



# STAFF REPORT

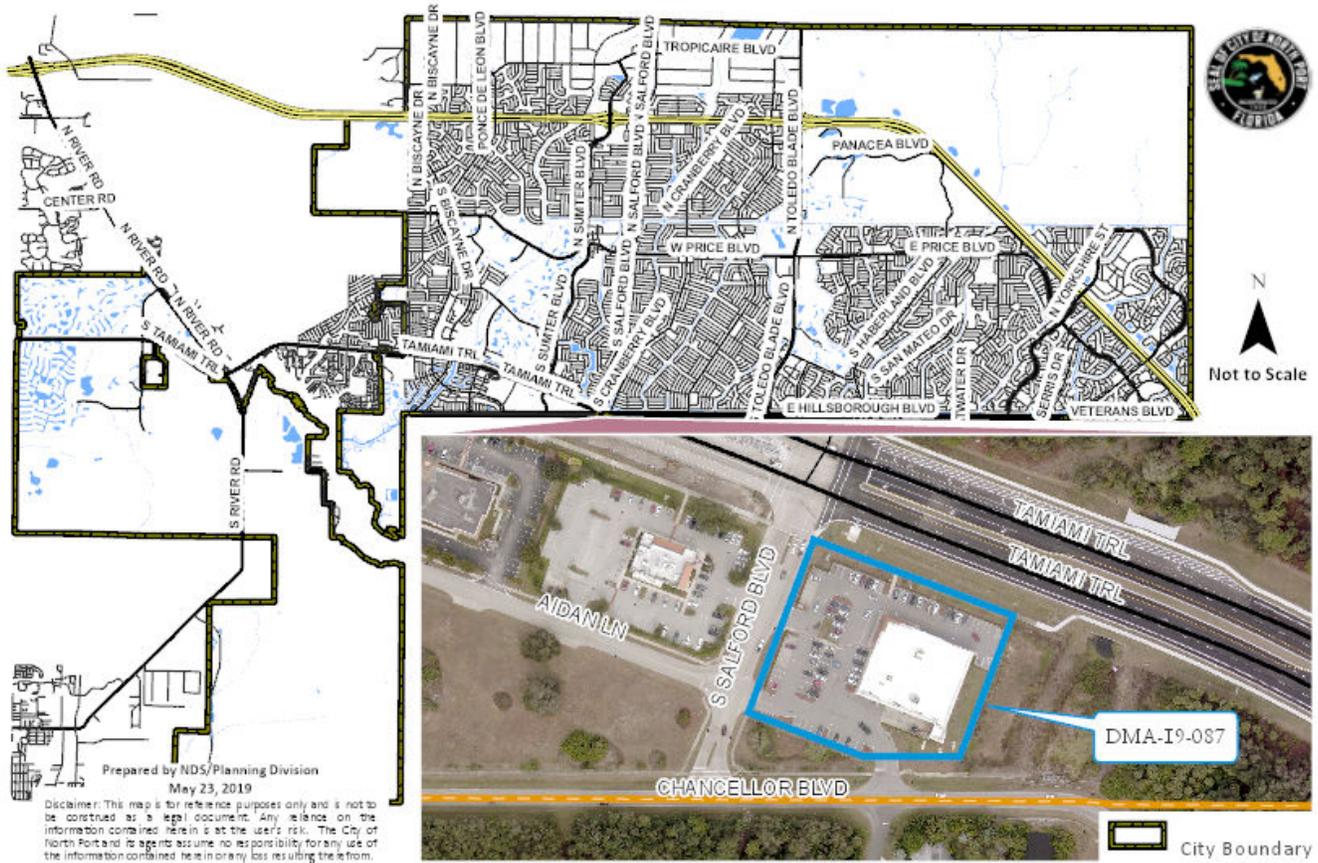
## ALDI Expansion

Development Master Plan Amendment (DMA-19-087)

**From:** Heather Hansen, MSCD, Senior Planner

**Thru:** Nicole Galehouse, AICP, Planning Manager  
 Frank Miles, MPA, Director, Neighborhood Development Services

**Date:** May 23, 2019



<b>PROJECT:</b>	Amendment to Development Master Plan DCP-05-106, as previously amended, to allow for a 2,107 square foot expansion of the existing ALDI building with waivers.
<b>REQUEST:</b>	Approval of the DMA with two requested waivers – one to the parking space requirements and another to allow encroachment into the rear setback.
<b>APPLICANT:</b>	Chris Lloyd, Director of Real Estate, ALDI Florida LLC (EXHIBIT A-Warranty Deed and Affidavit)
<b>OWNER:</b>	ALDI Florida LLC
<b>LOCATION:</b>	6000 Salford Blvd.
<b>PROPERTY SIZE:</b>	+/- 1.90 acres
<b>ZONING:</b>	Planned Community Development (PCD)/ Activity Center #1

## I. BACKGROUND

The subject property is zoned PCD with a Future Land Use designation of Activity Center. ALDI is located on Lot 7E of the North Port Gateway Development Concept Plan (DCP-05-106), which was approved in 2006. Lot 7E was originally approved for a 6,000 square foot building of which 5,000 sq. ft. were dedicated to a convenience store and 1,000 sq. ft. to retail, as well as a 2,080 sq. ft. carwash and 20 vehicle fueling stations.

A Development Master Plan Amendment (DMA-13-157) to DCP-05-106 was approved in 2014 to allow for a 17,018 sq. ft. building dedicated to retail (grocery) which was found to be in conformance with the intent of the existing DCP and with the PCD zoning classification. The amendment also allowed for one full access connection between Lot 7E and Chancellor Boulevard to the south, as well as a waiver to the off-street parking standards to allow for fewer parking spaces than required (85 were required, 83 were provided).

## II. PROJECT SUMMARY

The applicant is seeking to amend the North Port Gateway Development Concept Plan (DCP-05-106) to allow for a 2,107 square foot expansion of the existing ALDI building, which will bring the total building area to 19,125 square feet (EXHIBIT B-Amended DCP Sheets C-2 & C-5).

The site is located within Activity Center #1-Mediterranea, therefore the addition will require Urban Design Standard Review during the revised Major Site and Development plan phase (EXHIBIT C-Building Elevations).

They are also requesting two waivers: (A) to the rear setback requirement; and (B) to the off-street parking requirements. See Section III below.



### III. WAIVERS REQUESTED

Pursuant to ULDC Sec. 53-118-Modifications of regulations, the Commission may approve waivers to regulations during the Development Master Plan hearing process. The following two waivers were requested by the applicant (EXHIBIT D-Waivers Requested):

#### WAIVER A

**ULDC Sec. 53-109-Minimum setback requirements (A)**: To allow for a partial building encroachment of approximately 4.1 feet into the 20-foot rear setback along the eastern property line in order to accommodate the proposed building expansion.

Staff Response: The expansion encroaches 4.1 feet into the rear 20-foot setback to the east, which is adjacent to a drainage pond. The City's Stormwater Manager reviewed the proposed expansion and had no objection (see Section IV below). The site improvements will be reviewed in more detail during the Major Site & Development phase of the project.

**Staff supports this waiver request.**

#### WAIVER B

**ULDC Sec. 25-17- Minimum off-street parking requirements (B)**: To allow 14 fewer parking spaces than required. In support of this waiver the applicant has provided parking studies of three ALDI locations in Florida, including the existing North Port store.

Staff Response: With the 2,107 square foot expansion, the building will be 19,125 square feet. The retail use requires 1 space per 200 square feet of floor area, for a total of 96 spaces. The existing parking lot has 83 spaces to accommodate off-street parking demand for the existing 17,018 square foot store.

