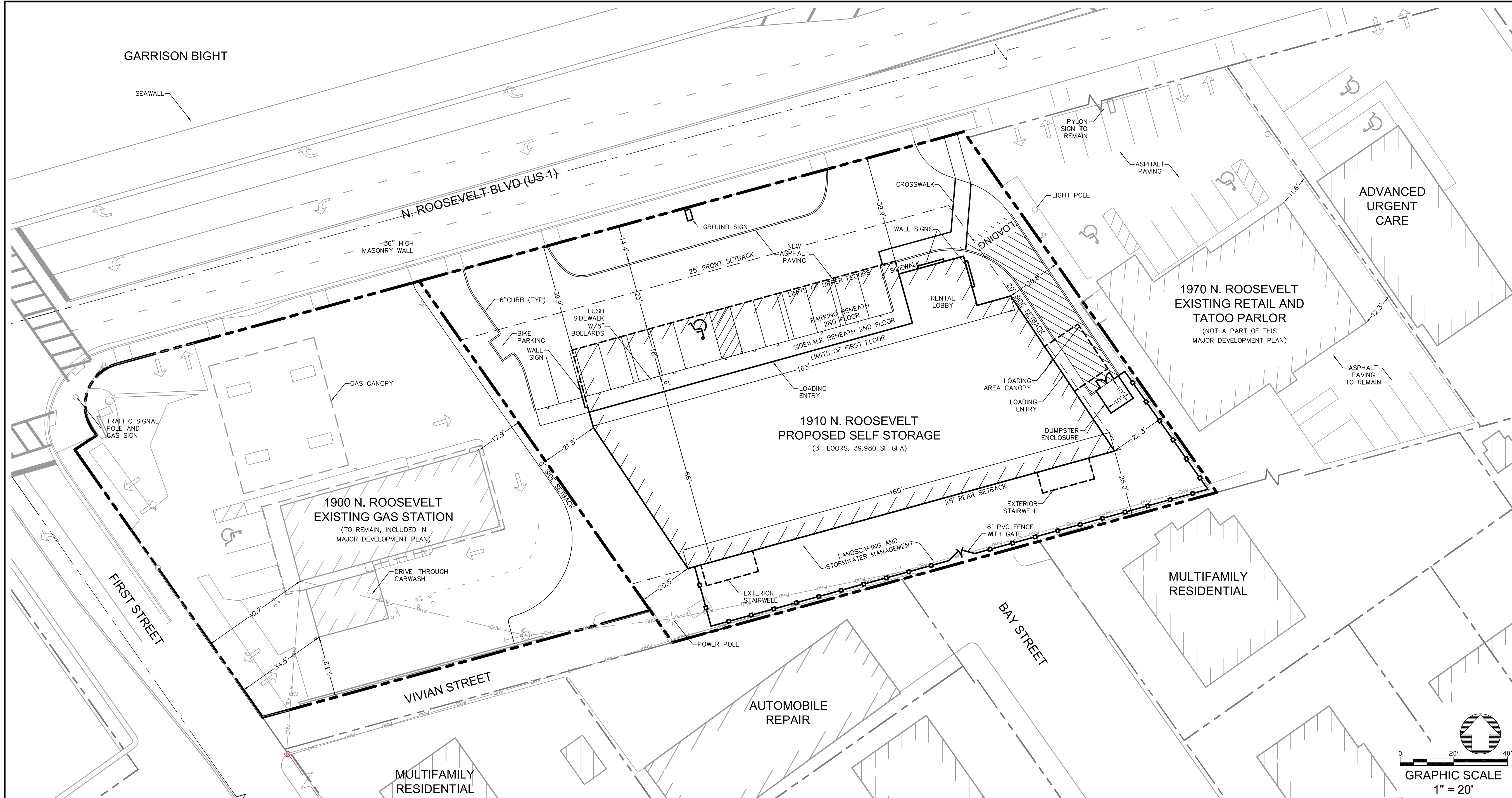


GARRISON BIGHT

SEAWALL



PROJECT TEAM:

PROPERTY OWNERS:
 1900 N. ROOSEVELT BLVD: PARADISE PETROLEUM MARKETERS, INC.
 1910 N. ROOSEVELT BLVD: DENNIS SAVIANO LIVING TRUST

OWNER'S AUTHORIZED AGENT: JONATHAN DORMAN, P.E.
 STORCON DEVELOPMENT, LLC

ENGINEER: JONATHAN DORMAN, P.E.

