



Petition No. PMCPA-23-00000249

Tuscola Commons Self-Storage Development Master Plan Amendment
(Formerly DMA-23-249)

From: Adriana Silva, Planner II

Thru: Lori Barnes, AICP, CPM, Development Services Deputy Director

Thru: Alaina Ray, AICP, Development Services Director

Thru: A. Jerome Fletcher II, ICMA-CM, MPA, City Manager

Date: June 4, 2026



PROJECT:	DMA-23-249 (PMCPA-23-00000249) Tuscola Commons Development Master Plan Amendment.
REQUEST:	Amend the Tuscola Commons Development Master Plan to modify the site layout for the construction of a 29,209 SF self-storage facility.
APPLICANT:	Matthew J. Morris, Morris Engineering, Authorized Agent (Exhibit A, Affidavit)
OWNERS:	Daniel S. O'Berski, Registered Agent and Manager, Tuscola Commons, LLC (Exhibit B, Deed)
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 ID#:	0999-01-1005
PROPERTY SIZE:	± 14.08 acres

I. INTRODUCTION

On September 26, 2023, the Planning and Zoning Division of the City of North Port received an application for the Tuscola Commons Development Master Plan Amendment for the development of a 29,209 square foot, 4-story self-storage facility. As this application was submitted before the current Unified Land Development Code (ULDC) became effective on October 28, 2024, it has been evaluated in accordance with the provisions and procedures of the 2017 Comprehensive Plan and the 2010 ULDC, as well as applicable regulations at the time of submittal.

The subject parcel comprises ±1.29 acres of the total ±14.0-acre Tuscola Commons Development. Per the 2010 Unified Land Development Code (“ULDC”), the site has a zoning designation of Planned Community Development (PCD) and a Future Land Use Designation of Activity Center (AC) located in Activity Center #1.

II. SITE INFORMATION

CURRENT LAND USE			
Adopted Future Land Use Map Designation: Activity Center #1.			
Adopted Zoning Map Designation: Planned Community Development (PCD)			
SURROUNDING LAND USES:			
Direction	Existing Land Uses	Future Land Use Map Designation	Zoning Map Designation
North	Cocoplum Waterway, Vacant – Future Mixed-Use Development (Central Parc), Multifamily Residential	Activity Center #9; High-Density Residential	Planned Community Development (PCD); Residential Multi-Family (RMF)
South	Commercial/Retail	Activity Center #1	Planned Community Development (PCD); Commercial General (CG)
East	Commercial/Retail	Activity Center #1	Commercial General (CG)
West	Commercial/Retail	Activity Center #1	Planned Community Development (PCD)

III. PETITION

Matthew Morris (Authorized Agent), on behalf of Tuscola Commons, LLC (Applicant), requests an amendment to the Tuscola Commons Development Master Plan (DMP). The applicant proposes developing a 29,209-square-foot, 4-story self-storage facility on the final remaining northwestern commercial outparcel.

The DMP history and the impact of the proposed amendment on the total building area are summarized below:

- 2016 Original Approval: 97,458 square feet (6 outparcels to be developed in phases).
- 2021 Amendment: Increased total building area to 100,355 square feet.
- Proposed Amendment: Adds 23,209 square feet, bringing the final total building area at build-out to 123,564 square feet.

IV. STAFF ANALYSIS

The applicant proposes a 4-story self-storage facility on a 609,840-square-foot site. This addition brings the total development floor area to 123,564 square feet, resulting in a Floor Area Ratio (FAR) of 0.20.

Staff reviewed the request against the 2017 Comprehensive Plan and the 2010 Unified Land Development Code (ULDC) and found the following:

- The site is located within Activity Center #1, which allows a maximum FAR of 0.95. The proposed FAR of 0.20 complies with 2017 Comprehensive Plan Policy 2.1.
- The property is designated as Activity Center (AC) under the Future Land Use Map and zoned Planned Community Development (PCD). The PCD district is intended for coordinated, park-like developments of industrial, commercial, and residential uses.
- Per ULDC Section 55-15, personal storage establishments are permitted uses within Activity Center #1. Staff finds the proposed use and structure consistent with the intent of the PCD district and Activity Center #1 per ULDC Sections 53-102 and 55-15.

V. COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

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.

The subject property is zoned Planned Community Development and is located adjacent to Tamiami Trail, making it well-suited for a commercial use. This property is the last remaining parcel within the Tuscola Commons DMP to be developed. Commercial uses surround the site, and no residential properties are in close proximity, limiting potential impacts of the development minimizing the threat to health, safety and welfare posed by hazards, nuisances, and incompatible land uses.

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.

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.

The proposed amendment to the Tuscola Commons DMP modifies the building footprint of the north-westernmost outparcel within the DMP to allow for a personal storage establishment. The proposed amendment will provide a commercial use in a suitable location. The personal storage establishment will provide self-storage service to the surrounding neighborhoods.

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
(Effective at the
time of Application
Submittal)**

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.

The Tuscola Commons DMP provides for internal access roads and cross access easements which limit the number of curb-cuts from US-41, promoting safety, and allow for traffic flow between commercial outparcels.

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.

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.

Based on the construction costs of the project, the city estimates an ad valorem of \$62,658.20 over the first 5 years post construction, this does not include non-ad valorem assessments, aligning with the City's objective to increase and diversify its economic tax base through 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.

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 establishment of threshold standards for roadway types or levels of service (LOS) are used to identify needed system improvements, either by expansion of existing roadways, constructing new roadways, creating parallel roadways, or the use of alternative modes of travel.

The principal objective of capacity analysis is to estimate the amount of traffic that can be accommodated by a given roadway. However, capacity analysis is best used to estimate the traffic-carrying ability of a given roadway over a range of defined operational conditions, using level of service criteria. Roadways do not operate well at capacity because they are not designed to that optimal standard.

The proposed amendment to the Tuscola Commons DMP for self-storage offers a low intensity commercial development that minimizes infrastructure demands and traffic impacts. The applicant provided a Traffic Impact Statement for review with their application. Tuscola Boulevard is a local roadway that connects to US 41. Traffic impacts were calculated for this development with the overall Tuscola Commons DMP and assumed a higher retail use than is currently being proposed. Traffic mitigation was provided with the overall DMP development based on a higher use; however, even with this use, the proposed traffic trips are minor.

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.

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.

Policy 1.1.6 seeks to diversify its tax base by encouraging the development of vacant or underutilized parcels for commercial use. The subject parcel is currently vacant, and the proposed self-storage use provides a functional commercial use appropriate for the site.

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.

VI. UNIFIED LAND DEVELOPMENT CODE CONSISTENCY ANALYSIS

**2010 Unified Land
Development Code
(Effective at the
time of Application
Submittal)**

Chapter 53, Section 102, Intent

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 proposed use as a personal storage establishment represents a low-intensity commercial use that is compatible with the zoning district intent and surrounding commercial land use pattern. Staff finds the proposed amendment consistent with the intent and development standards of Chapter 53.

The Applicant has provided a Utility Letter of Availability and updated TIS Report, demonstrating infrastructure capacity. The proposed Development Master Plan amendment for Tuscola Commons is consistent with the City of North Port Unified Land Development Code and the adopted Activity Center Future Land Use designation.

The Tuscola Commons Development Master Plan Amendment as presented complies with the applicable 2010 Unified Land Development Code requirements. Compliance with Chapter 53, Sections 53-103 through 53-112 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.

Chapter 53, Section 53-116, Findings and recommendations for Development Master Plan not governed by a Pattern Book

ULDC Article VIII. PCD Planned Community Development District, Section 53-116. Findings. A. states:

In making its recommendation, the Planning and Zoning Advisory Board shall find that the plans, maps and documents submitted by the applicant and presented at the public hearing do or do not establish that the applicant has met the requirements of the City of North Port Unified Land Development Code and the zoning regulations applicable to rezoning and DMP requirements, and in addition the following 7 findings.

- (1) That the development area standards set out in Sec. 53-113 have been met.

Staff Findings: DMA-23-249 (PMCPA-23-00000249) Tuscola commons self-storage development master plan amendment meets the general development regulations set out in sec. 53-113. The proposed DMA complies with the minimum buffer area of forty (40) feet and minimum thirty percent (30%) open space. The DMA does not

propose any modifications, buffer, open space, nor landscaping regulations. Compliance with applicable, buffering, landscaping, and screening requirements shall be demonstrated and further detailed at the time of site development and infrastructure plan application. No modifications are requested with the proposed amendment.

- (2) That the requirements for approval and development as set out in ULDC Sec. 53-114 have been met.

Staff Findings: DMA-23-249 (PMCPA-23-00000249) Tuscola commons self-storage development master plan amendment meets the general development regulations set out in sec. 53-114. The proposed DMA meets requirements as addressed in the original final plat.

- (3) That the PCD District regulations set out in article VIII. Chapter 53 have been met.

Staff Findings: Staff has reviewed DMA-23-249 (PMCPA-23-00000249) Tuscola commons self-storage development master plan amendment for compliance with article VIII. Chapter 53. The proposed personal storage use is permitted by right in Activity Center #1. Per DMP-15-030, Tuscola Commons Development Master Plan allows a maximum building height of 65-feet, a minimum 25- foot front setback, 20-foot side setback, and a 20-foot rear setback. The proposed building shall not exceed the maximum building height. The amendment as proposed exceeds all setback requirements by providing a 44-foot front setback, minimum 25-foot side setback, and 25-foot rear setback. The proposed self-storage facility requires fewer parking spaces than the general commercial use. A total of 9 parking spaces are proposed exceeding the 6 parking spaces required for the use.

- (4) That the property for the proposed DMP is suitable in terms of its relationships to the City Comprehensive Plan and that areas surrounding the proposed rezoning and development can continue to be developed in coordination and substantial compatibility with the proposed rezoning and DMP pursuant to ULDC Sec. 53-101.

Staff Findings: Compatibility considerations have been evaluated as similar commercial uses exist adjacent to the site and no residential properties are in close proximity, limiting potential impacts of the development. The applicant has demonstrated infrastructure capacity for the use and structure as indicated in their Utility Letter of Availability and updated TIS Report.

- (5) The desirable modifications of general zoning or PCD and DMP regulations as applied to the particular case justify such modification of regulations and meet to at least an equivalent degree the regulations modified.

Staff Findings: DMA-23-249 (PMCPA-23-00000249) Tuscola commons self-storage development master plan amendment does not propose modifications, as such this finding does not apply.

- (6) That the DMP site is so located with respect to necessary public facilities (e.g., schools, parks and playgrounds) as to have access to such facilities in the same degree as would development permitted under existing zoning, and shall be so located, designed and scaled that access for public services is equivalent to access and net costs for public services for development as permitted under existing zoning and as defined within the City's Comprehensive Plan.

Staff Findings: DMA-23-249 (PMCPA-23-00000249) Tuscola commons self-storage development master plan amendment has demonstrated infrastructure capacity for the use and structure as indicated in their Utility Letter of Availability and updated TIS Report. Schools, parks, and playgrounds are not applicable to the commercial DMP.

- (7) That the deed restrictions or covenants or conditions in the lease proposed will afford substantial aid in accomplishing the intent and purpose of these regulations.

Staff Findings: DMA-23-249 (PMCPA-23-00000249) Tuscola commons self-storage development master plan amendment meets requirements as addressed in the original final plat covenant and restrictions.

V. NEIGHBORHOOD MEETING

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. The meeting documents, including public notice, meeting minutes, and Sign In sheet are attached (Exhibit C – Neighborhood Meeting Documents).

VI. REVIEW PROCESS

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:

- | | |
|----|--|
| 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. |
|----|--|

Public Works Engineering – Storm Water has the following condition:

- | | |
|----|--|
| 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. |
|----|--|

Public Works – Infrastructure has the following condition:

- | | |
|----|--|
| 4. | Provide stop sign/stop bar at exit to main driveway. Ensure stop bar is spaced at least 4 feet from crosswalk. |
|----|--|

Public Works - Solid Waste has the following condition:

- | | |
|----|--|
| 5. | Corral needs to be 20 ft wide, 10 ft deep, enough for two dumpsters. |
|----|--|

¹ Compliance with these conditions is required at the time of site development and infrastructure.

VII. RECOMMENDED ACTION AND OPTIONS FOR COMMISSION

Recommended Action:

Option 1: Approve the proposed Development Master Plan Amendment for Petition No. DMA-23-249 (PMCPA-23-00000249), Tuscola Commons Self Storage.

Commission Options:

Option 1: Approve the proposed Development Master Plan Amendment for Petition No. DMA-23-249 (PMCPA-23-00000249), Tuscola Commons Self Storage.

- **Pros:**
 - The self-storage use offers a low intensity commercial development most appropriate for the site location.
 - The development provides a functional commercial use that does not rely on high visibility nor customer turnover, generates minimal infrastructure demands and traffic impact, does not include occupied structures, and does not rely on municipal water or sewer services, thereby limiting impacts to public facilities and services.
- **Cons:**
 - Staff has not identified any foreseeable consequences to approving the proposed development master plan amendment.

Option 2: Deny the proposed Development Master Plan Amendment for Petition No. DMA-23-249 (PMCPA-23-00000249), Tuscola Commons Self Storage.

- **Pros:**
 - Staff has not identified any foreseeable benefits to denying the proposed development master plan amendment.
- **Cons:**
 - Denial of a use that is otherwise consistent with the Activity Center Future Land Use designation and Planned Community Development zoning limits the property owner's use of the property.

VIII. RECOMMENDED MOTIONS

PLANNING AND ZONING ADVISORY BOARD

The Planning & Zoning Advisory Board recommends that the City Commission **approve** Petition No. DMA-23-249 (PMCPA-23-00000249), Tuscola Commons Development Master Plan Amendment.

I move to recommend approval of Petition No. DMA-23-249 (PMCPA-23-00000249), and find that, based on the competent substantial evidence, the Tuscola Commons Development Master Plan Amendment is consistent with the 2017 City of North Port Comprehensive Plan.

CITY COMMISSION

The City Commission **approve** Petition No. DMA-23-249 (PMCPA-23-00000249), Tuscola Commons Development Master Plan Amendment.

I move to approve Petition No. DMA-23-249 (PMCPA-23-00000249), Tuscola Commons Development Master Plan Amendment, and find that the Development Master Plan Amendment complies with all regulations set forth in the 2017 City of North Port Comprehensive Plan and the 2010 Unified Land Development Code (ULDC).

IX. ALTERNATIVE MOTIONS

PLANNING AND ZONING ADVISORY BOARD

Petition No. DMA-23-249 (PMCPA-23-00000249) may be denied. In the case of denial new findings would need to be written to support that recommendation. The motion would be as follows:

Motion To Deny: I move to recommend denial of Petition No. DMA-23-249 (PMCPA-23-00000249), Tuscola Commons and that the City Commission find that, based on the competent and substantial evidence, the Development Master Plan Amendment: [include all applicable factors below]

1. Is NOT consistent with the North Port Comprehensive Plan because: [include explanation of how the development master plan amendment fails to meet each specific regulation]

CITY COMMISSION

Motion To Deny: I move to deny Petition No. DMA-23-249 (PMCPA-23-00000249), Tuscola Commons Development Master Plan Amendment and find that the Development Master Plan Amendment: [include all applicable factors below]

1. Is NOT consistent with the Unified Land Development Code because: [include explanation of how the development master plan amendment fails to meet each specific regulation];
2. Is NOT consistent with the North Port Comprehensive Plan because: [include explanation of how the development master plan amendment fails to meet each specific regulation].

X. PUBLIC NOTICE AND HEARING SCHEDULE

Notice of Public Hearings 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 also advertised in a newspaper of general circulation within the City of North Port on May 19, 2026, (Exhibit D - Public Notice).

PUBLIC HEARING SCHEDULE	Planning & Zoning Advisory Board	June 4, 2026
	Public Hearing	9:00 AM or as soon thereafter
	City Commission	June 9, 2026
	Public Hearing	10:00 AM or as soon thereafter

IX. EXHIBITS

A.	Affidavit
B.	Warranty Deed
C.	Neighborhood Meeting Documents
D.	Public Notice
E.	Approved Development Master Plan DMP-15-030
F.	Proposed Development Master Plan Amendment

AFFIDAVIT

I (the undersigned), Matthew J. Morris being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner of the property described and which is the subject matter of the proposed application; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and accurate to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be processed or hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I authorize City of North Port staff and agents to visit the site as necessary for proper review of this application. *If there are any special conditions such as locked gates, restricted hours, guard dogs, etc., please provide the name and telephone number of the individual who can allow access.*

Sworn and subscribed before me this 31st day of July, 2023

[Signature]
Signature of Applicant or Authorized Agent

Matthew J. Morris, President

Print Name and Title

STATE OF FLORIDA

COUNTY OF SARASOTA

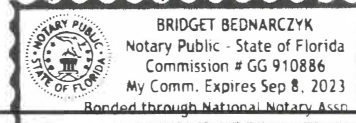
The foregoing instrument was acknowledged by me this 31st day of July, 2023, by Ma thew J. Morris

who is personally known to me or has produced

as identification.

[Signature]
Signature - Notary Public

(Place Notary Seal Below)

**AFFIDAVIT****AUTHORIZATION FOR AGENT/APPLICANT**

I, Daniel S. O'Berski, Registered Agent and Manager, Tuscola Commons, LLC, property owner, hereby

authorize Morris Engineering & Consulting, LLC to act as Agent on our behalf to apply

for this application on the property described as (legal description) _____

Parcel ID 0999011005 (UNIT 5, TUSCOLA COMMONS CONDOMINIUM)

[Signature]
Owner

7-31-23
Date

STATE OF Florida

COUNTY OF LEE

The foregoing instrument was acknowledged by me this 31st day of July, 2023, by

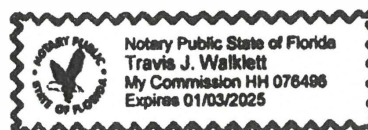
Daniel S. O'Berski

who is personally known to me or has produced

as identification.

[Signature]
Signature - Notary Public

(Place Notary Seal Below)



LEGAL DESCRIPTION:

LOT 2, AND TRACTS B AND D, LOWE'S OF NORTH PORT, AS RECORDED IN PLAT BOOK 47, PAGE 23, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015129610 3 PG(S)

10/19/2015 10:40 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1914046

Doc Stamp-Deed: \$13,300.00

SPECIAL WARRANTY DEED

Prepared by:

Karin L. Stanley, Esq.
 Lowe's Companies, Inc.
 1000 Lowe's Boulevard
 Mooresville, NC 28117

Return to: _____

This SPECIAL WARRANTY DEED made this 15 day of October, 2015, by and between LOWE'S HOME CENTERS, LLC, a North Carolina limited liability company, formerly known as Lowe's Home Centers, Inc., with an office at 1000 Lowe's Blvd., Mooresville, NC 28117, Attention: Legal Department (NB6LG), hereinafter referred to as "GRANTOR" and TUSCOLA COMMONS, LLC, a Wisconsin limited liability company, whose mailing address is c/o Trinity Commercial Group, 9250 Corkscrew Rd, Suite 13, Estero, FL 33928, hereinafter referred to as "GRANTEE". The designation GRANTOR and GRANTEE, as used herein, shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter, as required by context.

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by GRANTEE, the receipt and sufficiency of which is hereby acknowledged, does hereby forever grant, bargain, sell and convey unto the GRANTEE, and its successors and assigns, a certain tract of land, containing approximately 14.39 acres, more or less, situated, lying and being in the City of North Port, Sarasota County, Florida and more particularly described in Exhibit A attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD said land unto GRANTEE, and its successors and assigns, forever, with all tenements, appurtenances, and hereditaments thereunto belonging, subject to easements, conditions, restrictions and other matters of record, and subject to the following conditions and restrictions:

(a) As long as Grantor is doing business as a retail and/or warehouse home improvement center, lumber yard, and/or building materials supply center within a two mile radius of the Property, the Property may not be mined for minerals, precious metals, nor shall any form underground drilling, or any similar activity take place on the Property.

(b) The covenants, conditions, restrictions and approval rights shall run with and bind the Property and shall bind GRANTEE, or an affiliated company, and any successors and assigns and shall inure to the benefit of and be enforceable by GRANTOR, an affiliated company, or its successors and assigns.

AND SAID GRANTOR does hereby warrant title to said Property and will defend the same against the lawful claims of all person claiming by, through or under GRANTOR, but none other, subject to (i) the easements, encumbrances, restrictions, and other matters of record or that would be disclosed by a current American Land Title Association ("ALTA") survey of the Property, (ii) all reservations of oil, gas and mineral rights of any kind and nature, (iii) the covenants, conditions and restrictions as stated herein, and (iv) the lien of ad valorem taxes for the current and subsequent years.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed in its name by its Senior Vice President, of the GRANTOR the day and year first above written.

LOWE'S HOME CENTERS, LLC,
a North Carolina limited liability company

WITNESS:

By: Sylvia McMahon
Sylvia McMahon

By: Gary E. Wyatt
Gary E. Wyatt
Senior Vice President

By: Lara Ritchie
Lara Ritchie

(X) 13
KJ
C.W.
B.H.

STATE OF NORTH CAROLINA)

COUNTY OF Isabel)

I, Crystal E. Whitley, a Notary Public for Wilkes County, North Carolina, certify that Gary E. Wyatt personally came before me this day and acknowledged that he is Senior Vice President of Lowe's Home Centers, LLC, a North Carolina limited liability company, and that he, as Senior Vice President, being authorized to do so, executed the foregoing on behalf of the company.

Witness my hand and official seal this 13 day of October, 2015.

My commission expires: 3-7-2018

Crystal E. Whitley
Notary Public

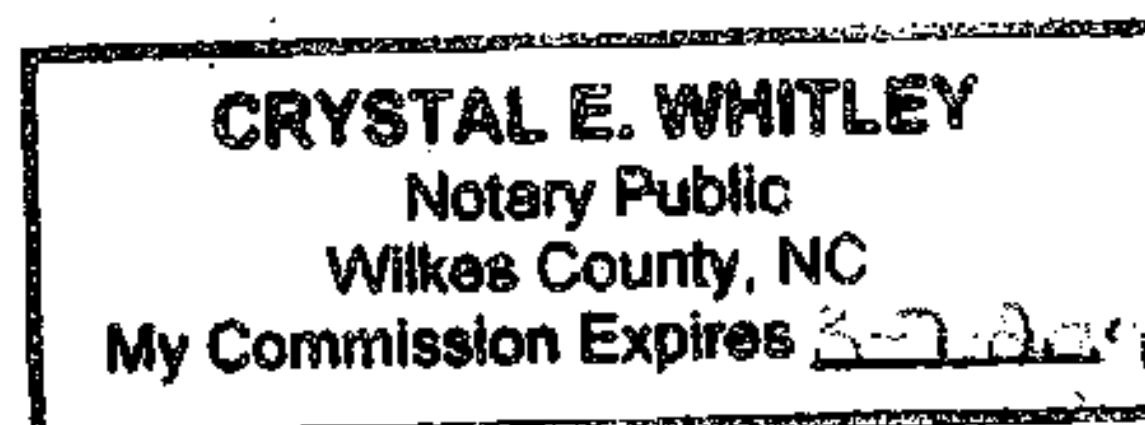


EXHIBIT A to Special Warranty Deed

LEGAL DESCRIPTION OF THE PROPERTY

All of that parcel of land containing approximately 14.39 acres in the City of North Port, County of Sarasota, State of Florida and more particularly described as follows:

Lot 2, and Tracts B and D, LOWES OF NORTH PORT, according to the map or plat thereof, as recorded in Plat Book 47, Page(s) 23, of the Public Records of Sarasota County, Florida.

TOGETHER WITH perpetual non-exclusive easement appurtenant thereto as set forth and created in the Termination and Declaration of Easements, Covenants, Conditions and Restrictions, recorded in Official Records Instrument Number 2015129304, of the Public Records of Sarasota County, Florida.

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, the undersigned authority, personally appeared **Matthew J. Morris** who was sworn and says:

1. I am ☒ authorized agent for the petitioner or ☐ petitioner for **Master Concept Plan Amendment PMCPA-23-00000249 Tuscola Commons Self-Storage**.
2. I have **posted** or cause to be posted the property subject to **Master Concept Plan Amendment PMCPA-23-00000249 Tuscola Commons Self-Storage** in accordance with Unified Development 2010 ULDC Sec. 37-55.
3. I have **mailed** or caused to be mailed the attached Public Notice to property owners within a 1,320-foot radius of the subject property line.

Dated this **21st** day of **January, 2026**.

☒ Authorized agent for the Petitioner
or
☐ Petitioner



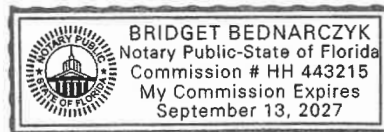
Matthew J. Morris

STATE OF FLORIDA
COUNTY OF SARASOTA

Subscribed and sworn to (or affirmed) before me this **21st** day of **January, 2026**, by **Matthew J. Morris**

☒ who is personally known to me or
☐ who has produced _____ as identification.

Notary Public: Bridget Bednarczyk
Print Name: Bridget Bednarczyk
Commission Number: HH 443215
My Commission Expires: Sept 13, 2026





a **PAPE-DAWSON** company

**CITY OF NORTH PORT
PUBLIC NOTICE NEIGHBORHOOD MEETING
TUSCOLA COMMONS SELF STORAGE**

Mailing Date: **January 21, 2026**

Dear Adjacent Property Owner:

The Project Agent will be hosting a live electronic/virtual neighborhood workshop presentation for Tuscola Commons Self Storage via Zoom on **February 5, 2026**, from 6:00 p.m. to 7:00 p.m. The purpose of the meeting is to discuss a 1.29-acre parcel addressed as **5632 Tuscola Boulevard**, North Port 34287, and located within the parcels identified by the City of North Port GIS Mapping as Parcel ID Numbers 0000008587, 0999011001, 0999011002, 0999011003, 0999011004, 0999011005 and 0999011006, to include a modification or amendment (**DMA-23-249**) to the Development Master Plan to allow for an increase in storage facility-type square footage to a proposed 116,836 square feet. The workshop also includes answering questions and seeking neighborhood comments. The meeting will be recorded. For more information, please contact Matt Morris at (941) 444-6644 extension 3583 or by email at: SWFLPermittingLD@pape-dawson.com.

THIS IS NOT A PUBLIC HEARING. The purpose of the workshop is to inform neighboring residents of the nature of the proposal, discuss the Master Concept Plan Amendment, answer questions, and seek comments.

There are various ways to join the workshop. Please visit from your computer, tablet, or smartphone at:

1. **Join by Zoom Meeting:** <https://bit.ly/TUSCOLA>
2. **Join by Smartphone Meeting ID:** 812 8798 3121 / Passcode: 246425
3. **Join by Scanning QR Code:**



4. **One Tap Mobile:**
+13052241968,,81287983121#,,, *246425# US
+13092053325,,81287983121#,,, *246425# US
5. **Dial by Your Location:**
Meeting ID: 812 8798 3121
Passcode: 246425
Find your local number: <https://us06web.zoom.us/j/kCkVsewPe>

6901 Professional Parkway East, Suite 103 | Sarasota, Florida 34240 | (941) 444-6644

www.pape-dawson.com/www.morrisengineering.net

Join instructions

https://us06web.zoom.us/join/81287983121?signature=eSMIYYis3qcDkgawKFBS24MDH1e-bsgy5N_PKyWXd28

You may examine the application and related documents for application number **DMA-23-249 / PMCPA-23-00000249** and may obtain assistance regarding this matter from the City of North Port Development Services Department, 4970 City Hall Boulevard, North Port, Florida 34286; telephone number (941) 429-7157.

IF YOU ARE RECEIVING THIS NOTICE, A PROJECT IS BEING PLANNED NEAR, BUT NOT ON YOUR PROPERTY.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to submit such a request at least 48 hours before the meeting by contacting the City Clerk's Office via email (cityclerk@northportfl.gov), fax (941-429-7008), or telephone (941-429-7270; this telephone voice number can be reached by persons using TTY/TDD equipment via the Florida Relay Service at 711).

