

## Pocatella Avenue Multi-Family

Special Exception (Petition No. SPX-22-123)

Resolution No. 2022-R-68



### STAFF REPORT

**From:** Sherry Willette-Grondin, Planner III  
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Division Manager

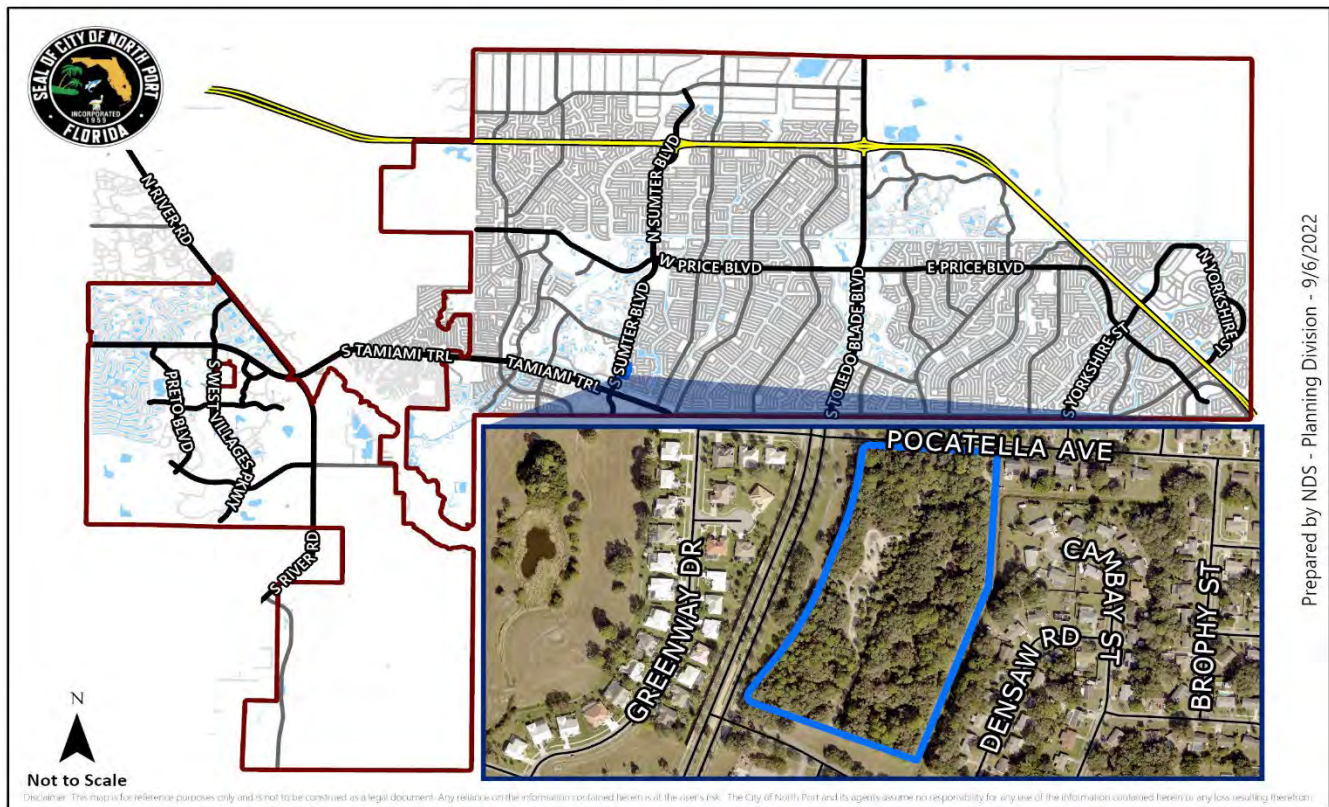
**Thru:** Lori Barnes, AICP, CPM, Planning & Zoning  
Division Manager

**Thru:** Alaina Ray, AICP, Neighborhood Development  
Services Director

**Thru:** Jason Yarborough, ICMA-CM, Assistant City  
Manager

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

**Date:** December 15, 2022



Prepared by NDS - Planning Division - 9/6/2022

<b>PROJECT:</b>	Pocatella Avenue, Multi-Family, SPX-22-123
<b>REQUEST:</b>	Consideration of a Special Exception to allow for a Multi-Family Residential Use in the Office, Profession, Institutional (OPI) Zoning District.
<b>APPLICANT:</b>	Jeffrey A. Boone, Esq., of the Boone Law Firm ( <b>Exhibit A-1, Affidavit</b> )
<b>OWNERS:</b>	Zia Butt ( <b>Exhibit A-2, Warranty Deed</b> )
<b>LOCATION:</b>	Located off of Pocatella Avenue and S Sumter Blvd (PID 1001-16-0001)
<b>PROPERTY SIZE:</b>	± 11.7 acres

## I. BACKGROUND

Jeffery A. Boone, Esq. of the Boone Law Firm, on behalf of the property owner Zia Butt has formally submitted to the City of North Port a written petition request for a special exception to allow for a multi-family residential use development with a maximum of 175 dwelling units, leasing office, fitness center/office, pool, and dog park. The property is zoned Office, Professional, Institutional (OPI) with a Future Land Use designation of Professional Office. The application was deemed sufficient on June 27, 2022 (**Exhibit B-Application**).

The subject property is currently vacant and located at the Southeast corner of South Sumter Boulevard and Pocatella Avenue and encompasses approximately 11.71 acres.

The proposed multi-family residential use is neither a specifically permitted nor prohibited use in the Office, Professional, Institutional (OPI) zoning district. ULDC Section 53-92 provides that any use not explicitly permitted and not expressly prohibited in the OPI zoning district may file for a special exception in accordance with Article XXII of Chapter 53, provided that the use applied for contributes to the intent of the zoning district as stated in the City's Comprehensive Plan and the Unified Land Development Code.

## II. WRITTEN PETITION

Section 53-255 of the ULDC establishes the written process and the materials required to accompany the petition for a special exception. These items include the section of the zoning regulations under which the special exception is being sought, the grounds on which it is requested, and information demonstrating that the grant of special exception will be in harmony with the general intent and purpose of the zoning regulations, and not injurious to the adjacent properties or otherwise detrimental to the public welfare. The applicant's narrative attached as (**Exhibit C - Narrative**) states the special exception is being requested under Sec. 53-92 of the ULDC as required by ULDC Sections 53-255. A. (1). The narrative also contains the applicant's responses to each of the findings for a special exception as per ULDC 53-259A.

In addition, to the above requirements, the petition shall also include a development master plan showing the placement, square footage, and height of the proposed structures on the property; provisions for ingress and egress, off-street parking, and off-street loading areas, locations of refuse and service areas, and required yards and other open spaces (**Exhibit D – Development Master Plan**).

It should be noted that a separate application for a development master plan was submitted concurrently with the special exception application. However, the development master plan application will be reviewed and approved separately from the special exception petition per Section 53-6 of the ULDC.

### III. STAFF REVIEW

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

1. Pre-Application Meeting with the Staff Development Review (SDR) team (held on January 26, 2022).
2. Formal Submittal/Resubmittal to be reviewed and approved 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 (Special Exception Findings).

SDR held a pre-application meeting on January 26, 2022, to discuss the project. The applicant submitted the formal petition to the Planning and Zoning Division on May 27, 2022. The application was deemed sufficient on June 27, 2022.





## Staff Development Review Summary

<b>NDS- Building Arborist</b>	No Objection <sup>1</sup>
<b>NDS-Building Structural</b>	No Objection
<b>Finance</b>	No Objection
<b>Fire/Rescue</b>	Meets Requirements with Conditions <sup>2</sup>
<b>NDS-Planning and Zoning</b>	No Objection <sup>3</sup>
<b>Parks and Recreation</b>	No Objection
<b>Public Works/P&amp;Z Environmental</b>	Meets Requirements with Conditions <sup>4</sup>
<b>Public Works Engineering</b>	No Objection <sup>5</sup>
<b>Public Works Stormwater</b>	No Objection <sup>6</sup>
<b>Public Works Solid Waste</b>	No Objection
<b>Utilities</b>	No Objection <sup>7</sup>

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<sup>1</sup> The City Arborist had no objection. However, standard comments concerning the placement of all trees and landscaping requirements will apply during site development.

<sup>2</sup> Fire conditions apply at the site development stage concerning compliance with the Florida Prevention Code and Chapter 60 of the ULDC regarding sprinkler systems, fire lines, and fire alarms.

<sup>3</sup> Planning and Zoning provided no objection to the special exception request. However, Planning recommended that a minimum 2-acre portion of the site be reserved to incorporate office, professional, and institutional uses.

<sup>4</sup> Environmental conditions apply at the site development stage concerning gopher tortoise removal and site assessment activities. These will be addressed at the major site and development stage. Development cannot occur until a development order is issued.

<sup>5</sup> Engineering notes that the comments previously submitted with the development master plan would need to be addressed during detailed site plan review. These do not apply to the special exception as the special exception petition is related to land use. Site development will be addressed as the major site and development stage.

<sup>6</sup> Stormwater had no objection to the special exception request. However, all stormwater comments given in the accompanying DMP-22-124 must be addressed.

<sup>7</sup> Utilities were approved with no objection. However, standard comments related to the site development, including DEP permit applications related to water and sewer, water lines, chlorination, pressure testing, and irrigation, apply during site development. A comment was provided that the existing manholes are to be lined with liners approved by the City of North Port.



## IV. DATA & ANALYSIS

Staff has reviewed the proposed special exception for consistency with the City's Comprehensive Plan and the Unified Land Development Code (ULDC).

### COMPREHENSIVE PLAN - CHAPTER 2 – FUTURE LAND USE

**Future Land Use 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.**

Staff Findings: The character of the area surrounding the proposed development is predominantly residential. The North Port Pines, an independent and assisted living facility is located immediately north and adjacent to the proposed multi-family project. Single-family homes are located east of, and adjacent to the site, St. Paul's Presbyterian Church and daycare are situated to the south and provide the surrounding residents with social benefits, spiritual support, and childcare facilities. North Port Country Club Unit 3 (Sumter Green), a residential subdivision, is located immediately to the west. The potential multi-family development is residential, like the character of the neighboring land uses.

The fiscal impact analysis conducted as part of the development master plan application finds that within the first five years, the City of North Port would realize a net fiscal benefit of \$1,056,653 with the proposed multi-family use at 92,800 sq. ft. The office use at the same building square footage would yield a net benefit of \$727,537.

In further comparison, twenty years after project completion, the multi-family development would realize a net fiscal benefit to the city of \$3,894,413 and potentially create 15 jobs. At twenty years, the impact for office use will provide a net benefit of \$7,127,365. However, potential job creation is significantly higher with the office use and projects a direct job creation of 343 positions. **(Exhibit E - Fiscal Impact and Job Creation Analysis)** illustrates the net benefits from a 5, 10, and 20-year period.

The potential economic benefit to the City may be higher with an office use on the subject property. However, the following uses, which are permitted by right in the OPI, would not provide the maximum economic benefit to the city:

- Art galleries, libraries, museums, community centers, publicly or privately owned and operated recreation facilities and theaters for live stage productions.
- Public parks, playgrounds and buildings.
- Private clubs.
- Public schools, private schools, public libraries, vocational, technical and trade schools.
- Cemetery

In addition, the city currently has 8-parcels zoned OPI comprising a total of 31.01 acres. Four parcels are vacant, including the proposed site for the special exception and the parcel adjacent to Greenwood Avenue, which has an approved site development order for an assisted living facility. The remaining properties include a church, office building, nursing home, and a private school early learning facility. Tax search on the existing uses has found that the church is exempt from ad valorem taxes. The office use has a 10 % tax cap, and the nursing home and school have contributed to ad valorem taxes by paying the entire assessment. Although these uses are permitted in the OPI district, not all of these projects have necessarily yielded the highest net benefit or job creation.

Therefore, while multi-family is not an allowable use by right, denial of a special exception for this Pocatella property will not guarantee the development of a use that yields “maximum economic benefit. Finally, the Comprehensive Plan does not define nor specify the applicability of the term “maximize economic benefit.”

The development master plan (**Exhibit D – Development Master Plan**) includes a dry and wet detention pond for stormwater facilities and will provide additional man-made resources. The wet detention pond will have a fountain or waterfall-type feature to give an aesthetic appeal and improve the water quality. The water feature is required per Section 18-10 of the ULDC and will be addressed at the time of the formal major site and development plan submittal. The applicant is proposing to preserve as many existing trees as possible. This will reduce impacts on the existing natural resources and will retain the natural beauty of the area. A 5-foot-wide sidewalk will be constructed on the site’s southern portion adjacent to McKibben Drive. These sidewalks will connect to the existing multi-modal sidewalk on Sumter Boulevard, creating pedestrian and bicycle connectivity.

The project will be distanced significantly from the eastern residential neighborhood. There is a 50-foot drainage right-of-way with natural vegetation, and a 20-foot-wide platted maintenance, utility, and drainage easement; in addition, a 10-foot-wide type C landscape buffer is proposed along the property’s boundary, outside the easements. Therefore, the proposed development master plan provides for approximately 80-feet of separation between the new multi-family and the existing residential neighborhood. The remainder of the site boundary has a 10-foot-wide platted maintenance, utility,

and drainage easement, in addition, a 10-wide type C landscape buffer is required to be placed outside of the easement area. To the west abutting Sumter Blvd, there is a 65-foot right-of-way with a divided landscape median and an existing 8-foot-high noise barrier wall separating the project from the North Port Country Club Unit 3 (Sumter Green). As a result, the site separation and landscape buffers will minimize nuisances to adjacent uses and create additional noise buffers.

Goal 1 provides for measurement of the project according to various factors including, ensuring that the character and location of land uses maximizes the potential for economic benefit, and ensuring 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.

In consideration of all these factors, the character and location of the proposed land use (multi-family) balances the various elements incorporated into the Goal and provides benefits to the city and the citizens without compromising the health, safety and welfare of the public. Therefore, staff concludes that the proposed development is consistent with the Future Land Use Goal 1.

**Future Land Use Policy 1.1: Professional Office – These lands are designated for professional and business offices, institutional, cultural, residential and associated uses (0.95 FAR, 15DU/acre excluding bonuses, incentives or transfer of development rights. As a guideline, the residential use should not exceed 50% of the floor area).**

Staff Findings: The Future Land Use Element of the City of North Port's Comprehensive Plan provides for professional and business offices, institutional, cultural, residential, and associated uses in the Professional Office Future Land Use Category. High-density residential is a permitted land use at 15 dwelling units per acre. Policy 1.1 further states, "As a guideline, the residential use should not exceed 50% of the floor area".

When considering a special exception, a determination is to be made on whether the use applied contributes to the zoning district as stated in the Comprehensive Plan and the Unified Land Development Code. The Future Land Use Policy does permit residential uses. While the intent of the 50% guideline may have been to encourage a vertically integrated mixed-use office/residential project, implementing land development regulations were not adopted into the Unified Land Development Code. Furthermore, the Cambridge Dictionary defines guideline as, "information intended to advise people on how something should be done or what something should be." Guidelines are recommendations that guide for best practices, while regulations are binding rules that must be obeyed.



Therefore, despite the absence of a regulation requiring strict adherence to the 50% floor area guideline and the absence of companion land development regulations to facilitate this broad goal, staff requested, on two occasions, that the applicant strongly consider allocating at a minimum 2 acres of the site for professional and business office, institutional or associated uses. In response to the request, the applicant stated, "***The applicant has considered allocating a portion of the property for OPI uses, however, the applicant believes the best use of the property is for multi-family residential use.***"

Staff concludes that the proposed development is consistent with Chapter 2, Future Land Use Element Policy 1.1, of the City of North Port's Comprehensive Plan.

### **COMPREHENSIVE PLAN - CHAPTER 3 - TRANSPORTATION ELEMENT GOALS, OBJECTIVES, AND POLICIES**

**Policy 4.4:** The City shall continue to implement its Unified Land Development Code to provide adequate access management controls to limit the proliferation of commercial and residential driveways along arterial and collector roadways. Current platted lots with direct access to arterial and collector roadways may continue to develop. When acquiring rights-of-way for future expansions of arterial and collector roadways, the City shall also examine the feasibility of developing parallel access roads/drives that capture residential and non-residential driveway traffic and distribute the traffic to limited points along the arterial or collector roadway.

Staff Findings: The proposed development will be accessed by two means of ingress and egress on the north side of Pocatella Avenue and the south side of McKibben Drive. There will be no vehicular access by driveway onto Sumter Boulevard and no impact on the existing multi-modal trail; therefore, minimizing additional connections onto the arterial road, Sumter Boulevard.

The traffic impact statement provided by the developer included a turn lane analysis of the two intersections along South Sumter Boulevard at Pocatella to determine if left-turn and or/right-turn lane improvements will be required to mitigate project impacts. The existing southbound left-turn lane was evaluated to determine if the current length of this lane would be adequate to accommodate background traffic and project traffic. It was determined that the existing length is adequate and is not anticipated to require any improvement. At the intersection of South Sumter Boulevard and McKibben Drive, the same approach and evaluation were conducted. The result is that no turn lane improvement is anticipated to be required for this movement. The City's Public Works Engineering Division reviewed the traffic impact statement, and raised no issues regarding the determination that no additional turn lanes are warranted.

Staff concludes that the proposed development meets the Comprehensive Plan Transportation Element Goals, Objectives, and Policies, Policy 4.4.

**Chapter 8 HOUSING ELEMENT GOALS, OBJECTIVES, AND POLICIES. Goal 1: To promote the preservation and development of high-quality, balanced, and diverse housing options for persons of all income levels throughout the City of North Port.**

**Objective 1: To provide a variety of housing types and affordability levels to accommodate the present and future housing needs of North Port residents.**

**Policy 1.3:** The City shall continue to encourage private sector efforts through the provision of incentives in the Unified Land Development Code to construct housing alternatives to the single family detached dwelling unit.

**Policy 1.7:** Accommodate the production of a diversity of type and price of housing through the land use and zoning process to encourage a broad range of housing opportunities, including single/multi-family, owner/rental, and permanent/seasonal, to meet the community's residential and economic needs.

**Policy 1.9:** Consistent with the Future Land Use Element and the Capital Improvement Element, housing should be located within areas where supporting infrastructure is available or planned including public transit, schools, parks, emergency services, hurricane shelters and utilities.

**Policy 6.1:** Ensure a compatible relationship between new housing and circulation patterns and encourage pedestrian and bicycle interconnectivity and transit-friendly communities in order to minimize traffic impacts and promote healthy lifestyles.

Staff Findings: This project would provide a housing alternative to single-family attached dwellings, and supply diverse housing options and affordability levels to accommodate the present and future housing needs of North Port residents, as the development will comprise Class A, garden-style luxury mixed-type residential units (apartments and carriage homes). With, Sarasota Memorial Hospital expected to be constructed at the northeast segment of Sumter Boulevard, the proposed development will provide housing options to accommodate the hospital's workforce.

The Utilities Department has provided written confirmation through a willingness to serve letter that they have the capacity at both water and sewage treatment plants to provide City water and sewer to serve the development.

Connectivity to the existing multi-modal sidewalk on Sumter Boulevard will be provided to support pedestrian and bicycle transportation options. The proposed site is also serviced by SCAT Route #9 with a bus stop at S. Sumter at Pocatella traveling to East Venice Avenue. The Shoppes of North Port and the Coco Plum Villages Shoppes are all within ½ a mile of walking and biking distance supporting the effort to minimize traffic impacts and promoting healthy lifestyles. McKibben Park is located less than ½ mile from the site and offers additional recreational opportunities for both land and water-based activities, such as a canoe/kayak launch, basketball, tennis, and racquetball courts. In addition, Heron Creek Middle School and North Port High School are located within 5 miles of the project site.

The City of North Port Public Works Engineering staff completed a trip generation comparison based on a total of 92,800 square feet of buildings to determine the traffic impact for the proposed residential multi-family use and accessory uses versus the office uses. The comparison is based on the trips in the following scenarios:

- 175 dwelling units, -office use 92,800 square feet (same as proposed multi-family SF)
- Office use 254,826 square feet (based on max. FAR of 11.7 acres, less 35% of open space and 15% of parking).

The trip generation results for the proposed multi-family land use and permitted uses are shown in Figure1 and 2.



Figure 1

**DMP-22-124**  
**Pocatella Avenue Multi-Family**  
**TRIP COMPARISON**

10/24/2022

Proposed Use: Multi Family (175 Units)

<b>Proposed Buildings:</b>	
<b>Building Use</b>	<b>Building Area (Sq Ft)</b>
Leasing Office	5,000
2-Story Apartment Building	5,000
3-Story Apartment Building	52,500
4-Story Apartment Building	13,800
Garage	7,500
Maintenance Building	1,000
Office and Fitness	8,000
<b>Total Proposed Building Area</b>	<b>92,800 sq ft</b>

<b>Trips Generated by Proposed Land Uses (based on 175 Dwelling Units):</b>			
Description	Total	In	Out
<b>Multi-Family - Low Rise (LUC 220)</b>			
Weekday, Daily Trips	1,198	599	599
Weekday, AM Peak Hour Trips	77	18	59
Weekday, PM Peak Hour Trips	96	60	36

<b>Trips Generated by Existing Permitted Land Uses (based on 92,800 sq ft building area):</b>			
Description	Total	In	Out
<b>General Office (LUC 710)</b>			
Weekday, Daily Trips	1,087	544	543
Weekday, AM Peak Hour Trips	157	138	19
Weekday, PM Peak Hour Trips	78	13	65
<b>Small Office Building (LUC 712)</b>			
Weekday, Daily Trips	1,335	668	667
Weekday, AM Peak Hour Trips	155	127	28
Weekday, PM Peak Hour Trips	200	68	132
<b>Medical - Dental (LUC 720)</b>			
Weekday, Daily Trips	3,880	1,940	1,940
Weekday, AM Peak Hour Trips	225	178	47
Weekday, PM Peak Hour Trips	188	56	132
<b>Drive-In Bank (LUC 912)</b>			
Weekday, Daily Trips	9,312	4,656	4,656
Weekday, AM Peak Hour Trips	923	535	388
Weekday, PM Peak Hour Trips	1,950	975	975
<b>Average of permitted land uses:</b>			
Weekday, Daily Trips	3,903.5	1,952	1,951.5

Weekday, AM Peak Hour Trips	365	244.5	120.5
Weekday, PM Peak Hour Trips	604	278	326
<b>Maximum allowable building area:</b>			
Lot Size:	509,652.0	sq ft	
-35% open space	178,378.2	sq ft	
-15% parking (approximate)	76,447.8	sq ft	
<b>Remaining building area</b>	<b>254,826.0</b>	<b>sq ft</b>	
<b>Trips Generated by Existing Permitted Land Uses (based on 254,826 sq ft building area):</b>			
Description	Total	In	Out
<b>General Office (LUC 710)</b>			
Weekday, Daily Trips	2,618	1,309	1,309
Weekday, AM Peak Hour Trips	374	329	45
Weekday, PM Peak Hour Trips	213	36	177
<b>Small Office Building (LUC 712)</b>			
Weekday, Daily Trips	3,667	1,834	1,833
Weekday, AM Peak Hour Trips	426	349	77
Weekday, PM Peak Hour Trips	550	187	363
<b>Medical - Dental (LUC 720)</b>			
Weekday, Daily Trips	10,842	5,421	5,421
Weekday, AM Peak Hour Trips	559	442	117
Weekday, PM Peak Hour Trips	473	142	331
<b>Drive-In Bank (LUC 912)</b>			
Weekday, Daily Trips	25,572	12,786	12,786
Weekday, AM Peak Hour Trips	2,536	1,471	1,065
Weekday, PM Peak Hour Trips	5,354	2,677	2,677
<b>Average of permitted land uses:</b>			
Weekday, Daily Trips	10,674.8	5,337.5	5,337.3
Weekday, AM Peak Hour Trips	973.8	647.8	326
Weekday, PM Peak Hour Trips	1,647.5	760.5	887

Figure 2

The calculations show that the proposed multi-family use has a significantly lower traffic impact than the permitted office use, resulting in less adverse impact than the land uses permitted by right.

Staff concludes that the proposed development is consistent with Chapter 8, Goal 1, Objective 1, and Policies 1.3, 1.7, 1.9, and 6.1 of the Comprehensive Plan.

## CHAPTER 11 ECONOMIC DEVELOPMENT ELEMENT GOALS, OBJECTIVES, & POLICIES.

### Goal 5: Achieve an economically stable community with a superior quality of life.

**Policy 5.1.1:** Expand urban, sub-urban and neighborhood infill development and redevelopment housing options that support the workforce by planning for development near employment and transportation centers.

**Policy 5.1.2:** Expand housing options that support the local workforce by planning for development near employment and transportation centers.

**Policy 5.1.3:** Promote policies and activities that support the quality of life of our targeted workforce.

**Policy 5.1.5:** Attract young professionals by supporting urban, sub-urban, and neighborhood infill development and redevelopment as the city evolves and grows with new industries and new residents.

Staff Findings: The proposed project will support the expected additional workforce with the new Sarasota Memorial Hospital project and will expand housing options for the existing workforce who do not want homeownership and prefer simplified lifestyles. Professionals who commute can utilize the two bus stops adjacent to the northbound and southbound lanes of Sumter Boulevard and Pocatella. The workforce population employed by the retail and commercial businesses located within Activity Center #1 would have the ability to walk or bike ride to their jobs as the Shoppes of North Port and Cocoplum Village Shoppes are located within a ½ mile, and the other commercial businesses on US-41 are located within 1-2 miles of the site.

Staff concludes that the proposed development is consistent with Chapter 11, Goal 5, and Policies 5.1.1, 5.1.2, 5.1.3, and 5.1.5 of the Comprehensive Plan.

## V. SPECIAL EXCEPTION - FINDINGS

Pursuant to ULDC Article XXII. Special Exceptions, Section 53-259. Findings. A. states, "Before any special exception shall be approved, the Planning and Zoning Advisory Board and City Commission shall determine that:

- (1) The granting of the special exception will not adversely affect the public interest, health, safety, and general welfare;
- 2) That the specific requirements in the Schedule of District Regulations (Part 2) governing the individual special exception, if any, have been met by the petitioner;

ULDC Section 53-259. A (3) also includes a list of 16 findings (**listed as letters a-p**) that where applicable, have been met. The findings will be listed separately for each special exception request as each must be able to stand on its own. Staff and the applicant's responses to each finding for the special exception are as follows:



(a) The proposed use shall be consistent with the intent, goals, objectives, policies, and programs of the City of North Port Comprehensive Plan and the intent of the zoning district as defined in this Unified Land Development Code for the area in which the property is located.

**Applicant Response:** *The proposed use is consistent with the City's Comprehensive Plan and the intent of the zoning district as defined in the Unified Land development Code. Specifically, the proposal is consistent with Housing Policy Goals 1.5 and 6.1 by providing additional housing stock to meet population growth and overall housing demand, and through its close proximity to the SCAT transit system. The proposed density is consistent with the intended density for the zoning district as established in Sec. 53-93.*

**Staff Findings:** Per the Comprehensive Plan analysis above, the proposed use is consistent with the following goals and policies of the Comp Plan.

- Transportation Element Policy 4.4, since two means of ingress and egress on Pocatella and McKibben will provide adequate access management controls to limit the proliferation of commercial and residential driveways along arterial and collector roadways. The development was also found to be consistent with the following Policies of the Comprehensive Plan.
- Housing Element Policy 1.3 the proposed development will provide housing alternatives to the single-family detached dwelling unit and provide a diversity of types and prices of housing consistent with Policy 1.7.
- Consistent with Policy 1.9, the proposed housing is located within areas where infrastructure and public transit are available.
- Policy 6.1 provides a compatible relationship with new housing and circulation patterns and encourages pedestrian and bicycle interconnectivity.
- Economic Development Policy 5.1.1 expanding housing options that support the workforce by planning development near employment and transportation centers.
- Policy 5.1.3 promote policies and activities that support the quality of life of our targeted workforce. The proposed project is adjacent to the linear park along Sumter Boulevard, providing enjoyment and quality of life by experiencing nature and physical activities.
- Policy 5.1.5. The proposed development will attract young professionals by providing diversified housing options, as most young professionals want to

avoid the responsibility of home ownership and maintain a work/life balance by enjoying the amenities that apartment living can provide.

**Staff Conclusion:** The proposed project is consistent with the Comprehensive Plan, Future Land Use Policy 1.1, Transportation Element Policy 4.4, Housing Element Policy 1.3, 1.7, 1.9, 6.1, and Economic Development Policy 5.1.1, 5.1.2, 5.1.3, and 5.1.5.

(b) The density or intensity of the proposed use shall be consistent with the intended future use of the designated land use area in which the property is located, in accordance with the provisions of the Future Land Use Plan Map contained in the Comprehensive Plan.

**Applicant Response:** *The proposed density of 15 dwelling units per acre is consistent with the provisions for Office, Professional Institutional designated properties contained in the Comprehensive Plan.*

**Staff Findings:** Policy 1.1 of the Future Land Use Element Goals, Objectives, & Policies of the City of North Port's Comprehensive Plan provides for professional and business offices, institutional, cultural, residential, and associated uses in the Professional Office Future Land Use Category. Residential is permitted with a maximum of 15 dwelling units per acre. Section 53-93 of the ULDC provides the maximum density/intensity for the OPI zoning district is 15 dwelling units per acre.

The proposed density of 15- dwelling units per acre for multi-family use is consistent with the provisions for Professional Office in the Comprehensive Plan. However, it does not meet the guideline that the residential component should be 50% of the floor area.

**Staff Conclusion:** The applicant should consider adding office, professional, or institutional uses to the project site toward compliance with the 50% guideline. As stated previously, guidelines are recommendations that guide for best practices, while regulations are binding rules that must be obeyed. Staff again recommends allocating at a minimum 2 acres of the site for professional and business office, institutional or associated uses.

(c) The proposed use, singularly or in combination with other previously approved special exceptions, must not be detrimental to the health, safety, welfare, morals, order, comfort, convenience, appearance or prosperity of the neighborhood or adjacent uses; and shall be an economic benefit to the economy of the City.

**Applicant Response:** *The proposed use will not be detrimental to health safety, welfare, morals, comfort and convenience, appearance or prosperity of the neighborhood or adjacent use. In fact, the proposed multi-family use will benefit the City and its residents by providing new, safe and convenient housing alternatives for residents.*

**Staff Findings:** The proposed use will be adequately buffered from the surrounding uses and will be walled or have decorative fencing. The architectural design of the multi-family units and accessory structures is compatible with the surrounding uses. The location of the multi-family use is within walking and biking distance of the retail uses located on US-41 and is in close proximity to two SCAT bus stops.

Based on the results of the fiscal impact analysis conducted by the city, the proposed project shows an economic benefit in the five, ten, and twenty years after project completion.

**Staff concludes:** This finding has been met.

(d) The intensity of the proposed use shall be harmonious with the character of other uses in the neighborhood.

**Applicant Response:** *The proposed multi-family use is consistent and harmonious with the adjacent residential uses in the neighborhood. Extensive setbacks and buffering from nearby single-family homes have been provided and building heights have been tiered to further ensure harmony with the character of other uses in the neighborhood.*

**Staff Findings:** The proposed multi-family use and accessory structures will be buffered with landscaping and a wall or decorative fence. The buildings comprise of two-story carriage houses and one-story garages adjacent to the residential properties east of the site. The remaining three-story buildings and the single four-story building are placed closer to Sumter Blvd. This provides a transition from the more intense uses of the assisted living facility and church to the lower-density residential to the east and the west of the development site.

**Staff concludes:** The proposed multi-family use is harmonious with the character of other uses in the neighborhood.



**(e) The height and orientation of any proposed structure(s) shall be compatible with existing neighboring structures and uses.**

**Applicant Response:** *The proposed building height, with extensive building setbacks and tiered buildings heights on the site is compatible with existing neighboring structures.*

**Staff Findings:** The buildings will be placed at different heights. The buildings with the lowest height will be placed adjacent to the residential properties east of the site at approximately the same size as the residential buildings. The typical height of a single-family home one story home is approximately 15-20 in height. Across Sumter Blvd, the Sumter Green subdivision is located on the west side of the site. Sumter Green has a 65-foot right-of-way with a divided landscape median and an existing 8-foot-high noise barrier wall separating the subdivision from the proposed development. This separation and the setbacks and landscape buffers, the height and orientation of the buildings are compatible with the neighboring structures and uses.

The maximum building height for this zoning district is 70 feet, regardless of whether a professional office, institutional or multi-family building is located on the site. The maximum building height proposed for the multi-family development is 65 feet, under the allowed maximum height.

**Staff concludes:** **The proposed heights and orientation of the buildings are compatible with the existing neighboring uses and meet the maximum height requirements for this zoning district.**

**(f) The subject parcel shall be adequate in shape and size to accommodate the proposed use and provide for appropriate separation between neighboring uses.**

**Applicant Response:** *The subject parcel is adequate in shape and size to accommodate the proposed multi-family use, it is surrounded on three sides by right-of-way and on the fourth side by a 50' drainage canal, and combined with the on-site setbacks and buffering, provides for appropriate separation between neighboring uses.*

**Staff Findings:** The subject parcel contains 11.7 acres and is accessible from Pocatella Avenue and McKibben Drive. The site will retain 35% of open space and will meet the development standards of the ULDC. With the setbacks, buffers, and separation by the right-of-way, drainage canal, and divided landscaped

median, the parcel is adequate in shape and size to accommodate the proposed multi-family use and accessory structures.

**Staff Concludes: This finding has been met.**

- (g) The proposed use shall be adequately screened and buffered to effectively separate traffic, light and noise from existing or intended nearby uses.

***Applicant Response:** The proposed multi-family use will provide a landscape buffer along all perimeters including 1 tree per 40 feet and 1 shrub per 3 feet. In addition, where possible existing trees will be preserved on site in order to provide buffering. The proposed buffer will effectively separate traffic, light and noise from existing or intended nearby uses.*

**Staff Findings:** The proposed multi-family use will be adequately screened and buffered. The ULDC requires a Type C perimeter landscape buffer of ten feet in width, will include one tree per 40 linear feet on center, and will meet the shrub requirements. The buffers provide separation and eliminate or minimize potential uses such as noise, dirt, and litter.

**Staff Concludes: This finding has been met.**

- (h) The loading and/or refuse areas shall not impose negative visual, odor or noise impacts on abutting uses or thoroughfares.

***Applicant Response:** Refuse areas have been located to prevent negative visual, odor or noise impacts on abutting thoroughfares.*

**Staff Findings:** The refuse area is located north of the site adjacent to Pocatella Avenue. The City of North Port Solid Waste Division has reviewed the proposed refuse area location and provided conditions to be met during the site development. The refuse area will meet the requirements for solid waste, including the dumpster corral requirements to be placed in a corral with a wall to mitigate noise. In addition, the dumpster corral will have front gates to prevent the refuse from posing a negative or visual impact.

**Staff Concludes: This finding has been met.**

- (i) The size and location of proposed sign(s) shall be in compliance with Chapter 29, Sign Regulations of these regulations, and shall be compatible with the character of the existing neighboring uses.

**Applicant Response:** *The proposed signs will be in compliance with all requirements of Chapter 29, Sign Regulations.*

**Staff Findings:** The applicant is proposing signage to be in compliance with Chapter 29, Sign Regulations. In addition, Section 53-99 provides that permitted signs for the OPI zoning district are freestanding monument and wall signs as well as exempt signs. The applicant is not requesting any waivers from the sign regulations. Signage will be reviewed at the time of site development and shall comply with the ULDC regulations governing signage.

**Staff concludes this finding has been met.**

**(j) Exterior lighting shall be harmonious with the character of existing neighboring uses, in terms of glare, and required foot candles.**

**Applicant Response:** *The proposed lighting will be required to meet the lighting requirements of Sec. 53-3.0, which will be confirmed at the time of submittal of a Major Site & Development Plan (MAS) thereby ensuring harmony with the character of neighboring uses.*

**Staff Findings:** The proposed lighting shall meet the requirements of Section 37-50 of the ULDC regarding illumination and control of glare. All lighting shall be aimed, located, designed, fitted, and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light onto a neighboring use or property. Lighting shall meet the requirements of the ULDC and will be reviewed in detail at the time of site development.

**Staff concludes this finding has been met.**

**(k) The ingress and egress to the subject parcel and any structure involved shall not adversely affect traffic flow, safety or control.**

**Applicant Response:** *The applicant has provided a Traffic Impact Statement prepared by Kimley-Horn & Associates, dated April 27, 2022 demonstrating the proposed ingress and egress to the subject parcel will not adversely affect traffic flow, safety or control.*

**Staff Findings:** See pages 10 and 11 for the City of North Port Public Works Engineering trip generation comparison. The result is the proposed multi-family use

has a significantly lower traffic impact than the permitted office use, resulting in less adverse impact than the land uses permitted by right.

**Public Works conclusion:** In nearly all cases, the allowed land use generates more traffic than the proposed land use. The only exception is that the total daily trips and PM peak hour trips are lesser for the general office than the multifamily residential. Given that the majority of existing permitted land uses to generate more of a traffic impact than the proposed land use, I do not believe that traffic will be adversely affected by the special exception application.

**Fire/Rescue conclusion:** Fire/Rescue has reviewed the proposed special exception ingress/egress and has indicated no issues with the ingress/egress or emergency stabilized access.

**Staff concludes this finding has been met.**

**(l) The access and internal circulation shall be adequate in case of fire or emergency.**

**Applicant Response:** *The proposed access and internal circulation has been reviewed by City of North Port Fire Department staff and plans have been modified as requested by staff to ensure adequate access and circulation in case of fire or emergency.*

**Staff Findings:** The proposed access and internal circulation have been reviewed by Fire/Rescue and have indicated no issues with the proposed ingress/egress or emergency stabilized access.

**Staff concludes this finding has been met.**

**(m) The proposed use shall not adversely affect traffic flow, safety or control on the surrounding roadway system.**

**Applicant Response:** *The applicant has provided a Traffic Impact Statement prepared by Kimley-Horn & Associates, dated April 27, 2022 demonstrating the proposed use will not adversely affect traffic flow, safety or control on the surrounding roadway system.*

**Staff Findings:** See response to (k) above.

**Public Works conclusion:** See response to (k) above.

**Staff concludes this finding has been met.**

**(n) The location, type and availability of proposed potable water systems shall be adequate for the proposed use and shall not adversely affect neighboring potable water systems.**

**Applicant Response:** Potable water is available to the site and is adequate for the proposed use without effect on neighboring potable water systems.

**Staff Findings:** Utilities Department has provided a willingness to serve letter to provide water, sewer, and eventually reclaimed water to the site (**Exhibit F – Willingness to Serve**).

**Staff concludes this finding has been met.**

**(o) The location, type, and availability of proposed wastewater systems shall be adequate for the proposed use and compatible with drainage conditions in the area and neighboring uses.**

**Applicant Response:** *Wastewater is available to the site and is adequate for the proposed use and compatible with drainage conditions in the area.*

**Staff Findings:** Utilities Department has provided a willingness to serve letter to provide water, sewer, and eventually reclaimed water to the site (**Exhibit F- Willingness to Serve**).

**Staff concludes this finding has been met.**

**(p) The proposed use shall not cause or intensify flooding of neighboring uses.**

**Applicant Response:** *The proposed development includes adequate on-site stormwater retention to ensure it will not cause flooding of neighboring uses.*

**Staff Findings:** The proposed site has been reviewed by Public Works Stormwater. Stormwater comments have been addressed through the accompanying development master plan petition DMP-22-124. As per stormwater conditions for the development order, “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”. The drainage summary has been reviewed by Public Works Stormwater and no issues have been raised. However, if any issues arise at the time of the site development, they will be addressed and resolved at that time.

**Staff concludes this finding has been met.**

## VI. LEGAL REVIEW

The accompanying Resolution No. 2022-R-68 has been reviewed by the City Attorney as to form and correctness.

## VII. PUBLIC NOTICE

Pursuant to ULDC Section 53-258 B., Notice of the public hearings was advertised in a newspaper of general circulation on Tuesday, November 22, 2022 (**Exhibit G – Notice of Public Hearing**)

Pursuant to Section 53-258 C., notice was mailed to all property owners within 1,320 feet of the subject property on Tuesday, November 22, 2022 (**Exhibit H – Notice to Property Owners**)

## VIII. PUBLIC HEARINGS

<b>Planning &amp; Zoning Advisory Board Public Hearing</b>	<b>December 15, 2022 9:00 AM</b> or as soon thereafter
<b>City Commission Public Hearing</b>	<b>January 10, 2023 10:00 AM</b> or as soon thereafter

## IX. RECOMMENDED MOTIONS

The Planning & Zoning Division recommends that the Planning and Zoning Advisory Board approve Resolution No. 2022-R-68, Petition SPX-22-123, a special exception to allow a multi-family residential use in the Office, Professional, Institutional (OPI) Zoning District, and motion as follows:

I move to recommend approval of Resolution No. 2022-R-68, SPX-22-123, a special exception to allow a multi-family residential use in the Office, Professional, Institutional (OPI) Zoning District and determine that:

1. The granting of the special exception will not adversely affect the public interest, health, safety, and general welfare;
2. That the specific requirements in the Schedule of District Regulations (Part 2) governing the individual special exception, if any, have been met by the



petitioner;

3. And that the following standards, where applicable, have been met:

- (a) The proposed use shall be consistent with the intent, goals, objectives, policies and programs of the City of North Port Comprehensive Plan and the intent of the zoning district as defined in this Unified Land Development Code for the area in which the property is located.
- (b) The density or intensity of the proposed use shall be consistent with the intended future use of the designated land use area in which the property is located, in accordance with the provisions of the Future Land Use Plan Map contained in the Comprehensive Plan.
- (c) The proposed use, singularly or in combination with other previously approved special exceptions, must not be detrimental to the health, safety, welfare, morals, order, comfort, convenience, appearance or prosperity of the neighborhood or adjacent uses; and shall be an economic benefit to the economy of the City. [Amended 11-24-2003 by Ord. No. 2002-56]
- (d) The intensity of the proposed use shall be harmonious with the character of other uses in the neighborhood.
- (e) The height and orientation of any proposed structure(s) shall be compatible with existing neighboring structures and uses.
- (f) The subject parcel shall be adequate in shape and size to accommodate the proposed use and provide for appropriate separation between neighboring uses.
- (g) The proposed use shall be adequately screened and buffered to effectively separate traffic, light and noise from existing or intended nearby uses.
- (h) The loading and/or refuse areas shall not impose negative visual, odor or noise impacts on abutting uses or thoroughfares.
- (i) The size and location of proposed sign(s) shall be in compliance with Chapter 29, Sign Regulations of these regulations, and shall be compatible with the character of the existing neighboring uses.
- (j) Exterior lighting shall be harmonious with the character of existing neighboring uses, in terms of glare, and required foot candles.
- (k) The ingress and egress to the subject parcel and any structure involved shall not adversely affect traffic flow, safety or control.
- (l) The access and internal circulation shall be adequate in case of fire or emergency.

- (m) The proposed use shall not adversely affect traffic flow, safety or control on the surrounding roadway system.
- (n) The location, type and availability of proposed potable water systems shall be adequate for the proposed use and shall not adversely affect neighboring potable water systems.
- (o) The location, type and availability of proposed wastewater systems shall be adequate for the proposed use and compatible with drainage conditions in the area and neighboring uses.
- (p) The proposed use shall not cause or intensify flooding of neighboring uses.

**If the motion is to deny:**

I move to recommend denial of Resolution No. 2022-R-68, SPX-22-123, a special exception to allow a multi-family residential use in the Office, Professional, Institutional (OPI) Zoning District and determine that the following have not been met:

1. The granting of the special exception will not adversely affect the public interest, health, safety, and general welfare;
2. That the specific requirements in the Schedule of District Regulations (Part 2) governing the individual special exception, if any, have been met by the petitioner;
3. And that the following standards, where applicable, have **not** been met:
  - (a) The proposed use shall be consistent with the intent, goals, objectives, policies and programs of the City of North Port Comprehensive Plan and the intent of the zoning district as defined in this Unified Land Development Code for the area in which the property is located.
  - (b) The density or intensity of the proposed use shall be consistent with the intended future use of the designated land use area in which the property is located, in accordance with the provisions of the Future Land Use Plan Map contained in the Comprehensive Plan.
  - (c) The proposed use, singularly or in combination with other previously approved special exceptions, must not be detrimental to the health, safety, welfare, morals, order, comfort, convenience, appearance or prosperity of the neighborhood or adjacent uses; and shall be an economic benefit to the economy of the City. [Amended 11-24-2003 by Ord. No. 2002-56]
  - (d) The intensity of the proposed use shall be harmonious with the character of other uses in the neighborhood.

- (e) The height and orientation of any proposed structure(s) shall be compatible with existing neighboring structures and uses.
- (f) The subject parcel shall be adequate in shape and size to accommodate the proposed use and provide for appropriate separation between neighboring uses.
- (g) The proposed use shall be adequately screened and buffered to effectively separate traffic, light and noise from existing or intended nearby uses.
- (h) The loading and/or refuse areas shall not impose negative visual, odor or noise impacts on abutting uses or thoroughfares.
- (i) The size and location of proposed sign(s) shall be in compliance with Chapter 29, Sign Regulations of these regulations, and shall be compatible with the character of the existing neighboring uses.
- (j) Exterior lighting shall be harmonious with the character of existing neighboring uses, in terms of glare, and required foot candles.
- (k) The ingress and egress to the subject parcel and any structure involved shall not adversely affect traffic flow, safety or control.
- (l) The access and internal circulation shall be adequate in case of fire or emergency.
- (m) The proposed use shall not adversely affect traffic flow, safety or control on the surrounding roadway system.
- (n) The location, type and availability of proposed potable water systems shall be adequate for the proposed use and shall not adversely affect neighboring potable water systems.
- (o) The location, type and availability of proposed wastewater systems shall be adequate for the proposed use and compatible with drainage conditions in the area and neighboring uses.
- (p) The proposed use shall not cause or intensify flooding of neighboring uses.

## X. ALTERNATIVE ACTIONS

Approve Resolution No. 2022-R-68, SPX-22-223 with the following additional conditions:

Planning and Zoning Advisory Board list any additional conditions.

## XI. EXHIBITS

Exhibits
A-1. Affidavit
A-2. Warranty Deed
B. Application
C. Narrative
D. Development Master Plan
E. Fiscal Impact and Job Creation Analysis
F. Willingness to Serve
G. Notice of Public Hearing
H. Notice to Property Owners

Exhibit A-1- Affidavit

AFFIDAVIT

I (the undersigned), Jeffery A. Boone, Esq. (agent) 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 25th day of JANUARY, 2022

Signature of Applicant or Authorized Agent: Jeffery A. Boone, Esq. (agent) Print Name and Title

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 25th day of JANUARY, 2022, by Jeffery A. Boone NA who is personally known to me or has produced as identification.

Signature - Notary Public: [Signature]



AFFIDAVIT AUTHORIZATION FOR AGENT/APPLICANT

I, Zia Butt, property owner, hereby authorize Jeffery A. Boone, Esq. (agent) to act as Agent on our behalf to apply for this application on the property described as (legal description) 4851 Pocatolla Avenue- PID# 1001-16-0001

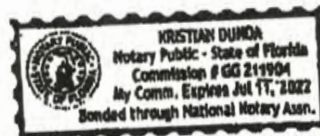
Owner: [Signature] Date: 01/24/2022

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 24th day of JANUARY, 2022, by ZIA BUTT who is personally known to me or has produced as identification.

Signature - Notary Public: [Signature]

(Place Notary Seal Below)



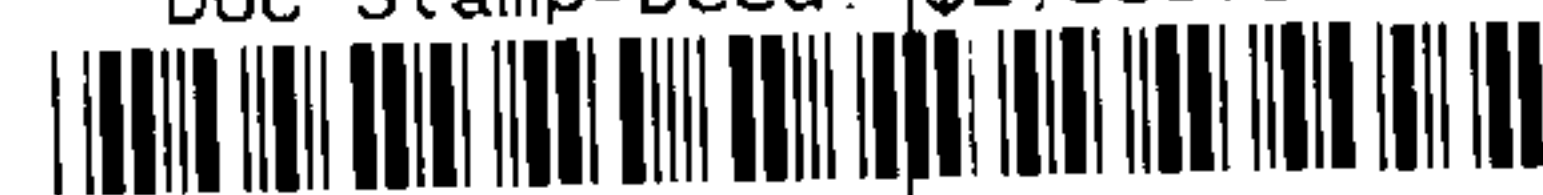


PREPARED BY/RETURN TO:  
MELLOR & GRISSINGER  
13801 - D Tamiami Trail  
North Port, FL 34287  
Tel: (941) 426-1193

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2015078119 1 PG(S)  
June 25, 2015 09:32:53 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Recording: \$10.00  
Revenue Stamps: \$2,555.00

Doc Stamp-Deed: \$2,555.00



### SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 6th day of June 2015, between **NORTH PORT RETIREMENT CENTER, INC.**, Grantor, whose post office address is 4950 Pocatella Avenue, North Port, FL 34287 and **ZIA BUTT**, a married man, Grantee, whose post office address is 4950 Pocatella Avenue, North Port, FL 34287.

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee heirs and assigns forever, the following described land situate, lying and being in Sarasota County, Florida to wit:

Tract D, 1<sup>st</sup> REPLAT OF 40<sup>th</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof, recorded in Plat Book 26, Page 33, of the Public Records of Sarasota County, Florida. Property ID No.: 1001160001.

**THIS INSTRUMENT has been prepared without benefit of title examination or opinion at the request of the parties hereto.**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

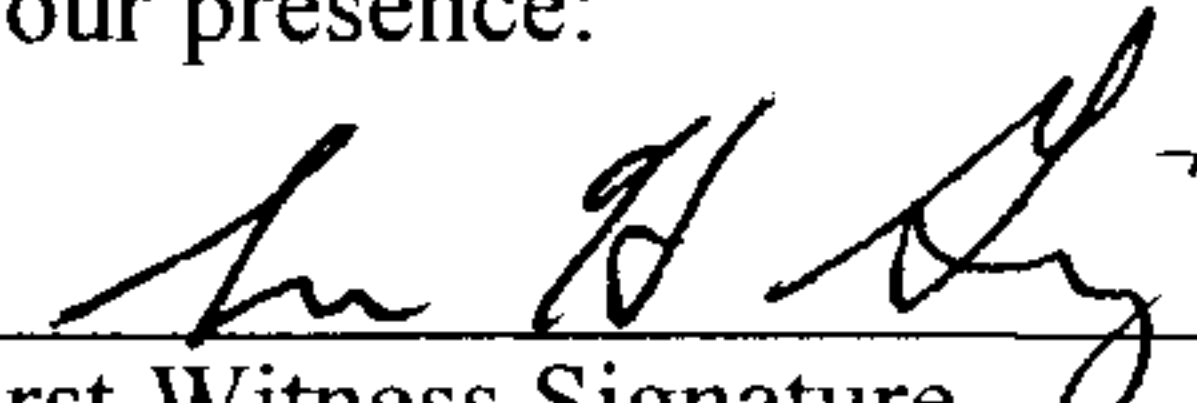
**To Have** and to Hold, the same in fee simple forever.

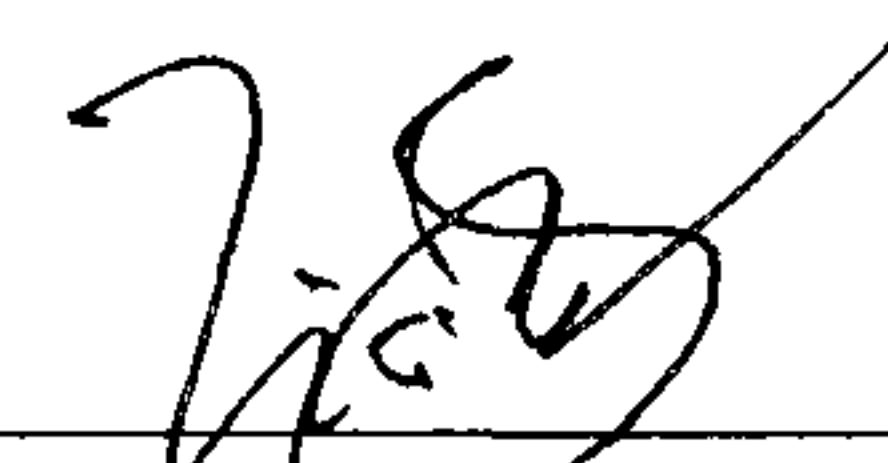
**And** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 2014.


IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first written above.

Signed, sealed and delivered  
In our presence:

**NORTH PORT RETIREMENT CENTER, INC.**

  
\_\_\_\_\_  
First Witness Signature  
Susan H. Grissinger  
\_\_\_\_\_  
Print Name of First Witness

  
\_\_\_\_\_  
By: **ZIA BUTT, President**

  
\_\_\_\_\_  
Second Witness Signature  
Douglas W. Grissinger  
\_\_\_\_\_  
Print Name of Second Witness

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 6th day of June, 2015, by **ZIA BUTT**, as President of North Port Retirement Center, Inc, who is personally known to me, or, who produced \_\_\_\_\_ as identification.

My Commission Expires:



DOUGLAS W. GRISSINGER  
MY COMMISSION # EE 843055  
EXPIRES: October 11, 2016  
Elected Thru Budget Notary Services

Sign   
\_\_\_\_\_  
NOTARY PUBLIC



## Exhibit B -Application



**CITY OF NORTH PORT**  
Neighborhood Development Services  
Planning Division  
PlanningInfo@cityofnorthport.com

### Special Exception Packet

The following items are to be included in the submission:

- Special Exception Application
- Affidavit(s)
- Special Exception Checklist
- Special Exception Fee Sheet
- Billable Fee Payment Agreement

**\*Note\***

Please be advised that each application is considered a separate petition and will be reviewed as such. Packets will not be processed if incomplete or missing requested information.

If there is more than one property owner of the subject property, all owners must complete an affidavit.

There are additional costs included with this application. Fees for legal advertisements and adjacent property owner notifications will be billed to the applicant at actual cost. These costs shall be paid in full before any development orders/orders of approval are issued.

Exhibit B -Application



CITY OF NORTH PORT  
Neighborhood Development Services  
Planning Division  
4970 City Hall Boulevard  
North Port, FL 34286-4100  
www.cityofnorthport.com  
Phone (941) 429-7156

DATE RECEIVED - DATE STAMP

May 27, 2022

**SPECIAL EXCEPTION APPLICATION**

Upon making any application to the City for any reason, the applicant agrees to comply with all the requirements of the Unified Land Development Code and further agrees to allow authorized city staff and personnel to enter and inspect the property during normal business hours

The City Commission may approve Special Exceptions, subject to appropriate safeguards. When appropriate, the City Commission may waive or modify special regulations contained in the Unified Land Development Code on a case-by-case basis, to ensure that the special exception will promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or the general welfare.

Date Application Received: \_\_\_\_\_ Accepted by: \_\_\_\_\_ Project No: \_\_\_\_\_

*Above to Be Completed by Planning Staff*

P.P. \_\_\_\_\_

Project Name: Pocatella Avenue Multi-Family

Name of Applicant: Jeffery A. Boone, Esq. (agent)

Name of Corporation/LLC (if Applicable): \_\_\_\_\_

Street Address: 1001 Avenida Del Circo

City: Venice State: FL Zip Code: 34285

Phone: 941-488-6716 FAX No. 941-488-7079 E-mail: jboone@boone-law.com

Name of Property Owner: (if different from the applicant above) Zia Butt

Street Address: 4950 Pocatella Avenue

City: North Port State: FL Zip Code: 34287

Phone: \_\_\_\_\_ FAX No. \_\_\_\_\_ E-mail: \_\_\_\_\_

Name of Architect: (if Applicable) \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ FAX No. \_\_\_\_\_ E-mail: \_\_\_\_\_

Name of Engineer: (if Applicable) Peter Van Buskirk, P.E., Kimley-Horn & Associates, Inc.

Exhibit B -Application

Street Address: 1412 Jackson Street  
City: Fort Myers State: FL Zip Code: 33901  
Phone: 239-271-2635 FAX No. E-mail: peter.vanbuskirk@kimley-horn.com

Name of Attorney: (If Applicable) Jeffery A. Boone, Esq.  
Street Address: 1001 Avenida Del Circo  
City: Venice State: FL Zip Code: 34285  
Phone: 941-488-6716 FAX No. E-mail: jboone@boone-law.com

Name of Surveyor: (If Applicable)  
Street Address:  
City: State: Zip Code:  
Phone: FAX No. E-mail:

Name of Contractor: (If Applicable)  
Street Address:  
City: State: Zip Code:  
Phone: FAX No. E-mail:

Property Description: (Please list additional PID's on a separate sheet of paper) (Information can be found at http://www.sc-pa.com/testsearch/)

Parcel I.D. No(s): 1. 1001-16-00012. - - -  
Legal: Lot(s): Block: Addition: 40th Tract or Parcel: D  
Subdivision: Port Charlotte  
Section: 33 Township: 39S Range: 21E Acreage: 11.7  
Street Address: 4951 Pocatella Avenue

Purpose of Application: Please briefly state what the intended use of the property will be or why you are making this application (e.g. general project description).  
Residential Multi-Family Development

Has this property undergone previous City development review and approval?  
No: X Yes: If yes, when? (Month/Date/Year)



# Exhibit B -Application

Existing land use (e.g., house, commercial structure, vacant): vacant

Surrounding existing land uses/zoning of adjacent properties:

North: Assisted Living

South: ROW and Church

East: Single Family

West: ROW and Single Family

Adopted future Land Use Map Designation: Office Professional Institutional

Adopted Zoning Map Designation: OPI

Is the property located in an Activity Center or Town Center? Yes  No  If yes, please indicate which one \_\_\_\_\_

Provide the following information relative to the proposed development: (Answer all that apply)

<u>11.7</u>	Total acres		
<u>0</u>	Total wetland acres		
<u>0</u>	Total commercial acres	<u>0</u>	Total building square footage of commercial use
<u>11.7</u>	Total residential acres	<u>175</u>	Total number of residential units
<u>0</u>	Total government acres	<u>0</u>	Total building square footage of government use
<u>0</u>	Total industrial acres	<u>0</u>	Total building square footage of industrial use
<u>0</u>	Total park acres		
<u>0</u>	Total number of lots		
<u>14</u>	Total number of buildings		
<u>15 du/ac</u>	Floor area ratio or dwelling units / acre		
<u>15.7%</u>	Percentage of lot coverage by buildings		
<u>55'</u>	Building height measured in feet		
<u>975'</u>	Minimum depth of property		
<u>404'</u>	Minimum width of property		
<u>188,000 sq ft</u>	Total maximum surface area of all impervious surfaces		
<u>36.9 %</u>	Percentage of lot coverage of all impervious surfaces		
<u>282</u>	Number of off-street parking spaces		
	Number of handicapped parking spaces		
<u>n/a</u>	Drive-thru access (please check if applicable)		
<u>63.1%</u>	Percentage of acres devoted to open space and storm water requirements		

## **FIRE & RESCUE:**

Nearest Fire Hydrant: at site (0') (feet)

## **TRAFFIC:**

Exhibit B -Application

List the Roadways immediately serving the site:

Pocatella Avenue

Sumter Boulevard

McKibben Drive

Nearest: Traffic Control Light: 1,700 ft. (feet) Stop Sign: at site (0') (feet)

**UTILITIES:**

How will Potable Water service be provided? Please contact North Port Utilities (941) 240-8000.