The applicant submitted parking studies (EXHIBIT E-Parking Studies) to support their request for a reduction in required parking spaces. The studies were performed at three separate ALDI locations in Florida, including the ALDI in North Port. Parking data was collected every 15 minutes during operating hours on a typical weekday and weekend in April. The counts were adjusted to peak season based on the FDOT Peak Season Correction Factors for each county.

The studies documented the square footage of each ALDI store, the observed occupied spaces, and the maximum number of occupied spaces, and then calculated the peak parking rates per 1,000 square feet of building area. Based on each of the parking studies, peak parking demand at the expanded North Port store would require:

1. North Port study - 68 spaces;
2. Brooksville study - 71 spaces; and
3. Port Richey study - 81 spaces.

The ALDI's parking lot currently has 83 parking spaces, one of which

will be removed because it falls in the footprint of the building expansion area. The ALDI store is surrounded by stormwater ponds and roadways and does not share off-street parking with any other businesses. Based on the actual parking demand at the three ALDI locations studied, especially the North Port store, staff concludes that 82 parking spaces will be more than sufficient to meet customer needs.

**Staff supports this waiver request.**

## IV. STAFF REVIEW

The following staff reviews are required for all Development Master Plan Amendment submittals prior to hearings held by the Planning & Zoning Advisory Board and the City Commission:

- Pre-Application Meeting with the Staff Development Review (SDR) team
- Formal Submittal/Resubmittal to be reviewed and approved by SDR
- Review for consistency with the City’s Comprehensive Plan (Comp Plan). See Section V.
- Compliance with the City’s Unified Land Development Code (ULDC). See Section V.

Given the minor nature of the amendment, a fiscal impact analysis was not done for the project, however, we can assume that the taxable value of the property will increase.

<b>SDR</b>	<b>Staff Development Review – <i>Approved/ No Objection</i></b>	
	NDS/Planning	No objection
	NDS/Building-Arborist	Meets requirements
	NDS/Building-Structural	No objection
	Fire & Rescue	No objection
	PW/Solid Waste	Meets requirements
	PW/Stormwater & Environmental	No objection
	PW/Engineering-Infrastructure	No objection
	Utilities	Meets requirements
	Finance	No objection
	Parks & Recreation	No objection

## V. DATA & ANALYSIS

**COMP  
PLAN**

**Chapter 1 PLANNING FRAMEWORK, Article 1 Planning Vision, 3 Activity Centers and Town Centers, 3a.** The US 41 corridor contains the City’s existing shopping area and is an activity center characterized by long established retail, office and service. This activity center should

continue to be developed, with a Mediterranean design theme.

**Chapter 2 FUTURE LAND USE ELEMENT GOALS, OBJECTIVES & POLICIES, Goal 2 ACTIVITY CENTERS.**

**Policy 2.1.1.** AC#1 (US-41/ Meditteranea) - This Activity Center is intended to provide for a mix of retail, office, commercial and limited light industrial uses. This long-established commercial area provides services to the surrounding neighborhoods and to people using US 41.

**Findings & Conclusion:** The architecture of the ALDI expansion will be reviewed with the revised Major Site & Development Plan, which is the next step. The design will need to be consistent with the existing building, which complies with the design requirements for Activity Center #1-Mediterranea. The expansion will enable the ALDI store to enhance its customer service.

**Staff concludes that the proposed DMA is consistent with the Comp Plan.**

**ULDC  
CHAPTER 53**

**CHAPTER 53 ZONING REGULATIONS**

**PART 2. - SCHEDULE OF DISTRICT REGULATIONS, ARTICLE VIII. PCD PLANNED COMMUNITY DEVELOPMENT DISTRICT. Sec. 53-102. Intent.**

These regulations are designed to protect adjacent properties from the potentially adverse impacts associated with mixed-use development and to promote efficient and economic land use among functionally integrated activities. This intent is achieved through coordinated application of standards and other physical design elements.

**PART 1. GENERAL PROVISIONS, Sec. 53-7. Development Master Plan submission.**

All lands proposed for a Development Master Plan (DMP) shall be suitable for the various purposes proposed in the request for approval. In addition to the standards contained herein, the developer shall demonstrate to the satisfaction of the Planning and Zoning Advisory Board and City Commission that the proposed DMP is specifically adapted and designed for the uses anticipated, including but not limited to lot configuration, access, and internal circulation.

**PART 2. - SCHEDULE OF DISTRICT REGULATIONS, ARTICLE VIII. PCD PLANNED COMMUNITY DEVELOPMENT DISTRICT, Sec. 53-118-**

**Modifications of regulations.** Pursuant to subsection (C), such waivers or modifications shall only be granted where the City Commission finds that the waiver or modification would be consistent with the purpose and intent of this chapter, with the Comprehensive Plan and with any criteria made specifically applicable by these regulations or conditions of approval and would not adversely affect the public interest.

Findings & Conclusion: Staff reviewed the proposed DMA relative to ULDC Chapter 53 ZONING REGULATIONS. The ALDI store is surrounded by stormwater ponds and roads and does not shared off-street parking with any other businesses. The expansion will not negatively affect the use of adjacent properties.

**Staff concludes that the proposed DMA is in compliance with Chapter 53, if the requested waivers are approved** (See Section III of this staff report and EXHIBIT E).

**ULDC  
CHAPTER 55**

**CHAPTER 55 ACTIVITY CENTER DESIGN REGULATIONS, Sec. 55-3. Intent.** The purpose of this chapter is to ensure that the development within Activity Centers shall have identifying characteristics and design.

Findings & Conclusion: The expansion requires Urban Design Standards Review and will need to be consistent with the standards for Activity Center #1-Mediterranea. Staff reviewed the proposed DMA relative to ULDC Chapter 55 ACTIVITY CENTER DESIGN REGULATIONS.

**Staff concludes that the proposed DMA is in compliance with Chapter 55.**

**VI. PUBLIC HEARING SCHEDULE**

<b>Planning &amp; Zoning Advisory Board Public Hearing</b>	June 6, 2019 9 a.m. or thereafter
<b>City Commission Public Hearing</b>	June 25, 2019 6 p.m. or thereafter

**VII. RECOMMENDED ACTION**

Approve DMA-19-087 with requested waivers.

**VIII. ALTERNATIVE ACTIONS**

- City Commission may modify the request by adding conditions or revising waivers.
- City Commission may deny DMA-19-087. If that were the case, new findings would need to be written to support that recommendation.

**IX. EXHIBITS**

A.	Warranty Deed and Affidavit
B.	Amended DCP-05-106 Sheets C-1, C-2, C-5
C.	Building Elevations
D.	Waivers Requested
E.	Parking Study Data and Analysis

**EXHIBIT A**

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2014137801 3 PG(S)

11/18/2014 8:45 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1801423

Doc Stamp-Deed: \$12,600.00

RETURN TO: 632614  
First American Title Ins. Co.  
3031 N Rocky Point Dr. W, Suite 770  
Tampa, FL 33607

This Instrument Prepared By:  
Lisa J. Berger, Esq.  
AmeriTitle  
150 E. Main Street  
Suite 1A  
Columbus, Ohio 43215

**SPECIAL WARRANTY DEED**

Property Appraiser's Parcel I.D. No.: 1002-18-0070

THIS INDENTURE, made this 10<sup>th</sup> day of November, 2014, between **41 Salford, LLC, a Florida limited liability company**, with full power and authority to sell and convey the Property described herein, (collectively, the "Grantor"), and **Aldi (Florida) L.L.C.**, a Florida limited liability company, whose address is 2651 SR 17 South, Haines City, FL 33844 (hereinafter referred to as "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying, and being in Sarasota County, Florida, to-wit (the "Property"):

**See Exhibit "A" attached hereto and incorporated herein.**

SUBJECT to covenants, restrictions and easements of record, and taxes for 2014.

