### TECHNICAL SITE PLAN PROCESS

The Technical Site Plan review application process is specified in Chapter 2, Section 2.11 of the Unified Land Development Code (LDC). This review process is intended to ensure that site development takes place in an orderly and efficient manner through a process that provides adequate review based on the size and complexity of the proposed development. The purpose of detailed site plan review is to ensure compliance with all development regulations; therefore, the level of detail shall be that of construction plans and technical specifications. The review is based not only on conformance to Code, but also conformance with any applicable approved master plan or Special Exception. Approval of the construction plans and technical specifications represents the final development order. Therefore, approval of a Technical Site Plan Development Order authorizes an applicant to apply for a building permit.

The application incorporates a review/approval process coordinated by and through City staff, the PLDRB and City Council based upon the scale of development. As provided in Table 2-1 of Sec. 2.04 of the LDC, nonresidential projects ranging over 100,000 square feet of gross floor area are classified as Major or Tier 3 projects. The Planning and Land Development Regulation Board shall provide a recommendation to the City Council based on the criteria found in LDC Sec. 2.05.05. The approval authority of this project is the City Council.

### ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2, SECTION 2.05.05

Prior to approval of a Development Order for a Technical Site Plan, the proposed project must be evaluated for conformance with the requirements of LDC Chapter 2, Section 2.05.05, which provides criteria that must be met to issue approval. The proposed project has been evaluated against the review criteria as directed by the LDC, which states: *When reviewing a development order application, the approval authority shall determine whether sufficient factual data was presented in order to render a decision. The decision to issue a development order shall be based upon the following, including but not limited to:*

***A. The proposed development must not be in conflict with or contrary to the public interest;***

**Planning Staff Finding:** The proposed development is on property that is zoned COM-3 on US-1. The underlying zoning district supports the proposed development as a permitted use, and the applicant is working with the City to help ensure the future extension of Whiteview Boulevard west of US-1. The proposed use is compatible with the surrounding developmental pattern which includes an existing multitenant shopping plaza at a significant commercial node within the city. A portion of the property is within the 100-year flood plain and connects to the wetland system known as Pringle Swamp. The applicant has applied for a Letter of Map Amendment (LOMA) with the Federal Emergency Management Agency (FEMA) to establish the Base Flood Elevation (BFE), and any impacts to the wetlands will be subject to mitigation with the St. Johns River Water Management District (SJWMD).

***B. The proposed development must be consistent with the provisions of the Land Development Code and the Comprehensive Plan;***

**Planning Staff Finding:** This technical site plan application was reviewed by the City's technical review team request will be consistent with all applicable portions of the LDC and the Comprehensive Plan. The following are a selection of goals, policies and objectives from the Comprehensive Plan that the project supports:

- **Chapter 1, Future Land Use Element: Objective 1.1.1 Establish Future Land Use Map Designations** - The City's Future Land Use Map (FLUM) shall provide areas for mixed use development in identified commercial centers and corridors while maintaining the established suburban residential development pattern in single family residential areas while protecting the community's environmental resources.
- **Chapter 1, Future Land Use Element: Objective 1.1.4 Discourage Urban Sprawl** - Promote compact and contiguous development, a mixture of land uses, and discourage urban sprawl.
- **Chapter 1, Future Land Use Element: Policy 1.1.4.3** - Land use patterns will be required to be efficient and not disproportionately increase the cost of providing and maintaining public facilities, as well as providing housing and transportation strategies that will foster energy conservation.
- **Chapter 1, Future Land Use Element: Policy 1.3.1.3** - The City shall encourage development to locate in the areas where public facilities, infrastructure, and services are available. Where there are deficiencies and where appropriate, the City shall require the developer to provide or extend the facilities as necessary to accommodate development provided such provision or extension is consistent with state law. Applicable impact fees shall be used by the City consistent with State law to offset the costs of the City providing facilities.
- **Chapter 10, Property Rights Element: Policy 10.1.1.1** - The following rights shall be considered in local decision making: A. The right of a property owner to physically possess and control their interests in the property, including easements, leases, or mineral rights. B. The right of a property owner to use, maintain, develop, and improve their property for personal use or for the use of any other person, subject to state law and local ordinances. C. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property. D. The right of a property owner to dispose of their property through sale or gift.

***C. The proposed development must not impose a significant financial liability or hardship for the City;***

**Planning Staff Findings:** The public infrastructure needed to support the project is already in place or close to the site and any extensions or connections to utilities will be provided by the developer at the developer's expense and not impose a significant financial liability on the city. The property owner will be required to maintain their own on-site infrastructure. Further the applicant is working with the City to help long range efforts for the city to have adequate east-west connectors to the future westward expansion via the extension of Whiteview Boulevard. This right-of-way purchase is being addressed separate to the project's technical site plan and will be heard in the near future by the City Council.

***D. The proposed development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants;***

**Planning Staff Finding:** The City's technical review team analyzed the project's submittal and ensured that it met all applicable code requirements so that the proposed development poses no unreasonable hazard, nuisance, nor does it constitute a threat to the general health, welfare, or safety of the City's inhabitants. Examples of these requirements based on this site include the applicant submitting a FEMA LOMA in order to establish the BFE and completing gopher tortoise relocation.

***E. The proposed development must comply with all other applicable local, state and federal laws, statutes, ordinances, regulations, or codes;***

**Planning Staff Finding:** The applicant's application for Technical Site Plan has been reviewed by the City's technical review team to ensure compliance with the Land Development Code, the Comprehensive Plan, the Florida Building Code, the Florida Fire Prevention Code, and all other applicable state and federal regulations. This project shall be required upon approval of the Technical Site Plan application to submit for a Site Development Permit and Building Permits where the construction of the project will ensure that the project maintains compliance with all applicable codes and regulations.

## **SUMMARY OF FINDINGS**

Staff finds that the proposed development complies with the requirements of the Land Development Code, and Comprehensive Plan. It further meets the review criteria for technical site plans found under LDC Sec. 2.05.05.

## **PUBLIC PARTICIPATION**

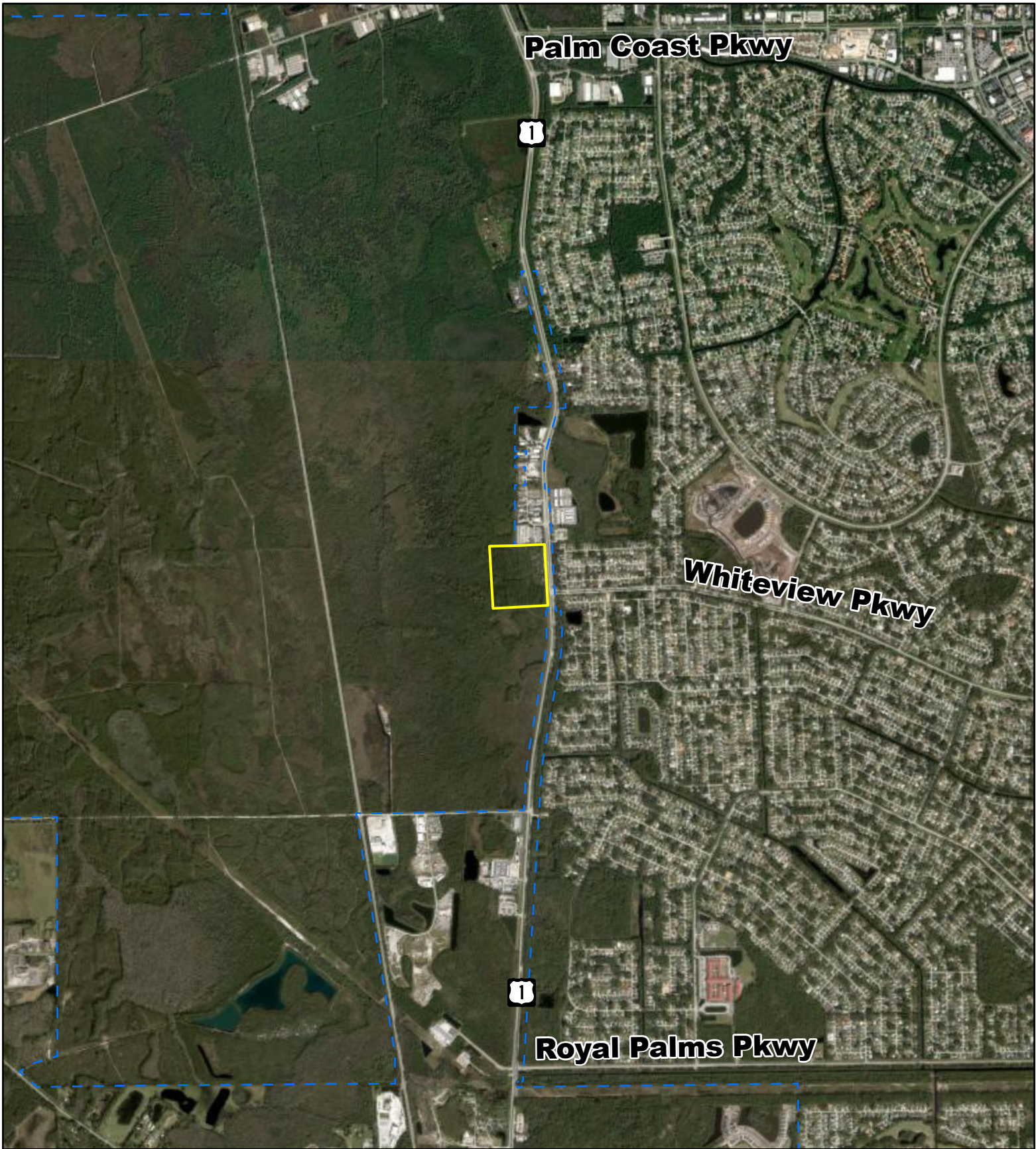
Neighborhood meetings are not required for Technical Site Plan applications. Additionally, Technical Site Plan applications, including Tiers 2 and 3, do not require newspaper notification or the posting of the orange signs along the project's frontage.

## **PLANNING AND LAND DEVELOPMENT REGULATION BOARD**



This item was heard by the Planning and Land Development Regulation Board at their meeting on March 18<sup>th</sup>, 2026. There was no public participation regarding the project, and the Planning and Land Development Board unanimously recommended approval of the project.

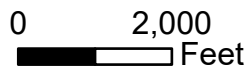
## **RECOMMENDATION**

The Planning and Land Development Regulation Board (PLDRB) found the project in compliance with Land Development Code, and the Comprehensive Plan and recommended approval of the Technical Site Plan – Tier 3 U-Haul Storage Facility - Palm Coast, Application No. 5979 to the City Council.