LAND USE ATTORNEY: BARTON SMITH, ESQ.
 SMITH HAWKS

LEGAL DESCRIPTIONS:

1900 N. ROOSEVELT BLVD:
 SUNSHINE SUB PLAT NO 3 PB2-169 PT LOT 1 BLK 6 OR45-12/13
 OR933-404/410 OR1115-1989/1991 OR1239-450/58 OR2419-1579/80

1910 N. ROOSEVELT BLVD:
 SUNSHINE SUB PLAT NO 3 PB2-169 ELY 59.69 FT LT 1 AND ALL LT 2
 AND WLY 70.31 FT LT 3 BK 6 OR84-413 OR98-535/36 OR202-71/72
 OR439-886/90 OR777-1864 OR810-2428 OR856-1258 OR856-1259/60
 OR1285-1162/71 OR1287-1541/42P/R OR1426-16 OR1426-17
 OR1444-2024/25 OR1561-150/51

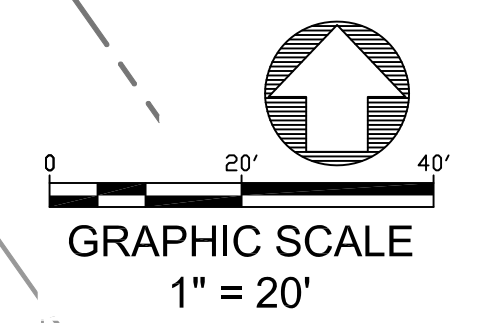
PROJECT STATEMENT:

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A NEW SELF STORAGE FACILITY AT 1910 N. ROOSEVELT BLVD.

THE FLOOR AREA FOR THE SELF STORAGE FACILITY IS BEING ACHIEVED BY WAY OF AGGREGATING THE ADJUTING PROPERTY LOCATED AT 1900 N. ROOSEVELT BLVD, INTO A COMBINED MAJOR DEVELOPMENT PLAN.

SITE PLAN NOTES:

- EXISTING LIGHTING TO REMAIN AS IS FOR 1900 N. ROOSEVELT BLVD. LIGHTING FOR PROPOSED SELF STORAGE FACILITY SHALL CONSIST OF WALL-MOUNTED FIXTURES WITH CUT-OFF SHIELDS.
- THE PROPOSED SELF STORAGE FACILITY WILL BE CONSTRUCTED IN A SINGLE PHASE.
- EXPECTED DATE OF COMPLETION: MARCH 2022.
- THIS PROJECT IS LOCATED WITHIN THE FLOODPLAIN, THE NEW SELF STORAGE STRUCTURE WILL BE FLOODPROOFED BY WAY OF LIMITED GROUND-FLOOR OPENINGS, PROTECTED BY REMOVABLE FLOOD GATES.
- THIS PROPERTY IS NOT LOCATED WITHIN A HISTORIC DISTRICT.
- THIS PROPERTY IS NOT LOCATED WITHIN A CONSERVATION AREA OR OTHER ENVIRONMENTALLY SENSITIVE AREA.
- THIS PROJECT WILL REQUIRE INTERGOVERNMENTAL COORDINATION WITH FDOT, DEP, AND SPWMD. THE APPLICANT UNDERSTANDS THESE APPROVALS ARE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS, AND HAS SCHEDULED OR WILL SCHEDULE PREAPPLICATION MEETINGS CONCURRENT WITH THE CITY'S DRC REVIEW.
- NO OFFSITE IMPROVEMENTS ARE PROPOSED OR ANTICIPATED TO BE NECESSARY FOR THIS DEVELOPMENT.