**CITY OF NORTH PORT CITY COMMISSION
Development Services Department
City of North Port, Florida**



Exhibit C to DMA-23-249

USPENSKIY LIVING TRUST
0N746 DARLING ST
WHEATON, IL 60187-3128

14912 TAMIAMI LLC
4 JULIANNE WAY
RANDOLPH, NJ 07869

14928 S TAMIAMI TRAIL REALTY LLC
4961 CROSS POINTE DR
OLDSMAR, FL 34677-5212

ADAMSON BARBARA (E LIFE EST)
5468 HOLIDAY PARK BLVD
NORTH PORT, FL 34287-2602

ADVANCE STORES CO INC #9422
ATTN TAX ACCOUNTING
PO BOX 2710
ROANOKE, VA 24001-2710

AGEE BILLIE K
6314 KILEPA CT
NORTH PORT, FL 34287-2434

AGGANIS DEMO (LIFE EST)
AGGANIS L PATRICIA (LIFE EST) SOUCY LAURIE J
5 WINTERS WAY
FALMOUTH, ME 04105-2549

ALEXINSKI DENISE
674 ELM ST UNIT 22
LACONIA, NH 03246-2377

ALLEMAN RONALD F
ALLEMAN PAMELA G
6415 KEENA CT
NORTH PORT, FL 34287-2433

AMELIO GISEL
4051 ANGLIN RD
LOGANVILLE, GA 30052-4763

ANDERSON JANICE P
5800 SABAL TRACE DR APT 107
NORTH PORT, FL 34287-3187

ANDERSON JONI K
6453 KILOHEE CT
NORTH PORT, FL 34287-2429

ANDREWS THERESA
5624 MASHIE CIR
NORTH PORT, FL 34287-3124

ANNE MARIE COTTER TRUST
COTTER ANNE MARIE (TTEE)
5800 SABAL TRACE DR APT 1304
NORTH PORT, FL 34287-3195

ANTON RICHARD
5684 LINKSMAN PL
NORTH PORT, FL 34287-3135

ARAVENA MARCO ANTONIO
MIRANDA KAREN MICHEL ISAZA
5155 SCHUBERT TRL
NORTH PORT, FL 34287-3499

ARCHIBALD KEVIN
ARCHIBALD CATHLEEN M
PO BOX 117
VICTOR, NY 14564-0117

ARCHIBALD WILLIAM P
6481 HAELE CT
NORTH PORT, FL 34287-2435

AULD CHRISTOPHER A
6427 KEENA CT
NORTH PORT, FL 34287-2433

BABO RICHARD L JR
BABO JUDY L
2825 FLORENCE AVE
ERIE, PA 16504-1457

BAKER SALLY J
5800 SABAL TRACE DR APT 204
NORTH PORT, FL 34287-3184

BAKER SHAWN
MC KILLOP-BAKER KATHLEEN
163 CRANE RD
CARMEL, NY 10512-4064

BALDELLI GREGORY
BALDELLI JACQUELYN
5725 GREENWOOD AVE APT 3204
NORTH PORT, FL 34287-3160

BALLENTINE PROPERTIES LLC
14884 TAMIAMI TRL
NORTH PORT, FL 34287-2701

BALLENTINE PROPERTIES LLC
2909 RIDGEWOOD DR
NORTH PORT, FL 34287-4927

BALLENTINE PROPERTY II LLC
2909 RIDGEWOOD DR
NORTH PORT, FL 34287-4927

BALOK PAUL
BALOK VIORA
1455 S EUCLID AVE
VILLA PARK, IL 60181-3300

BANAS STANLEY JR
3678 CANELLA DR
NORTHAMPTON, PA 18067-9265

BANKS PAUL
BANKS EARLINE
5725 GREENWOOD AVE APT 3102
NORTH PORT, FL 34287-3159

Exhibit C to DMA-23-249

BARRACUDA STATIONS LLC
1201 OAKFIELD DR
BRANDON, FL 33511-4928

BARRO DIANE CHRISTINE
5421 HOLIDAY PARK BLVD
NORTH PORT, FL 34287-2633

BASILE CATHERINE
BASILE POMPEO LAROCCA RAIMONDA
5932 MASHIE CIR
NORTH PORT, FL 34287-3127



BAULER ERIC
BAULER LONNIE
1842 ALLEGHENY LN
NORTH PORT, FL 34286-8735

BEAN MARILYN A (TTEE)
MARILYN A BEAN REVOCABLE TRUST
5292 PALENA BLVD
NORTH PORT, FL 34287-2419

BEHR WILLIAM
82 VALLEY FORGE DR
OAK RIDGE, TN 37830-6671

BELLUCCI VINCENT P
BELLUCCI ANN M
5800 SABAL TRACE DR APT 1204
NORTH PORT, FL 34287-3195

BENNETT JERRY S
5725 GREENWOOD AVE APT 7201
NORTH PORT, FL 34287-3186

BERG GARISANNE
5428 HOLIDAY PARK BLVD
NORTH PORT, FL 34287-2603

BETHANY MARIE HOOK REVOCABLE TRUST
1650 VANDEKARR RD
OWOSSO, MI 48867-9757

BETSY C ARCHIBALD IRREVOCABLE TRUST
8583 NORTSHORE DR
HONEOYE, NY 14471-9803

BETSY C ARCHIBALD REVOCABLE TRUST
8583 NORTSHORE DR
HONEOYE, NY 14471-9803

BETTY S BEMENT IRREVOCABLE TRUST
6 FERN ST
BATH, NY 14810-9118

BIANCHI DOROTHY M
5516 HOLIDAY PARK BLVD
NORTH PORT, FL 34287-2632

BORDA JACQUELINE
5725 GREENWOOD AVE APT 3202
NORTH PORT, FL 34287-3160

BORTZ HARRY A
BORTZ BEVERLY A
5748 NIBLICK PL
NORTH PORT, FL 34287

BOUSMAN ROBERT D
BOUSMAN DIANE L
1019 SEVERSON DR
MADISON, WI 53718-6620

BOWERS DEBRA
5988 PANORAMA LN
NORTH PORT, FL 34287-3104

BRION D HEUER AND TERESA KAY HEUER TRUST
NO 2019
105 NELSON PKWY
CHERRY VALLEY, IL 61016-8806

BROWN DOUGLAS R (TTEE)
DOUGLAS R BROWN AND OLIVE JANE BROWN
JOINT REVOCABLE TRUST
5585 BRASSY LOOP
NORTH PORT, FL 34287-3121

BROWN ELEANOR WALLEMAN
BARONE CYNTHIA M
4673 GERMANY AVE
NORTH PORT, FL 34288-8387

BROWN MILDRED B
6408 HAELE CT
NORTH PORT, FL 34287-2418

BROWN RICHARD
BROWN VICTORIA
2500 TRILLIUM CIR NE
MASSILLON, OH 44646-4891

BURKE LILLIAN
BURLEIGH ROBERT
6413 KILOHEE CT
NORTH PORT, FL 34287-2429

BURRIS THOMAS A
5464 HOLIDAY PARK BLVD
NORTH PORT, FL 34287-2602

BURTON DEBORAH N
5757 MASHIE CIR
NORTH PORT, FL 34287-3130

BURTON THOMAS C
BURTON JUDITH A
5725 GREENWOOD AVE APT 9104
NORTH PORT, FL 34287-3190

BUSEY BANK
7980 SUMMERLIN LAKES DR STE 101
FORT MYERS, FL 33907-1830

BUSONE MICHAEL J
BUSONE CHARLOTTE A
391 BAY LN
WILLSBORO, NY 12996-3648

BUTLER MARINA C
BUTLER BRIAN D BUTLER BRUCE A
6454 KEENA CT
NORTH PORT, FL 34287-2432

Exhibit C to DMA-23-249

BUTT ZIA
4400 HARBOR BLVD
PT CHARLOTTE, FL 33952-9166

CAMPBELL JACQUELINE
5599 BRASSY LOOP
NORTH PORT, FL 34287-3121

CANNIZZARO GAETANO
CANNIZZARO GRAZIA
C/O ANDREA CANNIZZARO
3397 MYSTIC RIVER DR
NAPLES, FL 34120-0427

CAROL A BAILEY REVOCABLE LIVING TRUST
23602 AWABUKI DR
VENICE, FL 34293-7344

CAROL L BRAGDON TRUST
5800 SABAL TRACE DR APT 408
NORTH PORT, FL 34287-3197

CARSECA LLC
4822 GRANADA BLVD
CORAL GABLES, FL 33146-2023

CASSISTA CAROL S (E LIFE EST)
100 MONTOYA DR
BRANFORD, CT 06405-2527

CASTAGNA CAROL (E LIFE EST)
5648 MASHIE CIR
NORTH PORT, FL 34287-3129

CASWELL FAMILY REVOCABLE TRUST
6420 CENTER LN
NORTH PORT, FL 34287-2608

CAVANAUGH THOMAS F
CAVANAUGH ANNE M
475 PLAIN ST
ROCKLAND, MA 02370-2340

CENTRAL PARC COMMUNITY DEVELOPMENT
DISTRICT
C/O SPECIAL DISTRICT SERVICES INC
19503 S WEST VILLAGES PKWY # A3
VENICE, FL 34293

CHAMBERS-GILBERT MARIA ALEXANDRA
5731 BEAUMONT LOOP
NORTH PORT, FL 34287-3105

CHAN DAVID T
CHAN YU LIANG
3914 CORPORAL KENNEDY ST
BAYSIDE, NY 11361-1962

CHARLES T PAVLIS REVOCABLE TRUST
PAVLIS CHARLES T (TTEE)
6976 SALON CIR
DAYTON, OH 45424-1578

CHEBATORIS WILLA HELEN
5800 SABAL TRACE DR APT 502
NORTH PORT, FL 34287-3193

CHEFFY TAYLIN
5761 BEAUMONT LOOP
NORTH PORT, FL 34287-3105

CHUDY FRANCOISE M
ASHCRAFT DENISE L
7332 E FRUMIN CT
WESTLAND, MI 48185-2525

CHWOJKO KATARZYNA
CHWOJKO EDWARD
5936 BEAUMONT LOOP
NORTH PORT, FL 34287-3117

CIHA THOMAS P (CO-TTEE)
CIHA PATRICIA A (CO-TTEE) (CIHA FAMILY TRUST)
1470 SAUNDERS DR
WOOSTER, OH 44691-1556

CLARK AND PRINE FAMILY TRUST
249 PORT DR UNIT 4
KIMBERLING CITY, MO 65686-8722

CLARK ROGER L
5800 SABAL TRACE 105 BLD 1
NORTH PORT, FL 34287

COBY AIDA HALE
5725 GREENWOOD AVE APT 2103
NORTH PORT, FL 34287-3157

COCOPLUM CONDOMINIUM ASSOCIATION INC
1877 NORTHGATE BLVD STE 4
SARASOTA, FL 34234

COHEN VICTOR M
COHEN BRENDA W COHEN DAVID J
5982 PANORAMA LN
NORTH PORT, FL 34287-3104

COLTHORP ROGER
COLTHORP RHONDA
12495 PLANK RD
MILAN, MI 48160-9164

CONNOR GREGORY J
CONNOR VALERIE H
292 ARMSTRONG PL
PO BOX 110
CALEDONIA, NY 14423-0110

CONTI THERESA A
DELVECCHIO CHRISTOPHER
5725 GREENWOOD AVE # 204 BLDG 6
NORTH PORT, FL 34287-3151

CONWAY MICHAEL J
CONWAY PATRICIA A
5725 GREENWOOD AVE APT 9203
NORTH PORT, FL 34287-3190

COOK SUZANNE E
COOK BRIAN
5464 BRASSY LOOP
NORTH PORT, FL 34287-3133

CORDEIRO MARK W
CORDEIRO DONNA M
5315 PALENA BLVD
NORTH PORT, FL 34287-2457

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CORPSTEIN FAMILY TRUST
5709 CONCORD DR
NORTH PORT, FL 34287-3154

COSTA JERRY WILLIAM
5800 SABAL TRACE DR APT 103
NORTH PORT, FL 34287-3187

COULL PATRICIA
CHEW DAVID P
16 GOLDFINCH DR
NANTUCKET, MA 02554-6002

COVERT DOROTHY J (TTEE)
DOROTHY J COVERT REVOCABLE TRUST
6421 KEENA CT
NORTH PORT, FL 34287-2433

CRAIG DOUGLAS HOOK REVOCABLE TRUST
1650 VANDEKARR RD
OWOSSO, MI 48867-9757

CREAN TRACEY V
5800 SABAL TRACE DR APT 902
NORTH PORT, FL 34287-3194

CROSBY LORI
PO BOX 402
HENDERSON, NY 13650-0402

CVETKOVSKI GEORGE
CVETKOVSKI ZORA CVETKOVSKI STEPHEN
5800 SABAL TRACE DR # 604
NORTH PORT, FL 34287

D AMICO PETER (E LIFE EST)
5725 GREENWOOD AVE APT 8103
NORTH PORT, FL 34287-3188

D OLIVEIRA VINCENT
D OLIVEIRA EILEEN
44 HURON AVE
EAST FREETOWN, MA 02717-1311

DALE A THOMPSON AND DIANE M THOMPSON
TRUST
1351 HONEY CREEK AVE NE
ADA, MI 49301-9577

DALE DONALD A
DALE MARIA L ARNOLD NEIL C
19631 QUISTO ST
VENICE, FL 34293-7325

DALE JOHN D
DALE ANNETTE M
5800 SABAL TRACE DR APT 402
NORTH PORT, FL 34287-3192

DALPIAZ NATHANIEL
SCHERRER JOYCE IRENE
5785 MASHIE CIR
NORTH PORT, FL 34287-3130

DALTON MICHAEL
DALTON ROBIN A
46 HASKELL RD
PEPPERELL, MA 01463-1313

DANESI MELISSA ANN HOLBY
5725 GREENWOOD AVE APT 8203
NORTH PORT, FL 34287

DANIEL RUBIN REAL ESTATE LLC
3690 GIBLIN DR
NORTH PORT, FL 34286-6636

DARIA D ERDMANN REVOCABLE LIVING TRUST
ERDMANN DARIA D (TTEE)
5480 BRASSY LOOP
NORTH PORT, FL 34287-3133

DAVIS DAVID L
DAVIS DAVID M DAVIS NANCY M
11 CHEROKEE ST
DOVER, NH 03820-6210

DAVIS JAMES R
DAVIS JANET L
45325 STONEHEDGE DR
PLYMOUTH, MI 48170-3992

DAVIS ROBERT
DAVIS BARBARA
6343 KILEPA CT
NORTH PORT, FL 34287

DAY THOMAS
DAY DENISE
20005 US HIGHWAY 27
CLERMONT, FL 34715-9009

DE CICCIO-NICHOLS LINDA A
5617 MASHIE CIR
NORTH PORT, FL 34287-3126

DE VRIES JAMES L
DE VRIES RUTH
6439 KEENA CT
NORTH PORT, FL 34287-2433

DELGAUDIO CHARLES P
C/O TINA LOUGHRAN
136 DUBLIN CT
PETALUMA, CA 94952

DENNIS R TUNIS REVOCABLE LIVING TRUST
TUNIS DENNIS R (TTEE)
6402 KILOHEE CT
NORTH PORT, FL 34287-2438

DEPAIVA FAMILY REVOCABLE TRUST
12405 SW LAGUNA REEF DR
PORT ST LUCIE, FL 34987-6935

DIMOV VASILIIY
610 144TH ST S
TACOMA, WA 98444-3332

Exhibit C to DMA-23-249

DODGE DIANA L
6303 BERRY CT
NORTH PORT, FL 34287-2604

DODGE LINDA ANN (CO-TTEE)
COSOLA DONNA MAY (CO-TTEE) COSOLA JASON (F/B/
O)
C/O JOSH COSOLA
10219 MILKY WAY CIR
SARASOTA, FL 34241-1505

DODSON RANDOLPH
4093 STOCKADE PL
COLUMBUS, OH 43230-1535

DONN F MC CONNELL FAMILY TRUST
5690 W LIBERTY ST
HUBBARD, OH 44425-1038

DORIN RAYMOND
6445 KEENA CT
NORTH PORT, FL 34287

DR HORTON INC
10541 BEN C PRATT/6 MILE CYPRESS PKWY STE
FORT MYERS, FL 33966-6461

DRUSKOCZI FRANK
5725 GREENWOOD AVE APT 5201
NORTH PORT, FL 34287-3180

DUDEK CONSTANCE A
5725 GREENWOOD AVE APT 4204
NORTH PORT, FL 34287-3180

DUNN RICHARD LEWIS
6394 KILEPA CT
NORTH PORT, FL 34287-2434

DUROCHER LISA MARIE
DUROCHER DOUGLAS
543 GRANITE ST
MANCHESTER, NH 03102-4333

DUWE DARYL
MURPHY YOLANDA
12122 COUNTY ROAD 4040
HOLTS SUMMIT, MO 65043-1713

EASON DEBORAH J
6352 CHARM CT
NORTH PORT, FL 34287-2612

EILEEN YEAGER REVOCABLE TRUST
YEAGER MICHAEL (F/B/O)
C/O JOHN RIKER
600 SHETLAND CIR
NOKOMIS, FL 34275-1608

ELDRIDGE GERALDINE W (E LIFE EST)
AUDETTE LISA M
5901 MASHIE CIR
NORTH PORT, FL 34287-3125

ELY DIANE L
ELY DAVID A
1069 FIRMAN DR SW
SUGARCREEK, OH 44681-9004

ENGELHARDT ROSE
5725 GREENWOOD AVE APT 5204
NORTH PORT, FL 34287-3180

EQUITY TRUST COMPANY
FBO CAROL S BODNAR TRADITIONAL IRA EQUITY
TRUST COMPANY CUST
6365 PARKVIEW CT
NORTH PORT, FL 34287-2646

ERNST BEVERLY E (LIFE EST)
ERNST WILLIAM FREDERICK III
225 HAINES AVE
FAIRBANKS, AK 99701-3635

FAIRWAY VILLAS PROPERTY
OWNERS ASSOCIATION INC
5640 MASHIE CIR
NORTH PORT, FL 34287-3129

FAIRWAY VILLAS PROPERTY OWNERS ASSN
5640 MASHIE CIR
NORTH PORT, FL 34287-3129

FARNHAM SALLY B
FARNHAM DIANE L
6536 KIPA CT
NORTH PORT, FL 34287-2444

FERNANDEZ BEATRIZ DOMINGUEZ
5650 MASHIE CIR
NORTH PORT, FL 34287-3129

FERNANDEZ JEFFREY DANA
FERNANDEZ DAWN
5725 GREENWOOD AVE APT 4101
NORTH PORT, FL 34287-3180

FESSENDEN DAVID
11 BYORS RD
MARBLEHEAD, MA 01945-2320

FITCH KEVIN M
5501 BRASSY LOOP
NORTH PORT, FL 34287-3121

FLA II TRUSTEE INC (TTEE)
C/O CVS #3258-01 OCC EXP DEPT
1 CVS DR
WOONSOCKET, RI 02895-6146

FLYNN JAYNE DREW
5800 SABAL TRACE DR APT 1001
NORTH PORT, FL 34287-3194

FORREST JAMES
BARNETT SANDRA
5800 SABAL TRACE DR APT 206
NORTH PORT, FL 34287-3184

FRASHER ANTHONY F
FRASHER BETH J
5071 GREENWAY DR
NORTH PORT, FL 34287-3185

FREEDOM BIBLE CHURCH INC
5550 S SUMTER BLVD
NORTH PORT, FL 34287-2863

Exhibit C to DMA-23-249

FRENCH ROBIN M
5700 BEAUMONT LOOP
NORTH PORT, FL 34287-3109

FULLER ROBERT
FULLER FRIEDA
14904 TAMiami TRL
NORTH PORT, FL 34287-2737

GALESTRO APRIL M
5440 JOY CT
NORTH PORT, FL 34287-2634

GALLO ANTHONY
263 ANTHONY AVE
HUDSON, NY 12534-1301

GANDOLFF YANELIS TATIANA
5608 MASHIE CIR
NORTH PORT, FL 34287-3124

GENNA TERESA M
5725 GREENWOOD AVE APT 7202
NORTH PORT, FL 34287-3186

GENTRY A P
350 SUGAR MILL DR
OSPREY, FL 34229-9060

GEOGHAN GREGORY
6451 KEENA CT
NORTH PORT, FL 34287-2433

GEORGE EDWARD DONALDSON LIVING TRUST
3 QUEEN MARY DR
NEWARK, DE 19711-2518

GERALD P CREED REVOCABLE TRUST
1680 HUNTINGDON PIKE APT 304
HUNTINGDON VALLEY, PA 19006-6982

GIBSON LINDA DIANE
5314 PALENA BLVD
NORTH PORT, FL 34287-2421

GILLIS JOAN M (E LIFE EST)
5318 KULA CT
NORTH PORT, FL 34287-2448

GOETZ INNA
5560 NIBLICK PL
NORTH PORT, FL 34287-3137

GOLDMAN TATIANA
GOLDMAN DOV
462 DUNLIN PLZ
SECAUCUS, NJ 07094-2202

GORTZ RICHARD P
GORTZ ANTOINETTE
5326 KULA CT
NORTH PORT, FL 34287-2448

GRABER RICHARD N
GRABER VICKI A
5725 GREENWOOD AVE APT 3103
NORTH PORT, FL 34287-3159

GRANDY DIANA
5432 LINKSMAN PL
NORTH PORT, FL 34287-3100

GRAVES GANNA
5965 MASHIE CIR
NORTH PORT, FL 34287-3125

GRAY KENNETH (E LIFE EST)
GRAY JANE KATHERINE (E LIFE EST)
5672 MASHIE CIR
NORTH PORT, FL 34287-3129

GREEN SARAH JO
5972 PANORAMA LN
NORTH PORT, FL 34287-3104

GREENE CHARLES W
GREENE JANICE D
488 RIDGE RD
MC DONALD, PA 15057-3026

GREENLEAF MEGAN
2621 WHISPERING PINE LN
NORTH PORT, FL 34287-5756

GREENWALD DAVID
5472 HOLIDAY PARK BLVD
NORTH PORT, FL 34287-2602

GREIF JOSEPH P JR
5059 GREENWAY DR
NORTH PORT, FL 34287-3185

GRIFFIN REVOCABLE TRUST
7791 CHADWICK RD
LAINGSBURG, MI 48848-9455

GRILLO ANDREW
FRAZHO PAULINE
6360 PARKVIEW CT
NORTH PORT, FL 34287-2646

GROS ZORA
JACOBS S LIBA MC LEOD DARA
6620 E 84TH DR
MERRILLVILLE, IN 46410-7406

GUITTARR MARK A
GUITTARR LINDA
39 LAWRENCE RD
DERRY, NH 03038-4190

GUMA CHRISTINE
5725 GREENWOOD AVE APT 6102
NORTH PORT, FL 34287-3181

HAGOPIAN JOHN
406 S PINE AVE
SOUTH AMBOY, NJ 08879-2151

Exhibit C to DMA-23-249

HALSEY CHRISTOPHER EUGENE
HALSEY LENORA NELL
5800 SABAL TRACE DR APT 207
NORTH PORT, FL 34287-3184

HART WILLIAM W
HART KATHLEEN A
27 CLEVELAND AVE
FREDONIA, NY 14063-1901

HAUK FRIEDOLIN
4783 SHERIDAN RD
SAGINAW, MI 48601-9301

HAUSLADEN ALAN LEON
6469 HAELE CT
NORTH PORT, FL 34287-2435

HAWKES RENNY S
ASHLEY DEBORAH A
615 ALICE ST
BOYNE CITY, MI 49712-1345

HEALY PATRICK
HEALY FAE
107 WHITE POND RD
HUDSON, MA 01749-3217

HEARSCH MICHAEL J
HEARSCH ARLENE K
7472 PORT AUSTIN RD
CASEVILLE, MI 48725-9589

HEINE ROY A
HEINE MARINA
700 E MAIN ST
SOUTH ELGIN, IL 60177-1702

HELLER PATRICIA
5725 GREENWOOD AVE APT 9101
NORTH PORT, FL 34287-3190

HELMS PAUL C
HELMS MARY P
5800 SABAL TRACE DR APT 1103
NORTH PORT, FL 34287-3194

HOGREFE LIVING TRUST
HOGREFE SUSAN M (CO-TTEE) HOGREFE MARK
(CO-TTEE)
5954 PANORAMA LN
NORTH PORT, FL 34287-3104

HOLIDAY PARK & RECREATION DISTRICT
5401 HOLIDAY PARK BLVD
NORTH PORT, FL 34287-2633

HOLMES JUSTIN DAVID
5429 BRASSY LOOP
NORTH PORT, FL 34287-3108

HOOD NANCY J
5791 BEAUMONT LOOP
NORTH PORT, FL 34287-3105

HOOPER CRYSTAL D
5432 JOY CT
NORTH PORT, FL 34287-2634

HOSKINSON ROBERT F
466 SEVERN AVE
TAMPA, FL 33606-3842

HOUPE CHARLES R
HOUPE KATHY F
6393 KILEPA CT
NORTH PORT, FL 34287-2427

HOUSEMAN BURTON JOHN JR
HOUSEMAN SUASN E
404 WEST LN
MUSKEGON, MI 49445-2740

HOWARD AND ELLEN STANTON FAMILY TRUST
3150 NOBLE RD
WILLIAMSTON, MI 48895-9526

HUEBERT JAMES H
5725 GREENWOOD AVE # 2202
NORTH PORT, FL 34287

HULL EDWARD R
5800 SABAL TRACE DR APT 601
NORTH PORT, FL 34287-3198

HUNTER KIMBERLEY LYNN
REINEHR AMANDA MAUREEN
5633 MASHIE CIR
NORTH PORT, FL 34287-3126

HUNYADY JOHN
5641 MASHIE CIR
NORTH PORT, FL 34287-3126

IODICE JOSEPH W
IODICE CAROLE
67 LINCOLN ST
WATERTOWN, MA 02472-1951

ISAAC MICHAEL
5800 SABAL TRACE DR APT 606
NORTH PORT, FL 34287-3198

J & G MANAGEMENT GROUP LLC
4489 PALISADES AVE
NORTH PORT, FL 34287-3980

JANSE SHELDON C
5508 HOLIDAY PARK BLVD
NORTH PORT, FL 34287

JEFFREY T BUDNEY & JEANETTE M BUDNEY
REVOCABLE TRUST
665 LAKE SCENE DR
VENICE, FL 34293-7265

JLY PROPERTIES LLC
14892 TAMiami Trl
NORTH PORT, FL 34287-2701

JOANNE KAY WALLER TRUST
WALLER JOANNE KAY (TTEE)
6533 KIPA CT
NORTH PORT, FL 34287-2431

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JONES GARY L
JONES KRISTINE K
4788 ALLEGHENY RD
MANNS CHOICE, PA 15550-7910