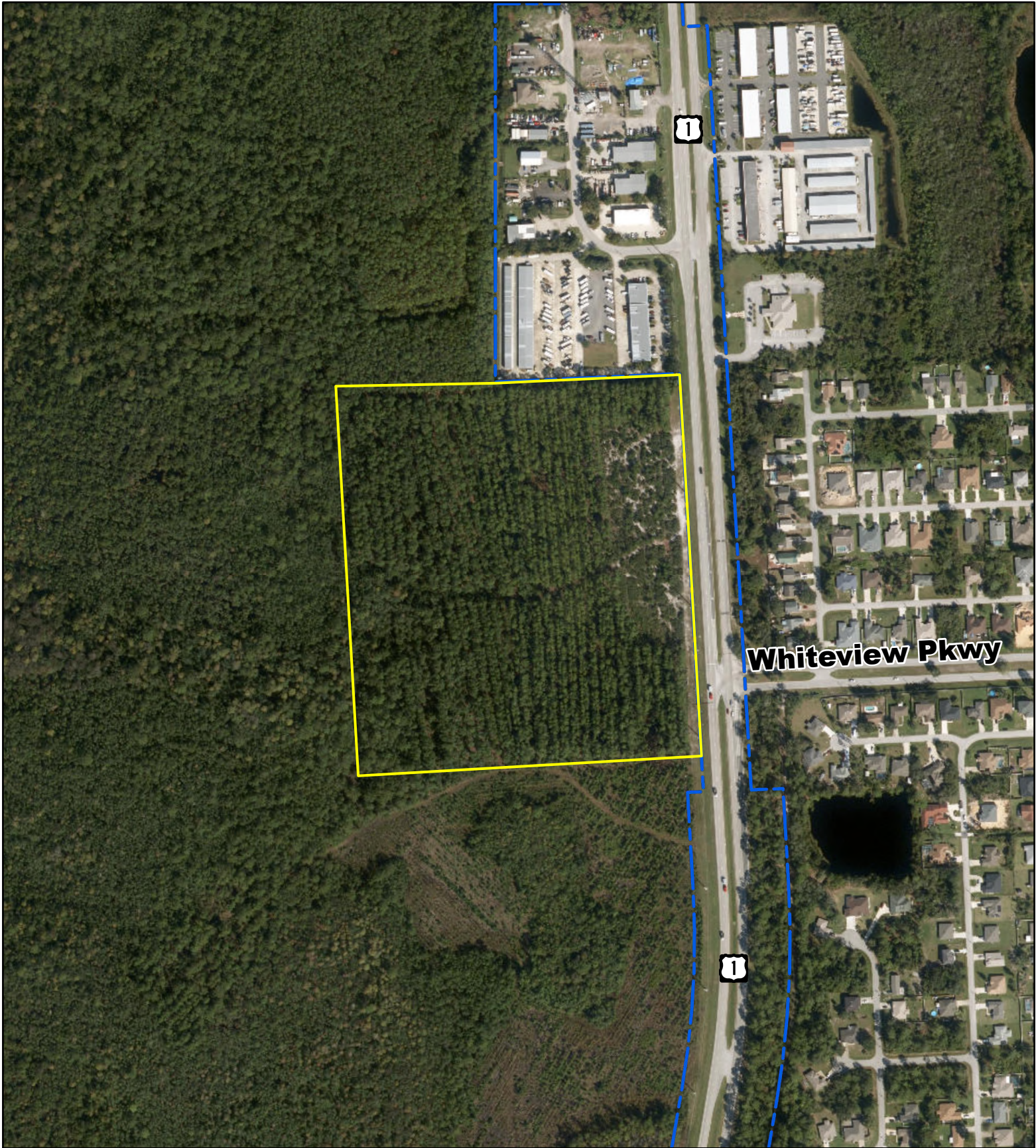
### Distant Aerial

-  Palm Coast City Limits
-  Subject Property





**Map Provided by the Planning Division**

**Date: 2/24/2026**



### Close Up Aerial

-  Palm Coast City Limits
-  Subject Property

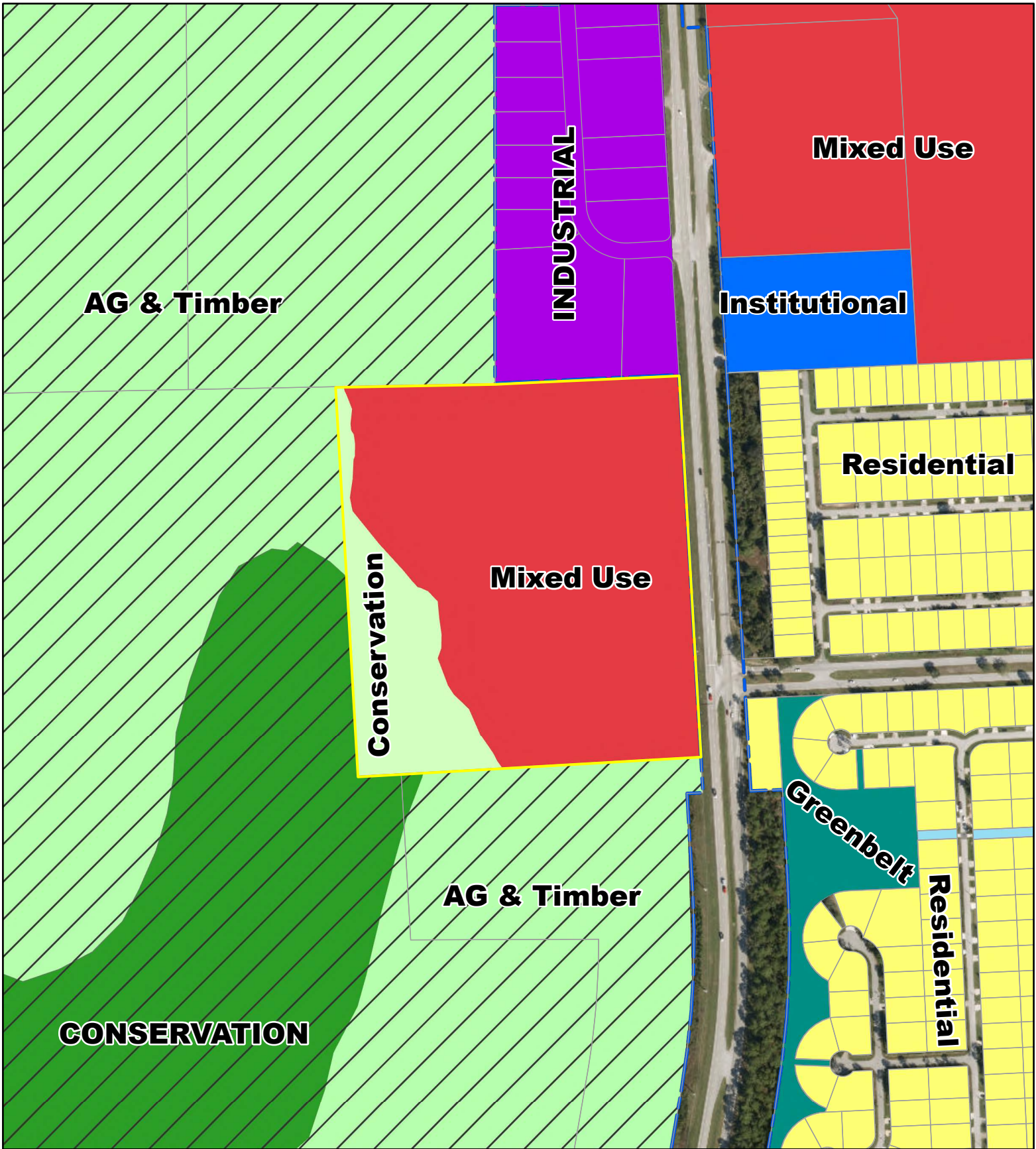


0 400 Feet



**Map Provided by the Planning Division**

**Date: 2/24/2026**



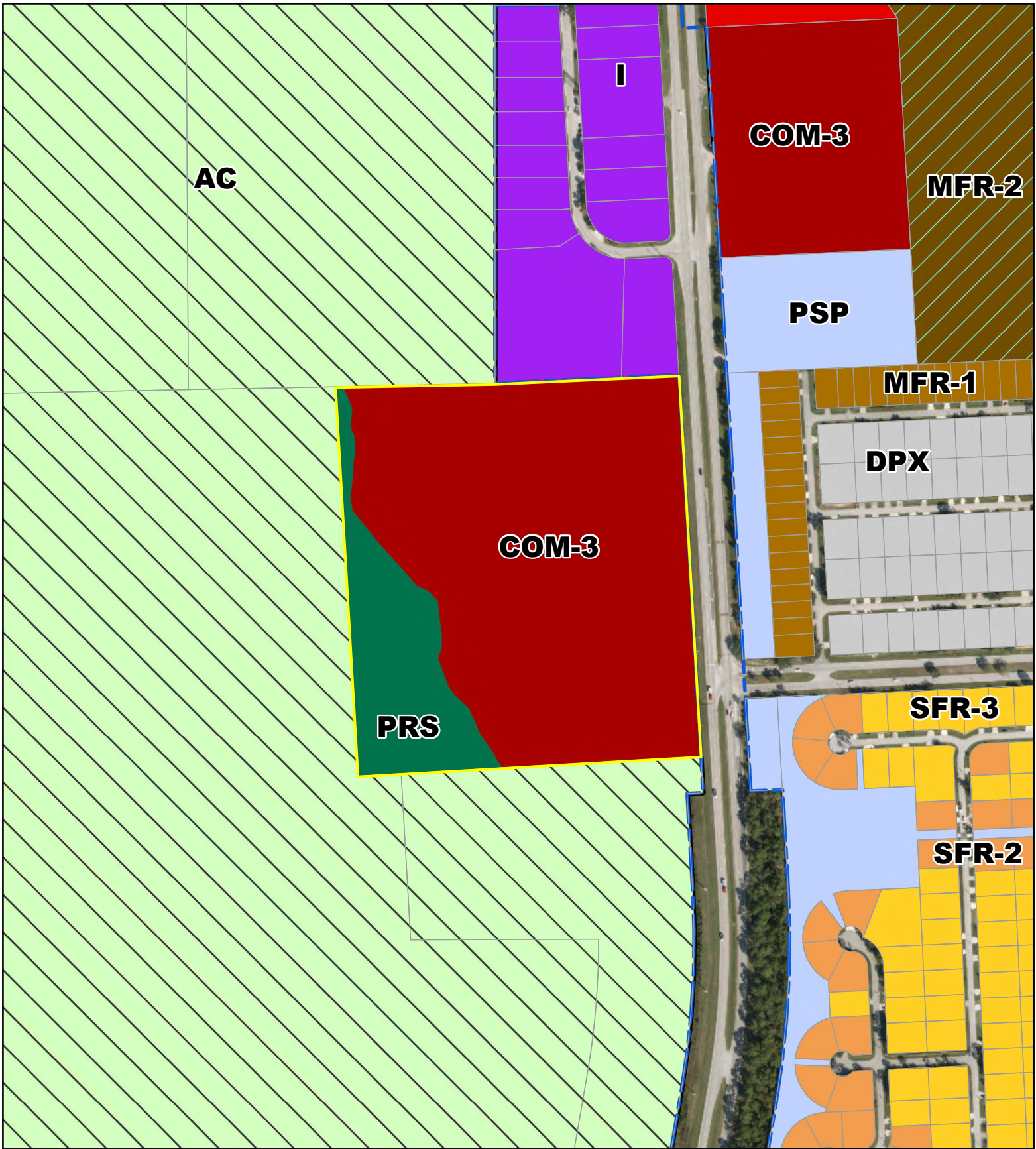
## Future Land Use Map

- |                        |  |
|------------------------|--|
| Palm Coast City Limits | Institutional  |
| Subject Property       | Mixed Use  |
| <b>Palm Coast FLUM</b> | Residential  |
| Canals                 | CONSERVATION, Annexed Area, Flagler County FLUM adopted              |
| Industrial             | AGRICULTURE & TIMBERLANDS, Annexed Area, Flagler County FLUM adopted |
| Conservation           | Unincorporated Flagler Future Land Use                               |
| Greenbelt              | INDUSTRIAL   |



Map Provided by the Planning Division

Date: 2/24/2026



## Zoning Map

- Palm Coast City Limits
- Subject Property
- DPX
- MFR-1
- AC : Annexed Area, Flagler County Zoning adopted
- MFR-2
- COM-2
- COM-3
- PRS
- PSP
- I
- SFR-3
- SFR-2



0 400 Feet



Map Provided by the Planning Division

Date: 2/24/2026



- GENERAL APPLICATION:**
- Rezoning
  - Nonstatutory Land Division/Parcel Reconfiguration
  - Subdivision Master Plan
  - Master Site Plan
  - Technical Site Plan
  - Variance
  - Wireless Communication Facility (new structure)
  - Special Exception
  - Vacating Plat
  - Preliminary Plat
  - Final Plat
  - Nonresidential Controlling Master Site Plan
  - Site Plan Addition
  - Parking Flexibility
  - Development Order Modification

CD Plus Application #: \_\_\_\_\_ Application Submittal Date: \_\_\_\_\_  
 Fee Paid: \$ \_\_\_\_\_ Date of Acceptance: \_\_\_\_\_  
 Employee Name Accepting Application (print name): \_\_\_\_\_  
 Rejected on \_\_\_\_\_ Rejected by: \_\_\_\_\_  
 Reason for Rejection: \_\_\_\_\_

**A. PROJECT NAME:** Palm Coast - U-Haul Storage Facility Phase 1

**B. LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS):** \_\_\_\_\_

Located at the intersection of US HWY 1 N and White View Pkwy

**C. PROPERTY APPRAISER'S PARCEL NUMBER(s):** \_\_\_\_\_

27-11-30-0000-01010-0010

**D. LEGAL DESCRIPTION:** \_\_\_\_\_ Subdivision Name; \_\_\_\_\_ Section; \_\_\_\_\_ Block; \_\_\_\_\_ Lot

See Attachment

**E. SUBJECT PROPERTY ACRES / SQUARE FOOTAGE:** 1,307,879 SF (30.02 AC)

Mixed Use,

**F. FUTURE LAND USE MAP DESIGNATION:** Conservation EXISTING ZONING DISTRICT: COM-3, PRS

OVERLAY DISTRICT: \_\_\_\_\_

**G. FLOOD ZONE:** A COMMUNITY PANEL NUMBER: 120085 DATE: 07/18/2024

**H. PRESENT USE OF PROPERTY:** N/A

**I. DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS):** \_\_\_\_\_

The project proposes a 35,222 SF three story U-Haul storage warehouse and a 13,948 SF one story U-Haul U-Box storage warehouse, with associated parking infrastructure and utility improvements. Two on-site stormwater basins are proposed.

**J. PROPOSED NUMBER OF LOTS:** \_\_\_\_\_

**K. CHECK APPROPRIATE BOX FOR SITE PLAN:**

Tier 1 (up to 40,000 sq. ft. / 40 units)

Tier 2 (up to 100,000 sq. ft. / 100 units)

Tier 3 (exceeding 100,000 sq. ft. / 100 units)

**L. LIST BELOW ANY APPLICATIONS CURRENTLY UNDER REVIEW OR RECENTLY APPROVED ASSOCIATED WITH THIS APPLICATION:**

**M. WATER/SEWER PROVIDER:** City of Palm Coast

**N. IS THERE AN EXISTING MORTGAGE?**  Yes  No



# CITY OF PALM COAST TECHNICAL MANUAL

**OWNER:****APPLICANT / AGENT:**

|   |   |
|---|---|
| Name: U-Haul Co. of Florida                                   | Name: JBrown Professional Group Inc.                    |
| Mailing Address: 2311 Angel Oliva Senior St., Tampa, FL 33605 | Mailing Address: 3530 NW 43rd St, Gainesville, FL 32606 |
| Phone Number: (904) 813-9582                                  | Phone Number: (352) 375-8999                            |
| E-mail Address: Josh_Dunn@uhaul.com                           | E-mail Address: contact@jbpro.com                       |

**MORTGAGE HOLDER:****ENGINEER OR PROFESSIONAL:**

|                  |   |
|------------------|---|
| Name:            | Name: Logan Peters, PE                                  |
| Mailing Address: | Mailing Address: 3530 NW 43rd St, Gainesville, FL 32606 |
| Phone Number:    | Phone Number: (352) 375-8999                            |
| E-mail Address:  | E-mail Address: logan.peters@jbpro.com                  |

**PLANNER:****TRAFFIC ENGINEER:**

|                  |  |
|------------------|--|
| Name:            | Name: Jonathan Brasch  |
| Mailing Address: | Mailing Address: 1450 W Granada Blvd #2, Ormond Beach, Fl, 32174 |
| Phone Number:    | Phone Number: (386) 257-2571                                     |
| E-mail Address:  | E-mail Address: info@ltg-inc.us                                  |

**SURVEYOR:****LANDSCAPE ARCHITECT:**

|   |   |
|---|---|
| Name: Deren Land Surveying  | Name: Dustin Felix, RLA                                 |
| Mailing Address: 4605 N.W. 6th Street, Suite H, Gainesville, FL 32609 | Mailing Address: 3530 NW 43rd St, Gainesville, FL 32606 |
| Phone Number: (352) 331-0010  | Phone Number: (412) 596-9106                            |
| E-mail Address: dave@derenlandsurveying.com                           | E-mail Address: dustin.felix@jbpro.com                  |

**ATTORNEY:****DEVELOPER OR DOCKMASTER:**

|                  |  |
|------------------|--|
| Name:            | Name: U-Haul of Florida                                |
| Mailing Address: | Mailing Address: 2727 N Central Ave, Phoenix, AZ 85004 |
| Phone Number:    | Phone Number: (904) 813-9582                           |
| E-mail Address:  | E-mail Address: Josh_Dunn@uhaul.com                    |

I HEREBY CERTIFY THAT ALL INFORMATION ON THIS APPLICATION IS CORRECT:

Signature of owner OR person authorized to represent this application

Signature(s) Thomas R Casey

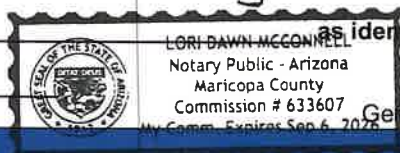
Printed or typed name(s): Thomas R Casey - Vice President, U-Haul Co. of Florida

NOTARY: This instrument was acknowledged before me by means of  physical presence or  online notarization, on this

16 day of August, 2024 by Thomas R. Casey who is/are personally known

to me, or who has/have produced \_\_\_\_\_ identification. (SEAL)

Signature of Notary Public, State of Florida Arizona



Property Owner Letter of Authorization  
\*\*\*\*\*IF APPLICANT IS NOT THE PROPERTY OWNER\*\*\*\*\*

Dear Planning Manager,

I/We, U-Haul Co. of Florida being the  
(All property owners)

current property owner(s) of the property legally described as

Parcel # 27-11-30-0000-01010-0010 and also described as

Subdivision N/A Section N/A, Block N/A, Lot N/A.

Located at the intersection of US Hwy 1 N and  
Street address White View Pkwy

Do hereby designate and authorize JBrown Professional Group Inc.  
(name of authorized agent)

representing U-Haul Co. of Florida  
(All property owners)

To sign on my/our behalf, as my/our agent to submit an application for a

Technical Site Plan  
(type of application)

Or execute a Development Order for the property described above.