Private Well (Submit a letter or application from the Sarasota County Department of Health.)

North Port Utilities (Please provide a letter from the service provider stating that the proposed development is within their service area and that they have adequate capacity to serve the proposed development.)

How will Sanitary Sewer service be provided? Please contact North Port Utilities (941) 240-8000.

Private Septic System (If property is located in the Conservation Restricted Overlay Zone a class 1 aerobic water treatment system is required for single family home sites. Submit a letter or application the Sarasota County Department of Health.)

North Port Utilities (Please provide a letter from the service provider stating that the proposed development is within their service area and that they have adequate capacity to serve the proposed development.)

**STORMWATER:** Please contact the City Stormwater Manager/Environmentalist at (941) 240-8321.

(Flood information can be found at <http://www.cityofnorthport.com> Search: Flood Update)

Is the application site in a FEMA Hazardous Flood Zone? No:  Yes:   
If yes, what zone? \_\_\_\_\_

Is the application site in the Conservation Restricted Zone? No:  Yes:   
If yes, what zone? \_\_\_\_\_

Is the application site in the Big Slough Watershed Flood Zone? No:  Yes:   
If yes, what is the 100-year 1-day flood elevation? \_\_\_\_\_ ft. NGVD

Does the application site contain wetlands? Yes  No  If yes, existing wetland acres: \_\_\_\_\_

Has the Department of Environmental Protection been notified of wetlands? Yes  No

Is the property located in the Myakka River Protection Zone? No:  Yes:

Is the property adjacent to the Myakka River jurisdictional wetlands? No:  Yes:

(If yes, please provide acreage and map of the area and schedule a meeting with City Stormwater Manager/Environmentalist.)

**ENVIRONMENTAL:**

Are there any known Historical or Archaeological sites on the property?

(If unsure, please contact Sarasota County – Division of Historical Resources, (941) 316-1115.)

No:  Yes:  Please describe: \_\_\_\_\_

Has an Environmental Assessment Report/Review been prepared for this property?

No  Yes  Date survey was conducted: March 11, 2022

Exhibit B -Application

Does the property contain gopher tortoise burrows, scrub jay habit, or any plant or animal species listed as "rare", "threatened", "endangered", or "species of special concern" by State and /or Federal agencies? If yes, the applicant will be required to produce documents on how listed species or habitats will be protected or managed at the Site Development stage.

No: \_\_\_\_\_ Yes:  Please indicate which ones: Please see attached survey from  
Biotech Consulting, Inc, dated 3/11/22

\*All of the information provided on this application is true and correct to the best of my knowledge.

  
\_\_\_\_\_  
Signature of Applicant

5/26/22  
\_\_\_\_\_  
Date

Jeffery A. Boone, Esq. (agent)  
\_\_\_\_\_  
Print Applicant Name

## Exhibit B -Application

### Checklist of Required Submittal Items:

#### SPECIAL EXCEPTION

Please digitally submit the following to [PlanningInfo@cityofnorthport.com](mailto:PlanningInfo@cityofnorthport.com):

- Exhibit A: Project Narrative** (Narrative shall include responses to Sec 53-259. A.(3)(a-p) of the Unified Land Development Code)
- Exhibit B: Area Map**
- Exhibit C: Boundary survey** (A legal description and boundary survey signed and sealed by a registered land surveyor in the State of Florida.)
- Exhibit D- Title Assurance/ Current Deed**
- Exhibit E- Articles of Corporation/Articles of Organization** (If Corporation or LLC is applicable)
- Exhibit F: Development Master Plan**
- Exhibit G- Signs and Lighting Plan**
- Exhibit H- Landscaping (Screening & Buffering) & Tree Protection Plan**
- Exhibit I: Certification of payment of taxes and assessments**
- Exhibit J: Utilities availability letter**
- Exhibit K: Traffic Impact Statement**
- Digital files:** The entire submittal package in PDF format to [PlanningInfo@cityofnorthport.com](mailto:PlanningInfo@cityofnorthport.com). Also, please submit all project related spatial information in either CAD .dwg , GIS Shapefile or File Geodatabase format as well. The data must have coordinates in at least 4 corners of the petition area. The Coordinate system must be: A Projected Coordinate System, State Plane, NAD 1983 StatePlane Florida West FIPS 0902 (US Feet).



Exhibit B -Application



**CITY OF NORTH PORT**  
**Special Exception**  
**Fee Sheet**

Property Location (Address): 4951 Pocatella Avenue

PID(s) #: 1001-16-0001

**Special Exception Calculation**

Fees	Additional Fees	Total
\$2,500	\$11 per acre __ acres	
<b>TOTAL</b>		\$2,636.00

-All fees should be made payable to the City of North Port. Fees must be paid prior to the processing of the submittal.

-Other billable fees will be assessed and will be required to be paid by the applicant as stated on the billable fee agreement.

Please contact Planning Staff if you have any questions, 941.429.7156

Exhibit B -Application

**BILLABLE FEE PAYMENT AGREEMENT**

I/WE agree to pay all the costs associated with processing this application petition. Payment is due within 10 days of receipt of an invoice, and all processing of the petition will stop if payments are not made within 10 days.

Name(s): Joseph Holt  
Billing Address: 675 Peach de la Ave. NW Ste. 8500 Atlanta, GA 30307  
Contact Number: 334-319-4435  
Contact E-mail: joseph@amplcapital.com

I understand and agree to the conditions outlined in this agreement, and certify that all the information provided is correct.

Signature: [Signature]  
Print Name: Joseph Holt  
Date: 5/20/2022

Witness: [Signature]  
Print Name: ANDREA PREVATT  
Date: 5/20/2022

Applicants are billed for Legal Advertisement costs and actual postage costs for Adjacent Property Owner notifications. Fees will vary based on size of advertisement selected by the local newspaper, and amount of property owners to be notified.

To be filled out by Planning Staff  
Petition Number \_\_\_\_\_

Exhibit B -Application

AFFIDAVIT

I (the undersigned), Jeffery A. Boone, Esq. (agent) 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 25<sup>th</sup> day of JANUARY, 2022

Signature of Applicant or Authorized Agent [Signature] Jeffery A. Boone, Esq. (agent)  
Print Name and Title

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 25<sup>th</sup> day of JANUARY, 2022, by Jeffery A. Boone who is personally known to me or has produced NA as identification.

Signature - Notary Public [Signature]



AFFIDAVIT AUTHORIZATION FOR AGENT/APPLICANT

I, Zia Butt, property owner, hereby authorize Jeffery A. Boone, Esq. (agent) to act as Agent on our behalf to apply for this application on the property described as (legal description) 4951 Pocatello Avenue- PID# 1001-16-0001

Owner [Signature] Date 01/24/2022

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 24<sup>th</sup> day of JANUARY, 2022, by ZIA BUTT who is personally known to me or has produced \_\_\_\_\_ as identification.

Signature - Notary Public [Signature]

(Place Notary Seal Below)

Revised 8-30-19 (Reviewed by CAO)





## Exhibit B -Application

### Pocatella Avenue Multi-Family – Project Narrative

The subject property is an 11.7 +/- acre parcel located at 4951 Pocatella Ave, east of Sumter Blvd. The Future Land Use Designation of the property is Professional Office/Institutional and the Zoning Designation is Office/Professional/Institutional (OPI). Pursuant to Sec. 53-92, the applicant proposes approval of a Special Exception for the Multi-Family Residential use. Specifically, the proposed Development Master Plan is for a Class-A, garden-style luxury multi-family residential development of up to 175 units with a mix of 2-story carriage homes and 3 and 4 -story apartment buildings with surface parking and amenities including a fitness center and dog park. Monument signage is located at the entrance drive on the southern boundary of the property near McKibben Drive. A proposed 5' sidewalk is provided to connect to the existing sidewalk network in the immediate vicinity. Access to the community will be provided from Pocatella Ave and McKibben Drive and utility capacity is available to serve the site. A Type "C" landscape buffer is provided around the boundary of the property.

The proposed Development Master Plan is consistent with all applicable elements of the Comprehensive Plan and specifically advances Housing Policy Goals 1.5 and 6.1 by providing additional housing stock to meet population growth and overall housing demand, and through its close proximity to the SCAT transit system.

Further, the proposed Development Master Plan is consistent with all applicable elements of the Unified Land Development Code and consistent with the respect the required findings for Special Exception approval as evaluated below.

#### **Sec. 53-259. Findings.**

A. Planning and Zoning Advisory Board and City Commission action. Before any special exception shall be approved, the Planning and Zoning Advisory Board and City Commission shall determine that:

(3) And that the following standards, where applicable, have been met:

- (a) The proposed use shall be consistent with the intent, goals, objectives, policies and programs of the City of North Port Comprehensive Plan and the intent of the zoning district as defined in this Unified Land Development Code for the area in which the property is located.

**The proposed use is consistent with the City's Comprehensive Plan and the intent of the zoning district as defined in the Unified Land development Code. Specifically, the proposal is consistent with Housing Policy Goals 1.5 and 6.1 by providing additional housing stock to meet population growth and overall housing demand, and through its close proximity to the SCAT transit system. The proposed density is consistent with the intended density for the zoning district as established in Sec. 53-93.**

## Exhibit B -Application

- (b) The density or intensity of the proposed use shall be consistent with the intended future use of the designated land use area in which the property is located, in accordance with the provisions of the Future Land Use Plan Map contained in the Comprehensive Plan.

**The proposed density of 15 dwelling units per acre is consistent with the provisions for Office, Professional Institutional designated properties contained in the Comprehensive Plan.**

- (c) The proposed use, singularly or in combination with other previously approved special exceptions, must not be detrimental to the health, safety, welfare, morals, order, comfort, convenience, appearance or prosperity of the neighborhood or adjacent uses; and shall be an economic benefit to the economy of the City. [Amended 11-24-2003 by Ord. No. 2002-56]

**The proposed use will not be detrimental to health safety, welfare, morals, comfort and convenience, appearance or prosperity of the neighborhood or adjacent use. In fact, the proposed multi-family use will benefit the City and its residents by providing new, safe and convenient housing alternatives for residents.**

- (d) The intensity of the proposed use shall be harmonious with the character of other uses in the neighborhood.

**The proposed multi-family use is consistent and harmonious with the adjacent residential uses in the neighborhood. Extensive setbacks and buffering from nearby single-family homes has been provided and building heights have been tiered to further ensure harmony with the character of other uses in the neighborhood.**

- (e) The height and orientation of any proposed structure(s) shall be compatible with existing neighboring structures and uses.

**The proposed building height, with extensive building setbacks and tiered buildings heights on the site is compatible with existing neighboring structures.**

- (f) The subject parcel shall be adequate in shape and size to accommodate the proposed use and provide for appropriate separation between neighboring uses.

**The subject parcel is adequate in shape and size to accommodate the proposed multi-family use, it is surrounded on three sides by right-of way and on the fourth side by a 50' drainage canal, and combined with the on-site setbacks and buffering, provides for appropriate separation between neighboring uses.**

- (g) The proposed use shall be adequately screened and buffered to effectively separate traffic, light and noise from existing or intended nearby uses.

**The proposed multi-family use is will provide a landscape buffer along all perimeters including 1 tree per 40 feet and 1 shrub per 3 feet. In addition, where possible existing trees will be preserved on site in order to provide**

## Exhibit B -Application

**buffering. The proposed buffer will effectively separate traffic, light and noise from existing or intended nearby uses.**

- (h) The loading and/or refuse areas shall not impose negative visual, odor or noise impacts on abutting uses or thoroughfares.

**Refuse areas have been located to prevent negative visual, odor or noise impacts on abutting thoroughfares.**

- (i) The size and location of proposed sign(s) shall be in compliance with Chapter 29, Sign Regulations of these regulations, and shall be compatible with the character of the existing neighboring uses.

**The proposed signs will be in compliance with all requirements of Chapter 29, Sign Regulations.**

- (j) Exterior lighting shall be harmonious with the character of existing neighboring uses, in terms of glare, and required foot candles.

**The proposed lighting will be required to meet the lighting requirements of Sec. 53-3.0, which will be confirmed at the time of submittal of a Major Site & Development Plan (MAS) thereby ensuring harmony with the character of neighboring uses.**

- (k) The ingress and egress to the subject parcel and any structure involved shall not adversely affect traffic flow, safety or control.

**The applicant has provided a Traffic Impact Statement prepared by Kimley-Horn & Associates, dated April 27, 2022 demonstrating the proposed ingress and egress to the subject parcel will not adversely affect traffic flow, safety or control.**

- (l) The access and internal circulation shall be adequate in case of fire or emergency.

**The proposed access and internal circulation has been reviewed by City of North Port Fire Department staff and plans have been modified as requested by staff to ensure adequate access and circulation in case of fire or emergency.**

- (m) The proposed use shall not adversely affect traffic flow, safety or control on the surrounding roadway system.

**The applicant has provided a Traffic Impact Statement prepared by Kimley-Horn & Associates, dated April 27, 2022 demonstrating the proposed use will not adversely affect traffic flow, safety or control on the surrounding roadway system.**

- (n) The location, type and availability of proposed potable water systems shall be adequate for the proposed use and shall not adversely affect neighboring potable water systems.

## Exhibit B -Application

**Potable water is available to the site and is adequate for the proposed use without effect on neighboring potable water systems.**

- (o) The location, type and availability of proposed wastewater systems shall be adequate for the proposed use and compatible with drainage conditions in the area and neighboring uses.

**Wastewater is available to the site and is adequate for the proposed use and compatible with drainage conditions in the area.**

- (p) The proposed use shall not cause or intensify flooding of neighboring uses.

**The proposed development includes adequate on site stormwater retention to ensure it will not cause flooding of neighboring uses.**



## Exhibit B -Application

### Pocatella Avenue Multi-Family – Project Narrative

The subject property is an 11.7 +/- acre parcel located at 4951 Pocatella Ave, east of Sumter Blvd. The Future Land Use Designation of the property is Professional Office/Institutional and the Zoning Designation is Office/Professional/Institutional (OPI). The proposed Development Master Plan is for a Class-A, garden-style luxury multi-family residential development of up to 175 units with a mix of 2-story carriage homes and 3 and 4 -story apartment buildings with surface parking and amenities including a fitness center and dog park. Monument signage is located at the entrance drive on the southern boundary of the property near McKibben Dr. A proposed 5' sidewalk is provided to connect to the existing sidewalk network in the immediate vicinity. Access to the community will be provided from Pocatella Ave and McKibben Drive and utility capacity is available to serve the site. A Type "C" landscape buffer is provided around the boundary of the property.

The proposed Development Master Plan is consistent with all applicable elements of the Comprehensive Plan and specifically advances Housing Policy Goals 1.5 and 6.1 by providing additional housing stock to meet population growth and overall housing demand, and through its close proximity to the SCAT transit system.

Further, the proposed Development Master Plan is consistent with all applicable elements of the Unified Land Development Code and consistent with the respect the required findings for Special Exception approval as evaluated below.

#### **Sec. 53-259. Findings.**

- A. Planning and Zoning Advisory Board and City Commission action. Before any special exception shall be approved, the Planning and Zoning Advisory Board and City Commission shall determine that:
- (3) And that the following standards, where applicable, have been met:
    - (a) The proposed use shall be consistent with the intent, goals, objectives, policies and programs of the City of North Port Comprehensive Plan and the intent of the zoning district as defined in this Unified Land Development Code for the area in which the property is located.  
**The proposed use is consistent with the City's Comprehensive Plan and the intent of the zoning district as defined in the Unified Land development Code.**
    - (b) The density or intensity of the proposed use shall be consistent with the intended future use of the designated land use area in which the property is located, in accordance with the provisions of the Future Land Use Plan Map contained in the Comprehensive Plan.

## Exhibit B -Application

**The proposed density of 15 dwelling units per acre is consistent with the provisions for Office, Professional Institutional designated properties contained in the Comprehensive Plan.**

- (c) The proposed use, singularly or in combination with other previously approved special exceptions, must not be detrimental to the health, safety, welfare, morals, order, comfort, convenience, appearance or prosperity of the neighborhood or adjacent uses; and shall be an economic benefit to the economy of the City. [Amended 11-24-2003 by Ord. No. 2002-56]

**The proposed use will not be detrimental to health safety, welfare, morals, comfort and convenience, appearance or prosperity of the neighborhood or adjacent uses.**

- (d) The intensity of the proposed use shall be harmonious with the character of other uses in the neighborhood.

**The proposed multi-family use is consistent and harmonious with the adjacent residential uses in the neighborhood.**

- (e) The height and orientation of any proposed structure(s) shall be compatible with existing neighboring structures and uses.

**The proposed building height, with extensive building setbacks and taller buildings located centrally on the site is compatible with existing neighboring structures.**

- (f) The subject parcel shall be adequate in shape and size to accommodate the proposed use and provide for appropriate separation between neighboring uses.

**The subject parcel is adequate in shape and size to accommodate the proposed multi-family use.**

- (g) The proposed use shall be adequately screened and buffered to effectively separate traffic, light and noise from existing or intended nearby uses.

**The proposed multi-family use is adequately screened and buffered to effectively separate traffic, light and noise from existing or intended nearby uses.**

- (h) The loading and/or refuse areas shall not impose negative visual, odor or noise impacts on abutting uses or thoroughfares.

**Refuse areas have been located to prevent negative visual, odor or noise impacts on abutting thoroughfares.**

- (i) The size and location of proposed sign(s) shall be in compliance with Chapter 29, Sign Regulations of these regulations, and shall be compatible with the character of the existing neighboring uses.

**The proposed signs will be in compliance with all requirements of Chapter 29, Sign Regulations.**

## Exhibit B -Application

- (j) Exterior lighting shall be harmonious with the character of existing neighboring uses, in terms of glare, and required foot candles.

**The proposed lighting is harmonious with the character of neighboring uses.**

- (k) The ingress and egress to the subject parcel and any structure involved shall not adversely affect traffic flow, safety or control.

**The proposed ingress and egress to the subject parcel will not adversely affect traffic flow, safety or control.**

- (l) The access and internal circulation shall be adequate in case of fire or emergency.

**The proposed access and internal circulation is adequate in case of fire or emergency.**

- (m) The proposed use shall not adversely affect traffic flow, safety or control on the surrounding roadway system.

**The proposed use will not adversely affect traffic flow, safety or control on the surrounding roadway system.**

- (n) The location, type and availability of proposed potable water systems shall be adequate for the proposed use and shall not adversely affect neighboring potable water systems.

**Potable water is available to the site and is adequate for the proposed use without effect on neighboring potable water systems.**

- (o) The location, type and availability of proposed wastewater systems shall be adequate for the proposed use and compatible with drainage conditions in the area and neighboring uses.

**Wastewater is available to the site and is adequate for the proposed use and compatible with drainage conditions in the area.**

- (p) The proposed use shall not cause or intensify flooding of neighboring uses.

**The proposed use will not cause flooding of neighboring uses.**





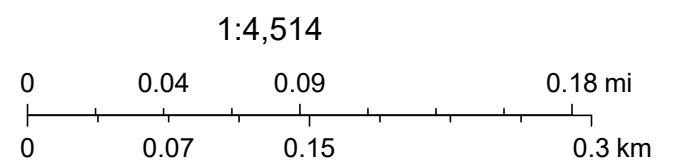
# Sarasota County Property Appraiser

Exhibit B - Application

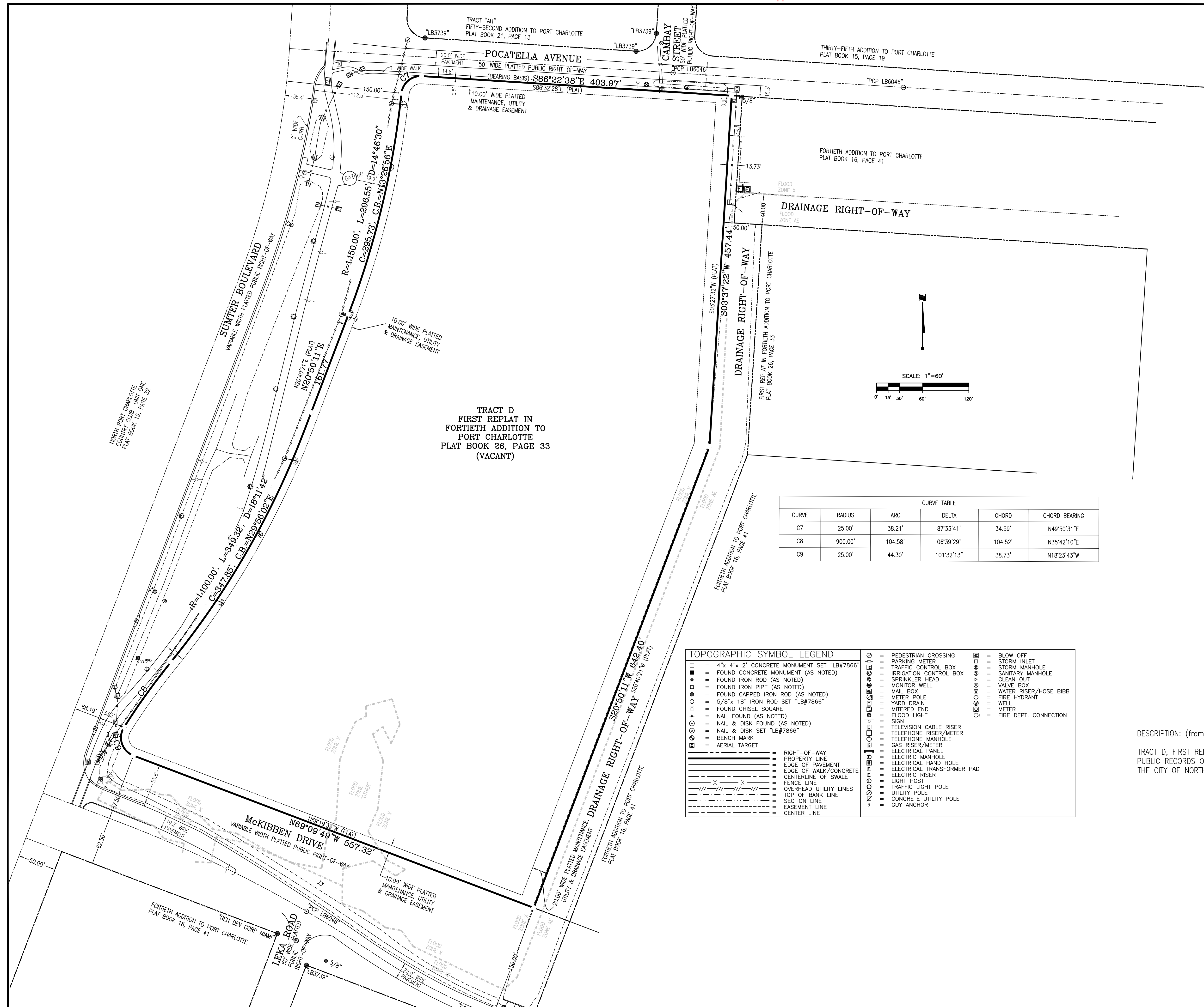


5/20/2022, 2:08:41 PM

-  Parcels
-  Parcels







NOTES:

Bearings shown hereon are arbitrary and are based on the South right-of-way line of Pocatella Avenue having a bearing of S.86°22'38"E. and do not refer to the true meridian.

Improvements such as, but not limited to, underground utilities, foundations, irrigation equipment and landscape features, etc. have not been located except as shown.

Matters affecting the property shown hereon were taken from Commitment for Title Insurance issued by Stewart Title Guaranty Company, Commitment No. 21000091047, dated December 21, 2021. The following is a list of exceptions noted in Schedule B Part 2 of said Commitment, that affect the subject property.

Items 1 through 4 area standard exceptions (not shown).

Item 5. All matters shown on the Plat recorded in Plat Book 26, Page 33, of the Public Records of Sarasota County, Florida. (shown)

Item 6. Terms, covenants, conditions, restriction and easements recorded in Official Records Book 390, Page 446 and Official Records Book 1329, Page 1577, of the Public Records of Sarasota County, Florida (general in nature and not shown)

Item 7. Easement granted to the North Port Water Control District recorded in Official Records Book 1886, Page 1823, re-recorded in Official Records Book 1941, Page 16, of the Public Records of Sarasota County, Florida. (document states a 20' wide maintenance easement along drainage rights-of-way, but this plat is not included in the area stated, however the plat does show a 20' wide maintenance easement).

Item 8. Dedication from General Development Corporation to North Port Water Control District recorded in Official Records Book 1886, Page 1825, re-recorded in Official Records Book 1941, Page 6, of the Public Records of Sarasota County, Florida. (document states a 20' wide maintenance easement along drainage rights-of-way, but this plat is not included in the area stated, however the plat does show a 20' wide maintenance easement).

Item 9. Assignment of Plat and Other Easements recorded in Official Records Book 2460, Page 1191, Official Records Book 2941, Page 831 and Official Records Book 2941, Page 835, of the Public Records of Sarasota County, Florida. (General Development Utilities turns over public utility easements to the City of North Port, not shown).

Item 10 is a standard exception (not shown).

This site lies within Floods Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) and Zone "other flood areas"(areas of 0.2% annual chance flood) as shown on the Federal Emergency Management Agency Flood Insurance Rate Map for Sarasota County, Community Panel No. 12115C0387F, effective November 4, 2016. The index for this community is effective November 4, 2016. The limits of said flood zone(s) have been graphically depicted hereon as near as may be scaled from said map, said map having an approximate scale of 1"=500'. Stantec assumes no responsibility for the accuracy of the referenced map or public data.

This survey is not intended to delineate the regular jurisdiction of any Federal, State, Regional or Local Agency, Board or Commission or other entity.

Lands shown hereon represent the real property and matters affecting the real property as described by data furnished.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

This survey does not reflect or determine ownership.

Symbols shown hereon may not be drawn to scale.

Distances and bearings are the same as plotted or deeded, unless shown otherwise.

Ownership of fences has not been determined.

This survey was performed for the sole and exclusive benefit of the parties listed herein and shall not be relied upon by any other entity or individual whomsoever. Likewise, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned Surveyor & Mapper, will be done so at the risk of the reusing party and without any liability to the undersigned Surveyor & Mapper.

These documents are protected by copyright. They may not be reproduced, distributed or published in any way without the consent of Stantec Consulting Services, Inc.

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C7	25.00'	38.21'	87'33"41"	N49°50'31"E
C8	900.00'	104.58'	06'39"29"	N35°42'10"E
C9	25.00'	44.30'	101'32"13"	N18°23'43"W

TOPOGRAPHIC SYMBOL LEGEND	
□	4" x 4" x 2" CONCRETE MONUMENT SET "LB#7866"
■	FOUND CONCRETE MONUMENT (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
○	FOUND IRON PIPE (AS NOTED)
◐	FOUND CAPPED IRON ROD (AS NOTED)
◑	5/8" x 18" IRON ROD SET "LB#7866"
■	FOUND CHISEL SQUARE
+	NAIL FOUND (AS NOTED)
⊕	NAIL & DISK FOUND (AS NOTED)
⊙	NAIL & DISK SET "LB#7866"
⊛	BENCH MARK
⊠	AERIAL TARGET
—	RIGHT-OF-WAY
—	PROPERTY LINE
—	EDGE OF PAVEMENT
—	EDGE OF WALK/CONCRETE
—	CENTERLINE OF SWALE
—	FENCE LINE
—	OVERHEAD UTILITY LINES
—	TOP OF BANK LINE
—	SECTION LINE
—	EASEMENT LINE
—	CENTER LINE
⊙	PEDESTRIAN CROSSING
⊙	PARKING METER
⊙	IRRIGATION CONTROL BOX
⊙	SPRINKLER HEAD
⊙	MONITOR WELL
⊙	MAIL BOX
⊙	METER POLE
⊙	YARD DRAIN
⊙	MITERED END
⊙	FLOOD LIGHT
⊙	SIGN
⊙	TELEVISION CABLE RISER
⊙	TELEPHONE RISER/METER
⊙	TELEPHONE MANHOLE
⊙	GAS RISER/METER
⊙	ELECTRICAL PANEL
⊙	ELECTRIC MANHOLE
⊙	ELECTRICAL HAND HOLE
⊙	ELECTRICAL TRANSFORMER PAD
⊙	ELECTRIC RISER
⊙	LIGHT POST
⊙	TRAFFIC LIGHT POLE
⊙	UTILITY POLE
⊙	CONCRETE UTILITY POLE
⊙	GUY ANCHOR
⊙	BLOW OFF
⊙	STORM INLET
⊙	STORM MANHOLE
⊙	SANITARY MANHOLE
⊙	CLEAN OUT
⊙	VALVE BOX
⊙	WATER RISER/HOSE BIBB
⊙	FIRE HYDRANT
⊙	WELL
⊙	METER
⊙	FIRE DEPT. CONNECTION

DESCRIPTION: (from Title Commitment)

TRACT D, FIRST REPLAT OF FORTIETH ADDITION TO PORT CHARLOTTE, AS RECORDED IN PLAT BOOK 26, PAGE 33 IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND LYING IN SECTION 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST IN THE CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

WE CERTIFY TO: AMPLO CAPITAL; that a BOUNDARY SURVEY of TRACT D, FIRST REPLAT OF FORTIETH ADDITION TO PORT CHARLOTTE, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, was completed under our direction on 3/7/2022.

This BOUNDARY SURVEY meets the Standards of Practice set forth by the Florida Board of Surveying & Mapping, pursuant to Section 472.027, Florida Statutes, and Chapter 5J-17.05, Florida Administrative Code. No other person or entity may rely upon this survey.

STANTEC CONSULTING SERVICES, INC. (LB#7866)  
 6900 Professional Parkway East  
 Sarasota, Florida 34240-8414  
 Phone: (941) 907-6900

06/06/2022  
 BY: Robert R. Cunningham, P.S.M. No. 3924 Date of Signature

NOTE: This Certification is only for the lands as described. It is not a certification of title, zoning, easements or freedom of encumbrances. This Sketch of Survey and Certification are "not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper."

REV. NO.	REVISION	DATE	DRAWN BY/EMP. NO.	CHECKED BY/EMP. NO.	FIELD BOOK/PAGE	CHEF	BA

**Stantec**  
 6920 Professional Parkway East, Sarasota, FL 34240-8414  
 Phone 941-907-6900 • Fax 941-907-6910  
 Certificate of Authorization #27012 • www.stantec.com  
 Licensed Business Number 7866

TITLE: BOUNDARY SURVEY OF TRACT D, FIRST REPLAT OF FORTIETH ADDITION TO PORT CHARLOTTE, IN PLAT BOOK 26, PAGE 33, SECTION 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST, CITY OF NORTH PORT, SARASOTA CO., FL.

DATE: 3/7/2022	CLIENT: AMPLO CAPITAL
HORIZONTAL SCALE: 1"= 60'	
CROSS REFERENCE FILE NO. 215617324	PROJECT NO. 210/220/230
TASK CODE: 210/220/230	SHEET NUMBER: 1 OF 1
DRAWING/FILE NUMBER: 215617324-subd01	



PREPARED BY/RETURN TO:  
MELLOR & GRISSINGER  
13801 - D Tamiami Trail  
North Port, FL 34287  
Tel: (941) 426-1193

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2015078119 1 PG(S)  
June 25, 2015 09:32:53 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Recording: \$10.00  
Revenue Stamps: \$2,555.00

Doc Stamp-Deed: \$2,555.00



### SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 6th day of June 2015, between **NORTH PORT RETIREMENT CENTER, INC.**, Grantor, whose post office address is 4950 Pocatella Avenue, North Port, FL 34287 and **ZIA BUTT**, a married man, Grantee, whose post office address is 4950 Pocatella Avenue, North Port, FL 34287.

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee heirs and assigns forever, the following described land situate, lying and being in Sarasota County, Florida to wit:

Tract D, 1<sup>st</sup> REPLAT OF 40<sup>th</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof, recorded in Plat Book 26, Page 33, of the Public Records of Sarasota County, Florida. Property ID No.: 1001160001.

**THIS INSTRUMENT has been prepared without benefit of title examination or opinion at the request of the parties hereto.**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

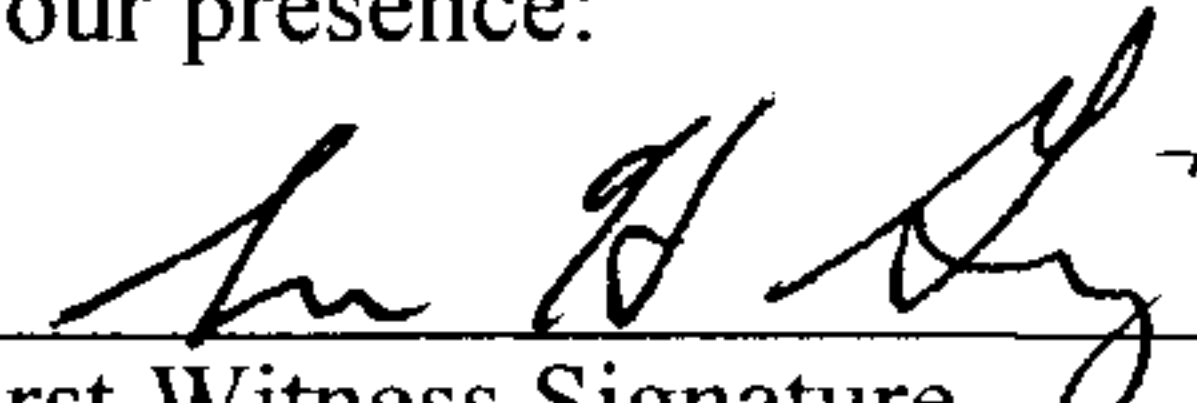
**To Have** and to Hold, the same in fee simple forever.

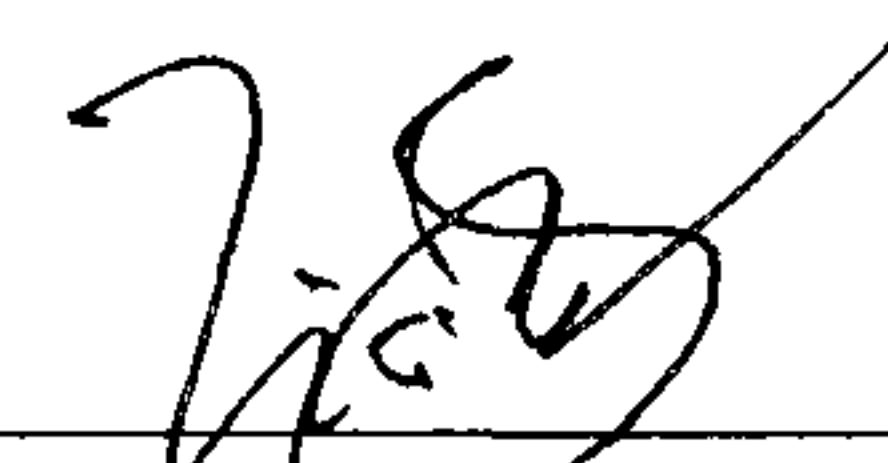
**And** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 2014.


IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first written above.

Signed, sealed and delivered  
In our presence:

**NORTH PORT RETIREMENT CENTER, INC.**

  
\_\_\_\_\_  
First Witness Signature  
Susan H. Grissinger  
\_\_\_\_\_  
Print Name of First Witness

  
\_\_\_\_\_  
By: **ZIA BUTT, President**

  
\_\_\_\_\_  
Second Witness Signature  
Douglas W. Grissinger  
\_\_\_\_\_  
Print Name of Second Witness

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 6th day of June, 2015, by **ZIA BUTT**, as President of North Port Retirement Center, Inc, who is personally known to me, or, who produced \_\_\_\_\_ as identification.

My Commission Expires:



DOUGLAS W. GRISSINGER  
MY COMMISSION # EE 843055  
EXPIRES: October 11, 2016  
Elected Thru Budget Notary Services

Sign   
\_\_\_\_\_  
NOTARY PUBLIC



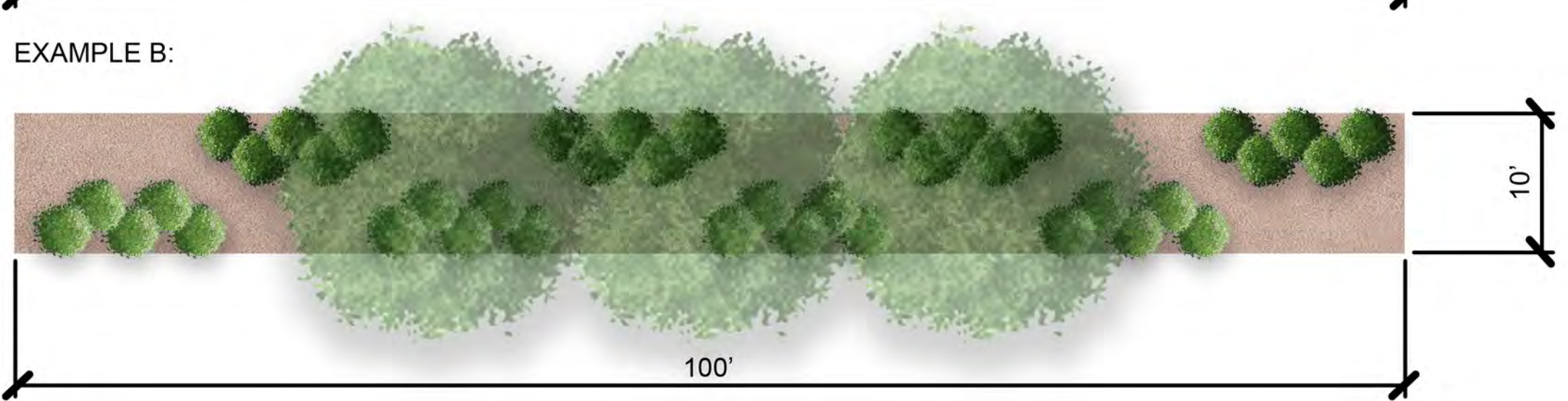
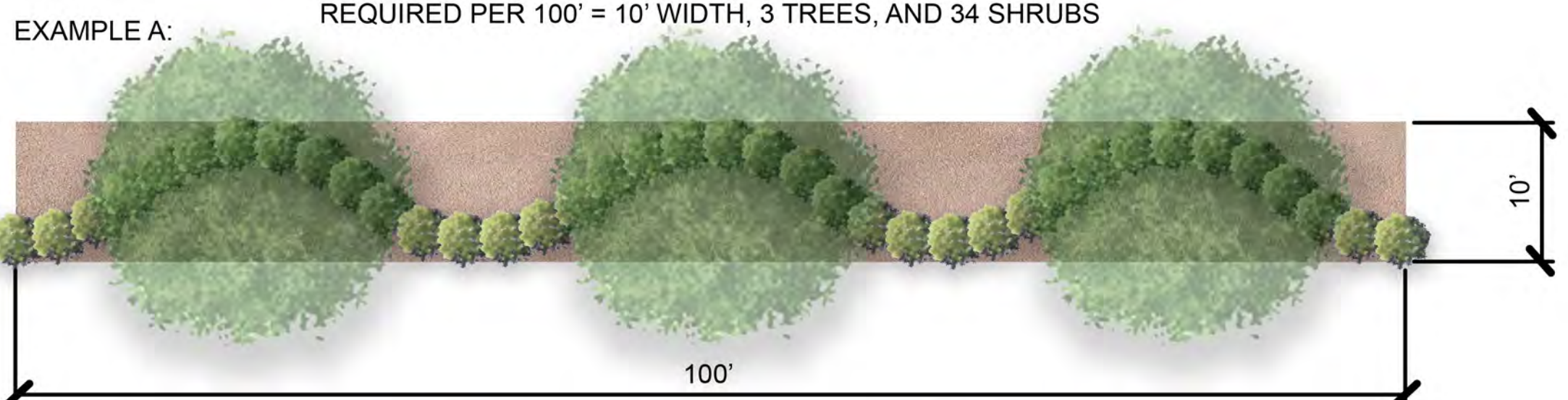
# CONCEPTUAL LANDSCAPE PLAN

Exhibit B -Application



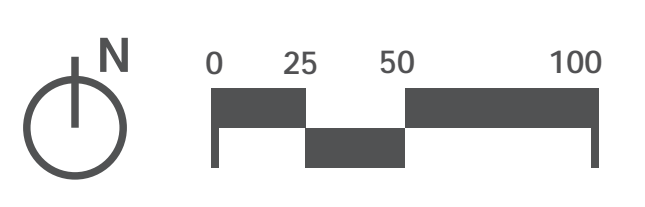
## TYPICAL 100' LANDSCAPE SEGMENT

TYPE "C" BUFFER PER CITY OF NORTH PORT LAND DEVELOPMENT CODE  
 REQUIRED: 10' WIDTH, 1 TREE / 40 LF, AND 1 SHRUB / 3 LF  
 REQUIRED PER 100' = 10' WIDTH, 3 TREES, AND 34 SHRUBS



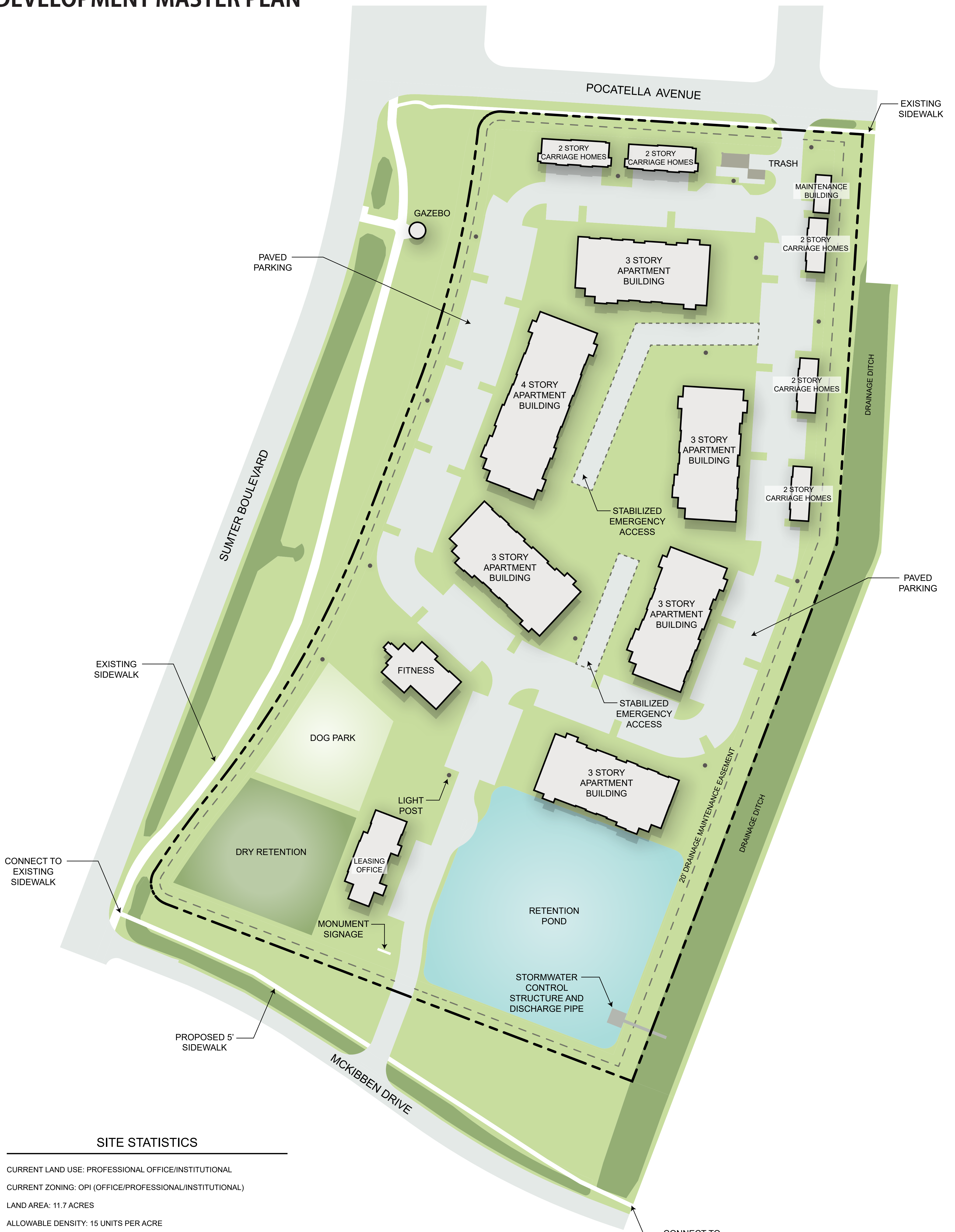
## LEGEND

- PROPERTY LINE
- DRAINAGE MAINTENANCE EASEMENT
- LANDSCAPE BUFFER
- DRAINAGE





# DEVELOPMENT MASTER PLAN

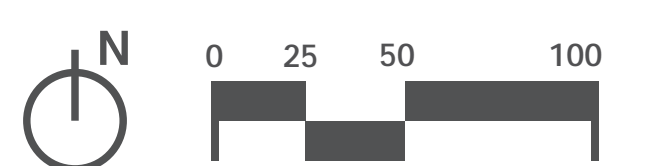


## SITE STATISTICS

CURRENT LAND USE: PROFESSIONAL OFFICE/INSTITUTIONAL  
 CURRENT ZONING: OPI (OFFICE/PROFESSIONAL/INSTITUTIONAL)  
 LAND AREA: 11.7 ACRES  
 ALLOWABLE DENSITY: 15 UNITS PER ACRE  
 MAXIMUM ALLOWABLE NUMBER OF UNITS: 175 UNITS  
 PROPOSED NUMBER OF UNITS: 175  
 PARKING REQUIRED: 5 SPACES PER UNIT PLUS 2 FOR OWNER OR MANAGER PLUS 1 PER EVERY 10 UNITS =  $(175 \times 1.5) + 2 + 175/10 = 282$  SPACES.  
 PARKING PROVIDED: 282 SPACES MINIMUM.  
 WATER AND SEWER: CITY OF NORTH PORT CENTRAL WATER AND SEWER

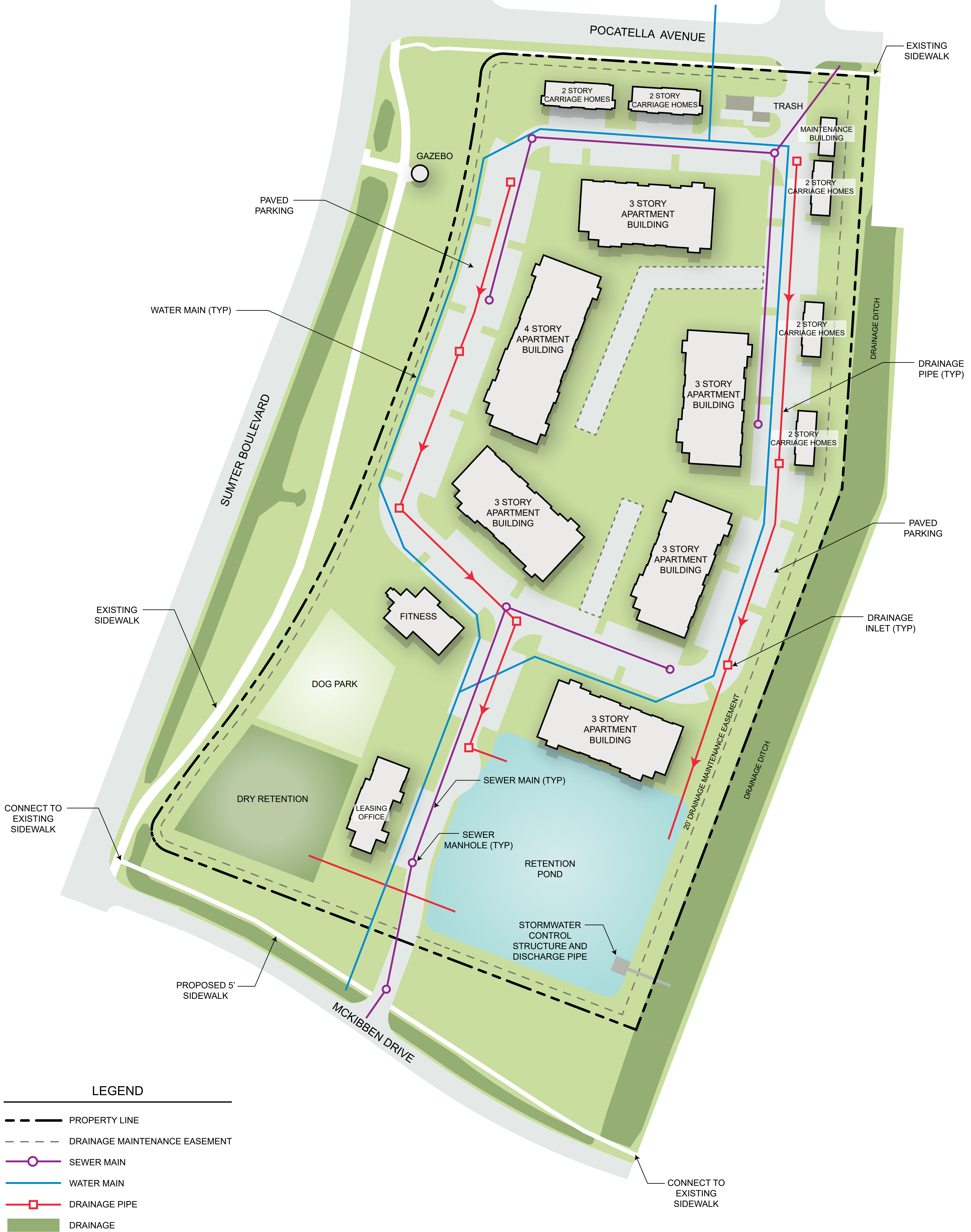
## LEGEND

- PROPERTY LINE
- DRAINAGE MAINTENANCE EASEMENT
- DRAINAGE



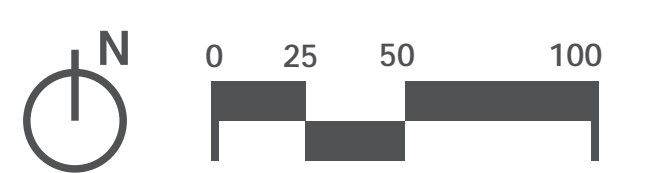


# CONCEPTUAL UTILITY AND DRAINAGE



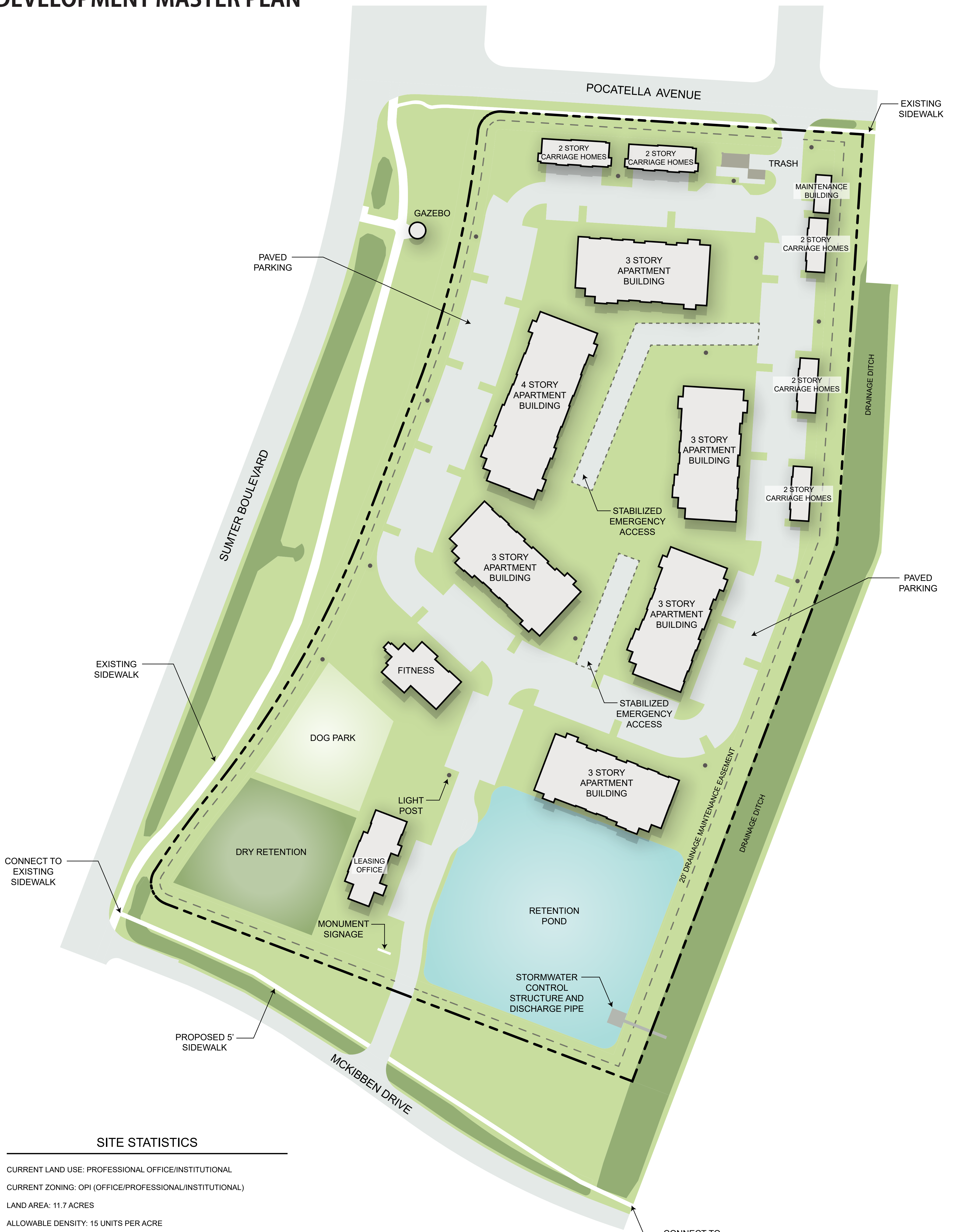
### LEGEND

- PROPERTY LINE
- DRAINAGE MAINTENANCE EASEMENT
- SEWER MAIN
- WATER MAIN
- DRAINAGE PIPE
- DRAINAGE





# DEVELOPMENT MASTER PLAN

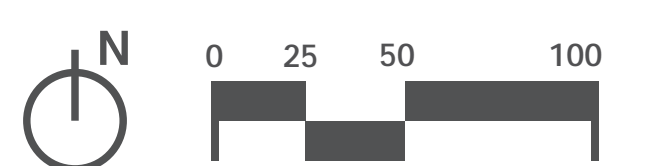


## SITE STATISTICS

CURRENT LAND USE: PROFESSIONAL OFFICE/INSTITUTIONAL  
 CURRENT ZONING: OPI (OFFICE/PROFESSIONAL/INSTITUTIONAL)  
 LAND AREA: 11.7 ACRES  
 ALLOWABLE DENSITY: 15 UNITS PER ACRE  
 MAXIMUM ALLOWABLE NUMBER OF UNITS: 175 UNITS  
 PROPOSED NUMBER OF UNITS: 175  
 PARKING REQUIRED: 5 SPACES PER UNIT PLUS 2 FOR OWNER OR MANAGER PLUS 1 PER EVERY 10 UNITS =  $(175 \times 1.5) + 2 + 175/10 = 282$  SPACES.  
 PARKING PROVIDED: 282 SPACES MINIMUM.  
 WATER AND SEWER: CITY OF NORTH PORT CENTRAL WATER AND SEWER

## LEGEND

- PROPERTY LINE
- DRAINAGE MAINTENANCE EASEMENT
- DRAINAGE



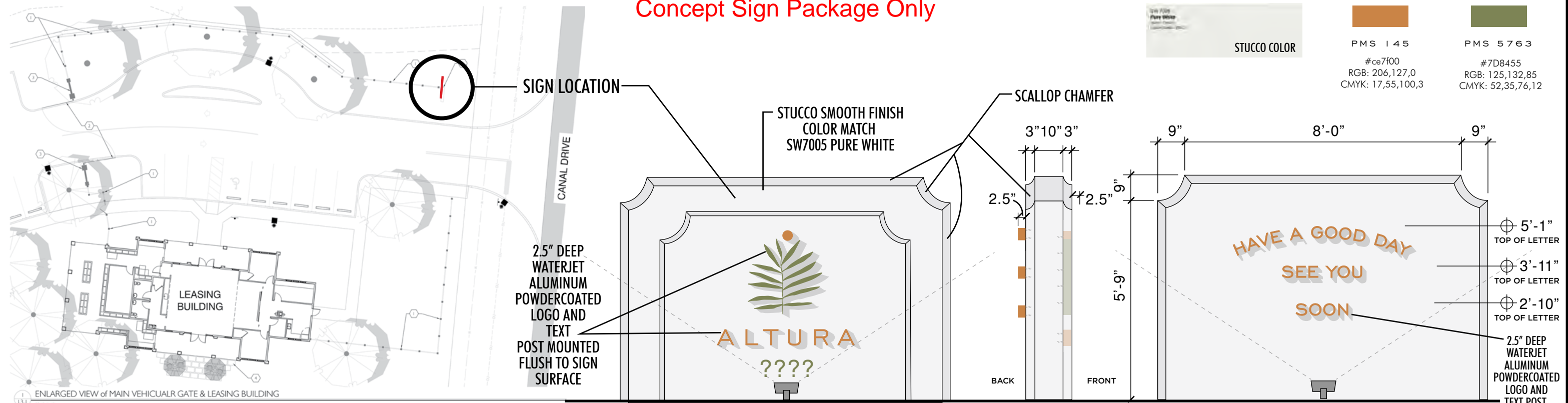
## Exhibit B -Application

### Exhibit E

Not applicable.