TRAFFIC DATA (1910 N. ROOSEVELT BLVD. ONLY) * **

EXISTING CONDITIONS	EXISTING	PROPOSED	CHANGE
ZONING	CG	CG	
BUILDING AREA (SF)	5,250	39,980	34,730
LAND USE DESCRIPTION ***	VARIETY STORE	SELF STORAGE	
ITE LAND USE CODE ***	814	151	
PM PEAK RATE / KSF	6.84	0.17	
TOTAL PEAK HOUR TRIPS	36	7	-29

* EXISTING OPERATIONS AND TRAFFIC PATTERNS FOR 1900 AND 1970 ROOSEVELT BLVD. ARE TO REMAIN UNCHANGED.
 ** ALL EXISTING DRIVEWAYS ARE TO REMAIN
 *** CLOSEST AVAILABLE LAND USE CODE TO EXISTING USE

PROPOSED DEVELOPMENT DATA

PARCEL NUMBER	00051820-000000	00051840-000000	TOTAL
STREET ADDRESS *	1910	1900	
OWNER NAME	PARADISE PETROLEUM MARKETERS, INC.	DENNIS SAVIANO LIVING TRUST	
ZONING	CG	CG	
PROPERTY USE	GAS STATION, CONVENIENCE STORE, CARWASH	SELF STORAGE	
LAND AREA (AC)	0.49	0.75	1.23
LAND AREA (SF)	20,820	32,591	53,411
BUILDING AREA (SF)	2,749	39,980	42,729
FLOOR AREA RATIO	0.13	1.23	0.80
BUILDING COVERAGE	2,749	18,500	21,249
	13.2%	56.8%	39.8%
IMPERVIOUS SURFACE (SF)	20,440	25,391	45,831
	98.2%	77.9%	85.8%
PERVIOUS SURFACE (SF)	380	7,200	7,580
	1.8%	22.1%	14.2%
LANDSCAPE AREA (SF)	380	7,200	7,580
BUILDING HEIGHT ** (FT)	15'	34'	
PARKING RATIO REQUIRED	1/300 SF	1/600 SF	
PARKING REQUIRED	9	67	
PARKING PROVIDED	11	13	

* ALL ADDRESSES ARE ON N. ROOSEVELT BLVD.
 ** HEIGHT MEASURED FROM ROAD CENTERLINE TO HIGHEST PARAPET
 *** PARKING VARIANCE REQUESTED

I, JONATHAN DORMAN, HEREBY CERTIFY AS A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH FLORIDA STATUTE 471 (481) THAT I HAVE PERFORMED A QUALITY ASSURANCE REVIEW OF THESE PLANS, AND THAT THIS DESIGN, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, WILL MEET APPLICABLE MUNICIPAL AND STATE DESIGN CRITERIA.

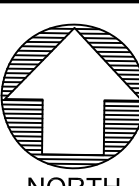
JONATHAN M. DORMAN
 FLORIDA P.E. NO. 54009
 DATE: 09/18/2020