Thomas R. Casey  
Signature of property owner

\_\_\_\_\_  
Signature of property owner

Thomas R Casey - Vice President, U-Haul Co. of Florida

Print Name

Print Name

NOTARY: This instrument was acknowledged before me on this by means of  physical presence

or  online notarization 16 day of August, 2024 by

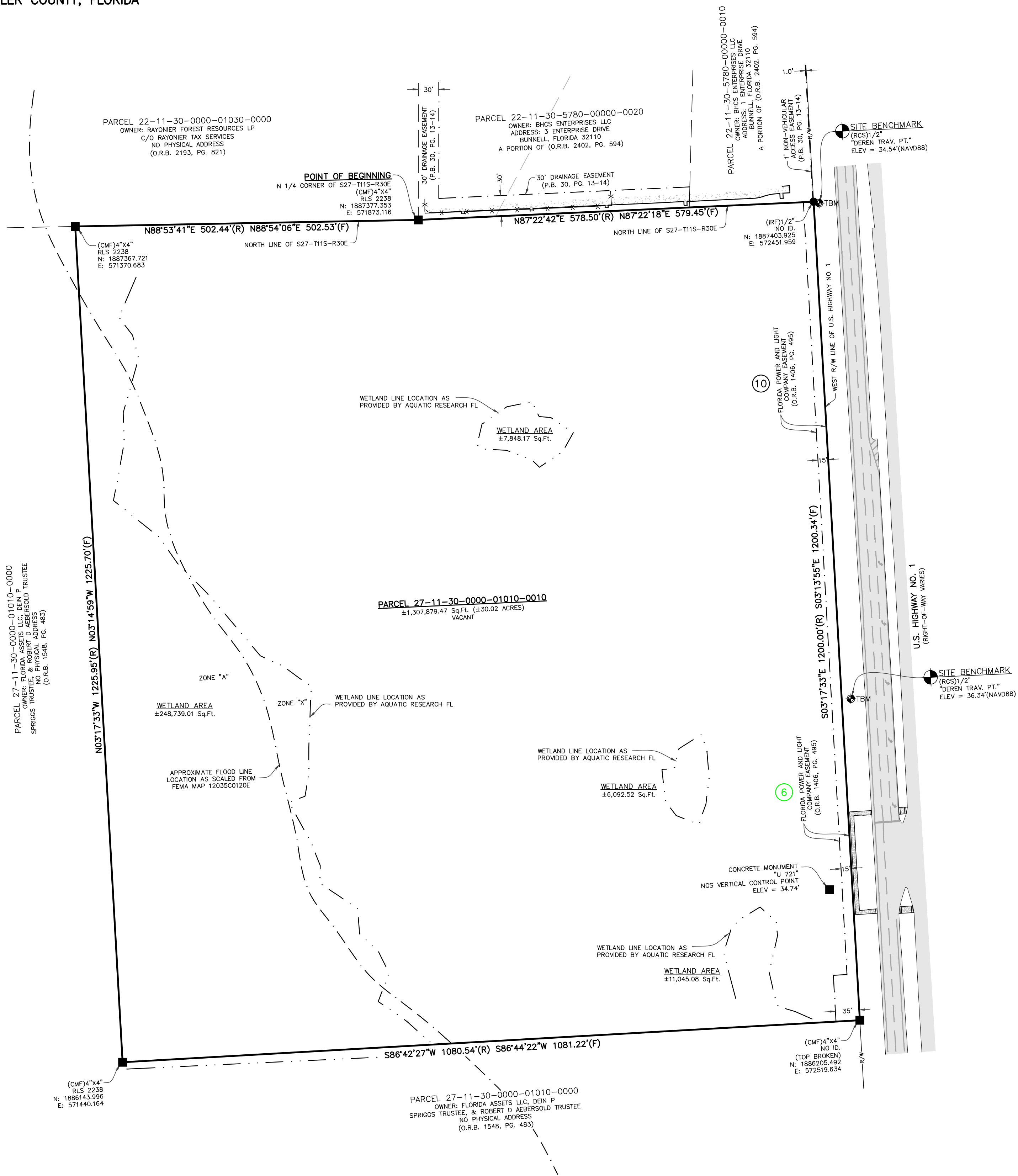
Thomas R. Casey who is/are personally known to me, or who  
has/have produced \_\_\_\_\_ as identification.

Lori Dawn McConnell  
Signature of Notary Public, State of ~~Florida~~ Arizona



# ALTA/NSPS LAND TITLE SURVEY

AMERCO ENTITY #829076  
 PARCEL 27-11-30-0000-01010-0010  
 SECTION 27, TOWNSHIP 11 SOUTH, RANGE 30 EAST  
 FLAGLER COUNTY, FLORIDA



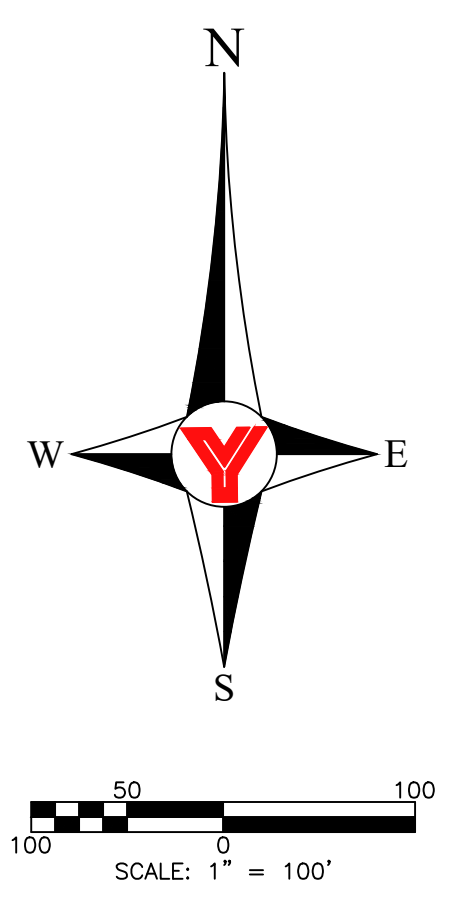
**LAND DESCRIPTION:** (STEWART TITLE GUARANTY COMPANY; COMMITMENT NUMBER 24FL2957; COMMITMENT DATE: SEPTEMBER 8, 2024 AT 9:00AM)

A PARCEL OF LAND LYING WEST OF U.S. HIGHWAY NO. 1, IN GOVERNMENT SECTION 27, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER (1/4) CORNER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 30 EAST, THENCE NORTH 87°22'42" EAST ALONG THE NORTH LINE OF SECTION 27 A DISTANCE OF 578.50 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE SOUTH 03°17'33" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1200.00 FEET; THENCE DEPARTING U.S. HIGHWAY NO. 1, SOUTH 86°42'27" WEST A DISTANCE OF 1080.54 FEET; THENCE NORTH 03°17'33" WEST A DISTANCE OF 1225.95 FEET TO A POINT ON THE NORTH LINE OF SECTION 27; THENCE NORTH 88°53'41" EAST ALONG THE NORTH LINE OF SECTION 27 A DISTANCE OF 502.44 FEET TO THE POINT OF BEGINNING.

- LEGEND:**
- (R) RECORD MEASUREMENT
  - (F) FIELD MEASUREMENT
  - ID. IDENTIFICATION
  - R/W RIGHT-OF-WAY
  - O.R.B. OFFICIAL RECORDS BOOK
  - M.B. MAP BOOK
  - P.B. PLAT BOOK
  - P.C. PAGE
  - ELEV ELEVATION
  - NGS NATIONAL GEODETIC SURVEY
  - N: NORTHING
  - E: EASTING
  - (CMF) CONCRETE MONUMENT FOUND
  - (IRF) IRON ROD FOUND
  - (RCS) REBAR AND CAP SET
  - WETLAND FLAG AND DESIGNATION

- ZONING RESTRICTIONS:**
- AC (AGRICULTURE DISTRICT)
- MINIMUM SETBACK REQUIREMENTS FOR STRUCTURES:  
 FRONT YARD: FIFTY (50) FEET  
 REAR YARD: FIFTY (50) FEET  
 SIDE YARD: INTERIOR LOT TWENTY-FIVE (25) FEET  
 ABUTTING ANY STREET-FIFTY (50) FEET
- MAXIMUM BUILDING HEIGHT: NO MAXIMUM
- MAXIMUM LOT COVERAGE: THE TOTAL LOT AREA COVERED WITH PRINCIPAL AND ACCESSORY BUILDINGS SHALL NOT EXCEED THIRTY-FIVE (35) PERCENT



- SURVEYOR'S NOTES:**
1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AS PER (STEWART TITLE GUARANTY COMPANY; COMMITMENT NUMBER 24FL2957; COMMITMENT DATE: SEPTEMBER 8, 2024 AT 9:00AM).
  2. BEARINGS AND HORIZONTAL DATUM ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83), EAST ZONE, U.S. FOOT AS ESTABLISHED BY TRIMBLE "VRS NOW" GPS SURVEY NETWORK.
  3. VERTICAL DATUM BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS ESTABLISHED BY TRIMBLE "VRS NOW" GPS SURVEY NETWORK USING NATIONAL GEODETIC SURVEY (NGS) VERTICAL CONTROL POINT "U 721" (ELEVATION 34.74 FEET) AND "1 95 72 B20" (ELEVATION 30.12 FEET).
  4. THE DIGITAL SIGNATURE AND SEAL AS SHOWN ON THIS SURVEY ARE ONLY VALID FOR THIS ELECTRONIC PDF SURVEY FILE.
  5. THE PRINTED SURVEY AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  6. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF LOCATIONS AND ELEVATIONS OF UTILITIES PRIOR TO EXCAVATION OR "TIE-IN" CONSTRUCTION.
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  8. NORTH ARROW IS BASED ON BEARING STRUCTURE.
  9. CERTIFICATION IS NOT TRANSFERABLE.
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  13. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
  14. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
  15. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THIS SURVEY.
  16. THERE WERE NO WETLANDS MARKED OR LOCATED AT THE TIME OF THIS SURVEY.

**ALTA/NSPS CERTIFICATION:**  
 TO: U-HAUL CO. OF FLORIDA, A FLORIDA CORPORATION; STEWART TITLE GUARANTY COMPANY; AND THOMAS NATIONAL SETTLEMENT SERVICES, LLC;

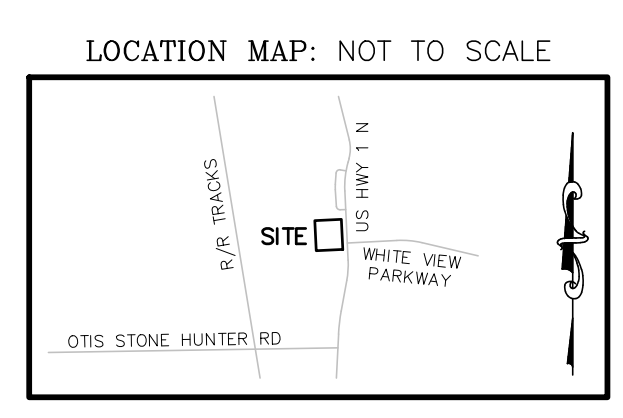
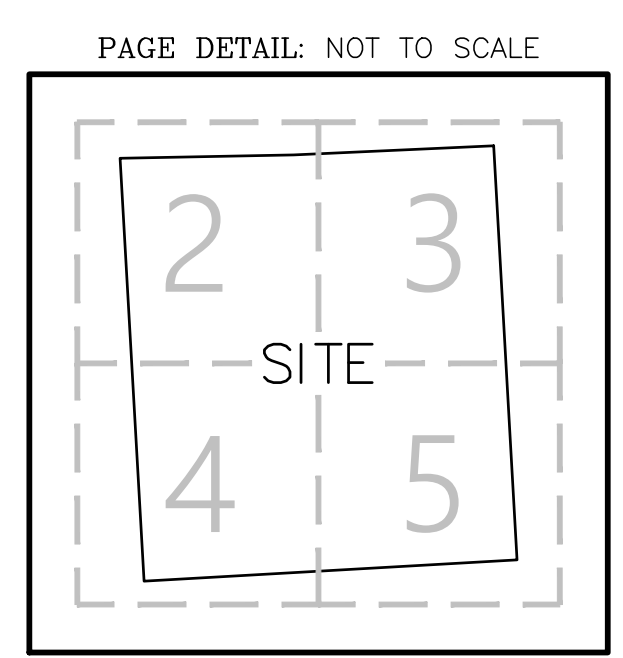
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 28, 2025.

**David Deren**  
 Digitally signed by David Deren  
 Date: 2025.05.01 11:34:44 -0400  
 DAVID M. DEREN  
 PROFESSIONAL SURVEYOR & MAPPER CERTIFICATE NUMBER 6946

DATE OF PLAT OR MAP: \_\_\_\_\_

**FLOOD ZONE:**  
 IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 120 OF 345, COMMUNITY PANEL No. "120085 0120 E" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), AND IN FLOOD ZONE "A", (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATION DETERMINED), MAP EFFECTIVE DATE JUNE 06, 2018.

- SCHEDULE B-II:** (STEWART TITLE GUARANTY COMPANY; COMMITMENT NUMBER 24FL2957; COMMITMENT DATE: SEPTEMBER 8, 2024 AT 9:00AM)
- ITEM(S) 1-5: NOT SURVEY RELATED
- ITEM 6: EASTMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1406, PAGE 495. (AFFECTS THIS PROPERTY AS SHOWN)
- ITEM 7: NOT SURVEY RELATED



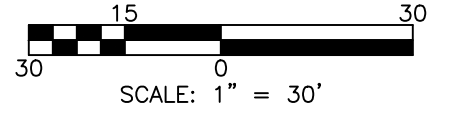
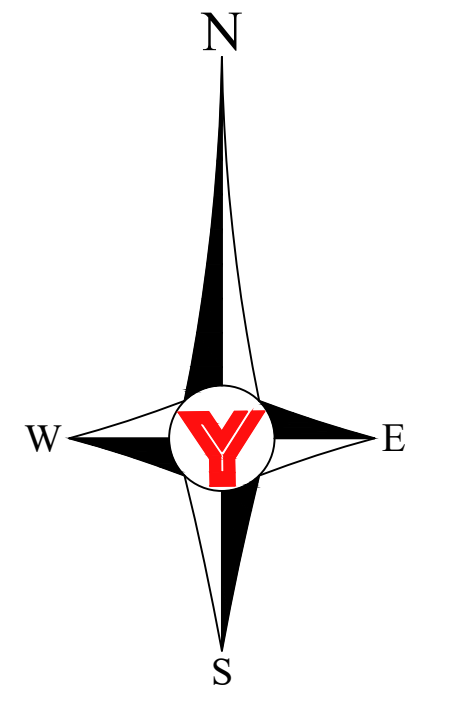
|        |   |   |   |  |  |   |            |
|--------|---|---|---|--|--|---|------------|
| 1 OF 5 | <b>ALTA/NSPS LAND TITLE SURVEY</b><br>AMERCO ENTITY #829076<br>PARCEL 27-11-30-0000-01010-0010<br>SECTION 27, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA | <b>David Deren</b><br>Digitally signed by David Deren<br>Date: 2025.05.01 11:35:33 -0400<br>DAVID M. DEREN P.S.M. #6946 | INITIALS DATE<br>CREW CHIEF MS 04.28.25<br>DRAWN GUY 05.01.25<br>CHECKED DD 05.01.25<br>FIELD BOOK 430/433<br>FIELD DATE 04.28.25 | PREPARED FOR:<br>U-HAUL<br>2727 N. CENTRAL AVENUE<br>PHOENIX, AZ 85004 | NO. BY DATE DESCRIPTION<br>1<br>2<br>3<br>4<br>5<br>6<br>7 | <b>George F. Young, Inc.</b><br>4605 N.W. 6TH STREET, SUITE H, GAINESVILLE, FL 32609<br>PHONE (352) 378-1444 WWW.GEORGEFYOUNG.COM<br>BUSINESS ENTITY LB21<br>CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING<br>ECOLOGY I GIS I PLANNING I SURVEYING<br>ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA | Since 1919 |
|--------|---|---|---|--|--|---|------------|

# ALTA/NSPS LAND TITLE SURVEY

AMERCO ENTITY #829076  
 PARCEL 27-11-30-0000-01010-0010  
 SECTION 27, TOWNSHIP 11 SOUTH, RANGE 30 EAST  
 FLAGLER COUNTY, FLORIDA

### FLOOD\_ZONE:

IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 120 OF 345, COMMUNITY PANEL No. "120085 0120 E" THAT THIS PROPERTY IS LOCATED IN FLOOD\_ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), AND IN FLOOD\_ZONE "A", (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATION DETERMINED), MAP EFFECTIVE DATE JUNE 06, 2018.