JONES MICHAEL L
LARRABEE-JONES SHEILA L
S5070 STATE HIGHWAY 35
GENOA, WI 54632-8891

JOWETT SCOTT J
54 E ROBBINS AVE
NEWINGTON, CT 06111-3909

JUDD KENNETH L
LANGTRY LOIS C
6448 KEENA CT
NORTH PORT, FL 34287-2432

JURY WALTER T
JURY JANET C
189 UTICA RD
CLINTON, NY 13323-1518

KADERLI KEVIN F
KADERLI SHERRY M
152 STATE ROUTE 49
CLEVELAND, NY 13042-2100

KAHNOSKI JOHN D
KAHNOSKI SHARON K
1155 N HAMPTON DR NE
GRAND RAPIDS, MI 49505-6411

KALINOVICH JOHN J
KALINOVICH MICHELE
8511 W PRICE BLVD
NORTH PORT, FL 34291-3724

KAMATH DINESH
KAMATH VANDAN
5628 LINKSMAN PL
NORTH PORT, FL 34287-3135

KATALA ROBERT ADAM (E LIFE EST)
DAWKINS CAROL A (E LIFE EST)
5800 SABAL TRACE DR APT 303
NORTH PORT, FL 34287-3196

KATHLEEN K WALKER TRUST
8619 SCENICVIEW DR APT 104
BROADVIEW HEIGHTS, OH 44147-3455

KAULINIS JOHN A
AMATUZIO PHILIP L
5725 GREENWOOD AVE APT 6104
NORTH PORT, FL 34287-3181

KEILTY FAMILY REVOCABLE TRUST
KEILTY SHARON EILEEN (TTEE)
103 CAPTAINS ROW
MASHPEE, MA 02649-3813

KELNER VINCENT A
KELNER SANDRA K
52867 FARMINGTON RD
BRIDGEPORT, OH 43912-9721

KENDALL EDWARD
KENDALL PAMELA
1326 GOSE PIKE
DANVILLE, KY 40422-9443

KENEMUTH JAQUELINE L
5459 HOLIDAY PARK BLVD
NORTH PORT, FL 34287-2633

KERR JUDITH A
5800 SABAL TRACE DR APT 308
NORTH PORT, FL 34287-3196

KINDER FRED
KINDER SHERYL
2859 COUNTY RD Z
ADAMS, WI 53910-9768

KING JAMES T
KING DONNA A
5444 JOY CT
NORTH PORT, FL 34287-2634

KLEGRAEFE GEORGE
KLEGRAEFE BARBARA
5725 GREENWOOD AVE APT 3104
NORTH PORT, FL 34287-3159

KOCH ROBERT W
KOCH SYLVIA S
5405 E LAKE SHORE DR
WONDER LAKE, IL 60097-8718

KOVACH PAULA K
6413 HIKINA DR
NORTH PORT, FL 34287-2423

KOVALCHUK VIKTOR
KOVALCHUK NATALIYA
1230 BELLEMEADE DR
WARMINSTER, PA 18974-2119

KOZLOWSKI PAULINA
KOZLOWSKI ARKADIUSZ KOZLOWSKA
WIESLAWA
5725 GREENWOOD AVE APT 6101
NORTH PORT, FL 34287-3181

KREILACH RICHARD N
BODNAR CAROL S
4945 STATE ROUTE 46 S
JEFFERSON, OH 44047-9515

KYTHERA INVESTORS LLC
606 OWL WAY
SARASOTA, FL 34236-1910

LABELLE MICHAEL
LABELLE NANCY
PO BOX 16
HAMMER, ON P3P 1S9

LAMASTER DONALD
LAMASTER MARY
6433 KEENA CT
NORTH PORT, FL 34287-2433

LAMPPA SONJA
5404 HOLIDAY PARK BLVD
NORTH PORT, FL 34287-2603

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LAMPPA STEVEN CRAIG
LAMPPA SONJA MARIE
5404 HOLIDAY PARK BLVD
NORTH PORT, FL 34287-2603

LANGLAIS HERVE N
5067 GREENWAY DR
NORTH PORT, FL 34287-3185

LANNING STEPHEN
LANNING WASANA
5473 HOLIDAY PARK BLVD
NORTH PORT, FL 34287-2633

LAPPRICH HAROLD M
LAPPRICH RUTH ANN
4164 DIAMOND ST
YPSILANTI, MI 48197-9394

LAZZARA SYLVIA X
LAZZARA ELENA
1376 NW 129TH WAY
SUNRISE, FL 33323-2978

LEEPART KATHLEEN
6403 KEENA CT
NORTH PORT, FL 34287-2433

LEILA M DINE REVOCABLE FAMILY TRUST
AGREEMENT
C/O ANGELA DINE SCHMEISSER
405 E SOUTH ST
SAINT MARYS, OH 45885-2540

LEONTIEV NIKOLAI
LEONTIEVA TAMARA
5725 GREENWOOD AVE APT 4103
NORTH PORT, FL 34287-3180

LETOURNEAU GERALD
566 FOXWOOD BLVD
ENGLEWOOD, FL 34223-6121

LIGENZA RICHARD P (E LIFE EST)
6288 GRAND CYPRESS BLVD
NORTH PORT, FL 34287-5787

LINEBERGER LEAH
5966 PANORAMA LN
NORTH PORT, FL 34287-3104

LINKSIDE I CONDOMINIUM AT SABAL TRACE
ASSOCIATION INC
PO BOX 380758
MURDOCK, FL 33938

LORETI MAUREEN
LORETI LISA
5800 NIBLICK PL
NORTH PORT, FL 34287

LOT 2 NORTH PORT LLC
7978 COOPER CREEK BLVD STE 100
UNIVERSITY PARK, FL 34201-2159

LOWES HOME CENTERS LLC
1000 LOWES BLVD
MOORESVILLE, NC 28117-8520

LOZON BERNARD J
LOZON BARBARA A
5324 KULA CT
NORTH PORT, FL 34287-2448

LOZON ROBERT
LOZON WENDY
7164 WINDOGA LAKE DR
WEIDMAN, MI 48893-9301

LOZON SHERYL JOANN
599 CARMEL RD
VENICE, FL 34293-5810

LUCAS FAMILY REVOCABLE LIVING TRUST
26341 FOLLEY RD
COLUMBIA STATION, OH 44028-9559

LUCAS PAULETTE A (TTEE)
(LUCAS FAMILY REVOC LIV TR)
26341 FOLLEY RD
COLUMBIA STATION, OH 44028-9559

LUMAN NICHOLAS L (TTEE)
LUMAN SHARON A (TTEE) NICHOLAS L LUMAN
AND SHARON L LUMAN FAMILY TRUST
620 CHARDONNAY CIR
VERMILION, OH 44089-9002

LUSSIER FAMILY TRUST
4772 S MACKINAC TRL
SAULT SAINTE MARIE, MI 49783-8961

LUYGAARDEN ELLEN CHRISTINE
5529 BRASSY LOOP
NORTH PORT, FL 34287-3121

LYNCH JOHN B CO-TTEE
LYNCH SANDRA K CO-TTEE
5800 SABAL TRACE DR APT 1303
NORTH PORT, FL 34287-3195

M & N LABRIOLA FAMILY TRUST
54 BROOKBRIDGE RD
STONEHAM, MA 02180-1387

MACE JOHN G
MACE GINETTE M
674 ELM ST UNIT 10
LACONIA, NH 03246-2372

MAIN CODY CLARK
5521 LINKSMAN PL
NORTH PORT, FL 34287-3131

MALTBY PATRICK WELLS
MALTBY DEBORAH JANE
5039 CLARK RD
BATH, MI 48808-9601

MANCINI DOMINIC P (TTEE)
5641 RIVIERA CT
NORTH PORT, FL 34287-3166

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MANSFIELD RICHARD H
MANSFIELD CHERYLL DREW
8298 WINDHAM DR
MENTOR, OH 44060-5948

MAREK KATHLEEN A
5725 GREENWOOD AVE APT 7104
NORTH PORT, FL 34287-3186

MARSEGLIA WILLIAM
2510 DEL MONTE DR
HOUSTON, TX 77019-3412



MARSHA A GREEN TRUST
GREEN MARSHA A (TTEE)
2270 CORRINE AVE
MUSKEGON, MI 49444-4317

MARTIN DAVID W
MARTIN GAIL L
5724 BEAUMONT LOOP
NORTH PORT, FL 34287-3109

MARTINI MICHAEL J
LOVE ASHLEY J
5500 NIBLICK PL
NORTH PORT, FL 34287-3137

MARY BETH WALSH REVOCABLE TRUST
WALSH MARY BETH (TTEE)
5416 HOLIDAY PARK BLVD
NORTH PORT, FL 34287-2603

MASON TIMOTHY J
6305 PARKVIEW CT
NORTH PORT, FL 34287-2646

MASSEY FAMILY TRUST
232 HAWK DR
GREEN VALLEY, IL 61534-9498

MASTERSON MARGARET
5725 GREENWOOD AVE APT 5203
NORTH PORT, FL 34287-3180

MAURICE D FOWLER TRUST
MARY MARGARET FOWLER TRUST
8136 N NICKELPLATE ST
LOUISVILLE, OH 44641-9543

MAY JACQUELINE A
MAY JEANNE MAY KENNETH
5861 MASHIE CIR
NORTH PORT, FL 34287-3128

MC ADAMS RICHARD M
MC ADAMS NANCY K
5725 GREENWOOD AVE APT 1102
NORTH PORT, FL 34287-3153

MC DONALDS RESTAURANT
10561 BEN C PRATT SIX MILE CYPRESS PKWY S
FORT MYERS, FL 33966

MC NEILL CHARLES E
MC NEILL SHEILA A
6471 KEENA CT
NORTH PORT, FL 34287-2433

MCGINNIS CAMMIE
6957 APOPO CT
NORTH PORT, FL 34287-2443

MEANEY CONNOR
5559 BRASSY LOOP
NORTH PORT, FL 34287-3121

MENARD JOHN STANLEY
MENARD MICHELLE EILEEN
5581 LINKSMAN PL
NORTH PORT, FL 34287-3131

MEYER TIMOTHY JUDD
5436 JOY CT
NORTH PORT, FL 34287-2634

MH LIQUIDITY SOLUTIONS LLC
PO BOX 2629
ADDISON, TX 75001-2629

MIDFLORIDA CREDIT UNION
129 S KENTUCKY AVE STE 700
LAKELAND, FL 33801-5073

MIER CHRIS J
5609 MASHIE CIR
NORTH PORT, FL 34287-3126

MILLER KENNETH A
SIMMONS LINDA J
1198 N US 23
EAST TAWAS, MI 48730-9542

MILLER ROSANNE
8446 VILLA CIR
SELLERSBURG, IN 47172-1067

MILLIKIN MARGARET
GOODMAN THOMAS C
200 HARBOR WALK DR UNIT 224
PUNTA GORDA, FL 33950-3709

MITCHELL ERNEST D
MITCHELL CANDACE D
55093 FINCH AVE
FRITZ CREEK, AK 99603-9503

MITCHELL WALTER L
5055 GREENWAY DR
NORTH PORT, FL 34287-3185

MOHER WILLIAM J
MOHER BARBARA K
6351 BERRY CT
NORTH PORT, FL 34287-2604

MOHER WILLIAM J JR
MOHER BARBARA K
6351 BERRY CT
NORTH PORT, FL 34287-2604

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MOMMAERTS LOUIS H
MOMMAERTS SERENA E
5725 GREENWOOD AVE APT 9102
NORTH PORT, FL 34287-3190

MONROE RICHARD H (E LIFE EST)
MONROE CAROLYN A (E LIFE EST)
13681 COTTONWOOD DR
DE WITT, MI 48820-9056

MOORE PATRICK E
STARLING KAREN L
6300 PARKVIEW CT
NORTH PORT, FL 34287-2646

MORGAN JEANNE
5960 PANORAMA LN
NORTH PORT, FL 34287-3104

MORGUN LYUBOV
146 TROTTE RIDGE RUN
CAMILLUS, NY 13031

MORROW ZACHARY WILLIAM
5664 NIBLICK PL
NORTH PORT, FL 34287-3112

MORSE BARBARA A (LIFE EST)
CHASE CINDY D HIGHT TEDDI B
5433 HOLIDAY PARK BLVD
NORTH PORT, FL 34287-2633

MOULTON JAMES B
5800 SABAL TRACE DR APT 1104
NORTH PORT, FL 34287-3194

MOULTON JAMES BARNARD
5800 SABAL TRACE DR APT 801
NORTH PORT, FL 34287-3189

MRAZIK JEFFREY W
MRAZIK GLORIA B
6420 HAELE CT
NORTH PORT, FL 34287-2418

MUSCOLINO PAUL
6319 BERRY CT
NORTH PORT, FL 34287-2604

MYERS RENATE M
5725 GREENWOOD AVE APT 7101
NORTH PORT, FL 34287-3186

NAJUCH NADIA
5616 MASHIE CIR
NORTH PORT, FL 34287-3124

NEIDERT CHRISTOPHER
164 RASPBERRY PATCH DR
ROCHESTER, NY 14612-2872

NESTER CRAIG
NESTER CHERYL
7395 EAGLE RD
PO BOX 326
DAVISBURG, MI 48350-0326

NEUMEYER SAMUEL M IV
5996 MASHIE CIR
NORTH PORT, FL 34287-3127

NICHOLS FAMILY TRUST
205 OLIVE DR
WINTERSVILLE, OH 43953-4254

NICOL ALEXANDER J
2236 HARVARD AVE
FORT MYERS, FL 33907-4231

NIDEUR TIMOTHY DAVID
NIDEUR JULIANNE
100 KNOX TRAIL RD
EAST BROOKFIELD, MA 01515-1521

NIKOLIC RADOVAN
NIKOLIC VESNA
31 POWDERHORN CT
WOODBIDGE, NJ 07095-1415

NORBERT J SCHNEIDER AND BARBARA J
SCHNEIDER TRUST
SCHNEIDER BARBARA J (CO-TTEE)
6304 KILEPA CT
NORTH PORT, FL 34287-2434

NORRIS CRAIG P
NORRIS LAUREEN F
PO BOX 5601 ST RTE 31 # 266
CLAY, NY 13041

NORTH PORT CITY OF
4970 CITY HALL BLVD
NORTH PORT, FL 34286-4100

NORTH PORT COMMONS CONDO ASSN INC
14904 TAMiami TRL
NORTH PORT, FL 34287

NORTH PORT COMMONS II CONDO ASSN INC
4008 N FLORIDA AVE
TAMPA, FL 33603

NORTH PORT HEALTH INVESTORS LLC
7701 MARBURY RD
BETHESDA, MD 20817-6226

NORTH PORT HOSPITALITY LLC
1451 LAKE DR SE UNIT 6304
GRAND RAPIDS, MI 49516-5014

NORTH PORT MARKET PLACE ASSOC INC
C/O BAYSHORE LAND GROUP INC
13680 NW 5TH ST STE 220
SUNRISE, FL 33325-6234

NORTH PORT OMV II LLC
C/O OM VENTURES
3607 S WEST SHORE BLVD
TAMPA, FL 33629-8235

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NORTH PORT OMV LLC
3607 S WEST SHORE BLVD
TAMPA, FL 33629-8235

NORTH PORT ROAD AND DRAINAGE DISTRICT
1100 N CHAMBERLAIN BLVD
NORTH PORT, FL 34286-7000

NPCR ENTERPRISES INC
4200 N KNOXVILLE AVE
PEORIA, IL 61614-7435

O CONNOR GARY F
5725 GREENWOOD AVE APT 2201
NORTH PORT, FL 34287-3158

O HARA KATILYN
5543 BRASSY LOOP
NORTH PORT, FL 34287-3121

OLDS ROGER S
OLDS CAROLYN L
64 W MILLER AVE
MILAN, MI 48160-1044

OLSZEWSKI LIVING TRUST
OLSZEWSKI NORMAN A (TTEE)
5328 KULA CT
NORTH PORT, FL 34287-2448

ORLIKOWSKI RONALD T
5800 SABAL TRACE DR APT 301
NORTH PORT, FL 34287-3196

ORNDORFF GINA M
5452 JOY CT
NORTH PORT, FL 34287-2634

ORRE DENNIS L (E LIFE EST)
ORRE PATRICIA J (E LIFE EST)
11523 RENAISSANCE BLVD
VENICE, FL 34293-2228

ORTIZ ANGELICA
5725 GREENWOOD AVE APT 2104
NORTH PORT, FL 34287-3157

PAGANO JOHN R (TTEE)
PAGANO PATRICIA A (TTEE) JP PAGANO LEGACY
TRUST
72 BILLYS WAY
COLD SPRING, NY 10516-1018

PAGLEY PAMELA J
3266 TUSKET AVE
NORTH PORT, FL 34286-8907

PALMETTO NORTH PORT-US 41 LLC
632 E MAIN ST STE 301
LAKELAND, FL 33801-5036

PANSING DAVID TODD
PANSING KRISTINE MARCELLA
7511 HIGHWAY D
WEST BEND, WI 53090-8606

PASIKOWSKI MATHEW (E LIFE EST)
PASIKOWSKI ELIZABETH (E LIFE EST)
5725 GREENWOOD AVE APT 8204
NORTH PORT, FL 34287-3188

PATEL ILA
5830 NIBLICK PL
NORTH PORT, FL 34287-3115

PATTERSON KATHLEEN S
9 CEDAR ST
WAKEFIELD, MA 01880-2203

PATZ RICHARD J
PATZ MARGARET A
4920 SENECA ST
BUFFALO, NY 14224-4929

PEAK 9 PROPERTIES LLC
1830 HUNTERS DR
STEAMBOAT SPRINGS, CO 80487-2369

PERLA DEBORAH (E LIFE EST)
6520 KIPA CT
NORTH PORT, FL 34287-2444

PERRAS TIMOTHY
5933 MASHIE CIR
NORTH PORT, FL 34287-3125

PETERSON THOMAS J
PETERSON CHRISTINE C
5 VINING ST
LISBON FALLS, ME 04252-1615

PETERZEN DANYA M
5457 BRASSY LOOP
NORTH PORT, FL 34287-3108

PETROW DANIEL
283 SIOUX DR
BOLINGBROOK, IL 60440-1889

PETROW ILIYA
PETROW INNA
28W261 MAIN ST
WARRENVILLE, IL 60555-3317

PETROW MICHAEL D
PETROW GALINA T
ON 757 BARRY AVE
WHEATON, IL 60187

PEZZULLO MURIEL J (E LIFE EST)
23013 WESTCHESTER BLVD APT 321
PORT CHARLOTTE, FL 33980-8448

PHARES REBECCA A (E LIFE EST)
5800 SABAL TRACE DR APT 1004
NORTH PORT, FL 34287-3194

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PILKINGTON ROSE A
5503 HOLIDAY PARK BLVD
NORTH PORT, FL 34287-2623

PLONSKI HENRY
PLONSKI JADWIGA
619 WEIR LAKE RD
KUNKLETOWN, PA 18058-7006

POLONIS VICTORIA R
POLONIS ROBERT
5300 PALENA BLVD
NORTH PORT, FL 34287-2421

POMERLEAU RICHARD (TTEE)
POMERLEAU ANN (TTEE) POMERLEAU FAMILY
REVOCABLE LIVING TRUST
5800 SABAL TRACE DR APT 802
NORTH PORT, FL 34287-3189

PORTER JENNIFER (E LIFE EST)
3967 GARFIELD AVE
HAMBURG, NY 14075-2922

POWERS ANDREW
2060 BELLEMEAD AVE
HAVERTOWN, PA 19083-2225

PRICE MARJORIE R
899 CROCKETT LOOP
HERNANDO, MS 38632-6531

PSALMONDS JERRY R (TTEE)
PSALMONDS BETTY A (TTEE) JERRY R & BETTY A
PSALMONDS REVOCABLE TRUST
4005 HIGHWAY K
BONNE TERRE, MO 63628-3537

PUCHALA CATHERINE
5448 JOY CT
NORTH PORT, FL 34287-2634

PYLES CHERYL A
5656 LINKSMAN PL
NORTH PORT, FL 34287-3135

QSR 4 LLC
4515 LBJ FWY
DALLAS, TX 75244-5905

R & K HOLDING GROUP LLC
829 W DR MARTIN LUTHER KING JR BLVD
TAMPA, FL 33603-3301

REEVES LINDA
5800 SABAL TRACE DR APT 901
NORTH PORT, FL 34287-3194

RICCI DONNA LYNN
5600 NIBLICK PL
NORTH PORT, FL 34287-3112

RICCI GLENN J (CO-TTEE)
MCMANUS MELANIE C (CO-TTEE) GLENN J RICCI
TRUST
5948 MASHIE CIR
NORTH PORT, FL 34287-3127

RICHARD RAYMOND
RICHARD ROSANNE
5424 HOLIDAY PARK BLVD
NORTH PORT, FL 34287-2603

RIGGALL MARGARET M
5725 GREENWOOD AVE APT 4104
NORTH PORT, FL 34287-3180

RODERICK K WARD AND EDITH WARD LIVING
TRUST
WARD RODERICK K (TTEE)
591 RIVER WALK ST
HASTINGS, MI 49058-1182

RODRIGUEZ ALEJANDRO
4 SPRING HOLW
BROWNWOOD, TX 76801-0300

RONALD AND GAIL MEXICO REVOCABLE LIVING
TRUST
218 S 3RD ST
BRIGHTON, MI 48116-1413

RONALD P TILLMANN TRUST AGREEMNT
2535 BAY SETTLEMENT RD
GREEN BAY, WI 54311-7326

ROSE ANITA
8944 LELY ISLAND CIR
NAPLES, FL 34113-2612

ROSS RANDALL T
BERTIN ROGER R JR
5725 GREENWOOD AVE APT 2102
NORTH PORT, FL 34287-3157

ROWBERRY ANDREW
5800 SABAL TRACE DR APT 208
NORTH PORT, FL 34287-3184

ROY CHRISTINE
5285 PALENA BLVD
NORTH PORT, FL 34287-2456

RUDICEL ANTHONY J
POSTLEWAITE KIMBERLY A METTS RACHEL A
1691 LOGSDON ST
NORTH PORT, FL 34287-4171

RUMBOLD JEFFREY S
RUMBOLD MARJORIE
6426 HAELE CT
NORTH PORT, FL 34287-2418

RUSS JAMES D
5448 LINKSMAN PL
NORTH PORT, FL 34287-3100

RUSSEAU GARY W (E LIFE EST)
RUSSEAU PATRICIA L (E LIFE EST)
3390 KELLY RD
LA SALLE, MI 48145-9638

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RUSSO BRUCE E
RUSSO MARY E
3 OHIO DR
HAZLET, NJ 07730-2234

RYBA DEBORAH H
3 PARKLAND PL
MILFORD, CT 06460-7723

RYDER FAMILY REALTY TRUST
6 DENNIS DR
NANTUCKET, MA 02554-4168

SABAL TRACE DEVELOPMENTS PARTNERS LLC
550 SE 5TH AVE APT 304S
BOCA RATON, FL 33432-5598

SABAL TRACE MASTER ASSN INC
1532 RIO DE JANEIRO AVE
PUNTA GORDA, FL 33983-6214

SALVATION ARMY
PO BOX 2792
SARASOTA, FL 34230-2792

SANCHEZ CARLOS
6421 KILOHEE CT
NORTH PORT, FL 34287-2429

SANTIAGO JOAN
5725 GREENWOOD AVE APT 5102
NORTH PORT, FL 34287-3180

SANTINI MICHAEL THOMAS SR
SANTINI NANCY JANE
5312 PALENA BLVD
NORTH PORT, FL 34287-2421

SARAH E KNAPP AND STEVEN M ALPER
REVOCABLE LIVING TRUST
5769 E PRICE BLVD
NORTH PORT, FL 34288-1809

SCHALLER JAMES
SCHALLER DINAH
11112 E CARPENTER RD
DAVISON, MI 48423-9303

SCHATZ DANIEL G
5800 SABAL TRACE DR APT 404
NORTH PORT, FL 34287-3192

SCHMELTZER CARL
SCHMELTZER PATRICIA
4253 ADAWOOD DR
COPLEY, OH 44321-1801

SCHMITT FAMILY IRREVOCABLE TRUST
31 RUMSON CT
WARETOWN, NJ 08758-2632

SCHODOWSKI ROBERT E
1401 ROANOKE DR
PARMA, OH 44134-3154

SCHRAUBEN DONALD CHRISTOPHER
SCHRAUBEN MANDY E
817 DETROIT ST
PORTLAND, MI 48875-1020

SCHROEDER TRUST
SCHROEDER JOHN R (TTEE) SCHROEDER
DOROTHY L (TTEE)
618 JUPITER DR UNIT 3020
MADISON, WI 53718-2980

SCHWINTEK SANDRA
5725 GREENWOOD AVE UNIT 8102
NORTH PORT, FL 34287

SCICCHITANO BRUNO JOSEPH JR
5075 GREENWAY DR
NORTH PORT, FL 34287-3185

SCORZINO KAREN M
SCORZINO NICHOLAS
253 PRESTWICK DR
BROADVIEW HEIGHTS, OH 44147-3078

SDJ MANAGEMENT INC
1090 INNOVATION AVE STE A-129
NORTH PORT, FL 34289-9309

SHARP JORIEL A
112-114 LASHER RD
BIG INDIAN, NY 12410

SHARPE GAYE
6363 KILEPA CT
NORTH PORT, FL 34287-2427

SHERRARD CONSTANCE A (E LIFE EST)
5725 GREENWOOD AVE APT 7102
NORTH PORT, FL 34287-3186

SHOCKROO ELIZABETH A
5725 GREENWOOD AVE APT 5101
NORTH PORT, FL 34287-3180

SHULMAN ALEX
7478 EDENMORE ST
LAKEWOOD RANCH, FL 34202-7900

SIEKIERK STANLEY
6480 HAELE CT
NORTH PORT, FL 34287-2418

SIMPSON CHRISTOPHER J
SIMPSON CARRIE A
5800 SABAL TRACE DR APT 608
NORTH PORT, FL 34287-3198

SKODA STEVEN L
SKODA KATHLEEN M
5800 SABAL TRACE DR APT 508
NORTH PORT, FL 34287-3193

SLATTERY SHAWN CHARLES
SLATTERY GLORIA JEAN
6440 CENTER LN
NORTH PORT, FL 34287-2608

Exhibit C to DMA-23-249

SLOCUM STEVEN A
SLOCUM ANN M
1740 CASTLEVIEW # C
GLADWIN, MI 48624-8636

SMERTENKO TATYANA
92 DREW CT
MANALAPAN, NJ 07726-5124

SMILEY WOLFGANG
RODRIGUEZ VANESSA
PO BOX 930103
FAR ROCKAWAY, NY 11693-0103

SMITH ANNE E
6465 KEENA CT
NORTH PORT, FL 34287-2433

SMITH CHERYL LYNN
5942 BEAUMONT LOOP
NORTH PORT, FL 34287-3117

SMITH GENA (E LIFE EST)
SMITH KENNETH J (E LIFE EST)
8523 TAMARACK DR
SHELBY TWP, MI 48317-1477

SNIDER CHARLET L
5860 NIBLICK PL
NORTH PORT, FL 34287-3115

SNIDER III JOSEPH G
SNIDER SUSAN M
103 BOARDMAN AVE
MELROSE, MA 02176-1408

SNYDER LARRY E
SNYDER BARBARA E
7377 CROSSFIELD AVE
MENTOR, OH 44060-7576

SPAIN ROBERT J JR
WILLIAMS NOEMI M
14 CAROUSEL DR
MILLBURY, MA 01527-4108

SPILATRO DORIS (LIFE EST)
SPILATRO STEPHEN
118 FOOTHILL RD
FLEMINGTON, NJ 08822-7044

SREIT GRANDE COURT SARASOTA LLC
C/O RYAN LLC
200 E BROWARD BLVD STE 1410
FT LAUDERDALE, FL 33301-1963

STE MARIE KAREN J
STE MARIE DONALD A SR
5701 BEAUMONT LOOP
NORTH PORT, FL 34287-3105

STEPHEN T EVERSOL AND TAMARA L EVERSOL
JOINT
REVOCABLE TRUST
219 TARA LN
NEW CASTLE, IN 47362-1153

STEVEN G CLARK REVOCABLE TRUST
CLARK STEVEN G (TTEE)
5800 SABAL TRACE DR APT 704
NORTH PORT, FL 34287-3187

STEVENS GERALD (E LIFE EST)
STEVENS DONNA M (E LIFE EST)
5063 GREENWAY DR
NORTH PORT, FL 34287-3185

STISCAK PEGGY
5481 HOLIDAY PARK BLVD
NORTH PORT, FL 34287-2633

STOREY GLEN A
STOREY LYNN S
1036 CHURCH LANE
RR 1
ALGONQUIN HIGHLANDS, ON K0M 1J1

STRICHKO JOANN E
3913 ELIZA ST
WEST MIFFLIN, PA 15122-2034

SUSAN C REYNOLDS TRUST
15018 BUSWELL AVE
PORT CHARLOTTE, FL 33953-2005

TALLMAN GARY E (E LIFE EST)
TALLMAN NADYNE A (E LIFE EST)
5328 CLOVER DR
SHEFFIELD VILLAGE, OH 44035-1480

TAMSUM LLC
570 DELAWARE AVE
BUFFALO, NY 14202-1206

TARKOWSKI ANTHONY
TARKOWSKI MAUREEN L
1008 HIDDEN LN
ROCHESTER HILLS, MI 48309-2687

TAYLOR DAVID
5298 PALENA BLVD
NORTH PORT, FL 34287-2419

TAYLOR GREGORY S
5725 GREENWOOD AVE APT 4202
NORTH PORT, FL 34287-3180

TELUK PAUL
TELUK MARIA
75 TAYLOR HTS
HOLLAND, NY 14080-9783

TENNIS ANN M (E LIFE EST)
71 GRISWOLD ST
CAMBRIDGE, MA 02138-1035

THOMAS JAMES
THOMAS LINDA
6421 KILOHEE CT
NORTH PORT, FL 34287-2429

THOMAS L FLOOD AND BLANCHE E KLAUS
REVOCABLE LIVING TRU
9664 10 MILE RD
MECOSTA, MI 49332-8701

Exhibit C to DMA-23-249

THOMAS P AND JACQUELYN M AHRENS
REVOCABLE TRUST
6440 NORFOLK LN
MOUNT PLEASANT, WI 53406-1859

THOMAS S LABRIOLA AND JEANNE E LABRIOLA
LIVING TRUST
714 LOMOND DR
PORT CHARLOTTE, FL 33953-1531

TORTORA CARMINE G
12023 MILES AVE
PORT CHARLOTTE, FL 33953

TORTORA FRANCIS (E LIFE EST)
TORTORA DOROTHY (E LIFE EST)
5800 SABAL TRACE DR APT 803 BLDG 8
NORTH PORT, FL 34287-3189

TOUCHETTE PAULA J
5316 PALENA BLVD
NORTH PORT, FL 34287-2421

TRACY TYLAR GRAY
5916 MASHIE CIR
NORTH PORT, FL 34287-3127



TREADWAY TIM B
4073 DRIFTWOOD DR
DEWITT, MI 48820-9234

TROMBLE MANAGEMENT COMPANY LLC
18501 MURDOCK CIR STE 507
PORT CHARLOTTE, FL 33948-1067

TRUDELL THOMAS J
5800 SABAL TRACE DR APT 702
NORTH PORT, FL 34287-3187

TUSCOLA COMMONS CONDOMINIUM
ASSOCIATION LLC
C/O TRINITY COMMERCIAL GROUP
9250 CORKSCREW RD STE 13
ESTERO, FL 33928

TUSCOLA COMMONS LLC
9450 CORKSCREW PALMS CIR STE 101
ESTERO, FL 33928-6422

TUSCOLA COMMONS LLC
C/O TRINITY COMMERCIAL GROUP
9450 CORKSCREW PALMS CIR STE 101
ESTERO, FL 33928-6422

TYREE KAREN S
5725 GREENWOOD AVE APT 6202
NORTH PORT, FL 34287-3181

UNDERDOWN REVOCABLE TRUST
UNDERDOWN RICHARD C (CO-TTEE)
UNDERDOWN MARIANN (CO-TTEE)
6469 KILOHEE CT
NORTH PORT, FL 34287-2429