PRELIMINARY NOT FOR CONSTRUCTION

SITE PLAN

MAJOR DEVELOPMENT PLAN ROOSEVELT SELF STORAGE

8637 TUTTLE AVE. #412
 SARASOTA, FL 34243
 (813) 310-8520 (PH)
 (813) 746-4663 (FAX)



NORTH

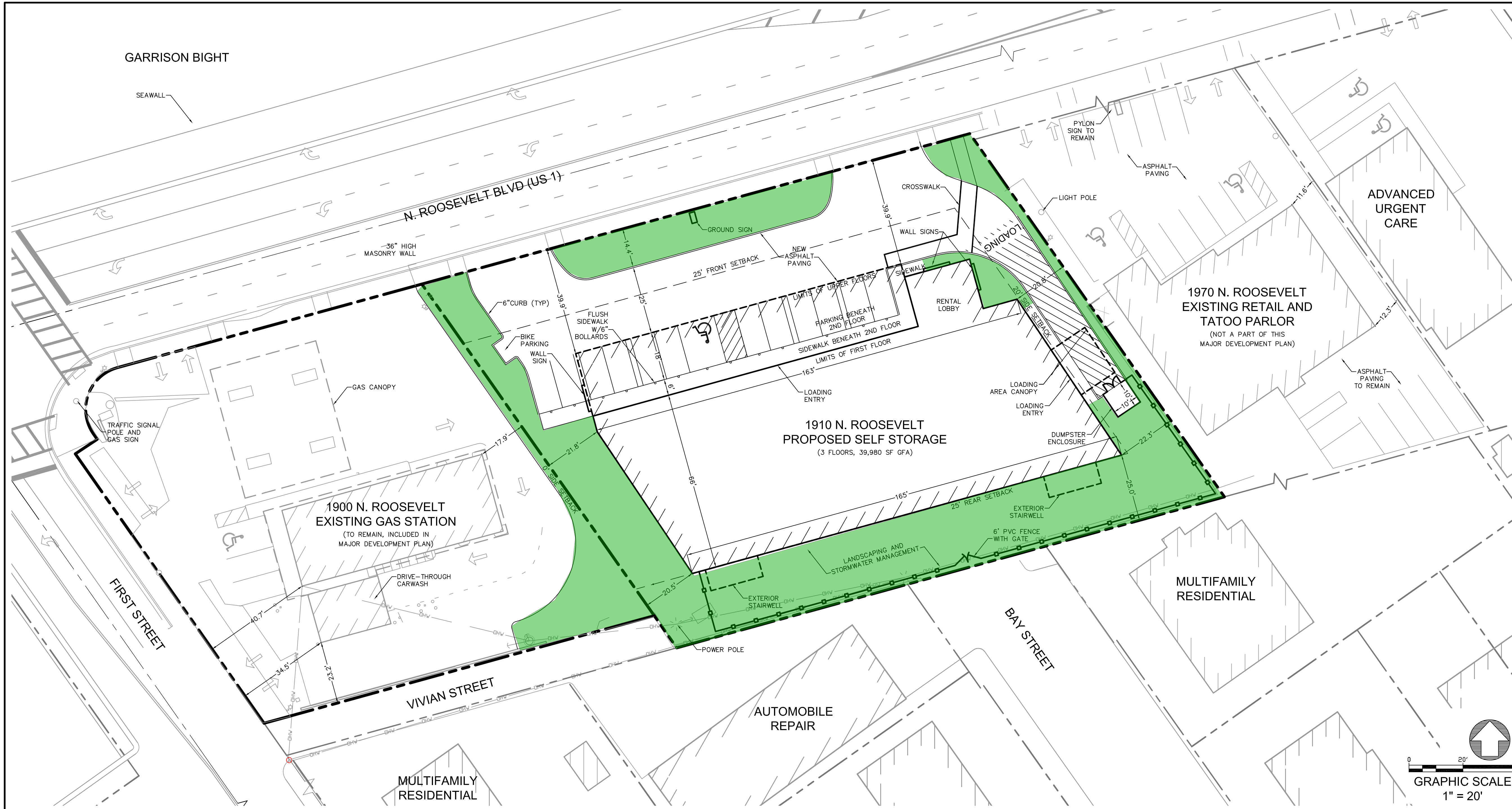
SCALE: 1" = 20'

DATE: 09/18/2020

SHEET 2 OF 6

GARRISON BIGHT

SEAWALL



PROJECT TEAM:

PROPERTY OWNERS:
 1900 N. ROOSEVELT BLVD: PARADISE PETROLEUM MARKETERS, INC.
 1910 N. ROOSEVELT BLVD: DENNIS SAVIANO LIVING TRUST
OWNER'S AUTHORIZED AGENT: JONATHAN DORMAN, P.E.
 STORCON DEVELOPMENT, LLC
ENGINEER: JONATHAN DORMAN, P.E.
LAND USE ATTORNEY: BARTON SMITH, ESQ.
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LEGAL DESCRIPTIONS:

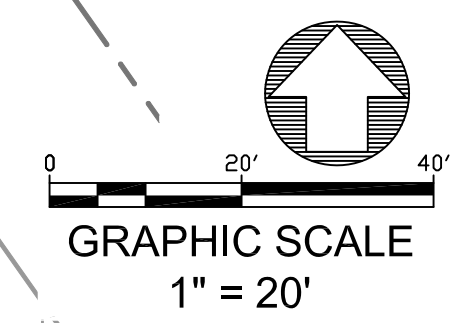
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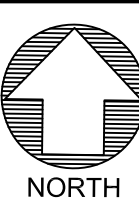
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 2 OF 6