Grantor has full power to sell, transfer, and convey the Property.

TOGETHER WITH all singular tenements, hereditaments, and appurtenances belonging to or in anywise appertaining to the Property.

AND Grantor does covenant to and with Grantee, its successors, and its assigns that, in all things preliminary to and in and about the transfer and this conveyance, the Laws of Florida have been followed and complied with in all respects.

AND Grantor does hereby fully warrant the title to said lands and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

IN WITNESS WHEREOF, Grantor has hereunto caused these presents to be executed the day and year first written above.

Signed, sealed, and delivered  
**41 Salford, LLC**  
a Florida limited liability company

In our presence:

*James C. Rowe*  
JAMES C. ROWE  
(name and signature of witness 1)

*William C. Lloyd*  
By: William C. Lloyd  
Its: Managing Member

*Jessica L. Jones*  
JESSICA L. JONES  
(name and signature of witness 2)

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of November, 2014 by William C. Lloyd, the Managing Member of 41 Salford, LLC, a Florida limited liability company, on behalf of the limited liability company and who is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

*Sara K. Ward*



Print: SARA K. WARD  
State of Florida At Large  
(Seal)

My commission expires: July 13, 2016  
Title/Rank: Notary  
Commission Number: EE 204682

**Exhibit A**

**Situated in the County of Sarasota, State of Florida, and is described as follows:**

**Lot 7E of North Port Gateway East, according to the plat thereof as recorded in Plat Book 46,  
Page 4 and 4A, of the public records of Sarasota County, Florida**

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**ACTION OF THE SOLE MEMBER  
OF  
ALDI (FLORIDA) L.L.C.**

**June 1, 2017**

The undersigned, being the Sole Member of Aldi (Florida) L.L.C., a Florida limited liability company (the "Company"), does hereby take the following actions on behalf of the Company:

**WHEREAS**, the Sole Member effective June 1, 2017, created certain offices of the Company and wishes to take action to name the individuals to fill such offices of the Company;

**WHEREAS**, the Sole Member wishes to limit the authority of certain of those officers on behalf of the Company with respect to the Company's banking and financial arrangements to the following actions:

- Open a deposit or share account(s) in the name of the Company;
- Endorse checks and orders for the payment of money or otherwise withdraw or transfer funds on deposit with a designated financial institution for amounts not to exceed Five Hundred Thousand U.S. Dollars (US \$500,000); and
- Endorse checks and orders for the payment of money or otherwise withdraw or transfer funds on deposit with the designated financial institution with another authorized signatory for amounts in excess of Five Hundred Thousand U.S. Dollars (US \$500,000).

**THEREFORE, IT IS HEREBY RESOLVED**, that the Sole Member hereby appoints the following individuals to the following offices of the Company:

Jason C. Hart	Chairman/CEO
David K. Behm	President
Charles E. Youngstrom	President
Brent P. Laubaugh	President
Horst G. Leitner	President
Terry E. Pfortmiller	Secretary/Treasurer
Lynn A. Moser	Assistant Secretary
Phil Beattie	Assistant Treasurer
Tim Byrd	Assistant Treasurer

**FURTHER RESOLVED**, that the Company hereby removes David Rinaldo as Divisional Vice President and all his authority and powers to act on behalf of the Company are hereby rescinded.

**FURTHER RESOLVED**, that the Company hereby appoints Chris Hewitt and Matt Thon as Divisional Vice Presidents to operate certain divisions of the Company.

**FURTHER RESOLVED**, that the authority and powers of the Divisional Vice Presidents are limited to the following:

He may, together with any one other officer being duly authorized by the Sole Member or the Office of President, sign and deliver documents and instruments necessary to open depository bank accounts on behalf of the Company (but solely within and with respect to his designated division) and deposit and withdraw funds as deemed necessary in connection with the day-to-day operations of the Company and subject to the limitations imposed by the Sole Member. Subject to the restrictions herein, the divisional vice president shall be the designated agent solely within and with respect to his designated division acting on behalf of the Sole Member in connection with such depository bank accounts of the Company and shall have no other authority to act on behalf of the Company.

**FURTHER RESOLVED**, that the Sole Member hereby limits the authority of the divisional vice president, vice president, treasurer, secretary, the assistant secretaries, and assistant treasurers on behalf of the Company in connection with the Company's financial institution to the following actions:

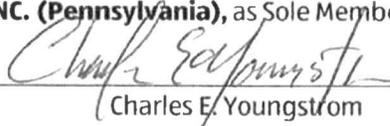
- Open a deposit or share account(s) in the name of the Company;
- Endorse checks and orders for the payment of money or otherwise withdraw or transfer funds on deposit with a designated financial institution for amounts not to exceed Five Hundred Thousand U.S. Dollars (US \$500,000); and
- Endorse checks and orders for the payment of money or otherwise withdraw or transfer funds on deposit with the designated financial institution with another authorized signatory for amounts in excess of Five Hundred Thousand U.S. Dollars (US \$500,000).

**FURTHER RESOLVED**, that a copy of this consent be placed in the record book of the Company and made a permanent part of the Company's records.

**ALDI INC. (Pennsylvania)**, as Sole Member

By: \_\_\_\_\_

Name: \_\_\_\_\_

  
Charles E. Youngstrom

Its: \_\_\_\_\_

President

**ACTION OF THE SOLE MEMBER  
OF  
ALDI (FLORIDA) L.L.C.**

**June 1, 2017**

The undersigned, being the Sole Member of Aldi (Florida) L.L.C., a Florida limited liability company (the "Company"), does hereby take the following actions on behalf of the Company:

**RESOLVED**, that David Rinaldo is hereby removed as Divisional Vice President and all his authority and powers to act on behalf of the Company are hereby rescinded.

**FURTHER RESOLVED**, that the Company hereby appoints Matt Thon as Divisional Vice President to operate certain divisions of the Company.

**ALDI INC. (Pennsylvania)**, as Sole Member

By: Charles E. Youngstrom  
Name: Charles E. Youngstrom

Its: President

**AFFIDAVIT**

I (the undersigned), Chris Lloyd being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of the property described and which is the subject matter of the proposed hearing; 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 true to the best of my (our) knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I (we) authorize City staff to visit the site as necessary for proper review of this petition. *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 13 day of August, 2018,

[Signature]  
Signature of Applicant or Authorized Agent

Chris Lloyd, ALDI Dir. of Real Estate  
Print Name and Title

STATE OF Florida, COUNTY OF Polk

The foregoing instrument was acknowledged by me this 13 day of August, 2018, by CHRIS LLOYD who is personally known to me or has produced

\_\_\_\_\_ as identification, and who did/did not take an oath.