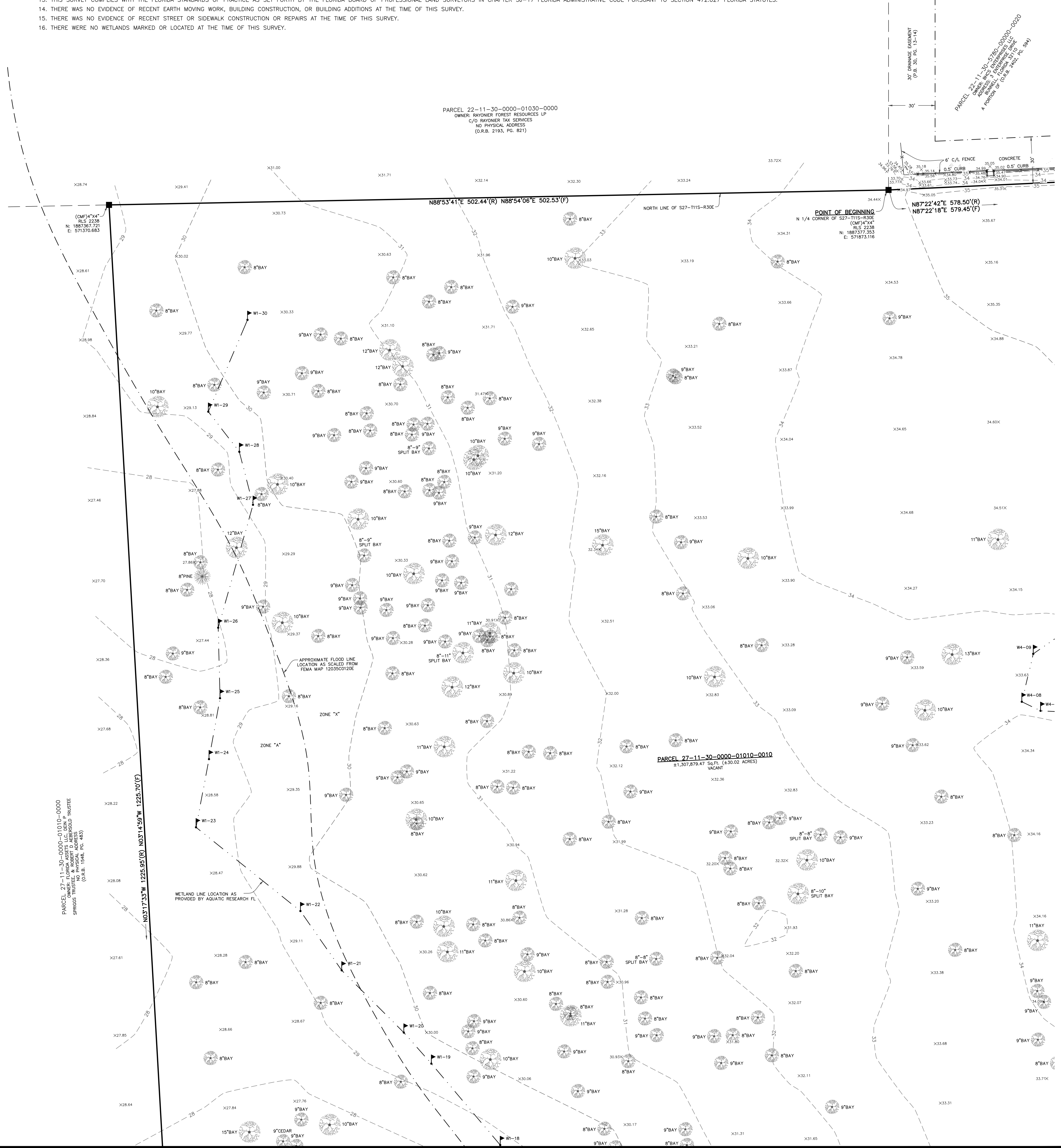


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- PG. PAGE
- ELEV. ELEVATION
- N: NORTHING
- E: EASTING
- C/L CHAINLINK
- (CMP) CONCRETE MONUMENT FOUND
- ▬ (CMP) CONCRETE FLAG AND DESIGNATION
- X— FENCE LINE

### SURVEYOR'S NOTES:

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| <p>2 of 5</p> <p>25011600GS</p> <p>SHEET NO.</p> | <p><b>ALTA/NSPS</b></p> <p><b>LAND TITLE SURVEY</b></p> <p>AMERCO ENTITY #829076</p> <p>PARCEL 27-11-30-0000-01010-0010</p> <p>SECTION 27, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA</p> | <p>Digitally signed by David Deren</p> <p>Date: 2025.05.01 11:35:53 -04'00'</p> <p>DAVID M. DEREN P.S.M. #6946</p> |             | <p>INITIALS DATE</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>CREW CHIEF</td><td>MS</td><td>04.28.25</td></tr> <tr><td>DRAWN</td><td>GUY</td><td>05.01.25</td></tr> <tr><td>CHECKED</td><td>DD</td><td>05.01.25</td></tr> <tr><td>FIELD BOOK</td><td>430/433</td><td></td></tr> <tr><td>FIELD DATE</td><td>04.28.25</td><td></td></tr> </table> | CREW CHIEF | MS | 04.28.25 | DRAWN | GUY | 05.01.25 | CHECKED | DD | 05.01.25 | FIELD BOOK | 430/433 |  | FIELD DATE | 04.28.25 |  | <p>PREPARED FOR:</p> <p>U-HAUL</p> <p>2727 N. CENTRAL AVENUE</p> <p>PHOENIX, AZ 85004</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td></tr> </tbody> </table> | NO. | BY | DATE | DESCRIPTION | 1 |  |  |  | 2 |  |  |  | 3 |  |  |  | 4 |  |  |  | 5 |  |  |  | 6 |  |  |  | 7 |  |  |  | <p><b>George F. Young, Inc.</b></p> <p>4605 N.W. 6TH STREET, SUITE H, GAINESVILLE, FL 32609</p> <p>PHONE (352) 378-1444 WWW.GEORGEFYOUNG.COM</p> <p>BUSINESS ENTITY 1B21</p> <p>CIVIL, TRANSPORTATION, SUBSURFACE &amp; STRUCTURAL ENGINEERING</p> <p>ECOLOGICAL GIS I PLANNING I SURVEYING</p> <p>ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA</p> |  |
|--|--|--|-------------|---|------------|----|----------|-------|-----|----------|---------|----|----------|------------|---------|--|------------|----------|--|---|---|-----|----|------|-------------|---|--|--|--|---|--|--|--|---|--|--|--|---|--|--|--|---|--|--|--|---|--|--|--|---|--|--|--|---|--|
| CREW CHIEF                                       | MS   | 04.28.25   |             |   |            |    |          |       |     |          |         |    |          |            |         |  |            |          |  |   |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |
| DRAWN  | GUY  | 05.01.25   |             |   |            |    |          |       |     |          |         |    |          |            |         |  |            |          |  |   |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |
| CHECKED  | DD   | 05.01.25   |             |   |            |    |          |       |     |          |         |    |          |            |         |  |            |          |  |   |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |
| FIELD BOOK                                       | 430/433  |  |             |   |            |    |          |       |     |          |         |    |          |            |         |  |            |          |  |   |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |
| FIELD DATE                                       | 04.28.25   |  |             |   |            |    |          |       |     |          |         |    |          |            |         |  |            |          |  |   |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |
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| 1  |  |  |             |   |            |    |          |       |     |          |         |    |          |            |         |  |            |          |  |   |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |
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| 3  |  |  |             |   |            |    |          |       |     |          |         |    |          |            |         |  |            |          |  |   |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |
| 4  |  |  |             |   |            |    |          |       |     |          |         |    |          |            |         |  |            |          |  |   |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |
| 5  |  |  |             |   |            |    |          |       |     |          |         |    |          |            |         |  |            |          |  |   |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |
| 6  |  |  |             |   |            |    |          |       |     |          |         |    |          |            |         |  |            |          |  |   |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |
| 7  |  |  |             |   |            |    |          |       |     |          |         |    |          |            |         |  |            |          |  |   |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |

# ALTA/NSPS LAND TITLE SURVEY

AMERCO ENTITY #829076  
 PARCEL 27-11-30-0000-01010-0010  
 SECTION 27, TOWNSHIP 11 SOUTH, RANGE 30 EAST  
 FLAGLER COUNTY, FLORIDA

### STORM WATER INVERTS:

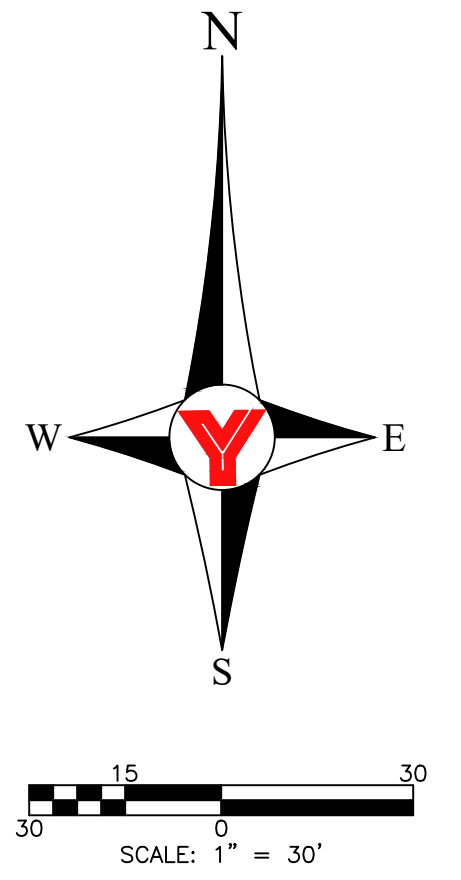
(SG)-1  
 LID = 37.35'  
 EAST INVERT = 34.89'(14"x20" OVAL RCP)

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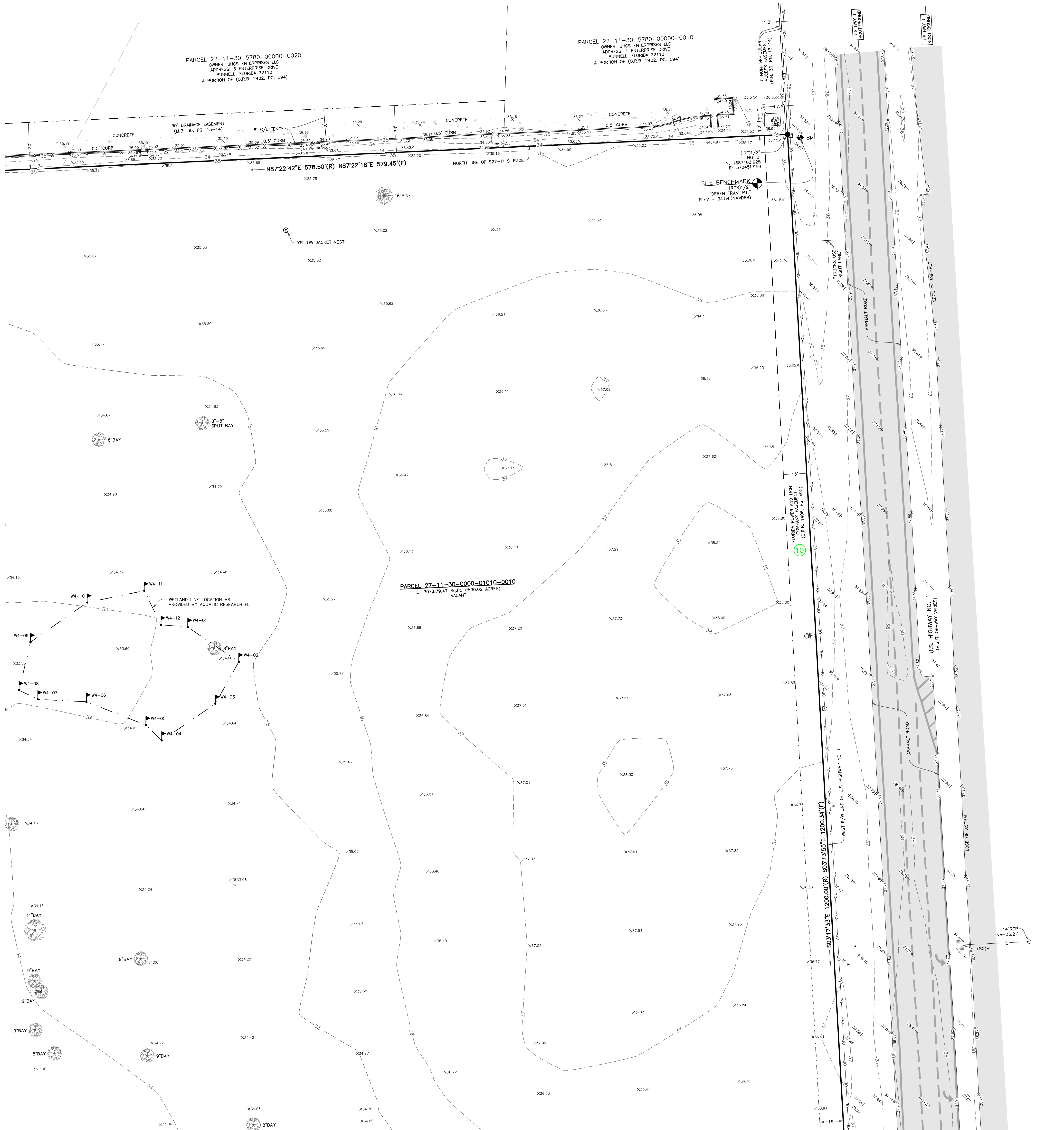
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- WELL
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- FIBER-OPTIC CABLE MARKER
- FIBER-OPTIC CABLE BOX
- TRAFFIC SIGNAL BOX
- CONCRETE POWER POLE
- SIGN "AS INDICATED"
- (SG) STORM GRATE
- WETLAND FLAG AND DESIGNATION
- OE OVERHEAD ELECTRIC LINE
- FL FENCE LINE
- S UNDERGROUND STORM WATER LINE



