

# DMP MODIFICATION

# TUSCOLA COMMONS

5632 TUSCOLA BLVD, NORTH PORT, FL 34287  
 SECTIONS 32, TOWNSHIP 39 SOUTH, RANGE 21 EAST  
 SARASOTA COUNTY, FLORIDA  
 PID #S: 000008587, 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

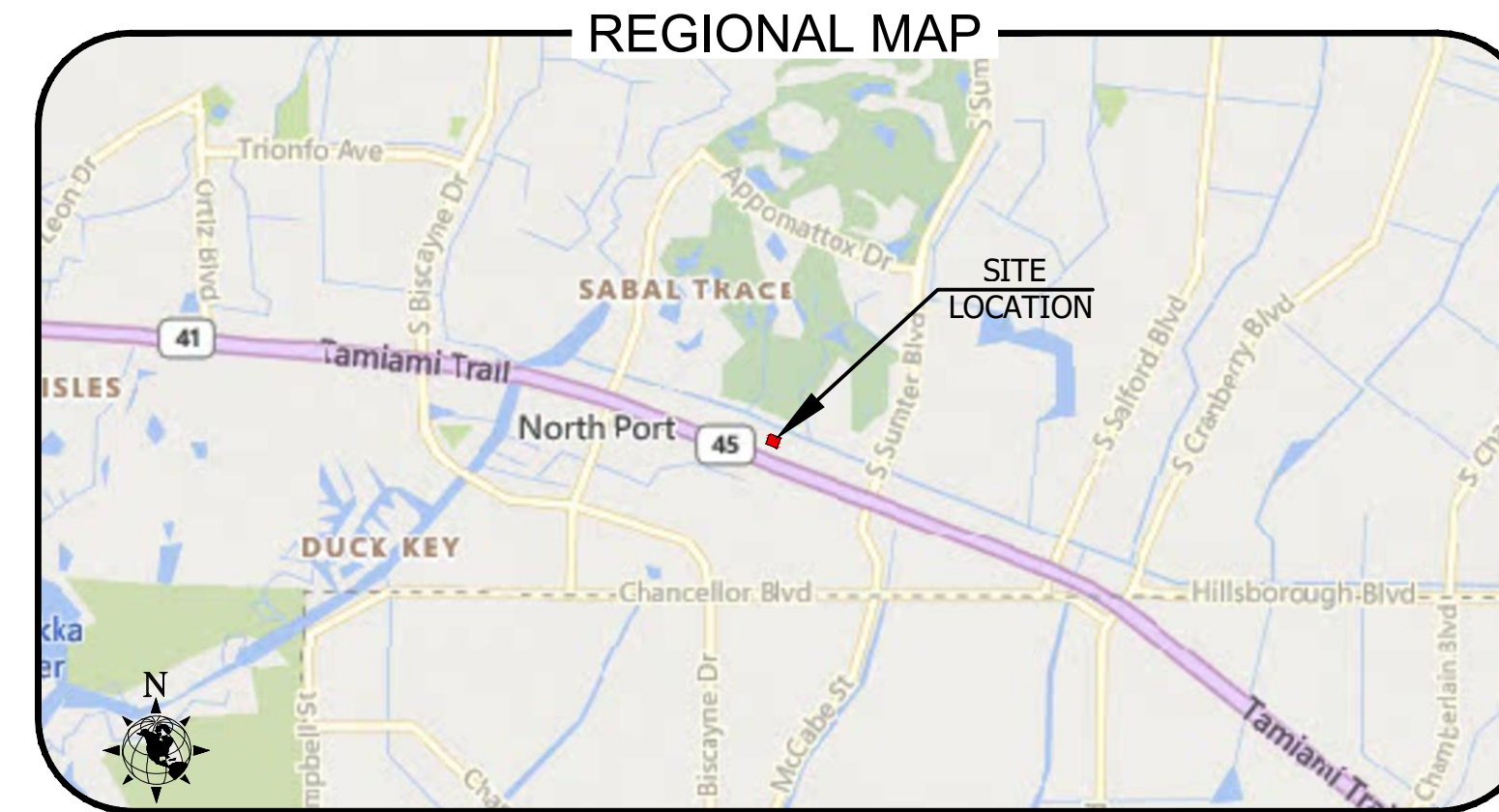
UTILITIES, ELECTRIC  
 FLORIDA POWER & LIGHT  
 (941) 953-9156