[Signature]  
Signature - Notary Public



**AFFIDAVIT  
AUTHORIZATION FOR AGENT/APPLICANT**

I (we), Chris Lloyd, ALDI Dir. of Real Estate, property owner(s), hereby authorize Scott Stannard, P.E. - CSS, Inc. to act as Agent/Applicant on our behalf to apply for this petition on the property described as (legal description) Lot 7E, North Port Gateway East

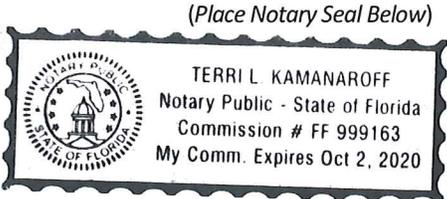
[Signature] \_\_\_\_\_ 8/13/18  
Signature of Owner Date

STATE OF Florida, COUNTY OF Polk

The foregoing instrument was acknowledged by me this 13 day of August, 2018, by CHRIS LLOYD who is personally known to me or has produced

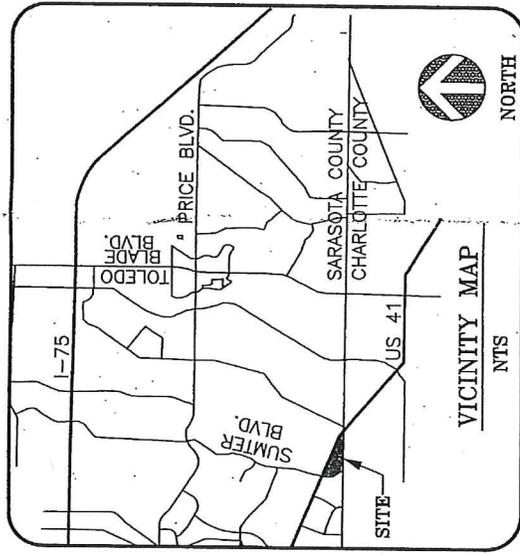
\_\_\_\_\_ as identification, and who did not take an oath.

[Signature]  
Signature - Notary Public



# NORTH PORT GATEWAY DEVELOPMENT CONCEPT PLAN

A PORTION OF THE EAST END FULLENCAMP SUMTER SUBDIVISION  
NORTH PORT, SARASOTA COUNTY, FLORIDA  
A SUBDIVISION LYING IN SECTION 33,  
TOWNSHIP 39 SOUTH, RANGE 21 EAST



NOTE (1) THE TOTAL OPEN SPACE OF THE SUBDIVISION SHALL BE THE MAXIMUM OF THE MAXIMUM PERMITS ALLOWED BY THE CITY OF NORTH PORT. THE TOTAL OPEN SPACE AS INDICATED IN THE ABOVE TABLE EXCEEDS THE PERMITS ALLOWED BY THE CITY OF NORTH PORT.

NOTE (2) THE TOTAL OPEN SPACE OF THE SUBDIVISION SHALL BE LIMITED BY THE CITY OF NORTH PORT PERMITS ALLOWED BY THE CITY OF NORTH PORT. THE TOTAL OPEN SPACE AS INDICATED IN THE ABOVE TABLE EXCEEDS THE PERMITS ALLOWED BY THE CITY OF NORTH PORT.

NOTE (3) THE BUILDING AREA AND USES SHOWN ARE SUBJECT TO CHANGE, BUT SHALL NOT EXCEED THE PERMITS ALLOWED BY THE CITY OF NORTH PORT. THE BUILDING AREA AND USES SHOWN ARE SUBJECT TO CHANGE, BUT SHALL NOT EXCEED THE PERMITS ALLOWED BY THE CITY OF NORTH PORT.

NOTE (4) ALL BUILDINGS AND USES SHALL COMPLY WITH THE REGULATIONS, ORDINANCES FOR THE CITY OF NORTH PORT US 41 CORRIDOR.

DESCRIPTION: EAST END OF FULLENCAMP SUMTER SUBDIVISION, NORTH PORT, SARASOTA COUNTY, FLORIDA. THIS CONCEPT PLAN IS A PRELIMINARY DEVELOPMENT CONCEPT PLAN FOR THE EAST END OF FULLENCAMP SUMTER SUBDIVISION, NORTH PORT, SARASOTA COUNTY, FLORIDA. THE CONCEPT PLAN IS A PRELIMINARY DEVELOPMENT CONCEPT PLAN FOR THE EAST END OF FULLENCAMP SUMTER SUBDIVISION, NORTH PORT, SARASOTA COUNTY, FLORIDA. THE CONCEPT PLAN IS A PRELIMINARY DEVELOPMENT CONCEPT PLAN FOR THE EAST END OF FULLENCAMP SUMTER SUBDIVISION, NORTH PORT, SARASOTA COUNTY, FLORIDA.

(SARASOTA COUNTY) (SARASOTA COUNTY)

THE CONCEPT PLAN IS A PRELIMINARY DEVELOPMENT CONCEPT PLAN FOR THE EAST END OF FULLENCAMP SUMTER SUBDIVISION, NORTH PORT, SARASOTA COUNTY, FLORIDA. THE CONCEPT PLAN IS A PRELIMINARY DEVELOPMENT CONCEPT PLAN FOR THE EAST END OF FULLENCAMP SUMTER SUBDIVISION, NORTH PORT, SARASOTA COUNTY, FLORIDA. THE CONCEPT PLAN IS A PRELIMINARY DEVELOPMENT CONCEPT PLAN FOR THE EAST END OF FULLENCAMP SUMTER SUBDIVISION, NORTH PORT, SARASOTA COUNTY, FLORIDA.

SHEET NO.	TITLE
1	COVER PAGE
2	ZONE & TRAFFIC
3	STORMWATER
4	UTILITIES
5	OPEN SPACE
6	LANDSCAPE PLAN
7	EXISTING TREES
8	PHASING PLAN

GENERAL NOTES:  
1. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.  
2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.  
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PERMITTED USES:  
1. RESIDENTIAL SINGLE-FAMILY DWELLING (RSF)  
2. RESIDENTIAL MEDIUM-DENSITY DWELLING (RM)  
3. RESIDENTIAL HIGH-DENSITY DWELLING (RH)  
4. COMMERCIAL OFFICE BUILDING (CO)  
5. COMMERCIAL RETAIL BUILDING (CR)  
6. COMMERCIAL SERVICE BUILDING (CS)  
7. COMMERCIAL MIXED-USE BUILDING (CM)  
8. COMMERCIAL HOTEL BUILDING (CH)  
9. COMMERCIAL APARTMENT BUILDING (CA)  
10. COMMERCIAL INDUSTRIAL BUILDING (CI)  
11. COMMERCIAL WAREHOUSE BUILDING (CW)  
12. COMMERCIAL MANUFACTURING BUILDING (CMF)  
13. COMMERCIAL STORAGE BUILDING (CSB)  
14. COMMERCIAL DISTRIBUTION BUILDING (CD)  
15. COMMERCIAL RESEARCH AND DEVELOPMENT BUILDING (CRD)  
16. COMMERCIAL LABORATORY BUILDING (CLB)  
17. COMMERCIAL MANUFACTURING BUILDING (CMF)  
18. COMMERCIAL STORAGE BUILDING (CSB)  
19. COMMERCIAL DISTRIBUTION BUILDING (CD)  
20. COMMERCIAL RESEARCH AND DEVELOPMENT BUILDING (CRD)  
21. COMMERCIAL LABORATORY BUILDING (CLB)

PROPOSED DEVELOPMENT CONCEPT PLAN FOR CONSTRUCTION

COVER SHEET

NORTH PORT GATEWAY DEVELOPMENT NORTH PORT, FLORIDA

FRANK BERNER ORGANIZATION, LLC 234 SOUTH GERRY AVENUE, NORTH PORT, FLORIDA 34133

WATERMARK ENGINEERING GROUP, INC. Watermark Engineering Solutions for Florida Watermark Engineering Group, Inc. 10000 W. US Highway 1, Suite 100, North Port, FL 34133

DRAWN: DJS  
CHECKED: MJP  
DATE: 10-4-05  
FILE: 055-NORTH PORT  
SHEET: C-1 OF 8 SHEETS





# EXHIBIT C

REV.	REVISIONS / FINISHES SCHEDULE	DATE
1	BASELINE REV.	
2	CONCRETE FINISHES	
3	PAINT FINISHES	
4	MECHANICAL FINISHES	
5	GLASS FINISHES	
6	WOOD FINISHES	
7	CEILING FINISHES	
8	FLOOR FINISHES	
9	WALL FINISHES	
10	DOOR FINISHES	
11	WINDOW FINISHES	
12	ROOF FINISHES	
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99	PLUMBING FINISHES	
100	MECHANICAL FINISHES	

**4 East Elevation**  
SCALE: 1/8" = 1'-0"

**2 North Elevation**  
SCALE: 1/8" = 1'-0"

**1 South Elevation**  
SCALE: 1/8" = 1'-0"

THIS DOCUMENT IS NOT FOR REPRODUCTION OR CONSTRUCTION.