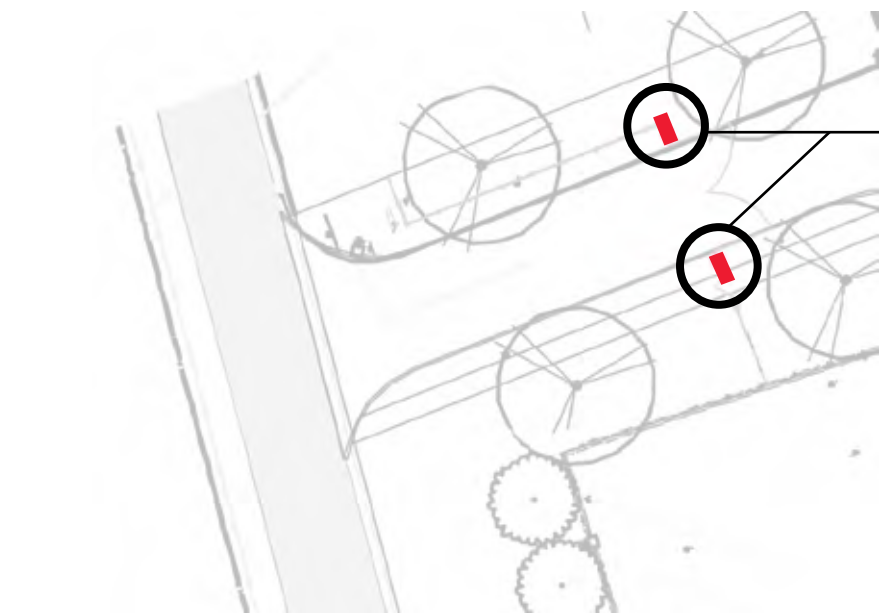


Concept Sign Package Only

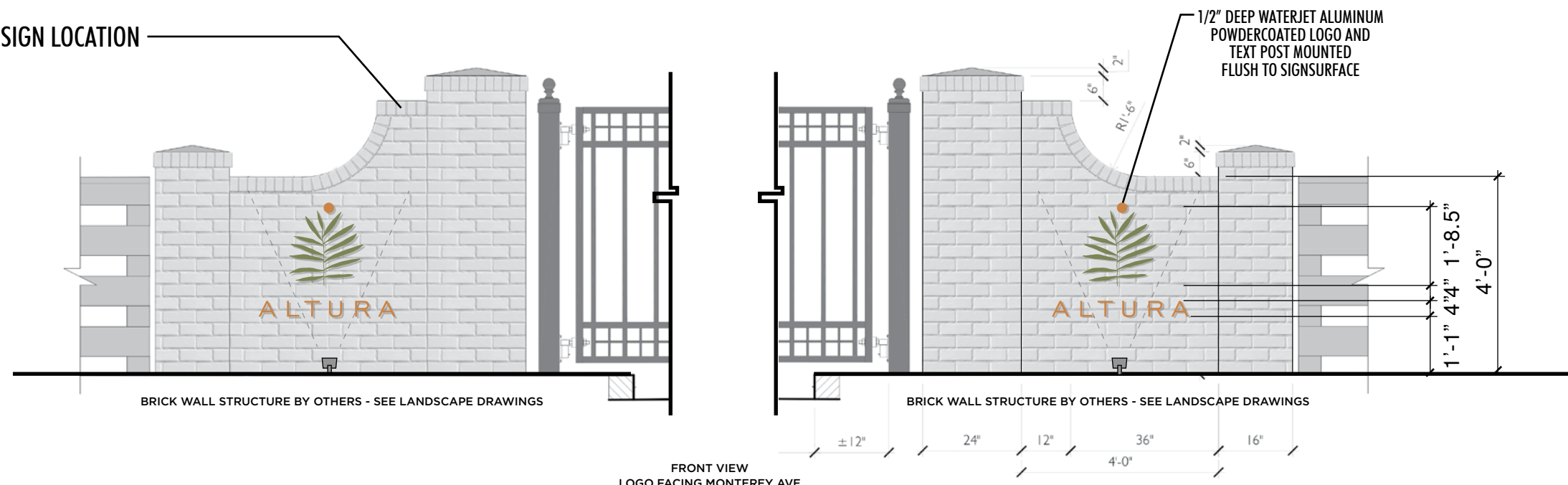


MAIN ENTRY ON CANAL DRIVE

PRIMARY ENTRY MONUMENT SIGN



BACK ENTRY ON MONTEREY AVENUE

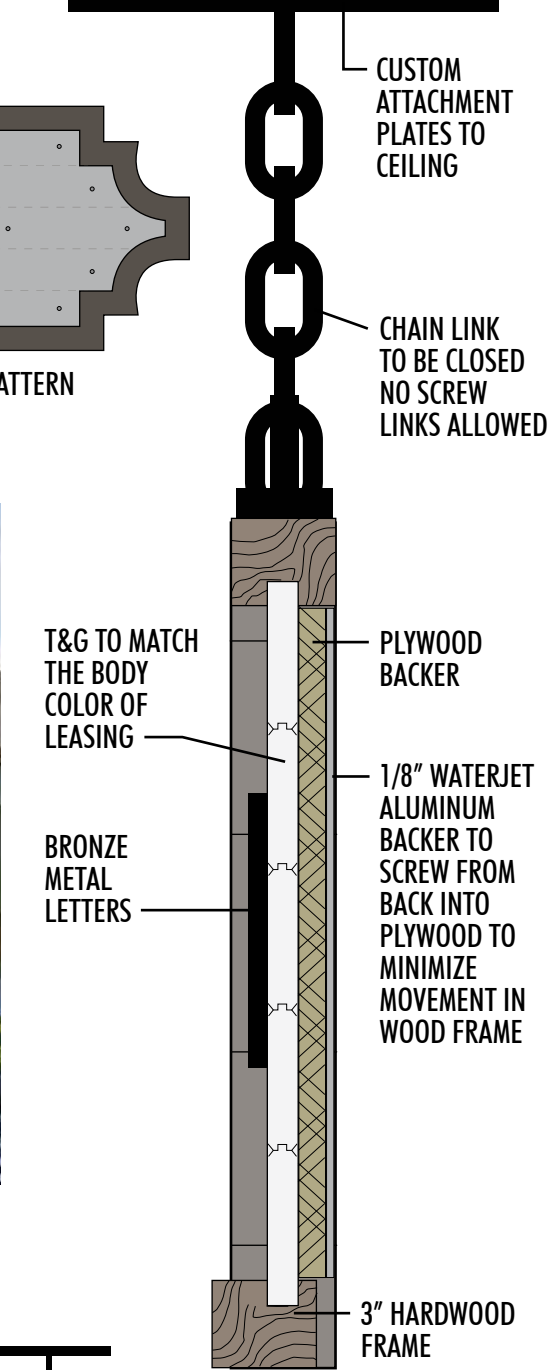
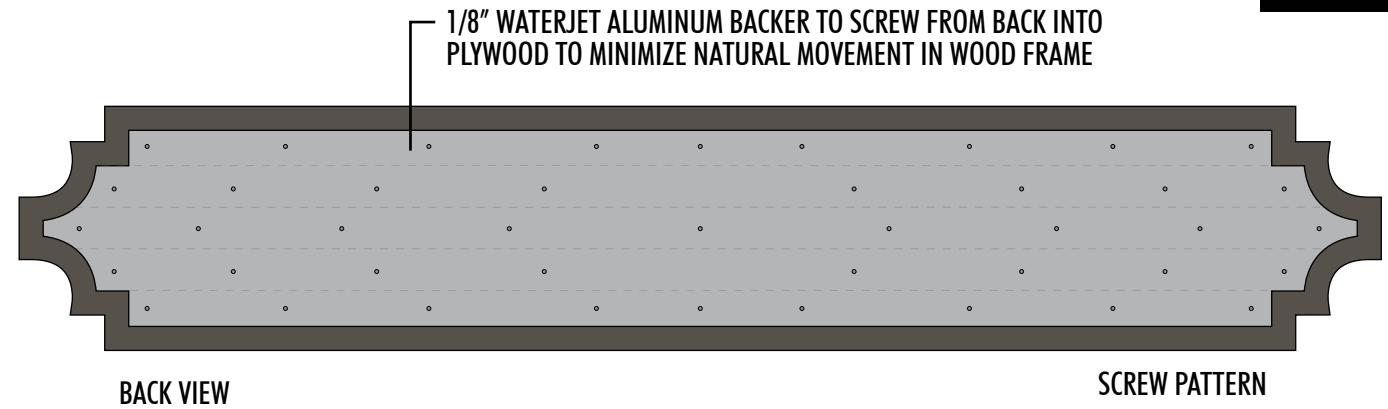


(2) SECONDARY ENTRY SIGNS

Exhibit B -Application



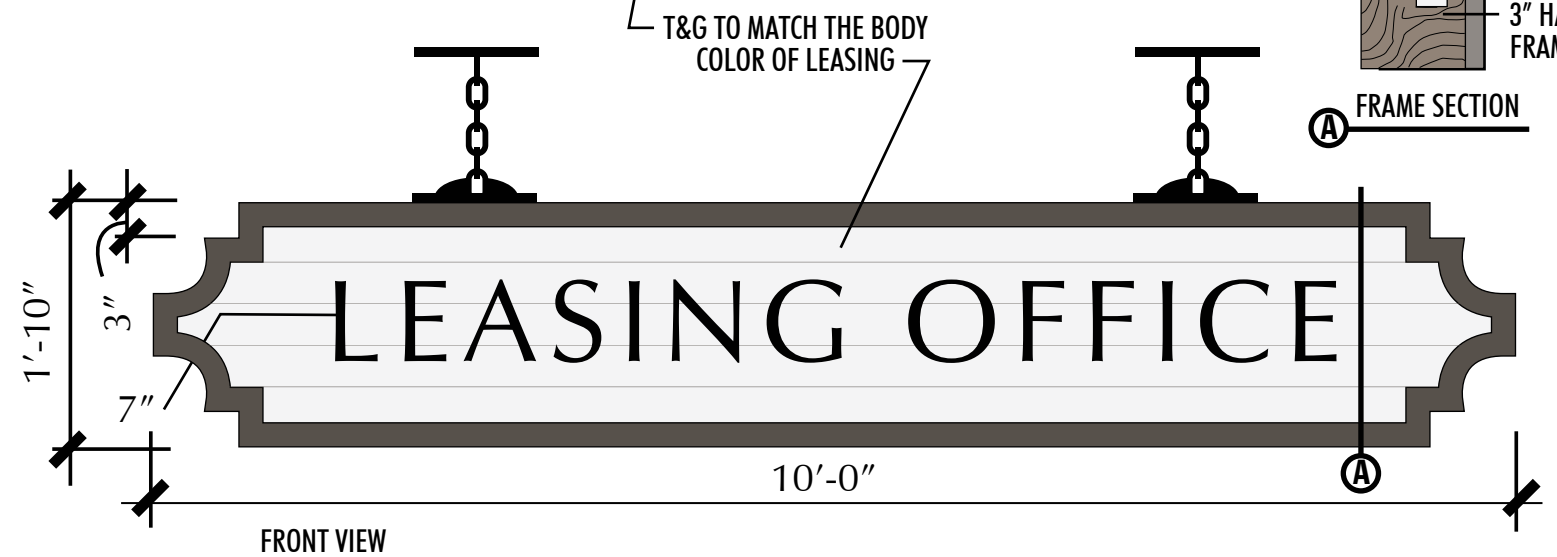
NOTE: CHECK ARCHITECTURAL FOR BLOCKING



SOCIAL HOUSE 12"  
POOL FITNESS COWORKING 8"  
FONT: ZAPF HUMNST BT

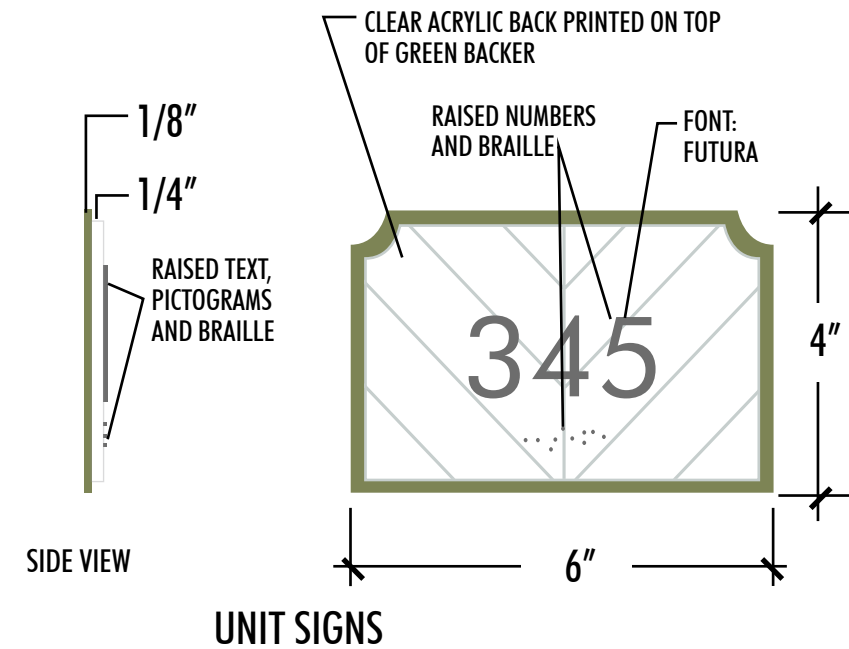
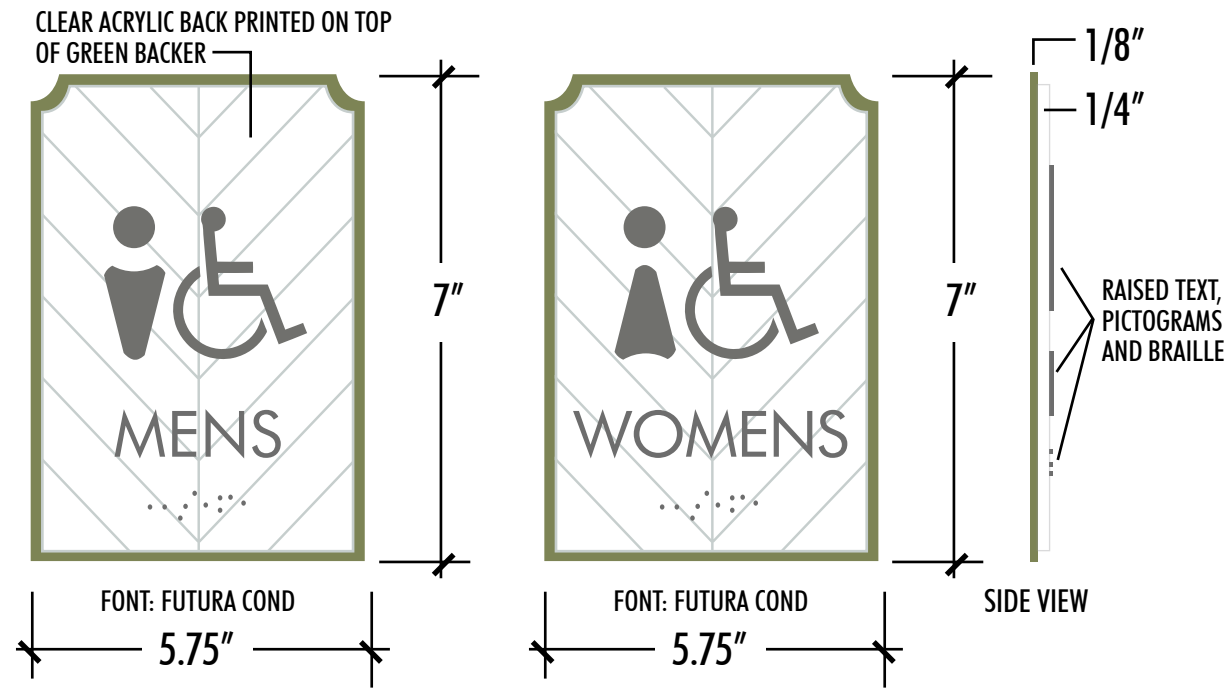


1/4" WATERJET ALUMINUM LETTERS PAINTED TO MATCH T&G BACKGROUND ON LEASING SIGN, LIGHT TONE ON BUILDING  
FLUSH MOUNT - VERIFY SIZING OF LETTERS BEFORE FABRICATION





### Exhibit B -Application



### ADA / ROOM SIGNS



### BLACK/WHITE STAIRWELL SIGNS

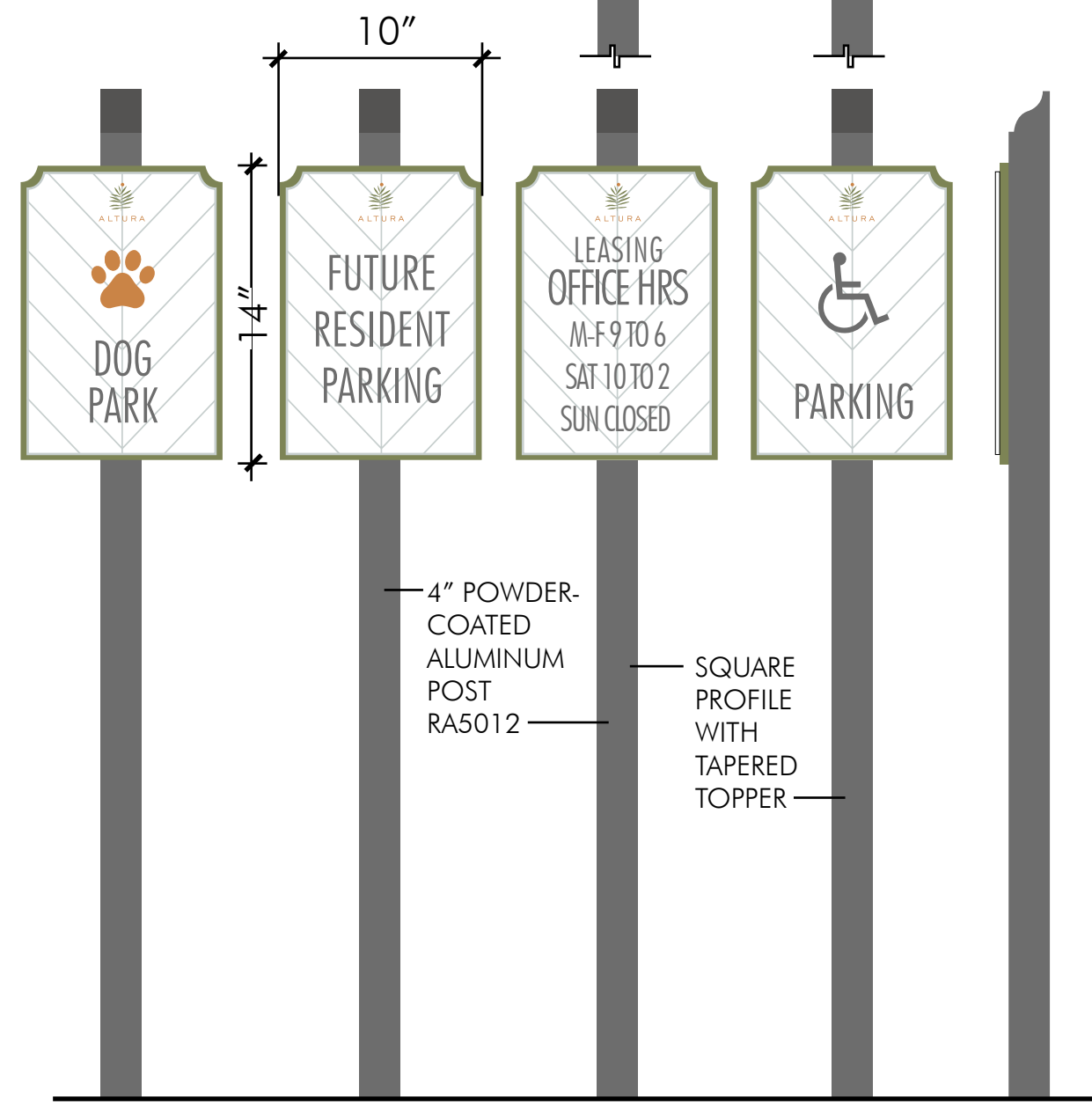
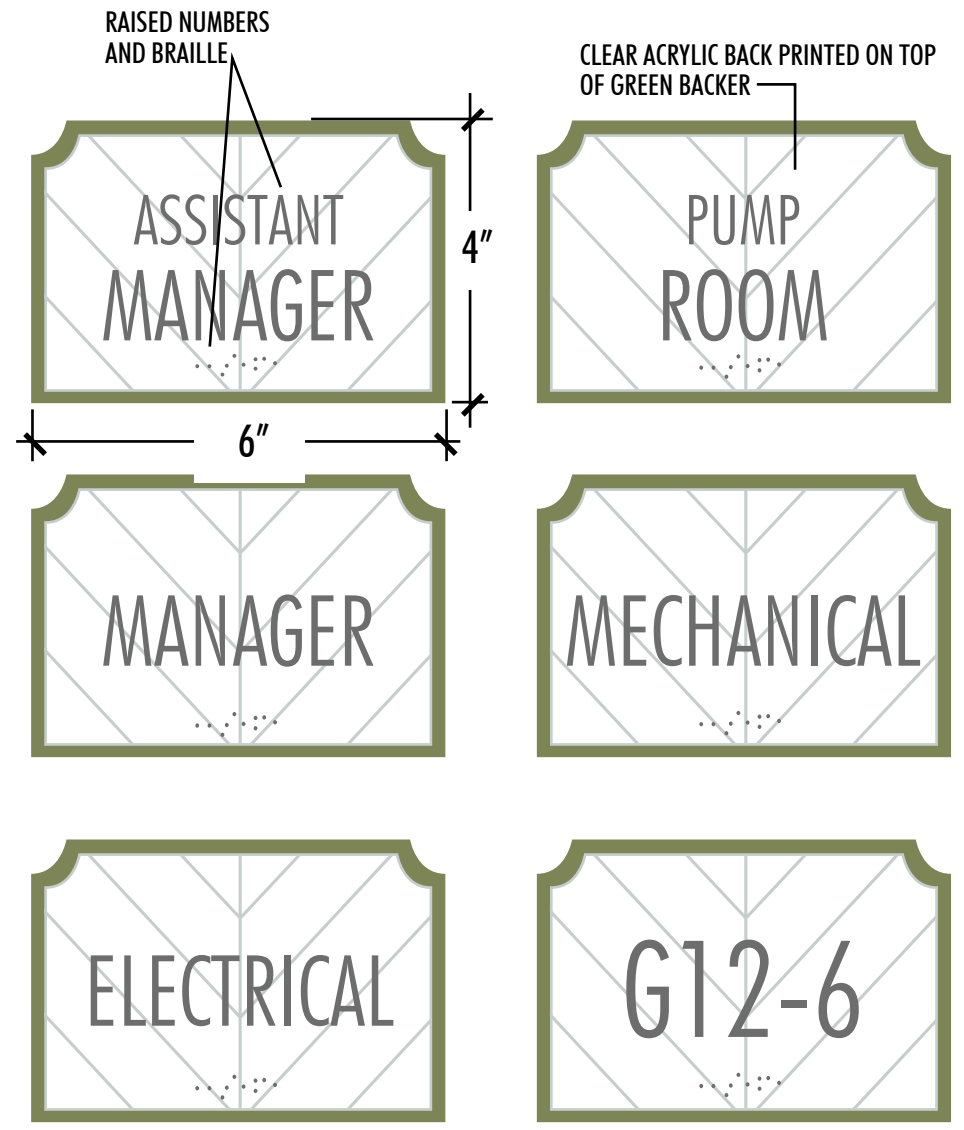
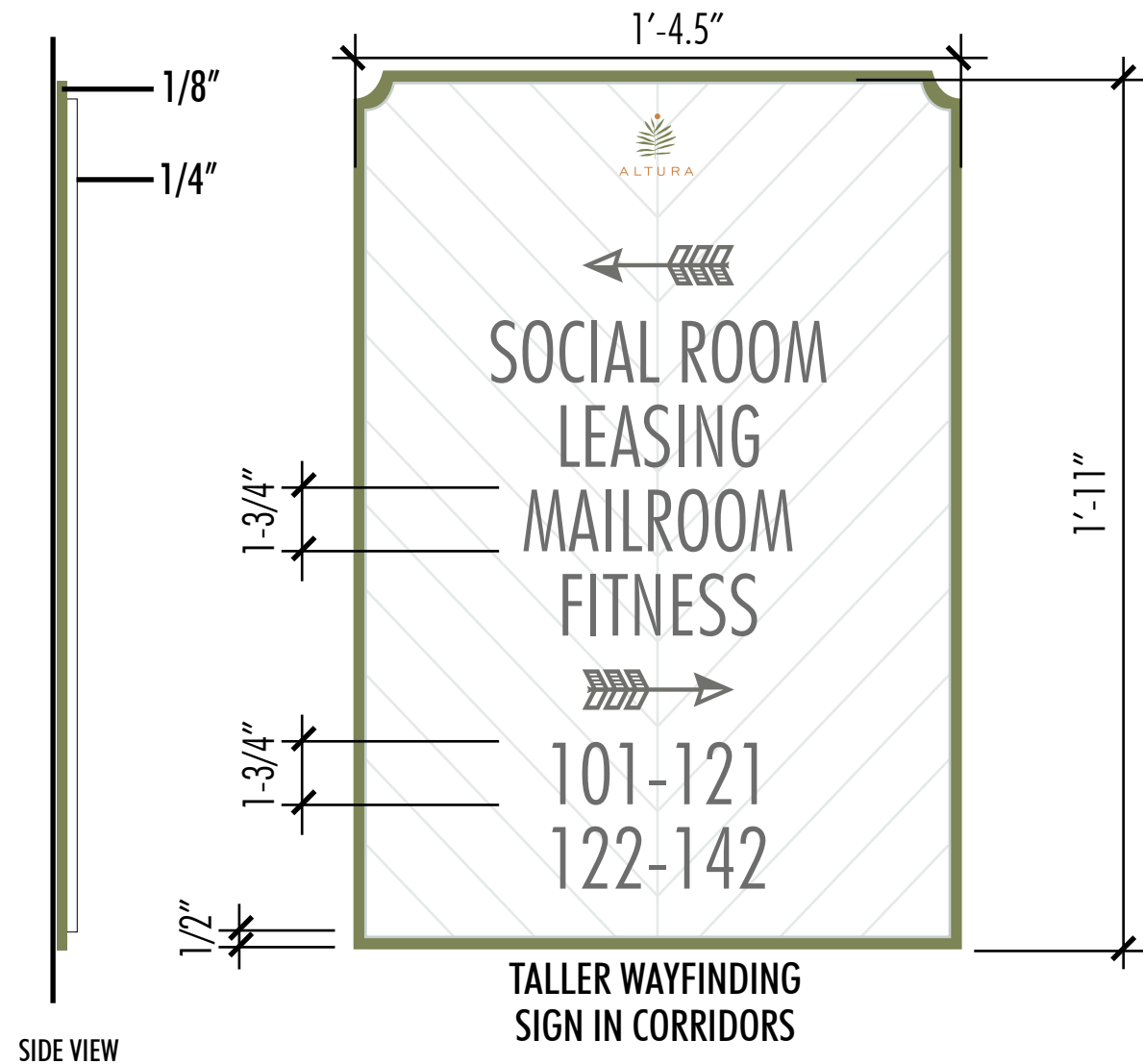
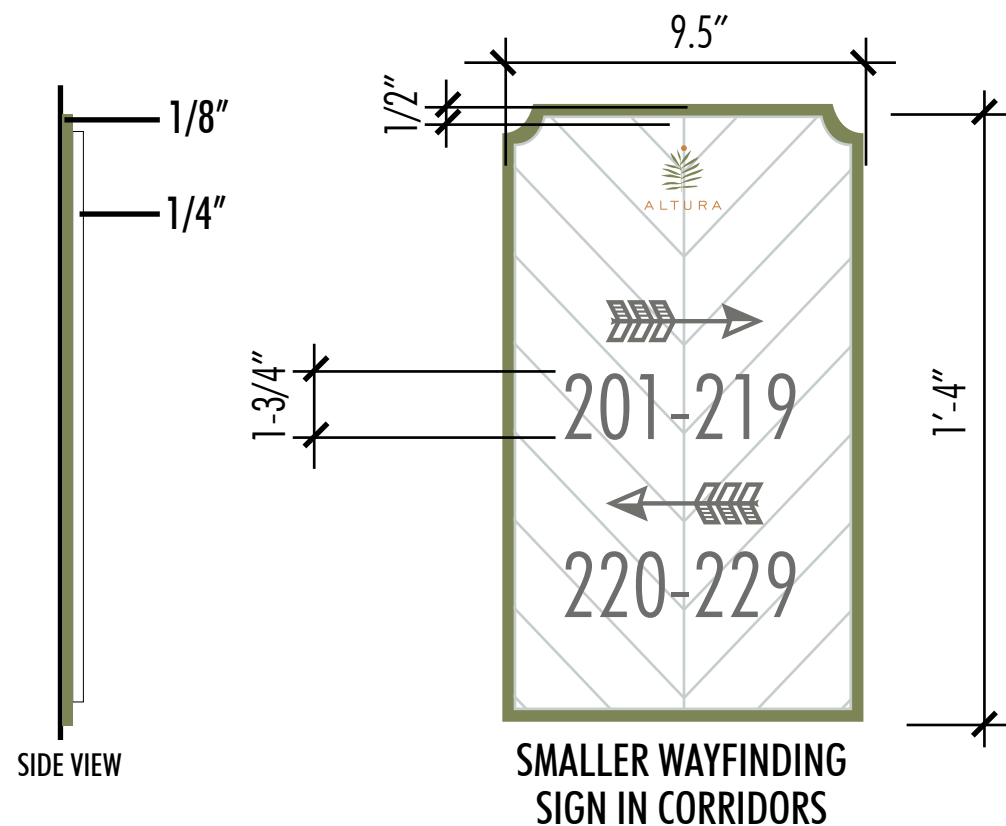


Exhibit B -Application



METAL POOL SIGNS





# CONCEPTUAL LANDSCAPE PLAN

Exhibit B -Application

BUFFER 2: TYPE "C" - 429 LF  
 REQUIRED: 10' WIDTH, 1 TREE / 40 LF, AND 1 SHRUB / 3 LF  
 REQUIRED = 11 TREES, 143 SHRUBS

TREE IN LANDSCAPE ISLAND (TYP.)

10' DRAINAGE MAINTENANCE EASEMENT

REQUIRED: 10' WIDTH, 1 TREE / 40 LF, AND 1 SHRUB / 3 LF  
 REQUIRED = 25 TREES, 323 SHRUBS

SUMTER BOULEVARD

POCATELLA AVENUE

TRASH

GAZEBO

PRESERVE EXISTING TREES WHERE POSSIBLE

FITNESS

LEASING OFFICE

DOG PARK

RETENTION POND

REQUIRED: 10' WIDTH, 1 TREE / 40 LF, AND 1 SHRUB / 3 LF  
 REQUIRED = 28 TREES, 367 SHRUBS

20' DRAINAGE MAINTENANCE EASEMENT

10' LANDSCAPE BUFFER OUTSIDE OF THE DRAINAGE MAINTENANCE EASEMENT

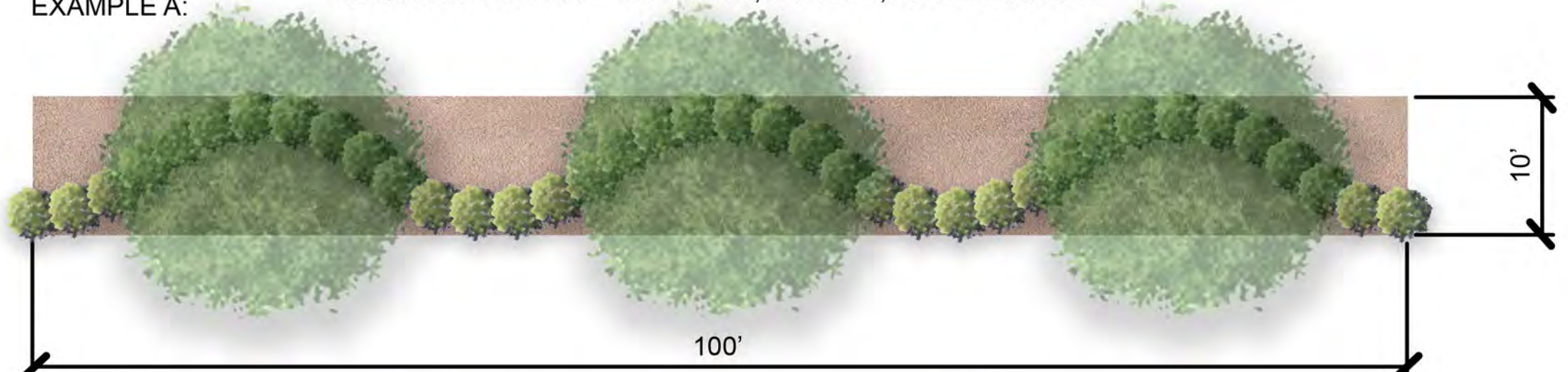
MCKIBBEN DRIVE

REQUIRED: 10' WIDTH, 1 TREE / 40 LF, AND 1 SHRUB / 3 LF  
 REQUIRED = 15 TREES, 196 SHRUBS

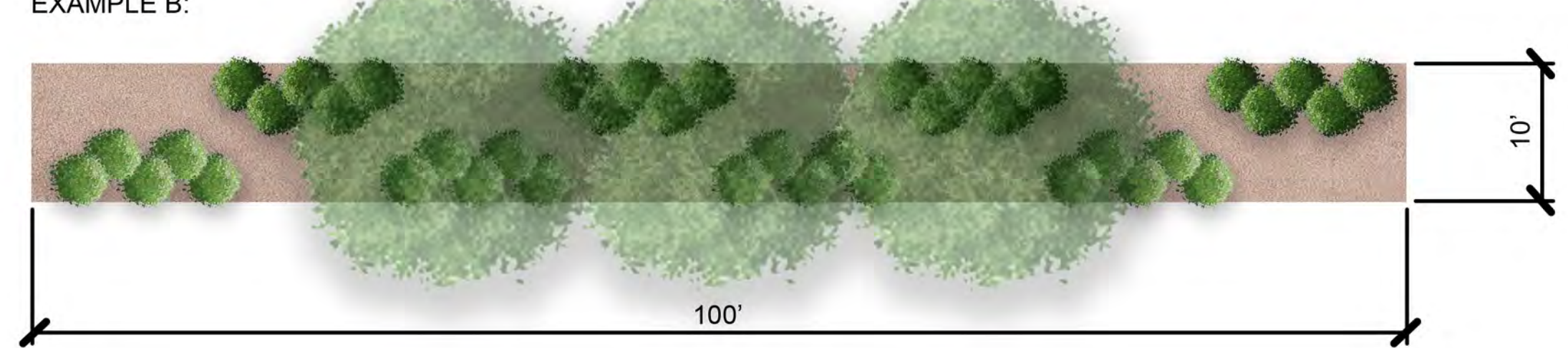
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EXAMPLE A:

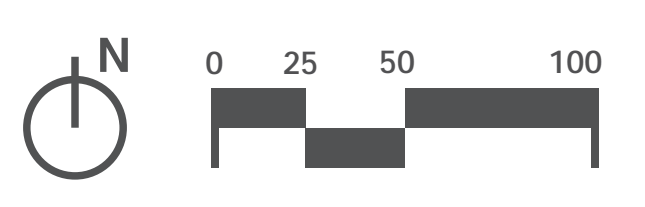


EXAMPLE B:



## LEGEND

- PROPERTY LINE
- DRAINAGE MAINTENANCE EASEMENT
- LANDSCAPE BUFFER
- DRAINAGE





## Exhibit B -Application

### SPX Pocatella Avenue Multi-Family

Pursuant to Sec. 53-255(A)(2)(D), we will strive to preserve existing trees where they can be protected from fill and site work encroachments.

Sarasota County Tax Collector

generated on 3/15/2022 1:29:15 PM EDT

Tax Record

Last Update: 3/15/2022 1:29:15 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

<b>Account Number</b>		<b>Type Tax</b>		<b>Tax Year</b>	
1001160001		REAL ESTATE		2021	
<b>Mailing Address</b>			<b>Property Address</b>		
BUTT ZIA 4950 POCATELLA AVE NORTH PORT FL 34287			4951 POCATELLA AVE 005		
			<b>Old Account Number</b>		
			1001-16-0001		
<b>Base Exempt Amount</b>		<b>Taxable Value</b>			
see below		see below			
<b>Exemption Detail</b>		<b>Millage Code</b>		<b>Escrow Code</b>	
NO EXEMPTIONS		0500			
<b>Legal Description</b>					
4951 POCATELLA AVE TRACT D CONTAINING 11.7 AC M/L FIRST REPLAT IN 40TH ADD TO PORT CHARLOTTE					
<b>Ad Valorem Taxes</b>					
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>	<b>Exemption Amount</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
Sarasota Co. General Revenue	3.2232	511,503	0	\$511,503	\$1,648.68
Mosquito Control	0.0510	511,503	0	\$511,503	\$26.09
Sarasota Co. Hospital Dist.	1.0420	511,503	0	\$511,503	\$532.99
West Coast Inland Navigation	0.0394	511,503	0	\$511,503	\$20.15
SW FL Water Management Dist.	0.2535	511,503	0	\$511,503	\$129.67
Bonds-Debt Service	0.1170	511,503	0	\$511,503	\$59.85
Sarasota Co. Legacy Trl	0.0649	511,503	0	\$511,503	\$33.20
Sarasota School Board					
School Board - State	3.4610	766,600	0	\$766,600	\$2,653.20
School Board - Local	3.2480	766,600	0	\$766,600	\$2,489.92
City of North Port	3.7667	511,503	0	\$511,503	\$1,926.68
<b>Total Millage</b>		15.2667	<b>Total Taxes</b>		\$9,520.43
<b>Non-Ad Valorem Assessments</b>					
<b>Code</b>	<b>Levying Authority</b>		<b>Amount</b>		
F093	North Port Fire & Rescue		\$187.98		
R097	North Port Road & Drainage		\$1,354.99		
R197	North Port R&D Capital Improve		\$46.00		
<b>Total Assessments</b>				\$1,588.97	
Taxes & Assessments				\$11,109.40	
<b>If Paid By</b>				<b>Amount Due</b>	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
-----------	-------------	---------	------	-------------



Exhibit B - Application

11/30/2021	PAYMENT	9075040.0004	2021	\$10,665.02
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Prior Year Taxes Due				
NO DELINQUENT TAXES				



## Exhibit B -Application

December 28, 2021

Peter T. Van Buskirk  
Kimley-Horn  
1412 Jackson St, Suite 2  
Fort Myers, FL 33901

### Willingness to Serve Water, Sewer and eventually Reclaimed Water

**RE: Property at PID 1001-16-0001**

Dear Mr. Van Buskirk:

As requested, the City of North Port Utilities Department is submitting this letter to inform you of Service Availability for the above referenced property.

This project is within the City of North Port's "City" urban service boundary area and the City is willing to provide water, sanitary sewer and eventually reclaimed water capacity to the project. Currently, the City has capacity at its water treatment plant and sewage treatment plant to provide capacity for this project. The capacity will be made available at the time of payment for capacity, if applicable and may require contributions by the developer and/or the property owner. Although the City has capacity to serve this project, certain on-site and off-site utility improvements must be completed by the owner/developer and accepted by the City prior to water and wastewater service being available to this specific site.

The City does not guarantee or reserve capacity to any project unless the owner/developer enters into a Utility Agreement with the City, which may require approval by the City Commission or make full payment on capacity and connection fees if a developer's agreement is not required.

Before a building permit can be issued, an application for service, capacity fees and deposits will be required, and the builder must provide a plumbing plan, which is required on any non-residential structures to the City's Utility Department for calculation of appropriate capacity fees and meter size. The City will not release a building permit until the required fees have been paid.

Our staff looks forward to working with you in the future to further develop plans for your utility needs. If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,  
NORTH PORT UTILITIES

A handwritten signature in cursive script that reads "Michelle Tipp".

Michelle Tipp  
Utilities Business Manager

CC: Jennifer Desrosiers, Assistant Utilities Director  
Michael Acosta, Engineering Division Manager  
Darrell Smith, Utilities Construction Supervisor



Achieve Anything

[www.cityofnorthport.com](http://www.cityofnorthport.com)

North Port Utilities: 941.240.8000, 6644 W. Price Boulevard, North Port, FL 34291-4106

Exhibit B -Application

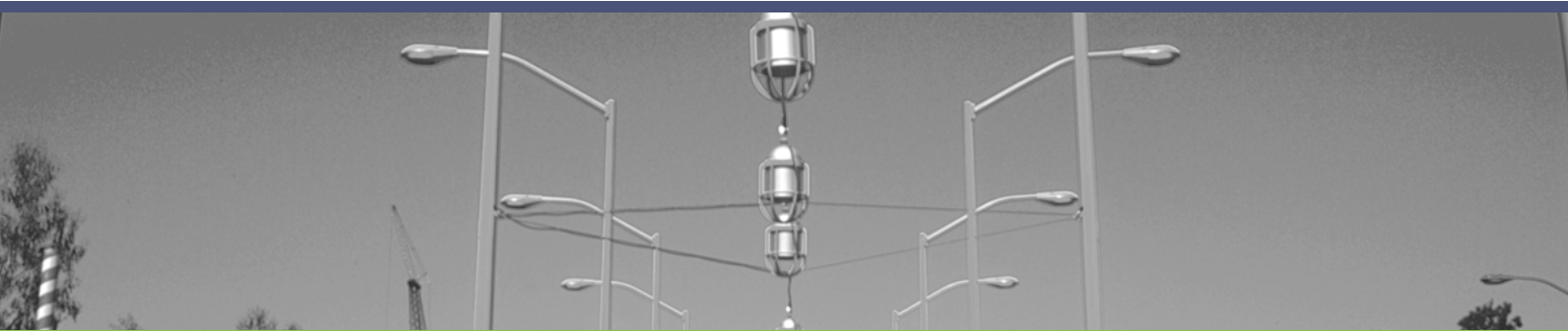
PREPARED 8/26/22, 9:11:42  
 City of North Port - Planning & Zoning  
 PAYMENTS DUE INVOICE  
 PROGRAM P2821L

PROJECT NUMBER: 22-00000123 POCATELLA AVENUE MULT-FAMILY

FEE DESCRIPTION	AMOUNT DUE
FIRE REVIEW FEES	50.00
P2 RE-SUBMITTAL FEE	200.00
ROAD & DRAINAGE REVIEW FEES	250.00
UTILITY REVIEW FEES	100.00
<b>TOTAL DUE</b>	<b>600.00</b>

Please present this invoice to the cashier with full payment.

City of North Port  
 Planning & Zoning  
 1000 North Port Blvd  
 North Port, FL 34108  
 Phone: 813-833-1111  
 Fax: 813-833-1112  
 Email: info@northportfl.gov  
 Website: www.northportfl.gov



## Round Tapered Aluminum Light Poles, Direct Burial

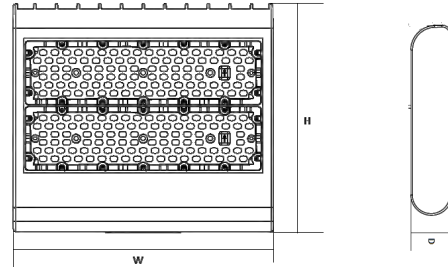
### Product Overview

- **Pole Shaft** - The pole shaft is extruded and spun from seamless 6063-T6 aluminum.
- **Pole Top** - A removable top cap is provided for poles receiving drilling patterns for side-mount luminaire arm assemblies. Other pole top options include Tenon Top, Top Cap Only or Open Top which is typical when the pole top diameter matches the necessary slip-fit dimensions.
- **Hand Hole** - A covered hand hole with hardware and grounding provision are provided.
- **Embedment** - Shaft coated inside and outside with zinc rich paint and includes 1.5" grommeted wire way 18" below grade. Anti-Rotation device available as an option.
- **Hardware** - All structural fasteners are galvanized high strength carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.
- **Finish** - Finishes include anodized or painted. Please consult factory for special finishing colors and fixture matching options. When storing light poles outside, remove all protective wrapping immediately upon delivery to prevent finish damage.
- **Design Criteria** - Standard EPA (Effective Projected Area) and weight values are based on Standard Commercial Criteria (with 1.3 gust factor) for side and top mounted fixtures only. Satisfactory performance of light poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.



**DIMENSIONS:**

11"(H) x 12-5/8"(W) x 3-3/8"(D)



**LF3-HL-150W-50K**  
**LF3-HL-150W-30K**

**LED HIGH LUMEN LF3 FLOOD LIGHTS**

Ideal for general site lighting, alleys, loading docks, doorway, pathway, and parking areas.

**ELECTRICAL SPECIFICATIONS:**

- Voltage: 120~277V
- Wattage: 150W
- Efficacy: 131LM/W ~ 137LM/W
- Power factor: >0.90
- THD: <20%

**HOUSING SPECIFICATIONS:**

- Die-cast Aluminum housing with powder coat finish (Dark Bronze)
- Operating temperature: -40°F to 104°F
- Lifespan: 70,000 hr.
- IP Rating: IP65
- Effective projected areas (EPA's) are:  
Front = 0.38 square feet  
Side = 0.30 square feet  
Face = 1.05 square feet

**CERTIFICATIONS:UL, DLC**



\*LF3-HL-150W-40K for this project

MODEL	WATTS	VOLTAGE	LUMENS	COLOR TEMP
LF3-HL-150W-50K	150W	120~277V	20680LM	5000K
LF3-HL-150W-30K	150W	120~277V	19700LM	3000K

**LIGHTING SPECIFICATIONS:**

- Dimmable: 0~10V Dimming
- Lens: TYPE III TIR optic Lens
- LED: Philips Lumileds Luxeon 3030 High flux LED
- Solid state lighting technology for long life, no maintenance needed and high-efficiency
- Cord type: 6' SJTW 18/3 AWG cable
- Total lumens: 20680LM/19700LM
- Color temperature: 5000K/3000K
- Color rendering index: 82~84
- Beam Angle: 120°x90°

**WARRANTY: 7 years**





**LF3-HL-150W-50K**  
**LF3-HL-150W-30K**

**LED HIGH LUMEN LF3 FLOOD LIGHTS**

**MOUNTING OPTIONS:**

MODEL	WATTS	VOLTAGE	LUMENS	COLOR TEMP
LF3-HL-150W-50K	150W	120~277V	20680LM	5000K
LF3-HL-150W-30K	150W	120~277V	19700LM	3000K



LF3-HL-SF  
(Slip fitter)

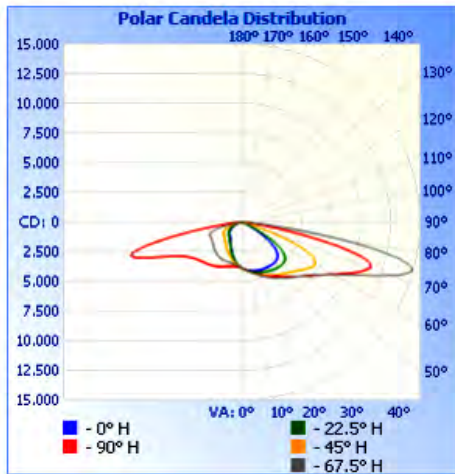


LF3-HL-YK  
(Yoke)

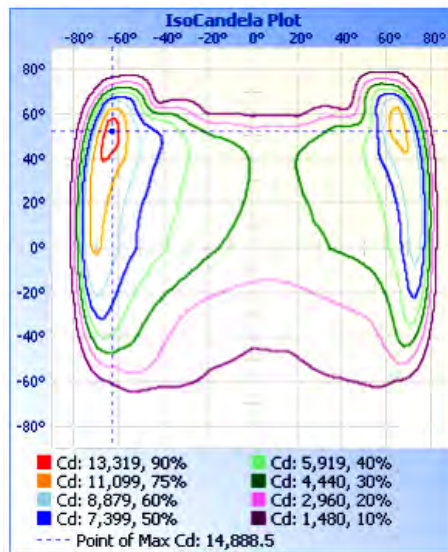
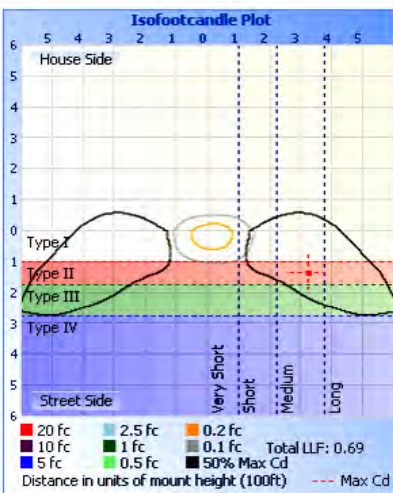


LF3-HL-EXTARM  
(Straight Arm)

**PHOTOMETRIC CHARTS:**



LF3-HL-PMR1  
(ROUND POLE)



LF3-SH3  
(SIDE SHIELD)



**LF3-HL-150W-50K**  
**LF3-HL-150W-30K**

**LED HIGH LUMEN LF3 FLOOD LIGHTS**

**LENS TYPE OPTIONS:**

MODEL	LENS TYPE	BEAM ANGLE	LENS PANELS PER FIXTURE
LF3-HL-TYPEII-150W/230W/300W	TYPEII	120°X90°	4
LF3-HL-TYPEIII-150W/230W/300W	TYPEIII	140°X80°	4
<b>LF3-HL-TYPEIV-150W/230W/300W</b>	<b>TYPEIV</b>	<b>140°X100°</b>	<b>4</b>

MODEL	WATTS	VOLTAGE	LUMENS	COLOR TEMP
LF3-HL-150W-50K	150W	120~277V	20680LM	5000K
LF3-HL-150W-30K	150W	120~277V	19700LM	3000K

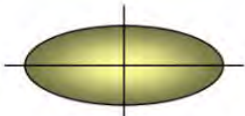
**LENS TYPE SPECIFICATIONS:**

- Optical PC Precision lenses designed for Westgate LF3 Series Flood Lights
- these lenses are replaceable by the factory or field replaced by installers

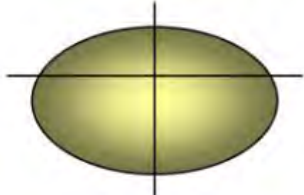
# LENS TYPES EXPLAINED

## SELECTING THE BEST DISTRIBUTION TYPE FOR YOUR OUTDOOR PROJECT

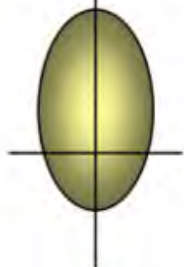
“Distribution Type” defines how far forward of the luminaire (i.e., on the StreetSide) the effective output reaches.



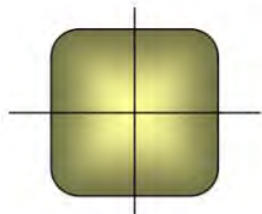
Type 2 is still linear but wider in the front to accommodate 4 lane roadways, or wider drive lanes.



Type 3 (commonly known as a “Bat-Wing”) is suitable for perimeters, often where other interior pole placements fill the site



**Type 4 (commonly known as a “Forward Throw” or Asymmetric) is best along perimeters where spill light is a concern or there are no place to add poles within a site.**



Type 5 – is available in a round or square pattern. Best suited for interior areas within a site or on the median of 4-6 lane roadways.





April 27, 2022

Mr. Anthony Friedman, P.E.  
City of North Port  
Engineering Department  
1100 North Chamberlain Boulevard  
North Port, Florida 34286

**RE: *Pocatella Avenue Multi-Family Site  
Traffic Impact Statement  
City of North Port, Florida***

Dear Mr. Friedman:

This Traffic Impact Statement (TIS) has been prepared to document the anticipated impacts of project traffic from the proposed Pocatella Avenue Multi-Family Site located east of South Sumter Boulevard between Pocatella Avenue and McKibben Drive in the City of North Port, Florida. The project location map is illustrated in **Figure 1**.

The development site is expected to consist of 175 multi-family units which will be constructed in one phase and be completed by 2023. The site is currently vacant/undeveloped. As shown in the conceptual site plan, as provided in **Appendix A**, the development will have the following proposed access connections:

- One (1) full-access driveway onto Pocatella Avenue; and
- One (1) full-access driveway onto McKibben Drive.

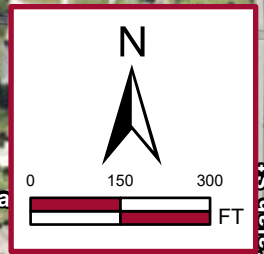
As previously discussed with City staff at the pre-application meeting, this TIS will primarily focus on a turn lane evaluation at the two (2) unsignalized study intersections along South Sumter Boulevard adjacent to the development site: at Pocatella Avenue and at McKibben Drive. This evaluation reviewed the potential for left-turn and right-turn lane improvements on South Sumter Boulevard at the two (2) study intersections through project buildout. The procedures and findings of this TIS are provided in the following sections.

### **Trip Generation**

The trip generation potential for the proposed development was calculated based upon information contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition* for land use code (LUC) 220 (Multifamily Housing—Low Rise). Based upon this type of land use, internal capture and pass-by trips were not considered in this analysis.



Exhibit B -Application



**Legend**

 Project Site

Project Location Map



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 655 North Franklin St,  
 Suite 150, Tampa FL 33604  
 Phone: (813) 620 1460  
 www.kimley-horn.com

**POCATELLA AVENUE MULTI-FAMILY SITE**  
**CITY OF NORTH PORT, FLORIDA**



The trip generation estimates for the a.m. and p.m. peak-hour periods are provided in **Table 1** and documented in **Appendix B** (along with the daily trip generation estimate). As shown in **Table 1**, the estimated trips during the a.m. peak hour are expected to be 77 trips (18 inbound and 59 outbound). For the p.m. peak hour, the trip generation potential will be 96 trips (60 inbound trips and 36 outbound).

**Table 1: A.M. and P.M. Peak-Hour Trip Generation Potential**

ITE TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		GROSS/NEW TRIPS		
Land Use	ITE Edition	ITE Code	Scale	ITE Units	Time Period	Percent		In	Out	Total
						In	Out			
Multifamily Housing (Low Rise)	11	220	175	DU	A.M. Peak Hour	24%	76%	18	59	77
					P.M. Peak Hour	63%	37%	60	36	96

The calculation of the trip generation potential for both peak hours was used to determine the highest turning movement volumes at the two (2) study intersections through project buildout as part of the turn lane analysis documented in a later section of this TIS.

**Trip Distribution**

New traffic expected to be generated by the proposed development was distributed and assigned to the adjacent roadway network based upon the results of a select zone analysis using the Florida Department of Transportation (FDOT) District 1 Regional Planning Model FSUTMS program. The results, which are provided in **Appendix C**, indicate that approximately 45 percent of the project trips will travel to/from areas north of the project site along South Sumter Boulevard and the remaining 55 percent of the project trips will travel to/from areas south of the project site along South Sumter Boulevard. Additionally, due the layout of the development, it was estimated that a significant portion of the trips would likely enter/exit the nearest driveway to the direction the proposed trips for the development would be coming to/from. For example, for trips to/from the north, approximately 90 percent of these trips would likely utilize the northern driveway on Pocatella Avenue with the remaining trips using the southern driveway along McKibben Drive. This approach was also used for the trips to/from the south. The resulting percentages were applied to the trip generation estimates shown in **Table 1** to estimate project trips at the existing two (2) study intersections and the proposed project driveways. These distribution and assignment results were used for both peak hours.

The distribution of project traffic, in terms of trip percentages, is shown in **Figure 2** and specific assignment, in terms of number of trips, is provided in **Figure 3**, for both a.m. and p.m. peak hours at the two (2) study intersections and the two (2) proposed project driveways.