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

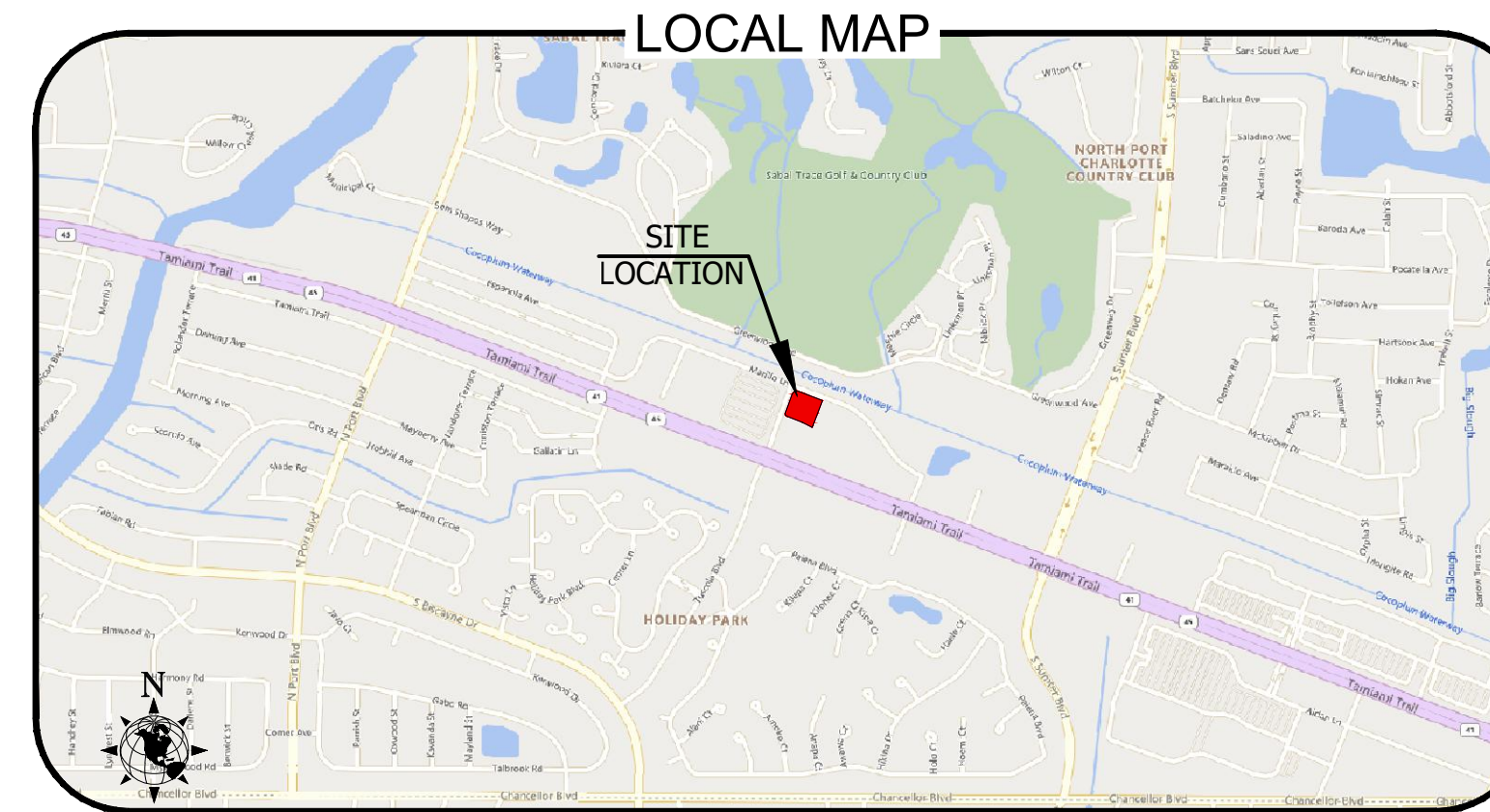
UTILITIES, PHONE  
 VERIZON  
 (941) 365-0054

UTILITIES, CABLE TV  
 COMCAST  
 (941) 803-4818

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



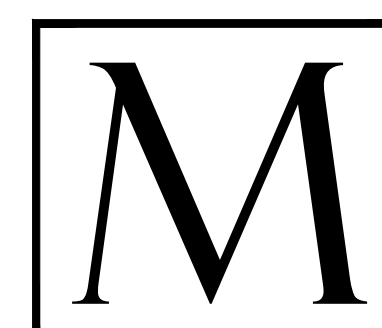
SARASOTA COUNTY, FLORIDA



SARASOTA COUNTY, FLORIDA

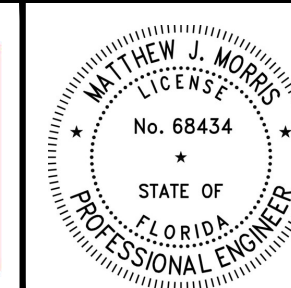
INDEX OF SHEETS	
SHEET	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	MASTER SITE PLAN
4	TRUCK TURNING TEMPLATE

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.