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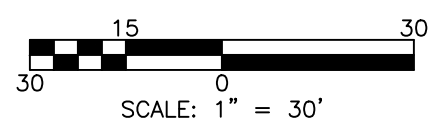
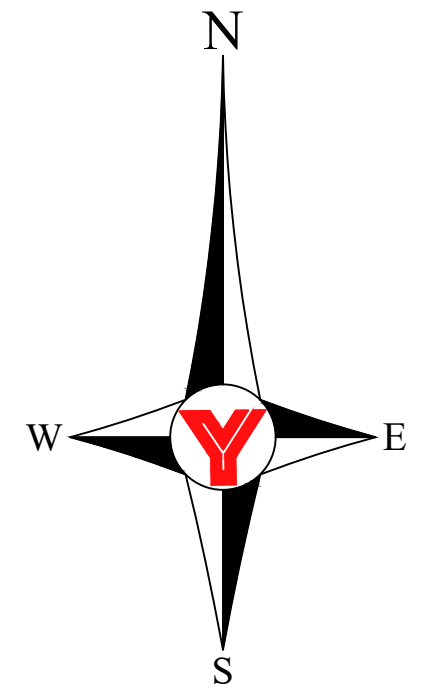
| <p>3 OF 5<br/>SHEET NO.<br/>250116005</p> | <p><b>ALTA/NSPS LAND TITLE SURVEY</b><br/>                 AMERCO ENTITY #829076<br/>                 PARCEL 27-11-30-0000-01010-0010</p> | <p><b>David Deren</b><br/>                 Digitally signed by David Deren<br/>                 Date: 2025.05.01 11:36:11 -04'00'<br/>                 DAVID M. DEREN P.S.M. #6946</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>INITIALS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>CREW CHIEF MS</td> <td>04.28.25</td> </tr> <tr> <td>DRAWN GUY</td> <td>05.01.25</td> </tr> <tr> <td>CHECKED DD</td> <td>05.01.25</td> </tr> <tr> <td>FIELD BOOK</td> <td>430/433</td> </tr> <tr> <td>FIELD DATE</td> <td>04.28.25</td> </tr> </tbody> </table> | INITIALS | DATE | CREW CHIEF MS | 04.28.25 | DRAWN GUY | 05.01.25 | CHECKED DD | 05.01.25 | FIELD BOOK | 430/433 | FIELD DATE | 04.28.25 | <p>PREPARED FOR:<br/>                 U-HAUL<br/>                 2727 N. CENTRAL AVENUE<br/>                 PHOENIX, AZ 85004</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td></tr> </tbody> </table> | NO. | BY | DATE | DESCRIPTION | 1 |  |  |  | 2 |  |  |  | 3 |  |  |  | 4 |  |  |  | 5 |  |  |  | 6 |  |  |  | 7 |  |  |  | <p><b>George F. Young, Inc.</b><br/>                 4605 N.W. 6TH STREET, SUITE H, GAINESVILLE, FL 32609<br/>                 PHONE (352) 378-1444 WWW.GEORGEFYOUNG.COM<br/>                 BUSINESS ENTITY LB21<br/>                 CIVIL, TRANSPORTATION, SUBSURFACE &amp; STRUCTURAL ENGINEERING<br/>                 ECOLOGY I GIS I PLANNING I SURVEYING<br/>                 ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA</p> |
|---|---|--|--|----------|------|---------------|----------|-----------|----------|------------|----------|------------|---------|------------|----------|---|---|-----|----|------|-------------|---|--|--|--|---|--|--|--|---|--|--|--|---|--|--|--|---|--|--|--|---|--|--|--|---|--|--|--|--|
| INITIALS                                  | DATE  |  |  |          |      |               |          |           |          |            |          |            |         |            |          |   |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |  |
| CREW CHIEF MS                             | 04.28.25  |  |  |          |      |               |          |           |          |            |          |            |         |            |          |   |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |  |
| DRAWN GUY                                 | 05.01.25  |  |  |          |      |               |          |           |          |            |          |            |         |            |          |   |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |  |
| CHECKED DD                                | 05.01.25  |  |  |          |      |               |          |           |          |            |          |            |         |            |          |   |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |  |
| FIELD BOOK                                | 430/433   |  |  |          |      |               |          |           |          |            |          |            |         |            |          |   |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |  |
| FIELD DATE                                | 04.28.25  |  |  |          |      |               |          |           |          |            |          |            |         |            |          |   |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |  |
| NO.                                       | BY  | DATE   | DESCRIPTION  |          |      |               |          |           |          |            |          |            |         |            |          |   |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |  |
| 1   |   |  |  |          |      |               |          |           |          |            |          |            |         |            |          |   |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |  |
| 2   |   |  |  |          |      |               |          |           |          |            |          |            |         |            |          |   |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |  |
| 3   |   |  |  |          |      |               |          |           |          |            |          |            |         |            |          |   |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |  |
| 4   |   |  |  |          |      |               |          |           |          |            |          |            |         |            |          |   |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |  |
| 5   |   |  |  |          |      |               |          |           |          |            |          |            |         |            |          |   |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |  |
| 6   |   |  |  |          |      |               |          |           |          |            |          |            |         |            |          |   |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |  |
| 7   |   |  |  |          |      |               |          |           |          |            |          |            |         |            |          |   |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |  |

# ALTA/NSPS LAND TITLE SURVEY

AMERCO ENTITY #829076  
 PARCEL 27-11-30-0000-01010-0010  
 SECTION 27, TOWNSHIP 11 SOUTH, RANGE 30 EAST  
 FLAGLER COUNTY, FLORIDA

### FLOOD\_ZONE:

IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 120 OF 345, COMMUNITY PANEL No. "120085 0120 E" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), AND IN FLOOD ZONE "A", (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATION DETERMINED), MAP EFFECTIVE DATE JUNE 06, 2018.



### SURVEYOR'S NOTES:

1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AS PER (STEWART TITLE GUARANTY COMPANY; COMMITMENT NUMBER 24FL2957; COMMITMENT DATE: SEPTEMBER 8, 2024 AT 9:00AM).
2. BEARINGS AND HORIZONTAL DATUM ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83), EAST ZONE, U.S. FOOT AS ESTABLISHED BY TRIMBLE "VRS NOW" GPS SURVEY NETWORK.
3. VERTICAL DATUM BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS ESTABLISHED BY TRIMBLE "VRS NOW" GPS SURVEY NETWORK USING NATIONAL GEODETIC SURVEY (NGS) VERTICAL CONTROL POINT "U 721" (ELEVATION 34.74 FEET) AND "1 95 72 B20" (ELEVATION 30.12 FEET).
4. THE DIGITAL SIGNATURE AND SEAL AS SHOWN ON THIS SURVEY ARE ONLY VALID FOR THIS ELECTRONIC PDF SURVEY FILE.
5. THE PRINTED SURVEY AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF LOCATIONS AND ELEVATIONS OF UTILITIES PRIOR TO EXCAVATION OR "TIE-IN" CONSTRUCTION.
7. NO INSTRUMENTS OF RECORD REFLECTING OFF-SITE EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
8. NORTH ARROW IS BASED ON BEARING STRUCTURE.
9. CERTIFICATION IS NOT TRANSFERABLE.
10. THE PURPOSE OF THIS SURVEY IS TO SHOW BOUNDARY AND TOPOGRAPHIC INFORMATION AND IMPROVEMENTS.
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13. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
14. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
15. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THIS SURVEY.
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### LEGEND:

- (R) RECORD MEASUREMENT
- (F) FIELD MEASUREMENT
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- N: NORTHING
- E: EASTING
- (CMF) CONCRETE MONUMENT FOUND
- WETLAND FLAG AND DESIGNATION



PARCEL 27-11-30-0000-01010-0000  
 OWNER: FLORIDA ASSETS LLC, DEN P  
 SPRIGGS TRUSTEE & JOHNSON TRUSTEE  
 (O.R.B. 1548, PG. 483)

PARCEL 27-11-30-0000-01010-0010  
 41,307,879.47 Sq.Ft. (±30.02 ACRES)  
 VACANT

PARCEL 27-11-30-0000-01010-0000  
 OWNER: FLORIDA ASSETS LLC, DEN P  
 SPRIGGS TRUSTEE & JOHNSON TRUSTEE  
 NO PHYSICAL ADDRESS  
 (O.R.B. 1548, PG. 483)

|                     |   |   |  |   |  |  |  |  |
|---------------------|---|---|--|---|--|--|--|--|
| 4 of 5<br>SHEET NO. | <b>ALTA/NSPS LAND TITLE SURVEY</b><br>AMERCO ENTITY #829076<br>PARCEL 27-11-30-0000-01010-0010<br>SECTION 27, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA | Digitally signed by David Deren<br>Date: 2025.05.01 11:36:32 -04'00'<br>DAVID M. DEREN P.S.M. #6946 |  | INITIALS DATE<br>CREW CHIEF MS 04.28.25<br>DRAWN GUY 05.01.25<br>CHECKED DD 05.01.25<br>FIELD BOOK 430/433<br>FIELD DATE 04.28.25 | PREPARED FOR:<br>U-HAUL<br>2727 N. CENTRAL AVENUE<br>PHOENIX, AZ 85004 | NO. BY DATE DESCRIPTION<br>1<br>2<br>3<br>4<br>5<br>6<br>7 | <b>George F. Young, Inc.</b><br>4605 N.W. 6TH STREET, SUITE H, GAINESVILLE, FL 32609<br>PHONE (352) 378-1444 WWW.GEORGEYOUNG.COM<br>BUSINESS ENTITY LB21<br>CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING<br>ECOLOGY I GIS I PLANNING I SURVEYING<br>ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA |  |
|---------------------|---|---|--|---|--|--|--|--|

# ALTA/NSPS LAND TITLE SURVEY

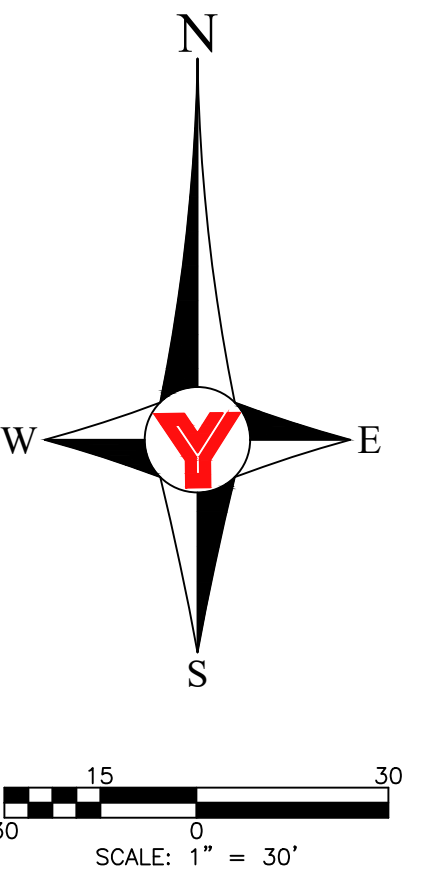
AMERCO ENTITY #829076  
 PARCEL 27-11-30-0000-01010-0010  
 SECTION 27, TOWNSHIP 11 SOUTH, RANGE 30 EAST  
 FLAGLER COUNTY, FLORIDA

### STORM WATER INVERTS:

(SG)-2  
 LID = 37.42'  
 EAST INVERT = 35.07'(14"x20" OVAL RCP)

### FLOOD ZONE:

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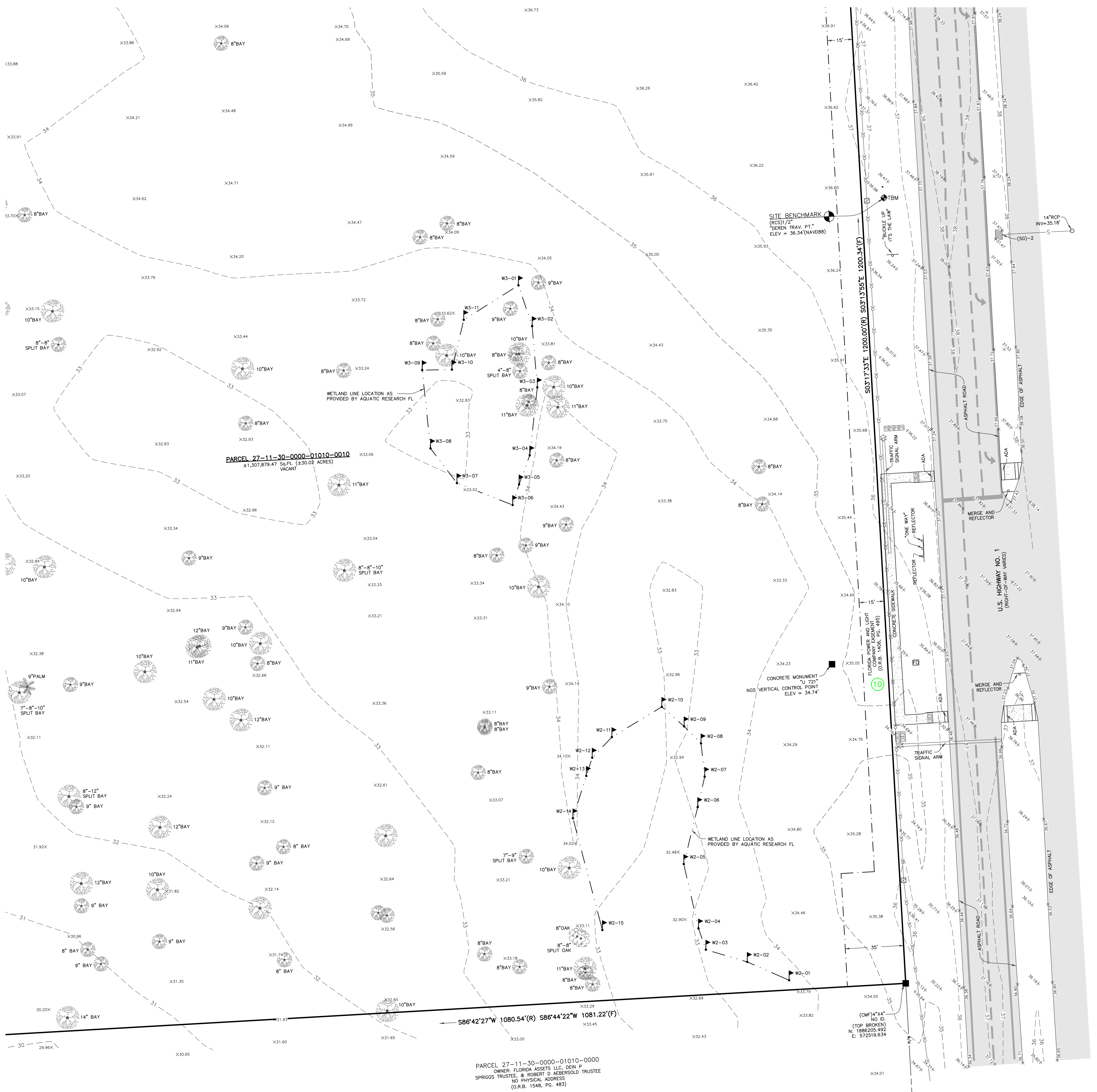


### LEGEND:

- (R) RECORD MEASUREMENT
- (F) FIELD MEASUREMENT
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- ELEV. ELEVATION
- NGS NATIONAL GEODETIC SURVEY
- N: NORTHING
- E: EASTING
- RCP REINFORCED CONCRETE PIPE
- INV. INVERT
- ADA DETECTABLE WARNING SURFACE
- CMF CONCRETE MONUMENT FOUND
- (RCS) REBAR AND CAP SET
- METAL LIGHT POLE / TRAFFIC SIGNAL POST
- FIBER-OPTIC CABLE BOX
- TRAFFIC SIGNAL BOX
- CONCRETE POWER POLE
- SIGN "AS INDICATED"
- (SG) STORM GRATE
- WETLAND FLAG AND DESIGNATION
- OE OVERHEAD ELECTRIC LINE
- S UNDERGROUND STORM WATER LINE