VALDESUSO GILBERT III
9819 S 235TH EAST AVE
BROKEN ARROW, OK 74014-6858

VAN EPPS MARK WARD
1029 W COLONIAL PARK DR
GRAND LEDGE, MI 48837-2216

VAN STENSEL JAMES A JR
VAN STENSEL KATHRYN M
2200 SQUIRES RD
RAVENNA, MI 49451-9785

VARNER WILLIAM R
6442 KILOHEE CT
NORTH PORT, FL 34287-2438

VARNEY MARIA
5831 MASHIE CIR
NORTH PORT, FL 34287-3128

VELLANE ARLEEN S
6482 KILOHEE CT
NORTH PORT, FL 34287-2438

VENEMA SUSAN
5725 GREENWOOD AVE APT 8101
NORTH PORT, FL 34287-3188

VESCERA MICHAEL C (TTEE)
MICHAEL C VESCERA REVOCABLE TRUST
29 S BENNETT DR
JOHNSTON, RI 02919-6322

VIBERT PAUL A
5484 HOLIDAY PARK BLVD
NORTH PORT, FL 34287-2602

VICTOR C DESJARDINS REVOCABLE TRUST
DESJARDINS VICTOR C (TTEE)
6435 HAELE CT
NORTH PORT, FL 34287-2435

VITA JOLYN E (TTEE)
15346 CATALINA WAY
HOLLY, MI 48442-1104

VOGEL ASHLEY GRACE
5980 MASHIE CIR
NORTH PORT, FL 34287-3127

VONDETTE REVOCABLE LIVING TRUST
4655 PORT AUSTIN RD
CASEVILLE, MI 48725-9670

WALKER DAVID E
WALKER CYNTHIA M
328 SIMON DR
EAST PEORIA, IL 61611-1550

WALLER CHARLES F
6533 KIPA CT
NORTH PORT, FL 34287-2431

WARD DIANE LEE
5480 HOLIDAY PARK BLVD
NORTH PORT, FL 34287-2602

Exhibit C to DMA-23-249

WARMAN CHARLES W
WARMAN GLENDA G
5800 SABAL TRACE DR APT 505
NORTH PORT, FL 34287-3193

WARNER GERALD A
WARNER ROSE MARIE
10027 CHEROKEE ST
TAYLOR, MI 48180-3241

WARREN JACK R
STUBBE MARIJKE A
5725 GREENWOOD AVE APT 1101
NORTH PORT, FL 34287-3153

WATERMAN WILLIAM J
DILLINGHAM-WATERMAN SARAH E
17 OCEAN RIDGE DR
EAST BOOTHBAY, ME 04544-9612

WATERS LORNA
6367 BERRY CT
NORTH PORT, FL 34287-2604

WELCH BRENDA
CLAUDIO LISA
6544 KIPA CT
NORTH PORT, FL 34287



WELLS WILLIAM
6441 FLORAL CT
NORTH PORT, FL 34287-2620

WILES FRED
13566 KAUFFMAN AVE
STERLING, OH 44276-9601

WILLERT MARILYN E
15164 TAURUS CIR
PORT CHARLOTTE, FL 33981-4246

WILLIAM A ARNOLD TRUST
ARNOLD WILLIAM A (TTEE)
5485 BRASSY LOOP
NORTH PORT, FL 34287-3108

WILLIAMS CHARLES W
WILLIAMS CAROLYN J
95 DEERFIELD RD
WASHINGTON, PA 15301-9203

WILLIAMS MARK
WILLIAMS GLORIA
5632 NIBLICK PL
NORTH PORT, FL 34287-3112

WILSON DENNIS R
WILSON JULIE A
5293 GREEN PINE LN
KALAMAZOO, MI 49009-4572

WOOD FRANK EDGAR (TTEE)
FRANK EDGAR WOOD TRUST
PO BOX 7453
NORTH PORT, FL 34290-0453

WOOD MICHAEL (E LIFE EST)
6474 KILOHEE CT
NORTH PORT, FL 34287-2438

WOOD PAUL MATTHEW
6459 KEENA CT
NORTH PORT, FL 34287-2433

WOOLFE DANIEL ROGER (E LIFE EST)
WOOLFE MONICA DYCUS (E LIFE EST)
4815 ARABIAN DR
FAIRBORN, OH 45324-9732

WOOLLEY JEANNE
5725 GREENWOOD AVE APT 6201
NORTH PORT, FL 34287-3181

WOURGIOTIS CHARLES E
WOURGIOTIS SHARON A
10 BUTTONWOOD LN
MERRIMACK, NH 03054-4747

WRIGHT COHEN FAMILY TRUST
16 61ST ST
NEWBURYPORT, MA 01950-4451

YVONNE M WARNER TRUST
593 IVYLAND ST
ANN ARBOR, MI 48108-8677

ZAGRUZNY ELEANOR
KRYSS VLADIMIR
5800 SABAL TRACE DR APT 405
NORTH PORT, FL 34287-3192

ZALEVSKIY TAMARA (E LIFE EST)
5900 MASHIE CIR
NORTH PORT, FL 34287-3127

ZAMAN NURUZ
1438 HALLWOOD RD
CATONSVILLE, MD 21228-1141

ZAORSKA ZOFIA
5924 BEAUMONT LOOP
NORTH PORT, FL 34287-3117

ZARBA JOSEPH JOHN JR
CEGLAR CAROLANN RAUB
18045 HOME RUN DR
VENICE, FL 34293-3587

5725 GREENWOOD AVE APT 9201
NORTH PORT, FL 34287-3190



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PAPE-DAWSON

6901 Professional Parkway East
Suite 103
Sarasota, FL 34240



BARR ALAN
DERRAUGH CHRISTINE
1624 TUCKER RD
ROCKLAND, ON K4K 1K7

CANADA

PAPE-DAWSON

6901 Professional Parkway East
Suite 103
Sarasota, FL 34240



DEHTAIR EMIL
DEHTIAR ILANA
108 REGENT ST
RICHMOND HILL, ON L4C 9P4

CANADA

PAPE-DAWSON

6901 Professional Parkway East
Suite 103
Sarasota, FL 34240



DEMKIV OLGA
10-1120 QUEENS AVE
OAKVILLE, ON L6H 2B5

CANADA

PAPE-DAWSON

6901 Professional Parkway East
Suite 103
Sarasota, FL 34240



KELLY ANN
CHILI PINE CHURCHFIELDS
SANDIWAY NORTHWICH
CHESHIRE, CW8 2JS

**UNITED KINGDOM OF GREAT BRITIAN
AND NORTHERN IRELAND**

PAPE-DAWSON

6901 Professional Parkway East
Suite 103
Sarasota, FL 34240



MACDONALD CHARLES
MACDONALD CATHERINE
23 CEDAR ST UNIT 10
PARIS, ON N3L 0H6

CANADA

PAPE-DAWSON

6901 Professional Parkway East
Suite 103
Sarasota, FL 34240



MATHESON BRIAN JONSTON
MAC EACHERN MARY PAULA
9 SUNRISE COVE ROAD
BARSS CORNER, NS B0R 1A0

CANADA

PAPE-DAWSON

6901 Professional Parkway East
Suite 103
Sarasota, FL 34240



NEUEN DANIEL
LECLAIR LISA
4113 HEMLOCK CRES
SEVERN, ON L3V 0V4

CANADA

PAPE-DAWSON

6901 Professional Parkway East
Suite 103
Sarasota, FL 34240



NOVAK ANN
GERGELY RICHARD
67 WOODLAND DR
WASAGA BEACH, ON L9Z 2V5

CANADA

PAPE-DAWSON

6901 Professional Parkway East
Suite 103
Sarasota, FL 34240



RUSHER SCOTT BRUCE
40 WICHEY ROAD
TORONTO, ON M1C 2H6
CANADA

PAPE-DAWSON

6901 Professional Parkway East
Suite 103
Sarasota, FL 34240



STACURA STEVEN
STACURA WENDY
13 GRIST MILL LN
FRANKFORD, ON K0K 2C0
CANADA

PUBLIC NOTICE

App. No. DMA-23-249

Project Type:

**A Neighborhood Meeting concerning
DEVELOPMENT MASTER PLAN MODIFICATION
for Tuscola Commons Self Storage**

(City of North Port Project Number: DMA-23-249)
on/for the properties at the

**Northeast quadrant of the intersection of US-41 (Tamiami
Trail) and Tuscola Boulevard (South of Marillo Lane and Coco Plumb Waterway),**

in
North Port, Florida 34287,

will be held by Pape-Dawson Consulting Engineers

VIRTUALLY on February 5, 2026 at 6:00 PM.

Email SWFLPermittingLD@pape-dawson.com for more information.

Modification or amendment (DMA-23-249) to the Development
Master Plan to allow for an increase in storage facility-type square
footage to a proposed 116,836 square feet on the 1.29-acre parcel
addressed as 5632 Tuscola Boulevard, North Port 34287,
Parcel ID Numbers 0000008587, 0999011001, 0999011002, 0999011003,
0999011004, 0999011005 and 0999011006...



1. Join by Zoom Meeting: <https://bit.ly/TUSCOLA>
2. Join by Smartphone Meeting ID: 812 8798 3121 / Passcode: 246425
3. Join by Scanning QR Code:

Matt Morris: 941-444-6644 ext 3583

A photograph of a public notice sign in a grassy field under a blue sky with clouds. The sign is white with blue and black text and a QR code. It is mounted on a black metal stand. The shadow of the person taking the photo is visible in the foreground grass.

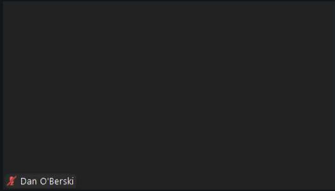




Bridget Bednarc...

MyLorris

Bridget Bednarczyk



TCG PM

Dan O Berski

TCG PM



TERESA POPELIER



Trisha Beville

Becky

Trinity Commercial Group

Becky

is the neighborhood workshop for the Duscola Commons self-storage, um, development concept plan modification. Um, it's DMA23-249, is the project number from the city of Northport. Uh, the project consists of modifying the development master plan for the Duscola Commons development to increase, uh, the storage facility square footage to a total of 116,836

Tuscola Commons Self-Storage Neighborhood Meeting Transcript / Closed Captions

18:01:08 (MM) Okay, so we'll open up this Neighborhood Workshop today is Thursday,
February 5th 2026
18:01:16 It's 6.01 PM. This is the neighborhood workshop for
18:01:22 the Tuscola Commons Self-Storage Development Concept Plan Modification.
18:01:28 It's DMA23-249
18:01:35 is the project number from the City of Northport. **The project consists of
modifying the development master plan for the Tuscola Commons
development to increase the storage facility square footage to a total of
116,836 square feet.**
18:01:54 This neighborhood workshop is a requirement of the City of Northport.
18:01:59 for projects that are greater than 1 acre
18:02:05 in size so that's the reason that we're having the neighborhood workshop here.
18:02:10 There

18:02:12 aside from that, we'll open the neighborhood workshop up now.
18:02:17 to anybody that has any questions or comments regarding the plan.
18:02:22 I don't see anybody from
18:02:25 the public here. it appears that we just have our team
18:02:29 on the call at this point, if I'm not mistaken, unless there's someone
18:02:33 that I'm missing here, except for "Trisha Belville".
18:02:40 So we'll... we'll wait a few minutes,
18:02:43 to see if anybody else from the public joins, and if not, then
18:02:48 close the meeting here in a few minutes, and...
18:02:50 And go from there.
18:02:57 And Teresa, I know we're recording, but do we know, is there a requirement from
the city to keep the

18:03:06 (TP) Okay.
18:03:04 (MM) this workshop open for a certain period of time if nobody shows up?
18:03:08 (TP) When we do it, we usually will give it
18:03:12 a full half an hour, and then if nobody has questions and nobody's joined within
then...

18:03:17 (BB) Okay.
18:03:17 (TP) we usually will call the meeting.
18:03:19 (MM) Okay.
18:03:31 Well, in that case, we'll sit tight for a little bit here.
18:03:34 I'll keep an eye on if I see anybody
18:03:39 joining here, and then...
18:03:41 Like I said, if nobody joins in a little bit, then we'll...

18:03:44 We'll log off, and that'll be it.
18:03:50 As I mentioned before, **the development master plan amendment**
18:03:54 **consists of modifying the development master plan for the**
18:03:57 **Tuscola Commons development to increase the storage facility**
18:04:04 **square footage to a total of 116,836 square feet.**
18:04:09 **This increase in square footage for the storage facility will not**
18:04:14 **significantly increase the trips generated or the**
18:04:17 **usage of City water and sewer facilities.**
18:04:20 **The proposed DMP Modification is in substantial conformance with the**
currently approved PD Ordinance.
18:04:30 **Does anyone have any questions about the project?**
18:04:39 Anyone?
18:04:50 It looks like the one neighbor attending has left the Zoom.
18:30:06 Okay, so according to my watch, it's 6.30, um, we'll let the...
18:30:11 recording and the record reflect that one person from the public came to
attend the meeting
18:30:17 And Trisha Belville did not have any comments. Um, I think we can
18:30:20 call it a night here.
18:30:21 So, Bridget, I think you might need to stop the recording, if I'm not mistaken.
18:30:27 **(BB)** Yes, so I'm gonna stop it now, if everybody's ready.
18:30:30 **(MM)** Okay, perfect. Thanks, Bridget.
18:30:33 Thank you all.
18:30:34 Thank you guys. Have a good one.

Attendees:

Engineer of Record:
"TCG PM":
Developer Trinity Commercial Group:
Zoom administrator/Morris Engineering:
Morris Engineering Staff:

Matt Morris
Tuscola Commons Property Manager
Dan O'Berski
Bridget Bednarczyk
Teresa Popelier

Members of Public:

Trisha Belville

(SEAL)

**PUBLIC HEARING
NOTICE OF INTENT TO CONSIDER
PETITION NO. DMA-23-249**

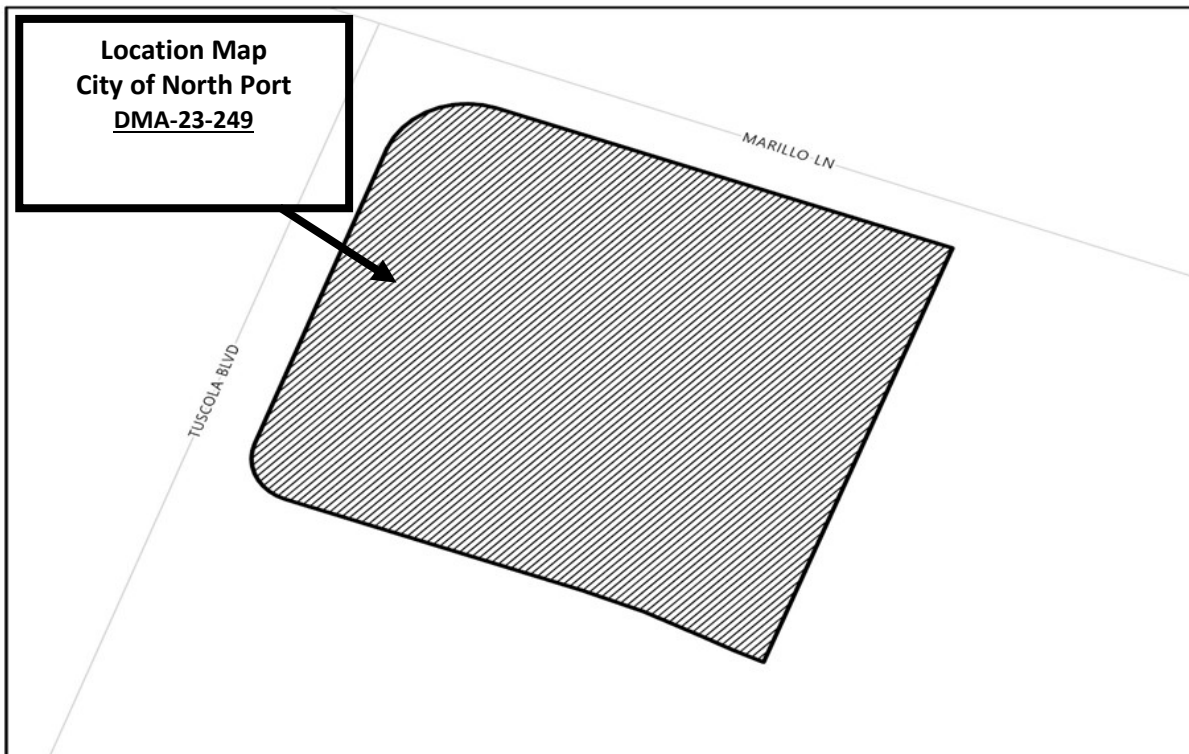
NOTICE IS HEREBY GIVEN, that the Planning and Zoning Advisory Board, designated as the Local Planning Agency (LPA), will hold a public hearing at **9:00 a.m.** or shortly thereafter, on **Thursday, June 4, 2026**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon Petition No. **DMA-23-249**.

NOTICE IS HEREBY GIVEN that the City Commission of the City of North Port will hold a public hearing at **10:00 a.m.** or shortly thereafter, on **Tuesday, June 9, 2026**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon Petition No. **DMA-23-249**.

DEVELOPMENT MASTER PLAN AMENDMENT PETITION NO. DMA-23-249

Development Master Plan Amendment approval to the Tuscola Commons development master plan for a proposed Self Storage Facility. Located north of Tamiami Trail, east of Tuscola Boulevard, and south of the Cocoplum Waterway, Lot 2, and Tracts B and D LOWES OF NORTH PORT, according to the map or plat thereof, as recorded in Plat Book 47, Page(s) 23, of the Public Records of Sarasota County, Florida, +/- 14.0 acres, Planned Community Development.

Site Location Map



Note: Proposed DMA-23-249 (boundary of the area) is depicted on this map.

The documents pertinent to the proposed petition are on file in the Development Services Department, Planning & Zoning Division for inspection by the public between the hours of 8 a.m. to 4 p.m., Monday through Friday.

All interested parties may attend the hearing and be heard with respect to the proposed Petition.

This public hearing may be continued from time to time.

No stenographic record by a certified court reporter is made of these meetings. If a person decides to appeal any decisions made with respect to any matter considered at the meeting(s) or hearing(s) noticed herein, he/she will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which any appeal is to be based.

The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties may contact the City Clerk to obtain a hearing device for use during meetings. Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to submit such a request at least 48 hours before the meeting by contacting the City Clerk's Office via email (cityclerk@northportfl.gov), fax (941-429-7008), or telephone (941-429-7270; this telephone voice number can be reached by persons using TTY/TDD equipment via the Florida Relay Service at 711).

/s/

Heather Faust, MMC
City Clerk

Please publish in legal section: May 19, 2026

Ad Size: Standard Legal

Please furnish proof of publication to mdipompo@northportfl.gov; hfaust@northportfl.gov; mpowell@northportfl.gov

Exhibit D to DMA-23-249



City of North Port
Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

PUBLIC NOTICE - CITY OF NORTH PORT NOTICE OF PUBLIC HEARINGS FOR PETITION NO. DMA-23-249

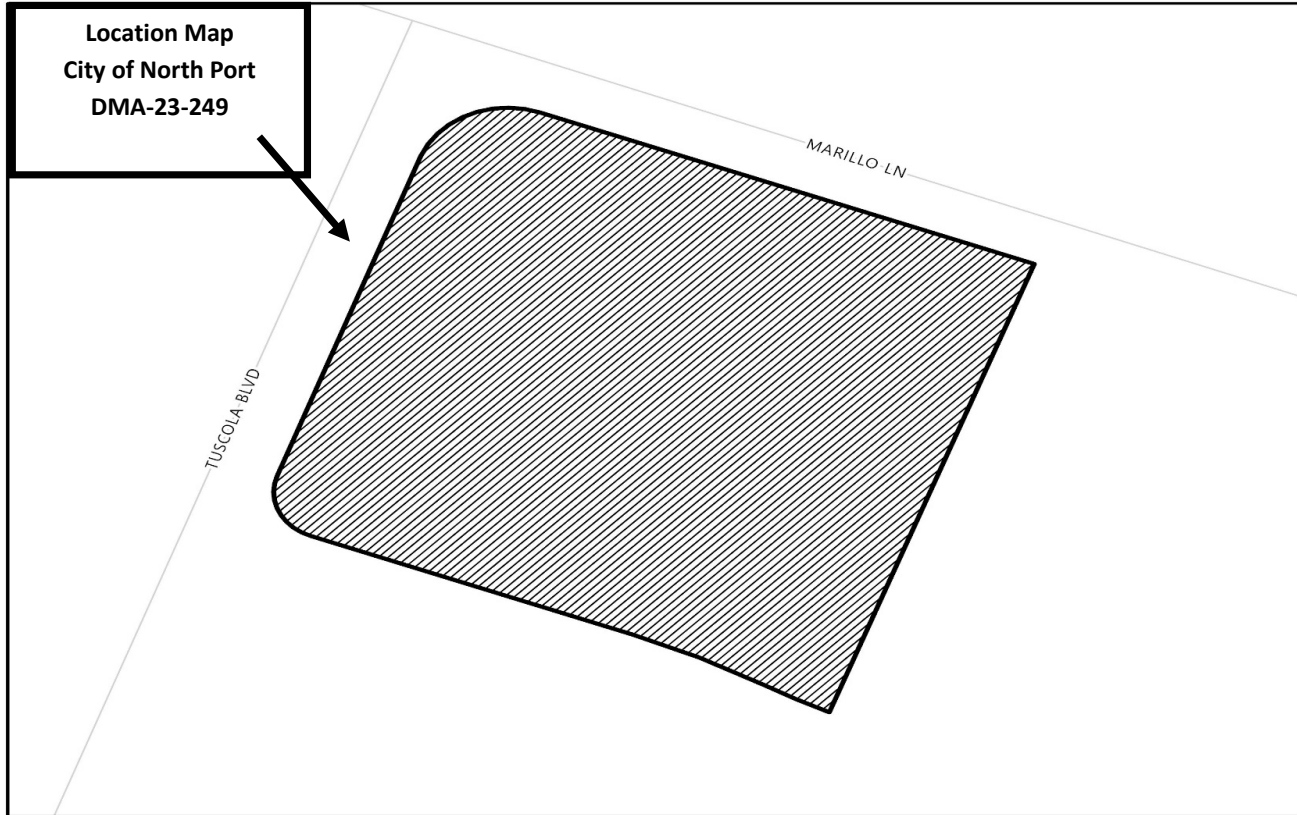
NOTICE IS HEREBY GIVEN, Pursuant to Chapters 166 and 163 of the Florida Statutes, Section 7.01 (c) of the Charter of the City of North Port, Section 1-12 of the City's 2010 Unified Land Development Code (ULDC), that the City of North Port will consider DMA-23-249, Development Master Plan Amendment to the Tuscola Commons development for a Proposed Self Storage Facility. The Property is zoned Planned Community Development. Located north of Tamiami Trail, east of Tuscola Boulevard, and south of the Cocoplum Waterway, Lot 2, and Tracts B and D LOWES OF NORTH PORT, according to the map or plat thereof, as recorded in Plat Book 47, Page(s) 23, of the Public Records of Sarasota County, Florida.