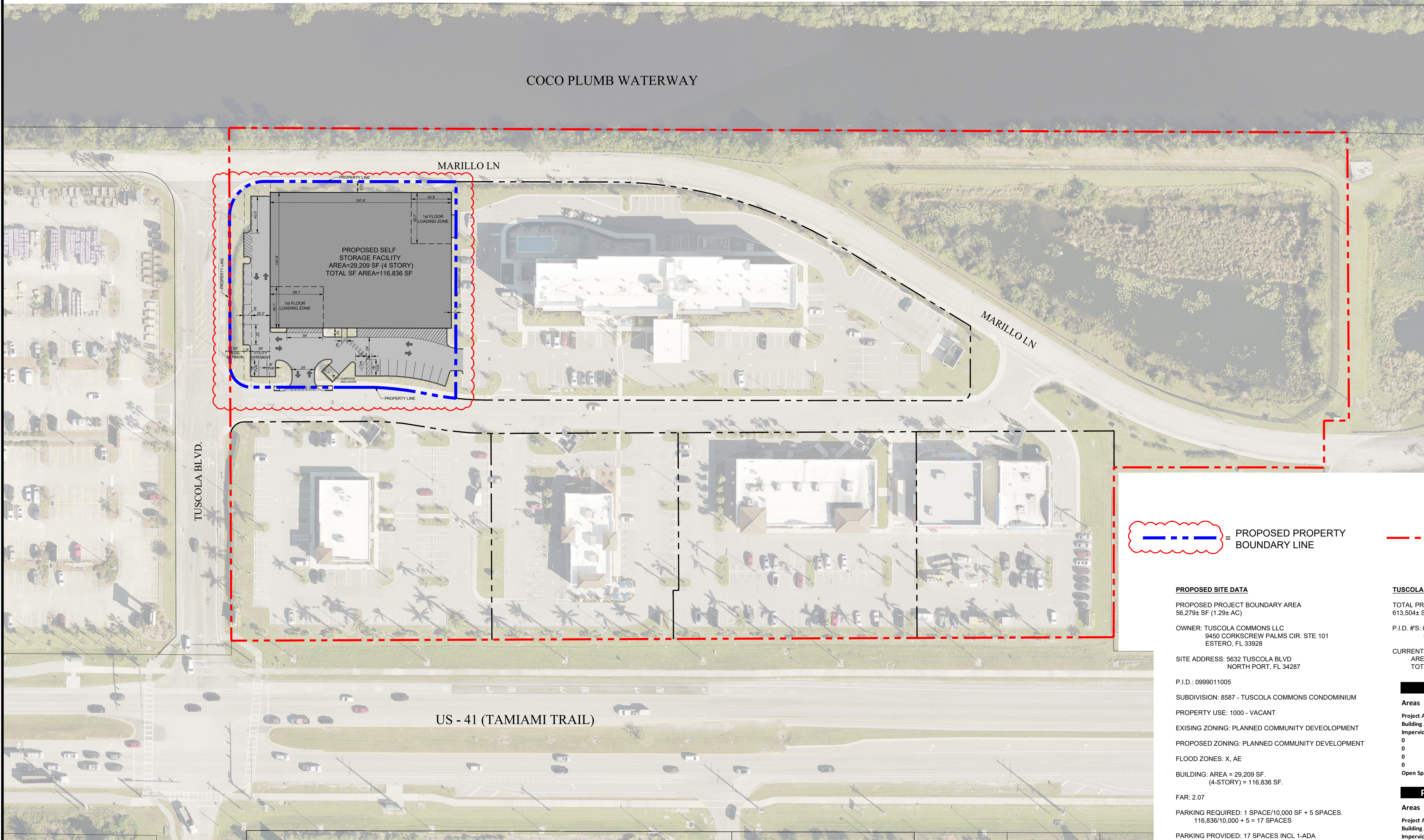
MATTHEW J. MORRIS  
 FL LICENSE NO. 68434

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.