# Exhibit B -Application

- Legend**
- Roadway
  - Project Access
  - Study Intersection
  - XX% Entering Distribution
  - (XX%) Exiting Distribution

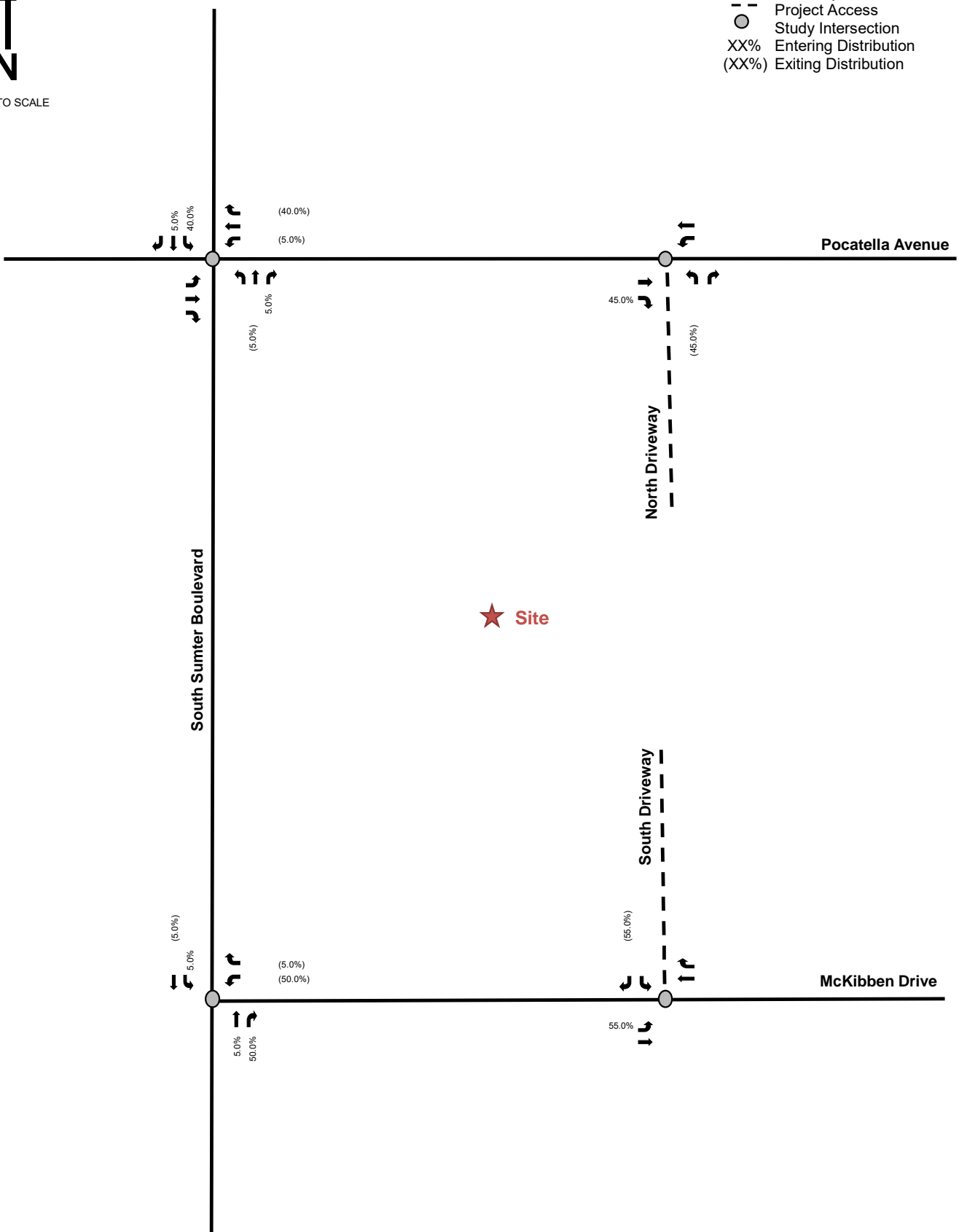





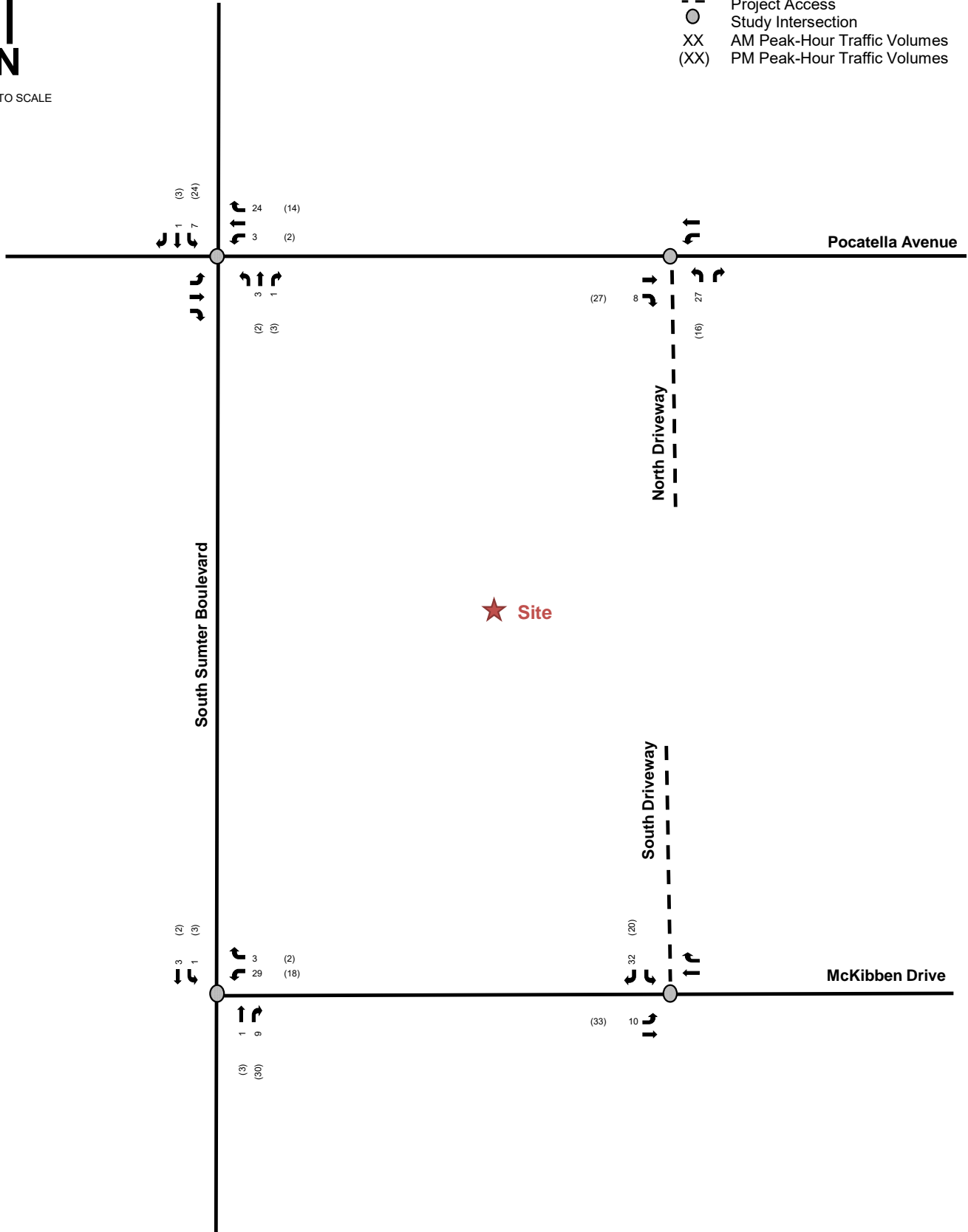
Figure 2  
Project Trip Distribution  
Pocatella Avenue Multi-Family Site  
City of North Port, Florida

# Exhibit B -Application

**Legend**

-  Roadway
-  Project Access
-  Study Intersection
- XX** AM Peak-Hour Traffic Volumes
- (XX)** PM Peak-Hour Traffic Volumes

**N**  
↑  
NOT TO SCALE



★ Site

Figure 3  
Peak-Hour Project Traffic Volumes  
Pocatella Avenue Multi-Family Site  
City of North Port, Florida



### **Future Buildout Traffic Conditions**

To determine future traffic conditions, existing traffic counts were first collected at the two (2) study intersections along South Sumter Boulevard: at Pocatella Avenue and at McKibben Drive. These counts, which were collected on April 7, 2022, provided turning movement volumes at these locations. The raw data collection turning movement counts are documented in **Appendix D**.

To provide for peak-season conditions, the traffic counts were adjusted using the FDOT's peak season conversion factor for Sarasota County (1.01) for the data collection time period. The adjustment factor used is documented in **Appendix D**. The resulting existing 2022 peak-season traffic volumes for both a.m. and p.m. peak hours are illustrated in **Figure 4**.

Since the project is expected to be constructed by 2023, the existing traffic was adjusted by a growth rate to reflect project buildout year conditions. A review of FDOT AADT count stations in the area indicated an annual growth rate of approximately three percent (3%) per year. Growth rate information is provided in **Appendix E**. Applying this growth rate to existing volumes produced future background (non-project) traffic volumes. The background volumes for both a.m. and p.m. peak hours are shown in **Figure 5**. Project volumes, as previously documented in this analysis, were then added to the background volumes to develop future 2023 total traffic volumes at the two (2) study intersections and two (2) project driveways. The future total traffic volumes for both peak hours at project buildout are illustrated in **Figure 6** and **Figure 7**.

# Exhibit B -Application



NOT TO SCALE

**Legend**

- Roadway
- Study Intersection
- XX AM Peak-Hour Peak-Season Traffic Volumes
- (XX) PM Peak-Hour Peak-Season Traffic Volumes

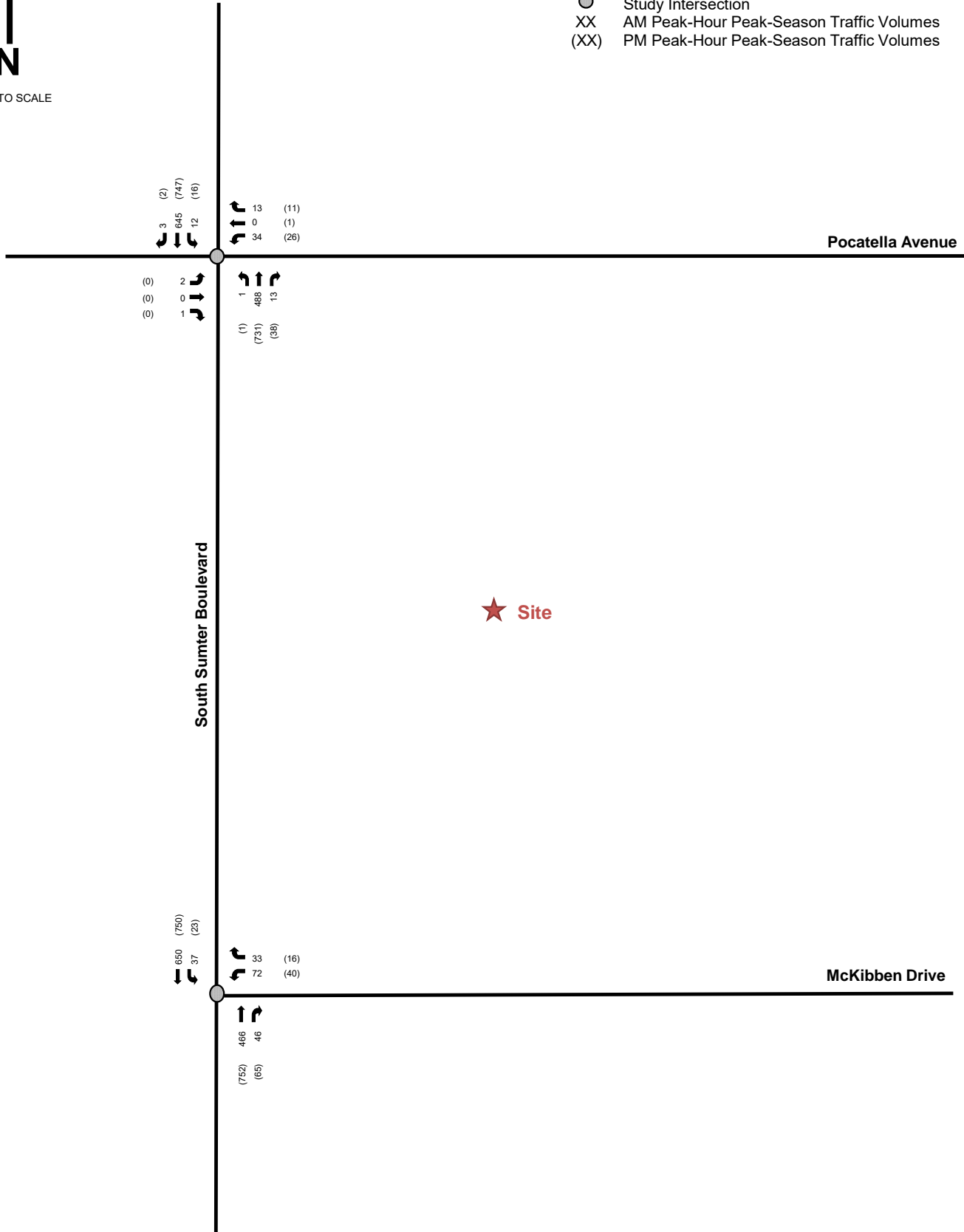


Figure 4  
Existing Peak-Hour Peak-Season Traffic Volumes  
Pocatella Avenue Multi-Family Site  
City of North Port, Florida

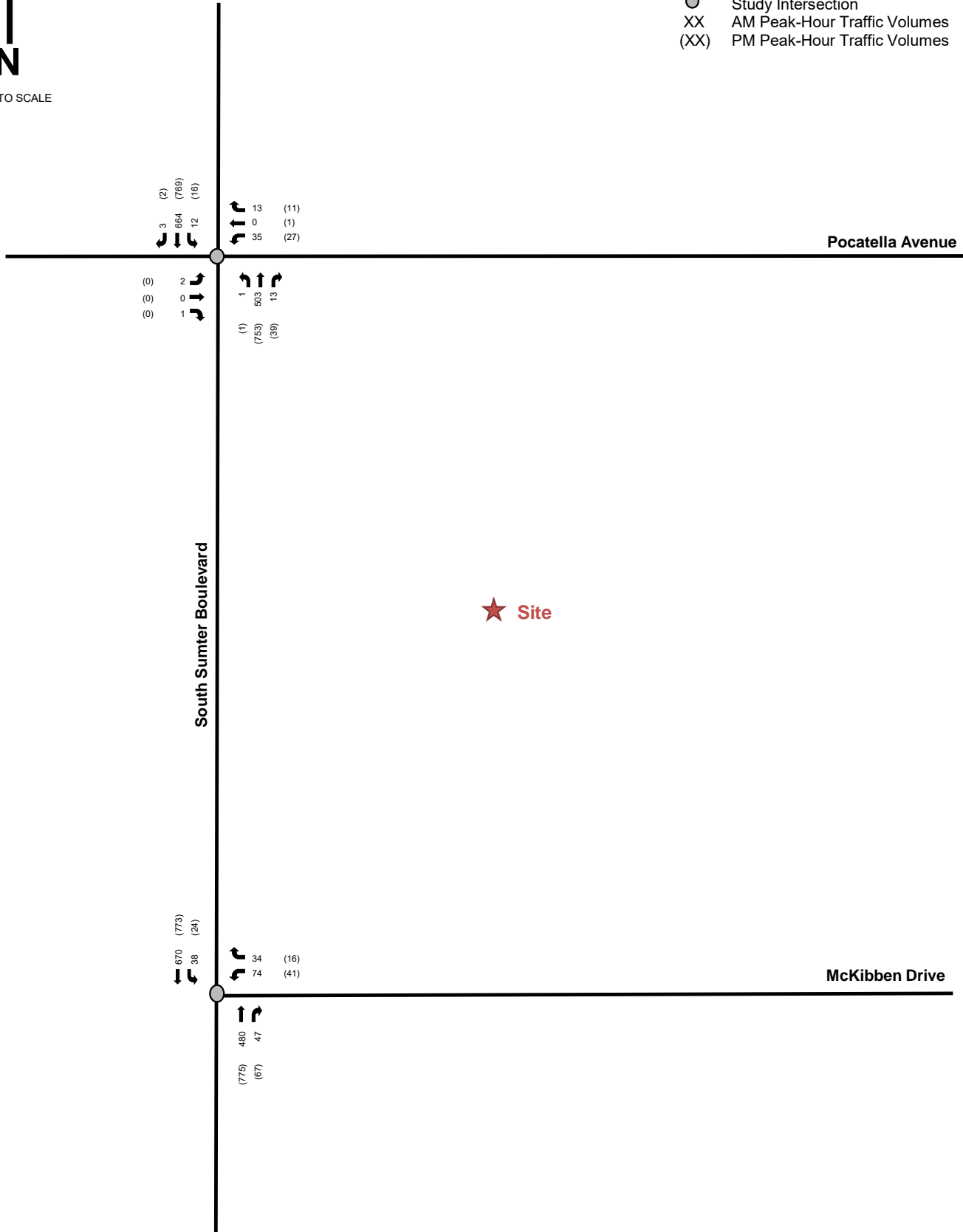
# Exhibit B -Application

**Legend**

- Roadway
- Study Intersection
- XX AM Peak-Hour Traffic Volumes
- (XX) PM Peak-Hour Traffic Volumes



NOT TO SCALE



★ Site

Figure 5  
 Future Background Peak-Hour Traffic Volumes  
 Pocatella Avenue Multi-Family Site  
 City of North Port, Florida



# Exhibit B -Application



NOT TO SCALE

### Legend

- Roadway
- - - Project Access
- Study Intersection
- XX AM Peak-Hour Background Traffic Volumes
- (XX) AM Peak-Hour Project Traffic Volumes

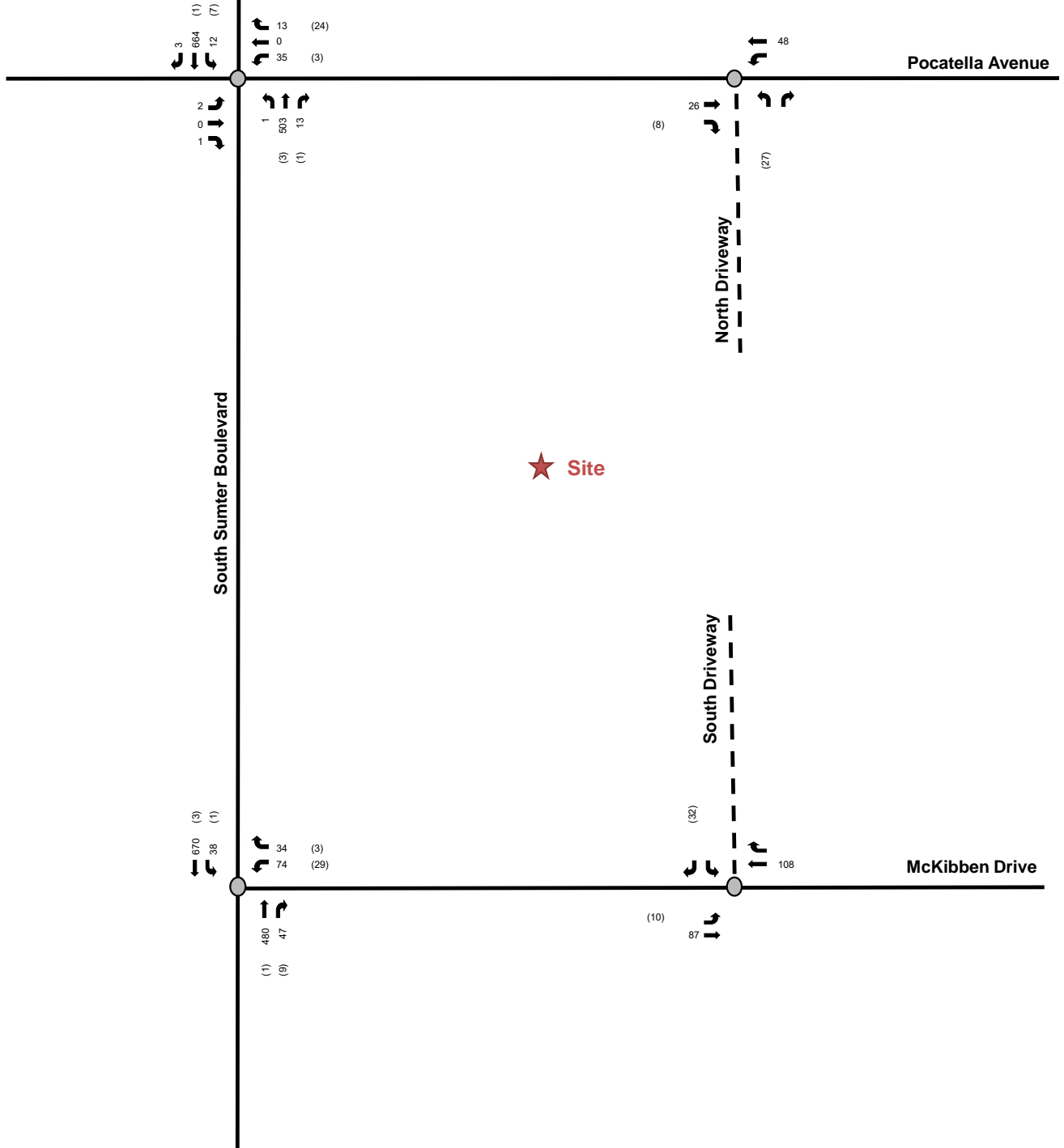


Figure 6  
 Future Buildout AM Peak-Hour Traffic Volumes  
 Pocatella Avenue Multi-Family Site  
 City of North Port, Florida

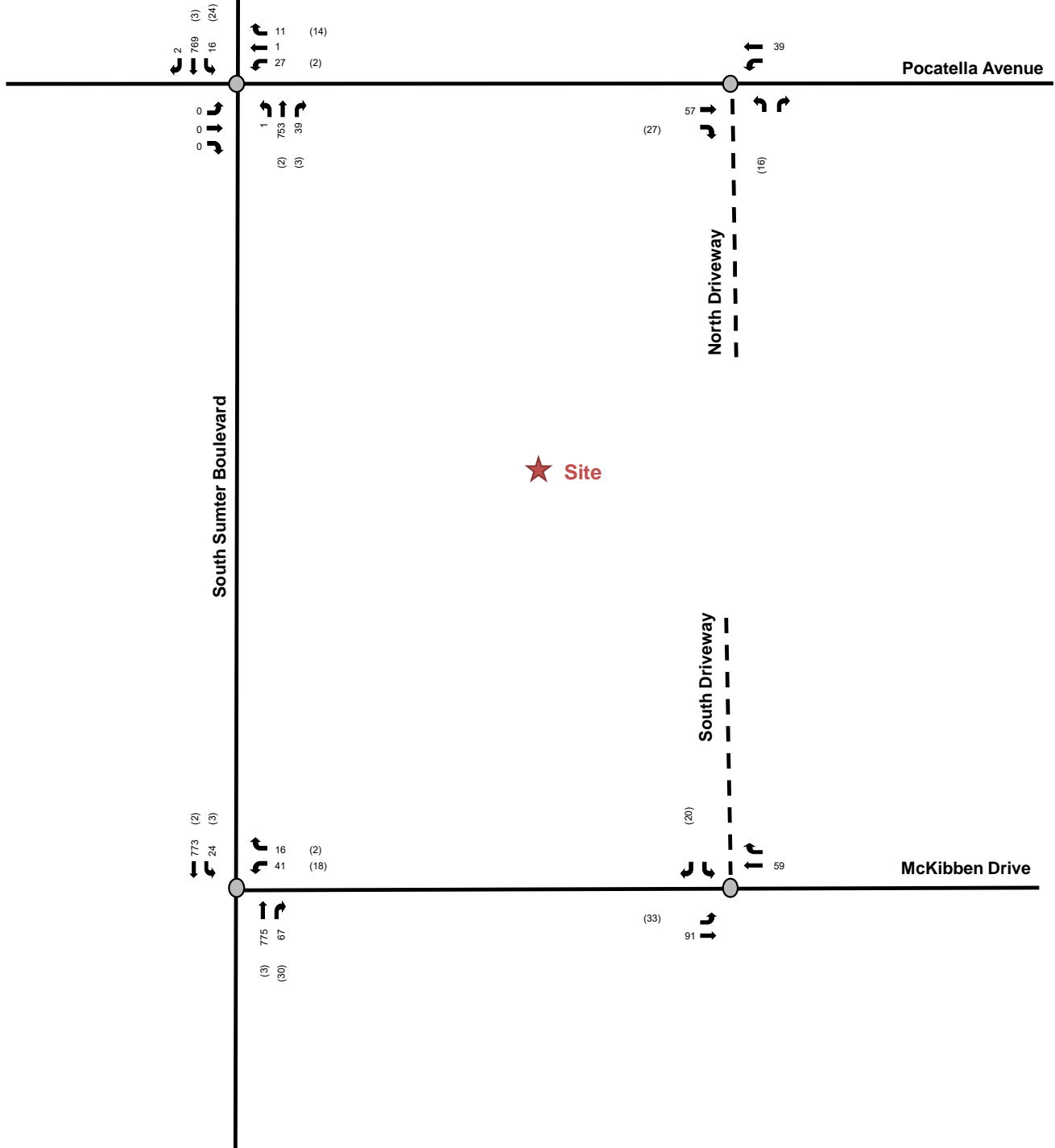
# Exhibit B -Application



NOT TO SCALE

### Legend

- Roadway
- Project Access
- Study Intersection
- XX PM Peak-Hour Background Traffic Volumes
- (XX) PM Peak-Hour Project Traffic Volumes



★ Site

Figure 7  
 Future Buildout PM Peak-Hour Traffic Volumes  
 Pocatella Avenue Multi-Family Site  
 City of North Port, Florida

### Turn Lane Analysis

Using the future total traffic volumes identified in **Figure 6** and **Figure 7**, a turn lane analysis was undertaken for the two (2) study intersections along South Sumter Boulevard adjacent to the project site: at Pocatella Avenue and at McKibben Drive. As previously stated, City staff requested an evaluation to determine if left-turn and/or right-turn lane improvements will be required to mitigate project impacts.

This analysis included the use of multiple resources, such as the use of *Synchro, Version 11*, software program for left-turn queue lengths and FDOT's *Access Management Guidebook (November 2019)*, which represents the most recent and current criteria available to determine right-turn lane requirements at an intersection. The approach and findings for each intersection are documented below.

#### South Sumter Boulevard at Pocatella Avenue

At this intersection, the existing southbound left-turn lane was evaluated to determine if the existing length of this lane will be adequate to accommodate background traffic and project traffic through project buildout conditions. Using the highest volume estimated for this movement in either peak hour (a.m. or p.m.), the methodologies of the *Highway Capacity Manual, 6<sup>th</sup> Edition*, were utilized as part of the *Synchro* program to estimate the 95<sup>th</sup> percentile queue for the southbound left-turn lane. The results indicated that a maximum queue length of 25 feet is required. The deceleration length for this lane, which is based upon FDOT's *Florida Design Manual (FDM) Exhibit 212-1* and the current speed limit of 40 miles per hour (mph) along Sumter Boulevard, indicated a length of 155 feet. Therefore, the total length needed is 180 feet. Since this turn lane is currently over 200 feet in length, the existing length is anticipated to accommodate future traffic and is not anticipated to require any improvement. The results of this analysis are provided in **Appendix F**.

For the northbound right-turn movement, several analysis tiers were undertaken to appropriately determine if a right-turn lane is warranted at this location. An operational analysis using *Synchro, Version 11*, program was conducted at the intersection of South Sumter Boulevard & Pocatello Avenue. This analysis, as provided in **Appendix F**, indicated that the study intersection is expected to operate at acceptable conditions in both peak hours based upon existing lane geometry (i.e., no right-turn lane) and with a volume-to-capacity (v/c) ratio of less than 1.0 for each critical lane approach through project buildout.

Additionally, the right-turn lane warrant was reviewed using FDOT's *Access Management Guidebook (November 2019)*. Based upon the posted speed limit of 40 mph, the expected traffic volumes, and the 4-lane cross section along South Sumter Boulevard, it was determined that future traffic volumes for the northbound right-turn movement are not expected to exceed the minimum warrant volume threshold of 125 vehicles per hour in either peak hour. An excerpt of the appropriate page in this guidebook is included in **Appendix F**.

Based upon the above analyses, it was determined that a northbound right-turn lane is not warranted at this intersection. Therefore, no turn lane improvement is anticipated to be required for this movement.

**South Sumter Boulevard at McKibben Drive**

At this intersection, the existing southbound left-turn lane was evaluated to determine if the existing length of this lane will be adequate to accommodate background traffic and project traffic through project buildout conditions. Using the highest volume estimated for this movement in either peak hour, the methodologies of the *Highway Capacity Manual, 6<sup>th</sup> Edition*, were utilized as part of the *Synchro* program to estimate the 95<sup>th</sup> percentile queue for the southbound left-turn lane. The results indicated that a maximum queue length of 25 feet is required. The deceleration length for this lane, which is based upon FDOT's *FDM Exhibit 212-1* and the current speed limit of 40 mph along South Sumter Boulevard, indicated a length of 155 feet. Therefore, the total length needed is 180 feet. Since this turn lane is currently over 180 feet in length, the existing length is anticipated to accommodate future traffic and is not anticipated to require any improvement. The results of this analysis are provided in **Appendix F**.

For the northbound right-turn movement, the identical approach/evaluation was conducted as previously documented for the same right-turn movement at Pocatella Avenue. The operational analysis conducted in *Synchro, Version 11*, program, as provided in **Appendix F**, indicated that the study intersection is expected to operate at acceptable conditions in both peak hours based upon existing lane geometry (i.e., no right-turn lane) and with a volume-to-capacity (v/c) ratio of less than 1.0 for each critical lane approach through project buildout.

Additionally, the right-turn lane warrant was reviewed using FDOT's *Access Management Guidebook (November 2019)* and the results of this review indicated that future traffic volumes for the northbound right-turn movement are not expected to exceed the minimum warrant volume threshold of 125 vehicles per hour in either peak hour.

Based upon the above analyses, it was determined that a northbound right-turn lane is not warranted at this intersection. Therefore, no turn lane improvement is anticipated to be required for this movement.

**Conclusion**

This Traffic Impact Statement (TIS) was prepared to document the anticipated impacts of project traffic from the proposed Pocatella Avenue Multi-Family Site located east of South Sumter Boulevard between Pocatella Avenue and McKibben Drive in the City of North Port, Florida. Specifically, this evaluation was conducted to determine if turn lane improvements (left-turn lane extensions and/or exclusive right-turn lanes) will be required at the study intersections.

Based upon the results of the turn lane analysis, it was determined that at both study intersections along South Sumter Boulevard, at Pocatella Avenue and at McKibben Drive, no turn lane improvements are anticipated to be required.

We hope that this analysis addresses the traffic-related issues regarding the project site. Upon your review of this analysis, please let me know if you have any questions or comments.

Sincerely,



Bob Agrusa, P.E., PTOE  
Senior Project Manager



Tarek Elfallah, E.I.  
Transportation Analyst

Attachments:      Appendix A - Conceptual Site Plan  
                         Appendix B - Trip Generation Tables  
                         Appendix C - Regional Model Results  
                         Appendix D - Traffic Count Data  
                         Appendix E - Growth Rate Worksheets  
                         Appendix F - Turn Lane Analysis Worksheets (Including Synchro Results)

Copy:                 Peter Vanbuskirk, P.E., AICP



# APPENDIX A – CONCEPTUAL SITE PLAN



**UNIT CALCULATIONS**

UNIT TYPE	MARKET NET	BUILDING TYPE I	BUILDING TYPE II	CARRIAGE HOUSE (x8)	TOTAL
A2	671 SF	-	-	-	-
A3	748 SF	-	-	-	-
A4	872 SF	-	-	2	2
A5	736 SF	6	30	-	36
A6	759 SF	15	-	-	15
A7	773 SF	-	15	-	15
B3	1,079 SF	3	30	-	33
B4	1,147 SF	9	30	-	39
B5	1,327 SF	-	-	2	2
T1	1,597 SF	-	-	-	-
C2	1,363 SF	3	30	-	33
T2	1,909 SF	-	-	-	-
<b>TOTAL</b>		<b>36</b>	<b>135</b>	<b>4</b>	<b>175</b>

UNIT TYPE	QUANTITY	UNIT TYPE%	PARKING REQ'D. (AHJ)	PARKING PREFERRED	PARKING REQ'D
1-BEDROOM	66	38%		1 / UNIT	66
2-BEDROOM	72	41%		2 / UNIT	144
3-BEDROOM	33	19%		3 / UNIT	99
<b>TOTAL</b>	<b>175</b>	<b>100%</b>	<b>282 SPACES</b>		<b>309 SPACES</b>

CITY OF NORTHPORT LDC REQUIRED PARKING - 1.5 for each dwelling unit, plus 2 for owner or manager, plus 1 for every 10 dwelling units to accommodate guests. (Total required parking = 282)

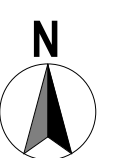
**PARKING CALCULATIONS**

TYPE	QUANTITY
GARAGE, CARRIAGE HOUSES	25
SURFACE*	294
<b>*TOTAL</b>	<b>319</b>
<b>**TOTAL</b>	<b>329</b>

\*DOES NOT INCLUDE STACKED PARKING BEHIND GARAGES  
 \*\*INCLUDES STACKED PARKING BEHIND GARAGES

**NORTHPORT**

**CONCEPTUAL SITE PLAN - V3**



# APPENDIX B – TRIP GENERATION TABLES



Exhibit B -Application  
**TRIP GENERATION**

**DAILY PROJECT TRIP GENERATION**

ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		NET NEW TRIPS		
Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total
					In	Out			
Multifamily Housing Low-Rise	11	220	175	DU	50%	50%	599	599	1,198
<b>Total:</b>							599	599	1,198

**A.M. PEAK-HOUR PROJECT TRIP GENERATION**

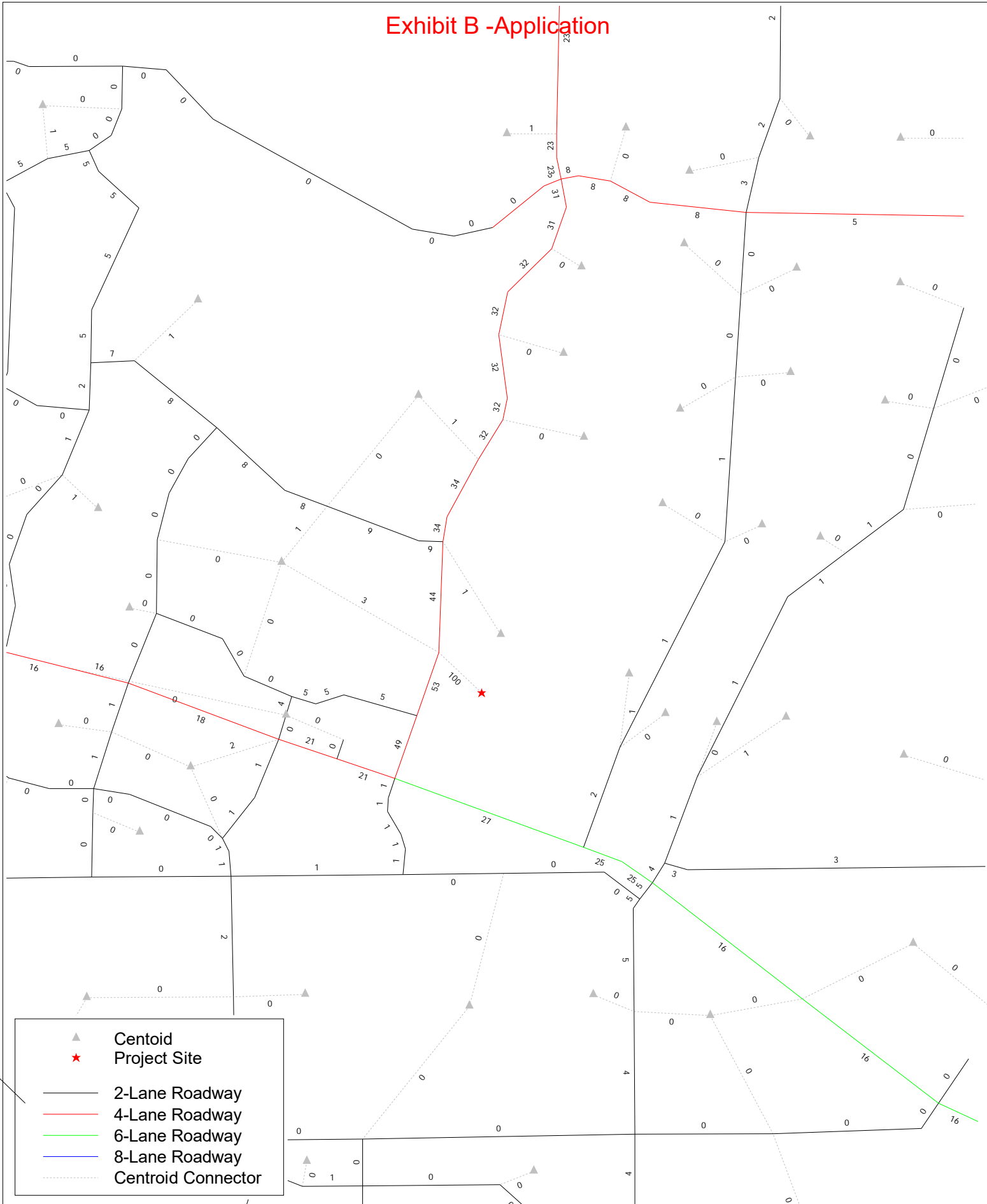
ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		NET NEW TRIPS		
Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total
					In	Out			
Multifamily Housing Low-Rise	11	220	175	DU	24%	76%	18	59	77
<b>Total:</b>							18	59	77

**P.M. PEAK-HOUR PROJECT TRIP GENERATION**

ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		NET NEW TRIPS		
Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total
					In	Out			
Multifamily Housing Low-Rise	11	220	175	DU	63%	37%	60	36	96
<b>Total:</b>							60	36	96

## APPENDIX C – REGIONAL MODEL RESULTS

# Exhibit B -Application



- ▲ Centroid
- ★ Project Site
- 2-Lane Roadway
- 4-Lane Roadway
- 6-Lane Roadway
- 8-Lane Roadway
- ⋯ Centroid Connector

DISTRICT 1 REGIONAL PLANNING MODEL (VERSION 2)  
 SELECT ZONE ANALYSIS  
 APRIL 2022



## APPENDIX D – TRAFFIC COUNT DATA



National Data & Surveying Services

Site Code: **22-120162-001**

Date: **04/07/2022**

Weather: **Cloudy**

City: **North Port**

County: **Sarasota**

Count Times: **07:00 - 09:00**

**16:00 - 18:00**

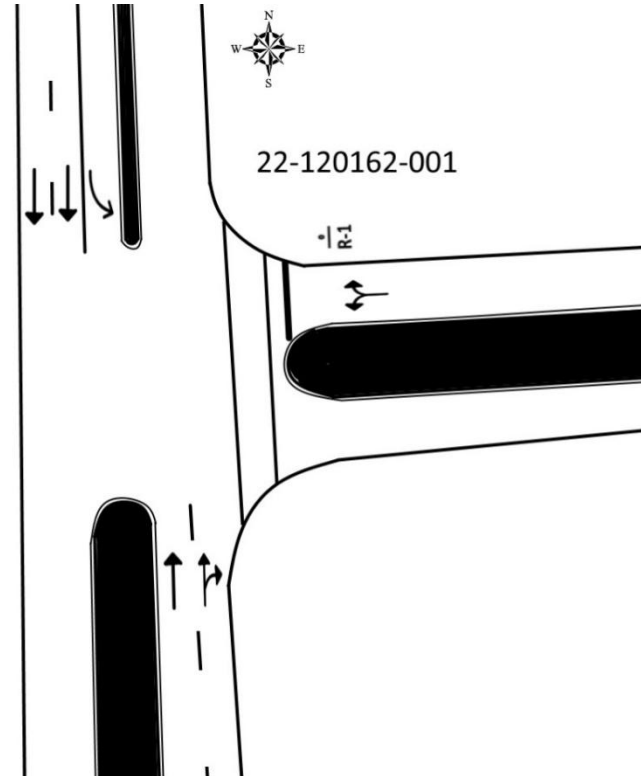
Control: **1-Way Stop (WB)**

## Exhibit B -Application



N/S Street: **S Sumter Blvd**

Speed: **40 MPH**



E/W Street: **Mckibben Dr**

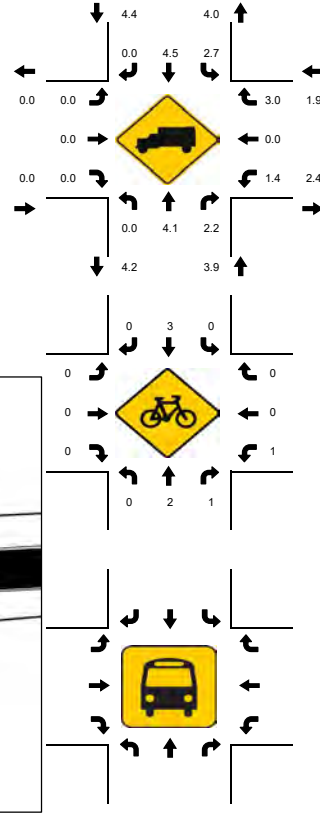
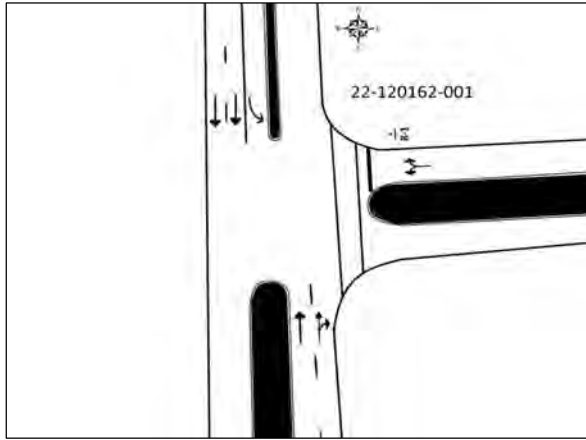
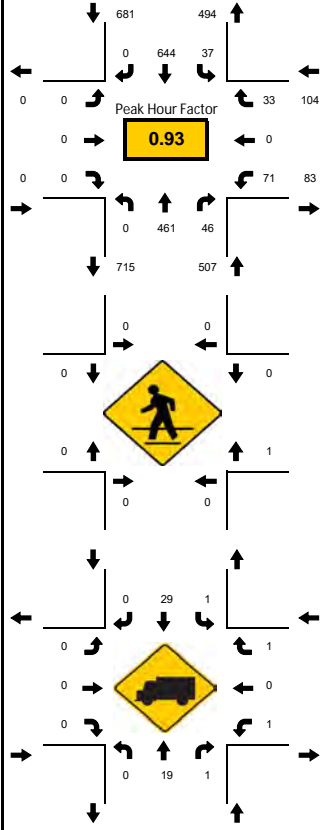
Speed: **30 MPH**

# Exhibit B -Application

LOCATION: S Sumter Blvd & McKibben Dr  
CITY/STATE: North Port, FL

PROJECT ID: 22-120162-001  
DATE: Thu, Apr 07, 2022

Peak-Hour: 08:00 AM - 09:00 AM  
Peak 15-Minute: 08:30 AM - 08:45 AM



15-Min Count Period Beginning At	S Sumter Blvd Northbound					S Sumter Blvd Southbound					McKibben Dr Eastbound					McKibben Dr Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	0	128	6	0		2	110	0	0		0	0	0	0		9	0	12	0		267	1133
07:15 AM	0	111	3	0		2	109	0	0		0	0	0	0		9	0	7	0		241	1172
07:30 AM	0	103	7	0		5	170	0	0		0	0	0	0		18	0	10	0		313	1250
07:45 AM	0	114	12	0		6	152	0	0		0	0	0	0		15	0	13	0		312	1284
08:00 AM	0	119	7	0		7	155	0	0		0	0	0	0		11	0	7	0		306	1292
08:15 AM	0	119	18	0		14	148	0	0		0	0	0	0		14	0	6	0		319	986
08:30 AM	0	106	12	0		10	182	0	0		0	0	0	0		25	0	12	0		347	667
08:45 AM	0	117	9	0		6	159	0	0		0	0	0	0		21	0	8	0		320	320
<b>Peak 15-Min Flowrates</b>	<b>Northbound</b>					<b>Southbound</b>					<b>Eastbound</b>					<b>Westbound</b>					<b>Total</b>	
All Vehicles	0	476	72	0		56	728	0	0		0	0	0	0		100	0	48	0		1480	
Heavy Trucks	0	24	4	0		4	36	0	0		0	0	0	0		4	0	4	0		76	
Pedestrians	0	0	0	0		0	0	0	0		0	0	0	0		4	0	0	0		4	
Bicycles	0	8	4	0		0	4	0	0		0	0	0	0		4	0	0	0		20	
Buses																						
Stopped Buses																						

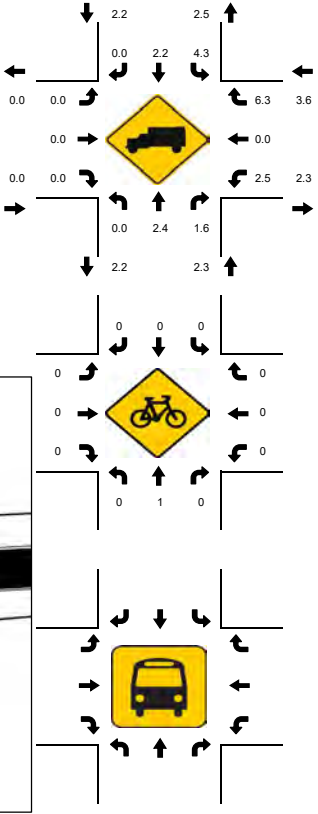
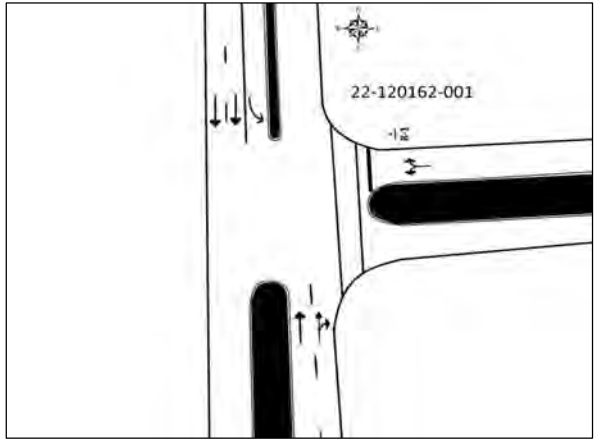
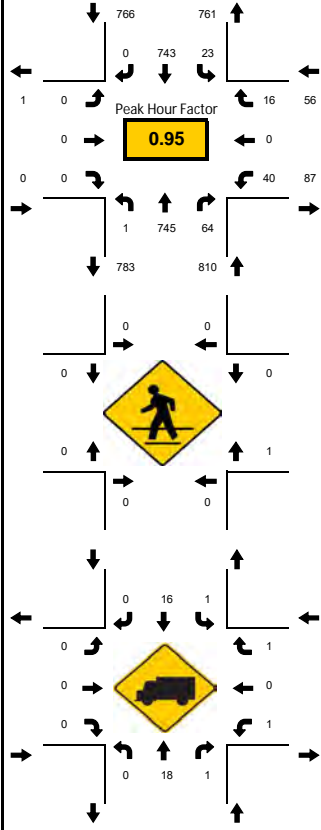


# Exhibit B -Application

LOCATION: S Sumter Blvd & McKibben Dr  
CITY/STATE: North Port, FL

PROJECT ID: 22-120162-001  
DATE: Thu, Apr 07, 2022

Peak-Hour: 04:00 PM - 05:00 PM  
Peak 15-Minute: 04:30 PM - 04:45 PM



15-Min Count Period Beginning At	S Sumter Blvd Northbound					S Sumter Blvd Southbound					McKibben Dr Eastbound					McKibben Dr Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	0	201	12	1		4	194	0	0		0	0	0	0		9	0	6	0		427	1632
04:15 PM	0	193	21	0		4	168	0	0		0	0	0	0		10	0	2	0		398	1608
04:30 PM	0	182	18	0		7	201	0	0		0	0	0	0		16	0	7	0		431	1586
04:45 PM	0	169	13	0		8	180	0	0		0	0	0	0		5	0	1	0		376	1516
05:00 PM	0	190	15	0		5	180	0	0		0	0	0	0		10	0	3	0		403	1460
05:15 PM	0	177	19	0		7	161	0	0		0	0	0	0		7	0	5	0		376	1057
05:30 PM	0	152	14	0		3	183	0	0		0	0	0	0		8	0	1	0		361	681
05:45 PM	0	166	9	0		7	135	0	0		0	0	0	0		3	0	0	0		320	320
<b>Peak 15-Min Flowrates</b>																					<b>Total</b>	
All Vehicles	0	804	84	4		32	804	0	0		0	0	0	0		64	0	28	0		<b>1820</b>	
Heavy Trucks	0	40	4	0		4	32	0	0		0	0	0	0		4	0	4	0		<b>88</b>	
Pedestrians	0	0	0	0		0	0	0	0		0	0	0	0		4	0	0	0		<b>4</b>	
Bicycles	0	4	0	0		0	0	0	0		0	0	0	0		0	0	0	0		<b>4</b>	
Buses																						
Stopped Buses																						



National Data & Surveying Services

Site Code: **22-120162-002**

Date: **04/07/2022**

Weather: **Cloudy**

City: **North Port**

County: **Sarasota**

Count Times: **07:00 - 09:00**

**16:00 - 18:00**

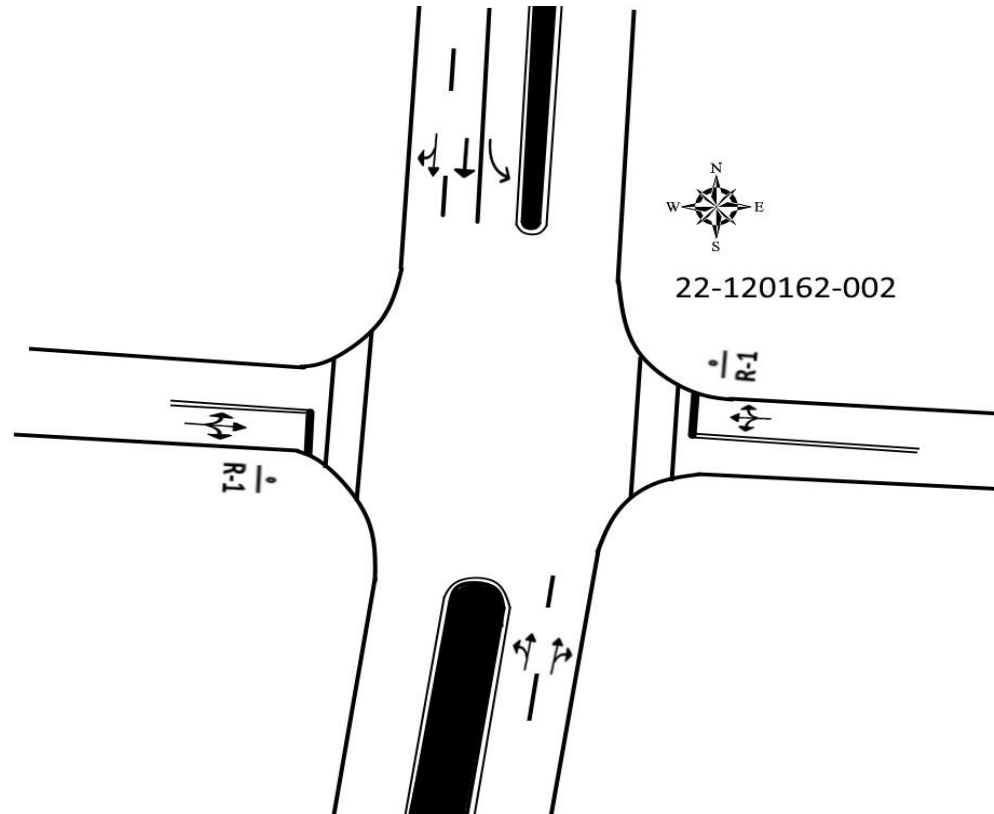
Control: **2-Way Stop (EB/WB)**

### Exhibit B -Application



N/S Street: **S Sumter Blvd**

Speed: **40 MPH**



E/W Street: **Pocatella Ave**

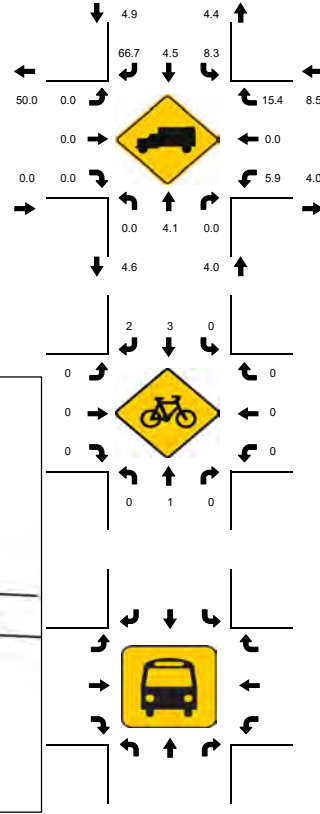
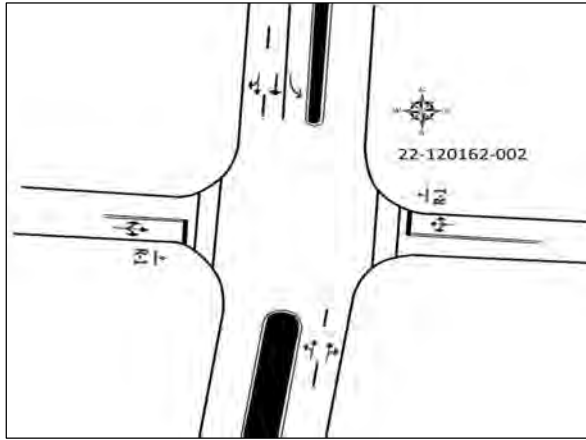
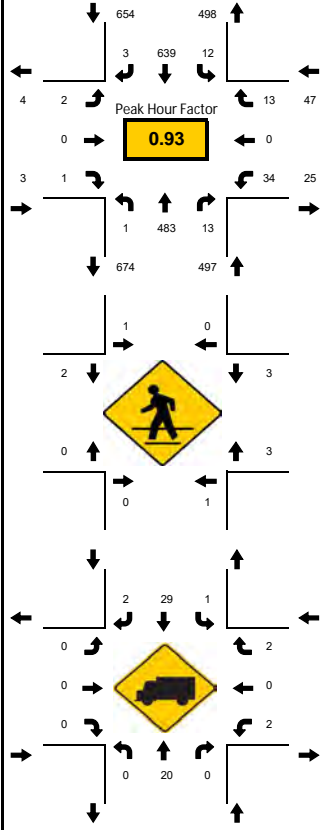
Speed: **30 MPH**

# Exhibit B -Application

LOCATION: S Sumter Blvd & Pocatella Ave  
CITY/STATE: North Port, FL

PROJECT ID: 22-120162-002  
DATE: Thu, Apr 07, 2022

Peak-Hour: 07:45 AM - 08:45 AM  
Peak 15-Minute: 08:30 AM - 08:45 AM



15-Min Count Period Beginning At	S Sumter Blvd Northbound					S Sumter Blvd Southbound					Pocatella Ave Eastbound					Pocatella Ave Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	0	138	4	0	0	0	101	0	0	0	1	0	0	0	0	11	0	10	0	0	265	1096
07:15 AM	0	118	0	0	0	3	108	0	0	0	1	0	0	0	0	3	0	7	0	0	240	1132
07:30 AM	0	107	5	0	0	5	165	0	0	0	0	0	0	0	0	10	0	7	0	0	299	1176
07:45 AM	0	124	4	0	0	4	143	0	0	0	1	0	0	0	0	15	0	1	0	0	292	1201
08:00 AM	0	124	2	0	0	3	157	3	0	0	0	0	0	0	0	5	0	7	0	0	301	1200
08:15 AM	1	116	3	0	0	1	156	0	0	0	0	0	0	0	0	6	0	1	0	0	284	899
08:30 AM	0	119	4	0	0	4	183	0	0	0	1	0	1	0	0	8	0	4	0	0	324	615
08:45 AM	0	119	2	0	0	2	160	0	0	0	0	0	1	0	0	4	0	3	0	0	291	291
<b>Peak 15-Min Flowrates</b>	<b>Northbound</b>					<b>Southbound</b>					<b>Eastbound</b>					<b>Westbound</b>					<b>Total</b>	
All Vehicles	4	496	16	0	0	16	732	12	0	0	4	0	4	0	0	60	0	28	0	0	1372	
Heavy Trucks	0	24	0	0	0	4	36	8	0	0	0	0	0	0	0	8	0	8	0	0	88	
Pedestrians	0	4	0	0	0	0	4	0	0	0	0	4	0	0	0	0	12	0	0	0	24	
Bicycles	0	4	0	0	0	0	4	8	0	0	0	0	0	0	0	0	0	0	0	0	16	
Buses																						
Stopped Buses																						

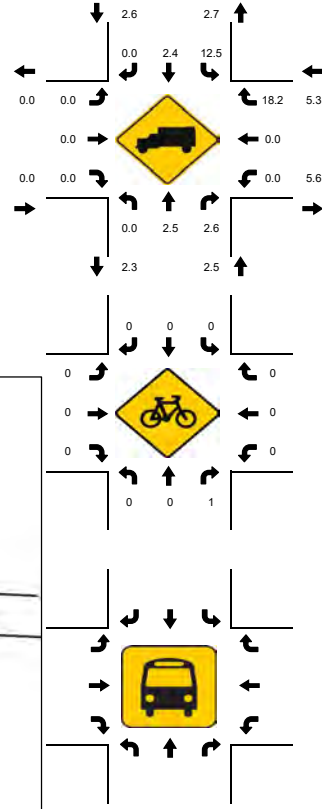
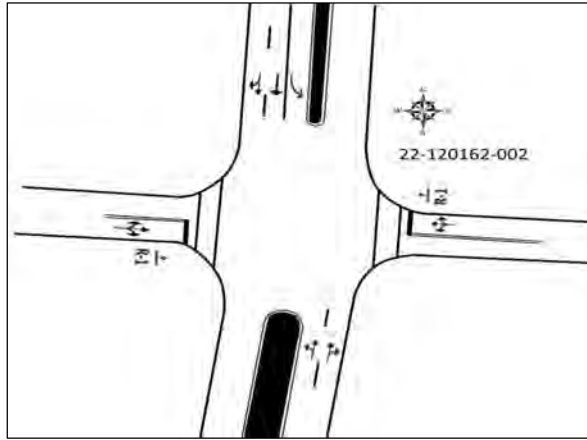
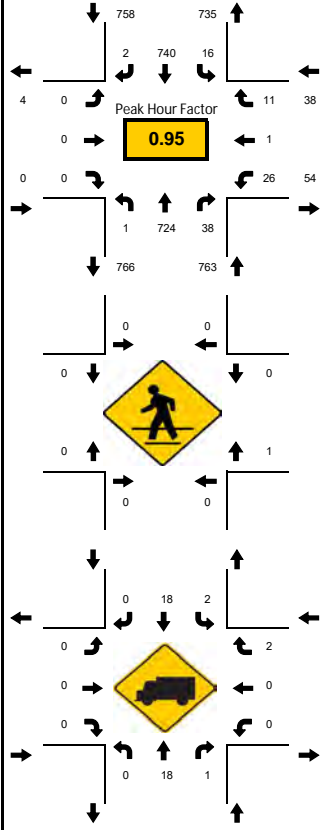


# Exhibit B -Application

LOCATION: S Sumter Blvd & Pocatella Ave  
CITY/STATE: North Port, FL

PROJECT ID: 22-120162-002  
DATE: Thu, Apr 07, 2022

Peak-Hour: 04:00 PM - 05:00 PM  
Peak 15-Minute: 04:00 PM - 04:15 PM



15-Min Count Period Beginning At	S Sumter Blvd Northbound					S Sumter Blvd Southbound					Pocatella Ave Eastbound					Pocatella Ave Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	0	197	11	1		2	193	0	0		0	0	0	0		1	0	4	0		409	1559
04:15 PM	0	185	9	0		7	167	2	0		0	0	0	0		6	1	3	0		380	1534
04:30 PM	0	178	12	0		3	196	0	0		0	0	0	0		10	0	3	0		402	1514
04:45 PM	0	164	6	0		4	184	0	0		0	0	0	0		9	0	1	0		368	1466
05:00 PM	0	176	17	0		7	175	0	0		0	0	0	0		6	0	3	0		384	1409
05:15 PM	1	170	10	0		7	160	2	0		0	0	0	0		7	0	3	0		360	1025
05:30 PM	1	144	9	0		5	179	2	0		0	0	0	0		9	0	5	0		354	665
05:45 PM	0	151	14	0		5	132	0	0		0	0	0	0		8	0	1	0		311	311
<b>Peak 15-Min Flowrates</b>	<b>Left</b>	<b>Thru</b>	<b>Rgt</b>	<b>U</b>	<b>R*</b>	<b>Left</b>	<b>Thru</b>	<b>Rgt</b>	<b>U</b>	<b>R*</b>	<b>Left</b>	<b>Thru</b>	<b>Rgt</b>	<b>U</b>	<b>R*</b>	<b>Left</b>	<b>Thru</b>	<b>Rgt</b>	<b>U</b>	<b>R*</b>	<b>Total</b>	
All Vehicles	0	788	48	4		28	784	8	0		0	0	0	0		40	4	16	0		1720	
Heavy Trucks	0	36	4	0		4	36	0	0		0	0	0	0		0	0	4	0		84	
Pedestrians	0	0	0	0		0	0	0	0		0	0	0	0		4	0	0	0		4	
Bicycles	0	0	4	0		0	0	0	0		0	0	0	0		0	0	0	0		4	
Buses																						
Stopped Buses																						