PROJECT ARCHITECT/OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT LEAD: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT DESIGNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**INTERPLANE**  
ARCHITECTURE  
ARCHITECTURE  
INTERIOR DESIGN  
PROJECT MANAGEMENT  
4000 S. SALFORD BLVD.  
NORTH PORT, FL 34287  
TEL: 813.297.2124

**ALDI Inc.**  
Store #: 64  
North Port, FL  
4000 S. SALFORD BLVD.  
NORTH PORT, FL 34287  
CITY OF NORTH PORT  
Project Name & Location:

Project No. **2018.0685**

Date: 03.08.19

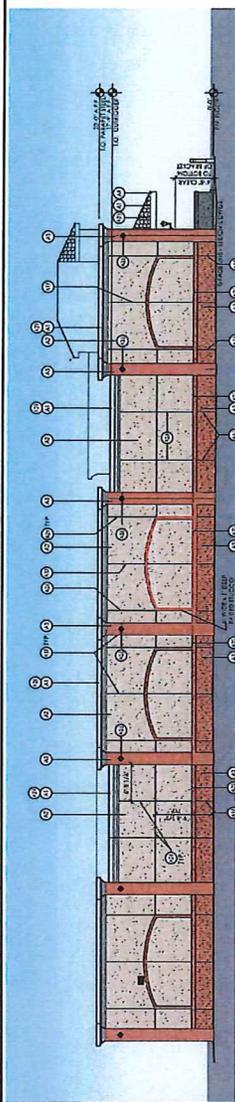
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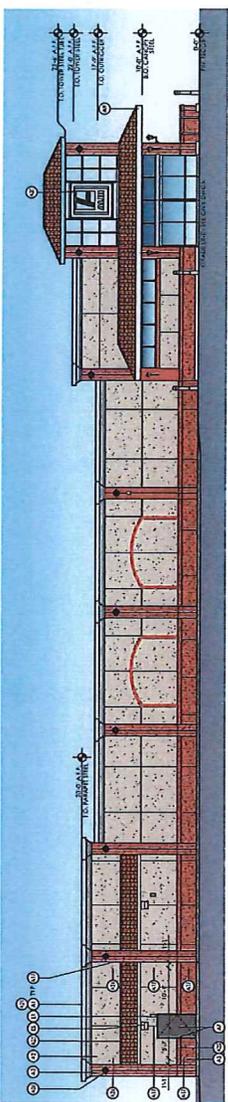
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Drawing No. **A-201**

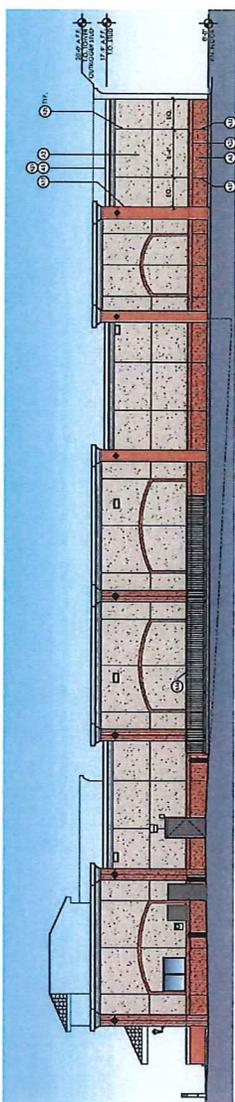
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4 East Elevation  
SCALE: 1/8" = 1'-0"



2 North Elevation  
SCALE: 1/8" = 1'-0"



1 South Elevation  
SCALE: 1/8" = 1'-0"

NO.	REVISION / REV.	DESCRIPTION	DATE
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## EXHIBIT D

Page 1 of 2



April 17, 2019

Ms. Heather Hansen  
City of North Port Planning Division  
4970 City Hall Boulevard  
North port, FL 34286  
(941) 429-7156

Subject: Aldi North Port DCP Amendment  
6000 S. Salford Blvd., North Port, FL  
PID 1002-18-0070  
DMA Application Submittal: Item 5 – Modification/Waivers

Dear Ms. Hansen,

Please accept this as Item 5: Modifications/Waivers of the DMP Amendment Application with Staff Development Review in reference to the subject property above.

**Waivers:**

In conjunction with the proposed revisions to the North Port Gateway Development Concept Plan as outlined in the narrative, the applicant is also seeking two waivers.

The first waiver is to allow for a partial building setback encroachment of approximately 4.1 ft along the east property line in order to accommodate the proposed building expansion.

The second waiver is to allow for a reduction in required parking spaces to be 14 fewer spaces than required by the ULDC per below.

**Parking requirements:**

Required:	1 space per 200 sq. ft. (gross)
	19,125 sq. ft. / 200 sq. ft. = 96 spaces
Proposed:	82 spaces

In support of this second request please see the Parking Studies (Item 16) included with this application.

Please review the enclosed information at your earliest convenience. Should you have any questions, comments or need additional clarification, please call me at 813-885-2032 ext. 301, or email [sstannard@css-eng.com](mailto:sstannard@css-eng.com).

Thank you,

Scott K. Stannard, PE  
Commercial Site Solutions, Inc.

Enclosures



April 17, 2019

Ms. Heather Hansen  
City of North Port Planning Division  
4970 City Hall Boulevard  
North port, FL 34286  
(941) 429-7156

Subject: Aldi North Port DCP Amendment  
6000 S. Salford Blvd., North Port, FL  
PID 1002-18-0070  
DMA Application Submittal: Item 16 – Additional Information

Dear Ms. Hansen,

Please accept this as Item 16: Additional Information of the DMP Amendment Application with Staff Development Review in reference to the subject property above.

**Parking Studies:**

In support of the request to allow for a reduction in required parking spaces to be 14 fewer spaces than required by the ULDC please find the included Parking Studies performed by the Whitehouse Group.

The studies were performed at three separate ALDI locations, including the South Salford Blvd. location in North Port, and as can be seen, the number of observed occupied spaces is consistently lower than the total available parking at each site.

The highest observed peak parking rate for each site was as listed below:

- 4.25 spaces per 1,000 sq. ft. (weekday, Port Richey, FL)
- 3.69 spaces per 1,000 sq. ft. (weekday, Brooksville, FL)
- 3.53 spaces per 1,000 sq. ft. (weekday, North Port, FL)

By comparison, the proposed parking rate for the amended DCP equals 4.28 spaces per 1,000 sq. ft. (82 proposed spaces for a 19,125 sq. ft. building area) which is above the highest observed parking rate (Port Richey site).

In view of this information it follows that the amount of parking as proposed in the amended DCP will be sufficient to accommodate customer needs and that approval of the requested waiver is accordance with the intent of the City's ULDC and Future Land Use element of the Comprehensive plan for commercial developments to provide adequate off-street parking facilities.