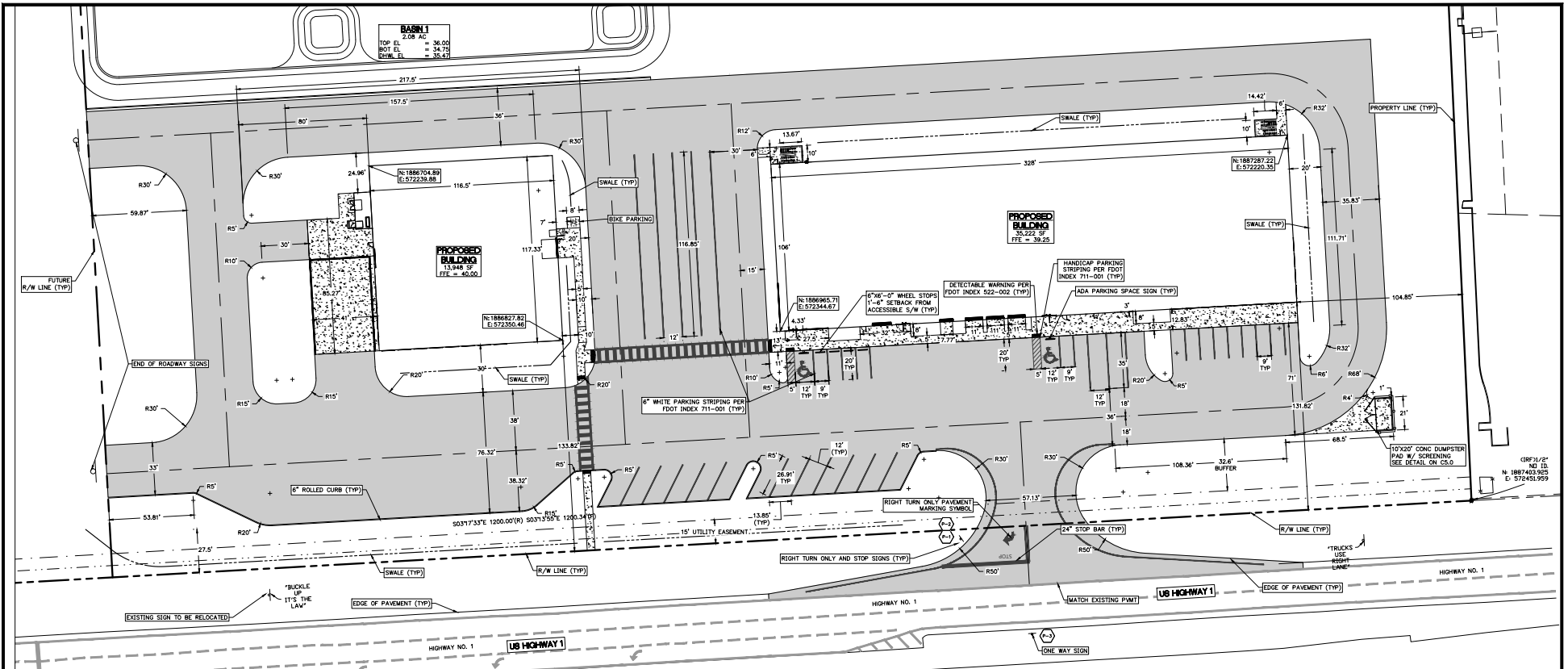
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| 5<br>SHEET NO.<br>5  | 20116005<br>SHEET NO. | <b>ALTA/NSPS LAND TITLE SURVEY</b><br>AMERCO ENTITY #829076<br>PARCEL 27-11-30-0000-01010-0010<br>SECTION 27, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA | Digitally signed by <b>David Deren</b><br>Date: 2025.05.01 11:36:48 -04'00'<br>DAVID M. DEREN P.S.M. #6946 |      | INITIALS    DATE<br>CREW CHIEF    MS    04.28.25<br>DRAWN    GUY    05.01.25<br>CHECKED    DD    05.01.25<br>FIELD BOOK    430/433<br>FIELD DATE    04.28.25 | PREPARED FOR:<br>U-HAUL<br>2727 N. CENTRAL AVENUE<br>PHOENIX, AZ 85004 | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td></tr> </tbody> </table> | NO. | BY | DATE | DESCRIPTION | 1 |  |  |  | 2 |  |  |  | 3 |  |  |  | 4 |  |  |  | 5 |  |  |  | 6 |  |  |  | 7 |  |  |  | <b>George F. Young, Inc.</b><br>4605 N.W. 6TH STREET, SUITE H, GAINESVILLE, FL 32609<br>PHONE (352) 378-1444 WWW.GEORGEFYOUNG.COM<br>BUSINESS ENTITY LB21<br>CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING<br>ECOLOGY I GIS I PLANNING I SURVEYING<br>ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA |  |
|--|-----------------------|---|--|------|--|--|---|-----|----|------|-------------|---|--|--|--|---|--|--|--|---|--|--|--|---|--|--|--|---|--|--|--|---|--|--|--|---|--|--|--|---|--|
|  |                       | NO.   | BY   | DATE | DESCRIPTION  |  |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |
| 1  |                       |   |  |      |  |  |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |
| 2  |                       |   |  |      |  |  |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |
| 3  |                       |   |  |      |  |  |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |
| 4  |                       |   |  |      |  |  |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |
| 5  |                       |   |  |      |  |  |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |
| 6  |                       |   |  |      |  |  |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |
| 7  |                       |   |  |      |  |  |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |
| PLOTTED: 5/1/2025 10:56 AM    LOGIN: Ptkuhn Sr, Guy    FILE: I:\project\2025\250116005 Uhaul\DWG\250116005.dwg |                       |   |  |      |  |  |   |     |    |      |             |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |

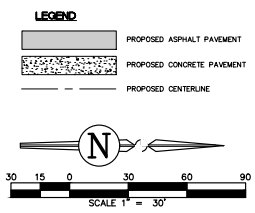




**PROPOSED SIGNS**

| ID | DESCRIPTION     | COLOR | MUTC# | SIZE              | SIGN |
|----|-----------------|-------|-------|-------------------|------|
| 1  | STOP            | RED   | R1-1  | 30" X 30" OCTAGON |      |
| 2  | RIGHT TURN ONLY | WHITE | R3-5  | 30" X 36"         |      |
| 3  | ONE WAY         | WHITE | R6-1  | 54" X 18"         |      |

- DIMENSION NOTES**
- BOUNDARY INFORMATION SHOWN IS BASED ON THE PROJECT TOPOGRAPHIC SURVEY CONDUCTED BY GOREN LAND SURVEYING ON 1/25/2024.
  - CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT SURVEY AND DESIGN DRAWINGS, AND SHALL VERIFY EXISTING SITE CONDITIONS. ANY APPARENT DISCREPANCIES OR ADDITIONAL PERTINENT INFORMATION SHALL BE BROUGHT TO THE PROJECT ENGINEER'S ATTENTION IMMEDIATELY.
  - ALL STRIPING SHALL CONFORM TO FDOT STANDARD INDEX 211-600.
  - ALL SIGNAGE TO BE INSTALLED SHALL CONFORM TO MUTCD REQUIREMENTS, 2009 VERSION W/ REV. NO. 1&2, INCORPORATED 2012.
  - STRIPING WITHIN THE U.S. 1 R/W SHALL BE THERMOPLASTIC
  - ALL MOT ACTIVITIES SHALL CONFORM TO FDOT STD INDEX 102-601 AND INDEX 102-602
  - PARKING REQUIREMENTS:**
    - PARKING REQUIRED:**
      - MINI-WAREHOUSE: 2 SP/100 UNITS AND A MIN OF 4 VEHICLE/BOAT STORAGE SPACES
      - UNITS PROPOSED: 805
      - TOTAL SPACES REQUIRED: TOTAL SPACES REQUIRED: 950 X 2 SP/100 UNITS = 19 CAR PARKING SPACES, 4 VEHICLE/BOAT STORAGE SPACES, AND 1 ADA SPACE
    - PARKING PROVIDED:** 29 CAR PARKING SPACES, 3 LARGE CAR SPACES, 4 VEHICLE/BOAT STORAGE SPACES, AND 2 ADA SPACES
  - REQUIRED SETBACKS:**
    - PER CITY OF PALM COAST, FL UNIFIED LAND DEVELOPMENT CODE SEC. 3.0.3, THE MINIMUM YARD REQUIREMENTS ARE AS FOLLOWS:
      - FRONT YARD = 25 FT.
      - SIDE YARD = 10 FT.
      - REAR YARD = 10 FT.



**REVISIONS**

| NO. | DATE       | DESCRIPTION                       | DRWN | APPR |
|-----|------------|-----------------------------------|------|------|
| 1   | 2024-09-26 | CITY OF PALM COAST - SUBMITTAL #3 |      |      |
| 2   | 2025-11-14 | CITY OF PALM COAST - SUBMITTAL #4 |      |      |

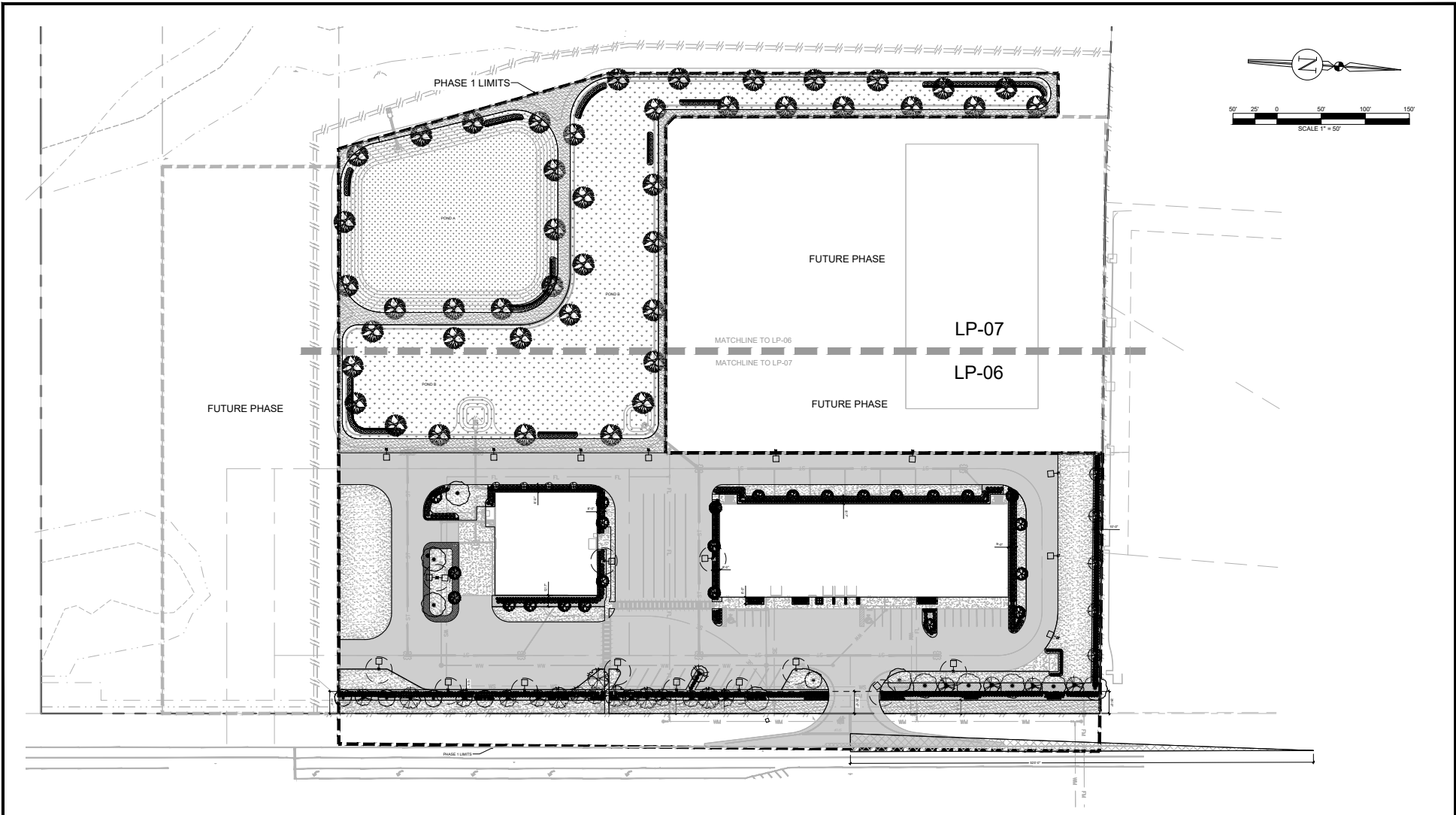
ENGINEER OF RECORD: JAMES LEE JONES III, P.E.  
 FLORIDA LICENSE NO. 98821  
 1114162226  
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES LEE JONES III, P.E. ON THE DATE ADJACENT TO THE SEAL.  
 SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



3539 NW 43rd Street | Gainesville, Florida 32606  
 4420 US-1 S, Suite 1 | St. Augustine, Florida 32086  
 Gainesville (352) 975-8888 | St. Augustine (321) 788-8888  
 Toll Free (877) 666-JBP Pro | Email: contact@jbp.com

SHEET TITLE: DIMENSION PLAN  
 CLIENT: U-HAUL COMPANY OF FLORIDA  
 JACKSONVILLE, FLORIDA

DATE: NOVEMBER 2025  
 PROJECT NO: 634-23-03  
 SHEET NO: C2.1



SEE PLANTING SCHEDULE ON SHEET LP-07

| REVISIONS |          | DATE              | DESCRIPTION | BY  | CHKD |
|-----------|----------|-------------------|-------------|-----|------|
| 1         | 20250223 | PER CITY COMMENTS | JPS         | MLP |      |
| 2         | 20251008 | PER CITY COMMENTS | JPS         | MLP |      |
|           |          |                   |             |     |      |
|           |          |                   |             |     |      |
|           |          |                   |             |     |      |
|           |          |                   |             |     |      |

LANDSCAPE ARCHITECT  
OF RECORD: MICHAEL J. HANS, R.L.A.  
FLORIDA LICENSE NO. LA2032

THIS PLAN HAS BEEN DIGITALLY  
SIGNED AND SEALED BY MICHAEL HANS, R.L.A.  
ON THE DATE ADJACENT TO HIS SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT  
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE  
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



**JBPro**  
CIVIL ENGINEERING | LAND PLANNING  
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606  
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999  
Toll Free: (877) 666-JBPro | Email: [info@jbpro.com](mailto:info@jbpro.com)

SHEET TITLE:  
**OVERALL LANDSCAPE PLAN**

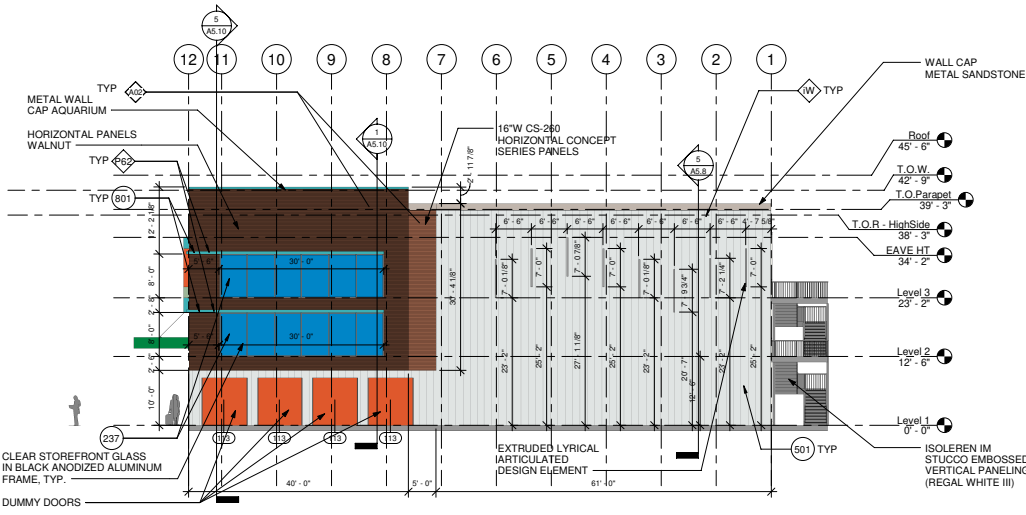
CLIENT:  
**J-HAUL COMPANY OF FLORIDA**  
JACKSONVILLE, FLORIDA