Exhibit B - Application

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL  
CATEGORY: 1700 SARASOTA COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.90 PSCF
1	01/01/2019 - 01/05/2019	0.99	1.10
2	01/06/2019 - 01/12/2019	0.99	1.10
3	01/13/2019 - 01/19/2019	0.98	1.09
4	01/20/2019 - 01/26/2019	0.96	1.07
* 5	01/27/2019 - 02/02/2019	0.94	1.04
* 6	02/03/2019 - 02/09/2019	0.92	1.02
* 7	02/10/2019 - 02/16/2019	0.89	0.99
* 8	02/17/2019 - 02/23/2019	0.88	0.98
* 9	02/24/2019 - 03/02/2019	0.88	0.98
*10	03/03/2019 - 03/09/2019	0.87	0.97
*11	03/10/2019 - 03/16/2019	0.86	0.96
*12	03/17/2019 - 03/23/2019	0.87	0.97
*13	03/24/2019 - 03/30/2019	0.89	0.99
*14	03/31/2019 - 04/06/2019	0.90	1.00
*15	04/07/2019 - 04/13/2019	0.91	1.01
*16	04/14/2019 - 04/20/2019	0.92	1.02
*17	04/21/2019 - 04/27/2019	0.94	1.04
18	04/28/2019 - 05/04/2019	0.97	1.08
19	05/05/2019 - 05/11/2019	0.99	1.10
20	05/12/2019 - 05/18/2019	1.01	1.12
21	05/19/2019 - 05/25/2019	1.02	1.13
22	05/26/2019 - 06/01/2019	1.04	1.16
23	06/02/2019 - 06/08/2019	1.05	1.17
24	06/09/2019 - 06/15/2019	1.06	1.18
25	06/16/2019 - 06/22/2019	1.07	1.19
26	06/23/2019 - 06/29/2019	1.07	1.19
27	06/30/2019 - 07/06/2019	1.08	1.20
28	07/07/2019 - 07/13/2019	1.08	1.20
29	07/14/2019 - 07/20/2019	1.09	1.21
30	07/21/2019 - 07/27/2019	1.10	1.22
31	07/28/2019 - 08/03/2019	1.11	1.23
32	08/04/2019 - 08/10/2019	1.11	1.23
33	08/11/2019 - 08/17/2019	1.12	1.24
34	08/18/2019 - 08/24/2019	1.12	1.24
35	08/25/2019 - 08/31/2019	1.13	1.26
36	09/01/2019 - 09/07/2019	1.13	1.26
37	09/08/2019 - 09/14/2019	1.13	1.26
38	09/15/2019 - 09/21/2019	1.13	1.26
39	09/22/2019 - 09/28/2019	1.11	1.23
40	09/29/2019 - 10/05/2019	1.09	1.21
41	10/06/2019 - 10/12/2019	1.07	1.19
42	10/13/2019 - 10/19/2019	1.06	1.18
43	10/20/2019 - 10/26/2019	1.04	1.16
44	10/27/2019 - 11/02/2019	1.03	1.14
45	11/03/2019 - 11/09/2019	1.02	1.13
46	11/10/2019 - 11/16/2019	1.01	1.12
47	11/17/2019 - 11/23/2019	1.01	1.12
48	11/24/2019 - 11/30/2019	1.00	1.11
49	12/01/2019 - 12/07/2019	1.00	1.11
50	12/08/2019 - 12/14/2019	0.99	1.10
51	12/15/2019 - 12/21/2019	0.99	1.10
52	12/22/2019 - 12/28/2019	0.99	1.10
53	12/29/2019 - 12/31/2019	0.98	1.09

\* PEAK SEASON

## APPENDIX E – GROWTH RATE WORKSHEETS



# Exhibit B -Application

Project: Pocatella Avenue Multi-Family Site  
 Location: City of North Port  
 Notes: FDOT Historical AADT

Volume Source #1: 4902 - SUMTER BLVD, SOUTH OF POCATELLA  
 Volume Source #2:  
 Volume Source #3:  
 Volume Source #4:  
 Volume Source #5:

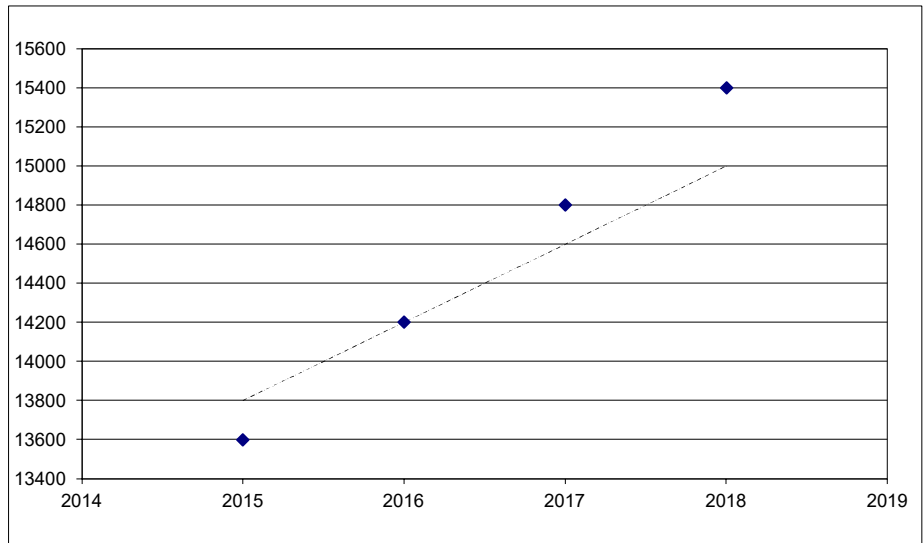
Line	Month	Year	Volume Source #1	Volume Source #2	Volume Source #3	Volume Source #4	Volume Source #5	Average Volume
1		2015	13600					13600
2		2016	14200					14200
3		2017	14800					14800
4		2018	15400					15400
5		2019	15000					15000
6								
7								
8								
9								
10								

INPUT DATA				OUTPUT DATA			
Line	Month	Year	Aggregate Traffic Volume	Line	Month	Year	Best Fit Trend Volume
1		2015	13600	1		2015	13800
2		2016	14200	2		2016	14200
3		2017	14800	3		2017	14600
4		2018	15400	4		2018	15000
5		2019	15000	5		2019	15400
6				6			
7				7			
8				8			
9				9			
10				10			

Slope: 400  
 Intercept: -792200  
 $R^2$ : 0.8  
 Standard Error: 365.1483717

Exponential  
 Growth Rate:   
 Future = Existing (1+Growth)^N

Linear  
 Growth Rate:   
 Future = Existing (1+Growth\*N)



## Exhibit B -Application

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2020 HISTORICAL AADT REPORT

COUNTY: 17 - SARASOTA

SITE: 4902 - SUMTER BLVD, SOUTH OF POCATELLA      NORTH PORT

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR	
2020	14600	F	N	7400	S	7200	9.00	52.20	4.10
2019	15000	C	N	7600	S	7400	9.00	52.30	4.10
2018	15400	C	N	7700	S	7700	9.00	52.40	4.10
2017	14800	T					9.00	52.30	3.30
2016	14200	S	N	7000	S	7200	9.00	52.60	4.70
2015	13600	F	N	6700	S	6900	9.00	52.80	4.70
2014	13200	C	N	6500	S	6700	9.00	52.40	4.70
2013	13800	S	N	6700	S	7100	9.00	52.60	2.80
2012	13800	F	N	6700	S	7100	9.00	52.70	2.80
2011	13800	C	N	6700	S	7100	9.00	52.90	2.80
2010	12800	S	N	6300	S	6500	10.38	52.56	3.80
2009	13000	F	N	6400	S	6600	10.58	53.66	3.80
2008	13500	C	N	6600	S	6900	10.63	52.82	3.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

**APPENDIX F –  
TURN LANE ANALYSIS WORKSHEETS  
(INCLUDING SYNCHRO RESULTS)**





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔		↔	↔	
Traffic Volume (vph)	2	0	1	38	0	37	1	506	14	19	665	3
Future Volume (vph)	2	0	1	38	0	37	1	506	14	19	665	3
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	0		0	135		0
Storage Lanes	0		0	0		0	0		0	1		0
Taper Length (ft)	25			25			25			50		
Satd. Flow (prot)	0	1756	0	0	1608	0	0	3461	0	1703	3426	0
Flt Permitted		0.968			0.975					0.950		
Satd. Flow (perm)	0	1756	0	0	1608	0	0	3461	0	1703	3426	0
Link Speed (mph)		30			30			40		40		
Link Distance (ft)		372			1853			1015		782		
Travel Time (s)		8.5			42.1			17.3		13.3		
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	0%	0%	0%	5%	0%	10%	0%	4%	0%	6%	5%	67%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	3	0	0	81	0	0	560	0	20	718	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12		12		
Link Offset(ft)		0			0			0		0		
Crosswalk Width(ft)		16			16			16		16		
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	29.9%
ICU Level of Service	A
Analysis Period (min)	15

Intersection												
Int Delay, s/veh	1.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔		↔	↔	
Traffic Vol, veh/h	2	0	1	38	0	37	1	506	14	19	665	3
Future Vol, veh/h	2	0	1	38	0	37	1	506	14	19	665	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	135	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	0	0	0	5	0	10	0	4	0	6	5	67
Mvmt Flow	2	0	1	41	0	40	1	544	15	20	715	3

Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	1031	1318	359	952	1312	280	718	0	0	559	0	0
Stage 1	757	757	-	554	554	-	-	-	-	-	-	-
Stage 2	274	561	-	398	758	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.6	6.5	7.1	4.1	-	-	4.22	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.6	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.6	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.55	4	3.4	2.2	-	-	2.26	-	-
Pot Cap-1 Maneuver	190	159	643	210	160	694	892	-	-	981	-	-
Stage 1	370	419	-	477	517	-	-	-	-	-	-	-
Stage 2	714	513	-	591	418	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	176	156	643	206	156	694	892	-	-	981	-	-
Mov Cap-2 Maneuver	176	156	-	206	156	-	-	-	-	-	-	-
Stage 1	369	411	-	476	516	-	-	-	-	-	-	-
Stage 2	672	512	-	578	410	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	20.7	20.3	0	0.2
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	892	-	-	232	315	981	-	-
HCM Lane V/C Ratio	0.001	-	-	0.014	0.256	0.021	-	-
HCM Control Delay (s)	9	0	-	20.7	20.3	8.7	-	-
HCM Lane LOS	A	A	-	C	C	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	1	0.1	-	-



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	103	37	481	56	39	673
Future Volume (vph)	103	37	481	56	39	673
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		0	135	
Storage Lanes	1	0		0	1	
Taper Length (ft)	25				50	
Satd. Flow (prot)	1741	0	3422	0	1752	3438
Flt Permitted	0.965				0.950	
Satd. Flow (perm)	1741	0	3422	0	1752	3438
Link Speed (mph)	30		40		40	
Link Distance (ft)	1281		949		1015	
Travel Time (s)	29.1		16.2		17.3	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	1%	3%	4%	2%	3%	5%
Shared Lane Traffic (%)						
Lane Group Flow (vph)	151	0	577	0	42	724
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		12		12	
Link Offset(ft)	0		0		0	
Crosswalk Width(ft)	16		16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free		Free	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	36.4%
ICU Level of Service	A
Analysis Period (min)	15



Intersection						
Int Delay, s/veh	3.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↔		↕		↔	↕
Traffic Vol, veh/h	103	37	481	56	39	673
Future Vol, veh/h	103	37	481	56	39	673
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	135	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	1	3	4	2	3	5
Mvmt Flow	111	40	517	60	42	724
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	993	289	0	0	577	0
Stage 1	547	-	-	-	-	-
Stage 2	446	-	-	-	-	-
Critical Hdwy	6.82	6.96	-	-	4.16	-
Critical Hdwy Stg 1	5.82	-	-	-	-	-
Critical Hdwy Stg 2	5.82	-	-	-	-	-
Follow-up Hdwy	3.51	3.33	-	-	2.23	-
Pot Cap-1 Maneuver	244	705	-	-	986	-
Stage 1	547	-	-	-	-	-
Stage 2	615	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	234	705	-	-	986	-
Mov Cap-2 Maneuver	234	-	-	-	-	-
Stage 1	547	-	-	-	-	-
Stage 2	589	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	31.1	0		0.5		
HCM LOS	D					
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT	
Capacity (veh/h)	-	-	284	986	-	
HCM Lane V/C Ratio	-	-	0.53	0.043	-	
HCM Control Delay (s)	-	-	31.1	8.8	-	
HCM Lane LOS	-	-	D	A	-	
HCM 95th %tile Q(veh)	-	-	2.9	0.1	-	



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕		↕	↕	
Traffic Volume (vph)	0	0	0	29	1	25	1	755	42	40	772	2
Future Volume (vph)	0	0	0	29	1	25	1	755	42	40	772	2
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	0		0	135		0
Storage Lanes	0		0	0		0	0		0	1		0
Taper Length (ft)	25			25			25			50		
Satd. Flow (prot)	0	1900	0	0	1663	0	0	3477	0	1671	3539	0
Flt Permitted					0.974					0.950		
Satd. Flow (perm)	0	1900	0	0	1663	0	0	3477	0	1671	3539	0
Link Speed (mph)		30			30			40			40	
Link Distance (ft)		372			1853			1015			782	
Travel Time (s)		8.5			42.1			17.3			13.3	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	0%	0%	0%	0%	0%	10%	0%	3%	3%	8%	2%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	0	0	0	58	0	0	840	0	42	815	0
Sign Control		Stop			Stop			Free			Free	
<b>Intersection Summary</b>												
Area Type:	Other											
Control Type:	Unsignalized											
Intersection Capacity Utilization	43.2%											
ICU Level of Service	A											
Analysis Period (min)	15											

Intersection												
Int Delay, s/veh	1.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔		↔	↔	
Traffic Vol, veh/h	0	0	0	29	1	25	1	755	42	40	772	2
Future Vol, veh/h	0	0	0	29	1	25	1	755	42	40	772	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	135	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	10	0	3	3	8	2	0
Mvmt Flow	0	0	0	31	1	26	1	795	44	42	813	2
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1298	1739	408	1310	1718	420	815	0	0	839	0	0
Stage 1	898	898	-	819	819	-	-	-	-	-	-	-
Stage 2	400	841	-	491	899	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	6.5	7.1	4.1	-	-	4.26	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.4	2.2	-	-	2.28	-	-
Pot Cap-1 Maneuver	121	88	598	119	91	560	821	-	-	754	-	-
Stage 1	305	361	-	340	392	-	-	-	-	-	-	-
Stage 2	603	383	-	533	360	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	109	83	598	114	86	560	821	-	-	754	-	-
Mov Cap-2 Maneuver	109	83	-	114	86	-	-	-	-	-	-	-
Stage 1	304	341	-	339	391	-	-	-	-	-	-	-
Stage 2	572	382	-	503	340	-	-	-	-	-	-	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			34.9			0			0.5		
HCM LOS	A			D								
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	821	-	-	-	177	754	-	-				
HCM Lane V/C Ratio	0.001	-	-	-	0.327	0.056	-	-				
HCM Control Delay (s)	9.4	0	-	0	34.9	10.1	-	-				
HCM Lane LOS	A	A	-	A	D	B	-	-				
HCM 95th %tile Q(veh)	0	-	-	-	1.3	0.2	-	-				





Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	59	18	778	97	27	775
Future Volume (vph)	59	18	778	97	27	775
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		0	135	
Storage Lanes	1	0		0	1	
Taper Length (ft)	25				50	
Satd. Flow (prot)	1708	0	3479	0	1736	3539
Flt Permitted	0.963				0.950	
Satd. Flow (perm)	1708	0	3479	0	1736	3539
Link Speed (mph)	30		40		40	
Link Distance (ft)	1281		949		1015	
Travel Time (s)	29.1		16.2		17.3	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	3%	6%	2%	2%	4%	2%
Shared Lane Traffic (%)						
Lane Group Flow (vph)	81	0	921	0	28	816
Sign Control	Stop		Free		Free	
<b>Intersection Summary</b>						
Area Type:	Other					
Control Type:	Unsignalized					
Intersection Capacity Utilization	35.6%		ICU Level of Service A			
Analysis Period (min)	15					

Intersection						
Int Delay, s/veh	2.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↔		↕↔		↕	↕↔
Traffic Vol, veh/h	59	18	778	97	27	775
Future Vol, veh/h	59	18	778	97	27	775
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	135	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	3	6	2	2	4	2
Mvmt Flow	62	19	819	102	28	816
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	1334	461	0	0	921	0
Stage 1	870	-	-	-	-	-
Stage 2	464	-	-	-	-	-
Critical Hdwy	6.86	7.02	-	-	4.18	-
Critical Hdwy Stg 1	5.86	-	-	-	-	-
Critical Hdwy Stg 2	5.86	-	-	-	-	-
Follow-up Hdwy	3.53	3.36	-	-	2.24	-
Pot Cap-1 Maneuver	144	537	-	-	725	-
Stage 1	368	-	-	-	-	-
Stage 2	596	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	138	537	-	-	725	-
Mov Cap-2 Maneuver	138	-	-	-	-	-
Stage 1	368	-	-	-	-	-
Stage 2	573	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	45.4	0		0.3		
HCM LOS	E					
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT	
Capacity (veh/h)	-	-	167	725	-	
HCM Lane V/C Ratio	-	-	0.485	0.039	-	
HCM Control Delay (s)	-	-	45.4	10.2	-	
HCM Lane LOS	-	-	E	B	-	
HCM 95th %tile Q(veh)	-	-	2.3	0.1	-	

**When Not to Consider Exclusive Right-Turn Lanes**

- Dense or built-out corridors with limited space
- Right-turn lane that would negatively impact pedestrians or bicyclists
- Vehicular movements from driveways or median openings that cross the right-turn lane resulting in multiple threat crashes
- Context classifications C2T, C4, C5, or C6

**When Exclusive Right-Turn Lanes are Beneficial**

There are instances when adding an exclusive right-turn lane for unsignalized driveways are beneficial to traffic operations and safety. **Table 27** provides some guidance for this situation based on the speed limit of the roadway and how many right turns occur per hour. Locations where the Auto and Truck Modal Emphasis is "High" may be appropriate for consideration of Exclusive Right Turn Lanes.

*Table 27 – Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway<sup>10</sup>*

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80 – 125 <sup>1</sup>
Over 45 mph	35 – 55 <sup>2</sup>
<i>Note: A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.</i>	
<i>Note on traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.</i>	
<sup>1</sup> The lower threshold of 80 right-turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).	
<sup>2</sup> The lower threshold of 35 right-turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).	

Source: NCHRP Report 420 (Impacts of Access Management Techniques)

These recommendations are primarily based on the research done in NCHRP Report 420, Impacts of Access Management Techniques, Chapter 4 – Unsignalized Access Spacing (Technique 1B), and Use of Speed Differential as a Measure to Evaluate the Need for Right-Turn Deceleration Lane at Unsignalized Intersections.

In the *NCHRP Report 420*, the observed high-speed roads, 30 to 40 right-turn vehicles per hour caused evasive maneuvers on 5 - 10 percent of the following through vehicles. For lower speed roadways, 80 to 110 right-turn vehicles caused 15 - 20 percent of the following through vehicles to make evasive maneuvers. The choice of acceptable percentages of through vehicles impacted is a decision based on reasonable expectations of the different roadways.

In this study, by modeling speed differentials, a better understanding of the impacts of through volume and driveway radius was discovered.

<sup>10</sup> May not be appropriate for signalized locations where signal phasing plays an important role in determining the need for right turn lanes.

## Exhibit B -Application

### NEIGHBORHOOD WORKSHOP SIGN-IN

**PROJECT NAME:** Pocatella Ave Multi-Family

**LOCATION:** Scout House - 5845 Greenwood Street

**DATE:** August 18, 2022

**TIME:** 5:00 PM

	NAME	ADRESS	EMAIL	PHONE
1	WILLIAM KOPFHAMER	5347 DENSAW	billk1093@gmail.com	941-223-7379
2	Oakley P. Solms			
3	IRIS & DAN CHAMBERLAIN	4535 MCKIBBEN	CHAMBERLAIN.IRIS@YAHOO.COM	914-299-5703
4	Christine Doctor	5327 DENSAW	—	941-423-2713
5	ALLAIN HALE	5327 DENSAW	ALLAINHALE@HOTMAIL.COM	" " "
6	VICTOR DEBRU	20327 E CURC	DEBRUVICTOR@GMAIL	
7	RICH SITTON	5046 Greenwood		" "
8	MARK LAMOREUX	5200 DENSAW	BEEKEEPER0070@GMAIL	941-564-6542
9	DEAMA	"	"	" "
10	Roland Rumberal	5121 Cambay	rolandrumberal@gmail.com	941-883-8740
11	Tristan B.	"		
12	Janiece Rumberal	"	janiecerumberal@gmail.com	941-702-8530
13	Pekre Farrell	4410 Pocatella Ave	pfarrell73@yahoo.com	941-223-8428
14	Chris Hargraves	5100 Cambay St	chhargraves13@gmail.com	608-448-1072
15				
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## Exhibit B -Application

### NEIGHBORHOOD WORKSHOP SIGN-IN

**PROJECT NAME:** Pocatella Ave Multi-Family  
**LOCATION:** Scout House - 5845 Greenwood Street  
**DATE:** August 18, 2022  
**TIME:** 5:00 PM

	NAME	ADRESS	EMAIL	PHONE
1	Elizabeth Andres	4534 Hartsook Ave. N. PORT		(941) 468-1114
2	Shirley Flannery	5009 Pocatella NP		941-815-3398
3	Douglas Flannery	5009 Pocatella NP		941-815-2206
4	GARY CHAYMAN	5042 GREENWOOD DR	GRMTP169@COMCAST	NET 941-496-0037
5	Luis (Ray) Rodriguez	4990 Cumbank St.	Jybt90@NETSCAPE	NET 941-237-6266
6	Ryan Bright	5036 Greenwood	nettie64@icloud.com	217-259-1113
7	Jolanta			
8	Mt D Zornis	5010 Pocatella Ave	Kuati.Loomis@Yahoo.com	631-431-2208
9	Yelena Zornis	5010 Pocatella Ave	yelenal@yahoo.com	
10	Michelle Robinson	5262 TreKell	MLC74@Comcast.net	
11	William Robinson	5262 TreKell	whitew26@gmail.com	
12	Bonnie Cicci	4282 Mayo Ct	B22C12847@Yahoo.com	443-604-1540
13	Phil John	2020 Lymon		941-251-0598
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Exhibit B -Application

NEIGHBORHOOD WORKSHOP SIGN-IN

PROJECT NAME: Pocatella Ave Multi-Family  
 LOCATION: Scout House - 5845 Greenwood Street  
 DATE: August 18, 2022  
 TIME: 5:00 PM

	NAME	ADRESS	EMAIL	PHONE
1	ANNA Kopfwamer	5348 Densen Rd	NETZERD.COM BIANJUMASE@	941.223.7378
2	Wilbur Meade	3077 Kingsley RD	finbos3160@gol.com	304-218-4377
3	Sue Hogrefe	5954 PANORAMA LN NOCK POINT	SUSAN HOGREFE @gmail.com	(941) 350-2894
4	REN + LISA Audette	4598 MARILYN AVE		941 874 3595
5	Robert Zilch	4969 CUMBINO		941-984-8809
6	DANNE Mayhew	4934 Cumbino St		941-888-5256
7	Dave + Candy Culp	5054 Greenway DR	culps1@yahoo.com	217 259 5528
8	Ken Koslow	5050 " "	OUTDOOR21@icloud	201 788 5815
9	DOCK LEEFF	5242 TREKILL		941-421-2296
10	Joseph Curoci	4282 MAGNET	joehardie1@gmail.com	443 604 2953
11	Cynthia Troyer	5390 Cambay St	Cyntroyer@yahoo.com	941 726 3432
12	S. Willeff-Greene	4970 City Harbor	Swillek & acts you	☺
13	Pat Espinosa	4501 Hartsack Ave		☺
14	Sandra Garvey	5650 Orpha St.	SANDRA beautysecrets@gmail.com	831-247-5788
15	Jane Ramp	4501 Hartsack Ave	Jamp6144@gmail.com	941-221-9266
16				
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24				
25				

## Exhibit B -Application

### NAME1

### NAME\_ADD2

ISAACKSZ CLAUDE

ISAACKSZ MARLENE

TOIVONEN KENT W (E LIFE EST)

TOIVONEN BEVERLY A (E LIFE EST)

VEZMAR MILORAD

16979 TTS LLC

16979 TTS LLC

ACOSTA BLAS

16979 TTS LLC

ACOSTA SILVIA

ACOSTA GEORGE S

BALDIZZI-ACOSTA ANITA

ADAIR EUGENE B

AFONSO CHARLES R

AFONSO MARGARET M

AFRIAT CHARLES

AGGANIS DEMO (LIFE EST)

AGGANIS L PATRICIA (LIFE EST)

AINSCO MARK (LIFE EST)

AINSCO RANEE (LIFE EST)

ALEGRIA MIGUEL LEAL

ALEXANDER VERNON M (E LIFE EST)

ALEXANDER SUSAN M (E LIFE EST)

ALLYN L LORD AND BETTY D LORD REVOCABLE TRUST

LORD ALLYN L (TTEE)

ALTAMIRANO XAVIER

VILLAMAR GUILLERMO

AMENT SOUTH LLC

ANDACS AGOSTON TIBOR

ANDERSON DAVID E

ANDERSON MARGARET A

ANDERSON ROBERT

ANDERSON LINDA

ANDRES ROBERT J

ANDRES ELIZABETH A

ARVM 5 LLC

AUDETTE ROLAND C

AUDETTE LISA M

BAF ASSETS 2 LLC

BAF ASSETS 3 LLC

BAF ASSETS 4 LLC

BAIRD AUSTIN

BAKER PRISCILLA PAM MC KINNEY

BAKER WENDRETH PAIGE

BAPTISTA DONNA BILADEAU

BARAN BARBARA

BARAN KRZYSZTOF JAKUB

BARTOLOTTA ADAM

BARTOLOTTA DANETTE

BAUMAN WILLIAM H

BAUMAN JEANNINE M

BAYER JENNIFER LYNN

BELYEU BARBARA L

BIGNOLI JOAN

BILADEAU-BAPTISTA DONNA J

BILIK BORIS

BILIK OKSANA

BIZZY BIZ CLEANUP AND GRADING INC

BOBIC GENE LEE

BODNAR SERGIY

TITARCHUK LARISA

BORTZ HARRY A

BORTZ BEVERLY A

BOVA DONALD R

BOVA WENDY L

BOWERSOX KURTIS A

BOWSER MICHELE M

BOYD RICHARD LEE

BREDERSON RICHARD A (E LIFE EST)

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BRIGHT ROGER  
BROMLEY DONALD J  
BROOKS JOHNNY D  
BROWN CRAIG A  
BROWN IRIS E (E LIFE EST)  
BROWNA LEONARD  
BROWNELL DENNIS D  
BULLARD DOUGLAS M  
BURBOL BOB R  
BURGESS GARRY W  
BURKETT WILLIAM A  
BUTORAC GREGORY P  
BUTT ZIA  
CABRERA LUCY  
CAPSUTO AMANDA R  
CAPUTO DANIEL  
CAROL A BAILEY REVOCABLE LIVING TRUST  
CHAMBERLAIN IRIS  
CHAMBERS-GILBERT MARIA ALEXANDRA  
CHAPMAN STACY  
CHEESEMAN MAUDE D  
CHERIE T SMEDLEY IRREVOCABLE OBRA TRUST  
CHILD PROTECTION CENTER INC  
CHLEBOWSKI RITA A  
CHRIST MARYLIN  
CHUMBLEY MICKEY R  
CHWOJKO KATARZYNA  
CIELESZKO STEVEN J  
CLAXTON TAMISHA L  
COHEN VICTOR M  
COKE GINA T  
COLLINS WILLIAM M  
COLON-BUZATU GLORIA ESTELLE  
COMMUNITY DEVELOPMENT GROUP INC  
CONCEPCION LOUIS A  
CONWAY ALETA M  
CONWAY FAMILY LIVING TRUST  
CONWAY JR JAMES F  
CONWAY MICHAEL A  
COOK MERCEL DAVID JR  
COOPER ERNEST M  
COOPER ROBERT W TTEE  
COPELAND ARDIS A  
CORBIN ASHLEY  
COREL APRIL  
COUP JR DONALD L  
CPI/AMHERST SFR PROGRAM II OWNER LLC

BRIGHT JOHNETTA  
BROMLEY BARBARA J  
BARRETT CHRISTINE L  
BROWN KELLY A  
  
BULLARD KATHLEEN A  
  
BURGESS DUANNE M  
BURKETT CAROLE R  
BUTORAC MARION  
  
MARTINEZ CARLOS  
CAPSUTO BRUCE D  
  
CHAMBERLAIN DANIEL WEBSTER III  
  
CHEESEMAN MATTHEW  
SMEDLEY CHERIE T (F/B/O)  
  
CHRIST GEORGE B  
CHUMBLEY LINDA L  
CHWOJKO EDWARD  
  
CLAXTON MARCEL J  
COHEN BRENDA W  
  
COLLINS GAIL E  
  
CONCEPCION KATHY A  
  
CONWAY CORAZON R  
  
BELL PATRICIA JANE



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CREED GERALD P	
CRISWELL ERIC EUGENE	CRISWELL MEGAN J
CROMER JORDAN	
CROSS KAMI	
CROSS PAUL MICHAEL	
CSANKI MICHAEL C	
CSMA FT LLC	
CULP DAVID	CULP CANDYCE
CZIKOWSKY SETH	CZIKOWSKY ANDREA
DAGLEY PAUL M	DAGLEY CHRISTA JANE
DAVIDSON JERRY D	DAVIDSON KELLY A
DAVIDSON TRISHA D	
DAVIS JAMES R	DAVIS JANET L
DIORIO MARIA E	DIORIO FRANK
DIXON KYLE ROBERT	DIXON RONALD LEE
DODGE EDWARD W	
DOLAN MARK D	
DORIS M BLANKENSHIP REVOCABLE TRUST	BLANKENSHIP DORIS M (TTEE)
EDWARDS GARY	EDWARDS METZA
EDWARDS JAMES H	
EDWARDS WILMA D	KERRY NORMA J
EIK STEVEN D	EIK JESSICA A
ELAINE JEAN GREIF FLORIDA REVOCABLE LIVING TRUST	
ELLIGSON SUSAN M	
ELLIS HERMIN L	
ELLISON DENNIS J	
ELSENHEIMER ERIN MICHELLE	ELSENHEIMER DAVID LLOYD
EMERY ROBERT M	
ENCHAUTEGUI ROBERTO DIAZ	DIAZ STACEY
ENSOR MIRIAM A	TRAINHAM DONALD R
ERITZ ELIZABETH A	ERITZ JOSEPH C
ESCARRA ROY A	
ESTRA GERTY	
EVANISH MYRNA L (E LIFE EST)	
F & A ATLANTIC INC	
FAIRWAY VILLAS PROPERTY OWNERS ASSN	
FARRELL PETER	FARRELL GEORGINA
FARRIS ALAN	FARRIS CAROL
FENN JOHN K	RABECK STEPHEN P
FERGUSON ABSALOM	
FLEMING SHIRLEY B	FLEMING SR DOUGLAS S
FOX JAMIE C	FOX DENISE N
FOYE STEPHEN	FOSS DAWN
FRASER KENTON	
FREEMAN ERIC A	
FREIN TERRY D	FREIN KRISTIE G
FREYBERG LARRY W	

## Exhibit B -Application

FULMER KEVIN M  
GARRAUS JOSE M (E LIFE EST)  
GARRETT HEATHER L  
GENS ROBERT E  
GERMAIN BERNARD  
GERSTUNG JOHN C  
GIACOBOZZI RACHEL A  
GILLHOUSE MARK A  
GLASGOW ROBERT  
GLENN JOSEPH C  
GLORIOSO MARGARET A  
GOLDMAN BENJAMIN JOSEPH  
GRAHAM TIMOTHY  
GREBE STEVEN  
GREEN SARAH JO  
GREENHAM JR WILLIAM  
GREIF JOSEPH P JR  
GROOVER BARBARA J  
GROS ZORA  
GROSS PAGIE J  
GUEVARA IV PEDRO  
GUTIERREZ PEDRO  
HAJDU STEVEN  
HALE JOSHUA  
HALE JR MORRIS A  
HARDWOOD HILLS GOLF COURSE LLC  
HARMON-POIRIER JANET  
HART SABRINA L  
HART WILLIAM W  
HARVEY CHARLES  
HAYES BRADLEY S  
HENRIKSSON WILLIAM J  
HENRY DARRYL W  
HESTER GLENN  
HOANG PHUOC (E LIFE EST)  
HOGREFE LIVING TRUST  
HOLUB EUGENIA  
HOME SFR BORROWER IV LLC  
HOME SFR BORROWER LLC  
HOPKINS NEAL R  
HORTON GAIL  
HOSA PAMELA J  
HOUP GARY RAY  
HOWARD STEPHANIE S  
HRYTSKEVICH NELYA S  
HUDSON JOHN A  
HUSS JOHN TIMOTHY

FULMER KRISTY  
GARRAUS MARIA M (E LIFE EST)  
LAKEMAN CHRISTOPHER S  
GENS CONSTANCE E  
  
GIACOBOZZI KEITH  
GILLHOUSE SANDRA J  
GLASGOW CHRISTINE  
GLENN PAMELA  
GLORIOSO PAUL L  
  
GRAHAM THERESA  
GREBE REBECCA  
  
GREENHAM MILDRED F  
  
JACOBS S LIBA  
DOWNEY VIRGINIA  
GUEVARA SHARON M  
GUTIERREZ YURI CATALINA  
  
HALE AMY  
DOCTER B CHRISTINE  
  
SATTERLEY CRAIG  
HART KATHLEEN A  
HARVEY MARY  
  
HENRY CLARA J  
HESTER NITA L  
  
HOGREFE SUSAN M (CO-TTEE)  
  
HRYTSKEVICH DANIL

## Exhibit B -Application

INORIO DONNA (E LIFE EST)	
IODICE JOSEPH W	IODICE CAROLE
ISHAC BEVERLY A (E LIFE EST)	
IZAGUIRRE FRANCISCO MIGUEL	VIDAL DANIELA E PEREZ
JACHOWICZ ROMAN A	SCANLAN TIMOTHY J
JACK & JULIA S HEDGES REVOCABLE TRUST	HEDGES JULIA CO-TTEE
JACKSON JEFFREY H	
JAMES HART AND CAROL J GLASS JOINT TRUST	GLASS JAMES H (TTEE)
JANSSON SAIDE C	
JLG RESIDENTIAL HOLDINGS II LLC	
JOHNSON DEBRA	
JOHNSON DIANA (LIFE EST)	JOHNSON MARGARET ELLEN
JOHNSON JAMES E JR	JOHNSON DEBORAH L
JONES MARK A	JONES ZULEMA
JOSEPH R SPUGLIO REVOCABLE TRUST	DARLENE PAIVA REVOCABLE TRUST
KAIL MICHAEL A	KAIL PATRIECE A
KAMP JAMES	
KANWISHER JOHN WALTER	
KEILTY FAMILY REVOCABLE TRUST	
KHALSA SIRI LAKSHMI KAUR	
KIEL JEFFREY S	KIEL PATRICIA G
KIFYUK OKSANA	
KINDSTEDT ELLEN L	
KOPFHAMER ANNA LEE	KOPFHAMER WILLIAM
KORPONAY MARIAN	
KOSLOW KENNETH A	
KOUTELIAS KONSTANTINOS	SPELLERI MARIA M
KOWALCZYK WOJCIECH	
KRAFT DAVID A	KRAFT RUTH
KREITZER MARGARET A	
LADDARAN ANGELINE T	
LAMB WADE C	LAMB REBECCA A
LAMOUREUX MARK M	LAMOUREUX DEANNA L
LANDON KILCHA	
LANGLAIS HERVE N	
LANPHER WARREN E	LANPHER SHARON A
LECESSE JOSEPH	
LEWIN EVAN	KULA JENA RENEE
LEWIS LENITA J	
LEWIS THOMAS LYNN II	LEWIS JOCELYN EVELYN CARLEEN
LIEBERMANN KEITH E	
LINDA M GROTHER REVOCABLE TRUST	GROTHER LINDA M (TTEE)
LINDERS ROSANNE T (E LIFE EST)	
LINEBERGER LEAH	
LIVEK JAMES E	LIVEK KRISTEN M
LOOMIS KURT DUNN	LOOMIS YELENA
LOPEZ ANA	

## Exhibit B -Application

LORETI MAUREEN	LORETI LISA
LOVESKY BRIAN	
LULKA VERA	
LUPI VICTOR	EVERNHAM KRISTIN
LYNN ASHLEY C	
MAHONEY SR KEVIN M	MAHONEY GRETA M
MAKSYM BOGDAN	MAKSYM IZOLDA
MARCKMANN CHAD	MARCKMANN TAYLOR
MARGARET ANN DALY REVOCABLE TRUST	
MARGARET I LINVILLE REVOCABLE LIVING TRUST	LINVILLE MARGARET I (TTEE)
MARQUES AVIS M (E LIFE EST)	
MARSH ALAN	ELLIS MATTHEW
MARTINEZ CARLOS AUGUSTO	
MARTINI MICHAEL J	LOVE ASHLEY J
MARTUCCI KATHLEEN	
MARTZ WILLIAM L	ECKENRODE WALTER G
MARY LOU WELDY REVOCABLE TRUST	WELDY MARY LOU (TTEE)
MATTHEWS TERESITA	
MAUNG KHIN M	HAN SU MYAT
MAYHEW DONNIE E	MAYHEW DEBORAH F
MAYNARD EARL	
MC CLOUD ANDRE	MC CLOUD SANDRINA
MC ELRATH MARJORIE	
MC VETY BLAIR A	MC VETY RENEE M
MCNAMARA LIVING TRUST	MCNAMARA RICHARD (TTEE)
MEADOWS ROBYN	
METILUS CALEINE ROSE MICHEL	
MICALIZZI JOSEPH	
MIDAS CASSANDRA MARIE	MIDAS GARY JAMES JR
MIHM RUTH JOAN	
MILLER MICHAEL	HUBBARD JODY
MILLS VERNE	
MINDY C WINSKILL REVOCABLE TRUST	WINSKILL MINDY C (TTEE)
MITCHELL WALTER L	MITCHELL MARSHA L
MOESSNER JULIA L	MOESSNER MARK
MOLINA-ALVAREZ JAIME	LEGON MARISEL BACERRA
MONEDERO COURTNEY	MONEDERO SARAH
MOORE CAROL A	
MORGAN JEANNE	
MORROW ZACHARY WILLIAM	
MORSE FRANK J	MORSE GLORIA M
MUNRO JESSICA LYNN	
MURPHY JAMES G	
MURRAY RONALD D	MURRAY TRICIA S
MUTTY GREGORY	MUTTY KAYLA
NAMBIAR RAKESH	HASSAN YOUSEF
NELSON RICHARD J	NELSON BARBARA J



## Exhibit B -Application

NIKOLIC RADOVAN	NIKOLIC VESNA
NORTH PORT HEALTH INVESTORS LLC	
NORTH PORT OMV II LLC	
NORTH PORT RETIREMENT CTR INC	
NORTH PORT RETIREMENT CTR INC	
ODONNELL HUGH MICHAEL	ODONNELL CHERYL ANN
OLDJA VICTOR	OLDJA ELAINE T
OPENDOOR PROPERTY TRUST I	
OSBORN HUGH A	
PAINTER DAVID	PAINTER JENNILYN
PAINTER JENNILYN	PAINTER DAVID
PANECKI JOHN	PANECKI KAREN ROSE
PARCHMENT TANESHA	PARCHMENT KEINO
PARIS ALECXANDER LEE MAXWELL	
PATEL ILA	
PEREIRA SHERRYL	
PERETIATKO WALTER	PERETIATKO MARIA
PETERSON THOMAS J	PETERSON CHRISTINE C
PETROW MICHAEL D	PETROW GALINA T
PETTIT MICHAEL V	PETTIT ALECIA S
PITTS WILLIAM	PITTS PATRICIA
PLIS ARLENE D	
POMORIN VIRGIL W	POMORIN CAROL A
POSTELL MELANIE H	
POTVIN DAVID	HARMON JENNA
PRYCE RUDOLPH	PRYCE ALBERTHA
PYLES CHERYL A	
RADINOVIC SUSAN	
REVOCABLE OGOU TRUST	
REVOCABLE TRUST U/A/D 10/27/2016	BENTON ROBERT ELLERY (TTEE)
RICCI DONNA LYNN	
RICHARD L SITTON REVOCABLE LIVING TRUST	SITTON RICHARD (TTEE)
RIVERA ANA MARIA	
ROCHE AMY	
RODNEY MARY D	
RODRIGUEZ LUIS	
RODRIGUEZ PEDRO J PALENZUELA	
ROESSLER HEATHER	
ROME STEPHANE	
RONALD I FISHER REVOCABLE TRUST	
RPM MANAGEMENT GROUP LLC	
RUMENAP ROLAND G	RUMENAP JANIECE L
RUTTLE WESLEY H	
SABAL TRACE DEVELOPMENTS PARTNERS LLC	
SABINO RAUL A	
SABOL ALAN P	SABOL WILMA G
SAHM NELSON R JR	

## Exhibit B -Application

SALO JEFFREY L	SALO ELIZABETH ANN
SARAH N KAUK REVOCABLE TRUST	KAUK SARAH N (TTEE)
SB&G LIMITED HOLDINGS LLC	
SB&G LIMITED HOLDINGS LLC	
SCHECK RONALD R	SCHECK MICHELE M
SCHENK JOHN B	SCHENK JANICE E
SCHMIDT ADDIE	LANDIS TINA
SCHMITT FAMILY IRREVOCABLE TRUST	
SCICCHITANO BRUNO JOSEPH JR	
SEDLAR EVELYN YURIDIA	SEDLAR EDUARDO JAVIER
SEEPE JOHN E III	SEEPE MICHELLE M
SEPEZY TIMOTHY	SEPEZY REBECCA
SFR II BORROWER 2021 3 LLC	
SHOOP FAMILY TRUST	
SIDES DAVID	SIDES BRENDA
SILVA JR JUAN	SILVA KIMBERLY
SMITH CHERYL LYNN	
SNYDER LARRY E	SNYDER BARBARA E
SOKOLOV ARMANDO	
SPEER DENNIS R	SPEER SUZANNE M
SREIT GRANDE COURT SARASOTA LLC	
ST PAULS PRESBYTERIAN CHURCH INC (TTEE)	(F/B/O UPCUSA & PCUS)
STACKHOUSE RHONDA	
STANZIALE NICHOLAS	
STE MARIE KAREN J	STE MARIE DONALD A SR
STERLING LIVING TRUST	STERLING JAMES J (TTEE)
STEVENS FAMILY TRUST	
STEVENS GERALD (E LIFE EST)	STEVENS DONNA M (E LIFE EST)
STRAUGHAN ROBERT	STRAUGHAN MARSHA
STROKER TRUST	STROKER FRANK J JR (TTEE)
STRONG RYAN	
SUPRIADKIN GENNADII	BAZHENOVA IULIIA
TAMSUM LLC	
TARASENKO DOMKA	TARASENKO ALENA
TAYLOR KEVIN JOHN	
TEASDALE RAYMOND E JR	TEASDALE TAMMY LYNN
TELFORD KEVIN F	TELFORD DONNA
THALMAN GARY R	
THOMPSON ORVILLE	THOMPSON BEVERLEY E
TILSON LALENE M	
TILSON SUELI	
TORCHIA STEPEHN F	TORCHIA PATRICIA A
TORCHIA STEPHEN F	TORCHIA PATRICIA A
TOWNE RICHARD B	TOWNE SALLY A
TROYER CYNTHIA M	
TRUST U/A/D 01/26/2007	MARELIC SVETKO (TTEE)
TSOURAKIS CHRISTOS	TSOURAKIS LESLIE ANN

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TUCCIARONE THOMAS A

USECHE TEOFILO

VAN HORN HART

VANDENWILDENBERG DANIEL M

VANRIPER KELLY JOHN

VARGAS NABOR D

VAVRA THOMAS V

VIA RYAN J

VILLAFANA ORLINE R

VOGT JAMES

WACTOWSKI JOSEPH D

WAGNER LEOPOLD O (LIFE EST)

WALKSLER DEBORAH

WALLACE JESSICA J

WALSH CECELIA D

WALTON CHAD

WALTON MATTHEW A

WARD ROBERT J

WARNER LORI J

WATSON RUSSELL WILLIAM

WAYMAN JOSEPH A

WEAVER KRISTINA R

WEINGARTNER THOMAS

WESTMORELAND ROY FRANCIS

WESTROM WESLEY J (E LIFE EST)

WHITMIRE SHAWN TIMOTHY

WHITMORE DALE L

WILES FRED

WILLIAMS MARK

WOOD JOSEPH H

YORK ANGELIQUE M

ZAMBRANA WALTER

ZIMMERMAN TRAVIS C

ZIRKELBACK ROBERT S

ZUBL MARSHA

VAN HORN LISA M

VANDENWILDENBERG CHRISSY

OBRIEN DEVON LEIGH

RODRIGUEZ GLORIA

VAVRA SANDRA

VILLAFANA GARFIELD F

WACTOWSKI LUCILLE M

JACOBS JANEY S

WALTON MIRANDA L

WARD MARTHA A

WAYMAN MARYELLEN R

WARK TYLER

WESTMORELAND GLORIA HENEDINA

WESTROM MARILYN D (E LIFE EST)

WHITMIRE CARRIE ANN

WHITMORE ESTER P

WILLIAMS GLORIA

WOOD JOANNE V

ZAMBRANA GILDA E

ZIMMERMAN LISA M

## Exhibit B -Application

**NAME\_ADD3**

**NAME\_ADD4**

16979 TTS LLC  
CASIANO-ACOSTA MARIA R

SOUCY LAURIE J  
STEELE SR SAMUEL W

LORD BETTY D (TTEE)

23 BRANT STREET UNIT 1102  
157 BEEK RD  
24 SOUTHPORT ST #255  
7978 COOPER CREEK BLVD  
7978 COOPER CREEK BLVD STE 100  
4532 TOLLEFSON AVE  
4654 PAYNE ST  
4562 BARODA AVE  
6320 SAFFORD TER  
4781 POCATELLA AVE  
4 CHAPEL RD  
4692 POCATELLA AVE  
5430 MALAMIN RD  
4722 ABADAN ST  
5145 DENSAW RD  
13020 LEFFERTS BLVD  
901 TAMIAMI TRL  
8680 CHESEBRO AVE  
4441 BARODA AVE  
2 LOCKE LN  
4534 HARTSOOK AVE  
5001 PLAZA ON THE LAKE STE 200  
4598 MARALDO AVE  
5001 PLAZA ON THE LAKE STE 200  
5001 PLAZA ON THE LAKE STE 200  
5001 PLAZA ON THE LAKE STE 200  
4566 MONGITE RD  
4533 HARTSOOK AVE  
4488 POCATELLA AVE  
5615 BLIFFERT ST  
4550 MONGITE RD  
516 1ST ST S  
5390 MALAMIN RD  
5075 BROPHY ST  
1130 W RAILROAD ST  
4488 POCATELLA AVE  
3419 TOWN TER  
1375 JACKSON ST STE 406  
4811 ABADAN ST  
4137 GOTHBERG AVE N  
28 LADOGA PARK  
132 WELLS VILLAGE RD  
4537 MARALDO AVE  
6296 S STATE ROAD 159  
565 SILK OAK DR  
59 STONEY BROOK LN



## Exhibit B -Application

5036 GREENWAY CT  
5684 LINKSMAN PL  
4518 MARALDO AVE  
5699 BLIFFERT ST  
4404 TOLLEFSON AVE  
5225 BROPHY ST  
4954 PAYNE ST  
5309 SIMRAK ST  
5164 CAMBAY ST  
4470 HARTSOOK AVE  
4666 MCKIBBEN  
4803 BATCHELOR AVE  
4950 POCATELLA AVE  
ROCHA DIEGO 884 BAYPORT CIR  
4493 MCKIBBEN DR  
4631 POCATELLA AVE  
26 ANDOVER DOWN  
4535 MC KIBBEN DR  
5731 BEAUMONT LOOP  
4575 MCKIBBEN DR  
4502 HARTSOOK AVE  
TILSON LALENE M (TTEE) 4577 MARALDO AVE  
720 S ORANGE AVE  
4421 BARODA AVE  
5285 BROPHY ST  
4540 POCATELLA AVE  
5936 BEAUMONT LOOP  
4886 CALAH ST  
4640 MARALDO AVE  
COHEN DAVID J 5982 PANORAMA LN  
4840 PAYNE ST  
4595 TOLLEFSON AVE  
6410 S MACDILL AVE  
555 NW 95 ST  
4551 MONGITE RD  
5100 RICHMOND TER  
C/O JAMES F CONWAY & CORAZON R CONWAY TTE  
4745 ABADAN ST  
4766 CUMBANO ST  
4808 MCKIBBEN DR  
4596 TOLLEFSON AVE  
5300 WENTWORTH ST  
4522 BARODA AVE  
5237 SIMRAK ST  
5285 CAMBAY ST  
4384 HOKAN AVE  
5001 PLAZA ON THE LAKE STE 200

## Exhibit B -Application

1680 HUNTINGDON PIKE #304  
5016 KINGSLEY RD  
4558 MARALDO AVE  
5409 SIMRAK ST  
4878 CUMBANO ST  
5407 DENSAW RD  
1850 Parkway Place STE 900  
5054 GREENWAY DR  
4461 BARODA AVE  
5012 KINGSLEY RD  
MITCHELL EDWIN L JR (E LIFE EST) 4723 ABADAN ST  
4372 TOLLEFSON AVE  
45325 STONEHEDGE DR  
5287 DENSAW RD  
4753 ESCALANTE DR  
PO BOX 6902  
4688 MARALDO AVE  
4563 TOLLEFSON AVE  
# 9 CARRINGTON POINTE  
1330 AMNESTY DR  
4759 ESCALANTE DR  
4767 ESCALANTE DR  
786 MONTICELLO RD  
5150 CAMBAY ST  
5345 CAMBAY ST  
4346 POCATELLA AVE  
4444 BARODA AVE  
5100 DENSAW RD  
5650 POSTMA ST  
3445 ULMAN AVE  
4484 BARODA AVE  
4865 ABADAN ST  
5405 CAMBAY ST  
4898 ABADAN ST  
24489 VIENISON LN  
5640 MASHIE CIR  
4410 POCATELLA AVE  
5481 POSTMA ST  
5484 NIBLICK PL  
5001 KINGSLEY RD  
5009 POCATELLA AVE  
5178 CAMBAY ST  
5410 MALAMIN RD  
5035 GREENWAY DR  
5449 POSTMA STREET  
5031 GREENWAY DR  
4739 ESCALANTE DR

## Exhibit B -Application

	4906 CUMBANO ST
	4355 MAC CAUGHEY DR
	4411 POCATELLA AVE
	4501 BARODA AVE
	4257 APPLETON TER
	4768 ESCALANTE DR
	5268 DENSAW RD
	1801 FLAMETREE LN
BOCCHICCHIO LORETTA	5285 SIMRAK ST
	5255 BROPHY ST
	5126 RICHMOND TER
	5367 DENSAW RD
	5333 SIMRAK ST
	1514 NIMBUS DR
	5972 PANAORAMA LN
	5195 BROPHY ST
	1494 LINN DELAWARE RD
	4688 MONGITE RD
MC LEOD DARA	6620 E 84TH AVE
BUSSARD HUGH EUGENE JR	4565 HARTSOOK AVE
	5252 CAMBAY ST
	4773 ESCALANTE DR
	30 GLASSIER LN
	4521 BARODA AVE
	5327 DENSAW RD
	8550 COUNTRY RD 27 SW
	5383 MALAMIN RD
	4498 MARALDO AVE
	27 CLEVELAND AVE
	72 ASHLEY CT
	2628 SUMAC CT APT 4
	5860 NIBLICK PL
	5111 RICHMOND TER
	5105 BROPHY ST
	5008 KINGSLEY RD
HOGREFE MARK (CO-TTEE)	5954 PANORAMA LN
	4766 ABADAN ST
	c/o HavenBrook Homes
	c/o HavenBrook Homes
	4481 BARODA AVE
	5456 NIBLICK PL
	4740 BAYANO ST
	2737 WINDSOR AVE
	4374 HARTSOOK AVE
	5010 GREENWAY DR
	4695 PAYNE ST
	5012 POCATELLA AVE

## Exhibit B -Application

GONZALES ARNOLD ARNULFO  
SCANLAN MARGARET A

C/O ANTONY BIAGIANTI POA  
67 LINCOLN ST  
4863 BATCHELOR AVE  
4766 SALADINO AVE  
5791 BEAUMONT LOOP  
5657 BLIFFERT ST  
5685 BLIFFERT ST  
5041 RICHMOND TER  
4832 ABADAN ST  
5043 GREENWAY DR  
4720 PAYNE ST  
4436 TOLLEFSON AVE  
3190 STATE HIGHWAY 10  
541 ROUND REINS  
5006 GREENWAY DR  
5001 GREENWAY DR  
4501 HARTSOOK AVE  
4745 PAYNE ST  
103 CAPTAINS ROW  
5988 PANORAMA LN  
4601 POCATELLA AVE  
4617 SALADINO AVE  
5021 RICHMOND TER  
5348 DENSAW RD  
5308 DENSAW RD  
5050 GREENWAY DR  
3036 HYDE PARK ST  
507 MARIA PL  
413 VANDERKLOOT DR  
5450 MALAMIN RD  
4640 MONGITE RD  
5360 MALAMIN RD  
5200 DENSAW RD  
4598 POCATELLA AVE  
5067 GREENWAY DR  
5761 BEAUMONT LOOP  
4359 POCATELLA AVE  
4435 TOLLEFSON AVE  
5428 NIBLICK PL  
5105 DENSAW RD  
4777 ABADAN ST  
5043 GREENWAY DR  
4598 HARTSOOK AVE  
5966 PANORAMA LN  
4787 ESCALANTE DR  
5010 POCATELLA AVE  
5400 NIBLICK PL



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8 PINEHURST AVE  
4467 TOLLEFSON AVE  
2066 MILL PLAIN RD  
4514 POCATELLA AVE  
4624 MARALDO AVE  
588 PARK ESTATES SQ  
76 PACE DR S  
4406 HARTSOOK AVE  
1221 CURRITUCK DR  
5660 BLIFFERT ST  
4732 POCATELLA AVE  
128 FOREST ST  
5388 DENSAW RD  
5500 NIBLICK PL  
5375 CAMBAY ST  
4655 PAYNE ST  
4534 MONGITE RD  
5665 POSTMA ST  
5032 GREENWAY CT  
PO BOX 6817  
5346 MALAMIN RD  
4578 MARALDO AVE  
5376 MALAMIN RD  
4607 MARALDO AVE  
5071 GREENWAY DR  
4513 POCATELLA AVE  
5000 RICHMOND TER  
4945 PAYNE ST  
336 OAKWOOD CIR  
5269 MALAMIN RD  
5135 CAMBAY ST  
6555 ANN LEE DR  
5560 NIBLICK PL  
5055 GREENWAY DR  
4668 MONGITE RD  
4717 MCKIBBEN DR  
1336 ONSTOTT RD  
4615 PAYNE ST  
5960 PANORAMA LN  
5664 NIBLICK PL  
4499 TOLLEFSON AVE  
5240 BROPHY ST  
5040 GREENWAY CT  
4567 MONGITE RD  
4700 ABADAN ST  
323 REGAL CT  
5468 DENSAW RD

WOLFGANG GENE B

MCNAMARA JODI (TTEE)

## Exhibit B -Application

31 POWDERHORN CT  
7701 MARBURY RD  
C/O OM VENTURES  
4950 POCATELLA AVE  
4950 POCATELLA AVE  
5247 DENSAW RD  
4854 ABADAN ST  
410 N SCOTTSDALE RD STE 1600  
5051 GREENWAY DR  
4437 BLUE JUNIPER LOOP  
4437 BLUE JUNIPER LOOP  
4608 MARALDO AVE  
4623 MARALDO AVE  
1824 MARBETH ST  
5830 NIBLICK PL  
5315 MALAMIN RD  
5011 GREENWAY DR  
5 VINING ST  
ON 757 BARRY AVE  
5360 CAMBAY ST  
4751 SALADINO AVE  
5023 GREENWAY DR  
4609 MONGITE RD  
5165 BROPHY ST  
4691 POCATELLA AVE  
4464 BARODA AVE  
5656 LINKSMAN PL  
4736 SALADINO AVE  
4740 ESCALANTE DR  
5048 GREENWAY DR  
280 CHERRY VALLEY AVE APT B1  
5046 GREENWAY DR  
5282 CAMBAY ST  
3838 LA ROCHA ST  
5261 SIMRAK ST  
4990 CUMBANO ST  
4765 PAYNE ST  
5357 SIMRAK ST  
5300 MALAMIN RD  
4905 PAYNE ST  
821 MCKINSTRY AVE  
5121 CAMBAY ST  
C/O DEBORAH ROUTZONG  
101 S 12TH STREET STE 102  
4810 ABADAN ST  
1528 SCARLETT AVE  
4710 CUMBANO ST

BENTON DORIS TICHY (TTEE)

SITTON JOAN (TTEE)

## Exhibit B -Application

	5643 BLIFFERT ST
	5435 CAMBAY ST
	12233 TRIONFO AVE
	12233 TRIONFO AVE
	897 WOOD SORREL LN
	5695 BATTERSEA AVE
LANDIS RODNEY D	5061 RICHMOND TER
	31 RUMSON CT
	5075 GREENWAY DR
	4461 POCATELLA AVE
	5011 POCATELLA AVE
	4566 HARTSOOK AVE
	120 S RIVERSIDE PLAZA STE 2000
	11241 BATELLO DR
	4657 MONGITE RD
	4673 MONGITE RD
	5942 BEAUMONT LOOP
	7377 CROSSFIELD AVE
	4385 POCATELLA AVE
	4762 POCATELLA AVE
	C/O STARWOOD CAPITAL GROUP GLOBAL LP
	5550 S SUMTER BLVD
	4743 MCKIBBEN DR
	5465 CAMBAY ST
	680 W LOWELL AVE
STERLING SUSAN J (TTEE)	4502 BARODA AVE
	923 GALAXY AVE
	5063 GREENWAY DR
	4744 ABADAN ST
STROKER BERTHA G (TTEE)	4541 BARODA AVE
	5470 MALAMIN RD
	4674 PAYNE ST
	570 DELAWARE AVE
	5498 DENSAW RD
	4613 MC KIBBEN DR
	5420 CAMBAY ST
	2780 PEACHTREE CIR
	5042 GREENWAY DR
	4899 ABADAN ST
	4788 ABADAN ST
	5014 POCATELLA AVE
	5332 LINKSMAN PL
	5332 LINKSMAN PL
	5027 GREENWAY DR
	5390 CAMBAY ST
	4566 POCATELLA AVE
	4671 MARALDO AVE

