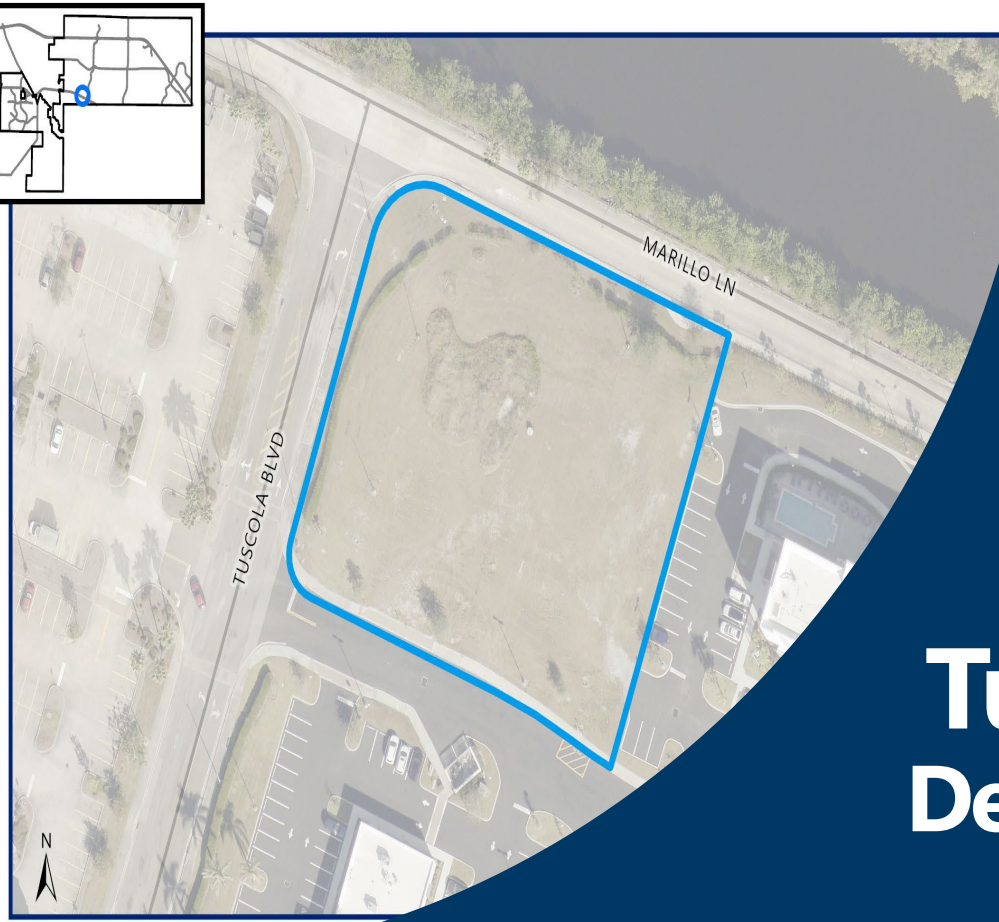




Tuscola Commons Self-Storage Development Master Plan Amendment

Petition No. DMA-23-249 (PMCPA-23-00000249)

Presented by: The Planning & Zoning Division



Overview

Applicant: Matthew J. Morris, Morris Engineering, Authorized Agent (**Exhibit A, Affidavit**)

Property Owner: Daniel S. O'Berski, Registered Agent and Manager, Tuscola Commons, LLC (Exhibit B, Deed)

Request: Amend the Tuscola Commons Development Master Plan to modify the site layout for the construction of a 29,209 SF self-storage facility.