A Public Hearing will be held before the Planning and Zoning Advisory Board designated as the Local Planning Agency (LPA) **on Thursday, June 4, 2026, at 9:00 a.m.** in the **City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 334286.**

A Public Hearing for DMA-23-249 will be held before the North Port City Commission on **Tuesday, June 9, 2026, at 10:00 a.m.**, in the **City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286. Chambers, 4970 City Hall Boulevard, North Port, Florida 34286.**

«NAME1»
«NAME_ADD2»
«NAME_ADD3»
«NAME_ADD4»
«NAME_ADD5»
«CITY», «STATE» «ZIP»
«COUNTRY»

Exhibit D to DMA-23-249



DEVELOPMENT MASTER PLANS FOR LOWES OUTPARCEL - NORTH PORT

GENERAL NOTES

*OWNERSHIP & UNIFIED CONTROL STATEMENT: THE SUBJECT PROJECT WILL BE OWNED BY TRINITY COMMERCIAL GROUP, 9250 CORKSCREW ROAD, STE. 13, ESTERO, FL 33926, (239) 334-3040.
*SITE ADDRESS IS 5600 TUSCOLA BOULEVARD, NORTH PORT, FL 34287
*CHARACTER & INTENDED USE STATEMENT: THE PROPOSED USE WILL BE A COMMERCIAL PLAZA CONSISTING OF 5 SEPERATE BUILDINGS TOTALING APPROX. 97,458 SF OF RETAIL, RESTAURANT, HOTEL AND GAS STATION.
*MAINTENANCE OF COMMON FACILITIES STATEMENT: ALL SITE IMPROVEMENTS, EXCEPT WHERE NOTED ON THE PLANS, ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND SHALL NOT BE DEDICATED TO OR MAINTAINED BY THE PUBLIC.
*ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF NORTH PORT LAND DEVELOPMENT CODE.
*WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SYSTEM CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH PORT UTILITY MANUAL.
*THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE" ONE CALL, FPL, AND ALL OTHER UTILITY COMPANIES PRIOR TO ANY WORK ON-SITE OR OFF-SITE SO THAT THE EXACT LOCATION OF ALL UTILITIES CAN BE DETERMINED.
*EXISTING ZONING: PCD
*PARCEL ID NO.: 0999-01-0020
*SITE COVERAGES (PROJECT AREA):
IMPERVIOUS: 7.19 ACRES (71.0%) (90% PERMITTED)
PERVIOUS: 2.93 ACRES (29.0%)
TOTAL PROJECT AREA: 10.12 ACRES (100.0%)
*PARKING CALCULATIONS:
PARKING SPACES REQUIRED: 1 SPACE/200 SF COMMERCIAL/RETAIL = 32,650 SF/200 = 163 SPACES
1 SPACE/150 SF RESTAURANT = 4,808 SF/150 = 32 SPACES
1 SPACE/GUEST ROOM = 120; 1 SPACE /3 EMPLOYEES = 16 SPACES
PARKING SPACES PROVIDED: 364 SPACES
PARKING SPACES PROVIDED: 364 SPACES
HANDICAP SPACE REQUIRED: 9 SPACES
HANDICAP SPACE PROVIDED: 23 SPACES
*MAXIMUM BUILDING HEIGHT: 65'
*SETBACK REQUIREMENTS:
FRONT: 25'
SIDE: 20'
REAR: 20'
*THE PROPOSED PROJECT WILL BE CONSTRUCTED IN SIX (6) PHASES.
*SIGNAGE: PROPOSED SIGN LOCATIONS ARE SHOWN ON THESE PLANS AND WILL BE PERMITTED SEPARATELY THROUGH THE BUILDING DEPARTMENT.
*LIGHTING: EXISTING.
*LANDSCAPE BUFFERS: SEE LANDSCAPE PLANS PREPARED BY A REGISTERED LANDSCAPE ARCHITECT..
*SANITARY SEWER SYSTEM: SANITARY SEWER SERVICE TO BE PROVIDED BY NORTH PORT UTILITIES.
*WATER DISTRIBUTION SYSTEM: WATER SERVICE TO BE PROVIDED BY NORTH PORT UTILITIES.
*DEP WATER AND WASTEWATER PERMITS ARE REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
*A TREE PERMIT IS REQUIRED PRIOR TO ANY TREE REMOVAL OR CONSTRUCTION.
*THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONE "B", NO BASE FLOOD ELEVATION DETERMINED PER FIRM MAP #120279 000 B, REVISED SEPTEMBER 2, 1981.
*TO THE BEST OF OUR KNOWLEDGE AND BELIEF, NO WELLS EXIST ON SITE.
*SEDIMENT AND EROSION CONTROL/BEST MANAGEMENT PRACTICES (BMP'S),
THE FOLLOWING PERTAINS TO SEDIMENT & EROSION CONTROL/BEST MANAGEMENT PRACTICES AND SHALL BE ADHERED TO ACCORDINGLY:
SAID MEASURES AND PRACTICES SHALL BE IMPLEMENTED DURING CONSTRUCTION BY THE CONTRACTOR.
SITE SPECIFIC MEASURES SHALL PREVENT SEDIMENT AND OTHER DELETERIOUS SUBSTANCES FROM ENTERING UTILITY AND STORM WATER DRAINAGE SYSTEMS INCLUDING BUT NOT LIMITED TO DITCHES, WATER BODIES, WETLANDS, AND ADJACENT PROPERTIES.
THE EFFECTIVENESS OF THE BMP'S SHALL BE CHECKED DAILY DURING CONSTRUCTION BY THE CONTRACTOR.
METHODS USED SHALL INCLUDE BUT NOT BE LIMITED TO SODDING OF RETENTION AREAS AND SHALES IMMEDIATELY UPON THEIR COMPLETION, SILT FENCE, AND HAY BALES.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SILTATION ENTERING THE STORM WATER MANAGEMENT SYSTEM AND/OR ANY ON-SITE OR OFF-SITE DRAINAGE AREAS.
*ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITION, OR BETTER, TO THE SATISFACTION OF THE OWNER.
*ALL FACILITIES CONTAINED HEREIN HAVE BEEN DESIGNED FOR HANDICAP ACCESSIBILITY IN ACCORDANCE WITH BOTH THE FLORIDA ACCESSIBILITY CODE 1997 EDITION AND THE AMERICAN DISABILITY ACT STANDARDS.
*REFUSE & RECYCLABLE TO BE PICKED UP BY CITY OF NORTH PORT.
*ALL OUTDOOR REFUSE COLLECTION AND REFUSE STORAGE AREAS SHALL BE LIMITED TO THAT AREA SHOWN ON THE APPROVED HAS PLAN.
*THERE ARE NO KNOWN HISTORIC SITES OR HISTORIC BUILDINGS LOCATED ON THE SITE.
*MINIMUM VERTICAL CLEARANCE OF 13'-6" IS REQUIRED.
*EMERGENCY ACCESS SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR AT ALL TIMES DURING CONSTRUCTION.

CONSTRUCTION NOTES

*ALL TACTILE SURFACES ON CURB CUT RAMPS SHALL CONFORM TO FDOT INDEX NO. 304
*SIGN POSTS SHALL BE 2"x2" SQUARE BREAK-AWAY 14 GAUGE GALVANIZED STEEL WITH PUNCHED HOLES.
*ALL DRAINAGE CULVERT JOINTS SHALL BE WRAPPED PER FDOT INDEX NO. 280.
*ALL ROADWAY AND DRAINAGE RELATED STRUCTURES SHALL BE 3,000 PSI CONCRETE.
*A MINIMUM OF 2 FEET OF FLOOD SHALL BE PLACED AT THE BACK OF ALL CURBS AND PAVEMENT EDGES, EXCEPT LANDSCAPE AREAS. ALL SHALES, BERMS, AND DETENTION AREAS TO THE NORMAL WATER LEVEL SHALL BE SODDED.
*ALL PAVEMENT MARKINGS, EXCEPT PARKING STALLS, SHALL BE "ALKYD THERMOPLASTIC" 90 MILS IN THICKNESS, AND CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ACCESSIBLE AND CROSSWALKS.
*CLOSURE PLAN: NO STOCKPILED VEGETATIVE DEBRIS WILL BE LOCATED ON-SITE. SITE CONTRACT WITH CONTRACTOR WILL PROVIDE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS AND FILL FROM THE SITE IN THE EVENT THE CONSTRUCTION SITE IS ABANDONED PRIOR TO PROJECT COMPLETION AND WILL ALLOW CONTRACTOR TO LIEN PROPERTY FOR COMPENSATION.
*VEGETATION FROM CLEARING AND GRUBBING WILL BE DISPOSED OFF-SITE OR IF USED ON-SITE, MUST BE VERIFIED WITH THE COUNTY AND THE ENGINEER FOR LOCATION, DEPTH, AND WIDTH AND BE LOCATED ABOVE SEASONAL HIGH WATER LEVEL. A MIXING SPECIFICATION WILL BE PROVIDED FOR REVIEW.
*A SEPARATE BUILDING PERMIT WILL BE REQUIRED PRIOR TO ANY RETAINING WALL SYSTEM AND ALL MASONRY OR ENGINEERED STYROFOAM PRIVACY WALLS.
*IF EVIDENCE OF THE EXISTENCE OF HISTORIC RESOURCES IS DISCOVERED OR OBSERVED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITIES AFTER FINAL APPROVAL, ALL WORK SHALL CEASE IN THE AREA OF EFFECT AS DETERMINED BY THE DIRECTOR. THE DEVELOPER, OWNER, CONTRACTOR, OR AGENT THEREOF SHALL NOTIFY THE DEPARTMENT OF HISTORICAL RESOURCES (HISTORY CENTER) WITHIN TWO WORKING DAYS. EXAMPLES OF EVIDENCE OF HISTORIC RESOURCES INCLUDE WHOLE OR FRAGMENTARY STONE TOOLS, SHELL TOOLS, ABORIGINAL OR HISTORIC POTTERY, HISTORIC GLASS, HISTORIC BOTTLES, BONE TOOLS, HISTORIC BUILDING FOUNDATIONS, SHELL MOUNDS, SHELL MIDDENS, OR SAND MOUNDS. THE DIRECTOR SHALL ASSESS THE SIGNIFICANCE OF THE FINDS AND MITIGATE ANY ADVERSE EFFECTS AS SOON AS POSSIBLE, BUT NO LATER THAN WITHIN THREE WORKING DAYS OF NOTIFICATION.
*IF ANY HUMAN SKELETAL REMAINS OR ASSOCIATED BURIAL ARTIFACTS ARE DISCOVERED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITY, ALL WORK IN THE AREA MUST CEASE, AND THE PERMITTEE MUST IMMEDIATELY NOTIFY THE NEAREST LAW ENFORCEMENT OFFICE AND NOTIFY THE DEPARTMENT OF HISTORICAL RESOURCES WITHIN TWO WORKING DAYS. ACCORDING TO CHAPTER 872, FLORIDA STATUTES, IT IS UNLAWFUL TO DISTURB, VANDALIZE, OR DAMAGE A HUMAN BURIAL.
*ALL STREET STOP SIGNS WILL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING (OR AN EQUIVALENT). ALL OTHER TRAFFIC/STREET SIGNS SHALL BE MANUFACTURED USING (MINIMUM) HIGH INTENSITY REFLECTIVE SHEETING. TRAFFIC SIGN POSTS AND STREET NAME SIGNS SHALL BE INSTALLED CONSISTENT WITH APPENDIX C3 OF THE LDR. THE POLETECH SYSTEM (OR AN EQUIVALENT) SHALL BE EMPLOYED WHERE SIGN POSTS ARE INSTALLED IN PAVED AREAS.
*ELEVATIONS SHOWN ARE BASED ON N.G.V.D. 1929 VERTICAL DATUM, NGS BENCHMARK #N 259, ELEV. 12.94. CONVERSION TO NAVD 88 DATUM UTILIZING "VERTCON" CONVERSION PROGRAM IS (-)1.122 FT (1.e.: ELEV. 12.94 NGVD 29 + (-)1.122 FT = ELEV. 11.818 NAVD 88)

97,458 SF COMMERCIAL PLAZA

PROJECT TEAM

OWNER/CLIENT:
TRINITY COMMERCIAL GROUP
9250 Corkscrew Road, Ste. 13
Estero, FL 33928
(239) 334-3040

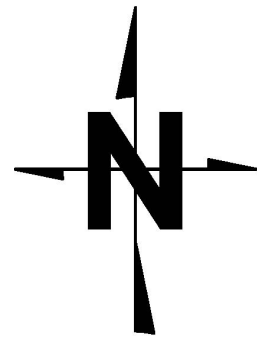
CIVIL ENGINEER:
CAVOLI Engineering, Inc.
5824 Bee Ridge Road, #325
Sarasota, FL 34233
(941) 927-3647
fax: (941) 927-3646

SURVEYOR:
Strayer Surveying & Mapping, Inc.
742 Shamrock Boulevard
Venice, FL 34293
(941) 496-9488
Fax: (941) 497-6186

LANDSCAPE ARCHITECT:
Kurt Crist - Landscape Architect
2350 Bern Creek Loop
Sarasota, FL 34240
(941) 378-8080
Fax: (941) 378-8080



SARASOTA COUNTY



SCALE: N.T.S.
SECTION: 32
TOWNSHIP: 39S
RANGE: 21E
LATITUDE: 27° 02' 27" N
LONGITUDE: 82° 13' 30" W

INDEX OF DRAWINGS

- 1 COVER SHEET
- 2 AERIAL W/ SITE PLAN
- 3 EXISTING CONDITIONS/DEMOLITION PLAN
- 4 SITE PLAN
- 5 PHASING PLAN
- 6 SITE UTILITY & WATER MANAGEMENT PLAN
- 7 SITE PLAN SECTIONS
- 8 STORM WATER MANAGEMENT DETAILS
- 9 SEDIMENT & EROSION CONTROL PLAN
- 10 MASTER UTILITY PLAN
- 11 PLAN AND PROFILE
- 12 CONSTRUCTION DETAILS
- 13 WATER DETAILS
- 14 SEWER DETAILS
- 15 TRAFFIC CONTROL PLAN

LEGEND

EX MH	EXISTING MANHOLE	MH #5	PROPOSED MANHOLE
EX F HYD	EXISTING FIRE HYDRANT	FF 36.75	PROPOSED FINISH FLOOR ELEVATION
33X 91	EXISTING SPOT GRADE	FH #2	PROPOSED FIRE HYDRANT
~	OVERLAND DRAINAGE FLOW DIRECTION	6" PVC WM (TYP)	PROPOSED WATER MAIN SIZE WITH SPECIFICATION (POLYVINYL CHLORIDE PIPE)
~	PAVEMENT DRAINAGE FLOW DIRECTION	WM	PROPOSED WATER MAIN
54.00	PROPOSED SPOT GRADE	_____	PROPOSED DOUBLE SANITARY SEWER SERVICE
D.E.	PROPOSED DRAINAGE EASEMENT	_____	PROPOSED SINGLE SANITARY SEWER SERVICE
CS #5	PROPOSED CATCH BASIN	_____	PROPOSED DOUBLE WATER SERVICE
JB	PROPOSED JUNCTION BOX	_____	PROPOSED SINGLE WATER SERVICE
E/W W/ RIP-RAP INV. 29.05	PROPOSED END WALL WITH RIP-RAP AND INVERT	FM (TYP)	PROPOSED FORCEMAIN
57 LF 36" RCP AT 1.72%	PROPOSED LINEAR FEET OF REINFORCED CONCRETE PIPE AND SLOPE PERCENTAGE		TYPICAL
INV.	PROPOSED INVERT		PROPOSED HANDICAP PARKING SPACE
BM	BENCHMARK	6" CL. MIN.	6" CLEAR MINIMUM
_____	SEASONAL HIGH/NORMAL WATER LINE		PROPOSED DRAINAGE BASIN
_____	PROPOSED RIGHT-OF-WAY		PROPOSED EASEMENT (SEE PLANS FOR TYPE)

FOR CITY ENGINEER'S USE ONLY

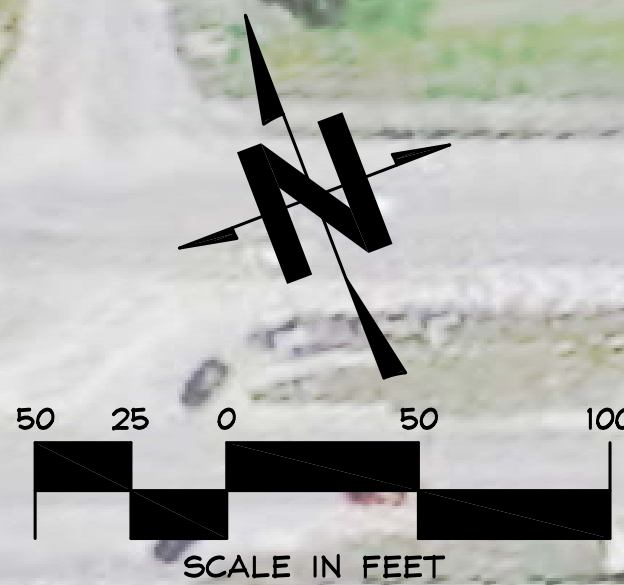
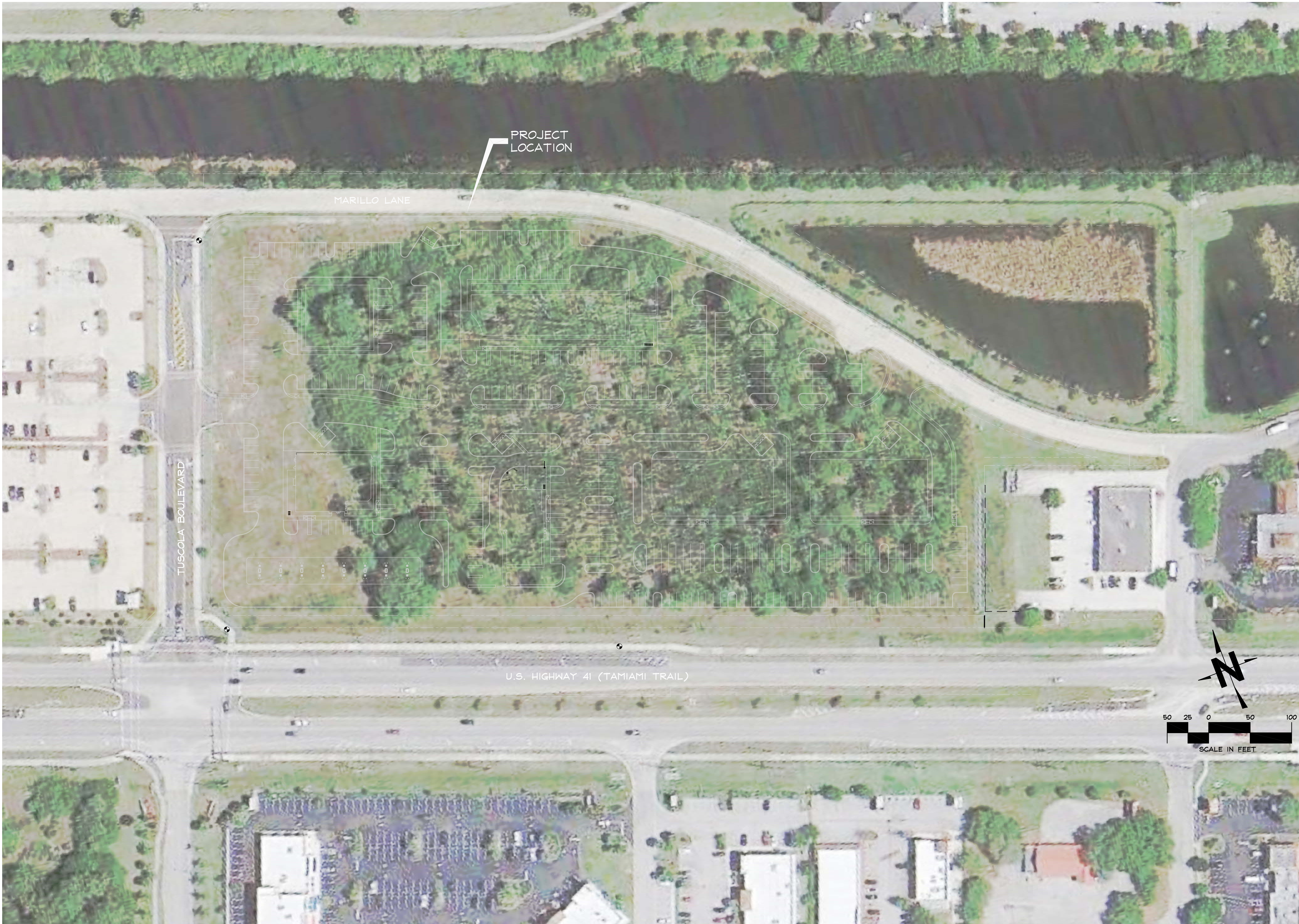


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FL LICENSE NO.: 48692



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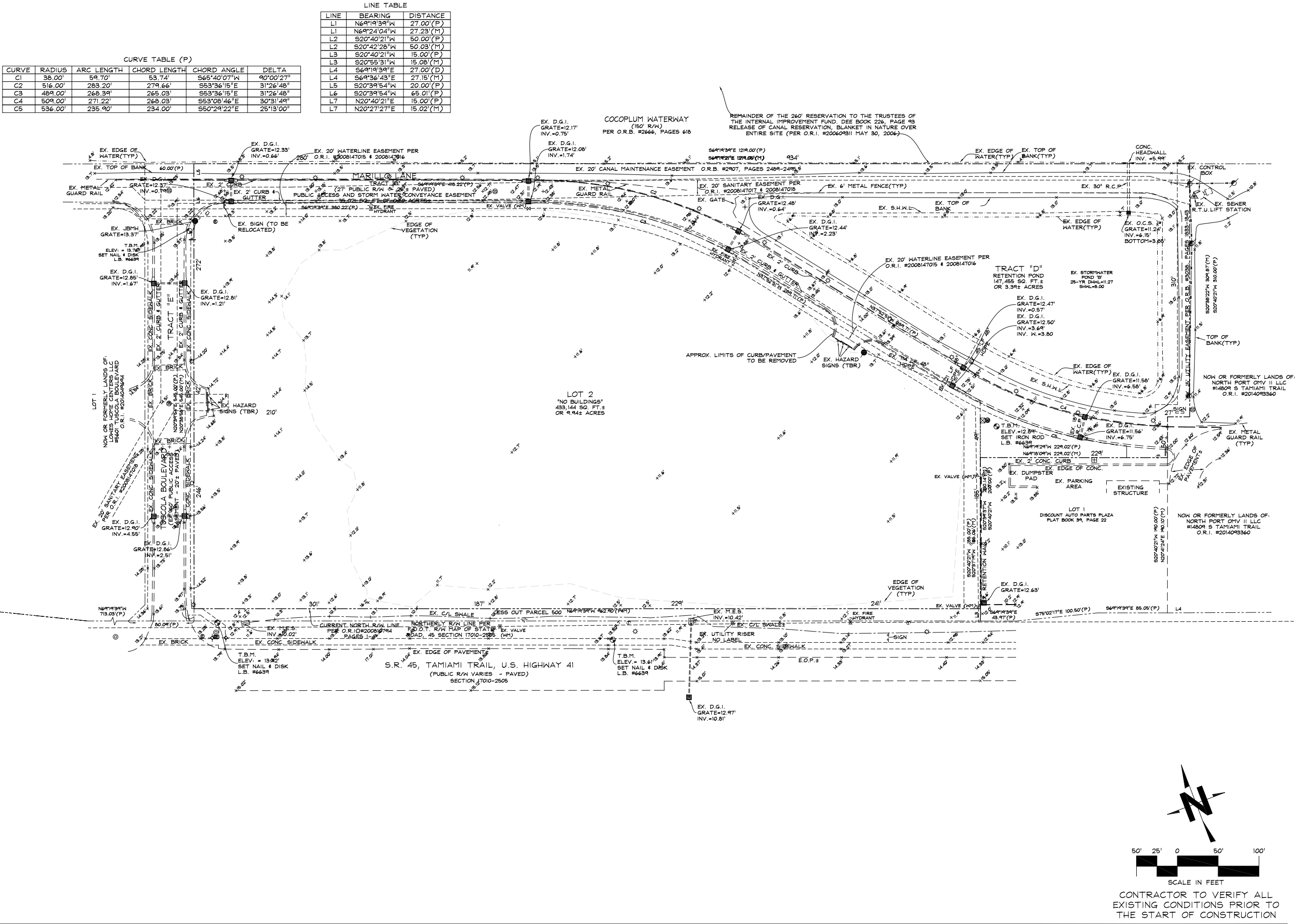
CLIENT: TRINITY DEVELOPMENT GROUP
PROJECT: LOWES OUTPARCEL - NORTH PORT
SHEET: AERIAL W/ SITE PLAN

NO.	REVISIONS	DATE	BY

JOHN F. CAVOLI, P.E.
FL LICENSE NO.: 48692

DRAWN
JRR
CHECKED
JFC
DATE
4/1/15
SCALE
1" = 200'
JOB NO.
TRINO1
SHEET

Exhibit E to DMA-23-249



CAVOLI Engineering, Inc.
Consulting Civil Engineers
FL Cert. of Auth. No. 8875
5924 Bee Ridge Road, #325 Sarasota, FL 34233-5065
email: info@covallengineering.com

CLIENT: TRINITY DEVELOPMENT GROUP
PROJECT: LOWES OUTPARCEL - NORTH PORT
SHEET: EXISTING CONDITIONS / DEMOLITION PLAN

NO.	REVISIONS	DATE	BY

JOHN F. CAVOLI P.E.
FL LICENSE NO.: 48692

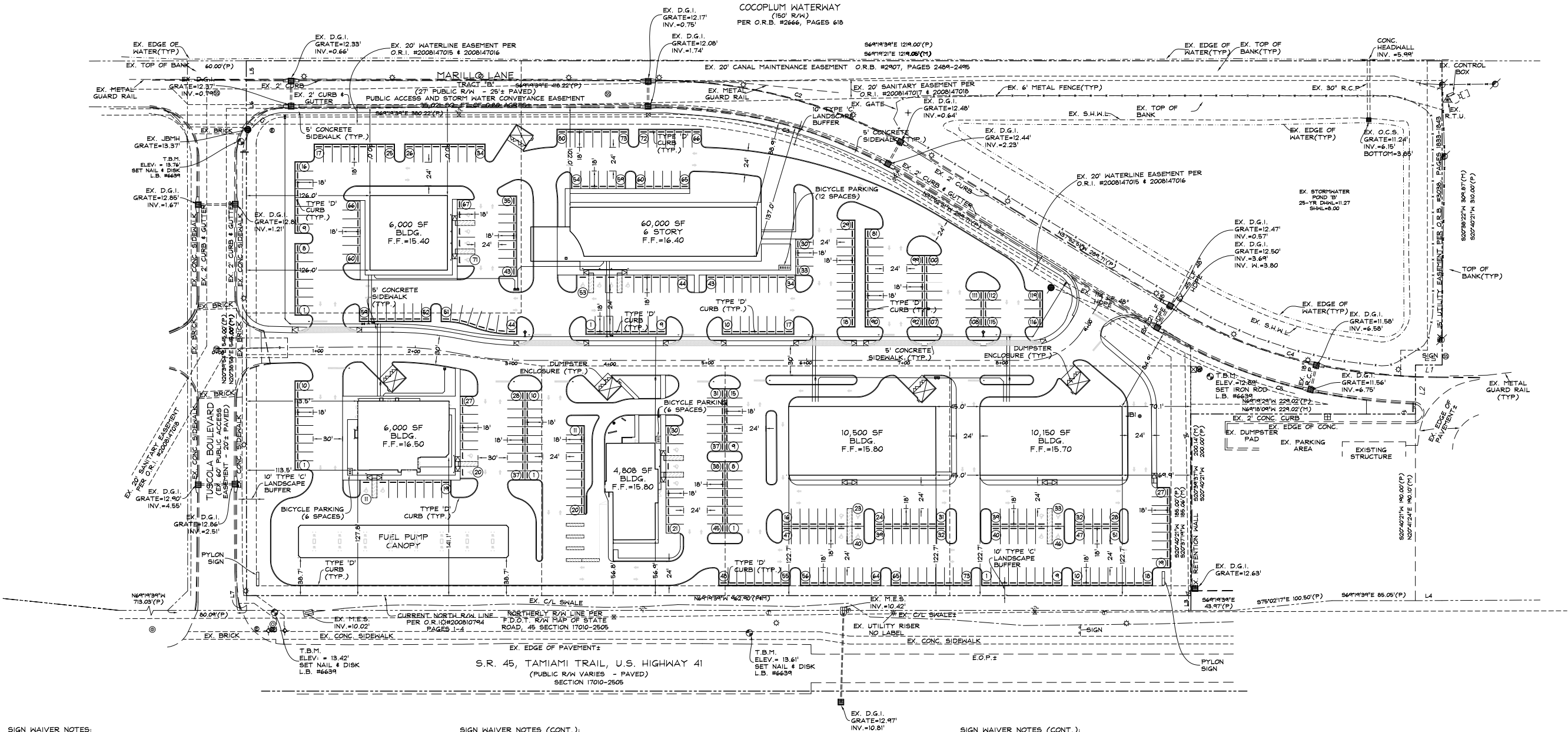
DRAWN	CHECKED	DATE	SCALE	JOB NO.	SHEET
BPK	JFC	4/1/15	1" = 50'	TRIN01	3

Exhibit E to DMA-23-249

CURVE TABLE (P)				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD ANGLE
C1	38.00'	59.70'	53.74'	53°40'07" W
C2	516.00'	283.20'	279.66'	55°36'15" E
C3	489.00'	268.39'	265.03'	55°36'15" E
C4	509.00'	271.22'	268.03'	55°36'15" E
C5	536.00'	235.90'	234.00'	55°29'22" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N6°19'39"W	27.00' (P)
L1	N6°19'39"W	27.23' (M)
L2	S20°40'21"W	50.00' (P)
L2	S20°42'28"W	50.03' (M)
L3	S20°40'21"W	15.00' (P)
L3	S20°55'31"W	15.08' (M)
L4	S6°19'39"E	27.00' (D)
L4	S6°19'39"E	27.15' (M)
L5	S20°39'54"W	20.00' (P)
L6	S20°39'54"W	65.01' (P)
L7	N20°40'21"E	15.00' (P)
L7	N20°27'27"E	15.02' (M)

DUMPSTER ENCLOSURE NOTE:
DUMPSTER ENCLOSURES SHALL BE 12'x24' (INSIDE DIMENSION)
ON A CONCRETE PAD W/ 8' HIGH 100% OPAQUE WALL AND (2) 12'
CLEAR OPENINGS EA. WALL FINISH MATERIAL TO BE SIMILAR TO
PRINCIPLE STRUCTURE FINISH.