= 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**

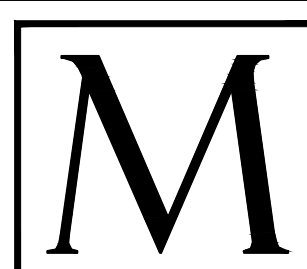
Areas	Sq. Ft.	Acres	%
Project Area	613,504	14.08	100.00%
Building Areas	76,489	1.76	12.47%
Impervious	330,300	7.58	53.84%
0	0	0.00	0.00%
0	0	0.00	0.00%
0	0	0.00	0.00%
0	0	0.00	0.00%
Open Space	206,715	4.75	33.69%

**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

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



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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

DMP MODIFICATION  
**TUSCOLA COMMONS**  
SARASOTA COUNTY, FLORIDA

SCALE  
1:50  
SEC. - TSP - RING.  
32, 39S, 21E  
SHEET **3** OF **4**  
MATTHEW J. MORRIS  
FL LICENSE NO. 68434



Exhibit F to DMA-23-249



Exhibit F to DMA-23-249



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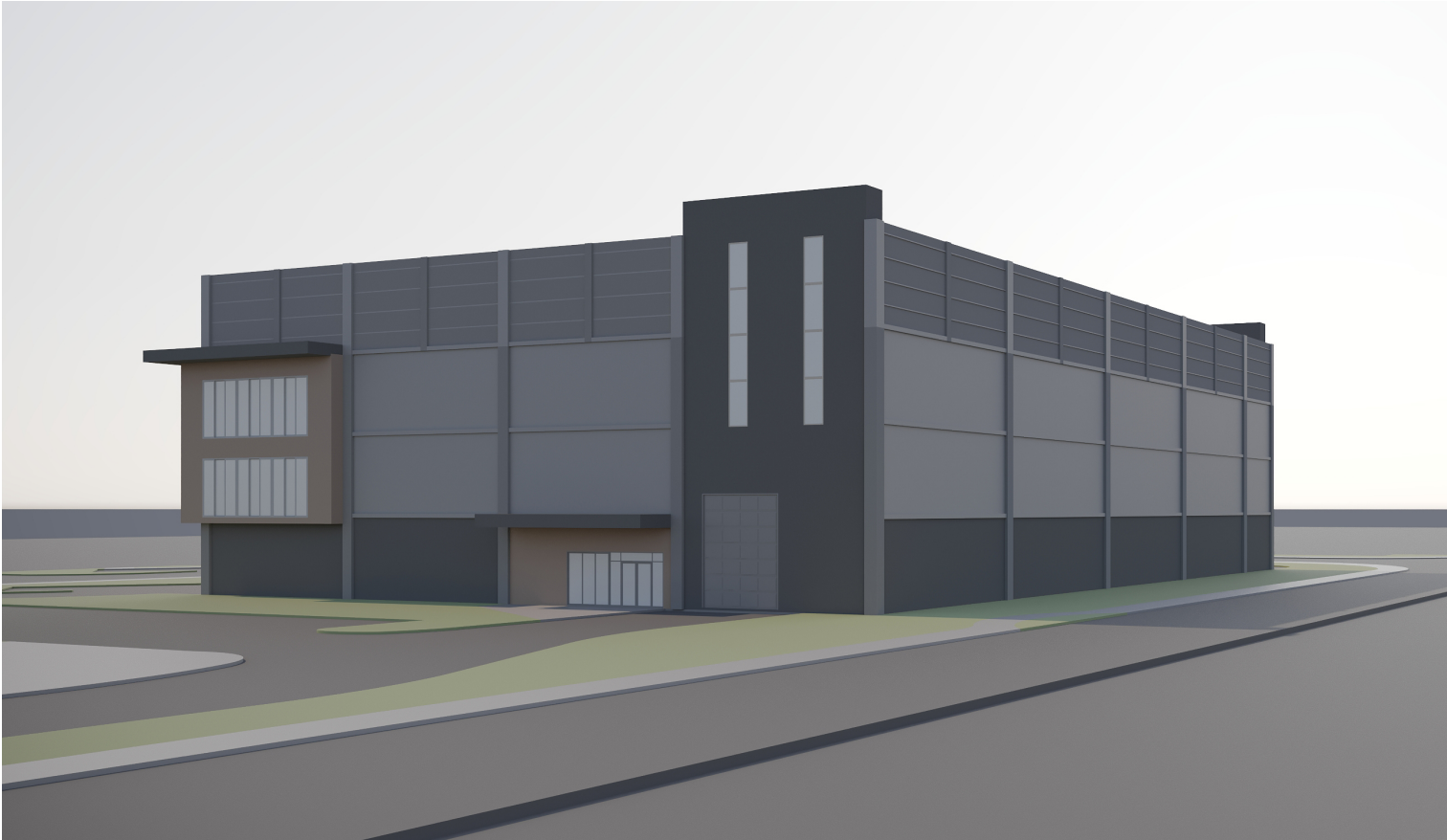
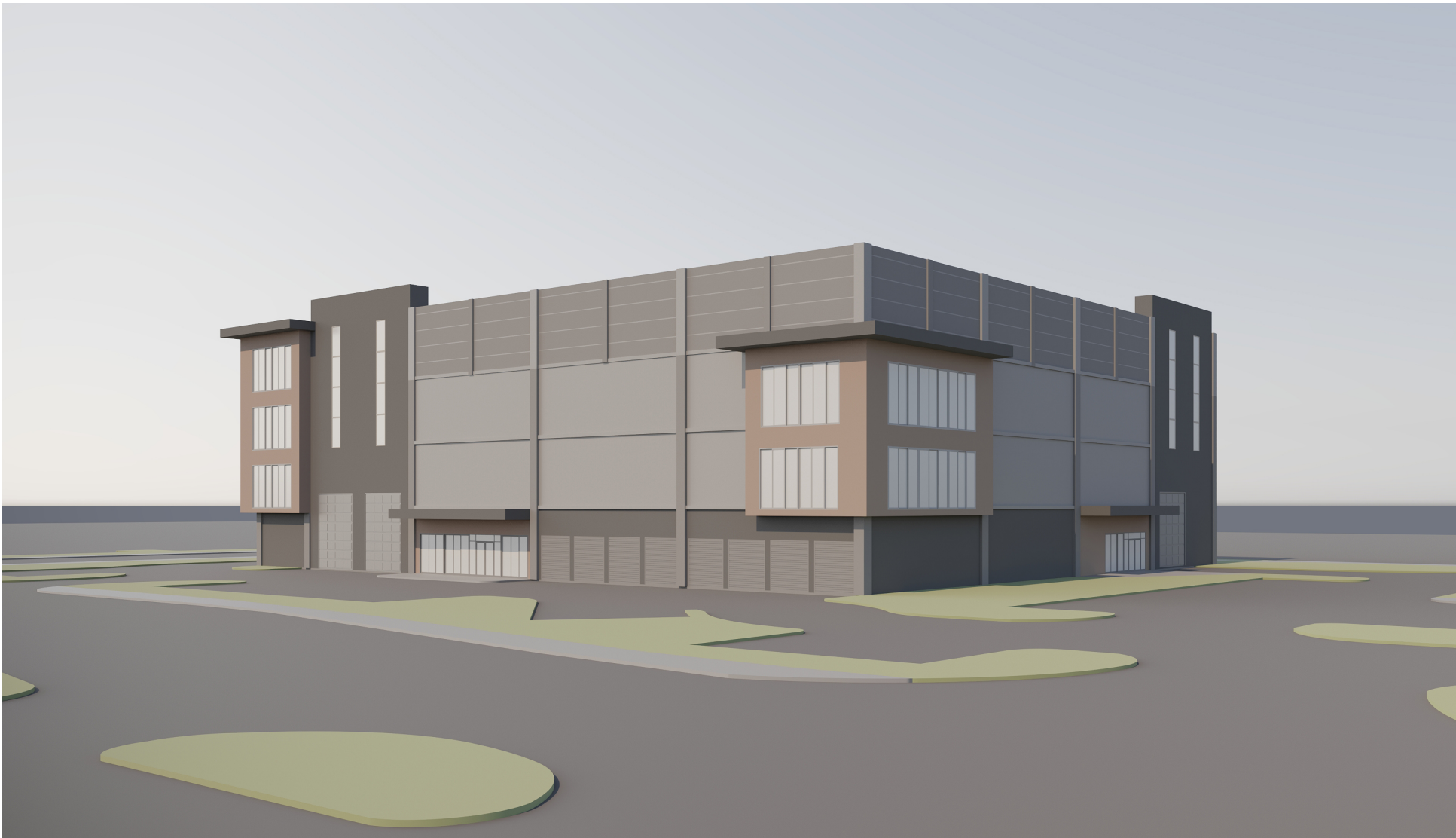
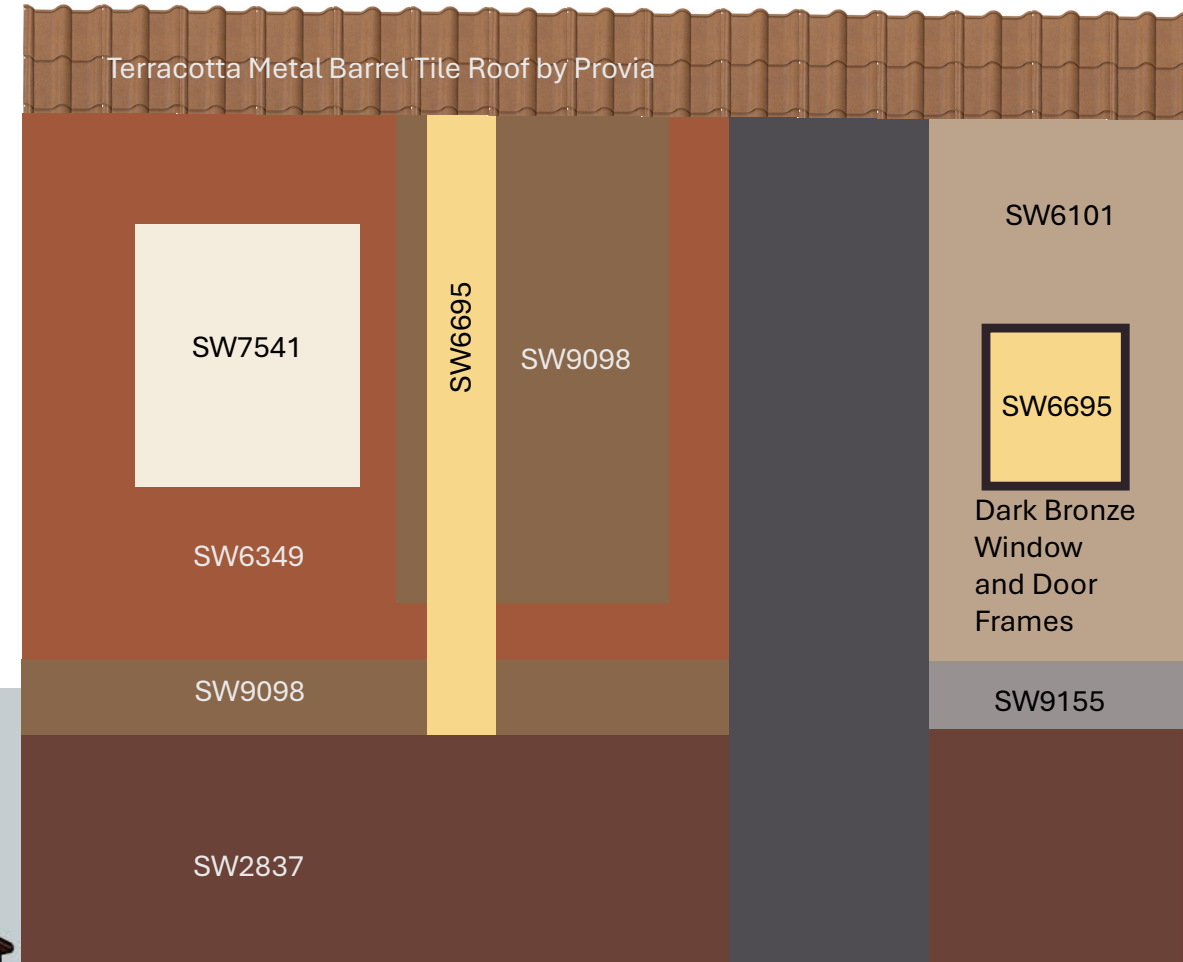