PROJECT:  
**U-HAUL STORAGE FACILITY**

DATE:  
**DECEMBER 2025**

PROJECT NO.:  
**634-23-03**

SHEET NO.:  
**LP-05**



1 NORTH ELEVATION

SCALE: 3/32" = 1'-0"

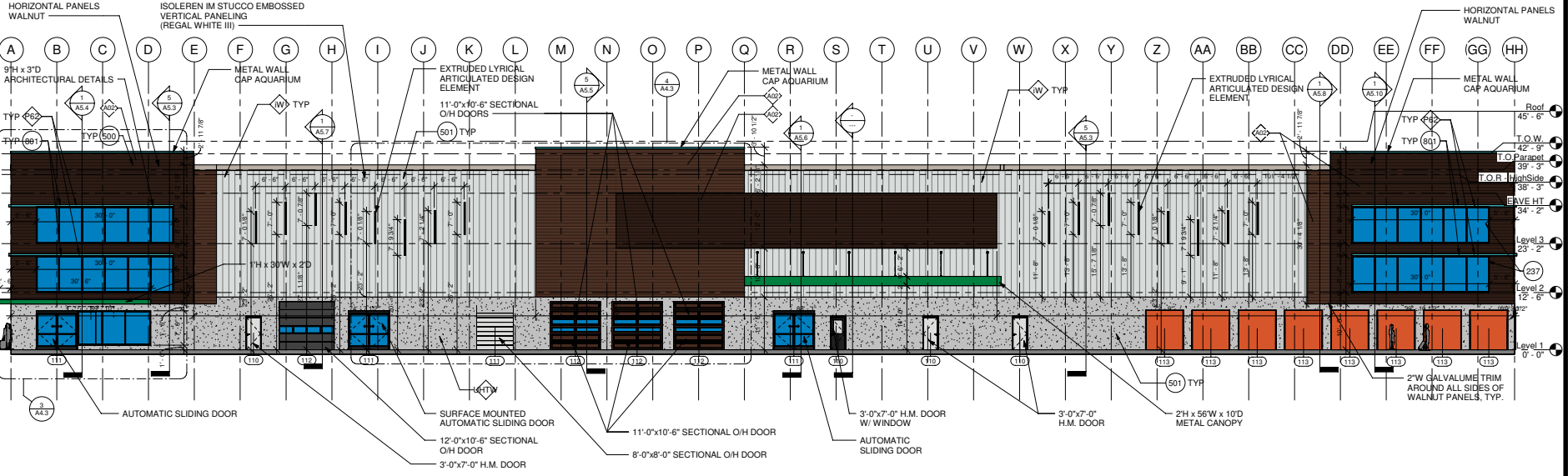
- 55. LOW EAVE DRIP EDGE TRIM
- 57. DOUBLE LOCKING STANDING SEAM ROOF
- 66. ROOF LINE, FLOOR, WALL BEYOND
- 71. ROOF SCUPPER
- 106. PAINTED STEEL HANDRAIL - BY CONTRACTOR
- 110. SIDE-HINGED H.M. DOOR - SEE DOOR SCHEDULE
- 111. SECTIONAL / AUTOMATIC DOOR
- 112. SECTIONAL OVERHEAD DOOR - SEE DOOR SCHEDULE
- 113. FAUX ROLL-UP DOORS
- 117. EXTERIOR APPLIED IMAGING: ADDITIONAL SUB FRAMING MAY BE REQUIRED, COORDINATE WITH UHI DESIGN DRAWINGS (DSD) AND OWNER'S REPRESENTATIVE.
- 211. WALL-MOUNTED LIGHT FIXTURE - SEE ELECTRICAL
- 237. STOREFRONT GLAZING - SEE WINDOW TYPE SCHEDULE
- 260. KELLY DOCK LEVELER
- 500. HORIZONTAL SINGLE SKIN METAL PANEL OVER IMP
- 501. VERTICAL INSULATED METAL PANEL (IMP)
- 502. HORIZONTAL INSULATED METAL PANEL (IMP)
- 801. METAL EYEBROW AT WINDOW HEAD
- 802. 6" H METAL TRIM
- 803. 12" H METAL TRIM
- 804. 6" D METAL ACCENT FIN
- 805. MODULAR CANOPY

KEY NOTES

- ◇ SHERWIN WILLIAMS 6451 - NURTURE GREEN
- ◇ SHERWIN WILLIAMS 6767 - AQUARIUM
- ◇ SHERWIN WILLIAMS 6884 - OBSTINATE ORANGE
- ◇ KINGSPAN - IMPERIAL WHITE
- ◇ KINGSPAN - NATURAL CHOICE
- ◇ KINGSPAN - SURREY BEIGE
- ◇ KINGSPAN - TAUPE STONE
- ◇ KINGSPAN - REGAL WHITE III
- ◇ KINGSPAN - RELEASED KHAKI
- ◇ MCB1 - U-HAUL GREEN
- ◇ MCB1 - U-HAUL SIERRA TAN
- ◇ MCB1 - U-HAUL SIERRA SUNSET
- ◇ MCB1 - U-HAUL GALVALUME
- ◇ TILT-WALL - LIGHT BROOM FINISH
- ◇ A02 ATAS - WOODLAND SERIES WALNUT

COLOR LEGEND

NOTE: REFER TO UHI DESIGN DRAWING (DSD) FOR ADDITIONAL INFORMATION.  
ALL MATERIAL/COLOR CHANGES NEED TO START AND STOP AT PANEL JOINTS. REVIEW WITH U-HAUL PERSONNEL PRIOR TO ORDERING/INSTALLATION.  
COORDINATE PANEL JOINTS WITH SPECIFIC PANEL MANUFACTURERS DETAILS.



4 EAST ELEVATION

SCALE: 3/32" = 1'-0"

**SHEET NOTES:**

**REVISIONS:**

| NO. | DATE     | DESCRIPTION         |
|-----|----------|---------------------|
| 1   | 12/03/24 | INIT ADDRESS UPDATE |

PROFESSIONAL SEAL  
  
**ARCHITECT LOGO:**

**AMERCO REAL ESTATE COMPANY**  
 CONSTRUCTION DEPARTMENT  
 2747 NORTH CENTRAL AVENUE  
 TOWNE, FLORIDA 32094  
 PH: (602) 343-6502

**SITE ADDRESS:**  
 U-HAUL MOVING & STORAGE - PALM COAST  
 4355 US HWY 1 N  
 Bunnell, FL 32110

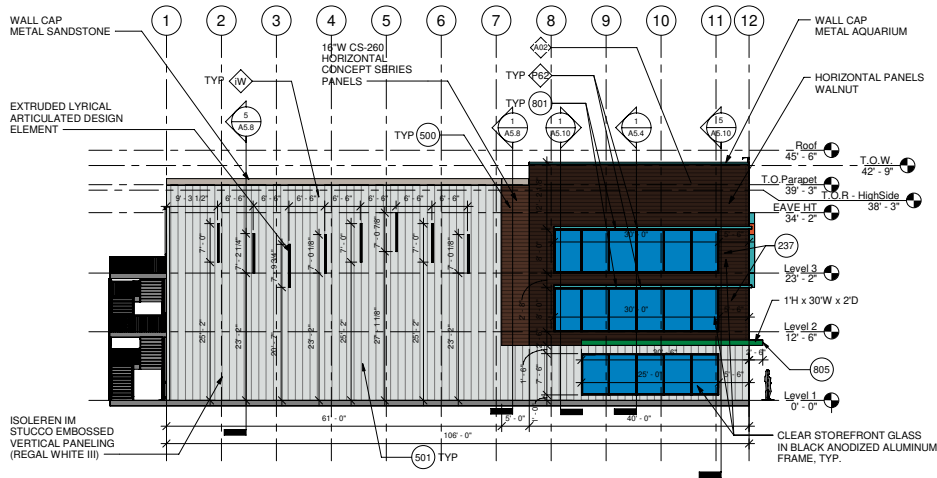
**SHEET CONTENTS:**  
 BUILDING ELEVATIONS

**829076**

DRAWN: APF  
 CHECKED: JNT  
 DATE: 07/24/2024

SCALE: 3/32" = 1'-0"

829076-BLKG-A



- 55. LOW EAVE DRIP EDGE TRIM
- 57. DOUBLE LOCKING STANDING SEAM ROOF
- 66. ROOF LINE, FLOOR, WALL BEYOND
- 71. ROOF SCUPPER
- 106. PAINTED STEEL HANDRAIL - BY CONTRACTOR
- 110. SIDE-HINGED H.M. DOOR - SEE DOOR SCHEDULE
- 111. SECTIONAL / AUTOMATIC DOOR
- 112. SECTIONAL OVERHEAD DOOR - SEE DOOR SCHEDULE
- 113. FAUX ROLL-UP DOORS
- 117. EXTERIOR APPLIED IMAGING: ADDITIONAL SUB FRAMING MAY BE REQUIRED. COORDINATE WITH UHI DESIGN DRAWINGS (DSD) AND OWNER'S REPRESENTATIVE.
- 211. WALL-MOUNTED LIGHT FIXTURE - SEE ELECTRICAL
- 237. STOREFRONT GLAZING - SEE WINDOW TYPE SCHEDULE
- 260. KELLY DOCK LEVELER
- 500. HORIZONTAL SINGLE SKIN METAL PANEL OVER IMP
- 501. VERTICAL INSULATED METAL PANEL (IMP)
- 502. HORIZONTAL INSULATED METAL PANEL (IMP)
- 801. METAL EYEBROW AT WINDOW HEAD
- 802. 6" H METAL TRIM
- 803. 12" H METAL TRIM
- 804. 6\"/>

- ◆ SHERWIN WILLIAMS 6451 - NURTURE GREEN
- ◆ SHERWIN WILLIAMS 6767 - AQUARIUM
- ◆ SHERWIN WILLIAMS 6884 - OBSTINATE ORANGE
- ◆ KINGSPAN - IMPERIAL WHITE
- ◆ KINGSPAN - NATURAL CHOICE
- ◆ KINGSPAN - SURREY BEIGE
- ◆ KINGSPAN - TAUPE STONE
- ◆ KINGSPAN - REGAL WHITE III
- ◆ KINGSPAN - RELAXED KHAKI
- ◆ MCB1 - U-HAUL GREEN
- ◆ MCB1 - U-HAUL SIERRA TAN
- ◆ MCB1 - U-HAUL SIERRA SUNSET
- ◆ MCB1 - U-HAUL GALVALUME
- ◆ TILT-WALL - LIGHT BROOM FINISH

NOTE: REFER TO UHI DESIGN DRAWING (DSD) FOR ADDITIONAL INFORMATION.

ALL MATERIAL/COLOR CHANGES NEED TO START AND STOP AT PANEL JOINTS. REVIEW WITH U-HAUL PERSONNEL PRIOR TO ORDERING/INSTALLATION.

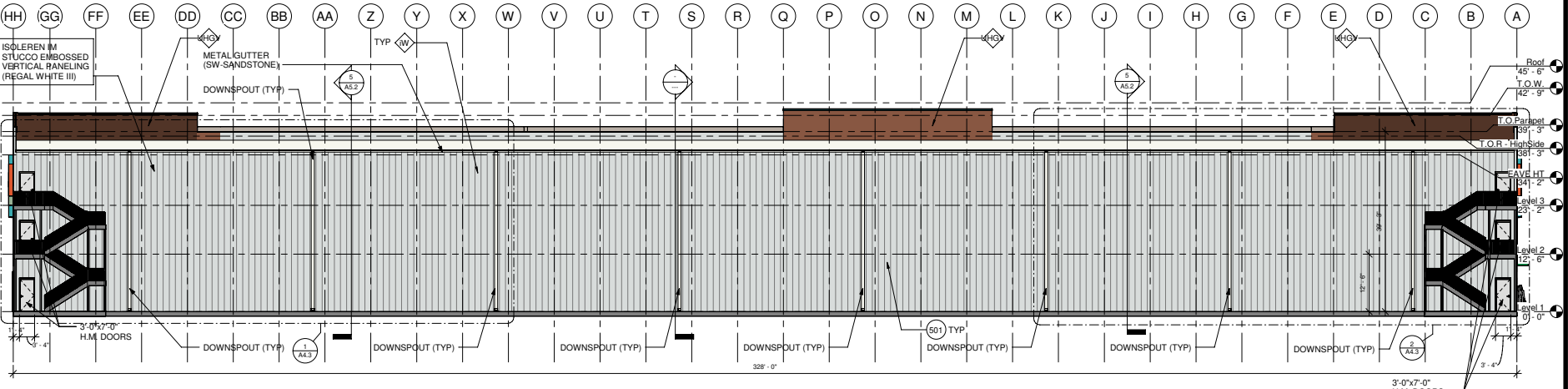
COORDINATE PANEL JOINTS WITH SPECIFIC PANEL MANUFACTURERS DETAILS.

2 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

KEY NOTES

COLOR LEGEND



4 WEST ELEVATION

SCALE: 3/32" = 1'-0"

**SHEET NOTES:**

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**REVISIONS:**

| NO. | DATE     | REVISION           |
|-----|----------|--------------------|
| 1   | 11/23/24 | INT ADDRESS UPDATE |

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PROFESSIONAL SEAL

ARCHITECT LOGO:

**AMERCO REAL ESTATE COMPANY**

CONSTRUCTION DEPARTMENT  
 2747 NORTH CENTRAL AVENUE  
 TUCSON, ARIZONA 85744  
 PH: (602) 343-6502

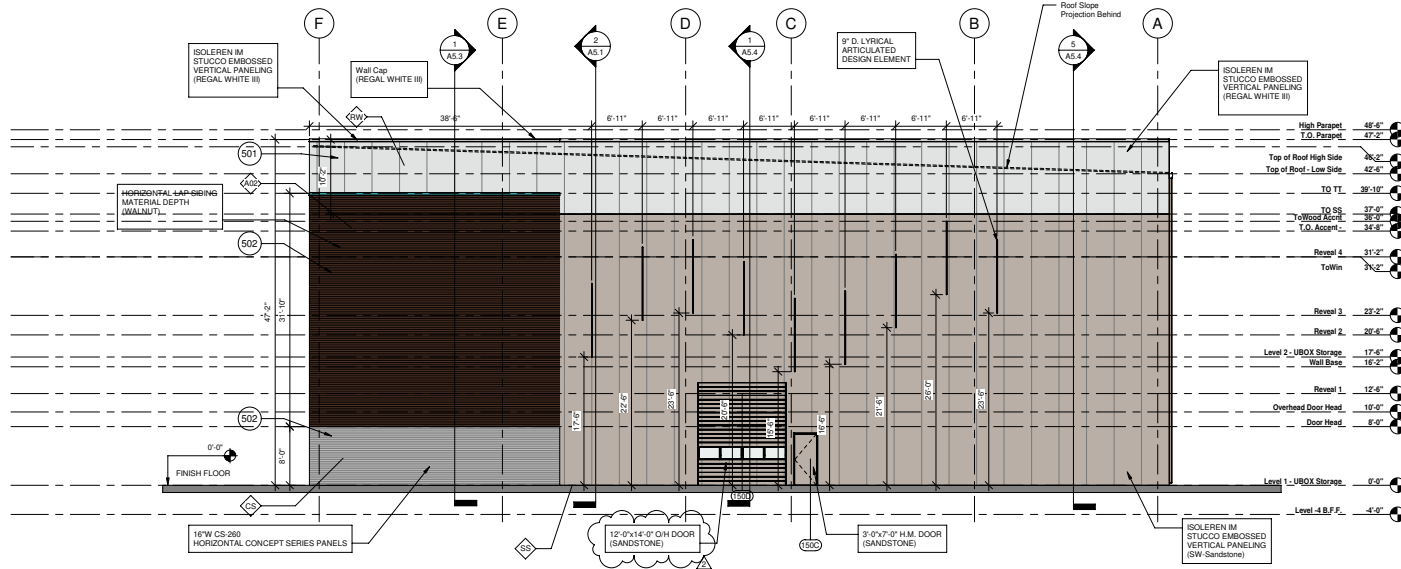
SITE ADDRESS:  
 U-HAUL MOVING & STORAGE - PALM COAST  
 4352 US HWY 1 N  
 Bunnell, FL 32110