SIGN WAIVER NOTES:

1. A WAIVER IS REQUESTED FROM SECTION 29-11 'AREA OF SIGN'. THIS SECTION PROVIDES THE FOLLOWING AREA CRITERIA FOR PROJECT SIGNAGE:

SECONDARY CLASS A SIGNS:

(1) INDIVIDUAL NONRESIDENTIAL OCCUPANTS WITHIN A MULTIPLE-OCCUPANCY STRUCTURE OF TWO OR MORE ESTABLISHMENTS, OCCUPANTS LOCATED WITHIN A MULTIPLE-OCCUPANCY COMPLEX SHALL NOT BE PERMITTED INDIVIDUAL PRIMARY CLASS A, BUT MAY DISPLAY INDIVIDUAL WALL-MOUNTED SIGNS (SECONDARY CLASS A SIGNS) ON THE BUILDING IN WHICH THE OCCUPANT IS LOCATED ON EACH SIDE OF SUCH BUILDING ON WHICH PART OF THE EXTERIOR WALL IS INCLUDED IN THE OCCUPANT'S INDIVIDUALLY LEASED OR OWNED PREMISES (NOT INCLUDING A COMMON AREA), SUCH OCCUPANT MAY DISPLAY SIGNS AS FOLLOWS:

(A) IF SUCH SIDE OF THE PRINCIPAL BUILDING OR UNIT INCLUDES THE PRIMARY ENTRANCE/EXIT TO SUCH OCCUPANT'S PREMISES, THE OCCUPANT MAY DISPLAY IN THE LEASED OR OWNED AREA ONE SUCH SIGN, EXCLUDING AWNING AND WINDOW SIGNS, WITH A TOTAL COMBINED SIGN AREA OF NO MORE THAN 5% OF THE SURFACE AREA OF THE EXTERIOR WALL INCLUDED IN SUCH OCCUPANT'S INDIVIDUALLY LEASED OR OWNED PREMISES UP TO A MAX. SIGN AREA OF 100 SF. ONLY ONE BUILDING SIDE WILL BE CONSIDERED AS INCLUDING ANY OCCUPANT'S PRIMARY ENTRANCE/EXIT. IF THE OCCUPANT HAS AN ENTRANCE/EXIT ON A CORNER OR ON MORE THAN ONE SIDE, THE OCCUPANT MAY CHOOSE WHICH BUILDING SIDE SHALL COUNT AS HAVING THE PRIMARY ENTRANCE/EXIT.

SIGN WAIVER NOTES (CONT.):

2. A WAIVER IS REQUESTED FROM THE REFERENCED REQUIREMENT TO UTILIZE THE STOREFRONT LENGTH TIMES THE HEIGHT TIMES 10% (OR APPROXIMATELY 2 SQUARE FEET OF SIGNAGE PER LINEAL FOOT OF BUILDING FRONTAGE). THE REQUESTED FORMULA IS TYPICAL FOR A LARGE PERCENTAGE OF THE MUNICIPALITIES WITHIN THE COUNTRY. THIS FORMULA, IN CONJUNCTION WITH THE PROPOSED INTERNAL SIGN SPECIFICATIONS AND APPROVAL PROCESSES, WOULD HELP TO ENSURE THAT THE TENANTS HAVE THE VISIBILITY NEEDED TO BE SUCCESSFUL.

3. A WAIVER IS REQUESTED FROM SECTION 29-11 'NUMBER OF SIGNS'. THIS SECTION PROVIDES THE FOLLOWING CRITERIA FOR PROJECT SIGNAGE:

SECONDARY CLASS A SIGNS:

(1) INDIVIDUAL NONRESIDENTIAL OCCUPANTS WITHIN A MULTIPLE-OCCUPANCY STRUCTURE OF TWO OR MORE ESTABLISHMENTS, OCCUPANTS LOCATED WITHIN A MULTIPLE-OCCUPANCY COMPLEX SHALL NOT BE PERMITTED INDIVIDUAL PRIMARY CLASS A, BUT MAY DISPLAY INDIVIDUAL WALL-MOUNTED SIGNS (SECONDARY CLASS A SIGNS) ON THE BUILDING IN WHICH THE OCCUPANT IS LOCATED ON EACH SIDE OF SUCH BUILDING ON WHICH PART OF THE EXTERIOR WALL IS INCLUDED IN THE OCCUPANT'S INDIVIDUALLY LEASED OR OWNED PREMISES (NOT INCLUDING A COMMON AREA), SUCH OCCUPANT MAY DISPLAY SIGNS AS FOLLOWS:

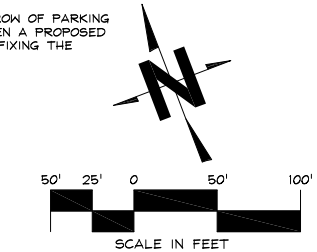
(A) IF SUCH SIDE OF THE PRINCIPAL BUILDING OR UNIT INCLUDES THE PRIMARY ENTRANCE/EXIT TO SUCH OCCUPANT'S PREMISES, THE OCCUPANT MAY DISPLAY IN THE LEASED OR OWNED AREA ONE SUCH SIGN, EXCLUDING AWNING AND WINDOW SIGNS, WITH A TOTAL COMBINED SIGN AREA OF NO MORE THAN 5% OF THE SURFACE AREA OF THE EXTERIOR WALL INCLUDED IN SUCH OCCUPANT'S INDIVIDUALLY LEASED OR OWNED PREMISES UP TO A MAX. SIGN AREA OF 100 SF. ONLY ONE BUILDING SIDE WILL BE CONSIDERED AS INCLUDING ANY OCCUPANT'S PRIMARY ENTRANCE/EXIT. IF THE OCCUPANT HAS AN ENTRANCE/EXIT ON A CORNER OR ON MORE THAN ONE SIDE, THE OCCUPANT MAY CHOOSE WHICH BUILDING SIDE SHALL COUNT AS HAVING THE PRIMARY ENTRANCE/EXIT.

SIGN WAIVER NOTES (CONT.):

4. A WAIVER IS REQUESTED FROM THE REFERENCED REQUIREMENT TO ALLOW MORE THAN ONE (1) SECONDARY CLASS A SIGN FOR THE OCCUPANT'S INDIVIDUALLY LEASED OR OWNED PREMISES TO BE LOCATED ON THE SIDE OR REAR OF THE BUILDING, PROVIDED THAT EACH SIGN DOES NOT EXCEED THE MAXIMUM ALLOWED FOR THE FRONT SIGN.

PARKING WAIVER NOTES:

1. A WAIVER IS REQUESTED FROM PAGE 20 OF THE URBAN DESIGN STANDARDS FOR ONE (1) ROW OF PARKING IN FRONT OF A BUILDING. THIS REQUEST IS TO ALLOW TWO (2) ROWS OF PARKING BETWEEN A PROPOSED BUILDING AND U.S. 41 TO ALLOW FLEXIBILITY IN THE DESIGN OF THE DEVELOPMENT WHILE FIXING THE SPINE DRIVEWAY DOWN THE CENTER OF THE DEVELOPMENT.

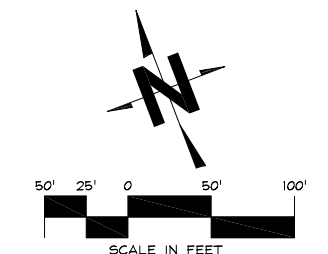
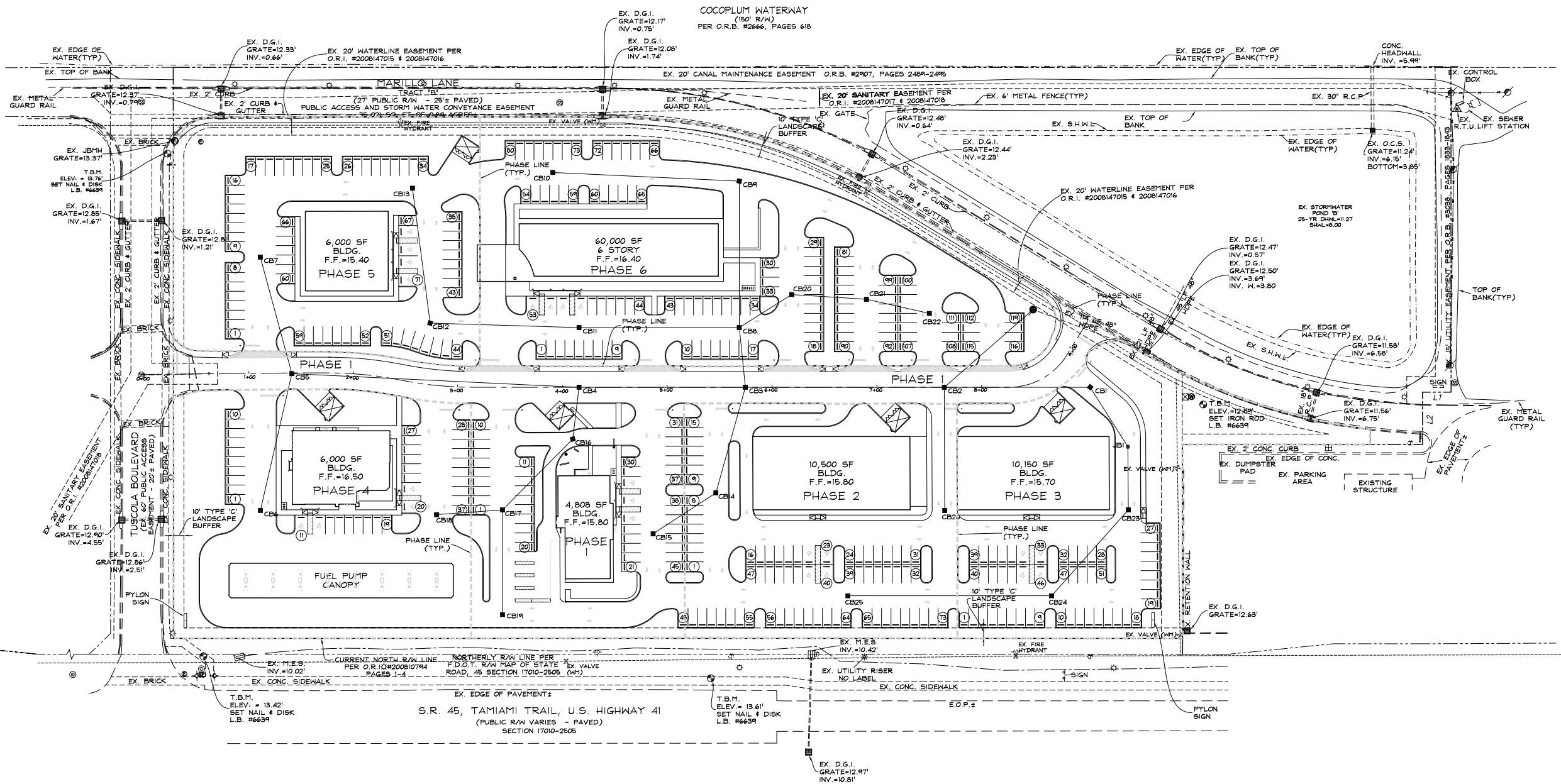


CONTRACTOR TO VERIFY ALL
EXISTING CONDITIONS PRIOR TO
THE START OF CONSTRUCTION

NO.	REVISIONS	DATE	BY
2	PER CITY REVIEW COMMENTS	8/4/15	JRR
1	PER CITY REVIEW COMMENTS	7/17/15	JRR

DRAWN	BPK
CHECKED	JFC
DATE	4/1/15
SCALE	1" = 50'
JOB NO.	TRIN01
SHEET	4

Exhibit E to DMA-23-249



CONTRACTOR TO VERIFY ALL
EXISTING CONDITIONS PRIOR TO
THE START OF CONSTRUCTION

CAVOLI Engineering, Inc.
Consulting Civil Engineers
FL Cert. of Auth. No. 8875
3824 Bee Ridge Road, #25 Sarasota, FL 34233-5065
email: info@covoliengineering.com
(941) 927-3647
Fax: (941) 927-3646

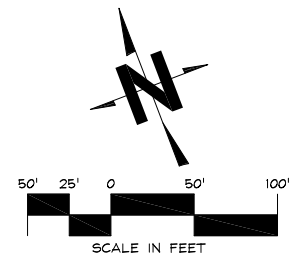
CLIENT: TRINITY DEVELOPMENT GROUP
PROJECT: LOWES OUTPARCEL - NORTH PORT
SHEET: PHASING PLAN

NO.	REVISIONS	DATE	BY
2	PER CITY REVIEW COMMENTS 8/4/15	JRR	
1	PER CITY REVIEW COMMENTS 7/17/15	JRR	

JOHN F. CAVOLI P.E.
FL LICENSE NO.: 48692

DRAWN: BPK
CHECKED: JFC
DATE: 4/1/15
SCALE: 1" = 50'
JOB NO.: TRIN01
SHEET: 5

1. THE FIRE LINE TO THE BUILDING SHALL EXTEND TO ONE FOOT ABOVE FINISHED FLOOR (1" A.F.C.) OR ONE FOOT ABOVE FINISHED GRADE (1" A.F.G.), PER FLORIDA STATUTE 638.534.
2. THE EXACT LOCATION, PLACEMENT AND DIRECTION OF THE FIRE LINE SHALL BE DETERMINED BY THE FIRE DEPARTMENT DETERMINED ON SITE WITH THE FIRE MARSHAL PRIOR TO INSTALLATION.
3. STABILIZED ROAD ACCESS MUST BE MAINTAINED AND PROVIDED FOR ALL VEHICLES AND EQUIPMENT DURING CONSTRUCTION.
4. FDEP PERMITS ARE REQUIRED FOR CONSTRUCTION OF THE DEPICTED IMPROVEMENTS. IN ADDITION A PRESSURE TEST WILL BE REQUIRED PRIOR TO THE LAST GATE VALVE. THE BODY WILL BE REQUIRED TO PASS 100% CHLORINATION AND 2 DAYS OF BACTERIOLOGICAL TESTS BEFORE THE FIRE MAIN AND POTABLE SERVICE MAY BE PLACED INTO SERVICE.
5. WATER MAINS SHALL BE PIGGED PRIOR TO CHLORINATION AND PRESSURE TESTING.



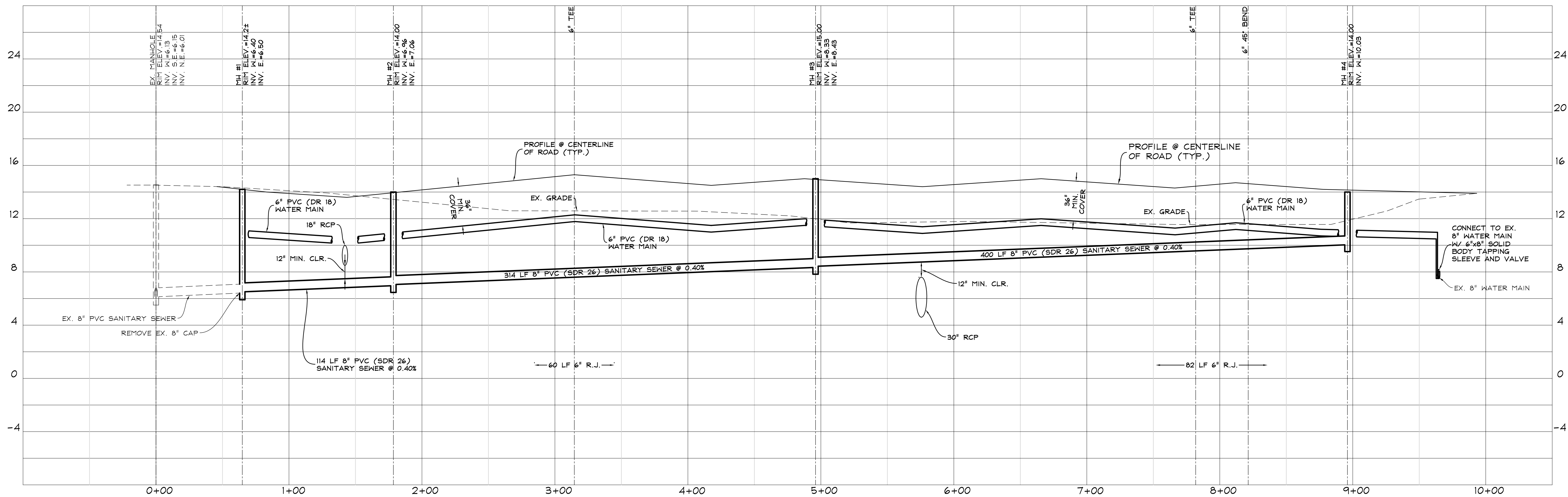
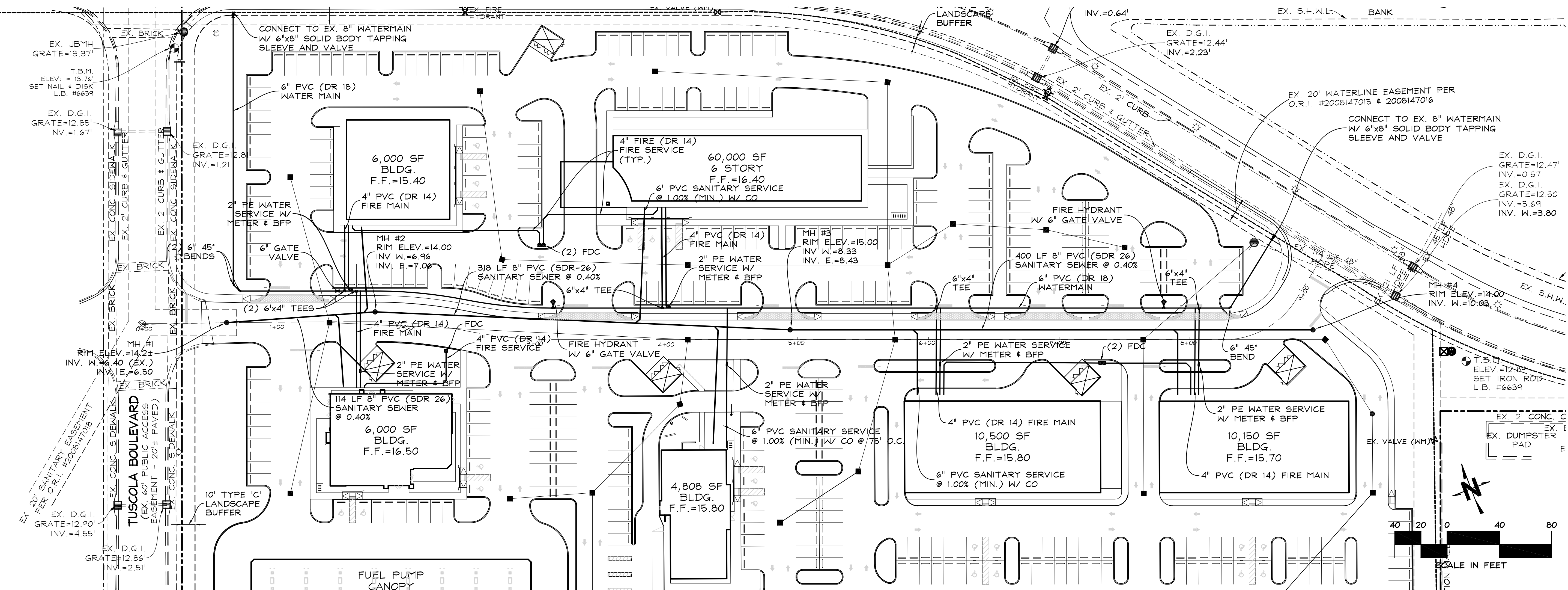
CONTRACTOR TO VERIFY ALL
EXISTING CONDITIONS PRIOR TO
THE START OF CONSTRUCTION

CLIENT: TRINITY DEVELOPMENT GROUP
PROJECT: LOWES OUTPARCEL - NORTH PORT
SHEET: MASTER UTILITY PLAN

[illegible]

DRAWN	BPK
CHECKED	JFC
DATE	4/1/15
SCALE	1" = 50'
JOB NO.	TRIN01
SHEET	

10



CONTRACTOR TO VERIFY ALL
EXISTING CONDITIONS PRIOR TO
THE START OF CONSTRUCTION

CAVOLI Engineering, Inc.
Consulting Civil Engineers
11111
5824 Bee Ridge Road, #425 Sarasota, FL 34233-5045
email: info@covoliengineering.com
(941) 927-3646
Fax: (941) 927-3646

CLIENT: TRINITY DEVELOPMENT GROUP
PROJECT: LOWES OUTPARCEL - NORTH PORT
SHEET: PLAN AND PROFILE

NO.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	7/14/15	JRR

JOHN F. CAVOLI, P.E.
FL LICENSE NO.: 48692

DRAWN
BPK
CHECKED
JFC
DATE
4/1/15
SCALE
AS NOTED
JOB NO.
TRIN01
SHEET
11

DMP MODIFICATION

TUSCOLA COMMONS

5632 TUSCOLA BLVD, NORTH PORT, FL 34287
SECTIONS 32, TOWNSHIP 39 SOUTH, RANGE 21 EAST
SARASOTA COUNTY, FLORIDA

PID #'S: 0000008587, 0999011001, 0999011002, 0999011003,
0999011004, 0999011005, 0999011006

PROJECT CONTACTS

ENGINEER:
MATTHEW J. MORRIS
MORRIS ENGINEERING & CONSULTING, LLC
6997-B PROFESSIONAL PARKWAY EAST
SARASOTA, FL 34240
(941) 444-6644
WWW.MORRISENGINEERING.NET

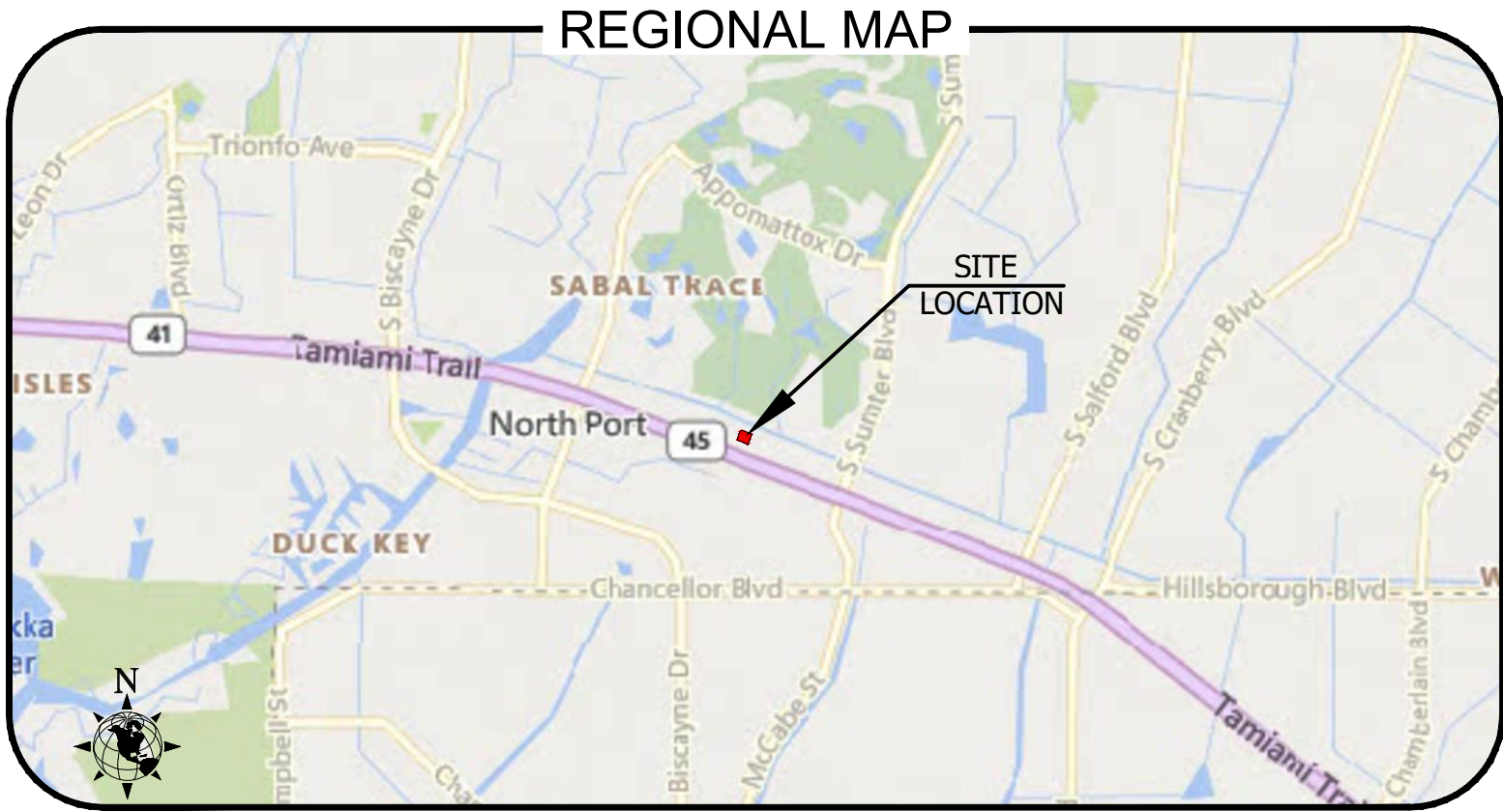
UTILITIES, ELECTRIC
FLORIDA POWER & LIGHT
(941) 953-9156

UTILITIES, GAS
TECO PEOPLES GAS
(877) 832-6747

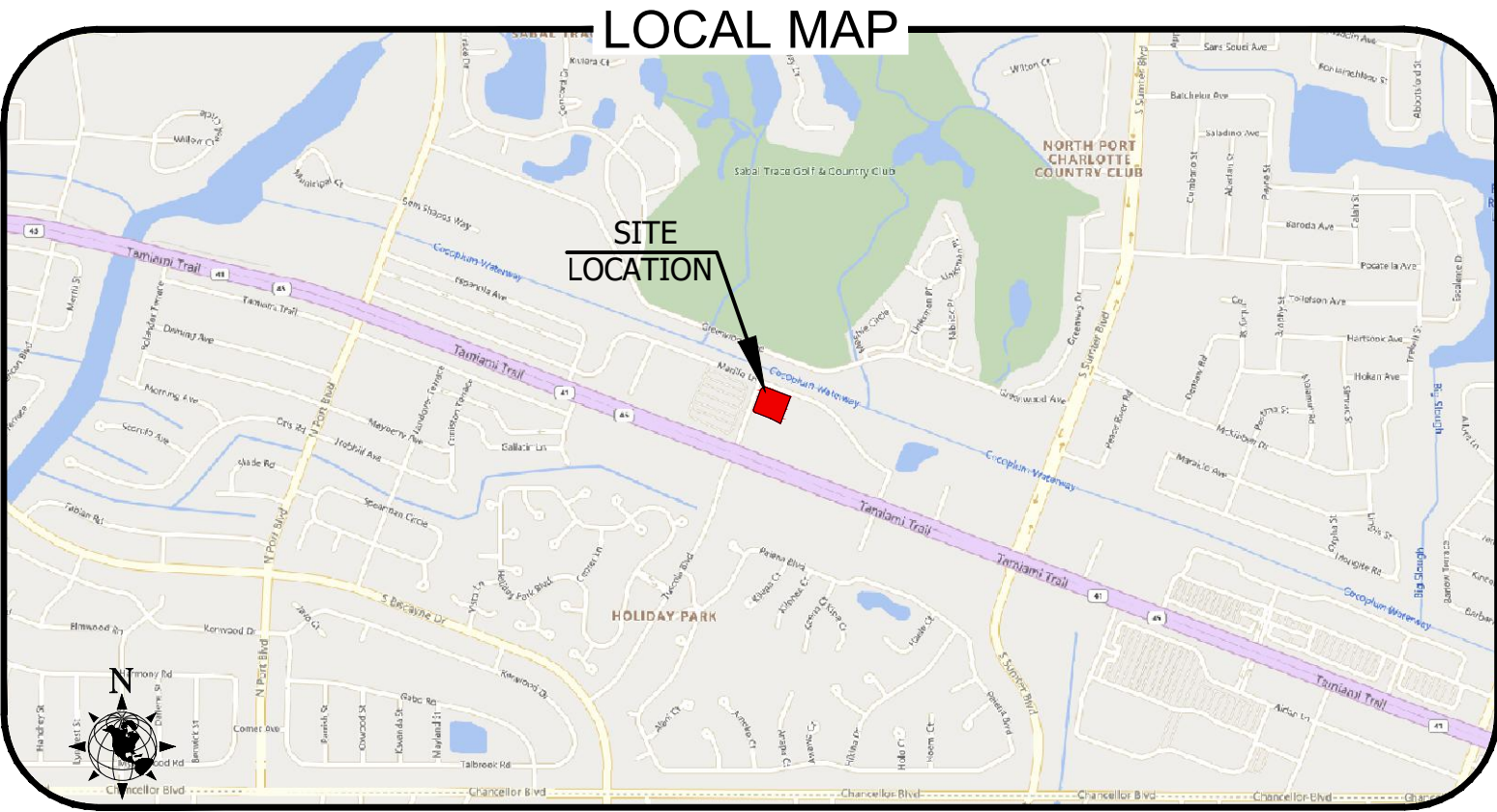
UTILITIES, PHONE
VERIZON
(941) 365-0054

UTILITIES, CABLE TV
COMCAST
(941) 803-4818

SARASOTA COUNTY UTILITIES
(UTILITY PROVIDER)
1001 SARASOTA CENTER BLVD.
SARASOTA, FLORIDA 34240



SARASOTA COUNTY, FLORIDA



SARASOTA COUNTY, FLORIDA

INDEX OF SHEETS

SHEET	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	MASTER SITE PLAN
4	TRUCK TURNING TEMPLATE



PREPARED BY

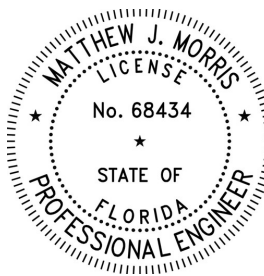
MORRIS ENGINEERING AND CONSULTING, LLC

Civil Engineering and Land Development Consulting

6997-B Professional Parkway East Sarasota, FL 34240 C.A.28780 941-444-6644 www.morrisengineering.net

This item has been digitally signed and sealed by
Matthew J. Morris, PE., on the date adjacent to the seal.