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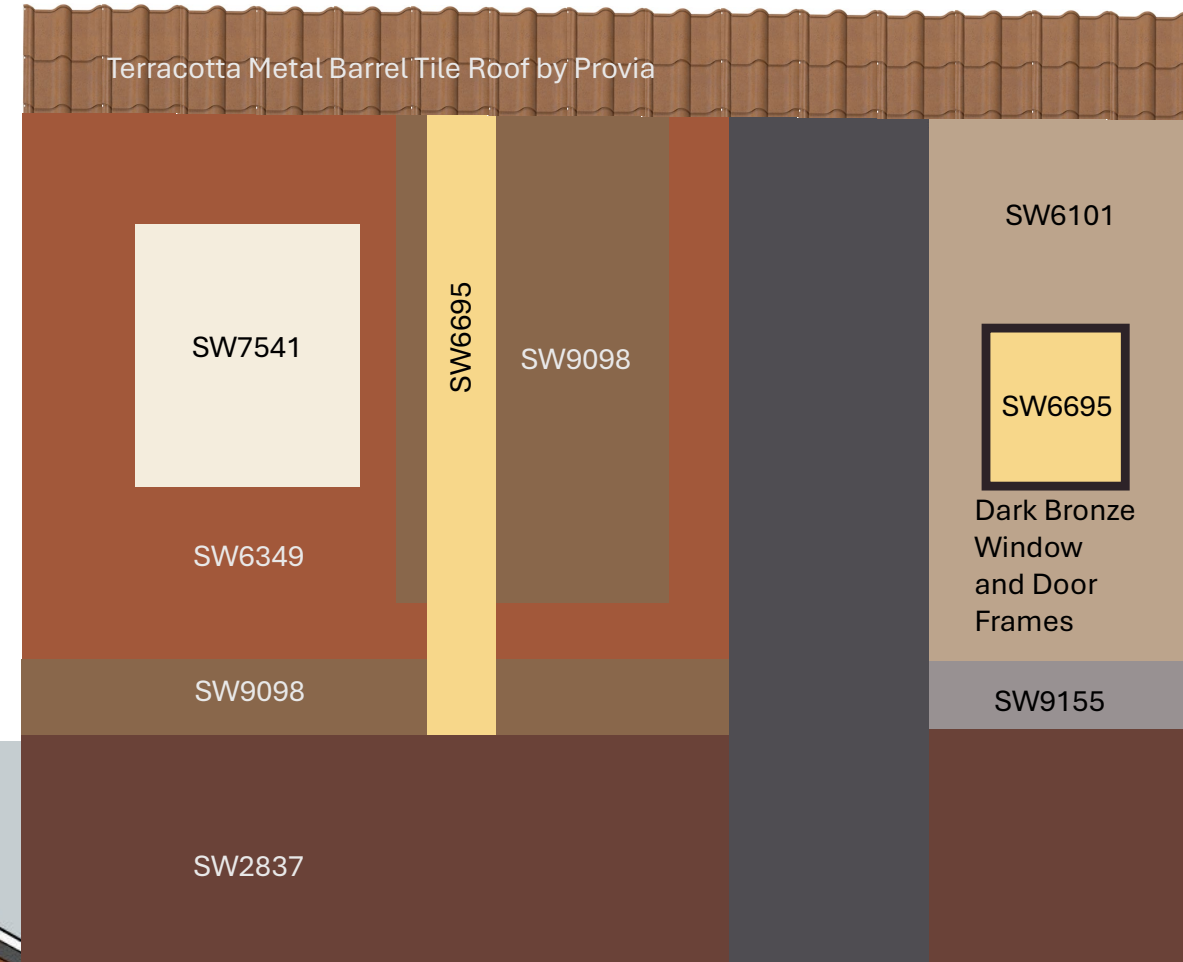