SHEET CONTENTS:  
 BUILDING ELEVATIONS

829076

DRAWN: APF  
 CHECKED: JNT  
 DATE: 07.24.2024

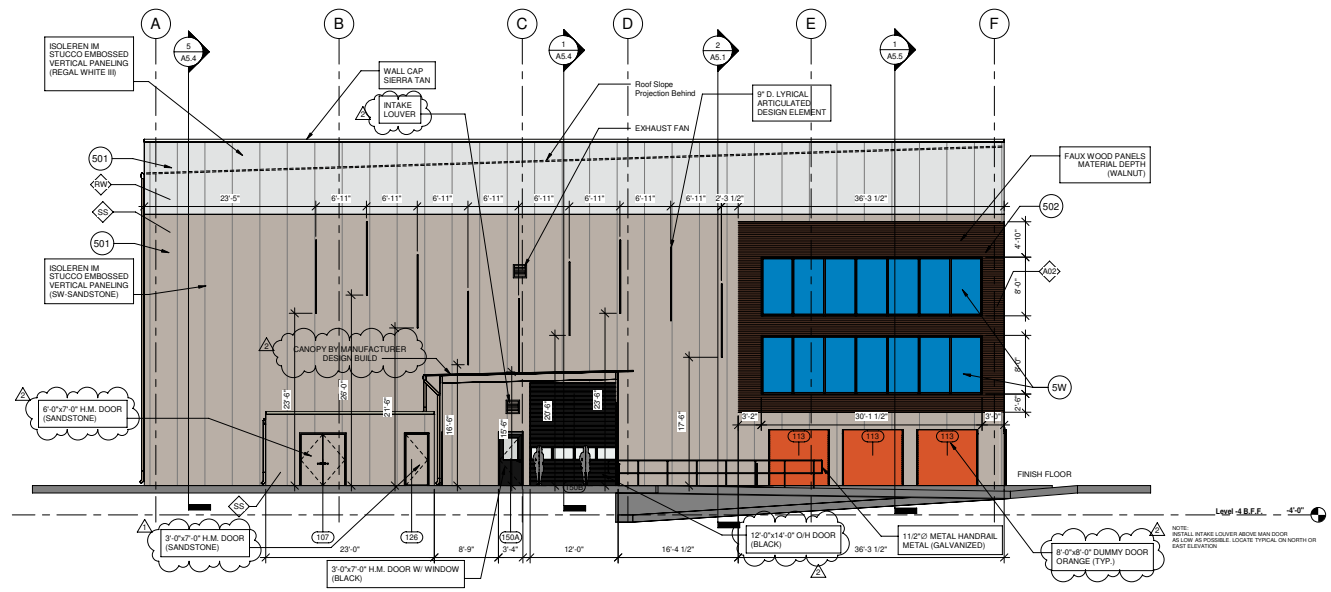
829076-BLDG-A



50. LOW EAVE DRIP EDGE TRIM
57. DOUBLE LOCKING STANDING SEAM ROOF
66. ROOF LINE, FLOOR, WALL BEYOND
71. ROOF SCUPPER
106. PAINTED STEEL HANDRAIL - BY CONTRACTOR
110. SIDE-HINGED H.M. DOOR - SEE DOOR SCHEDULE
111. SECTIONAL / AUTOMATIC DOOR
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502. HORIZONTAL INSULATED METAL PANEL (IMP)
801. METAL EYEBROW AT WINDOW HEAD
802. 6" H METAL TRIM
803. 12" H METAL TRIM
804. 6" D METAL ACCENT FIN
805. MODULAR CANOPY

1 BUILDING - B / NORTH ELEVATION

SCALE: 1/8" = 1'-0"



- ◆ SHERWIN WILLIAMS 6451 - NURTURE GREEN
  - ◆ SHERWIN WILLIAMS 6767 - AQUARIUM
  - ◆ SHERWIN WILLIAMS 6884 - OBSTINATE ORANGE
  - ◆ KINGSPAN - IMPERIAL WHITE
  - ◆ KINGSPAN - NATURAL CHOCIE
  - ◆ KINGSPAN - SURREY BEIGE
  - ◆ KINGSPAN - SANDSTONE
  - ◆ KINGSPAN - TAUPE STONE
  - ◆ KINGSPAN - REGAL WHITE III
  - ◆ KINGSPAN - RELAXED KHAKI
  - ◆ CS-260 - CENTRA PANELS
  - ◆ A02 ATAS - WOODLAND SERIES WALNUT
  - ◆ MCB1 - U-HAUL GREEN
  - ◆ MCB1 - U-HAUL SIERRA TAN
  - ◆ MCB1 - U-HAUL SIERRA SUNSET
  - ◆ MCB1 - U-HAUL GALVALUME
  - ◆ TL-T WALL - LIGHT BROOM FINISH
- NOTE: REFER TO UHI DESIGN DRAWING (DSD) FOR ADDITIONAL INFORMATION.
- ALL MATERIAL/COLOR CHANGES NEED TO START AND STOP AT PANEL JOINTS. REVIEW WITH U-HAUL PERSONNEL PRIOR TO ORDERING/INSTALLATION.
- COORDINATE PANEL JOINTS WITH SPECIFIC PANEL MANUFACTURERS DETAILS.

2 BUILDING - B / SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

**SHEET NOTES:**

**REVISIONS:**

| NO. | DATE       | REVISION          |
|-----|------------|-------------------|
| 1   | 11/17/2024 | ISSUE FOR PERMITS |
| 2   | 12/27/2024 | INT               |

**PROFESSIONAL SEAL:**

**ARCHITECT LOGO:**

**AMERCO REAL ESTATE COMPANY**

CONSTRUCTION DEPARTMENT 2727 NORTH CENTRAL AVENUE PHOENIX, ARIZONA 85004 PH: (602) 253-6502

**SITE ADDRESS:**  
U-HAUL MOVING & STORAGE - Palm Coast  
4347 US HWY 1 N  
Bunnell, FL 32110

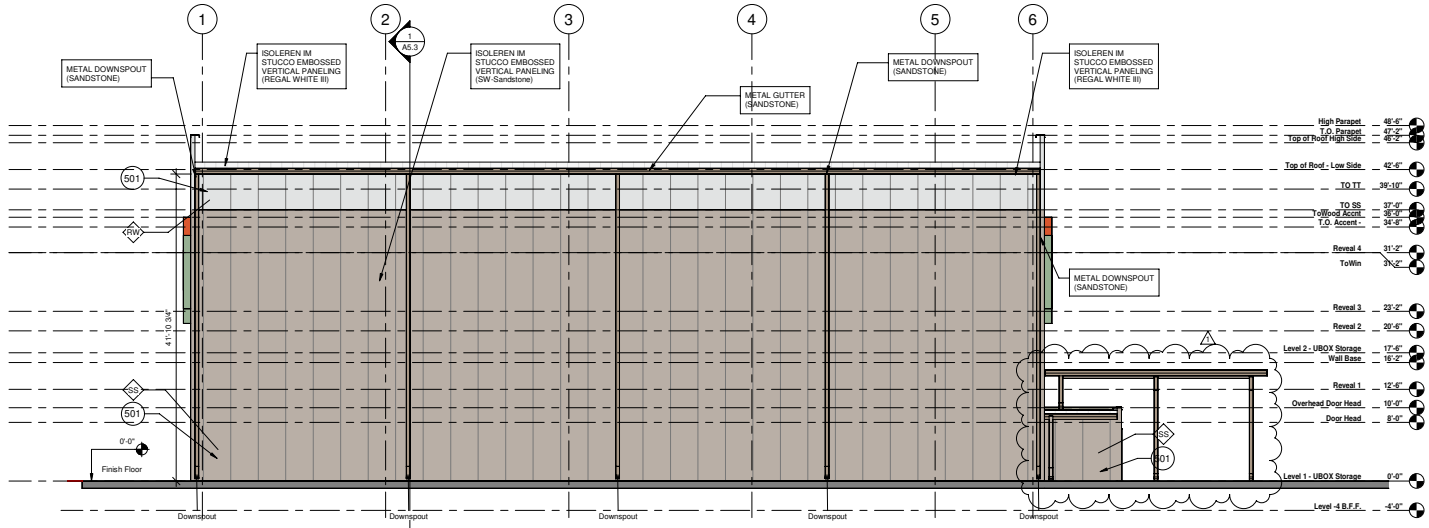
**SHEET CONTENTS:**

BUILDING ELEVATIONS

**829076**

**DRAWN:** APF  
**CHECKED:** JNT  
**DATE:** 07.24.2024

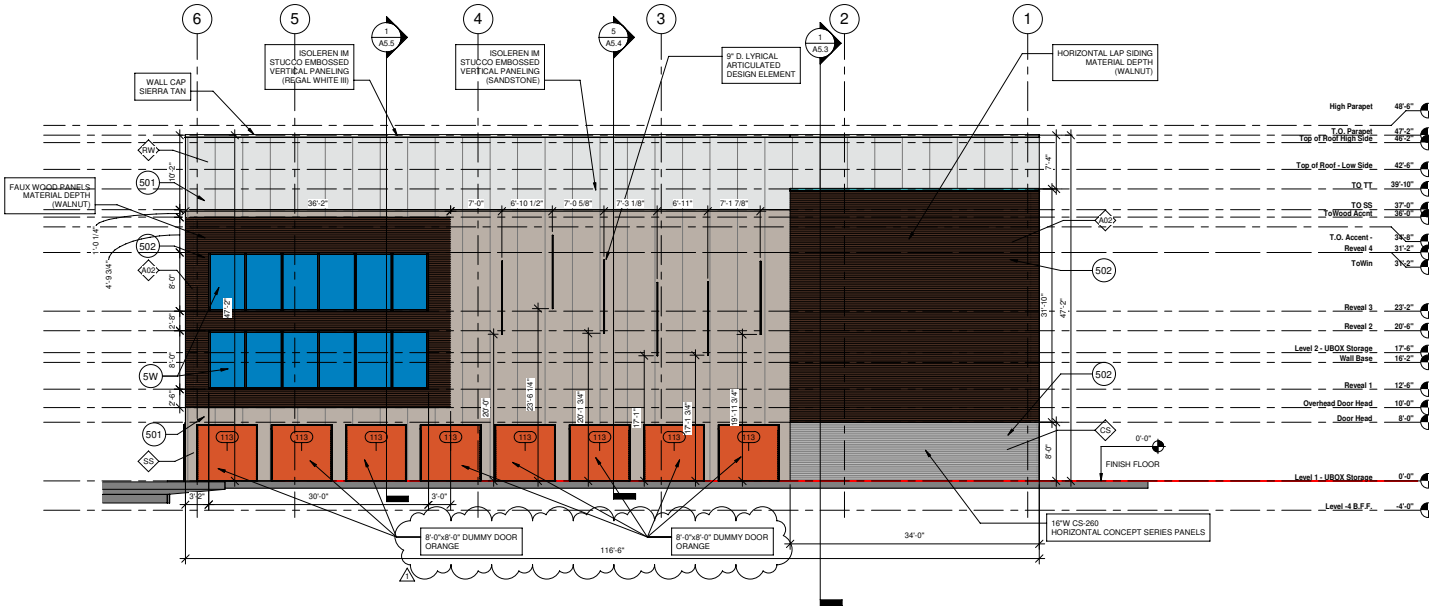
**829076 - B LDC 3**



55. LOW EAVE DRIP EDGE TRIM
57. DOUBLE LOCKING STANDING SEAM ROOF
66. ROOF LINE, FLOOR, WALL BEYOND
71. ROOF SCUPPER
106. PAINTED STEEL HANDRAIL - BY CONTRACTOR
110. SIDE-HINGED H.M. DOOR - SEE DOOR SCHEDULE
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502. HORIZONTAL INSULATED METAL PANEL (IMP)
801. METAL EYEBROW AT WINDOW HEAD
802. 6" H METAL TRIM
803. 12" H METAL TRIM
804. 6"D METAL ACCENT FIN
805. MODULAR CANOPY

1 BUILDING - B / WEST ELEVATION

SCALE: 1/8" = 1'-0"



- ◆ SHERWIN WILLIAMS 6451 - NURTURE GREEN
  - ◆ SHERWIN WILLIAMS 6767 - AQUARIUM
  - ◆ SHERWIN WILLIAMS 6884 - OBSTATNATE ORANGE
  - ◆ KINGSPAN - IMPERIAL WHITE
  - ◆ KINGSPAN - NATURAL CHOICE
  - ◆ KINGSPAN - SURREY BEIGE
  - ◆ KINGSPAN - SANDSTONE
  - ◆ KINGSPAN - TAUPE STONE
  - ◆ KINGSPAN - REGAL WHITE III
  - ◆ KINGSPAN - RELEASED KHAKI
  - ◆ CS-260 - CENTRIA PANELS
  - ◆ A82 ATAS - WOODLAND SERIES WALNUT
  - ◆ MCBI - U-HAUL GREEN
  - ◆ MCBI - U-HAUL SIERRA TAN
  - ◆ MCBI - U-HAUL SIERRA SUNSET
  - ◆ MCBI - U-HAUL GALVALUME
  - ◆ TILT-WALL - LIGHT BROOM FINISH
- NOTE: REFER TO UHI DESIGN DRAWING (DSD) FOR ADDITIONAL INFORMATION.
- ALL MATERIAL COLOR CHANGES NEED TO START AND STOP AT PANEL JOINTS. REVIEW WITH U-HAUL PERSONNEL PRIOR TO ORDERING/INSTALLATION.
- COORDINATE PANEL JOINTS WITH SPECIFIC PANEL MANUFACTURERS DETAILS.

2 BUILDING - B / EAST ELEVATION

SCALE: 1/8" = 1'-0"

**SHEET NOTES:**

**REVISIONS:**

| NO. | DATE     | REVISION         |
|-----|----------|------------------|
| 1   | 12/17/24 | ISSUE FOR PERMIT |

**PROFESSIONAL SEAL:**

**ARCHITECT LOGO:**

**AMERCO REAL ESTATE COMPANY**

CONSTRUCTION DEPARTMENT 2727 NORTH CENTRAL AVENUE POKONA, WISCONSIN 53054 PH: (602) 253-6502

**SITE ADDRESS:**  
U-HAUL MOVING & STORAGE - Palm Coast  
4347 US HWY 1 N  
Bunnell, FL 32110

**SHEET CONTENTS:**

BUILDING ELEVATIONS

**829076**

DRAWN: APF  
CHECKED: JNT  
DATE: 07.24.2024

**829076 - B LDC 3**