Please review the enclosed information at your earliest convenience. Should you have any questions, comments or need additional clarification, please call me at 813-885-2032 ext. 301, or email [sstannard@css-eng.com](mailto:sstannard@css-eng.com).

Thank you,

Scott K. Stannard, PE  
Commercial Site Solutions, Inc.

Enclosures



*an advanced analytics company<sup>SM</sup>*

April 25, 2018

Ms. Emilie Mason  
Director of Real Estate  
Aldi, Inc. Haines City Division  
2651 State Road 17 South  
Haines City, Florida 33844

RE: Aldi Parking Study – Brooksville Store 46 – SR 50 and Highline Road  
Whitehouse Project No. T0131

Dear Ms. Mason:

Aldi, Inc. retained our services to document the hourly observed parking demand during a typical weekday and Saturday at the existing Aldi store located at SR 50 and Highline Road in Brooksville, Florida. The store is approximately 18,142 square feet with 130 regular parking spaces and 6 handicapped spaces for a total of 136 spaces. The store is open from 9 AM to 9 PM Monday through Saturday and 9 AM to 8 PM on Sunday.

The study was conducted on Wednesday, April 18, 2018 and Saturday, April 21, 2018 from 9 AM to 9 PM and documented the number of occupied spaces every 15 minutes. The counts were adjusted to peak season based on the FDOT Peak Season Correction Factors for Hernando County. Based on this study, the weekday peak parking demand occurred at 3:00 PM and was 67 spaces. As shown in Table 1, this equates to a peak parking rate of 3.69 spaces per 1,000 square feet. The weekend peak parking demand occurred at 3:00 PM and was 32 spaces. As shown in Table 1, this equates to a peak parking rate of 1.76 spaces per 1,000 square feet.

Please do not hesitate to contact us with any questions.

Sincerely,

Whitehouse Group

A handwritten signature in blue ink that reads 'Michael Yates'.

Michael Yates  
Vice-President & COO  
Enclosures

401 East Jackson Street, Suite 3300  
Tampa, FL 33602  
Ph: (813) 359-8770  
[www.whitehousegroup.com](http://www.whitehousegroup.com)

TABLE 1

ALDI PARKING RATE

<u>Location</u>	<u>Size</u>	<u>Weekday</u>		<u>Weekend</u>	
		<u>Observed Occupied Spaces (1)</u>	<u>Peak Parking Rate (2)</u>	<u>Observed Occupied Spaces (3)</u>	<u>Peak Parking Rate (2)</u>
Aldi - SR 50 and Highline Road	18,142 SF	65	3.58	31	1.71

(1) Maximum number of occupied spaces based on counts conducted on 4/18/17.  
 The counts were adjusted to peak season.

(2) Minimum number of spaces required per 1,000 SF of building area.

(3) Maximum number of occupied spaces based on counts conducted on 4/21/17.  
 The counts were adjusted to peak season.

Prepared by National Data and Surveying Services  
**Parking Study**

**Location:** 12261 Cortez Blvd  
**City:** Brooksville, FL

**Day:** Wednesday  
**Date:** 4/18/2018

TIME	Regular	HC	Total	Peak Season Total	Occupancy Percentage
<b>Spaces</b>	<b>130</b>	<b>6</b>	<b>136</b>		
9:00 AM	21	2	23	24	18%
9:15 AM	40	4	44	45	33%
9:30 AM	28	4	32	33	24%
9:45 AM	35	3	38	39	29%
10:00 AM	33	2	35	36	26%
10:15 AM	34	3	37	38	28%
10:30 AM	39	6	45	46	34%
10:45 AM	38	6	44	45	33%
11:00 AM	38	5	43	44	32%
11:15 AM	42	4	46	47	35%
11:30 AM	50	4	54	56	41%
11:45 AM	49	6	55	57	42%
12:00 PM	52	5	57	59	43%
12:15 PM	46	5	51	53	39%
12:30 PM	35	4	39	40	29%
12:45 PM	43	6	49	50	37%
1:00 PM	47	5	52	54	40%
1:15 PM	50	4	54	56	41%
1:30 PM	41	5	46	47	35%
1:45 PM	40	5	45	46	34%
2:00 PM	49	5	54	56	41%
2:15 PM	48	5	53	55	40%
2:30 PM	46	6	52	54	40%
2:45 PM	51	6	57	59	43%
3:00 PM	60	5	65	67	49%
3:15 PM	44	6	50	51	38%
3:30 PM	46	5	51	53	39%
3:45 PM	44	6	50	51	38%
4:00 PM	47	5	52	54	40%
4:15 PM	50	5	55	57	42%
4:30 PM	48	4	52	54	40%
4:45 PM	35	4	39	40	29%
5:00 PM	29	4	33	34	25%
5:15 PM	24	5	29	30	22%
5:30 PM	34	5	39	40	29%
5:45 PM	28	4	32	33	24%
6:00 PM	23	4	27	28	21%
6:15 PM	18	2	20	21	15%
6:30 PM	26	2	28	29	21%
6:45 PM	18	3	21	22	16%
7:00 PM	17	2	19	20	15%
7:15 PM	21	3	24	25	18%
7:30 PM	13	4	17	18	13%
7:45 PM	9	2	11	12	9%
8:00 PM	12	2	14	15	11%
8:15 PM	9	1	10	11	8%
8:30 PM	9	0	9	10	7%
8:45 PM	12	0	12	13	10%

Prepared by National Data and Surveying Services  
**Parking Study**

**Location:** 12261 Cortez Blvd  
**City:** Brooksville, FL

**Day:** Saturday  
**Date:** 4/21/2018

TIME	Regular	HC	Total	Peak Season Total	Occupancy Percentage
<b>Spaces</b>	<b>130</b>	<b>6</b>	<b>136</b>		
9:00 AM	12	0	12	13	10%
9:15 AM	18	2	20	21	15%
9:30 AM	16	2	18	19	14%
9:45 AM	21	2	23	24	18%
10:00 AM	19	2	21	22	16%
10:15 AM	23	2	25	26	19%
10:30 AM	15	1	16	17	13%
10:45 AM	19	2	21	22	16%
11:00 AM	11	1	12	13	10%
11:15 AM	18	1	19	20	15%
11:30 AM	19	3	22	23	17%
11:45 AM	23	2	25	26	19%
12:00 PM	20	3	23	24	18%
12:15 PM	28	2	30	31	23%
12:30 PM	19	2	21	22	16%
12:45 PM	25	1	26	27	20%
1:00 PM	22	1	23	24	18%
1:15 PM	19	0	19	20	15%
1:30 PM	16	0	16	17	13%
1:45 PM	17	1	18	19	14%
2:00 PM	14	1	15	16	12%
2:15 PM	21	1	22	23	17%
2:30 PM	26	2	28	29	21%
2:45 PM	28	2	30	31	23%
3:00 PM	29	2	31	32	24%
3:15 PM	27	1	28	29	21%
3:30 PM	25	1	26	27	20%
3:45 PM	23	1	24	25	18%
4:00 PM	26	2	28	29	21%
4:15 PM	28	2	30	31	23%
4:30 PM	26	2	28	29	21%
4:45 PM	23	1	24	25	18%
5:00 PM	24	1	25	26	19%
5:15 PM	26	1	27	28	21%
5:30 PM	26	0	26	27	20%
5:45 PM	24	1	25	26	19%
6:00 PM	18	1	19	20	15%
6:15 PM	17	1	18	19	14%
6:30 PM	18	0	18	19	14%
6:45 PM	19	1	20	21	15%
7:00 PM	16	0	16	17	13%
7:15 PM	18	0	18	19	14%
7:30 PM	22	2	24	25	18%
7:45 PM	20	2	22	23	17%
8:00 PM	15	1	16	17	13%
8:15 PM	12	1	13	14	10%
8:30 PM	9	0	9	10	7%
8:45 PM	6	0	6	7	5%



*an advanced analytics company<sup>SM</sup>*

April 25, 2018

Ms. Emilie Mason  
Director of Real Estate  
Aldi, Inc. Haines City Division  
2651 State Road 17 South  
Haines City, Florida 33844

RE: Aldi Parking Study – North Port Store 64 – US 41 and Salford Boulevard  
Whitehouse Project No. T0131

Dear Ms. Mason:

Aldi, Inc. retained our services to document the hourly observed parking demand during a typical weekday and Saturday at the existing Aldi store located at US 41 and Salford Boulevard in North Port, Florida. The store is approximately 17,018 square feet with 79 regular parking spaces and 4 handicapped spaces for a total of 83 spaces. The store is open from 9 AM to 9 PM Monday through Saturday and 9 AM to 8 PM on Sunday.