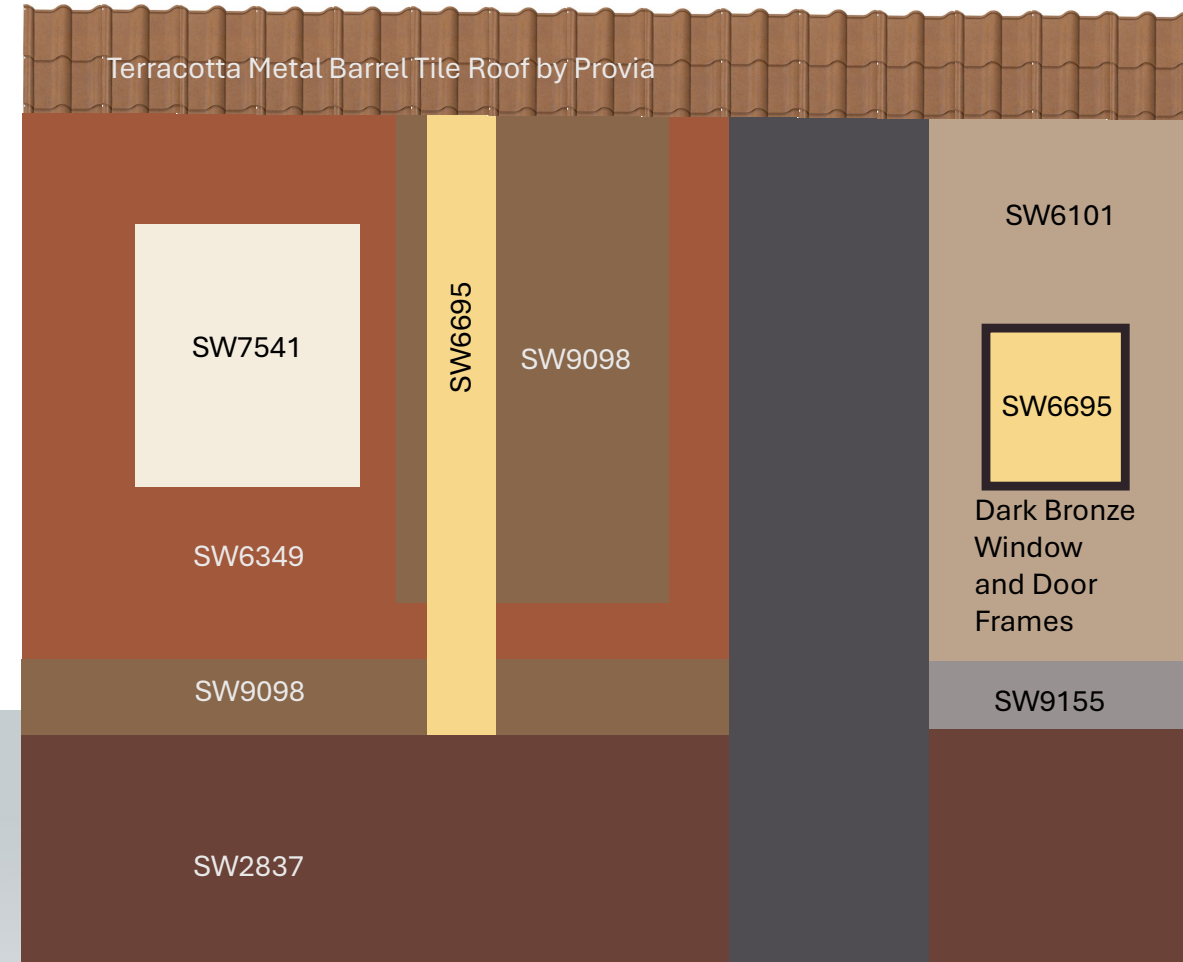
# Tuscola Commons Storage North Port, FL