## Exhibit B -Application

4721 POCATELLA AVE  
5013 POCATELLA AVE  
3726 DURBIN RUN RD SE  
4833 ABADAN ST  
1202 FALLS OF VENICE CIR  
4734 ESCALANTE DR  
5005 KINGSLEY RD  
4893 BATCHELOR AVE  
11800 D ALLYON DR  
4926 CALAH ST  
5009 KINGSLEY RD  
C/O DEBORAH WAGNER  
5447 DENSAW RD  
4500 TOLLEFSON AVE  
4794 CUMBANO ST  
4640 MCKIBBEN DR  
5629 BLIFFERT ST  
3128 PONCE DE LEON BLVD  
198 SOUTH ROYALSTON RD  
4557 MARALDO AVE  
5239 MALAMIN RD  
4706 SALADINO AVE  
5315 CAMBAY ST  
5122 CAMBAY ST  
2177 SILVER PALM RD  
4995 PAYNE ST  
5108 CAMBAY ST  
13566 KAUFFMAN AVE  
5632 NIBLICK PL  
5175 DENSAW RD  
4539 POCATELLA AVE  
5433 POSTMA ST  
4662 POCATELLA AVE  
4962 CUMBANO ST  
4754 ESCALANTE DR

WAGNER DEBORAH L



## Exhibit B -Application

NAME_ADD5	CITY	STATE	ZIP	COUNTRY
	TORONTO	ON	M5V 2L5	CANADA
	MERRICKVILLE	ON	K0G 1N0	CANADA
	TORONTO	ON	M6S 4Z1	CANADA
	UNIVERSITY PARK	FL	34201	
	UNIVERSITY PARK	FL	34201	
	NORTH PORT	FL	34287	
	NORTH PORT	FL	34287-2323	
	NORTH PORT	FL	34287-2877	
	NORTH PORT	FL	34287-2028	
	NORTH PORT	FL	34287	
	DANVERS	MA	01923-2408	
	NORTH PORT	FL	34287-2326	
	NORTH PORT	FL	34287	
	NORTH PORT	FL	34287	
	NORTH PORT	FL	34287-2862	
	SOUTH OZONE PARK	NY	11420-2706	
	PORT CHARLOTTE	FL	33953	
	NORTH PORT	FL	34287-5403	
	NORTH PORT	FL	34287-2876	
	SEABROOK	NH	03874-4592	
	NORTH PORT	FL	34287-2852	
	AUSTIN	TX	78746	
	NORTH PORT	FL	34287	
	AUSTIN	TX	78746	
	AUSTIN	TX	78746	
	AUSTIN	TX	78746	
	NORTH PORT	FL	34287	
	NORTH PORT	FL	34287	
	NORTH PORT	FL	34287-2833	
	NORTH PORT	FL	34287-2874	
	NORTH PORT	FL	34287-2821	
	VIRGINIA	MN	55792-2640	
	NORTH PORT	FL	34287	
	NORTH PORT	FL	34287-2873	
	LONG BEACH	MS	39560	
	NORTH PORT	FL	34287	
	NORTH PORT	FL	34286-4333	
	FORT MYERS	FL	33901	
	NORTH PORT	FL	34287	
	NORTH HIGHLANDS	CA	95660	
	LANSING	NY	14882	
	SANDOWN	NH	3873	
	NORTH PORT	FL	34287	
	CARLISLE	IN	47838	
	VENICE	FL	34293	
	ATTLEBORO	MA	2703	

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NORTH PORT	FL	34287-3144
NORTH PORT	FL	34287-3135
NORTH PORT	FL	34287
NORTH PORT	FL	34287-2874
NORTH PORT	FL	34287-2808
NORTH PORT	FL	34287
NORTH PORT	FL	34287
NORTH PORT	FL	34287-2810
NORTH PORT	FL	34287-2818
NORTH PORT	FL	34287-2852
NORTH PORT	FL	34287
NORTH PORT	FL	34287-2320
NORTH PORT	FL	34287
VENICE	FL	34292
NORTH PORT	FL	34287-2824
NORTH PORT	FL	34287
NASHUA	NH	3060
NORTH PORT	FL	34287
NORTH PORT	FL	34287
NORTH PORT	FL	34287-2824
NORTH PORT	FL	34287-2852
NORTH PORT	FL	34287-2884
SARASOTA	FL	34236
NORTH PORT	FL	34287-2876
NORTH PORT	FL	34287-2873
NORTH PORT	FL	34287-2833
NORTH PORT	FL	34287
NORTH PORT	FL	34287-2869
NORTH PORT	FL	34287
NORTH PORT	FL	34287
NORTH PORT	FL	34287
NORTH PORT	FL	34287-2807
TAMPA	FL	33611-5022
MIAMI	FL	33150
NORTH PORT	FL	34287-2868
NORTH PORT	FL	34287-2303
NORTH PORT	FL	34287-2302
NORTH PORT	FL	34287-2302
NORTH PORT	FL	34287-2306
NORTH PORT	FL	34287-2801
NORTH PORT	FL	34287
FORT WORTH	TX	76132-2002
NORTH PORT	FL	34287-2877
NORTH PORT	FL	34287
NORTH PORT	FL	34287
NORTH PORT	FL	34287-2848
AUSTIN	TX	78746

4745 ABADAN ST

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HUNTINGDON VALLEY	PA	19006
NORTH PORT	FL	34287-2307
NORTH PORT	FL	34287
NORTH PORT	FL	34287
NORTH PORT	FL	34287
NORTH PORT	FL	34287
MARIETTA	GA	30067
NORTH PORT	FL	34287
NORTH PORT	FL	34287
NORTH PORT	FL	34287-2307
NORTH PORT	FL	34287-2302
NORTH PORT	FL	34287
PLYMOUTH	MI	48170
NORTH PORT	FL	34287-2862
NORTH PORT	FL	34287
NORTH PORT	FL	34290
NORTH PORT	FL	34287-2831
NORTH PORT	FL	34287-2807
GREENBRIAR	AR	72058
NORTH PORT	FL	34288
NORTH PORT	FL	34287
NORTH PORT	FL	34287
COGGON	IA	52218-9317
NORTH PORT	FL	34287-2818
NORTH PORT	FL	34287-2887
NORTH PORT	FL	34287-2813
NORTH PORT	FL	34287
NORTH PORT	FL	34287
NORTH PORT	FL	34287
NORTH PORT	FL	34286-7101
NORTH PORT	FL	34287-2877
NORTH PORT	FL	34287-2302
NORTH PORT	FL	34287-2888
NORTH PORT	FL	34287-2301
PUNTA GORDA	FL	33955-5504
NORTH PORT	FL	34287-3129
NORTH PORT	FL	34287-2833
NORTH PORT	FL	34287
NORTH PORT	FL	34287-3136
NORTH PORT	FL	34287
NORTH PORT	FL	34287-3146
NORTH PORT	FL	34287
NORTH PORT	FL	34287-2850
NORTH PORT	FL	34287
NORTH PORT	FL	34287
NORTH PORT	FL	34287
NORTH PORT	FL	34287-2842

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	NORTH PORT	FL	34287
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287-2883
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287-2834
	VENICE	FL	34293-2014
	NORTH PORT	FL	34287-2810
	NORTH PORT	FL	34287-2873
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287-2873
	COGGON	IA	52218
	NORTH PORT	FL	34287-2823
	MERRILLVILLE	IN	46410
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287-2886
	NORTH PORT	FL	34287-2842
	BASALT	CO	81621
	NORTH PORT	FL	34287-2883
	NORTH PORT	FL	34287-2845
	ALEXANDRIA	MN	56308
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287
	FREDONIA	NY	14063-1901
	DOWNINGTOWN	PA	19335
	JANESVILLE	WI	53545
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287-2327
	NORTH PORT	FL	34287-2873
	NORTH PORT	FL	34287-2307
	NORTH PORT	FL	34287-3104
	NORTH PORT	FL	34287-2301
3505 Koger Blvd Ste 400	DULUTH	GA	30096
3505 Koger Blvd Ste 400	DULUTH	GA	30096
	NORTH PORT	FL	34287-2876
	NORTH PORT	FL	34287-3136
	NORTH PORT	FL	34287
	WACO	TX	76708
	NORTH PORT	FL	34287-2852
	NORTH PORT	FL	34287-3140
	NORTH PORT	FL	34287-2325
	NORTH PORT	FL	34287-3145



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R54 PSC 307

APO	AP	96224
WATERTOWN	MA	02472-1951
NORTH PORT	FL	34287-2320
NORTH PORT	FL	34287-2322
NORTH PORT	FL	34287-3105
NORTH PORT	FL	34287-2874
NORTH PORT	FL	34287
NORTH PORT	FL	34287-2304
NORTH PORT	FL	34287-2301
NORTH PORT	FL	34287
NORTH PORT	FL	34287-2323
NORTH PORT	FL	34287
JOHNSTOWN	NY	12095-4930
CIBOLO	TX	78108
NORTH PORT	FL	34287-3140
NORTH PORT	FL	34287
NORTH PORT	FL	34287
NORTH PORT	FL	34287
MASHPEE	MA	2649
NORTH PORT	FL	34287
NORTH PORT	FL	34287
NORTH PORT	FL	34287
NORTH PORT	FL	34287-2304
NORTH PORT	FL	34287-2834
NORTH PORT	FL	34287-2834
NORTH PORT	FL	34287-3142
SARASOTA	FL	34239
NORTH PORT	FL	34287
OSPREY	FL	34229-9679
NORTH PORT	FL	34287-2850
NORTH PORT	FL	34287-2823
NORTH PORT	FL	34287-2836
NORTH PORT	FL	34287-2834
NORTH PORT	FL	34287-2833
NORTH PORT	FL	34287
NORTH PORT	FL	34287
NORTH PORT	FL	34287
NORTH PORT	FL	34287
NORTH PORT	FL	34287-3136
NORTH PORT	FL	34287-2862
NORTH PORT	FL	34287-2302
NORTH PORT	FL	34287-3185
NORTH PORT	FL	34287
NORTH PORT	FL	34287
NORTH PORT	FL	34287-2842
NORTH PORT	FL	34287
NORTH PORT	FL	34287

## Exhibit B -Application

BEVERLY	MA	01915-4007
NORTH PORT	FL	34287
FAIRFIELD	CT	06824-3029
NORTH PORT	FL	34287
NORTH PORT	FL	34287
VENICE	FL	34293-4165
WEST ISLIP	NY	11795-5100
NORTH PORT	FL	34287
RALEIGH	NC	27609
NORTH PORT	FL	34287
NORTH PORT	FL	34287-2318
STAMFORD	CT	6901
NORTH PORT	FL	34287
NORTH PORT	FL	34287-3137
NORTH PORT	FL	34287-2887
NORTH PORT	FL	34287-2325
NORTH PORT	FL	34287
NORTH PORT	FL	34287-2806
NORTH PORT	FL	34287-3144
NORTH PORT	FL	34290-6817
NORTH PORT	FL	34287-2836
NORTH PORT	FL	34287-2859
NORTH PORT	FL	34287-2836
NORTH PORT	FL	34287-2830
NORTH PORT	FL	34287-3185
NORTH PORT	FL	34287-2815
NORTH PORT	FL	34287
NORTH PORT	FL	34287
ENGLEWOOD	FL	34223
NORTH PORT	FL	34287-2832
NORTH PORT	FL	34287
NORTH ROSE	NY	14516-9512
NORTH PORT	FL	34287-3137
NORTH PORT	FL	34287
NORTH PORT	FL	34287
NORTH PORT	FL	34287
LOMPOC	CA	93436
NORTH PORT	FL	34287-2325
NORTH PORT	FL	34287
NORTH PORT	FL	34287
NORTH PORT	FL	34287-2807
NORTH PORT	FL	34287
NORTH PORT	FL	34287
NORTH PORT	FL	34287
NORTH PORT	FL	34287
NORTH PORT	FL	34287
NORTH PORT	FL	34287
CLARENDON HILLS	IL	60514
NORTH PORT	FL	34287-2837

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	WOODBIDGE	NJ	7095
	BETHESDA	MD	20817-6226
3607 S WESTSHORE BLVD	TAMPA	FL	33629
	NORTH PORT	FL	34287-2333
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287-2862
	NORTH PORT	FL	34287-2301
	TEMPE	AZ	85281
	NORTH PORT	FL	34287-3185
	SANTA FE	NM	87507
	SANTA FE	NM	87507
	NORTH PORT	FL	34287-2831
	NORTH PORT	FL	34287
	SARASOTA	FL	34231
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287-2832
	NORTH PORT	FL	34287-3143
	LISBON FALLS	ME	4252
	WHEATON	IL	60187
	NORTH PORT	FL	34287-2865
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287-3143
	NORTH PORT	FL	34287-2868
	NORTH PORT	FL	34287-2873
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287-2877
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287-2840
	NORTH PORT	FL	34287-3142
	GARDEN CITY	NY	11530
	NORTH PORT	FL	34287-3142
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287-2810
	NORTH PORT	FL	34287-2306
	NORTH PORT	FL	34287-2314
	NORTH PORT	FL	34287-2810
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287-2332
	CHICOPEE	MA	01020-1513
	NORTH PORT	FL	34287
6468 ALAN BLVD	PUNTA GORDA	FL	33982
	TAMPA	FL	33602
	NORTH PORT	FL	34287-2301
	NORTH PORT	FL	34289-9467
	NORTH PORT	FL	34287

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	NORTH PORT	FL	34287
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287-1251
	VENICE	FL	34293-7255
	NORTH PORT	FL	34291-5692
	NORTH PORT	FL	34287
	WARETOWN	NJ	8758
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287
	CHICAGO	IL	60606
	VENICE	FL	34292
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287-2868
	NORTH PORT	FL	34287
	MENTOR	OH	44060-7576
	NORTH PORT	FL	34287-2815
	NORTH PORT	FL	34287-2318
591 W PUTNAM AVE	GREENWICH	CT	6830
	NORTH PORT	FL	34287-2863
	NORTH PORT	FL	34287-2826
	NORTH PORT	FL	34287
	HAVERHILL	MA	1830
	NORTH PORT	FL	34287-2877
	SEBRING	FL	33875
	NORTH PORT	FL	34287-3185
	NORTH PORT	FL	34287-2301
	NORTH PORT	FL	34287-2883
	NORTH PORT	FL	34287-2850
	NORTH PORT	FL	34287-2323
	BUFFALO	NY	14202
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287
	CLEARWATER	FL	33761
	NORTH PORT	FL	34287-3142
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287-2301
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287-3132
	NORTH PORT	FL	34287-3132
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287-2865
	NORTH PORT	FL	34287-2833
	NORTH PORT	FL	34287



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	NORTH PORT	FL	34287-2317
	NORTH PORT	FL	34287
	BREMEN	OH	34107
	NORTH PORT	FL	34287-2302
	VENICE	FL	34292
	NORTH PORT	FL	34287-2840
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287-1002
	NORTH PORT	FL	34287-2869
	NORTH PORT	FL	34287
55 MONTGOMERY DR	PLYMOUTH	MA	02360-5272
	NORTH PORT	FL	34287-2845
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287-2306
	NORTH PORT	FL	34287-2827
	NORTH PORT	FL	34287
	NORTH PORT	FL	34291-5706
	ATHOL	MA	1331
	NORTH PORT	FL	34287-2884
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287-2887
	NORTH PORT	FL	34287-2881
	NORTH PORT	FL	34288
	NORTH PORT	FL	34287-2332
	NORTH PORT	FL	34287
	STERLING	OH	44276-9601
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287-2815
	NORTH PORT	FL	34287
	NORTH PORT	FL	34287-2326
	NORTH PORT	FL	34287-2306
	NORTH PORT	FL	34287-2840

## Exhibit B -Application

### Neighborhood Meeting Notice

FOR: Proposed Special Exception and Development Master Plan

DATE: August 18, 2022

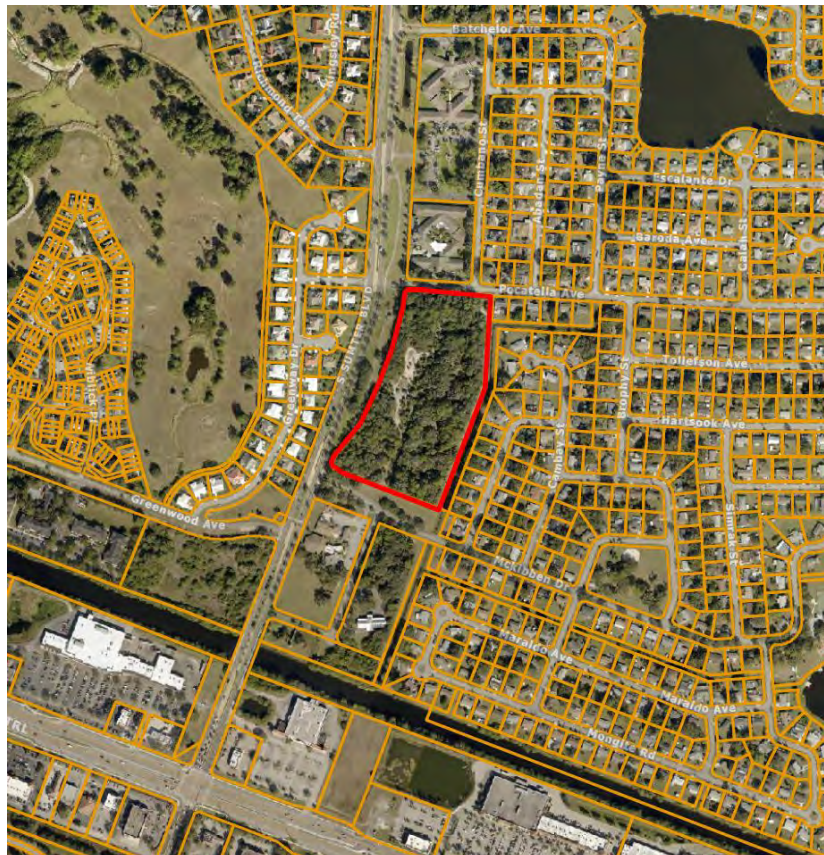
TIME: 5:00 PM

LOCATION: Dallas White Park - Scout House  
5845 Greenwood Ave, North Port, FL 34287

Contact: Boone Law Firm, P.A. – (941) 488-6716

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A neighborhood meeting will be held to discuss a proposed Special Exception and Development Master Plan for an 11.7 +/- acre property located at 4951 Pocatella Avenue to allow for development of up to 175 multi-family residential units. This is not a public hearing. The purpose of the workshop is to inform the neighboring residents of the nature of the project, to solicit suggestions and comments, and discuss the proposed plan. Below is a location map of the parcel.



## Exhibit B -Application

### Pocatella Avenue- Neighborhood Meeting Summary Wednesday, August 18, 2022

A neighborhood meeting was held at the North Port Scout House, 5845 Greenwood Avenue, on August 18, 2022, at 5:00 PM in connection with a proposed Special Exception and Development Master Plan (DMP) for an 11.7-acre property located at 4951 Pocatella Avenue. Approximately 50 neighbors were in attendance at the meeting.

The meeting began with an introduction by Jeff Boone, Esq. the host of the meeting and representative of the applicant. He presented an aerial of the site to orient the neighbors to the location of the proposed development. He then confirmed the applications on file with the City, A Special Exception for multi-family residential use and a Development Master Plan for the proposed development. He confirmed the purpose of the neighborhood meeting, and described the future steps in the process, including public hearings before the Planning and Zoning Advisory Board for a recommendation, and before the City Commission for final approval.

Jeff Boone then presented the Development Master Plan to the neighbors and described the components of the Development Master Plan which includes one hundred seventy-five (175) multifamily apartment units within a mix of two, three and four-story building, an amenity center, leasing office and associated stormwater facilities, with access via Pocatella Avenue and McKibben Drive. Architectural elevations of the proposed development were also presented to the neighbors for review.

Following the presentation of the Development Master Plan, Jeff Boone opened the meeting for questions/comments from the neighbors. Below is a summary of the questions/comments and responses to the neighbors:

We will be notified by mail of the public hearing?

**If you received notice of the neighborhood meeting, you should receive notice of the public hearings.**

Will you be request any direct access to Sumter Boulevard?

**No.**

Will there be any tax incentives for the developer? What will this do to our taxes?

**No, the developer is not seeking any tax incentives.**

Traffic is crazy now; you are going to have to look traffic lights.

**The applicant has done a traffic study as required by the City. The applicant would like a traffic light if the City would allow it.**

## Exhibit B -Application

**The proposed multi-family use will generate less traffic than many permitted uses under the current OPI zoning.**

Does the four-story building have parking underneath?

**No.**

What kind of safety barrier is proposed along the ditch?

**Undetermined at this time but may include a fence or wall.**

Will this be a gated?

**Typically yes, but no final determination has been made yet.**

Have applications been submitted yet?

**Yes, applications have been submitted and are in the process of staff review.**

Access at Pocatella is difficult now??

**Noted.**

Can you estimate how many residents.

**Approximately 250- 300.**

We are concerned with traffic safety, has a traffic study been done?

**Yes, a traffic study has been done, and the development will pay transportation impact fees to fund any necessary improvements.**

There is lots of speeding on Sumter Boulevard now, we are concerned with traffic.

I'm going to look at buildings, it will be horrible.

What is the duration of the buildout of the project?

**It is approximately 18 months for construction.**

How many other 3 and 4 story apartment buildings are there in the City?

**Unknown.**

Why rental, it is a revolving door?

**There is a need for higher end rental apartments in the City.**

Where is the McKibben entrance?

**The McKibben entrance was identified on an aerial.**

Is the retention pond required?

**Yes, City and State regulations required retention on site.**



## Exhibit B -Application

We are concerned with the safety of the retention pond.

We are concerned with the traffic.

What type of construction will it be?

**It will be wood frame construction.**

What about shading of the streetlights?

**The City code will require a lighting plan to mitigate impacts to neighbors.**

There goes our quiet neighborhood this is a single-family neighborhood.

What is our recourse?

**Participate in the public hearing process.**

Build it north of I-75.

I live in a cul-de-sac; it will be in my back yard. Three- and four-story buildings will be able to see in my back yard, and it will block my new solar system.

We are concerned with the environment and the trees.

Are the garages on the plan?

**Yes.**

What's to stop this from becoming low-income housing?

**There is demand for high end rental apartments.**

We don't trust anyone; how do we know the plan won't change?

**Once approved, if plans change the applicant will have to go through the process again.**

Why are you proposing to rezone?

**There is no rezoning proposal, the current OPI zoning allows for the Special Exception petition for the proposed multi-family use.**

We hope there will be a buffer along the canal>

**Yes, there will be a buffer pursuant to the City's code requirements.**

Will the gopher tortoises be relocated?

**Possibly, but will be dealt with according to state requirements.**

Has AMPLO developed in North Port before?

**No.**

What is the timeframe before a City Commission hearing?

**3 to 6 months.**

## Exhibit B -Application

Where is the trash compactor, will it be enclosed?

**Yes.**

Do you own the land?

**No, the developer has the land under contract.**

Renters have nothing invested in the neighborhood.

There will be bugs, rats and drugs. It's going to be ugly.

When is the P& Board hearing?

**It has not been scheduled yet.**

Will trees be removed?

**Yes, and some of the trees will be preserved.**

Can the traffic study be reviewed?

**Yes, the traffic study is part of the application package.**

I would rather have the five homeless people living there now than this project.

It doesn't fit in this community, are you going to reconsider moving forward with this project?

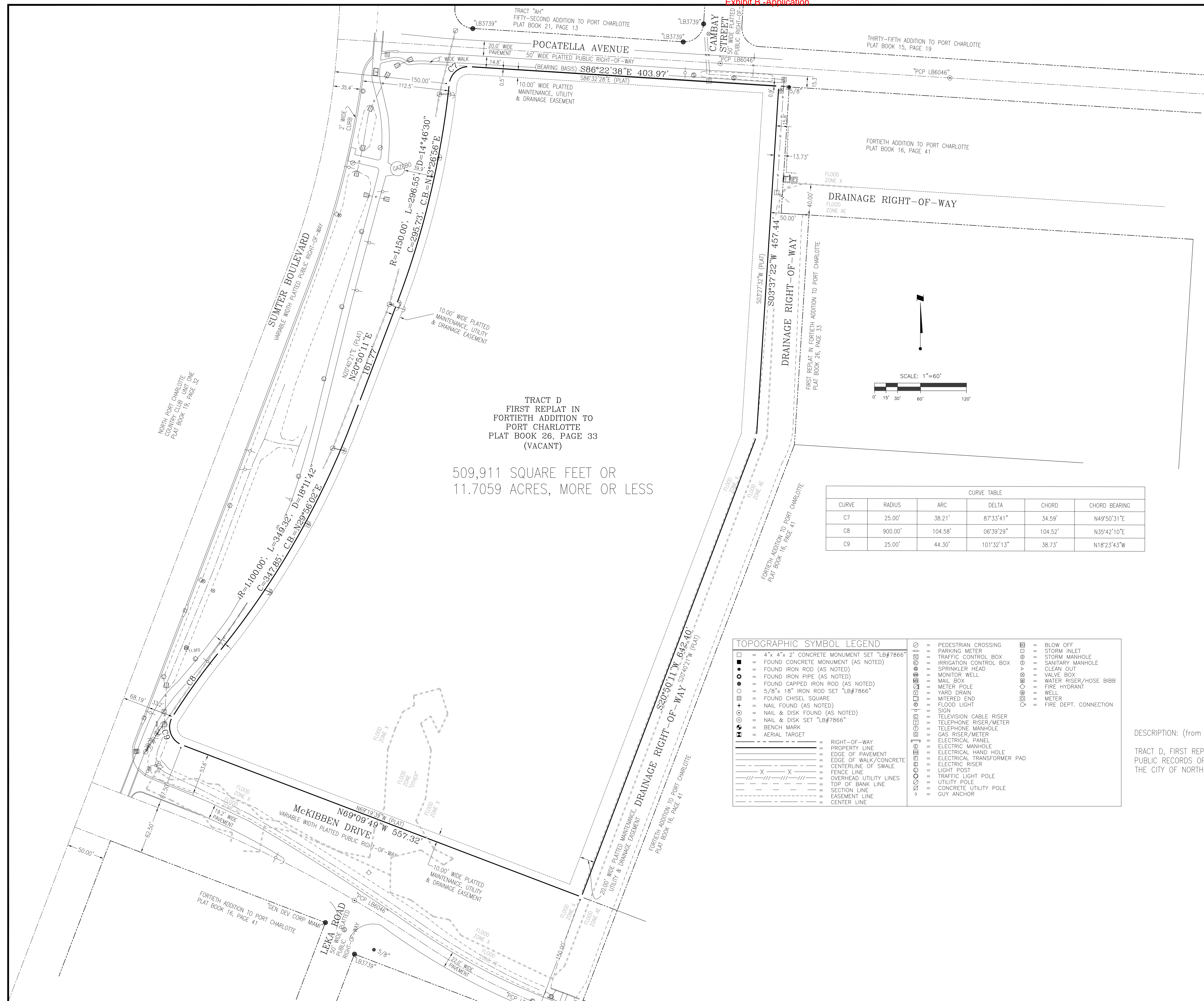
**The applicant will consider everything they heard tonight.**

What is the standard lease length?

**7-12 months.**

Following the conclusion of the question/comment period, Jeff Boone reiterated the next steps in the process which will be the public hearings before the Planning and zoning advisory Board and the City Commission.

The meeting was concluded at approximately 6:40 PM.



TRACT D  
FIRST REPLAT IN  
FORTIETH ADDITION TO  
PORT CHARLOTTE  
PLAT BOOK 26, PAGE 33  
(VACANT)

509,911 SQUARE FEET OR  
11.7059 ACRES, MORE OR LESS

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C7	25.00'	38.21'	87°33'41"	34.59'	N49°50'31"E
C8	900.00'	104.58'	06°39'29"	104.52'	N35°42'10"E
C9	25.00'	44.30'	101°32'13"	38.73'	N18°23'43"W

TOPOGRAPHIC SYMBOL LEGEND	
□	4" x 4" x 2" CONCRETE MONUMENT SET "LB#7866"
■	FOUND CONCRETE MONUMENT (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
○	FOUND IRON PIPE (AS NOTED)
◐	FOUND CAPPED IRON ROD (AS NOTED)
◑	5/8" x 18" IRON ROD SET "LB#7866"
◒	FOUND CHISEL SQUARE
+	NAIL FOUND (AS NOTED)
⊕	NAIL & DISK FOUND (AS NOTED)
⊗	NAIL & DISK SET "LB#7866"
⊙	BENCH MARK
⊛	AERIAL TARGET
—	RIGHT-OF-WAY
—	PROPERTY LINE
—	EDGE OF PAVEMENT
—	EDGE OF WALK/CONCRETE
—	CENTERLINE OF SHALE
—	FENCE LINE
—	OVERHEAD UTILITY LINES
—	TOP OF BANK LINE
—	SECTION LINE
—	EASEMENT LINE
—	CENTER LINE
⊙	PEDESTRIAN CROSSING
⊙	PARKING METER
⊙	TRAFFIC CONTROL BOX
⊙	IRRIGATION CONTROL BOX
⊙	SPRINKLER HEAD
⊙	MONITOR WELL
⊙	MAIL BOX
⊙	METER POLE
⊙	YARD DRAIN
⊙	MITERED END
⊙	FLOOD LIGHT
⊙	SIGN
⊙	TELEVISION CABLE RISER
⊙	TELEPHONE RISER/METER
⊙	TELEPHONE MANHOLE
⊙	GAS RISER/METER
⊙	ELECTRICAL PANEL
⊙	ELECTRIC MANHOLE
⊙	ELECTRICAL HAND HOLE
⊙	ELECTRICAL TRANSFORMER PAD
⊙	ELECTRIC RISER
⊙	LIGHT POST
⊙	TRAFFIC LIGHT POLE
⊙	UTILITY POLE
⊙	CONCRETE UTILITY POLE
⊙	GUY ANCHOR
⊙	BLOW OFF
⊙	STORM INLET
⊙	STORM MANHOLE
⊙	SANITARY MANHOLE
⊙	CLEAN OUT
⊙	VALVE BOX
⊙	WATER RISER/HOSE BIBB
⊙	FIRE HYDRANT
⊙	WELL
⊙	METER
⊙	FIRE DEPT. CONNECTION

NOTES:

Bearings shown hereon are arbitrary and are based on the South right-of-way line of Pocatella Avenue having a bearing of S.86°22'38"E. and do not refer to the true meridian.

Improvements such as, but not limited to, underground utilities, foundations, irrigation equipment and landscape features, etc. have not been located except as shown.

Matters affecting the property shown hereon were taken from Commitment for Title Insurance issued by Stewart Title Guaranty Company, Commitment No. 21000091047, dated December 21, 2021. The following is a list of exceptions noted in Schedule B Part 2 of said Commitment, that affect the subject property.

Items 1 through 4 area standard exceptions (not shown).

Item 5. All matters shown on the Plat recorded in Plat Book 26, Page 33, of the Public Records of Sarasota County, Florida. (shown)

Item 6. Terms, covenants, conditions, restriction and easements recorded in Official Records Book 390, Page 446 and Official Records Book 1329, Page 1577, of the Public Records of Sarasota County, Florida (general in nature and not shown)

Item 7. Easement granted to the North Port Water Control District recorded in Official Records Book 1886, Page 1823, re-recorded in Official Records Book 1941, Page 16, of the Public Records of Sarasota County, Florida. (document states a 20' wide maintenance easement along drainage rights-of-way, but this plat is not included in the area stated, however the plat does show a 20' wide maintenance easement).

Item 8. Dedication from General Development Corporation to North Port Water Control District recorded in Official Records Book 1886, Page 1825, re-recorded in Official Records Book 1941, Page 6, of the Public Records of Sarasota County, Florida. (document states a 20' wide maintenance easement along drainage rights-of-way, but this plat is not included in the area stated, however the plat does show a 20' wide maintenance easement).

Item 9. Assignment of Plat and Other Easements recorded in Official Records Book 2460, Page 1191, Official Records Book 2941, Page 831 and Official Records Book 2941, Page 835, of the Public Records of Sarasota County, Florida. (General Development Utilities turns over public utility easements to the City of North Port, not shown).

Item 10 is a standard exception (not shown).

This site lies within Floods Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) and Zone "other flood areas"(areas of 0.2% annual chance flood) as shown on the Federal Emergency Management Agency Flood Insurance Rate Map for Sarasota County, Community Panel No. 12115C0387F, effective November 4, 2016. The index for this community is effective November 4, 2016. The limits of said flood zone(s) have been graphically depicted hereon as near as may be scaled from said map, said map having an approximate scale of 1"=500'. Stantec assumes no responsibility for the accuracy of the referenced map or public data.

This survey is not intended to delineate the regular jurisdiction of any Federal, State, Regional or Local Agency, Board or Commission or other entity.

Lands shown hereon represent the real property and matters affecting the real property as described by data furnished.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

This survey does not reflect or determine ownership.

Symbols shown hereon may not be drawn to scale.

Distances and bearings are the same as platted or deeded, unless shown otherwise.

Ownership of fences has not been determined.

This survey was performed for the sole and exclusive benefit of the parties listed herein and shall not be relied upon by any other entity or individual whatsoever. Likewise, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned Surveyor & Mapper, will be done so at the risk of the reusing party and without any liability to the undersigned Surveyor & Mapper.

These documents are protected by copyright. They may not be reproduced, distributed or published in any way without the consent of Stantec Consulting Services, Inc.

DESCRIPTION: (from Title Commitment)

TRACT D, FIRST REPLAT OF FORTIETH ADDITION TO PORT CHARLOTTE, AS RECORDED IN PLAT BOOK 26, PAGE 33 IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND LYING IN SECTION 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST IN THE CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

WE CERTIFY TO: AMPLO CAPITAL; that a BOUNDARY SURVEY of TRACT D, FIRST REPLAT OF FORTIETH ADDITION TO PORT CHARLOTTE, City of North Port, Sarasota County, Florida, was completed under our direction on 3/7/2022.

This BOUNDARY SURVEY meets the Standards of Practice set forth by the Florida Board of Surveying & Mapping, pursuant to Section 472.027, Florida Statutes, and Chapter 5J-17.05, Florida Administrative Code. No other person or entity may rely upon this survey.

STANTEC CONSULTING SERVICES, INC. (LB#7866)  
6900 Professional Parkway East  
Sarasota, Florida 34240-8414  
Phone: (941) 907-6900

07/20/2022  
Date of Signature \_\_\_\_\_ By: Robert R. Cunningham, P.S.M. No. 3924

NOTE: This Certification is only for the lands as described. It is not a certification of title, zoning, easements or freedom of encumbrances. This Sketch of Survey and Certification are "not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper."

<p>6920 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #21013 • www.stantec.com Licensed Business Number 7866</p>		<p>TITLE: BOUNDARY SURVEY OF TRACT D, FIRST REPLAT OF FORTIETH ADDITION TO PORT CHARLOTTE, IN PLAT BOOK 26, PAGE 33, SECTION 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST, CITY OF NORTH PORT, SARASOTA CO., FL.</p>		<p>DATE: 3/7/2022 HORIZONTAL SCALE: 1" = 60' VERTICAL SCALE: 1" = 10' PROJECT NO.: 215617324 TASK CODE: 210/220/230 SHEET NUMBER: 1 of 1 DRAWING/FILE NUMBER: 215617324v-subd01</p>	
<p>ACTIVITY: COMPUTED BY: RRC/089338 DATE: 2/28/2022 DRAWN BY: JWB/89374 DATE: 3/7/2022 CHECKED BY: _____ CLOSED BY: _____</p>		<p>INITIALS/EMP. NO.: RRC/089338 DATE: 2/28/2022 JWB/89374 DATE: 3/7/2022</p>		<p>CLIENT: AMPLO CAPITAL</p>	
<p>REVISION: _____</p>		<p>DATE: 07/20/22 DRAWN BY/EMP. NO.: RRC/089338 CHECKED BY/EMP. NO.: RRC/089338</p>		<p>CHIEF: BA</p>	



# Exhibit B -Application

**From:** [Jim Collins](mailto:Jim.Collins@boone-law.com)  
**To:** [Sherry Willette](mailto:Sherry.Willette@northportfl.gov)  
**Cc:** [Jeffery A. Boone](mailto:Jeffery.A.Boone@boone-law.com); [Jackson Boone](mailto:Jackson.Boone@boone-law.com)  
**Subject:** RE: [EXTERNAL] Resubmittal to Non-Approve SDR Plans - Pocatella Ave MF- DMP 22-124  
**Date:** Friday, September 23, 2022 9:19:42 AM

---

  
Sherry:

We have confirmed Wood frame construction and Exterior Construction materials will be a combination of Hardi Board and stone, colors will be Sherwin Williams - Black Fox, Alabaster, Intellectual Gray, Delft, or similar.

Jim

---

**From:** Sherry Willette <[swillette@northportfl.gov](mailto:swillette@northportfl.gov)>  
**Sent:** Wednesday, September 21, 2022 4:41 PM  
**To:** Jim Collins <[JCollins@boone-law.com](mailto:JCollins@boone-law.com)>  
**Cc:** Jeffery A. Boone <[JBoone@boone-law.com](mailto:JBoone@boone-law.com)>; Jackson Boone <[Jackson.Boone@boone-law.com](mailto:Jackson.Boone@boone-law.com)>  
**Subject:** RE: [EXTERNAL] Resubmittal to Non-Approve SDR Plans - Pocatella Ave MF- DMP 22-124

Thank you.

---

**From:** Jim Collins <[JCollins@boone-law.com](mailto:JCollins@boone-law.com)>  
**Sent:** Wednesday, September 21, 2022 3:41 PM  
**To:** Sherry Willette <[swillette@northportfl.gov](mailto:swillette@northportfl.gov)>  
**Cc:** Jeffery A. Boone <[JBoone@boone-law.com](mailto:JBoone@boone-law.com)>; Jackson Boone <[Jackson.Boone@boone-law.com](mailto:Jackson.Boone@boone-law.com)>  
**Subject:** RE: [EXTERNAL] Resubmittal to Non-Approve SDR Plans - Pocatella Ave MF- DMP 22-124

ALERT



Sherry:

We have requested the information from the client and will forward to you immediately upon our receipt.

Jim

---

**From:** Sherry Willette <[swillette@northportfl.gov](mailto:swillette@northportfl.gov)>  
**Sent:** Wednesday, September 21, 2022 3:35 PM  
**To:** Jim Collins <[JCollins@boone-law.com](mailto:JCollins@boone-law.com)>  
**Cc:** Jeffery A. Boone <[JBoone@boone-law.com](mailto:JBoone@boone-law.com)>; Jackson Boone <[Jackson.Boone@boone-law.com](mailto:Jackson.Boone@boone-law.com)>  
**Subject:** RE: [EXTERNAL] Resubmittal to Non-Approve SDR Plans - Pocatella Ave MF- DMP 22-124

Jim,

Can you please provide the following information as per the DMP comments:

As per Sec. 53-7 9(14), the required building elevations must be in color and show the construction material. The elevations provided are in color; however, **please provide the construction materials and the color palette (ex. Sherwin Williams colors).**

Thank you.

Sherry

---

**From:** Jim Collins <[JCollins@boone-law.com](mailto:JCollins@boone-law.com)>  
**Sent:** Wednesday, September 21, 2022 2:11 PM  
**To:** Development Petitions <[developmentpetitions@northportfl.gov](mailto:developmentpetitions@northportfl.gov)>  
**Cc:** Jeffery A. Boone <[JBoone@boone-law.com](mailto:JBoone@boone-law.com)>; Jackson Boone <[Jackson.Boone@boone-law.com](mailto:Jackson.Boone@boone-law.com)>; Sherry Willette <[swillette@northportfl.gov](mailto:swillette@northportfl.gov)>  
**Subject:** [EXTERNAL] Resubmittal to Non-Approve SDR Plans - Pocatella Ave MF- DMP 22-124

ALERT



Attached please find a Resubmittal Application and associated files in connection with the above-referenced matter. The application fee check will be hand delivered tomorrow. If you have any question or need any additional information, please don't hesitate to contact us. Thanks.

Jim

James T. Collins, Planner  
Boone Law Firm P.A.  
P.O. Box 1596  
1001 Avenida del Circo  
Venice, FL 34285  
(941) 488-6716 phone  
(941) 488-7079 fax  
e-mail: [jcollins@boone-law.com](mailto:jcollins@boone-law.com)



# DEVELOPMENT MASTER PLAN



## SITE STATISTICS

CURRENT LAND USE: PROFESSIONAL OFFICE/INSTITUTIONAL  
 CURRENT ZONING: OPI (OFFICE/PROFESSIONAL/INSTITUTIONAL)  
 LAND AREA: 11.7 ACRES  
 ALLOWABLE DENSITY: 15 UNITS PER ACRE  
 MAXIMUM ALLOWABLE NUMBER OF UNITS: 175 UNITS  
 PROPOSED NUMBER OF UNITS: 175  
 PARKING REQUIRED: 1.5 SPACES PER UNIT PLUS 2 FOR OWNER OR MANAGER PLUS 1 PER EVERY 10 UNITS =  $(175 \times 1.5) + 2 + 175/10 = 282$  SPACES.  
 PARKING PROVIDED: 282 SPACES MINIMUM.  
 WATER AND SEWER: CITY OF NORTH PORT CENTRAL WATER AND SEWER

## PROPOSED AREA

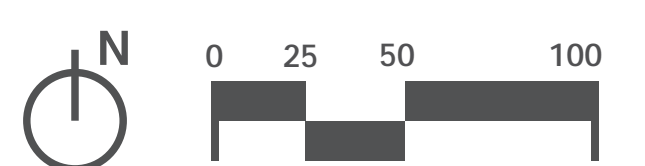
BUILDING COVERAGE = 92,800 SQUARE FEET (18%)  
 OTHER IMPERVIOUS = 145,000 SQUARE FEET (29%)  
 TOTAL OPEN SPACE REQUIRED = 35%  
 TOTAL OPEN SPACE = 271,850 SQUARE FEET (53%)

## NOTES

INTERIOR LANDSCAPING SHALL MEET THE REQUIREMENTS PER CHAPTER 21 OF THE ULDC

## LEGEND

- PROPERTY LINE
- DRAINAGE MAINTENANCE EASEMENT
- FENCE
- DRAINAGE RIGHT-OF-WAY
- SITE LIGHT POLE
- SIDEWALK





# CONCEPTUAL LANDSCAPE PLAN

Exhibit B -Application



TREE IN LANDSCAPE ISLAND (TYP.)

10' DRAINAGE MAINTENANCE EASEMENT

REQUIRED: 10' WIDTH, 1 TREE / 40 LF AND 1 SHRUB / 3 LF  
 REQUIRED = 23 TREES, 323 SHRUBS

SUMTER BOULEVARD

GAZEBO

BUFFER 2: TYPE "C" - 429 LF  
 REQUIRED: 10' WIDTH, 1 TREE / 40 LF, AND 1 SHRUB / 3 LF  
 REQUIRED = 11 TREES, 143 SHRUBS

POCATELLA AVENUE

TRASH

PRESERVE EXISTING TREES WHERE POSSIBLE

OFFICE AND FITNESS

DOG PARK

LEASING OFFICE

DRY DETENTION POND

WET DETENTION POND

REQUIRED: 10' WIDTH, 1 TREE / 40 LF AND 1 SHRUB / 3 LF  
 REQUIRED = 28 TREES, 367 SHRUBS

20' DRAINAGE MAINTENANCE EASEMENT

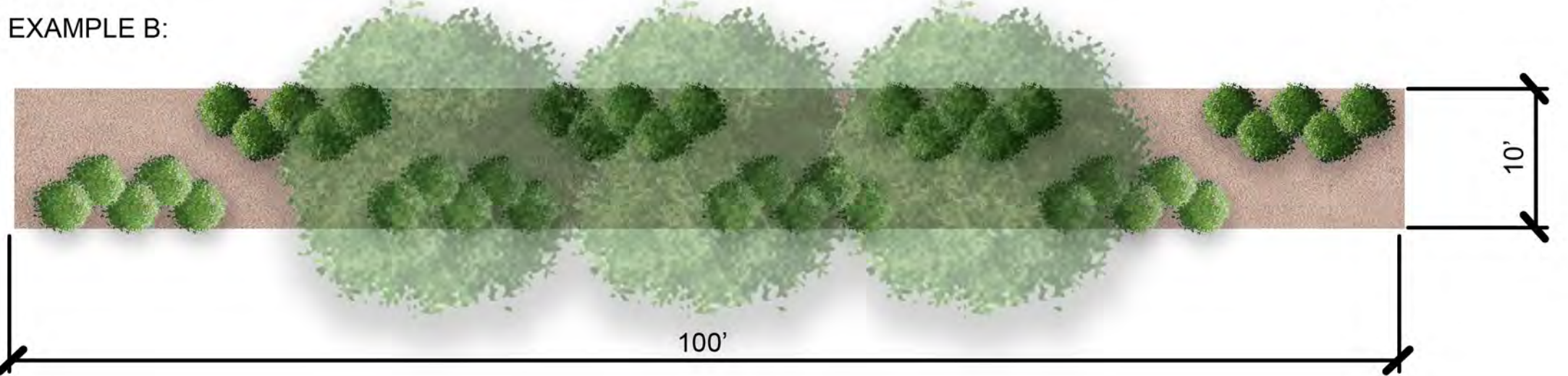
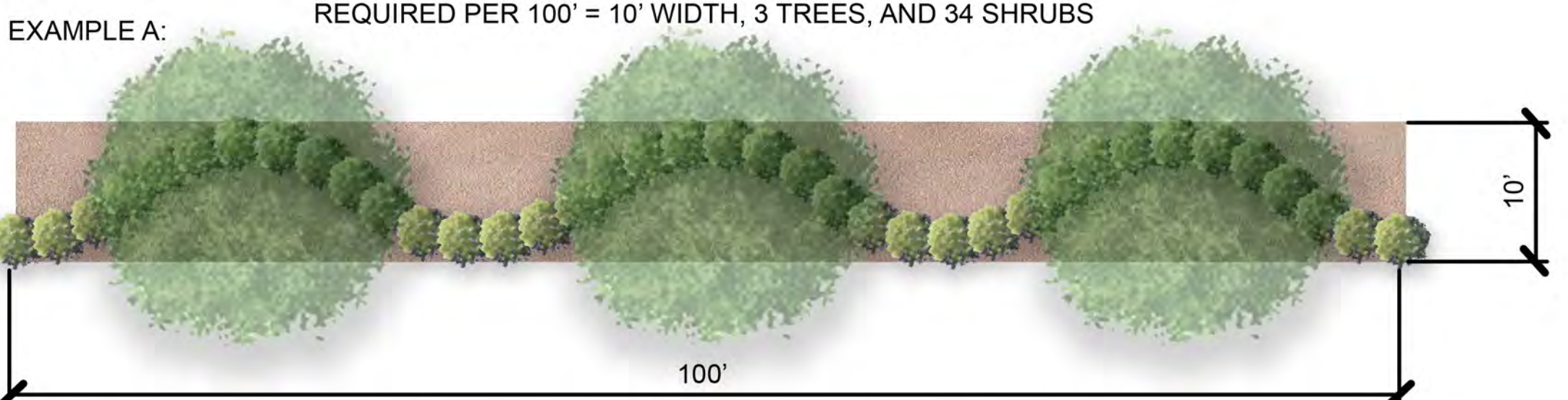
10' LANDSCAPE BUFFER OUTSIDE OF THE DRAINAGE MAINTENANCE EASEMENT

MCKIBBEN DRIVE

REQUIRED: 10' WIDTH, 1 TREE / 40 LF AND 1 SHRUB / 3 LF  
 REQUIRED = 15 TREES, 196 SHRUBS

## TYPICAL 100' LANDSCAPE SEGMENT

TYPE "C" BUFFER PER CITY OF NORTH PORT LAND DEVELOPMENT CODE  
 REQUIRED: 10' WIDTH, 1 TREE / 40 LF, AND 1 SHRUB / 3 LF  
 REQUIRED PER 100' = 10' WIDTH, 3 TREES, AND 34 SHRUBS

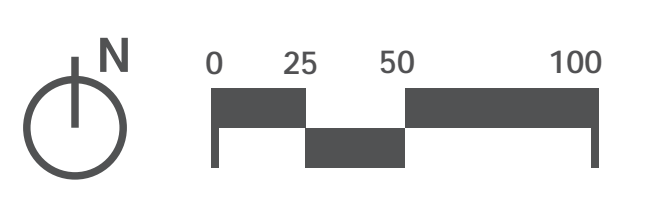


## LEGEND

- PROPERTY LINE
- DRAINAGE MAINTENANCE EASEMENT
- LANDSCAPE BUFFER
- DRAINAGE RIGHT-OF-WAY

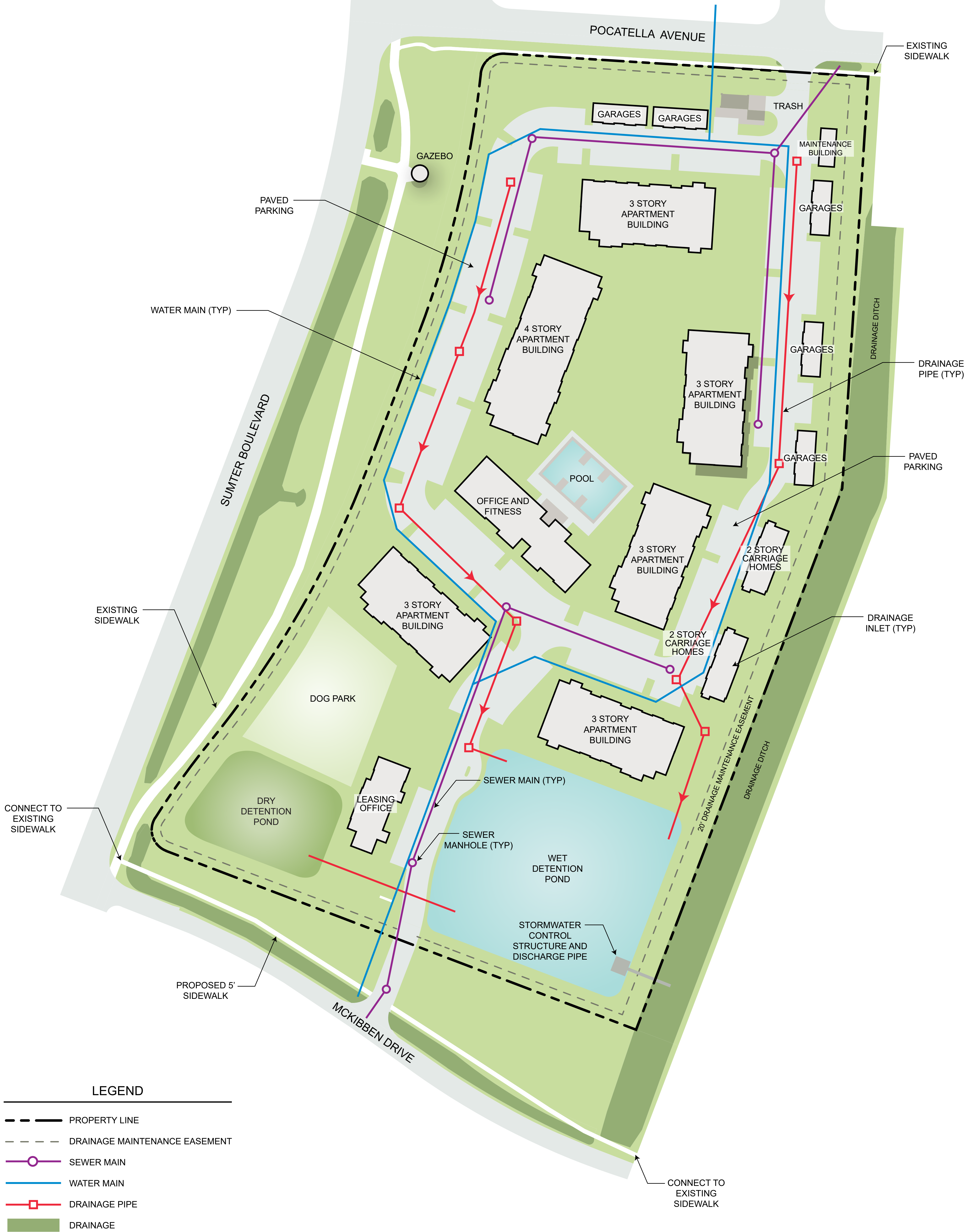
## NOTES

INTERIOR LANDSCAPING SHALL MEET THE REQUIREMENTS PER CHAPTER 21 OF THE ULDC



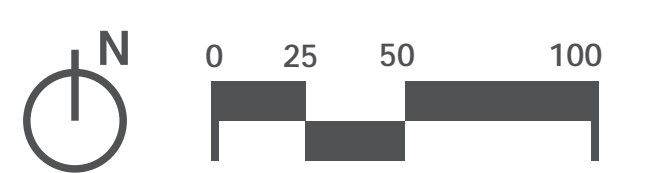


# CONCEPTUAL UTILITY AND DRAINAGE



### LEGEND

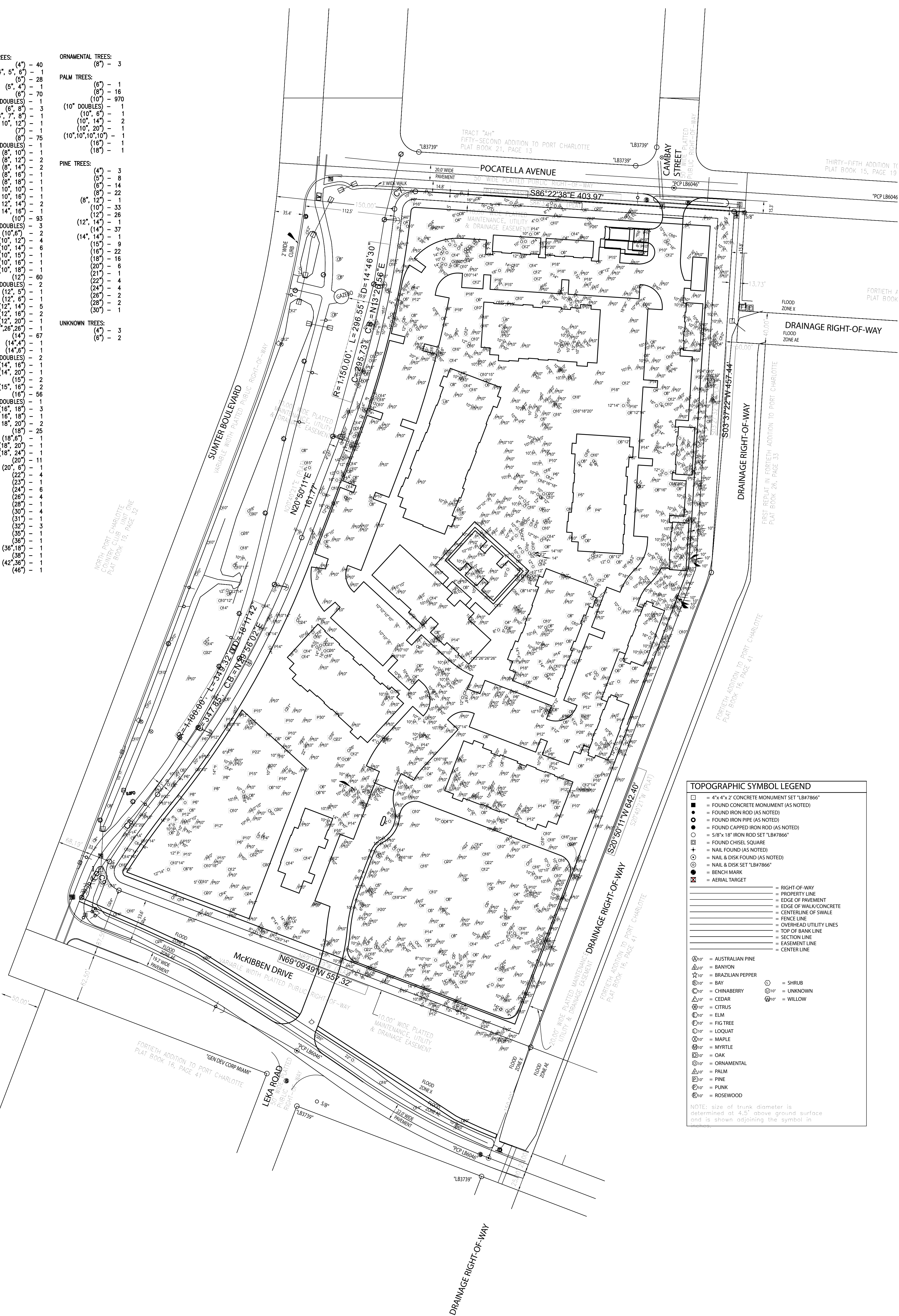
- PROPERTY LINE
- DRAINAGE MAINTENANCE EASEMENT
- SEWER MAIN
- WATER MAIN
- DRAINAGE PIPE
- DRAINAGE





# TREE SURVEY OVERLAY

<b>OAK TREES:</b>	<b>ORNAMENTAL TREES:</b>
(4") - 40	(8") - 3
(4", 4", 5", 6") - 1	
(5") - 28	<b>PALM TREES:</b>
(6") - 70	(6") - 1
(6" DOUBLES) - 1	(8") - 16
(6", 8") - 3	(10") - 970
(6", 7", 8") - 1	(10" DOUBLES) - 1
(6", 10", 12") - 1	(10", 6") - 1
(7") - 1	(10", 14") - 2
(8") - 75	(10", 20") - 1
(8" DOUBLES) - 1	(18") - 1
(8", 10") - 1	(18") - 1
(8", 12") - 2	
(8", 16") - 1	<b>PINE TREES:</b>
(8", 18") - 1	(4") - 3
(8", 10", 10") - 1	(6") - 8
(8", 10", 16") - 1	(6") - 14
(8", 12", 14") - 2	(8") - 22
(8", 14", 16") - 1	(8") - 1
(10") - 93	(10") - 33
(10" DOUBLES) - 2	(12") - 26
(10", 6") - 4	(12", 14") - 1
(10", 12") - 2	(14") - 37
(10", 14") - 6	(14", 14") - 1
(10", 15") - 1	(16") - 9
(10", 16") - 1	(16") - 22
(10", 18") - 1	(18") - 16
(12") - 60	(20") - 6
(12" DOUBLES) - 2	(21") - 1
(12", 5") - 1	(22") - 4
(12", 6") - 1	(24") - 4
(12", 14") - 5	(26") - 2
(12", 16") - 2	(30") - 1
(12", 20") - 1	
(12", 26", 28", 28") - 1	<b>UNKNOWN TREES:</b>
(14", 4") - 1	(4") - 3
(14", 6") - 1	(6") - 2
(14" DOUBLES) - 2	
(14", 16") - 1	
(14", 20") - 1	
(15") - 2	
(15", 16") - 2	
(16") - 56	
(16" DOUBLES) - 1	
(16", 18") - 3	
(16", 18", 18") - 1	
(16", 18", 20") - 2	
(18") - 25	
(18", 6") - 1	
(18", 20") - 1	
(18", 24") - 1	
(20") - 11	
(22") - 4	
(23") - 1	
(24") - 6	
(26") - 4	
(28") - 1	
(30") - 4	
(31") - 1	
(32") - 3	
(35") - 1	
(36") - 1	
(36", 18") - 1	
(38") - 1	
(42", 36") - 1	
(46") - 1	



**TOPOGRAPHIC SYMBOL LEGEND**

■	= 4"x4"x2' CONCRETE MONUMENT SET "LB#7866"
●	= FOUND CONCRETE MONUMENT (AS NOTED)
○	= FOUND IRON ROD (AS NOTED)
○	= FOUND IRON PIPE (AS NOTED)
○	= FOUND CAPPED IRON ROD (AS NOTED)
○	= 5/8"x 18" IRON ROD SET "LB#7866"
□	= FOUND CHISEL SQUARE
+	= NAIL FOUND (AS NOTED)
○	= NAIL & DISK FOUND (AS NOTED)
○	= NAIL & DISK SET "LB#7866"
●	= BENCH MARK
⊙	= AERIAL TARGET
—	= RIGHT-OF-WAY
—	= PROPERTY LINE
—	= EDGE OF PAVEMENT
—	= EDGE OF WALK/CONCRETE
—	= CENTERLINE OF SWALE
—	= FENCE LINE
—	= OVERHEAD UTILITY LINES
—	= TOP OF BANK LINE
—	= SECTION LINE
—	= ASSESSMENT LINE
—	= CENTER LINE

⊙	= AUSTRALIAN PINE	⊙	= SHRUB
⊙	= BANYON	⊙	= UNKNOWN
⊙	= BRAZILIAN PEPPER	⊙	= WILLOW
⊙	= BAY		
⊙	= CHINABERRY		
⊙	= CEDAR		
⊙	= CITRUS		
⊙	= ELM		
⊙	= FIG TREE		
⊙	= LODGEPOLE		
⊙	= MAPLE		
⊙	= MYRTLE		
⊙	= OAK		
⊙	= ORNAMENTAL		
⊙	= PALM		
⊙	= PINE		
⊙	= PUNK		
⊙	= ROSEWOOD		

NOTE: size of trunk diameter is determined at 4.5' above ground surface and is shown adjoining the symbol in

NORTH PORT CHARLOTTE COUNTRY CLUB GOLF COURSE PLAT BOOK 19, PAGE 32

FORTIETH ADDITION TO PORT CHARLOTTE PLAT BOOK 26, PAGE 33

FORTIETH ADDITION TO PORT CHARLOTTE PLAT BOOK 16, PAGE 41

THIRTY-FIFTH ADDITION TO PLAT BOOK 15, PAGE 19

FORTIETH PLAT BOOK

FLOOD ZONE X  
FLOOD ZONE AE

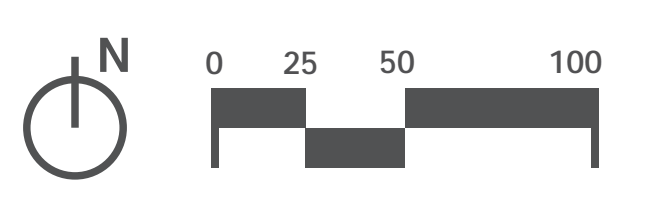
**TOPOGRAPHIC SYMBOL LEGEND**

■	= 4"x4"x2' CONCRETE MONUMENT SET "LB#7866"
●	= FOUND CONCRETE MONUMENT (AS NOTED)
○	= FOUND IRON ROD (AS NOTED)
○	= FOUND IRON PIPE (AS NOTED)
○	= FOUND CAPPED IRON ROD (AS NOTED)
○	= 5/8"x 18" IRON ROD SET "LB#7866"
□	= FOUND CHISEL SQUARE
+	= NAIL FOUND (AS NOTED)
○	= NAIL & DISK FOUND (AS NOTED)
○	= NAIL & DISK SET "LB#7866"
●	= BENCH MARK
⊙	= AERIAL TARGET
—	= RIGHT-OF-WAY
—	= PROPERTY LINE
—	= EDGE OF PAVEMENT
—	= EDGE OF WALK/CONCRETE
—	= CENTERLINE OF SWALE
—	= FENCE LINE
—	= OVERHEAD UTILITY LINES
—	= TOP OF BANK LINE
—	= SECTION LINE
—	= ASSESSMENT LINE
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⊙	= AUSTRALIAN PINE	⊙	= SHRUB
⊙	= BANYON	⊙	= UNKNOWN
⊙	= BRAZILIAN PEPPER	⊙	= WILLOW
⊙	= BAY		
⊙	= CHINABERRY		
⊙	= CEDAR		
⊙	= CITRUS		
⊙	= ELM		
⊙	= FIG TREE		
⊙	= LODGEPOLE		
⊙	= MAPLE		
⊙	= MYRTLE		
⊙	= OAK		
⊙	= ORNAMENTAL		
⊙	= PALM		
⊙	= PINE		
⊙	= PUNK		
⊙	= ROSEWOOD		

NOTE: size of trunk diameter is determined at 4.5' above ground surface and is shown adjoining the symbol in





## Exhibit B -Application



### School Capacity Report

Sarasota County Schools  
7889 Fruitville Rd  
Sarasota, FL 34240  
Office: (941) 927-9000

---

**TO:** Lori Barnes, Planning & Zoning Division Manager, City of North Port

**FROM:** Amy Anderson, Planning Analyst, Planning Department

**DATE:** March 23, 2022

**RE:** School Capacity Determination  
22-001 Pocatella Avenue – 175 Multi-Family Dwelling Units – City of North Port

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#### Overview

The Applicant submitted a School Capacity Determination Application for preliminary review of a Rezone with 175 proposed multi-family (MF) dwelling units (DU). Sarasota County Schools issued a Letter of Receipt 22-023 for the project located within the City of North Port.