The study was conducted on Wednesday, April 18, 2018 and Saturday, April 14, 2018 from 9 AM to 9 PM and documented the number of occupied spaces every 15 minutes. The counts were adjusted to peak season based on the FDOT Peak Season Correction Factors for Sarasota County. Based on this study, the weekday peak parking demand occurred at 3:00 PM and was 60 spaces. As shown in Table 1, this equates to a peak parking rate of 3.53 spaces per 1,000 square feet. The weekend peak parking demand occurred at 11:45 AM and was 51 spaces. As shown in Table 1, this equates to a peak parking rate of 3.00 spaces per 1,000 square feet.

Please do not hesitate to contact us with any questions.

Sincerely,

Whitehouse Group

A handwritten signature in blue ink that reads 'Michael Yates'.

Michael Yates  
Vice-President & COO  
Enclosures

401 East Jackson Street, Suite 3300  
Tampa, FL 33602  
Ph: (813) 359-8770  
[www.whitehousegroup.com](http://www.whitehousegroup.com)

TABLE 1

ALDI PARKING RATE

<u>Location</u>	<u>Size</u>	<u>Weekday</u>		<u>Weekend</u>	
		<u>Observed Occupied Spaces (1)</u>	<u>Peak Parking Rate (2)</u>	<u>Observed Occupied Spaces (3)</u>	<u>Peak Parking Rate (2)</u>
Aldi - US 41 and Salford Blvd	17,018 SF	60	3.53	51	3.00

(1) Maximum number of occupied spaces based on counts conducted on 4/18/17.  
 The counts were adjusted to peak season.

(2) Minimum number of spaces required per 1,000 SF of building area.

(3) Maximum number of occupied spaces based on counts conducted on 4/14/17.  
 The counts were adjusted to peak season.

Prepared by National Data & Surveying Services  
**Parking Study**

Location: 6000 South Saltford Blvd  
 City: North Port, FL 34286

Day: Wednesday  
 Date: 4/18/2018

TIME	Regular	HC	Total	Peak Season Total	Occupancy Percentage
<b>Spaces</b>	<b>79</b>	<b>4</b>	<b>83</b>		
9:00 AM	33	3	36	38	43%
9:15 AM	32	3	35	37	42%
9:30 AM	36	3	39	41	47%
9:45 AM	31	3	34	36	41%
10:00 AM	34	4	38	40	46%
10:15 AM	43	2	45	47	54%
10:30 AM	45	4	49	51	59%
10:45 AM	36	2	38	40	46%
11:00 AM	39	1	40	42	48%
11:15 AM	43	3	46	48	55%
11:30 AM	45	4	49	51	59%
11:45 AM	47	3	50	52	60%
12:00 PM	41	2	43	45	52%
12:15 PM	40	3	43	45	52%
12:30 PM	33	4	37	39	45%
12:45 PM	39	3	42	44	51%
1:00 PM	54	3	57	60	69%
1:15 PM	47	3	50	52	60%
1:30 PM	49	3	52	55	63%
1:45 PM	43	1	44	46	53%
2:00 PM	36	1	37	39	45%
2:15 PM	37	2	39	41	47%
2:30 PM	44	4	48	50	58%
2:45 PM	41	4	45	47	54%
3:00 PM	53	4	57	60	69%
3:15 PM	43	4	47	49	57%
3:30 PM	34	1	35	37	42%
3:45 PM	29	1	30	32	36%
4:00 PM	33	4	37	39	45%
4:15 PM	33	2	35	37	42%
4:30 PM	34	4	38	40	46%
4:45 PM	32	4	36	38	43%
5:00 PM	37	2	39	41	47%
5:15 PM	38	2	40	42	48%
5:30 PM	36	3	39	41	47%
5:45 PM	37	4	41	43	49%
6:00 PM	37	3	40	42	48%
6:15 PM	29	2	31	33	37%
6:30 PM	27	1	28	30	34%
6:45 PM	31	1	32	34	39%
7:00 PM	24	1	25	26	30%
7:15 PM	23	1	24	25	29%
7:30 PM	22	2	24	25	29%
7:45 PM	20	1	21	22	25%
8:00 PM	18	1	19	20	23%
8:15 PM	13	1	14	15	17%
8:30 PM	11	1	12	13	14%
8:45 PM	8	3	11	12	13%

Prepared by National Data & Surveying Services  
**Parking Study**

Location: 6000 South Saltford Blvd  
 City: North Port, FL 34286

Day: Saturday  
 Date: 4/14/2018

TIME	Regular	HC	Total	Peak Season Total	Occupancy Percentage
<b>Spaces</b>	<b>79</b>	<b>4</b>	<b>83</b>		
9:00 AM	17	1	18	19	22%
9:15 AM	26	2	28	30	34%
9:30 AM	25	1	26	28	31%
9:45 AM	21	2	23	24	28%
10:00 AM	34	4	38	40	46%
10:15 AM	39	2	41	43	49%
10:30 AM	42	1	43	45	52%
10:45 AM	31	2	33	35	40%
11:00 AM	33	2	35	37	42%
11:15 AM	26	3	29	31	35%
11:30 AM	39	4	43	45	52%
11:45 AM	46	3	49	51	59%
12:00 PM	40	3	43	45	52%
12:15 PM	38	4	42	44	51%
12:30 PM	35	3	38	40	46%
12:45 PM	37	3	40	42	48%
1:00 PM	27	3	30	32	36%
1:15 PM	29	1	30	32	36%
1:30 PM	36	2	38	40	46%
1:45 PM	40	3	43	45	52%
2:00 PM	33	2	35	37	42%
2:15 PM	38	1	39	41	47%
2:30 PM	30	1	31	33	37%
2:45 PM	32	2	34	36	41%
3:00 PM	31	2	33	35	40%
3:15 PM	35	2	37	39	45%
3:30 PM	33	2	35	37	42%
3:45 PM	29	1	30	32	36%
4:00 PM	30	1	31	33	37%
4:15 PM	27	2	29	31	35%
4:30 PM	30	2	32	34	39%
4:45 PM	23	4	27	29	33%
5:00 PM	24	0	24	25	29%
5:15 PM	26	1	27	29	33%
5:30 PM	31	2	33	35	40%
5:45 PM	32	2	34	36	41%
6:00 PM	28	3	31	33	37%
6:15 PM	26	2	28	30	34%
6:30 PM	20	0	20	21	24%
6:45 PM	12	0	12	13	14%
7:00 PM	17	0	17	18	20%
7:15 PM	13	1	14	15	17%
7:30 PM	16	1	17	18	20%
7:45 PM	17	1	18	19	22%
8:00 PM	11	1	12	13	14%
8:15 PM	14	2	16	17	19%
8:30 PM	13	1	14	15	17%
8:45 PM	14	0	14	15	17%



*an advanced analytics company<sup>SM</sup>*

April 25, 2018

Ms. Emilie Mason  
Director of Real Estate  
Aldi, Inc. Haines City Division  
2651 State Road 17 South  
Haines City, Florida 33844

RE: Aldi Parking Study – Port Richey Store 67 – US 19 and Cinema Drive  
Whitehouse Project No. T0131

Dear Ms. Mason:

Aldi, Inc. retained our services to document the hourly observed parking demand during a typical weekday and Saturday at the existing Aldi store located at US 19 and Cinema Drive in Port Richey, Florida. The store is approximately 16,929 square feet with 73 regular parking spaces and 4 handicapped spaces for a total of 77 spaces. The store is open from 9 AM to 9 PM Monday through Saturday and 9 AM to 8 PM on Sunday.