Printed copies of this document are not considered
signed and sealed and the signature must be verified on
any electronic copies.

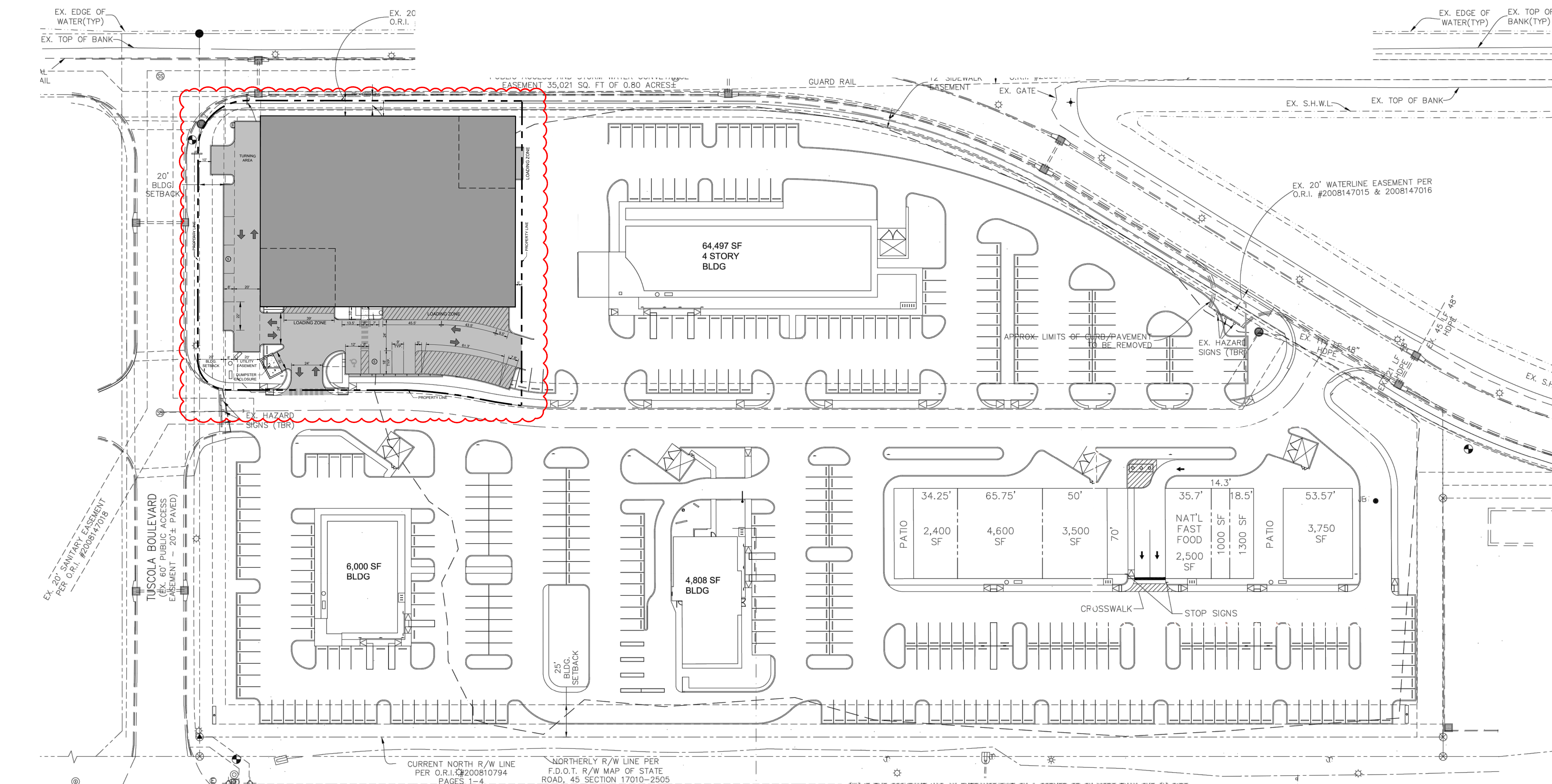


MATTHEW J. MORRIS
FL LICENSE NO. 68434

REVISIONS

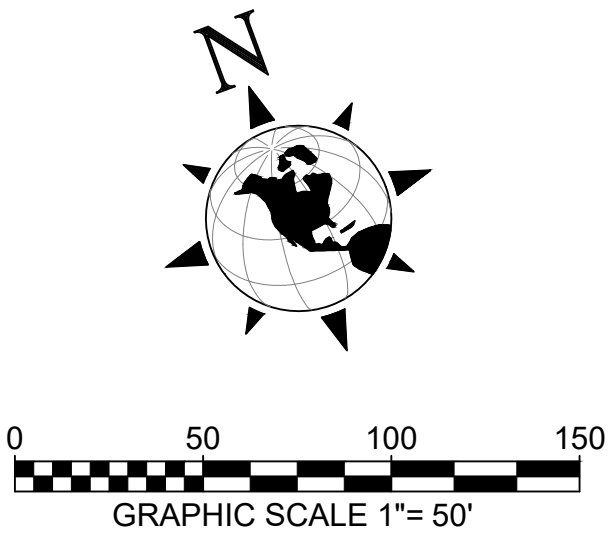
NO.	DATE	DESCRIPTION	BY
01	12/24/2023	REVISED LAYOUT & ADDED DIMENSIONS AND NOTES PER COMMENTS	CEJ

ENGINEERS CERTIFICATION:
THE FACILITIES SHALL COMPLY WITH ALL APPLICABLE STANDARDS, INCLUDING THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND
MAINTENANCE FOR STREETS AND HIGHWAYS AND THE SARASOTA COUNTY UNIFIED DEVELOPMENT CODE.



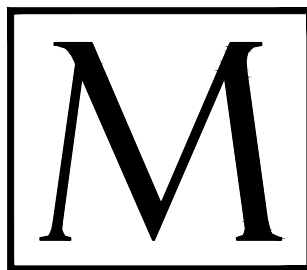
1. A WAIVER IS REQUESTED FROM PAGE 20 OF THE URBAN DESIGN STANDARDS FOR ONE (1) ROW OF PARKING IN FRONT OF A BUILDING. THIS REQUEST IS TO ALLOW TWO (2) ROWS OF PARKING BETWEEN A PROPOSED BUILDING AND U.S. 41 TO ALLOW FLEXIBILITY IN THE DESIGN OF THE DEVELOPMENT WHILE FIXING THE SPINE DRIVEWAY DOWN THE CENTER OF THE DEVELOPMENT.

MATTHEW J. MORRIS
FL LICENSE NO. 8843



- = TUSCOLA COMMONS
BOUNDARY LINE
- = PROPOSED PROPERTY
BOUNDARY LINE

1	12/24/2023	REVISED LAYOUT & ADDED DIMENSIONS AND NOTES	CEJ
NO.	DATE	REVISION DESCRIPTION	BY

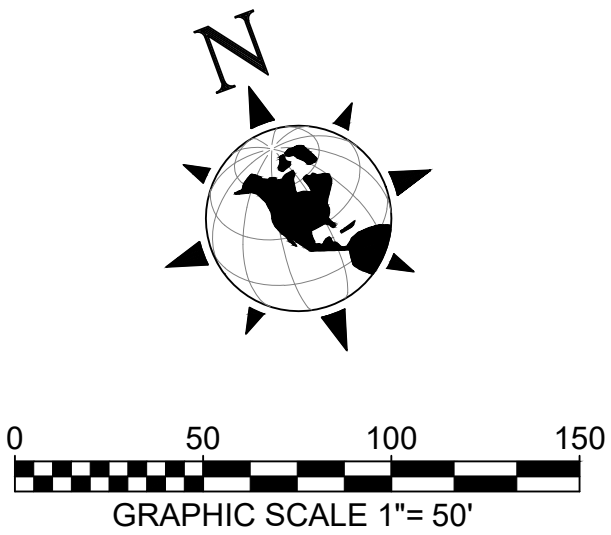
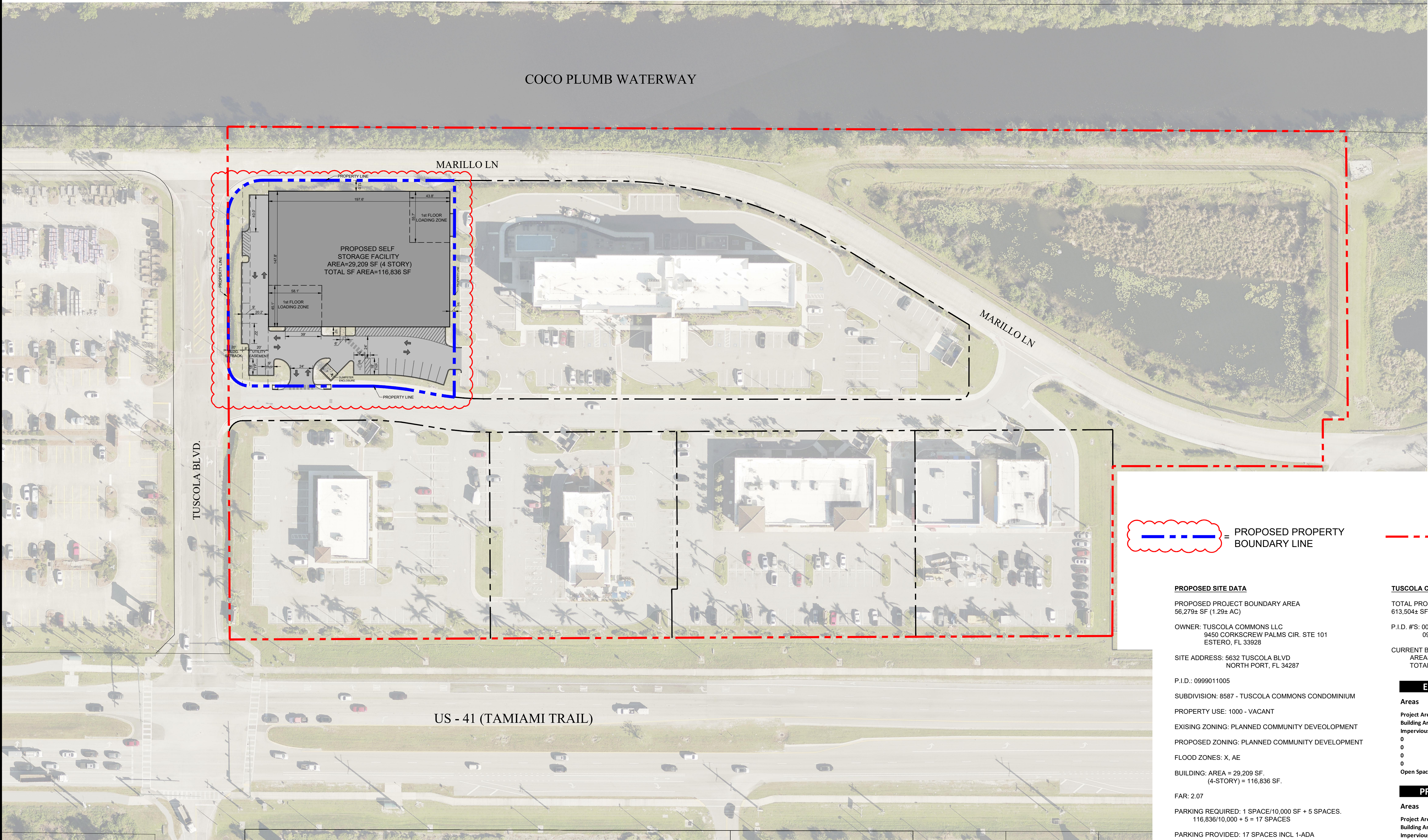


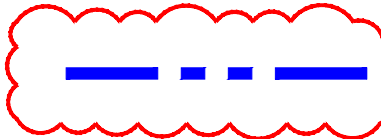
MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Sarasota, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE	09-21-2023
PROJECT	TUSCOLA
DRAWING	SITE PLAN - 02
DRAWN	CEJ
CHECKED	MJM

EXISTING CONDITIONS
TUSCOLA COMMONS
SARASOTA COUNTY, FLORIDA

SCALE	1"=50'
SEC.	TSP.-RNG. 32, 39S, 21E
SHEET	OF
2	4
MATTHEW J. MORRIS FL LICENSE NO. 68434	



 = PROPOSED PROPERTY BOUNDARY LINE

 = TUSCOLA COMMONS 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

P.I.D.: 0999011005

SUBDIVISION: 8587 - TUSCOLA COMMONS CONDOMINIUM

PROPERTY USE: 1000 - VACANT

EXISTING ZONING: PLANNED COMMUNITY DEVELOPMENT

PROPOSED ZONING: PLANNED COMMUNITY DEVELOPMENT

FLOOD ZONES: X, AE

BUILDING: AREA = 29,209 SF.
(4-STORY) = 116,836 SF.

FAR: 2.07

PARKING REQUIRED: 1 SPACE/10,000 SF + 5 SPACES.
116,836/10,000 + 5 = 17 SPACES

PARKING PROVIDED: 17 SPACES INCL 1-ADA

IMPERVIOUS AREA: 44,289 SF. (78.70%)

PERVIOUS AREA: 11,990 SF. (21.30%)

S.T.R.: 32, 39S, 21E

TUSCOLA COMMONS SITE DATA

TOTAL PROJECT BOUNDARY AREA
613,504± SF (14.08± AC)

P.I.D. #S: 000008587, 0999011001, 0999011002, 0999011003,
0999011004, 0999011005, 0999011006

CURRENT BUILDINGS:
AREAS = 47,280 SF.
TOTAL SF = 95,769± SF

EXISTING OPEN SPACE

Areas	Sq. Ft.	Acres	%
Project Area	613,504	14.08	100.00%
Building Areas	47,280	1.09	7.71%
Impervious	286,011	6.57	46.62%
0	0	0.00	0.00%
0	0	0.00	0.00%
0	0	0.00	0.00%
0	0	0.00	0.00%
Open Space	280,213	6.43	45.67%

PROPOSED OPEN SPACE

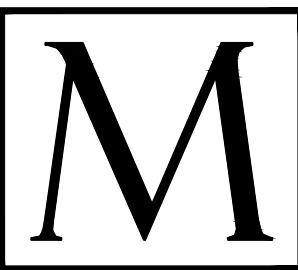
Areas	Sq. Ft.	Acres	%
Project Area	613,504	14.08	100.00%
Building Areas	76,489	1.76	12.47%
Impervious	330,300	7.58	53.84%
0	0	0.00	0.00%
0	0	0.00	0.00%
0	0	0.00	0.00%
0	0	0.00	0.00%
Open Space	206,715	4.75	33.69%

LOT SETBACKS

TYPE	FRONT	SIDE	REAR
MIN. SETBACK	15	5	20

NOTE: NO VEHICLES FOR SALE OR RENT BY THE OPERATOR
SHALL BE ALLOWED WITHIN DEVELOPMENT

1	12/24/2023	REVISED LAYOUT & ADDED DIMENSIONS AND NOTES	CEJ
NO.	DATE	REVISION DESCRIPTION	BY

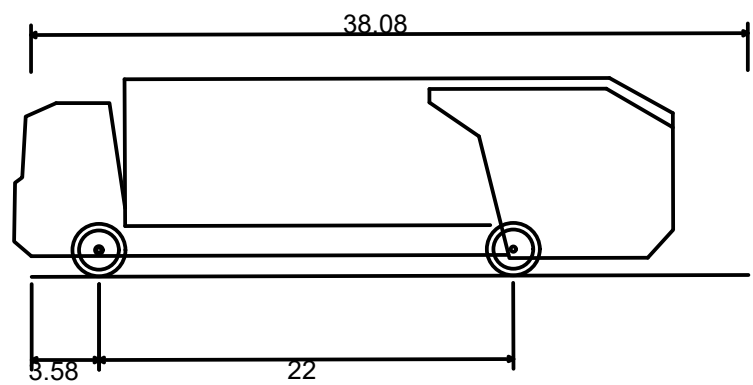
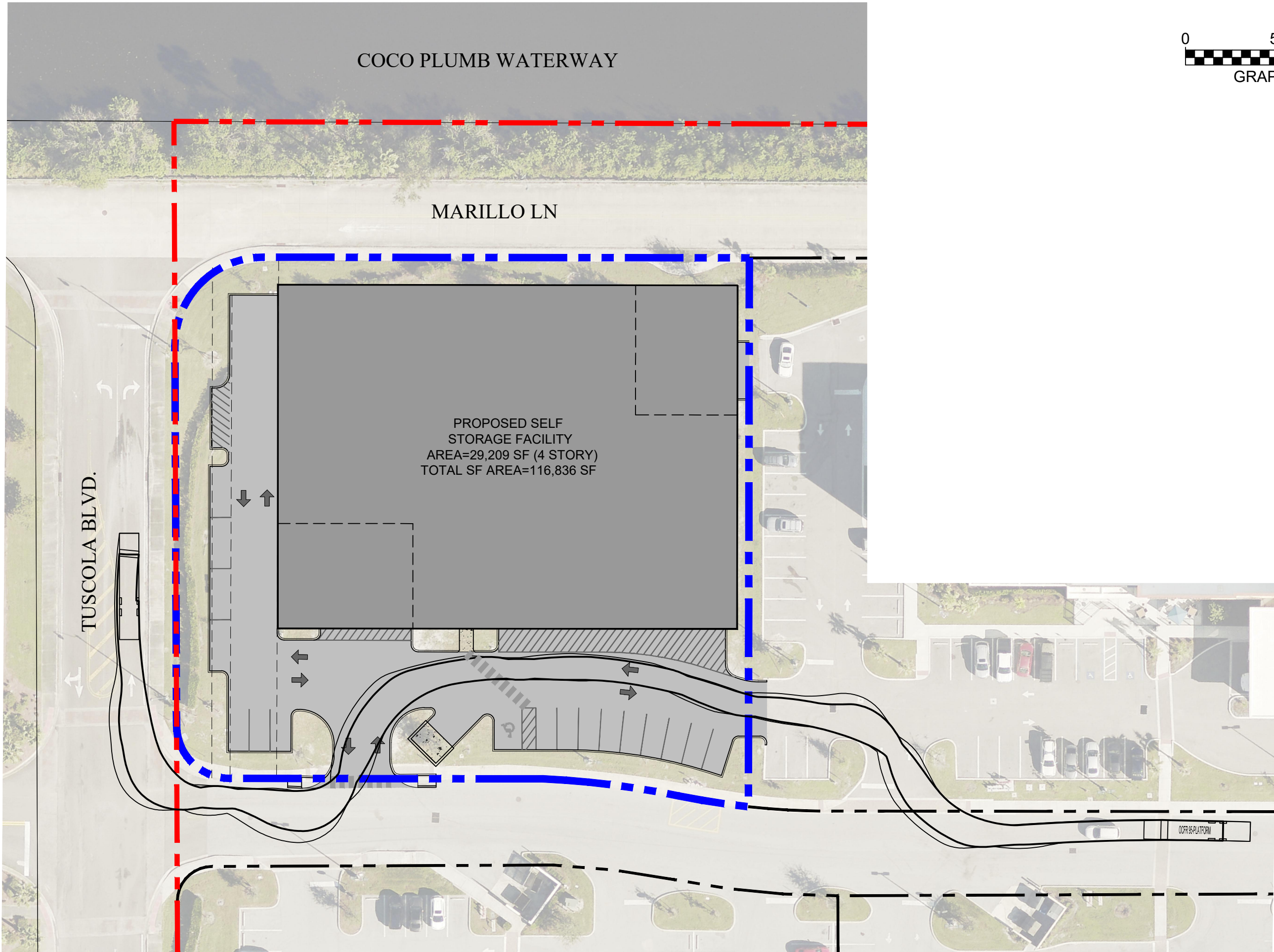
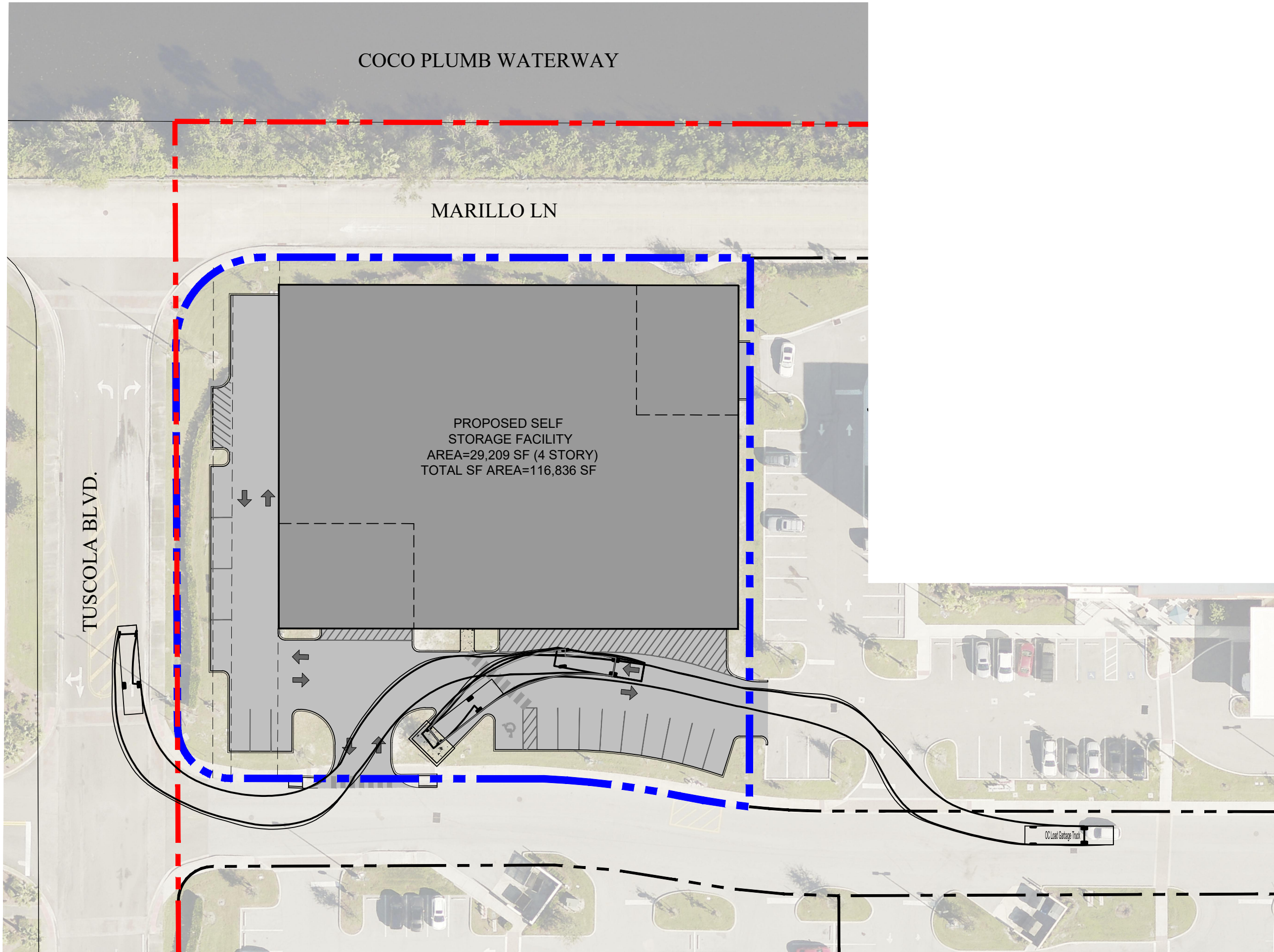
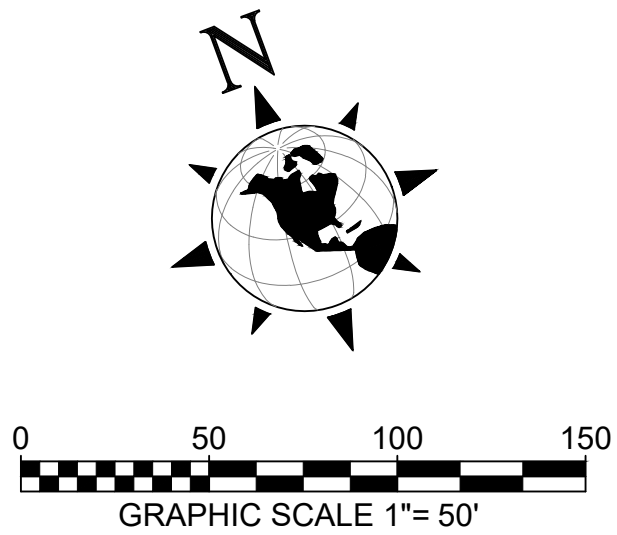


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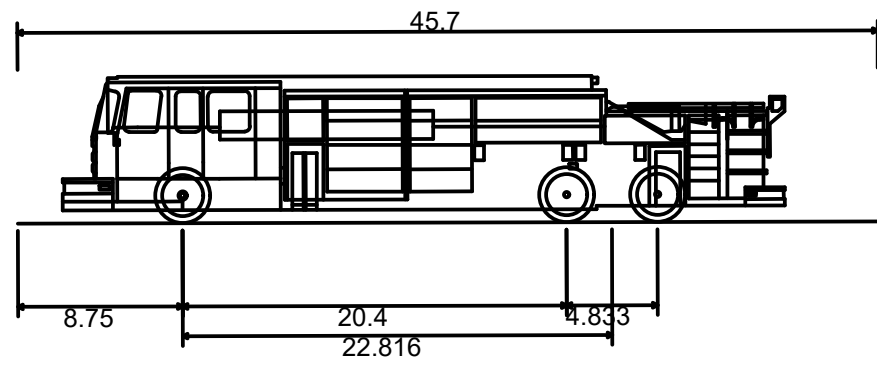
DATE	09-21-2023
PROJECT	TUSCOLA
DRAWING	SITE PLAN - 02
DRAWN	CEJ
CHECKED	MJM