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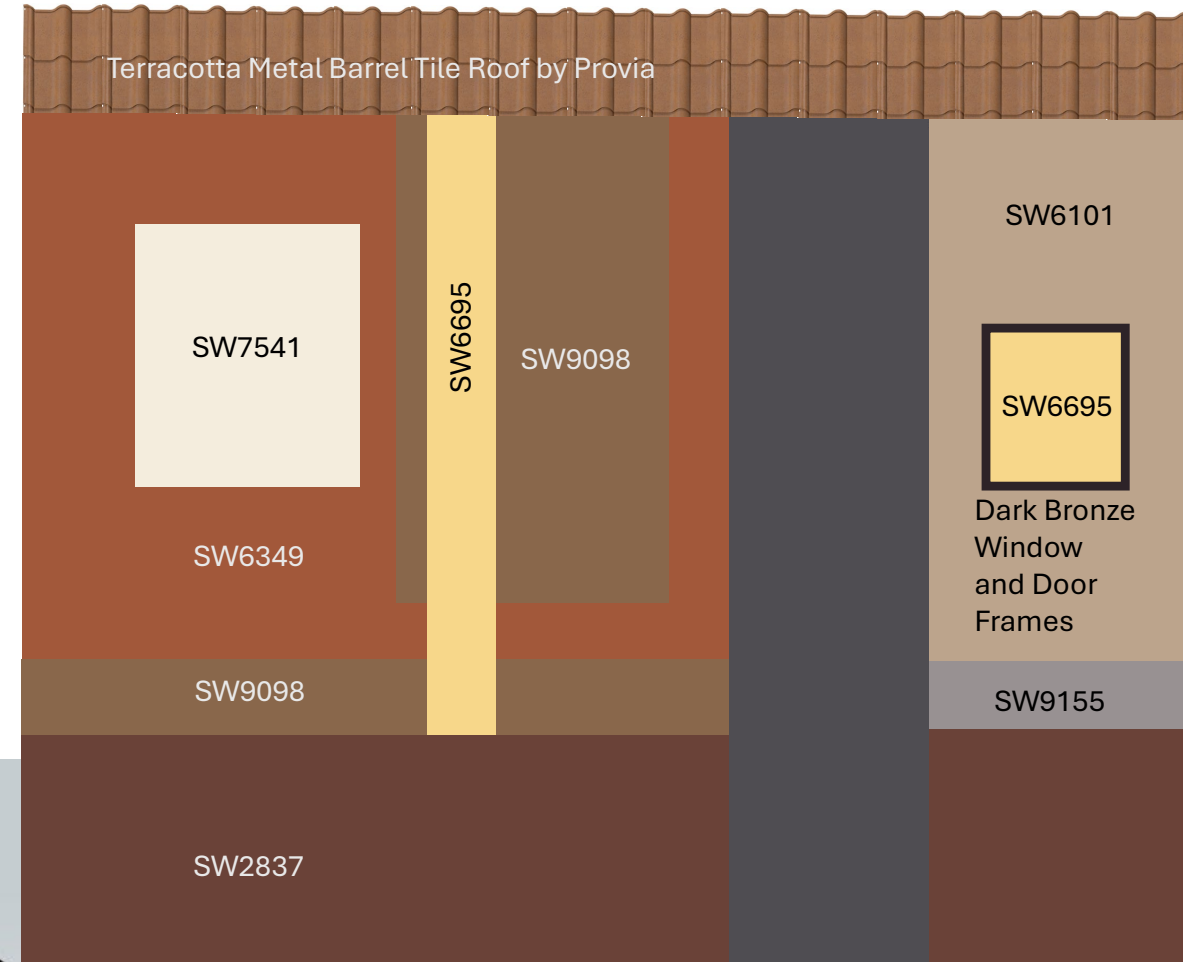








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