The study was conducted on Wednesday, April 18, 2018 and Saturday, April 14, 2018 from 9 AM to 9 PM and documented the number of occupied spaces every 15 minutes. The counts were adjusted to peak season based on the FDOT Peak Season Correction Factors for Pasco County. Based on this study, the weekday peak parking demand occurred at 11:30 AM and was 71 spaces. As shown in Table 1, this equates to a peak parking rate of 4.19 spaces per 1,000 square feet. The weekend peak parking demand occurred at 4:30 PM and was 63 spaces. As shown in Table 1, this equates to a peak parking rate of 3.72 spaces per 1,000 square feet.

Please do not hesitate to contact us with any questions.

Sincerely,

Whitehouse Group

Michael Yates  
Vice-President & COO  
Enclosures

401 East Jackson Street, Suite 3300  
Tampa, FL 33602  
Ph: (813) 359-8770  
[www.whitehousegroup.com](http://www.whitehousegroup.com)

TABLE 1

ALDI PARKING RATE

<u>Location</u>	<u>Size</u>	<u>Weekday</u>		<u>Weekend</u>	
		<u>Observed Occupied Spaces (1)</u>	<u>Peak Parking Rate (2)</u>	<u>Observed Occupied Spaces (3)</u>	<u>Peak Parking Rate (2)</u>
Aldi - US 19 and Cinema Drive	16,929 SF	71	4.19	63	3.72

(1) Maximum number of occupied spaces based on counts conducted on 4/18/17.  
 The counts were adjusted to peak season.

(2) Minimum number of spaces required per 1,000 SF of building area.

(3) Maximum number of occupied spaces based on counts conducted on 4/14/17.  
 The counts were adjusted to peak season.

Prepared by National Data & Surveying Services  
**Parking Study**

Location: 6815 Cinema Dr  
 City: New Port Richey, FL

Day: Saturday  
 Date: 4/14/2018

TIME	Regular	HC	Total	Peak Season Total	Occupancy Percentage
<b>Spaces</b>	<b>73</b>	<b>4</b>	<b>77</b>		
9:00 AM	12	0	12	13	16%
9:15 AM	25	3	28	29	36%
9:30 AM	21	2	23	24	30%
9:45 AM	22	1	23	24	30%
10:00 AM	26	2	28	29	36%
10:15 AM	35	3	38	39	49%
10:30 AM	26	4	30	31	39%
10:45 AM	33	3	36	37	47%
11:00 AM	44	4	48	49	62%
11:15 AM	43	4	47	48	61%
11:30 AM	44	4	48	49	62%
11:45 AM	51	2	53	55	69%
12:00 PM	47	3	50	51	65%
12:15 PM	42	4	46	47	60%
12:30 PM	54	4	58	60	75%
12:45 PM	46	4	50	51	65%
1:00 PM	52	3	55	57	71%
1:15 PM	47	2	49	50	64%
1:30 PM	43	4	47	48	61%
1:45 PM	39	4	43	44	56%
2:00 PM	43	4	47	48	61%
2:15 PM	54	4	58	60	75%
2:30 PM	46	2	48	49	62%
2:45 PM	47	4	51	53	66%
3:00 PM	44	2	46	47	60%
3:15 PM	42	2	44	45	57%
3:30 PM	47	3	50	51	65%
3:45 PM	41	2	43	44	56%
4:00 PM	40	2	42	43	55%
4:15 PM	43	3	46	47	60%
4:30 PM	57	4	61	63	79%
4:45 PM	49	2	51	53	66%
5:00 PM	36	2	38	39	49%
5:15 PM	34	3	37	38	48%
5:30 PM	29	4	33	34	43%
5:45 PM	27	3	30	31	39%
6:00 PM	33	4	37	38	48%
6:15 PM	31	3	34	35	44%
6:30 PM	34	2	36	37	47%
6:45 PM	24	2	26	27	34%
7:00 PM	33	2	35	36	45%
7:15 PM	27	1	28	29	36%
7:30 PM	17	1	18	19	23%
7:45 PM	18	1	19	20	25%
8:00 PM	16	0	16	17	21%
8:15 PM	15	0	15	16	19%
8:30 PM	11	2	13	14	17%
8:45 PM	9	1	10	11	13%

Prepared by National Data & Surveying Services  
**Parking Study**

Location: 6815 Cinema Dr  
 City: New Port Richey, FL

Day: Wednesday  
 Date: 4/18/2018

TIME	Regular	HC	Total	Peak Season Total	Occupancy Percentage
<b>Spaces</b>	<b>73</b>	<b>4</b>	<b>77</b>		
9:00 AM	21	2	23	24	30%
9:15 AM	38	4	42	43	55%
9:30 AM	41	1	42	43	55%
9:45 AM	42	4	46	47	60%
10:00 AM	48	4	52	54	68%
10:15 AM	39	4	43	44	56%
10:30 AM	48	4	52	54	68%
10:45 AM	38	4	42	43	55%
11:00 AM	56	4	60	62	78%
11:15 AM	53	4	57	59	74%
11:30 AM	66	3	69	71	90%
11:45 AM	58	4	62	64	81%
12:00 PM	60	4	64	66	83%
12:15 PM	61	4	65	67	84%
12:30 PM	56	4	60	62	78%
12:45 PM	45	4	49	50	64%
1:00 PM	35	4	39	40	51%
1:15 PM	42	3	45	46	58%
1:30 PM	45	4	49	50	64%
1:45 PM	52	3	55	57	71%
2:00 PM	60	3	63	65	82%
2:15 PM	48	4	52	54	68%
2:30 PM	63	4	67	69	87%
2:45 PM	47	3	50	51	65%
3:00 PM	46	4	50	51	65%
3:15 PM	55	4	59	61	77%
3:30 PM	48	4	52	54	68%
3:45 PM	38	4	42	43	55%
4:00 PM	61	4	65	67	84%
4:15 PM	48	3	51	53	66%
4:30 PM	41	4	45	46	58%
4:45 PM	45	3	48	49	62%
5:00 PM	33	2	35	36	45%
5:15 PM	53	2	55	57	71%
5:30 PM	58	4	62	64	81%
5:45 PM	48	3	51	53	66%
6:00 PM	27	2	29	30	38%
6:15 PM	33	0	33	34	43%
6:30 PM	43	2	45	46	58%
6:45 PM	30	1	31	32	40%
7:00 PM	26	1	27	28	35%
7:15 PM	23	1	24	25	31%
7:30 PM	21	2	23	24	30%
7:45 PM	17	2	19	20	25%
8:00 PM	18	2	20	21	26%
8:15 PM	14	1	15	16	19%
8:30 PM	17	2	19	20	25%
8:45 PM	13	1	14	15	18%