Location: 5632 Tuscola Blvd., North of Tamiami Trail, East of Tuscola Blvd., South of Marillo Ln. (Section 32, Township 39 South, Range 21 East)

Parcel Size: ± 14.08 acres

Staff Review

The following staff reviews were completed before hearings held by the Planning and Zoning Advisory Board and the City Commission:

1. Pre-Application Meeting (PRE-23-174) with the Staff Development Review (SDR) team held on August 16, 2023.
2. Formal Submittal (September 26, 2023) and resubmittals reviewed by SDR.
3. Review for consistency with the City's Comprehensive Plan (Comp Plan). See Section IV.
4. Compliance with the City's Unified Land Development Code (ULDC). See Section V (Development Master Plan Findings).

Staff Development Review find the proposed development master plan amendment meets requirements with the following conditions.¹

Development Services - Planning and Zoning has the following conditions:

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| 1. | No parking or paving is allowed to encroach into a required landscape buffer; however, parking and paved areas may encroach into a building setback. If any paving occurs over an easement, Public Works may want the property owner to sign an acknowledgement that in the event the City has to do work in the easement, it is the property owner's responsibility to repair and replace said pavement, sidewalk or other flat work. |
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Public Works Engineering – Storm Water has the following condition:

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| 3. | The future detailed design of the stormwater management system must meet all requirements in the City of North Port Unified Land Development Code (ULDC) Stormwater Regulations. |
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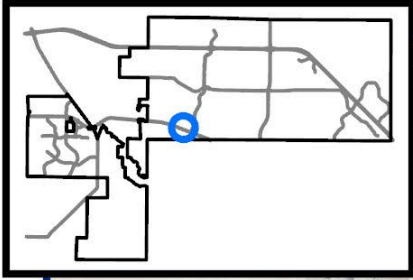
Public Works – Infrastructure has the following condition:

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| 4. | Provide stop sign/stop bar at exit to main driveway. Ensure stop bar is spaced at least 4 feet from crosswalk. |
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Public Works - Solid Waste has the following condition:

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| 5. | Corral needs to be 20 ft wide, 10 ft deep, enough for two dumpsters. |
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¹ Compliance with these conditions is required at the time of site development and infrastructure.



Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

COCO PLUMB WATERWAY

MARILLO LN

MARILLO LN

TUSCOLA BLVD.

PROPOSED SELF STORAGE FACILITY
AREA=29,209 SF (4 STORY)
TOTAL SF AREA=116,836 SF

PROPOSED PROPERTY BOUNDARY LINE

PROPOSED SITE DATA

PROPOSED PROJECT BOUNDARY AREA	56,279± SF (1.29± AC)
OWNER: TUSCOLA COMMONS LLC	9450 CORKSCREW PALMS CIR. STE 101 ESTERO, FL 33928
SITE ADDRESS: 5632 TUSCOLA BLVD.	NORTH PORT, FL 34287

2017 City of North Port Comprehensive Plan

FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL 1: Ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

Activity Centers – These lands are designated to provide an area for coordinated development of industrial, commercial, professional office, residential, public, and recreational uses. This designation provides for a variety of uses where project components and land use relationships are physically and functionally integrated.

Staff finds Petition No. DMA-23-249 (PMCPA-23-00000249) Tuscola Commons Self-Storage Development Master Plan Amendment consistent with the Future Land Use Goal 1 of the City's Comprehensive Plan.

2017 City of North Port Comprehensive Plan

FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES

Goal 2: To promote an intensive mixture of employment, goods and services, and residential uses in Activity Centers; to provide a wide variety of residential and employment alternatives; to achieve the highest standards of quality in the urban environment; and to provide a balanced and healthy tax base.

Policy 2.1.1: AC#1 (US-41) – This Activity Center shall be established to provide for retail, office, commercial and limited light industrial uses. This long-established commercial area provides services to the surrounding neighborhoods and to people using US-41.

Staff finds Petition No. DMA-23-249 (PMCPA-23-00000249) Tuscola Commons Self-Storage Development Master Plan Amendment consistent with the Future Land Use GOP's Policy 2.1.1 of the City's Comprehensive Plan.