DMP MODIFICATION
TUSCOLA COMMONS
SARASOTA COUNTY, FLORIDA

SCALE	1"=50'
SEC.	TSP.-RNG. 32, 39S, 21E
SHEET	OF
3	4
MATTHEW J. MORRIS FL LICENSE NO. 68434	

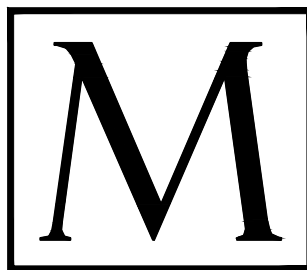


OC Load Garbage Truck
Overall Length 38.080ft
Overall Width 8.000ft
Overall Body Height 10.481ft
Min Body Ground Clearance 0.934ft
Track Width 8.000ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 27.40°



OCFR 95-PLATFORM
Overall Length 45.700ft
Overall Width 8.330ft
Overall Body Height 7.773ft
Min Body Ground Clearance 0.684ft
Track Width 8.330ft
Lock-to-lock time 6.00s
Max Wheel Angle 44.20°

1	12/24/2023	REVISED LAYOUT & ADDED DIMENSIONS AND NOTES	CEJ
NO.	DATE	REVISION DESCRIPTION	BY



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Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Sarasota, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE	09-21-2023
PROJECT	TUSCOLA
DRAWING	SITE PLAN - 02
DRAWN	CEJ
CHECKED	MJM

TRUCK TURNING TEMPLATE
TUSCOLA COMMONS
SARASOTA COUNTY, FLORIDA

SCALE 1"=50'	
SEC.-TSP.-RNG. 32, 39S, 21E	
SHEET 4	OF 4

MATTHEW J. MORRIS
FL LICENSE NO. 68434

Exhibit F to DMA-23-249

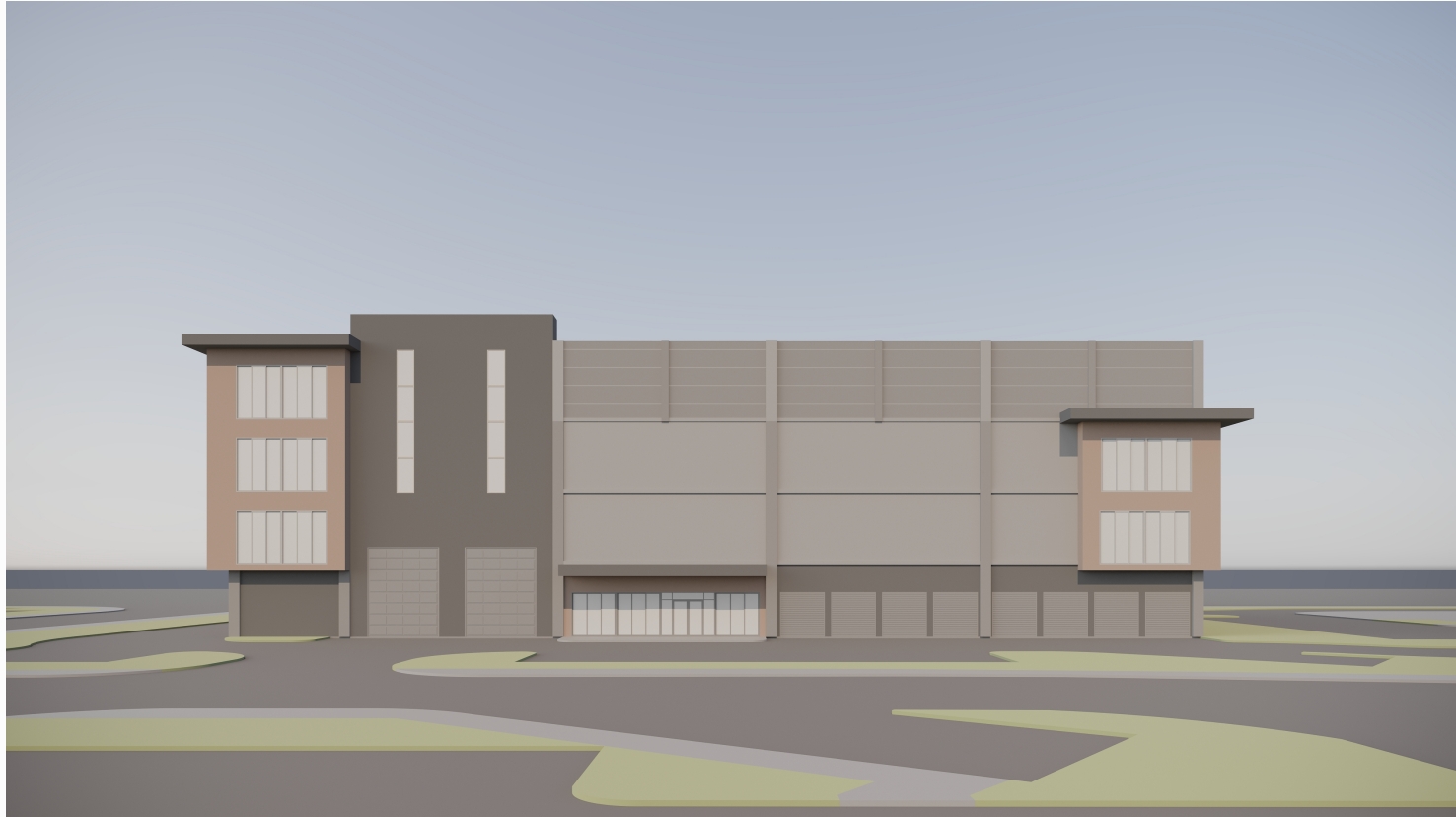


Exhibit F to DMA-23-249



Exhibit F to DMA-23-249

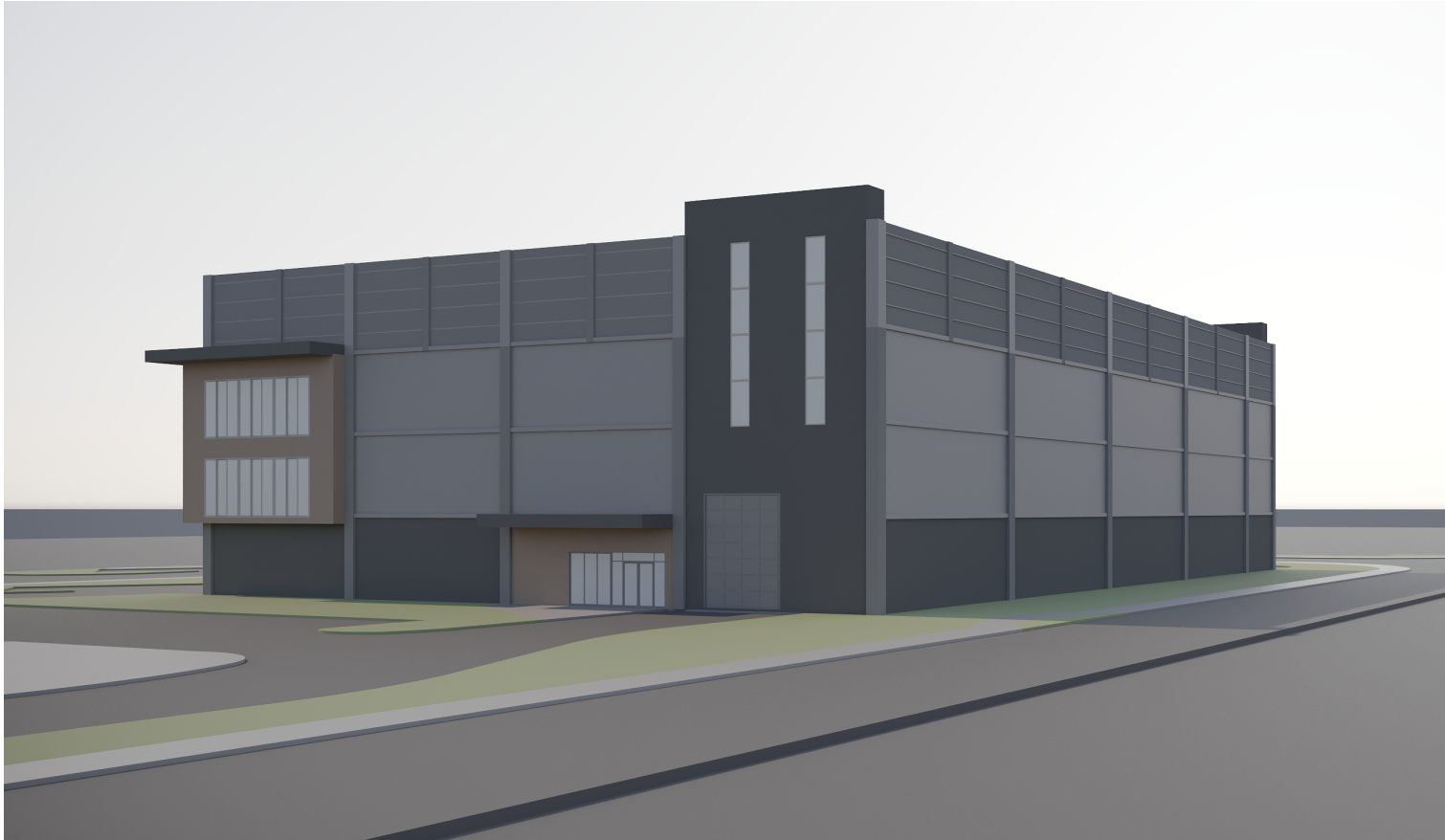


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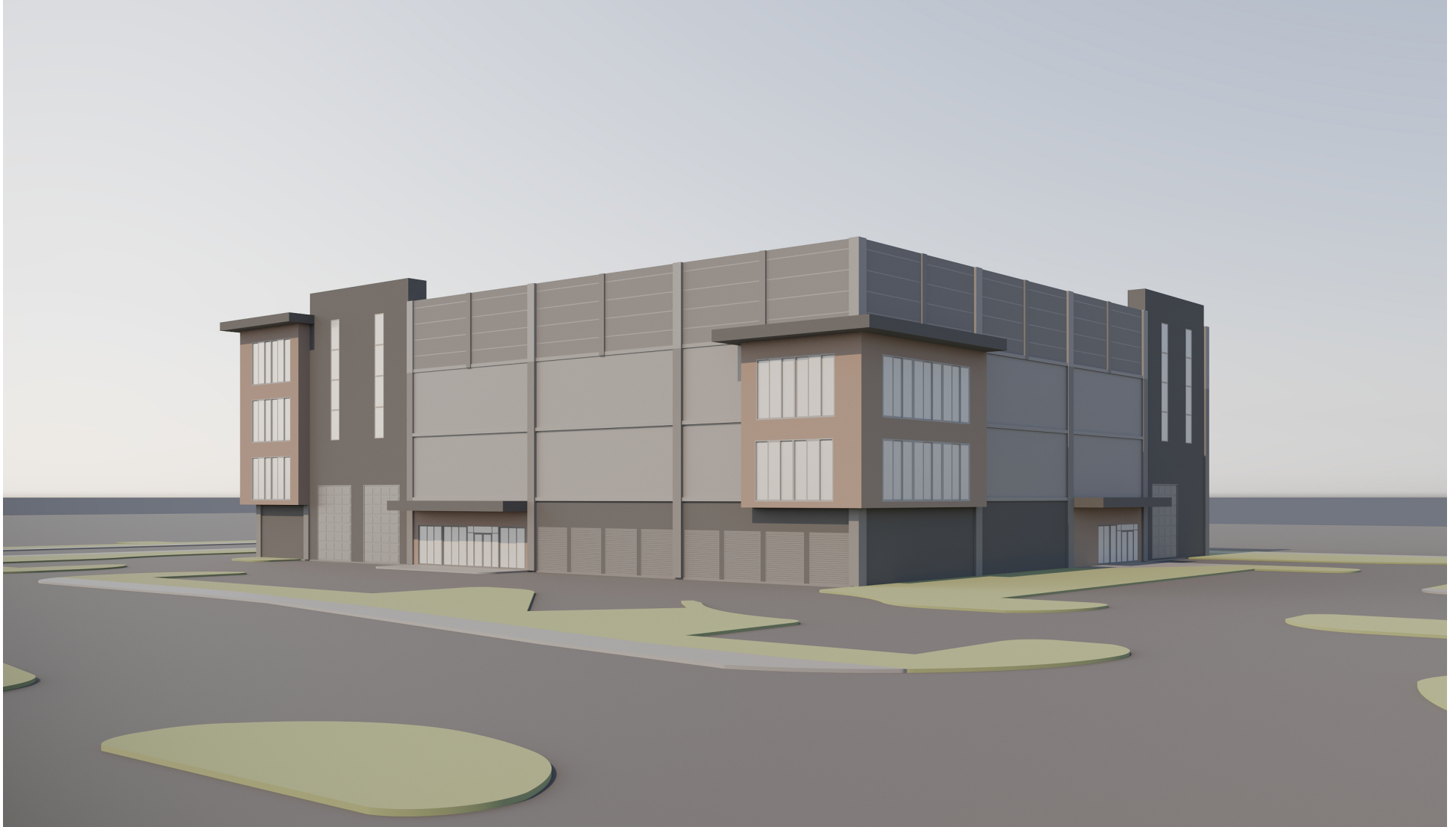
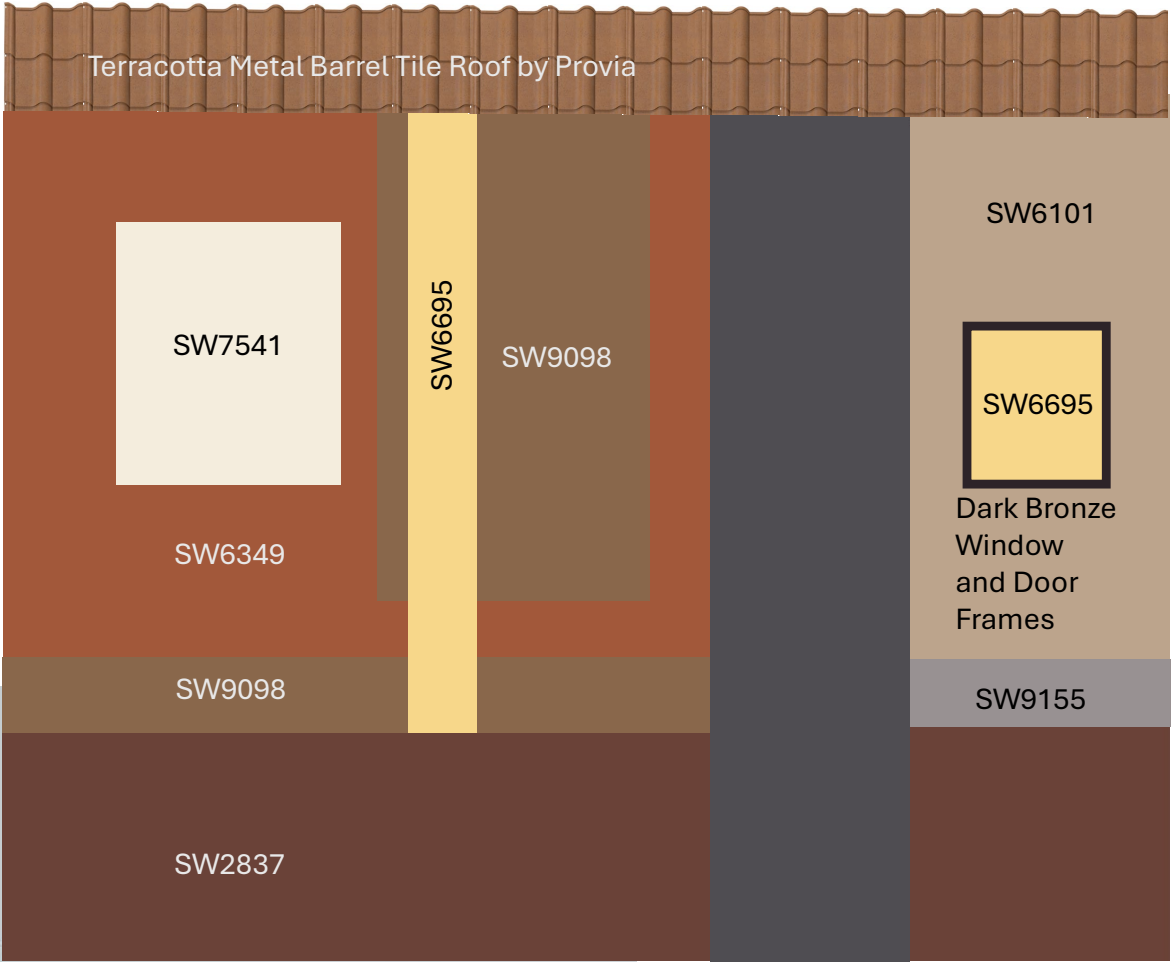


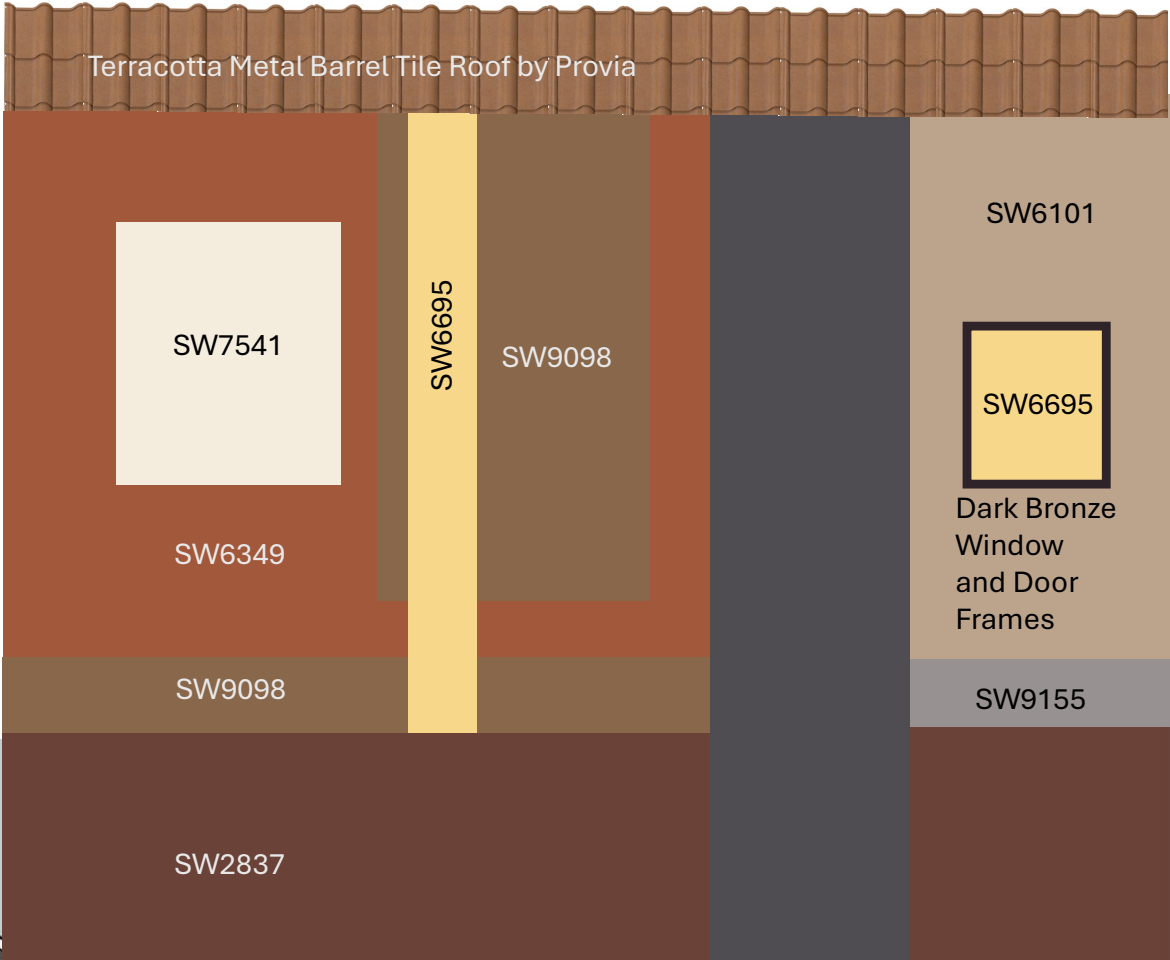
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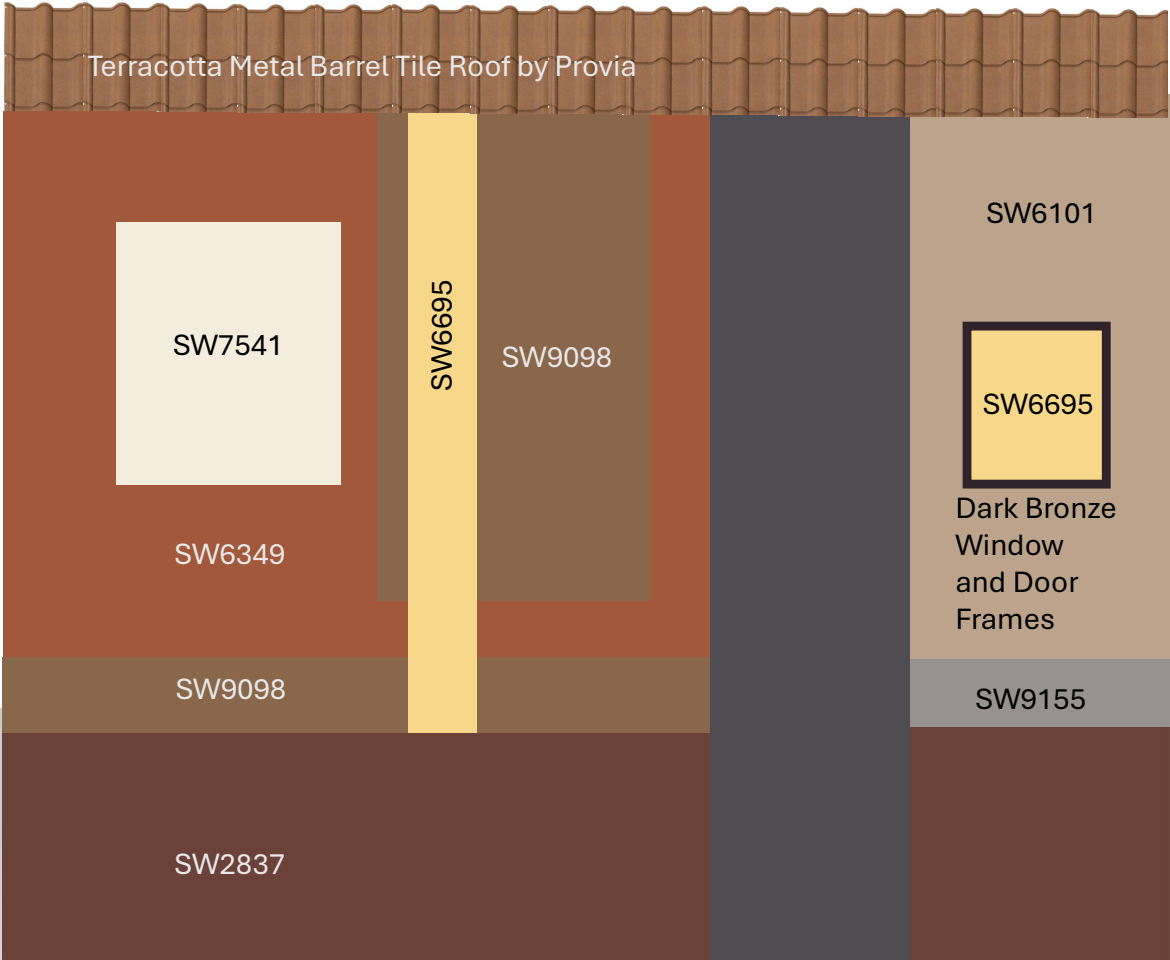
Tuscola Commons
Storage
North Port, FL



Tuscola Commons
Storage
North Port, FL



Tuscola Commons
Storage
North Port, FL



Tuscola Commons
Storage
North Port, FL

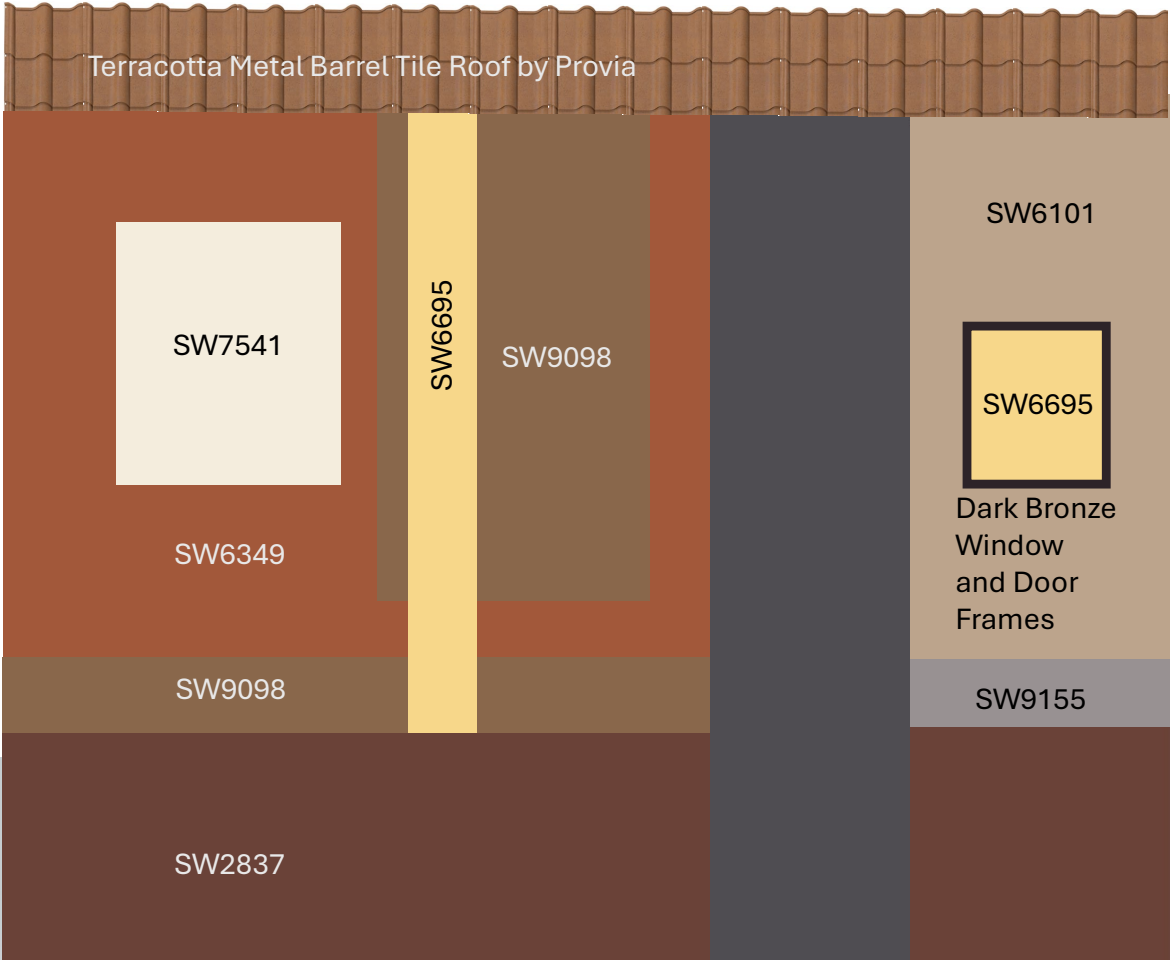


Exhibit F to DMA-23-249



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