A School Concurrency Determination will be required prior to submittal of a final site plan/final plat/final subdivision plat or functional equivalent and the final analysis may differ from this preliminary analysis. **This School Capacity Determination does not reserve school capacity.**

#### Preliminary School Capacity Determination

The property is located within the following 2021-22 School Attendance Zones. These zones are subject to change by the School Board. The following preliminary review includes Permanent School Capacity (does not include portables), 10/15/21 Student Enrollment, Available School Capacity, the Level-of-Service (LOS) and the Projected Number of Students from the proposed development using the MF student generation rate for 175 DU.

School Name	Permanent Capacity	10/15/21 Enrollment	Available Capacity	LOS	Projected Students
Cranberry Elementary	761	723	38	95%	1
Heron Creek Middle	2,784	2,461	323	88%	0
North Port High School	1,577	835	742	53%	0

**Total:** 1

## Exhibit B -Application

### Land Use Summary

	Impervious	Building	Pond	Open Space	Dry Retention (area included within Pervious)	Total Site
Post	3.33	2.13	1.03	5.21	0.27	11.70 acres
Pre	0.00	0.00	0.00	11.70		11.70 acres

### Water Quality Calculations

<b>Control Elev</b>	10	ft ASSUMED
<b>Treatment Volume</b>	= 1" x Site Area	
	0.975	acre-ft
<b>Treatment Depth</b>	0.95	ft
<b>Max Bleeddown in 60 hours</b>	0.47	ft
<b>Treatment Weir Elevation</b>	10.95	ft ASSUMED

### Time of Concentration Based on CN

Pre-Development	
1. Surface Description (Table 3-1)	
2. NRCS Curve Number	78
3. $S = 1000/CN - 10$	2.82
4. Hydraulic Length, Lh	500 ft
5. Watercourse Land Slope, Y (%)	0.2500 %
6. $La = Lh^{0.8} * (S + 1)^{0.7} / (1900 * Y^{0.5})$	0.39 hr
7. $Tc = 1.67 * La$	0.65 hr =
	Pre-Development Tc
	38.9 min
	Post-Development Tc
	10.0 min

Post-Development Tc assumed to be 10m for developed area

### Curve Number Lookup Table

Land Use	CN
IMPERVIOUS	98
BUILDING	98
OPEN SPACE	80
UNDEVELOPED	78
POND	100

### Impervious % Lookup Table

Land Use	% Impervious	% DCIA	% Direct
IMPERVIOUS	100	100	0
OPEN SPACE	0	0	0
POND	0	0	100
BUILDING	100	0	0

# Exhibit B -Application

Manual Basin: Basin 1

Scenario: Post-Dev  
Node: WET POND  
Hydrograph Method: NRCS Unit Hydrograph  
Infiltration Method: Curve Number  
Time of Concentration: 10.0000 min  
Max Allowable Q: 0.00 cfs  
Time Shift: 0.0000 hr  
Unit Hydrograph: UH256  
Peaking Factor: 256.0  
Area: 11.7000 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name	Crop Coefficient Zone	Reference ET Station
3.3300	IMPERVIOUS	B/D			
2.1300	BUILDING	B/D			
5.2100	OPEN SPACE	B/D			
1.0300	POND	B/D			

Comment:

Manual Basin: Basin 1

Scenario: Pre  
Node: TW  
Hydrograph Method: NRCS Unit Hydrograph  
Infiltration Method: Curve Number  
Time of Concentration: 39.0000 min  
Max Allowable Q: 0.00 cfs  
Time Shift: 0.0000 hr  
Unit Hydrograph: UH256  
Peaking Factor: 256.0  
Area: 11.7000 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name	Crop Coefficient Zone	Reference ET Station
11.7000	UNDEVELOPED	B/D			

Comment:

Manual Basin: Basin 1

Scenario: SLUG  
Node: WET POND  
Hydrograph Method: NRCS Unit Hydrograph  
Infiltration Method: Curve Number  
Time of Concentration: 10.0000 min  
Max Allowable Q: 0.00 cfs  
Time Shift: 0.0000 hr

# Exhibit B -Application

Unit Hydrograph: UH256  
 Peaking Factor: 256.0  
 Area: 11.7000 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name	Crop Coefficient Zone	Reference ET Station
3.3300	IMPERVIOUS	B/D			
2.1300	BUILDING	B/D			
5.2100	OPEN SPACE	B/D			
1.0300	POND	B/D			

Comment:

**Node: DRY POND**

Scenario: Post-Dev  
 Type: Stage/Area  
 Base Flow: 0.00 cfs  
 Initial Stage: 11.00 ft  
 Warning Stage: 13.00 ft

Stage [ft]	Area [ac]	Area [ft2]
11.00	0.2700	11761
13.00	0.3600	15682

Comment:

**Node: TW**

Scenario: Post-Dev  
 Type: Time/Stage  
 Base Flow: 0.00 cfs  
 Initial Stage: 7.00 ft  
 Warning Stage: 0.00 ft  
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	7.00
0	0	0	100.0000	7.00

Comment:

**Node: WET POND**

Scenario: Post-Dev  
 Type: Stage/Area



# Exhibit B -Application

Base Flow: 0.00 cfs  
Initial Stage: 10.51 ft  
Warning Stage: 13.00 ft

Stage [ft]	Area [ac]	Area [ft2]
10.00	1.0300	44867
11.00	1.1400	49658
13.00	1.3300	57935

Comment:

**Node: TW**

Scenario: Pre  
Type: Time/Stage  
Base Flow: 0.00 cfs  
Initial Stage: 7.00 ft  
Warning Stage: 0.00 ft  
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	7.00
0	0	0	360.0000	7.00

Comment:

**Node: DRY POND**

Scenario: SLUG  
Type: Stage/Area  
Base Flow: 0.00 cfs  
Initial Stage: 11.00 ft  
Warning Stage: 13.00 ft

Stage [ft]	Area [ac]	Area [ft2]
11.00	0.2700	11761
13.00	0.3600	15682

Comment:

**Node: TW**

Scenario: SLUG  
Type: Time/Stage  
Base Flow: 0.00 cfs

# Exhibit B -Application

Initial Stage: 7.00 ft  
 Warning Stage: 0.00 ft  
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	7.00
0	0	0	100.0000	7.00

Comment:

**Node: WET POND**

Scenario: SLUG  
 Type: Stage/Area  
 Base Flow: 0.00 cfs  
 Initial Stage: 11.00 ft  
 Warning Stage: 13.00 ft

Stage [ft]	Area [ac]	Area [ft2]
10.00	1.0300	44867
11.00	1.1400	49658
13.00	1.3300	57935

Comment:

**Drop Structure Link: CS-01**

	Upstream Pipe	Downstream Pipe
Scenario: Post-Dev	Invert: 5.00 ft	Invert: 5.00 ft
From Node: WET POND	Manning's N: 0.0120	Manning's N: 0.0120
To Node: TW	Geometry: Circular	Geometry: Circular
Link Count: 1	Max Depth: 3.00 ft	Max Depth: 3.00 ft
Flow Direction: Both	Bottom Clip	
Solution: Combine	Default: 0.00 ft	Default: 0.00 ft
Increments: 0	Op Table:	Op Table:
Pipe Count: 1	Ref Node:	Ref Node:
Damping: 0.0000 ft	Manning's N: 0.0000	Manning's N: 0.0000
Length: 100.00 ft	Top Clip	
FHWA Code: 0	Default: 0.00 ft	Default: 0.00 ft
Entr Loss Coef: 0.50	Op Table:	Op Table:
Exit Loss Coef: 1.00	Ref Node:	Ref Node:
Bend Loss Coef: 0.00	Manning's N: 0.0000	Manning's N: 0.0000
Bend Location: 0.00 dec		
Energy Switch: Energy		

Pipe Comment:

**Weir Component**

Weir: 1 Bottom Clip

# Exhibit B -Application

Weir Count: 1 Weir Flow Direction: Both Damping: 0.0000 ft Weir Type: Sharp Crested Vertical Geometry Type: Rectangular Invert: 11.00 ft Control Elevation: 11.00 ft Max Depth: 1.00 ft Max Width: 7.75 ft Fillet: 0.00 ft	<div style="background-color: #cccccc; padding: 2px;">Bottom Clip</div> Default: 0.00 ft Op Table: Ref Node: <div style="background-color: #cccccc; padding: 2px;">Top Clip</div> Default: 0.00 ft Op Table: Ref Node: <div style="background-color: #cccccc; padding: 2px;">Discharge Coefficients</div> Weir Default: 3.200 Weir Table: Orifice Default: 0.600 Orifice Table:
---	--

Weir Comment:

Weir Component	
Weir: 2 Weir Count: 1 Weir Flow Direction: Both Damping: 0.0000 ft Weir Type: Sharp Crested Vertical Geometry Type: Circular Invert: 10.00 ft Control Elevation: 10.00 ft Max Depth: 0.25 ft	<div style="background-color: #cccccc; padding: 2px;">Bottom Clip</div> Default: 0.00 ft Op Table: Ref Node: <div style="background-color: #cccccc; padding: 2px;">Top Clip</div> Default: 0.00 ft Op Table: Ref Node: <div style="background-color: #cccccc; padding: 2px;">Discharge Coefficients</div> Weir Default: 3.200 Weir Table: Orifice Default: 0.600 Orifice Table:

Weir Comment:

Weir Component	
Weir: 3 Weir Count: 1 Weir Flow Direction: Both Damping: 0.0000 ft Weir Type: Horizontal Geometry Type: Rectangular Invert: 12.00 ft Control Elevation: 12.00 ft Max Depth: 3.00 ft Max Width: 6.58 ft Fillet: 0.00 ft	<div style="background-color: #cccccc; padding: 2px;">Bottom Clip</div> Default: 0.00 ft Op Table: Ref Node: <div style="background-color: #cccccc; padding: 2px;">Top Clip</div> Default: 0.00 ft Op Table: Ref Node: <div style="background-color: #cccccc; padding: 2px;">Discharge Coefficients</div> Weir Default: 3.200 Weir Table: Orifice Default: 0.600 Orifice Table:

Weir Comment: Type H 2 grate

Drop Structure Comment:

## Exhibit B -Application

Drop Structure Link: CS-02		Upstream Pipe	Downstream Pipe
Scenario:	Post-Dev	Invert: 7.00 ft	Invert: 7.00 ft
From Node:	DRY POND	Manning's N: 0.0120	Manning's N: 0.0120
To Node:	WET POND	Geometry: Circular	Geometry: Circular
Link Count:	1	Max Depth: 3.00 ft	Max Depth: 3.00 ft
Flow Direction:	Both	Bottom Clip	
Solution:	Combine	Default: 0.00 ft	Default: 0.00 ft
Increments:	0	Op Table:	Op Table:
Pipe Count:	1	Ref Node:	Ref Node:
Damping:	0.0000 ft	Manning's N: 0.0000	Manning's N: 0.0000
Length:	500.00 ft	Top Clip	
FHWA Code:	0	Default: 0.00 ft	Default: 0.00 ft
Entr Loss Coef:	0.50	Op Table:	Op Table:
Exit Loss Coef:	1.00	Ref Node:	Ref Node:
Bend Loss Coef:	0.00	Manning's N: 0.0000	Manning's N: 0.0000
Bend Location:	0.00 dec		
Energy Switch:	Energy		

Pipe Comment:

Weir Component		
Weir:	1	Bottom Clip
Weir Count:	1	Default: 0.00 ft
Weir Flow Direction:	Both	Op Table:
Damping:	0.0000 ft	Ref Node:
Weir Type:	Horizontal	Top Clip
Geometry Type:	Rectangular	Default: 0.00 ft
Invert:	11.00 ft	Op Table:
Control Elevation:	11.00 ft	Ref Node:
Max Depth:	3.08 ft	Discharge Coefficients
Max Width:	4.08 ft	Weir Default: 3.200
Fillet:	0.00 ft	Weir Table:
		Orifice Default: 0.600
		Orifice Table:

Weir Comment:

Drop Structure Comment:

Drop Structure Link: CS-01		Upstream Pipe	Downstream Pipe
Scenario:	SLUG	Invert: 5.00 ft	Invert: 5.00 ft
From Node:	WET POND	Manning's N: 0.0120	Manning's N: 0.0120
To Node:	TW	Geometry: Circular	Geometry: Circular
Link Count:	1	Max Depth: 3.00 ft	Max Depth: 3.00 ft
Flow Direction:	Both	Bottom Clip	
Solution:	Combine	Default: 0.00 ft	Default: 0.00 ft
Increments:	0	Op Table:	Op Table:
Pipe Count:	1	Ref Node:	Ref Node:
Damping:	0.0000 ft	Manning's N: 0.0000	Manning's N: 0.0000



# Exhibit B -Application

Length: 100.00 ft	Top Clip	
FHWA Code: 0	Default: 0.00 ft	Default: 0.00 ft
Entr Loss Coef: 0.50	Op Table:	Op Table:
Exit Loss Coef: 1.00	Ref Node:	Ref Node:
Bend Loss Coef: 0.00	Manning's N: 0.0000	Manning's N: 0.0000
Bend Location: 0.00 dec		
Energy Switch: Energy		

Pipe Comment:

Weir Component	
Weir: 1	Bottom Clip
Weir Count: 1	Default: 0.00 ft
Weir Flow Direction: Both	Op Table:
Damping: 0.0000 ft	Ref Node:
Weir Type: Sharp Crested Vertical	Top Clip
Geometry Type: Rectangular	Default: 0.00 ft
Invert: 11.00 ft	Op Table:
Control Elevation: 11.00 ft	Ref Node:
Max Depth: 1.00 ft	Discharge Coefficients
Max Width: 7.75 ft	Weir Default: 3.200
Fillet: 0.00 ft	Weir Table:
	Orifice Default: 0.600
	Orifice Table:

Weir Comment:

Weir Component	
Weir: 2	Bottom Clip
Weir Count: 1	Default: 0.00 ft
Weir Flow Direction: Both	Op Table:
Damping: 0.0000 ft	Ref Node:
Weir Type: Sharp Crested Vertical	Top Clip
Geometry Type: Circular	Default: 0.00 ft
Invert: 10.00 ft	Op Table:
Control Elevation: 10.00 ft	Ref Node:
Max Depth: 0.25 ft	Discharge Coefficients
	Weir Default: 3.200
	Weir Table:
	Orifice Default: 0.600
	Orifice Table:

Weir Comment:

Weir Component	
Weir: 3	Bottom Clip
Weir Count: 1	Default: 0.00 ft
Weir Flow Direction: Both	Op Table:
Damping: 0.0000 ft	Ref Node:
Weir Type: Horizontal	Top Clip
Geometry Type: Rectangular	Default: 0.00 ft
Invert: 12.00 ft	Op Table:
Control Elevation: 12.00 ft	Ref Node:

# Exhibit B -Application

Max Depth: 3.00 ft  
 Max Width: 6.58 ft  
 Fillet: 0.00 ft

Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment: Type H 2 grate

Drop Structure Comment:

Drop Structure Link: CS-02		
	Upstream Pipe	Downstream Pipe
Scenario:	SLUG	Invert: 7.00 ft
From Node:	DRY POND	Manning's N: 0.0120
To Node:	WET POND	Manning's N: 0.0120
Link Count:	1	Geometry: Circular
Flow Direction:	Both	Max Depth: 3.00 ft
Solution:	Combine	Bottom Clip
Increments:	0	Default: 0.00 ft
Pipe Count:	1	Op Table:
Damping:	0.0000 ft	Ref Node:
Length:	500.00 ft	Manning's N: 0.0000
FHWA Code:	0	Top Clip
Entr Loss Coef:	0.50	Default: 0.00 ft
Exit Loss Coef:	1.00	Op Table:
Bend Loss Coef:	0.00	Ref Node:
Bend Location:	0.00 dec	Manning's N: 0.0000
Energy Switch:	Energy	

Pipe Comment:

Weir Component	
Weir:	1
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	11.00 ft
Control Elevation:	11.00 ft
Max Depth:	3.08 ft
Max Width:	4.08 ft
Fillet:	0.00 ft
	Bottom Clip
	Default: 0.00 ft
	Op Table:
	Ref Node:
	Top Clip
	Default: 0.00 ft
	Op Table:
	Ref Node:
	Discharge Coefficients
	Weir Default: 3.200
	Weir Table:
	Orifice Default: 0.600
	Orifice Table:

Weir Comment:

Drop Structure Comment:

# Exhibit B -Application

**Simulation: 100Y24H**

Scenario: Post-Dev  
 Run Date/Time: 9/20/2022 8:32:48 AM  
 Program Version: ICPR4 4.07.04

**General**

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	120.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

**Output Time Increments**

**Hydrology**

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

**Surface Hydraulics**

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

**Groundwater**

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

**Restart File**

Save Restart: False

**Resources & Lookup Tables**

**Resources**

Rainfall Folder:  
 Reference ET Folder:  
 Unit Hydrograph Folder:

**Lookup Tables**

Boundary Stage Set:  
 Extern Hydrograph Set:  
 Curve Number Set: Curve Number  
  
 Green-Ampt Set:  
 Vertical Layers Set:  
 Impervious Set: Impervious Set  
 Roughness Set:  
 Crop Coef Set:  
 Fillable Porosity Set:

# Exhibit B -Application

Conductivity Set:  
Leakage Set:

### Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	ET for Manual Basins: False
Over-Relax Weight: 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Opt: Global
	OF Region Rain Opt: Global
Max dZ: 1.0000 ft	Rainfall Name: ~FLMOD
Link Optimizer Tol: 0.0001 ft	Rainfall Amount: 10.00 in
	Storm Duration: 24.0000 hr
Edge Length Option: Automatic	
Dflt Damping (2D): 0.0050 ft	Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2	Min Node Srf Area (1D): 100 ft2
Energy Switch (2D): Energy	Energy Switch (1D): Energy

Comment:

### Simulation: 10Y24H

Scenario: Post-Dev  
Run Date/Time: 9/20/2022 8:33:27 AM  
Program Version: ICPR4 4.07.04

### General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

### Output Time Increments

#### Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000



# Exhibit B -Application

### Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

### Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

### Restart File

Save Restart: False

### Resources & Lookup Tables

#### Resources

Rainfall Folder:  
Reference ET Folder:  
Unit Hydrograph  
Folder:

#### Lookup Tables

Boundary Stage Set:  
Extern Hydrograph Set:  
Curve Number Set: Curve Number  
  
Green-Ampt Set:  
Vertical Layers Set:  
Impervious Set: Impervious Set  
Roughness Set:  
Crop Coef Set:  
Fillable Porosity Set:  
Conductivity Set:  
Leakage Set:

### Tolerances & Options

Time Marching: SAOR  
Max Iterations: 6  
Over-Relax Weight: 0.5 dec  
Fact:  
dZ Tolerance: 0.0010 ft  
  
Max dZ: 1.0000 ft  
Link Optimizer Tol: 0.0001 ft  
  
Edge Length Option: Automatic  
  
Dflt Damping (2D): 0.0050 ft  
Min Node Srf Area: 100 ft2  
(2D):  
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr  
ET for Manual Basins: False  
  
Smp/Man Basin Rain: Global  
Opt:  
OF Region Rain Opt: Global  
Rainfall Name: ~FLMOD  
Rainfall Amount: 7.00 in  
Storm Duration: 24.0000 hr  
  
Dflt Damping (1D): 0.0050 ft  
Min Node Srf Area: 100 ft2  
(1D):  
Energy Switch (1D): Energy

Comment:

# Exhibit B -Application

**Simulation: 25Y24H**

Scenario: Post-Dev  
 Run Date/Time: 9/20/2022 8:31:04 AM  
 Program Version: ICPR4 4.07.04

**General**

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

**Output Time Increments**

**Hydrology**

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

**Surface Hydraulics**

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

**Groundwater**

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

**Restart File**

Save Restart: False

**Resources & Lookup Tables**

**Resources**

Rainfall Folder:  
 Reference ET Folder:  
 Unit Hydrograph Folder:

**Lookup Tables**

Boundary Stage Set:  
 Extern Hydrograph Set:  
 Curve Number Set: Curve Number  
  
 Green-Ampt Set:  
 Vertical Layers Set:  
 Impervious Set: Impervious Set  
 Roughness Set:  
 Crop Coef Set:  
 Fillable Porosity Set:

# Exhibit B -Application

Conductivity Set:  
Leakage Set:

### Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	ET for Manual Basins: False
Over-Relax Weight: 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain: Global
	Opt:
Max dZ: 1.0000 ft	OF Region Rain Opt: Global
Link Optimizer Tol: 0.0001 ft	Rainfall Name: ~FLMOD
	Rainfall Amount: 8.00 in
Edge Length Option: Automatic	Storm Duration: 24.0000 hr
Dflt Damping (2D): 0.0050 ft	Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2	Min Node Srf Area (1D): 100 ft2
Energy Switch (2D): Energy	Energy Switch (1D): Energy

Comment:

### Simulation: 100Y24H

Scenario: Pre  
Run Date/Time: 8/18/2022 3:41:04 PM  
Program Version: ICPR4 4.07.04

### General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

### Output Time Increments

#### Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

# Exhibit B -Application

### Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

### Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

### Restart File

Save Restart: False

### Resources & Lookup Tables

#### Resources

Rainfall Folder:  
Reference ET Folder:  
Unit Hydrograph  
Folder:

#### Lookup Tables

Boundary Stage Set:  
Extern Hydrograph Set:  
Curve Number Set: Curve Number  
  
Green-Ampt Set:  
Vertical Layers Set:  
Impervious Set: Impervious Set  
Roughness Set:  
Crop Coef Set:  
Fillable Porosity Set:  
Conductivity Set:  
Leakage Set:

### Tolerances & Options

Time Marching: SAOR  
Max Iterations: 6  
Over-Relax Weight: 0.5 dec  
Fact:  
dZ Tolerance: 0.0010 ft  
  
Max dZ: 1.0000 ft  
Link Optimizer Tol: 0.0001 ft  
  
Edge Length Option: Automatic  
  
Dflt Damping (2D): 0.0050 ft  
Min Node Srf Area: 100 ft2  
(2D):  
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr  
ET for Manual Basins: False  
  
Smp/Man Basin Rain: Global  
Opt:  
OF Region Rain Opt: Global  
Rainfall Name: ~FLMOD  
Rainfall Amount: 10.00 in  
Storm Duration: 24.0000 hr  
  
Dflt Damping (1D): 0.0050 ft  
Min Node Srf Area: 100 ft2  
(1D):  
Energy Switch (1D): Energy

Comment:



# Exhibit B -Application

**Simulation: 10Y24H**

Scenario: Pre  
 Run Date/Time: 8/17/2022 8:54:14 AM  
 Program Version: ICPR4 4.07.04

**General**

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

**Output Time Increments**

**Hydrology**

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

**Surface Hydraulics**

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

**Groundwater**

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

**Restart File**

Save Restart: False

**Resources & Lookup Tables**

**Resources**

Rainfall Folder:  
 Reference ET Folder:  
 Unit Hydrograph Folder:

**Lookup Tables**

Boundary Stage Set:  
 Extern Hydrograph Set:  
 Curve Number Set: Curve Number  
  
 Green-Ampt Set:  
 Vertical Layers Set:  
 Impervious Set: Impervious Set  
 Roughness Set:  
 Crop Coef Set:  
 Fillable Porosity Set:

# Exhibit B -Application

Conductivity Set:  
Leakage Set:

### Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	ET for Manual Basins: False
Over-Relax Weight: 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain: Global
	Opt:
Max dZ: 1.0000 ft	OF Region Rain Opt: Global
Link Optimizer Tol: 0.0001 ft	Rainfall Name: ~FLMOD
	Rainfall Amount: 7.00 in
Edge Length Option: Automatic	Storm Duration: 24.0000 hr
Dflt Damping (2D): 0.0050 ft	Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2	Min Node Srf Area (1D): 100 ft2
Energy Switch (2D): Energy	Energy Switch (1D): Energy

Comment:

### Simulation: 25Y24H

Scenario: Pre  
Run Date/Time: 8/17/2022 8:54:24 AM  
Program Version: ICPR4 4.07.04

### General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

### Output Time Increments

#### Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

# Exhibit B -Application

### Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

### Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

### Restart File

Save Restart: False

### Resources & Lookup Tables

#### Resources

Rainfall Folder:  
Reference ET Folder:  
Unit Hydrograph  
Folder:

#### Lookup Tables

Boundary Stage Set:  
Extern Hydrograph Set:  
Curve Number Set: Curve Number  
  
Green-Ampt Set:  
Vertical Layers Set:  
Impervious Set: Impervious Set  
Roughness Set:  
Crop Coef Set:  
Fillable Porosity Set:  
Conductivity Set:  
Leakage Set:

### Tolerances & Options

Time Marching: SAOR  
Max Iterations: 6  
Over-Relax Weight 0.5 dec  
Fact:  
dZ Tolerance: 0.0010 ft  
  
Max dZ: 1.0000 ft  
Link Optimizer Tol: 0.0001 ft  
  
Edge Length Option: Automatic  
  
Dflt Damping (2D): 0.0050 ft  
Min Node Srf Area 100 ft2  
(2D):  
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr  
ET for Manual Basins: False  
  
Smp/Man Basin Rain Global  
Opt:  
OF Region Rain Opt: Global  
Rainfall Name: ~FLMOD  
Rainfall Amount: 8.00 in  
Storm Duration: 24.0000 hr  
  
Dflt Damping (1D): 0.0050 ft  
Min Node Srf Area 100 ft2  
(1D):  
Energy Switch (1D): Energy

Comment:

# Exhibit B -Application

**Simulation: SLUG**

Scenario: SLUG  
 Run Date/Time: 9/20/2022 8:33:44 AM  
 Program Version: ICPR4 4.07.04

**General**

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	120.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

**Output Time Increments**

**Hydrology**

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

**Surface Hydraulics**

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

**Groundwater**

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

**Restart File**

Save Restart: False

**Resources & Lookup Tables**

**Resources**

Rainfall Folder:  
 Reference ET Folder:  
 Unit Hydrograph Folder:

**Lookup Tables**

Boundary Stage Set:  
 Extern Hydrograph Set:  
 Curve Number Set: Curve Number  
  
 Green-Ampt Set:  
 Vertical Layers Set:  
 Impervious Set: Impervious Set  
 Roughness Set:  
 Crop Coef Set:  
 Fillable Porosity Set:



# Exhibit B -Application

Conductivity Set:  
Leakage Set:

### Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	ET for Manual Basins: False
Over-Relax Weight Fact: 0.5 dec	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Opt: Global
	OF Region Rain Opt: Global
Max dZ: 1.0000 ft	Rainfall Name:
Link Optimizer Tol: 0.0001 ft	Rainfall Amount: 0.00 in
	Storm Duration: 0.0000 hr
Edge Length Option: Automatic	
Dflt Damping (2D): 0.0050 ft	Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2	Min Node Srf Area (1D): 100 ft2
Energy Switch (2D): Energy	Energy Switch (1D): Energy

Comment:

### Impervious: Impervious Set [Set]

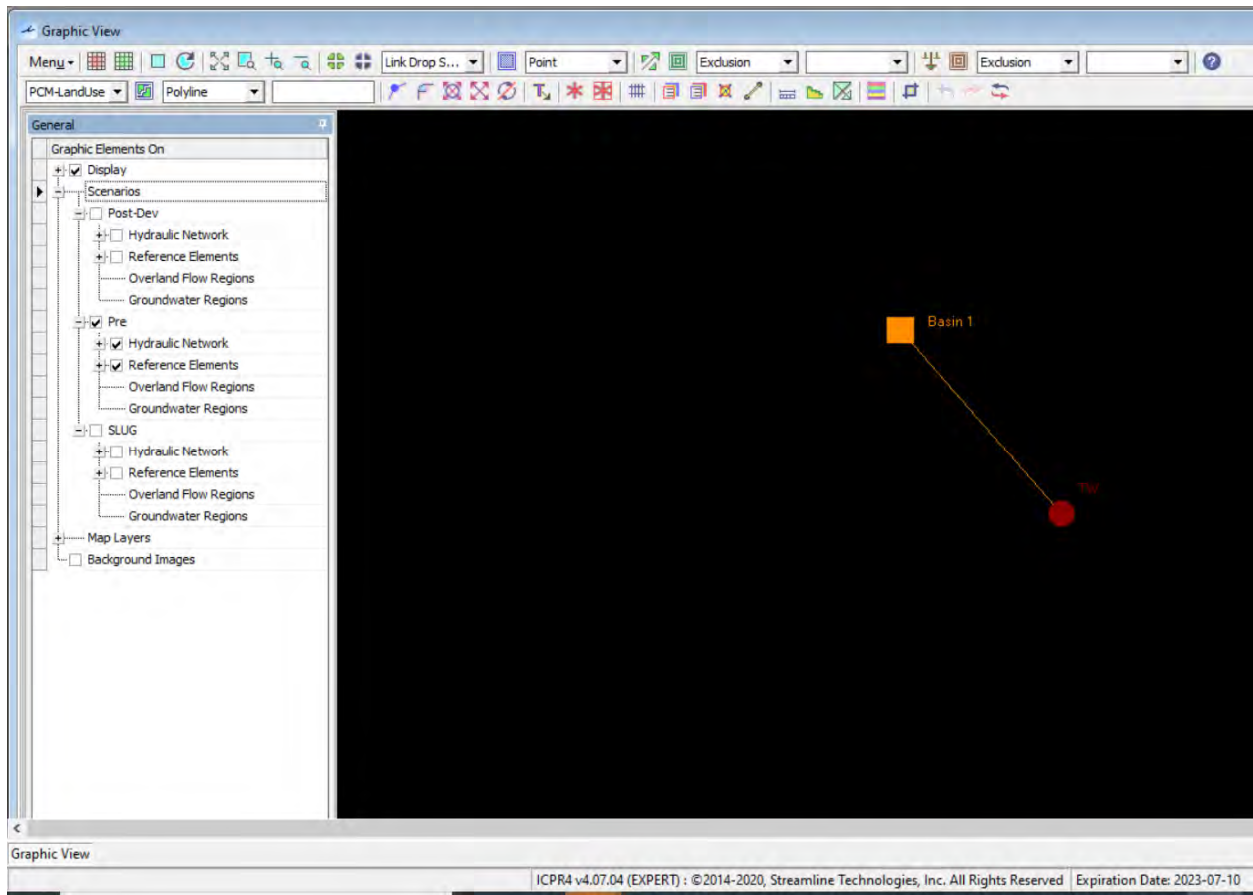
Land Cover Zone	% Impervious	% DCIA	% Direct	Ia Impervious [in]	Ia Pervious [in]
BUILDING	100.00	0.00	0.00	0.000	0.000
IMPERVIOUS	100.00	100.00	0.00	0.000	0.000
OPEN SPACE	0.00	0.00	0.00	0.000	0.000
POND	0.00	0.00	100.00	0.000	0.000
UNDEVELOPED	0.00	0.00	0.00	0.000	0.000

### Curve Number: Curve Number [Set]

Land Cover Zone	Soil Zone	Curve Number [dec]
BUILDING	B/D	98.0
IMPERVIOUS	B/D	98.0
OPEN SPACE	B/D	80.0
POND	B/D	100.0
UNDEVELOPED	B/D	78.0

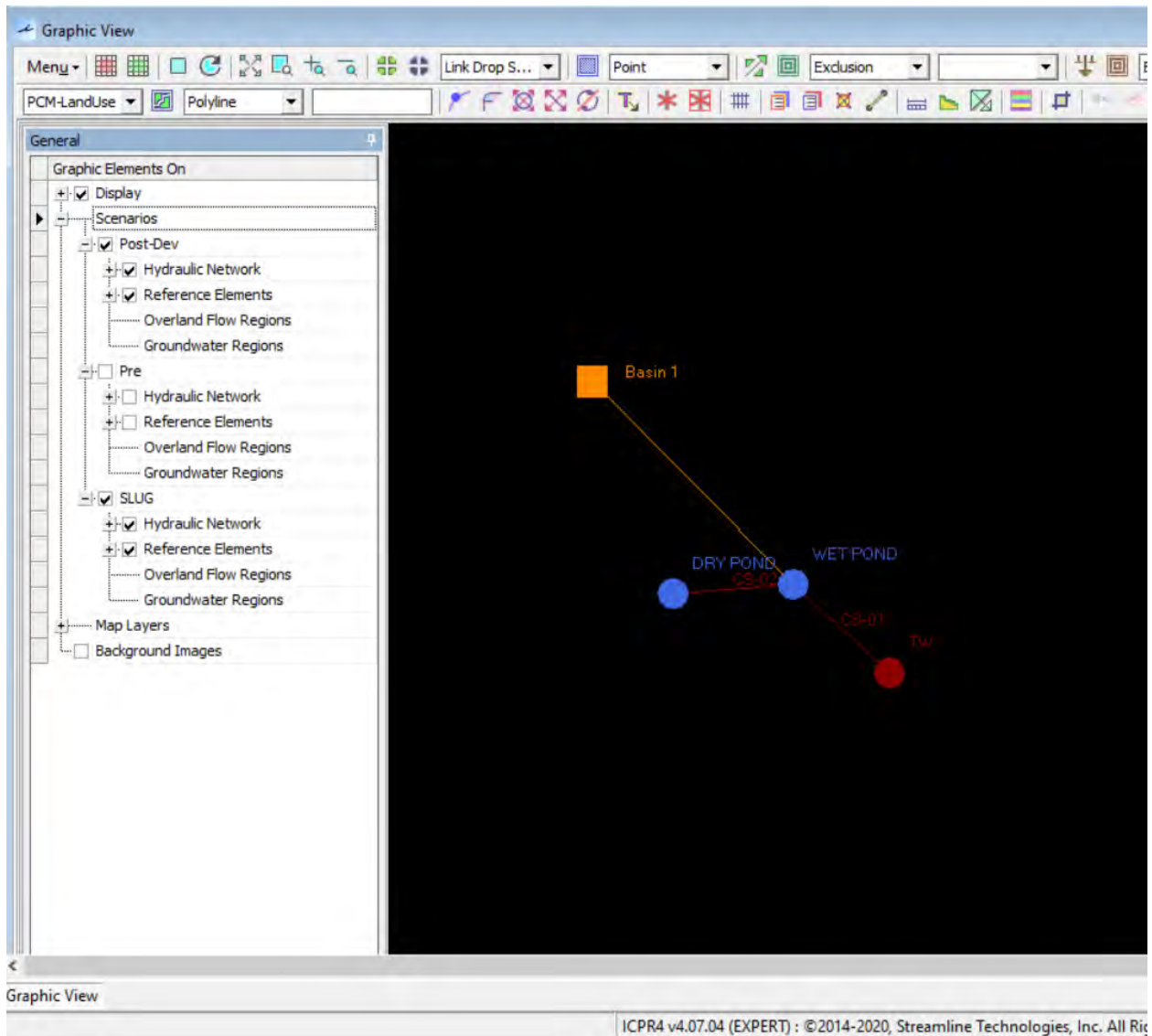
# Exhibit B -Application

## Pre-Development Model Node Diagram



# Exhibit B -Application

## Post-Development Model and SLUG Load Model Node Diagram



# Exhibit B -Application

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
SLUG	SLUG	WET POND	0.0000	11.00
SLUG	SLUG	WET POND	0.2511	11.00
SLUG	SLUG	WET POND	0.5050	10.99
SLUG	SLUG	WET POND	0.7527	10.99
SLUG	SLUG	WET POND	1.0027	10.98
SLUG	SLUG	WET POND	1.2527	10.98
SLUG	SLUG	WET POND	1.5027	10.98
SLUG	SLUG	WET POND	1.7527	10.97
SLUG	SLUG	WET POND	2.0027	10.97
SLUG	SLUG	WET POND	2.2527	10.96
SLUG	SLUG	WET POND	2.5027	10.96
SLUG	SLUG	WET POND	2.7527	10.96
SLUG	SLUG	WET POND	3.0027	10.95
SLUG	SLUG	WET POND	3.2527	10.95
SLUG	SLUG	WET POND	3.5027	10.94
SLUG	SLUG	WET POND	3.7527	10.94
SLUG	SLUG	WET POND	4.0027	10.94
SLUG	SLUG	WET POND	4.2527	10.93
SLUG	SLUG	WET POND	4.5027	10.93
SLUG	SLUG	WET POND	4.7527	10.93
SLUG	SLUG	WET POND	5.0027	10.92
SLUG	SLUG	WET POND	5.2527	10.92
SLUG	SLUG	WET POND	5.5027	10.91
SLUG	SLUG	WET POND	5.7527	10.91
SLUG	SLUG	WET POND	6.0027	10.91
SLUG	SLUG	WET POND	6.2527	10.90
SLUG	SLUG	WET POND	6.5027	10.90
SLUG	SLUG	WET POND	6.7527	10.89
SLUG	SLUG	WET POND	7.0027	10.89
SLUG	SLUG	WET POND	7.2527	10.89
SLUG	SLUG	WET POND	7.5027	10.88
SLUG	SLUG	WET POND	7.7527	10.88
SLUG	SLUG	WET POND	8.0027	10.88
SLUG	SLUG	WET POND	8.2527	10.87
SLUG	SLUG	WET POND	8.5027	10.87
SLUG	SLUG	WET POND	8.7527	10.86
SLUG	SLUG	WET POND	9.0027	10.86
SLUG	SLUG	WET POND	9.2527	10.86
SLUG	SLUG	WET POND	9.5027	10.85
SLUG	SLUG	WET POND	9.7527	10.85
SLUG	SLUG	WET POND	10.0027	10.85
SLUG	SLUG	WET POND	10.2527	10.84



## Exhibit B -Application

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
SLUG	SLUG	WET POND	10.5027	10.84
SLUG	SLUG	WET POND	10.7527	10.83
SLUG	SLUG	WET POND	11.0027	10.83
SLUG	SLUG	WET POND	11.2527	10.83
SLUG	SLUG	WET POND	11.5027	10.82
SLUG	SLUG	WET POND	11.7527	10.82
SLUG	SLUG	WET POND	12.0027	10.82
SLUG	SLUG	WET POND	12.2527	10.81
SLUG	SLUG	WET POND	12.5027	10.81
SLUG	SLUG	WET POND	12.7527	10.81
SLUG	SLUG	WET POND	13.0027	10.80
SLUG	SLUG	WET POND	13.2527	10.80
SLUG	SLUG	WET POND	13.5027	10.80
SLUG	SLUG	WET POND	13.7527	10.79
SLUG	SLUG	WET POND	14.0027	10.79
SLUG	SLUG	WET POND	14.2527	10.78
SLUG	SLUG	WET POND	14.5027	10.78
SLUG	SLUG	WET POND	14.7527	10.78
SLUG	SLUG	WET POND	15.0027	10.77
SLUG	SLUG	WET POND	15.2527	10.77
SLUG	SLUG	WET POND	15.5027	10.77
SLUG	SLUG	WET POND	15.7527	10.76
SLUG	SLUG	WET POND	16.0027	10.76
SLUG	SLUG	WET POND	16.2527	10.76
SLUG	SLUG	WET POND	16.5027	10.75
SLUG	SLUG	WET POND	16.7527	10.75
SLUG	SLUG	WET POND	17.0027	10.75
SLUG	SLUG	WET POND	17.2527	10.74
SLUG	SLUG	WET POND	17.5027	10.74
SLUG	SLUG	WET POND	17.7527	10.74
SLUG	SLUG	WET POND	18.0027	10.73
SLUG	SLUG	WET POND	18.2527	10.73
SLUG	SLUG	WET POND	18.5027	10.73
SLUG	SLUG	WET POND	18.7527	10.72
SLUG	SLUG	WET POND	19.0027	10.72
SLUG	SLUG	WET POND	19.2527	10.72
SLUG	SLUG	WET POND	19.5027	10.71
SLUG	SLUG	WET POND	19.7527	10.71
SLUG	SLUG	WET POND	20.0027	10.71
SLUG	SLUG	WET POND	20.2527	10.70
SLUG	SLUG	WET POND	20.5027	10.70
SLUG	SLUG	WET POND	20.7527	10.69

## Exhibit B -Application

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
SLUG	SLUG	WET POND	21.0027	10.69
SLUG	SLUG	WET POND	21.2527	10.69
SLUG	SLUG	WET POND	21.5027	10.69
SLUG	SLUG	WET POND	21.7527	10.68
SLUG	SLUG	WET POND	22.0027	10.68
SLUG	SLUG	WET POND	22.2527	10.68
SLUG	SLUG	WET POND	22.5027	10.67
SLUG	SLUG	WET POND	22.7527	10.67
SLUG	SLUG	WET POND	23.0027	10.67
SLUG	SLUG	WET POND	23.2527	10.66
SLUG	SLUG	WET POND	23.5027	10.66
SLUG	SLUG	WET POND	23.7527	10.66
SLUG	SLUG	WET POND	24.0027	10.65
SLUG	SLUG	WET POND	24.2527	10.65
SLUG	SLUG	WET POND	24.5027	10.65
SLUG	SLUG	WET POND	24.7527	10.64
SLUG	SLUG	WET POND	25.0027	10.64
SLUG	SLUG	WET POND	25.2527	10.64
SLUG	SLUG	WET POND	25.5027	10.63
SLUG	SLUG	WET POND	25.7527	10.63
SLUG	SLUG	WET POND	26.0027	10.63
SLUG	SLUG	WET POND	26.2527	10.62
SLUG	SLUG	WET POND	26.5027	10.62
SLUG	SLUG	WET POND	26.7527	10.62
SLUG	SLUG	WET POND	27.0027	10.61
SLUG	SLUG	WET POND	27.2527	10.61
SLUG	SLUG	WET POND	27.5027	10.61
SLUG	SLUG	WET POND	27.7527	10.61
SLUG	SLUG	WET POND	28.0027	10.60
SLUG	SLUG	WET POND	28.2527	10.60
SLUG	SLUG	WET POND	28.5027	10.60
SLUG	SLUG	WET POND	28.7527	10.59
SLUG	SLUG	WET POND	29.0027	10.59
SLUG	SLUG	WET POND	29.2527	10.59
SLUG	SLUG	WET POND	29.5027	10.58
SLUG	SLUG	WET POND	29.7527	10.58
SLUG	SLUG	WET POND	30.0027	10.58
SLUG	SLUG	WET POND	30.2527	10.57
SLUG	SLUG	WET POND	30.5027	10.57
SLUG	SLUG	WET POND	30.7527	10.57
SLUG	SLUG	WET POND	31.0027	10.57
SLUG	SLUG	WET POND	31.2527	10.56

## Exhibit B -Application

1D Nodes - Time Series

4

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
SLUG	SLUG	WET POND	31.5027	10.56
SLUG	SLUG	WET POND	31.7527	10.56
SLUG	SLUG	WET POND	32.0027	10.55
SLUG	SLUG	WET POND	32.2527	10.55
SLUG	SLUG	WET POND	32.5027	10.55
SLUG	SLUG	WET POND	32.7527	10.55
SLUG	SLUG	WET POND	33.0027	10.54
SLUG	SLUG	WET POND	33.2527	10.54
SLUG	SLUG	WET POND	33.5027	10.54
SLUG	SLUG	WET POND	33.7527	10.53
SLUG	SLUG	WET POND	34.0027	10.53
SLUG	SLUG	WET POND	34.2527	10.53
SLUG	SLUG	WET POND	34.5027	10.53
SLUG	SLUG	WET POND	34.7527	10.52
SLUG	SLUG	WET POND	35.0027	10.52
SLUG	SLUG	WET POND	35.2527	10.52
SLUG	SLUG	WET POND	35.5027	10.51
SLUG	SLUG	WET POND	35.7527	10.51
SLUG	SLUG	WET POND	36.0027	10.51
SLUG	SLUG	WET POND	36.2527	10.51

# Exhibit B -Application

Node Max Conditions w/ Times [Post-Dev]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
TW	100Y24 H	0.00	7.00	0.0000	32.01	0.00	0	0.0000	0.0000	12.3376	0.0000
TW	25Y24H	0.00	7.00	0.0000	22.57	0.00	0	0.0000	0.0000	12.3810	0.0000

Node Max Conditions w/ Times [Pre]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
TW	100Y24 H	0.00	7.00	0.0000	30.43	0.00	0	0.0000	0.0000	12.4027	0.0000
TW	25Y24H	0.00	7.00	0.0000	22.67	0.00	0	0.0000	0.0000	12.4194	0.0000



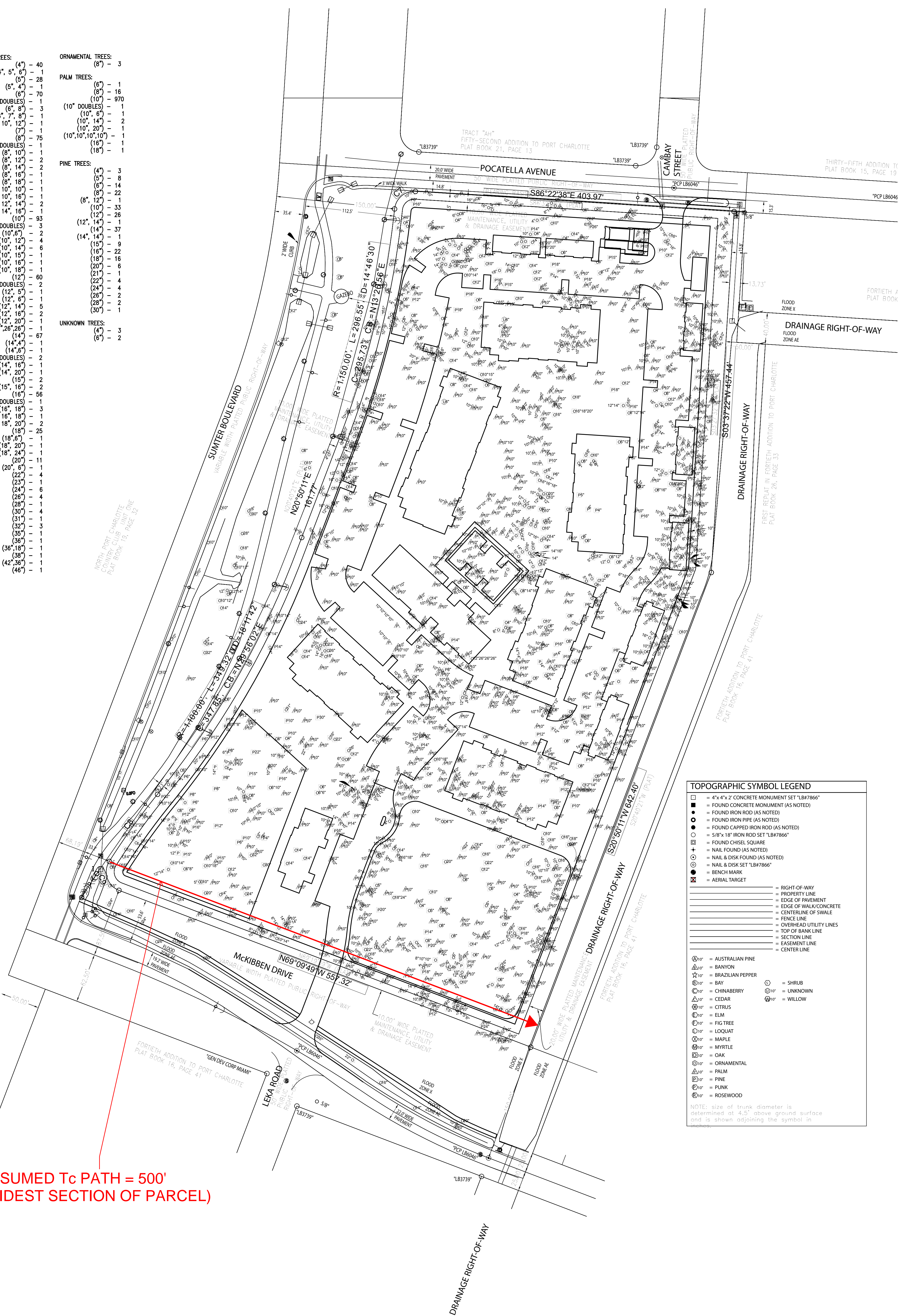
# Exhibit B -Application

Node Max Conditions w/ Times [Post-Dev]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
DRY POND	100Y24H	13.00	12.12	0.0010	6.22	2.29	13966	12.3653	10.7800	12.0063	12.8528
TW	100Y24H	0.00	7.00	0.0000	32.01	0.00	0	0.0000	0.0000	12.3376	0.0000
WET POND	100Y24H	13.00	12.13	0.0010	53.28	33.28	54325	12.3271	11.7523	11.9999	12.2512
DRY POND	10Y24H	13.00	11.81	0.0010	4.67	1.49	13348	12.4416	12.1817	12.0057	12.8910
TW	10Y24H	0.00	7.00	0.0000	18.46	0.00	0	0.0000	0.0000	12.3868	0.0000
WET POND	10Y24H	13.00	11.81	0.0010	35.47	19.51	53020	12.3935	11.5954	11.9997	12.2534
DRY POND	25Y24H	13.00	11.93	-0.0010	5.16	1.80	13579	12.4162	13.4984	12.0055	12.8707
TW	25Y24H	0.00	7.00	0.0000	22.57	0.00	0	0.0000	0.0000	12.3810	0.0000
WET POND	25Y24H	13.00	11.93	0.0010	41.41	23.77	53508	12.3713	11.6403	12.0000	12.2523



<b>OAK TREES:</b>	<b>ORNAMENTAL TREES:</b>
(4") - 40	(8") - 3
(4", 4", 5", 6") - 1	
(5") - 28	<b>PALM TREES:</b>
(6") - 70	(6") - 1
(6" DOUBLES) - 1	(8") - 16
(6", 8") - 3	(10") - 970
(6", 7", 8") - 1	(10" DOUBLES) - 1
(6", 10", 12") - 1	(10", 6") - 1
(7") - 1	(10", 14") - 2
(8") - 75	(10", 20") - 1
(8" DOUBLES) - 1	(18") - 1
(8", 10") - 1	(18") - 1
(8", 12") - 2	
(8", 14") - 1	<b>PINE TREES:</b>
(8", 16") - 1	(4") - 3
(8", 18") - 1	(6") - 8
(8", 10", 10") - 1	(6") - 14
(8", 10", 16") - 1	(8") - 22
(8", 12", 14") - 2	(8") - 1
(8", 14", 16") - 1	(10") - 33
(10") - 93	(12") - 26
(10" DOUBLES) - 2	(12") - 1
(10", 6") - 4	(14") - 37
(10", 12") - 2	(14", 14") - 1
(10", 14") - 6	(16") - 9
(10", 15") - 1	(16") - 22
(10", 16") - 1	(18") - 16
(10", 18") - 1	(20") - 6
(12") - 60	(21") - 1
(12" DOUBLES) - 2	(22") - 4
(12", 5") - 1	(24") - 4
(12", 6") - 1	(26") - 2
(12", 14") - 5	(30") - 1
(12", 16") - 2	
(12", 20") - 1	<b>UNKNOWN TREES:</b>
(12", 26", 28", 28") - 1	(4") - 3
(14", 4") - 1	(6") - 2
(14", 6") - 1	
(14" DOUBLES) - 2	
(14", 16") - 1	
(14", 20") - 1	
(15", 15") - 2	
(15", 16") - 2	
(16") - 56	
(16" DOUBLES) - 1	
(16", 18") - 3	
(16", 18", 18") - 1	
(16", 18", 20") - 2	
(18") - 25	
(18", 6") - 1	
(18", 20") - 1	
(18", 24") - 1	
(20") - 11	
(22") - 4	
(23") - 1	
(24") - 6	
(26") - 4	
(28") - 1	
(30") - 4	
(31") - 1	
(32") - 3	
(35") - 1	
(36") - 1	
(36", 18") - 1	
(38") - 1	
(42", 36") - 1	
(46") - 1	



ASSUMED Tc PATH = 500'  
(WIDEST SECTION OF PARCEL)

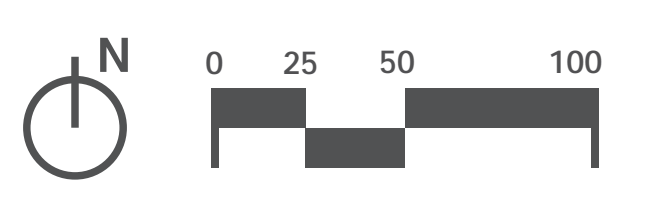
**TOPOGRAPHIC SYMBOL LEGEND**

■	= 4"x4"x2' CONCRETE MONUMENT SET "LB#7866"
●	= FOUND CONCRETE MONUMENT (AS NOTED)
○	= FOUND IRON ROD (AS NOTED)
○	= FOUND IRON PIPE (AS NOTED)
○	= FOUND CAPPED IRON ROD (AS NOTED)
○	= 5/8"x 18" IRON ROD SET "LB#7866"
□	= FOUND CHISEL SQUARE
+	= NAIL FOUND (AS NOTED)
○	= NAIL & DISK FOUND (AS NOTED)
○	= NAIL & DISK SET "LB#7866"
●	= BENCH MARK
⊙	= AERIAL TARGET
—	= RIGHT-OF-WAY
—	= PROPERTY LINE
—	= EDGE OF PAVEMENT
—	= EDGE OF WALK/CONCRETE
—	= CENTERLINE OF SWALE
—	= FENCE LINE
—	= OVERHEAD UTILITY LINES
—	= TOP OF BANK LINE
—	= SECTION LINE
—	= EASEMENT LINE
—	= CENTER LINE

⊙	= AUSTRALIAN PINE	⊙	= SHRUB
⊙	= BANYON	⊙	= UNKNOWN
⊙	= BRAZILIAN PEPPER	⊙	= WILLOW
⊙	= BAY		
⊙	= CHINABERRY		
⊙	= CEDAR		
⊙	= CITRUS		
⊙	= ELM		
⊙	= FIG TREE		
⊙	= LODGEPOLE		
⊙	= MAPLE		
⊙	= MYRTLE		
⊙	= OAK		
⊙	= ORNAMENTAL		
⊙	= PALM		
⊙	= PINE		
⊙	= PUNK		
⊙	= ROSEWOOD		

NOTE: size of trunk diameter is determined at 4.5' above ground surface and is shown adjoining the symbol in





## Exhibit C - Narrative

### Pocatella Avenue Multi-Family – Project Narrative

The subject property is an 11.7 +/- acre parcel located at 4951 Pocatella Ave, east of Sumter Blvd. The Future Land Use Designation of the property is Professional Office/Institutional and the Zoning Designation is Office/Professional/Institutional (OPI). Pursuant to Sec. 53-92, the applicant proposes approval of a Special Exception for the Multi-Family Residential use. Specifically, the proposed Development Master Plan is for a Class-A, garden-style luxury multi-family residential development of up to 175 units with a mix of 2-story carriage homes and 3 and 4 -story apartment buildings with surface parking and amenities including a fitness center and dog park. Monument signage is located at the entrance drive on the southern boundary of the property near McKibben Drive. A proposed 5' sidewalk is provided to connect to the existing sidewalk network in the immediate vicinity. Access to the community will be provided from Pocatella Ave and McKibben Drive and utility capacity is available to serve the site. A Type "C" landscape buffer is provided around the boundary of the property.