2017 City of North Port Comprehensive Plan

FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES

Policy 2.1.2: AC#1 Access road and cross access easements shall be established to promote ease of internal traffic movement and to limit re-entry points on US-41.

Staff finds Petition No. DMA-23-249 (PMCPA-23-00000249) Tuscola Commons Self-Storage Development Master Plan Amendment consistent with the Future Land Use GOP's Policy 2.1.2 of the City's Comprehensive Plan.

2017 City of North Port Comprehensive Plan

FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES

Objective 3: The economic base shall be increased and diversified relative to the City's economic tax base through planning and development activities which attract new business and industries, while also encouraging the expansion of existing businesses and industries as indicated in the Economic Development Element.

Policy 3.3: To promote overall sustainability and tax base diversification, the City shall pursue a goal of at least 18% non-residential development.

Staff finds Petition No. DMA-23-249 (PMCPA-23-00000249) Tuscola Commons Self-Storage Development Master Plan Amendment consistent with the Future Land Use GOP's Policy 3.3 of the City's Comprehensive Plan.

2017 City of North Port Comprehensive Plan

FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES, AND
POLICIES

TRANSPORTATION ELEMENT,
ROADWAY LEVELS OF SERVICE

The determination as to whether the existing roadway can adequately serve the existing and future demands is predicated on the ability to estimate the maximum amount of traffic a roadway can safely accommodate. The principal objective of capacity analysis is to estimate the amount of traffic that can be accommodated by a given roadway.

Staff finds Petition No. DMA-23-249 (PMCPA-23-00000249) Tuscola Commons Self-Storage Development Master Plan Amendment consistent with the Transportation Element, Roadway Levels of Service in the City's Comprehensive Plan.

2017 City of North Port Comprehensive Plan

CHAPTER 11

ECONOMIC DEVELOPMENT ELEMENT GOALS, OBJECTIVES, & POLICIES.

GOAL 1: PROMOTE AND MAINTAIN BALANCED AND ORDERLY ECONOMIC GROWTH.

Policy 1.1.5: The City recognizes the value of continuing to establish land use regulations that allows industrial and commercial uses, in appropriate locations, that have limited options for locating in other areas of the County and region, if these uses employ best management practices that reduce negative on- and off-site impacts and are appropriately buffered from other potentially incompatible land uses.

Policy 1.1.6: The City shall seek to diversify its tax base through the implementation of programs to attract additional commercial, industrial and mixed-use developments and encourage the development or redevelopment of vacant or underutilized parcels.

Staff finds Petition No. DMA-23-249 (PMCPA-23-00000249) Tuscola Commons Self-Storage Development Master Plan Amendment consistent with the Economic Development GOP's Goal 1, Objective 1 and policies 1.1.5 and 1.1.6 of the City's Comprehensive Plan.

2010 Unified Land Development Code

Chapter 53, Sections 103 through 114

The subject property is zoned Planned Community Development (PCD), which provides an area for coordinated development of industrial, commercial, service, residential, and government uses within a park-like setting.

The DMA as presented complies with the applicable 2010 Unified Land Development Code requirements. Compliance with Chapter 53, Sections 53-103 through 53-114 of the ULDC for applicable height, buffering, landscaping, and screening requirements must be demonstrated and will be required to be further detailed at the time of Site Development and Infrastructure Plan application.

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Notice of Public Hearings & Neighborhood Meeting

- Notice of Public Hearings by postcard were mailed to the owner and property owners within a 1,320-foot radius of the subject property on May 19, 2026.
- The petition was advertised in a newspaper of general circulation within the City of North Port on May 19, 2026.
- Pursuant to Section 53-5.E. of the Unified Land Development Code, the applicant held a neighborhood meeting on February 26, 2026, at 6:00 p.m. virtually via Zoom.



Staff Recommendations

The Planning & Zoning Division recommends approval of petition No. DMA-23-249 (PMCPA-23-00000249), Tuscola Commons Development Master Plan Amendment.





Thank you!