The proposed Development Master Plan is consistent with all applicable elements of the Comprehensive Plan and specifically advances Housing Policy Goals 1.5 and 6.1 by providing additional housing stock to meet population growth and overall housing demand, and through its close proximity to the SCAT transit system.

Further, the proposed Development Master Plan is consistent with all applicable elements of the Unified Land Development Code and consistent with the respect the required findings for Special Exception approval as evaluated below.

#### **Sec. 53-259. Findings.**

A. Planning and Zoning Advisory Board and City Commission action. Before any special exception shall be approved, the Planning and Zoning Advisory Board and City Commission shall determine that:

(3) And that the following standards, where applicable, have been met:

- (a) The proposed use shall be consistent with the intent, goals, objectives, policies and programs of the City of North Port Comprehensive Plan and the intent of the zoning district as defined in this Unified Land Development Code for the area in which the property is located.

**The proposed use is consistent with the City's Comprehensive Plan and the intent of the zoning district as defined in the Unified Land development Code. Specifically, the proposal is consistent with Housing Policy Goals 1.5 and 6.1 by providing additional housing stock to meet population growth and overall housing demand, and through its close proximity to the SCAT transit system. The proposed density is consistent with the intended density for the zoning district as established in Sec. 53-93.**

## Exhibit C - Narrative

- (b) The density or intensity of the proposed use shall be consistent with the intended future use of the designated land use area in which the property is located, in accordance with the provisions of the Future Land Use Plan Map contained in the Comprehensive Plan.

**The proposed density of 15 dwelling units per acre is consistent with the provisions for Office, Professional Institutional designated properties contained in the Comprehensive Plan.**

- (c) The proposed use, singularly or in combination with other previously approved special exceptions, must not be detrimental to the health, safety, welfare, morals, order, comfort, convenience, appearance or prosperity of the neighborhood or adjacent uses; and shall be an economic benefit to the economy of the City. [Amended 11-24-2003 by Ord. No. 2002-56]

**The proposed use will not be detrimental to health safety, welfare, morals, comfort and convenience, appearance or prosperity of the neighborhood or adjacent use. In fact, the proposed multi-family use will benefit the City and its residents by providing new, safe and convenient housing alternatives for residents.**

- (d) The intensity of the proposed use shall be harmonious with the character of other uses in the neighborhood.

**The proposed multi-family use is consistent and harmonious with the adjacent residential uses in the neighborhood. Extensive setbacks and buffering from nearby single-family homes has been provided and building heights have been tiered to further ensure harmony with the character of other uses in the neighborhood.**

- (e) The height and orientation of any proposed structure(s) shall be compatible with existing neighboring structures and uses.

**The proposed building height, with extensive building setbacks and tiered buildings heights on the site is compatible with existing neighboring structures.**

- (f) The subject parcel shall be adequate in shape and size to accommodate the proposed use and provide for appropriate separation between neighboring uses.

**The subject parcel is adequate in shape and size to accommodate the proposed multi-family use, it is surrounded on three sides by right-of way and on the fourth side by a 50' drainage canal, and combined with the on-site setbacks and buffering, provides for appropriate separation between neighboring uses.**

- (g) The proposed use shall be adequately screened and buffered to effectively separate traffic, light and noise from existing or intended nearby uses.

**The proposed multi-family use is will provide a landscape buffer along all perimeters including 1 tree per 40 feet and 1 shrub per 3 feet. In addition, where possible existing trees will be preserved on site in order to provide**



## Exhibit C - Narrative

**buffering. The proposed buffer will effectively separate traffic, light and noise from existing or intended nearby uses.**

- (h) The loading and/or refuse areas shall not impose negative visual, odor or noise impacts on abutting uses or thoroughfares.

**Refuse areas have been located to prevent negative visual, odor or noise impacts on abutting thoroughfares.**

- (i) The size and location of proposed sign(s) shall be in compliance with Chapter 29, Sign Regulations of these regulations, and shall be compatible with the character of the existing neighboring uses.

**The proposed signs will be in compliance with all requirements of Chapter 29, Sign Regulations.**

- (j) Exterior lighting shall be harmonious with the character of existing neighboring uses, in terms of glare, and required foot candles.

**The proposed lighting will be required to meet the lighting requirements of Sec. 53-3.0, which will be confirmed at the time of submittal of a Major Site & Development Plan (MAS) thereby ensuring harmony with the character of neighboring uses.**

- (k) The ingress and egress to the subject parcel and any structure involved shall not adversely affect traffic flow, safety or control.

**The applicant has provided a Traffic Impact Statement prepared by Kimley-Horn & Associates, dated April 27, 2022 demonstrating the proposed ingress and egress to the subject parcel will not adversely affect traffic flow, safety or control.**

- (l) The access and internal circulation shall be adequate in case of fire or emergency.

**The proposed access and internal circulation has been reviewed by City of North Port Fire Department staff and plans have been modified as requested by staff to ensure adequate access and circulation in case of fire or emergency.**

- (m) The proposed use shall not adversely affect traffic flow, safety or control on the surrounding roadway system.

**The applicant has provided a Traffic Impact Statement prepared by Kimley-Horn & Associates, dated April 27, 2022 demonstrating the proposed use will not adversely affect traffic flow, safety or control on the surrounding roadway system.**

- (n) The location, type and availability of proposed potable water systems shall be adequate for the proposed use and shall not adversely affect neighboring potable water systems.

## Exhibit C - Narrative

**Potable water is available to the site and is adequate for the proposed use without effect on neighboring potable water systems.**

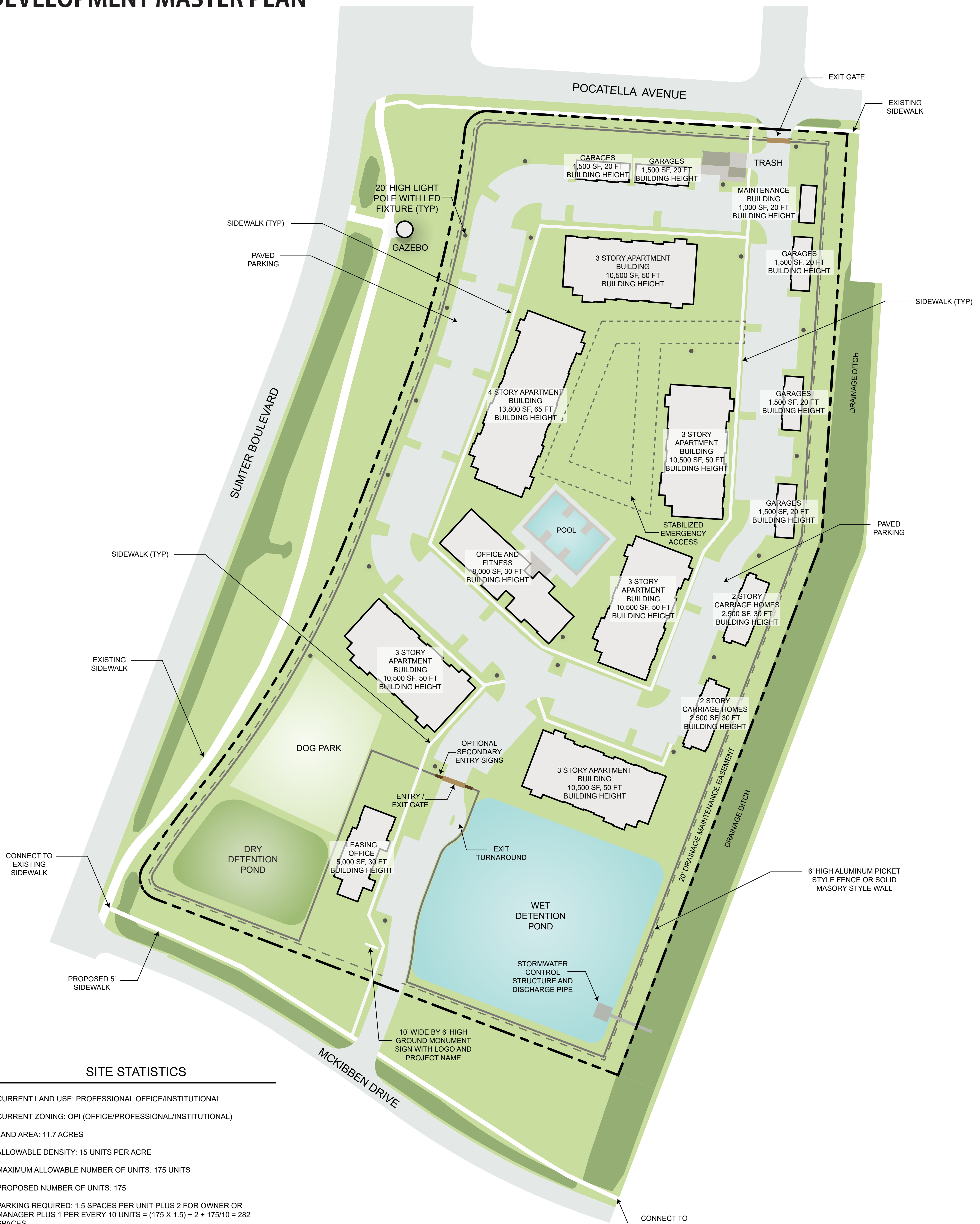
- (o) The location, type and availability of proposed wastewater systems shall be adequate for the proposed use and compatible with drainage conditions in the area and neighboring uses.

**Wastewater is available to the site and is adequate for the proposed use and compatible with drainage conditions in the area.**

- (p) The proposed use shall not cause or intensify flooding of neighboring uses.

**The proposed development includes adequate on site stormwater retention to ensure it will not cause flooding of neighboring uses.**

# DEVELOPMENT MASTER PLAN



## SITE STATISTICS

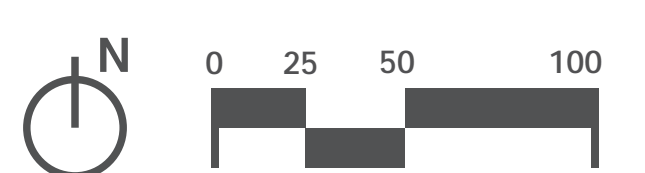
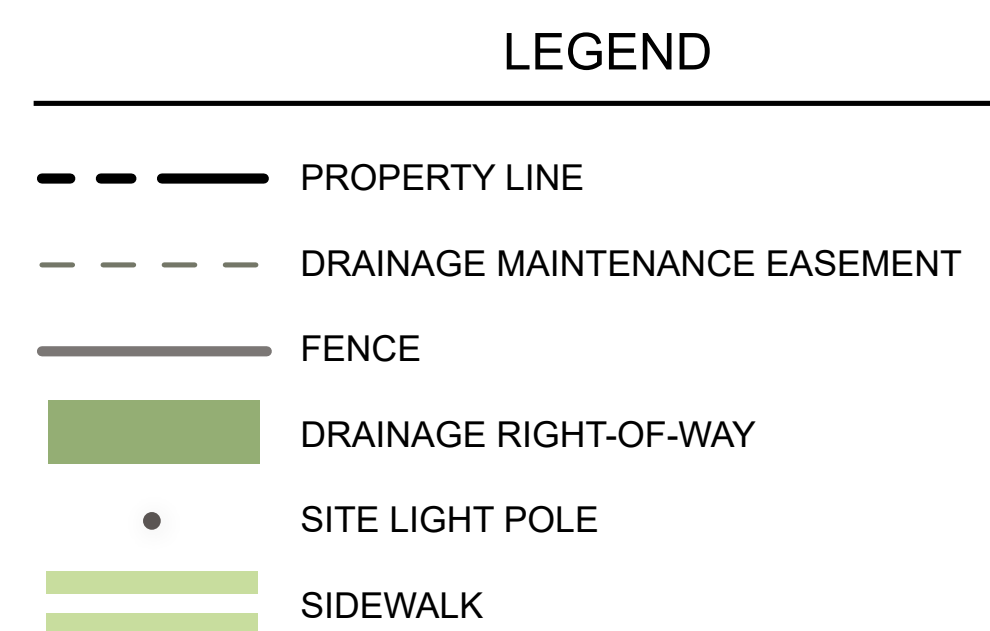
CURRENT LAND USE: PROFESSIONAL OFFICE/INSTITUTIONAL  
 CURRENT ZONING: OPI (OFFICE/PROFESSIONAL/INSTITUTIONAL)  
 LAND AREA: 11.7 ACRES  
 ALLOWABLE DENSITY: 15 UNITS PER ACRE  
 MAXIMUM ALLOWABLE NUMBER OF UNITS: 175 UNITS  
 PROPOSED NUMBER OF UNITS: 175  
 PARKING REQUIRED: 1.5 SPACES PER UNIT PLUS 2 FOR OWNER OR MANAGER PLUS 1 PER EVERY 10 UNITS = (175 X 1.5) + 2 + 175/10 = 282 SPACES.  
 PARKING PROVIDED: 282 SPACES MINIMUM.  
 WATER AND SEWER: CITY OF NORTH PORT CENTRAL WATER AND SEWER

## PROPOSED AREA

BUILDING COVERAGE = 92,800 SQUARE FEET (18%)  
 OTHER IMPERVIOUS = 145,000 SQUARE FEET (29%)  
 TOTAL OPEN SPACE REQUIRED = 35%  
 TOTAL OPEN SPACE = 271,850 SQUARE FEET (53%)

## NOTES

INTERIOR LANDSCAPING SHALL MEET THE REQUIREMENTS PER CHAPTER 21 OF THE ULDC





# CONCEPTUAL LANDSCAPE PLAN

Exhibit D - Development Master Plan



TREE IN LANDSCAPE ISLAND (TYP.)

10' DRAINAGE MAINTENANCE EASEMENT

REQUIRED: 10' WIDTH, 1 TREE / 40 LF AND 1 SHRUB / 3 LF  
 REQUIRED = 23 TREES, 323 SHRUBS

BUFFER 2: TYPE "C" - 429 LF  
 REQUIRED: 10' WIDTH, 1 TREE / 40 LF, AND 1 SHRUB / 3 LF  
 REQUIRED = 11 TREES, 143 SHRUBS

REQUIRED: 10' WIDTH, 1 TREE / 40 LF AND 1 SHRUB / 3 LF  
 REQUIRED = 23 TREES, 323 SHRUBS

REQUIRED: 10' WIDTH, 1 TREE / 40 LF AND 1 SHRUB / 3 LF  
 REQUIRED = 28 TREES, 367 SHRUBS

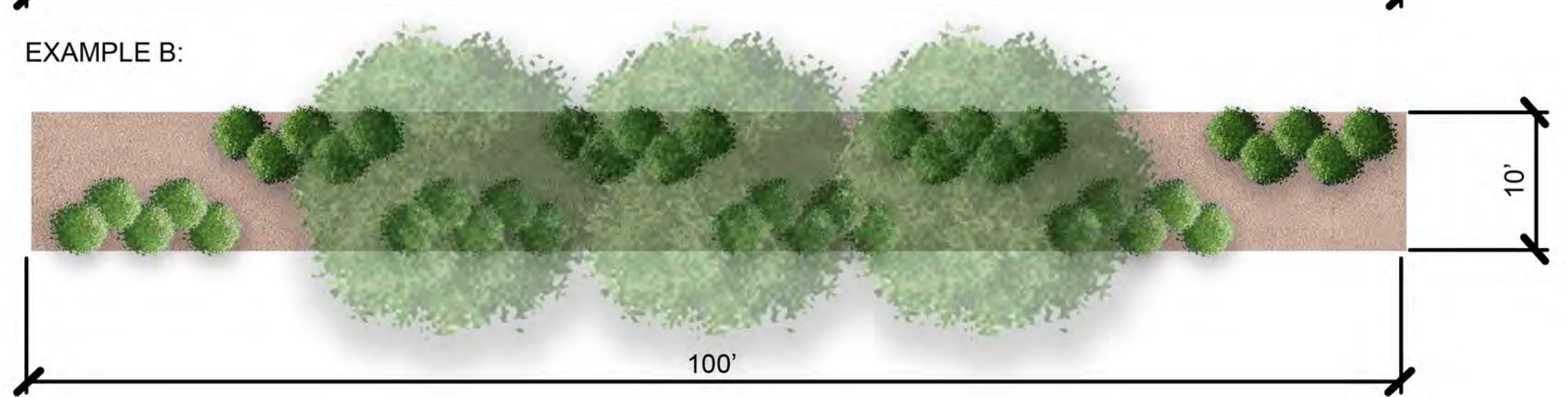
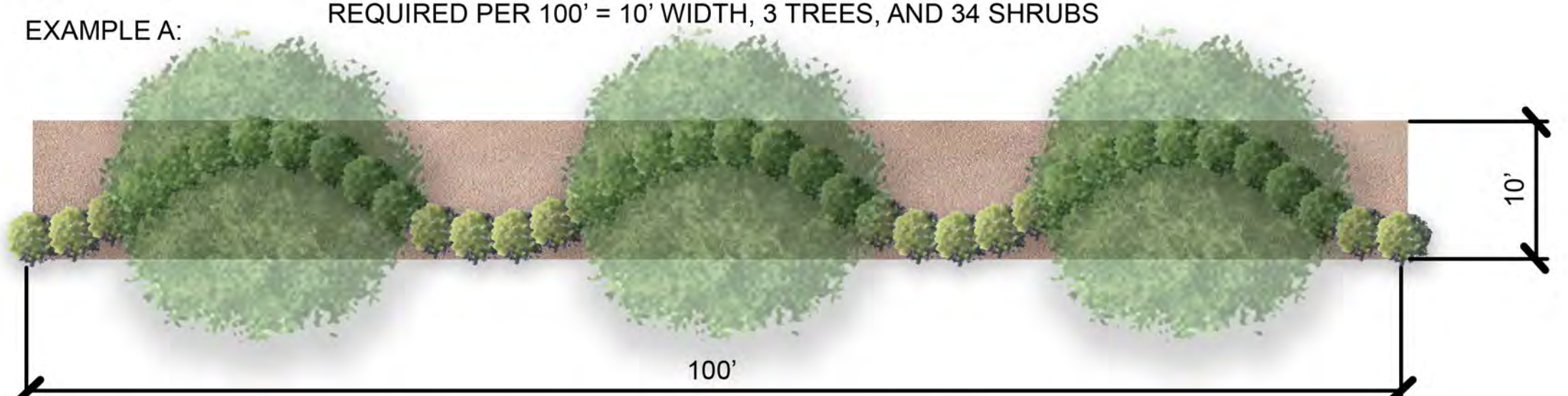
REQUIRED: 10' WIDTH, 1 TREE / 40 LF AND 1 SHRUB / 3 LF  
 REQUIRED = 15 TREES, 196 SHRUBS

20' DRAINAGE MAINTENANCE EASEMENT

10' LANDSCAPE BUFFER OUTSIDE OF THE DRAINAGE MAINTENANCE EASEMENT

## TYPICAL 100' LANDSCAPE SEGMENT

TYPE "C" BUFFER PER CITY OF NORTH PORT LAND DEVELOPMENT CODE  
 REQUIRED: 10' WIDTH, 1 TREE / 40 LF, AND 1 SHRUB / 3 LF  
 REQUIRED PER 100' = 10' WIDTH, 3 TREES, AND 34 SHRUBS

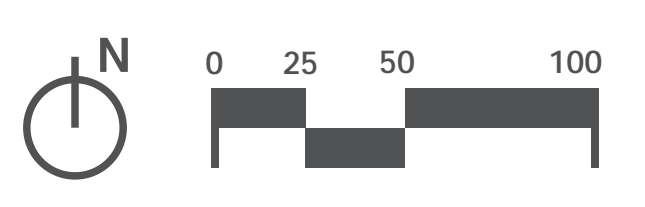


## LEGEND

- PROPERTY LINE
- DRAINAGE MAINTENANCE EASEMENT
- LANDSCAPE BUFFER
- DRAINAGE RIGHT-OF-WAY

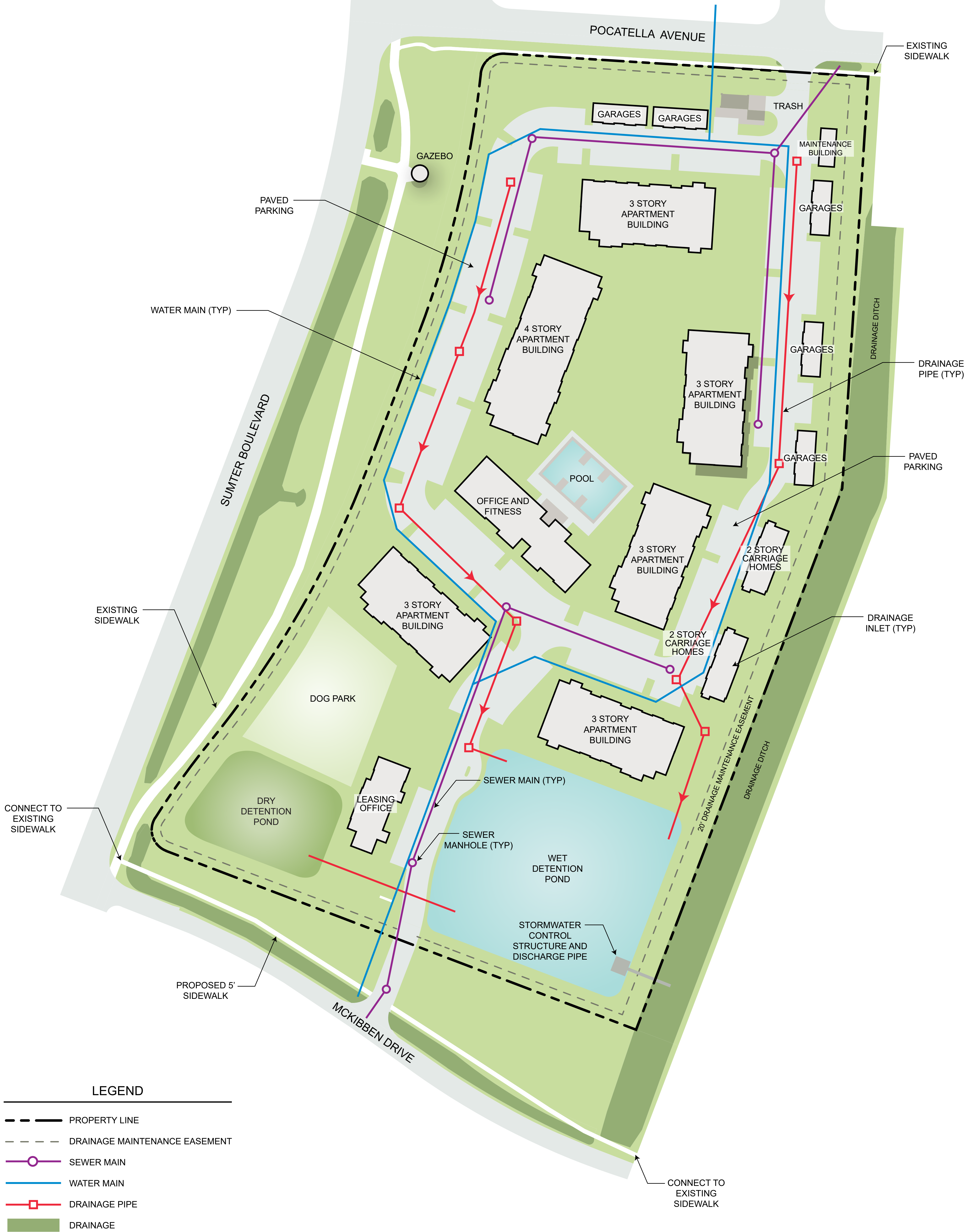
## NOTES

INTERIOR LANDSCAPING SHALL MEET THE REQUIREMENTS PER CHAPTER 21 OF THE ULDC



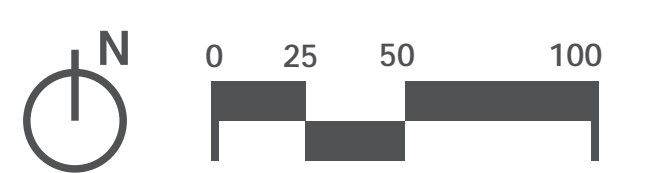


# CONCEPTUAL UTILITY AND DRAINAGE



## LEGEND

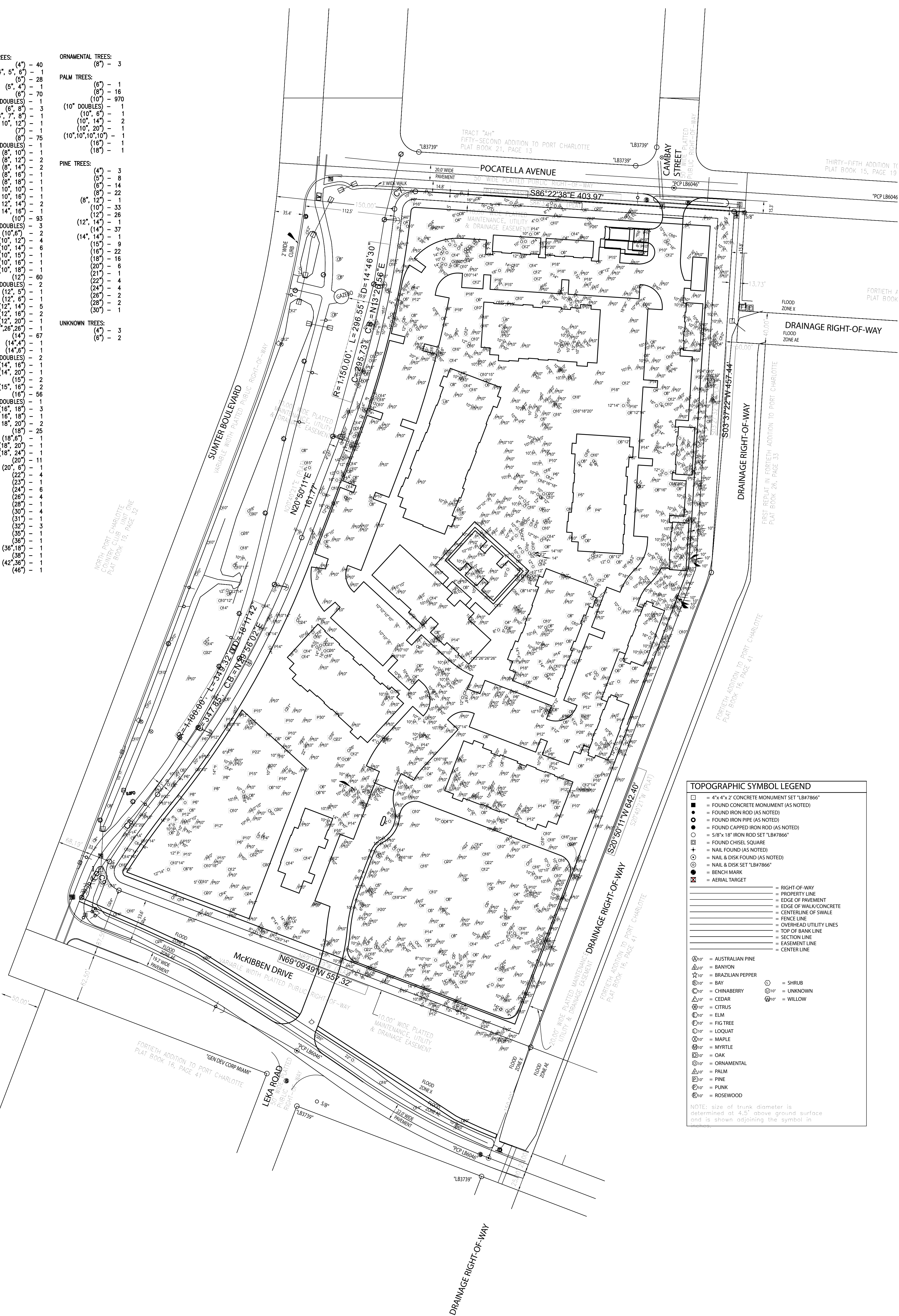
- PROPERTY LINE
- DRAINAGE MAINTENANCE EASEMENT
- SEWER MAIN
- WATER MAIN
- DRAINAGE PIPE
- DRAINAGE





# TREE SURVEY OVERLAY

<b>OAK TREES:</b>	<b>ORNAMENTAL TREES:</b>
(4") - 40	(8") - 3
(4", 4", 5", 6") - 1	
(5") - 28	<b>PALM TREES:</b>
(6") - 70	(6") - 1
(6" DOUBLES) - 1	(8") - 16
(6", 8") - 3	(10") - 970
(6", 7", 8") - 1	(10" DOUBLES) - 1
(6", 10", 12") - 1	(10", 6") - 1
(7") - 1	(10", 14") - 2
(8") - 75	(10", 20") - 1
(8" DOUBLES) - 1	(18") - 1
(8", 10") - 1	(18") - 1
(8", 12") - 2	
(8", 16") - 1	<b>PINE TREES:</b>
(8", 18") - 1	(4") - 3
(8", 10", 10") - 1	(6") - 8
(8", 10", 16") - 1	(6") - 14
(8", 12", 14") - 2	(8") - 22
(8", 14", 16") - 1	(10") - 33
(10") - 93	(12") - 26
(10" DOUBLES) - 2	(12", 14") - 1
(10", 6") - 4	(14") - 37
(10", 12") - 2	(14", 14") - 1
(10", 14") - 6	(16") - 9
(10", 15") - 1	(16", 14") - 22
(10", 16") - 1	(18") - 16
(10", 18") - 1	(20") - 6
(12") - 60	(21") - 1
(12" DOUBLES) - 2	(22") - 4
(12", 5") - 1	(24") - 4
(12", 6") - 1	(26") - 2
(12", 14") - 5	(30") - 1
(12", 16") - 2	
(12", 20") - 1	<b>UNKNOWN TREES:</b>
(12", 26", 28", 28") - 1	(4") - 3
(14", 4") - 1	(6") - 2
(14", 6") - 1	
(14" DOUBLES) - 2	
(14", 16") - 1	
(14", 20") - 1	
(15", 15") - 2	
(15", 16") - 2	
(16") - 56	
(16" DOUBLES) - 1	
(16", 18") - 3	
(16", 18", 18") - 1	
(16", 18", 20") - 2	
(18") - 25	
(18", 6") - 1	
(18", 20") - 1	
(18", 24") - 1	
(20") - 11	
(22") - 4	
(23") - 1	
(24") - 6	
(26") - 4	
(28") - 1	
(30") - 4	
(31") - 1	
(32") - 3	
(35") - 1	
(36") - 1	
(36", 18") - 1	
(38") - 1	
(42", 36") - 1	
(46") - 1	



**TOPOGRAPHIC SYMBOL LEGEND**

■	= 4"x4"x2' CONCRETE MONUMENT SET "LB#7866"
●	= FOUND CONCRETE MONUMENT (AS NOTED)
○	= FOUND IRON ROD (AS NOTED)
○	= FOUND IRON PIPE (AS NOTED)
○	= FOUND CAPPED IRON ROD (AS NOTED)
○	= 5/8"x 18" IRON ROD SET "LB#7866"
□	= FOUND CHISEL SQUARE
+	= NAIL FOUND (AS NOTED)
○	= NAIL & DISK FOUND (AS NOTED)
○	= NAIL & DISK SET "LB#7866"
●	= BENCH MARK
⊙	= AERIAL TARGET
—	= RIGHT-OF-WAY
—	= PROPERTY LINE
—	= EDGE OF PAVEMENT
—	= EDGE OF WALK/CONCRETE
—	= CENTERLINE OF SWALE
—	= FENCE LINE
—	= OVERHEAD UTILITY LINES
—	= TOP OF BANK LINE
—	= SECTION LINE
—	= EASEMENT LINE
—	= CENTER LINE

⊙	= AUSTRALIAN PINE	⊙	= SHRUB
⊙	= BANYON	⊙	= UNKNOWN
⊙	= BRAZILIAN PEPPER	⊙	= WILLOW
⊙	= BAY		
⊙	= CHINABERRY		
⊙	= CEDAR		
⊙	= CITRUS		
⊙	= ELM		
⊙	= FIG TREE		
⊙	= LODGEPOLE		
⊙	= MAPLE		
⊙	= MYRTLE		
⊙	= OAK		
⊙	= ORNAMENTAL		
⊙	= PALM		
⊙	= PINE		
⊙	= PUNK		
⊙	= ROSEWOOD		

NOTE: size of trunk diameter is determined at 4.5' above ground surface and is shown adjoining the symbol in



# Exhibit D - Development Master Plan

**From:** [Jim Collins](mailto:Jim.Collins@boone-law.com)  
**To:** [Sherry Willette](mailto:Sherry.Willette@northportfl.gov)  
**Cc:** [Jeffery A. Boone](mailto:Jeffery.A.Boone@boone-law.com); [Jackson Boone](mailto:Jackson.Boone@boone-law.com)  
**Subject:** RE: [EXTERNAL] Resubmittal to Non-Approve SDR Plans - Pocatella Ave MF- DMP 22-124  
**Date:** Friday, September 23, 2022 9:19:42 AM

---

  
Sherry:

We have confirmed Wood frame construction and Exterior Construction materials will be a combination of Hardi Board and stone, colors will be Sherwin Williams - Black Fox, Alabaster, Intellectual Gray, Delft, or similar.

Jim

---

**From:** Sherry Willette <[swillette@northportfl.gov](mailto:swillette@northportfl.gov)>  
**Sent:** Wednesday, September 21, 2022 4:41 PM  
**To:** Jim Collins <[JCollins@boone-law.com](mailto:JCollins@boone-law.com)>  
**Cc:** Jeffery A. Boone <[JBoone@boone-law.com](mailto:JBoone@boone-law.com)>; Jackson Boone <[Jackson.Boone@boone-law.com](mailto:Jackson.Boone@boone-law.com)>  
**Subject:** RE: [EXTERNAL] Resubmittal to Non-Approve SDR Plans - Pocatella Ave MF- DMP 22-124

Thank you.

---

**From:** Jim Collins <[JCollins@boone-law.com](mailto:JCollins@boone-law.com)>  
**Sent:** Wednesday, September 21, 2022 3:41 PM  
**To:** Sherry Willette <[swillette@northportfl.gov](mailto:swillette@northportfl.gov)>  
**Cc:** Jeffery A. Boone <[JBoone@boone-law.com](mailto:JBoone@boone-law.com)>; Jackson Boone <[Jackson.Boone@boone-law.com](mailto:Jackson.Boone@boone-law.com)>  
**Subject:** RE: [EXTERNAL] Resubmittal to Non-Approve SDR Plans - Pocatella Ave MF- DMP 22-124

ALERT



Sherry:

We have requested the information from the client and will forward to you immediately upon our receipt.

Jim

---

**From:** Sherry Willette <[swillette@northportfl.gov](mailto:swillette@northportfl.gov)>  
**Sent:** Wednesday, September 21, 2022 3:35 PM  
**To:** Jim Collins <[JCollins@boone-law.com](mailto:JCollins@boone-law.com)>  
**Cc:** Jeffery A. Boone <[JBoone@boone-law.com](mailto:JBoone@boone-law.com)>; Jackson Boone <[Jackson.Boone@boone-law.com](mailto:Jackson.Boone@boone-law.com)>  
**Subject:** RE: [EXTERNAL] Resubmittal to Non-Approve SDR Plans - Pocatella Ave MF- DMP 22-124

Jim,

Can you please provide the following information as per the DMP comments:

As per Sec. 53-7 9(14), the required building elevations must be in color and show the construction material. The elevations provided are in color; however, **please provide the construction materials and the color palette (ex. Sherwin Williams colors).**

Thank you.

Sherry

---

**From:** Jim Collins <[JCollins@boone-law.com](mailto:JCollins@boone-law.com)>  
**Sent:** Wednesday, September 21, 2022 2:11 PM  
**To:** Development Petitions <[developmentpetitions@northportfl.gov](mailto:developmentpetitions@northportfl.gov)>  
**Cc:** Jeffery A. Boone <[JBoone@boone-law.com](mailto:JBoone@boone-law.com)>; Jackson Boone <[Jackson.Boone@boone-law.com](mailto:Jackson.Boone@boone-law.com)>; Sherry Willette <[swillette@northportfl.gov](mailto:swillette@northportfl.gov)>  
**Subject:** [EXTERNAL] Resubmittal to Non-Approve SDR Plans - Pocatella Ave MF- DMP 22-124

ALERT



Attached please find a Resubmittal Application and associated files in connection with the above-referenced matter. The application fee check will be hand delivered tomorrow. If you have any question or need any additional information, please don't hesitate to contact us. Thanks.

Jim

James T. Collins, Planner  
Boone Law Firm P.A.  
P.O. Box 1596  
1001 Avenida del Circo  
Venice, FL 34285  
(941) 488-6716 phone  
(941) 488-7079 fax  
e-mail: [jcollins@boone-law.com](mailto:jcollins@boone-law.com)

## Exhibit E - Fiscal Impact and Job Creation Analysis

Fiscal Impact at Year 5			
	OPI <i>at highest use</i> 254,826 Sq. Ft.	OPI <i>at project use level</i> 92,800 Sq. Ft.	Proposed Multi- Family 92,800 Sq. Ft.
Revenue	\$ 5,474,529	\$ 2,212,656	\$ 3,449,870
Costs	\$ (4,076,131)	\$ (1,485,118)	\$ (2,393,217)
<b>Net Benefits</b>	<b>\$ 1,398,398</b>	<b>\$ 727,537</b>	<b>\$ 1,056,653</b>
Fiscal Impact at Year 10			
	OPI <i>at highest use</i> 254,826 Sq. Ft.	OPI <i>at project use level</i> 92,800 Sq. Ft.	Proposed Multi- Family 92,800 Sq. Ft.
Revenue	\$ 11,616,279	\$ 4,753,034	\$ 7,359,003
Costs	\$ (8,576,509)	\$ (3,124,809)	\$ (5,265,964)
<b>Net Benefits</b>	<b>\$ 3,039,770</b>	<b>\$ 1,628,225</b>	<b>\$ 2,093,039</b>
Fiscal Impact at Year 20			
	OPI <i>at highest use</i> 254,826 Sq. Ft.	OPI <i>at project use level</i> 92,800 Sq. Ft.	Proposed Multi- Family 92,800 Sq. Ft.
Revenue	\$ 26,158,591	\$ 10,929,089	\$ 16,702,880
Costs	\$ (19,031,226)	\$ (6,933,934)	\$ (12,808,466)
<b>Net Benefits</b>	<b>\$ 7,127,365</b>	<b>\$ 3,995,155</b>	<b>\$ 3,894,413</b>
Job Creation	Direct: 343	Direct: 125	Direct: 15
	Spin Off: 108	Spin Off: 53	Spin Off: 1
	<b>Total: 451</b>	<b>Total: 178</b>	<b>Total: 16</b>





## Exhibit F- Willingness to Serve

December 28, 2021

Peter T. Van Buskirk  
Kimley-Horn  
1412 Jackson St, Suite 2  
Fort Myers, FL 33901

### Willingness to Serve Water, Sewer and eventually Reclaimed Water

**RE: Property at PID 1001-16-0001**

Dear Mr. Van Buskirk:

As requested, the City of North Port Utilities Department is submitting this letter to inform you of Service Availability for the above referenced property.

This project is within the City of North Port's "City" urban service boundary area and the City is willing to provide water, sanitary sewer and eventually reclaimed water capacity to the project. Currently, the City has capacity at its water treatment plant and sewage treatment plant to provide capacity for this project. The capacity will be made available at the time of payment for capacity, if applicable and may require contributions by the developer and/or the property owner. Although the City has capacity to serve this project, certain on-site and off-site utility improvements must be completed by the owner/developer and accepted by the City prior to water and wastewater service being available to this specific site.

The City does not guarantee or reserve capacity to any project unless the owner/developer enters into a Utility Agreement with the City, which may require approval by the City Commission or make full payment on capacity and connection fees if a developer's agreement is not required.

Before a building permit can be issued, an application for service, capacity fees and deposits will be required, and the builder must provide a plumbing plan, which is required on any non-residential structures to the City's Utility Department for calculation of appropriate capacity fees and meter size. The City will not release a building permit until the required fees have been paid.

Our staff looks forward to working with you in the future to further develop plans for your utility needs. If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,  
NORTH PORT UTILITIES

*Michelle Tipp*

Michelle Tipp  
Utilities Business Manager

CC: Jennifer Desrosiers, Assistant Utilities Director  
Michael Acosta, Engineering Division Manager  
Darrell Smith, Utilities Construction Supervisor



Achieve Anything

[www.cityofnorthport.com](http://www.cityofnorthport.com)

North Port Utilities: 941.240.8000, 6644 W. Price Boulevard, North Port, FL 34291-4106

# PUBLIC NOTICE – CITY OF NORTH PORT Notice of Public Hearing NOTICE OF PUBLIC HEARING FOR RESOLUTION NO. 2022-R-68

Notice is hereby given pursuant to Sec. 53-258. B. of the Unified Land Development Code (ULDC), that the Planning and Zoning Advisory Board designated as the Local Planning Agency will hold a public hearing for consideration of a special exception request to allow a multi-family residential use development in the Office, Professional, Institutional (OPI) Zoning District via **SPX-22-123 on Thursday, December 15, 2022, at 9:00 a.m.** or as may be continued thereafter.

A public hearing will be held before the North Port City Commission on **Tuesday, January 10, 2023, at 10:00 a.m.** or as soon thereafter as the matter may be heard to consider Resolution No. 2022-R-68. This Resolution may be enacted at this hearing date. The proposed special exception is described as follows:

**Resolution No. 2022-R-68:** A Resolution of the City Commission of the City of North Port, Florida, granting a special exception to allow a multi-family residential use located generally at the Southeast corner of South Sumter Boulevard and Pocatella Avenue North of McKibben Drive in the Office, Professional, Institutional (OPI) Zoning District pursuant to the City of North Port Unified Land Development Code Sections 53-92 and 53-259; providing for conflicts; providing for severability; and providing an effective date.

**These hearings will take place in City Commission Chambers located on the second floor of North Port City Hall, 4970 City Hall Boulevard, North Port, FL 34286.**



Note: Proposed Resolution No. 2022-R-68 (boundary of the subject property) as depicted on this map. The proposed site contains ± 11.7 acres legally described as Tract D, First Replat in 40th Addition to Port Charlotte Subdivision, a subdivision according to the plat thereof, recorded in Plat Book 26, Page 33, of the Public Records of Sarasota County, Florida, Property Appraiser's Parcel Identification Number PID No. 1001160001.

All interested parties are invited to appear and be heard with respect to this Ordinance at the public hearings in the City Hall Commission Chambers. Written comments filed with the Planning and Zoning Advisory Board will be heard and considered and will be made a matter of public record at this meeting. These public hearings may be continued from time to time as announced at the hearings, as may be found necessary. The file pertinent to Resolution No. 2022-R-68, SPX-22-123, may be inspected by the public at the Neighborhood Development Services Department, Planning and Zoning Division, and in the City of North Port City Clerk's Office, 4970 City Hall Boulevard, North Port, Florida 34286, during regular business hours.

NO STENOGRAPHIC RECORD BY A CERTIFIED COURT REPORTER IS MADE OF THESE MEETINGS. ACCORDINGLY, ANY PERSON WHO MAY SEEK TO APPEAL A DECISION INVOLVING THE MATTERS NOTICED HEREIN WILL BE RESPONSIBLE FOR MAKING A VERBATIM RECORD OF THE TESTIMONY AND EVIDENCE AT THESE MEETINGS UPON WHICH ANY APPEAL IS TO BE BASED (SEE F.S.S. 286.0105).

**NOTE:** PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE 48 HOURS IN ADVANCE OF THE MEETING (SEE F.S.S. 286.26).

**NONDISCRIMINATION:** The City of North Port does not discriminate on the basis of race, color, national origin, sex, age, disability, family or religious status in administration of its programs, activities or services.

**AMERICAN WITH DISABILITIES ACT OF 1990** - 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 should contact the City Clerk to obtain a hearing device for use during meetings.

/s/  
Heather Faust, MMC  
City Clerk

# Exhibit H - Notice to Property Owners



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

## **PUBLIC NOTICE – CITY OF NORTH PORT NOTICE OF PUBLIC HEARING FOR RESOLUTION NO. 2022-R-68**

NOTICE IS HEREBY GIVEN, pursuant to Sec. 53-258. C. of the Unified Land Development Code (ULDC), that the Planning and Zoning Advisory Board designated as the Local Planning Agency will hold a public hearing for consideration of a special exception request to allow a multi-family residential use development in the Office, Professional, Institutional (OPI) Zoning District via **SPX-22-123** on **Thursday, December 15, 2022, at 9:00 a.m.** or as may be continued thereafter.

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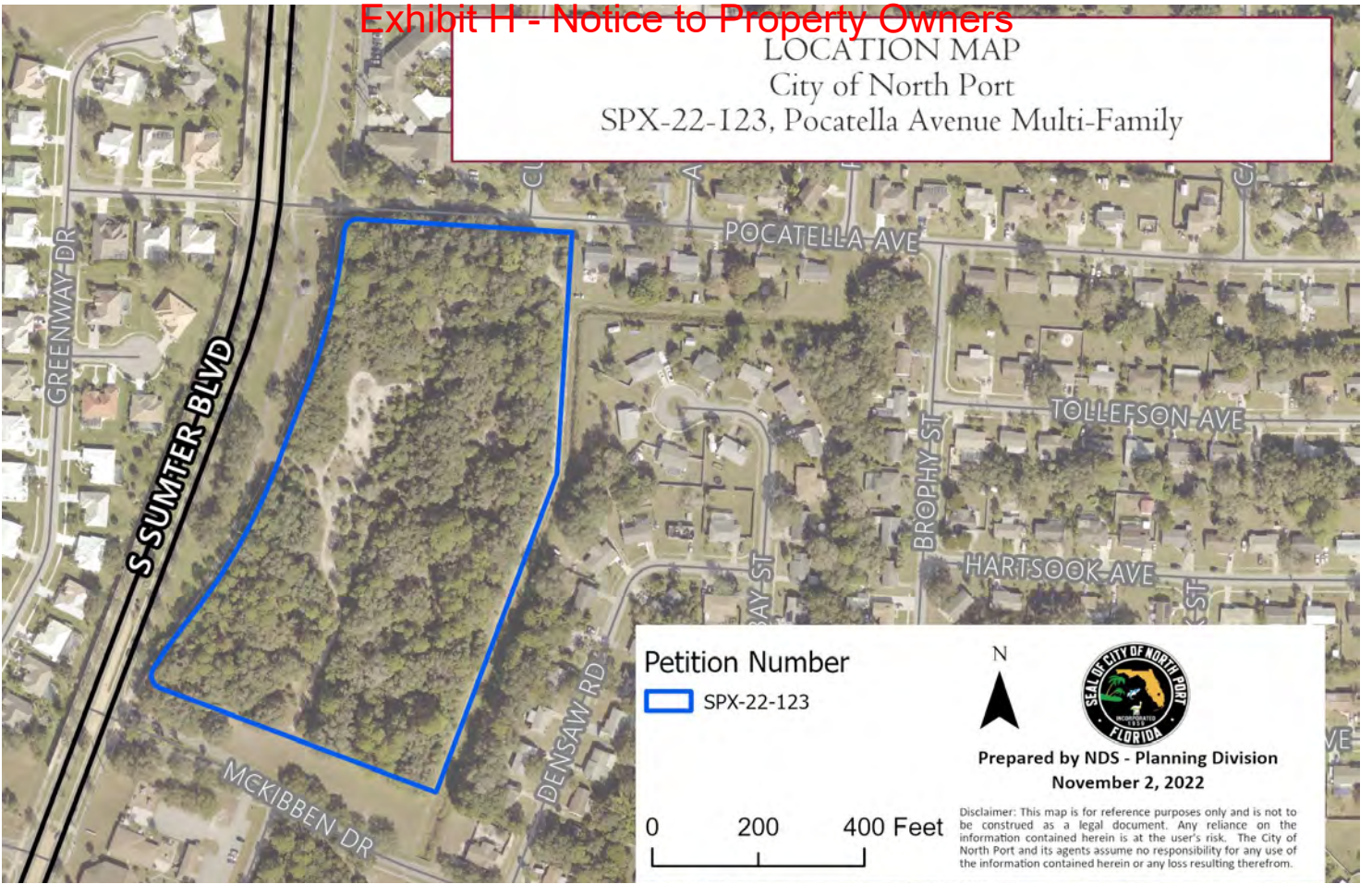
**These hearings will take place in City Commission Chambers located on the second floor of North Port City Hall, 4970 City Hall Boulevard, North Port, FL 34286.**

«NAME1»  
«NAME\_ADD2»  
«NAME\_ADD3»  
«NAME\_ADD4»  
«NAME\_ADD5»  
«CITY», «STATE» «ZIP»  
«COUNTRY»

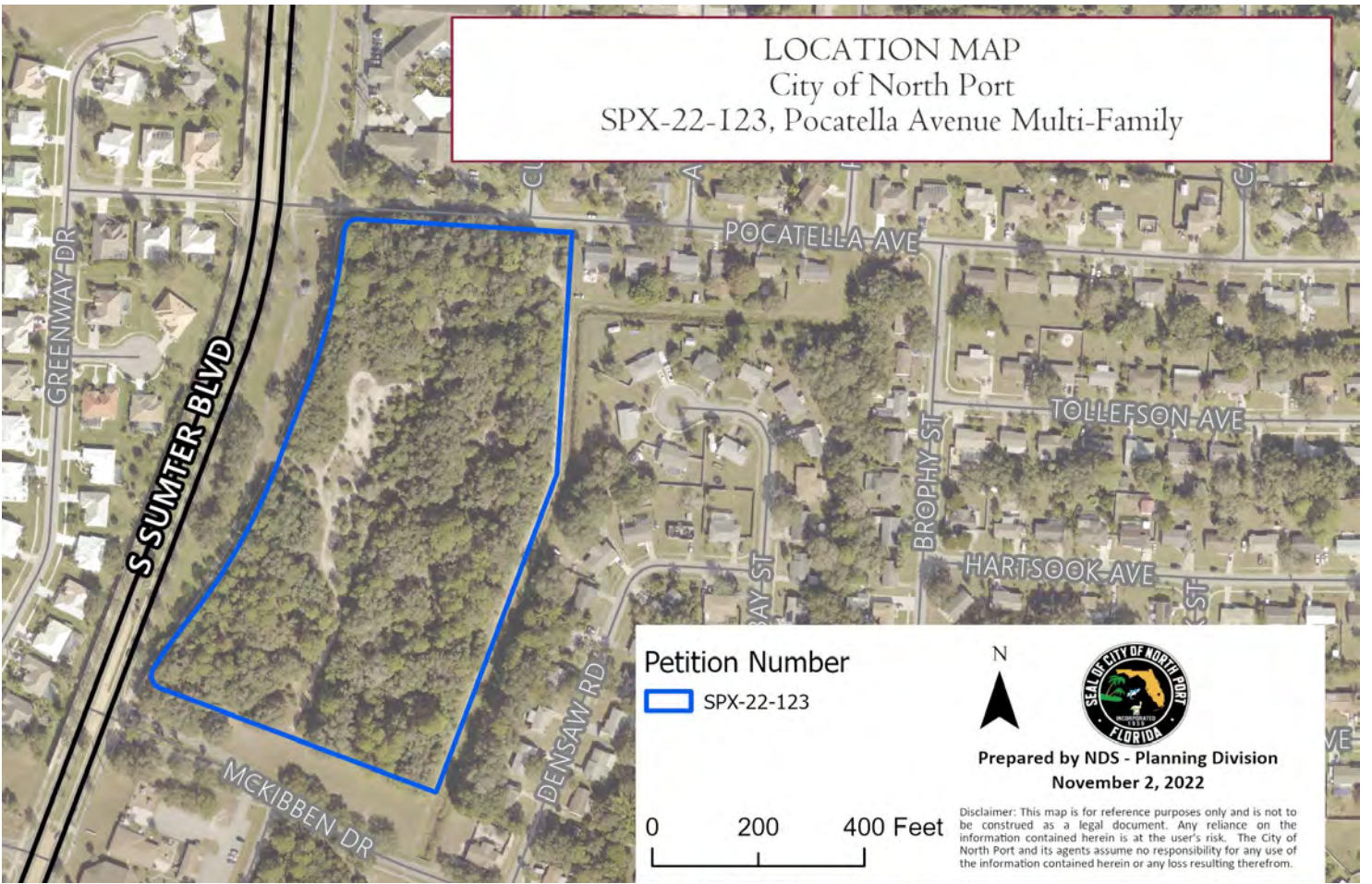


**Exhibit H - Notice to Property Owners**

**LOCATION MAP**  
City of North Port  
SPX-22-123, Pocatella Avenue Multi-Family



**LOCATION MAP**  
City of North Port  
SPX-22-123, Pocatella Avenue Multi-Family

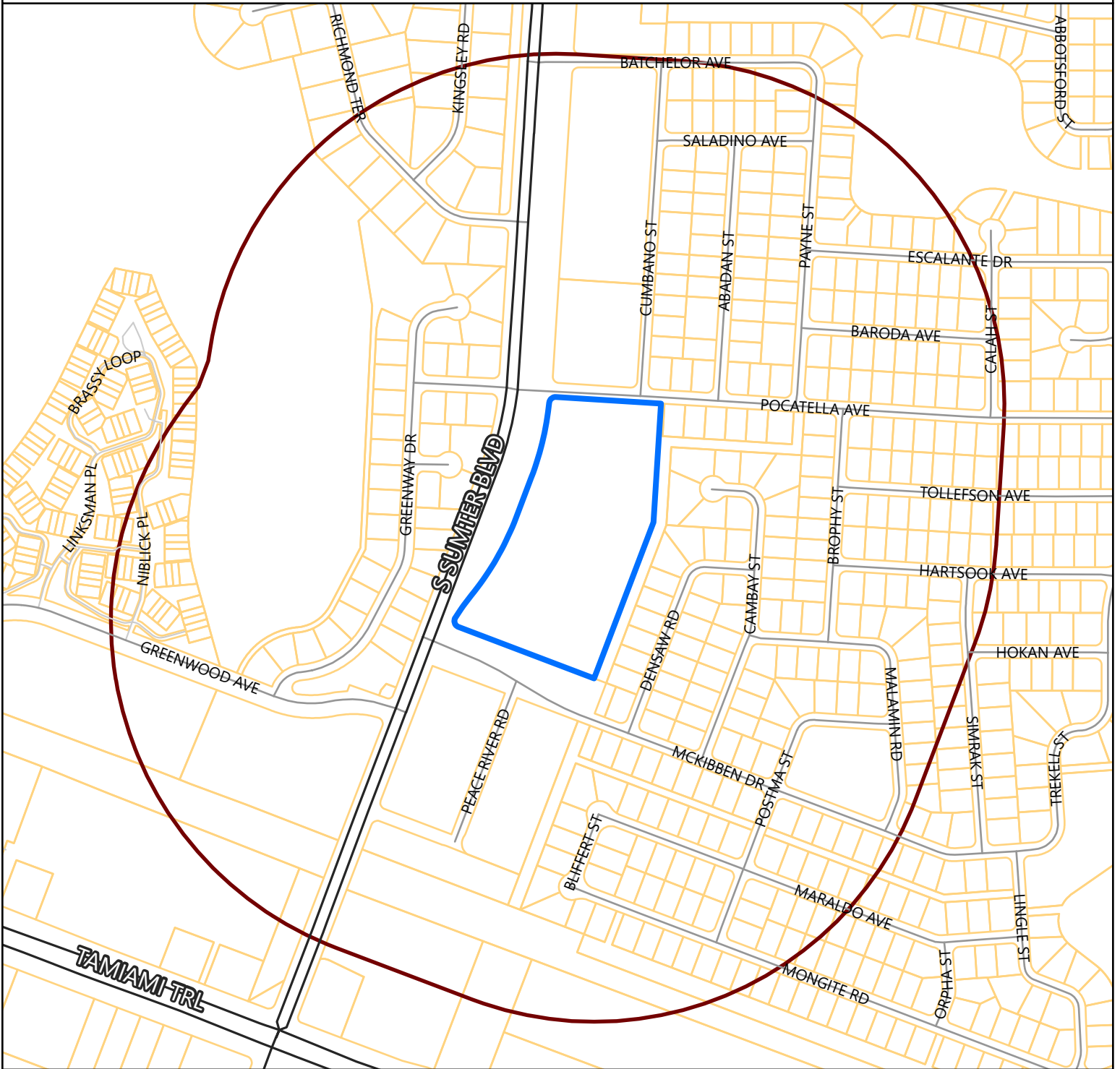







# Exhibit H - Notice to Property Owners

## Buffer Map

(1,320 foot distance from property)



-  Petition Boundary
-  Buffer
-  Parcels

### North Port Streets

-  Arterial
-  Local
-  Private



Prepared on 6/29/2022  
by NDS / Planning Division

N



0 400 800 Feet



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