



## NEIGHBORHOOD DEVELOPMENT SERVICES DEPARTMENT

---

*Planning Division*

### **STAFF REPORT**

#### **7-11 Cranberry Development Master Plan (DMP-16-155) Quasi-Judicial**

---

**To:** Jonathan R. Lewis, ICMA-CM, City Manager

**Thru:** Scott Williams, Neighborhood Development Services Director

**Thru:** Michele Norton, AICP, Planning Manager

**From:** Mary McNish, Planner

**Date:** December 15, 2016

---

#### **I GENERAL INFORMATION**

**Project:** Petition No. DMP-16-155 7-Eleven Cranberry

**Request:** Approval of a Development Master Plan application for the 7-Eleven-Cranberry

**Applicant:** Christopher Kiritsis & Roland Piccone (**Exhibit A-1, Affidavit**)

**Owner(s):** Sered Cranberry LLC (**Exhibit A-2, Warranty Deed**)

**Location:** 6200 Cranberry Blvd., the southwest corner of Toledo Blade Blvd., and Cranberry Blvd.

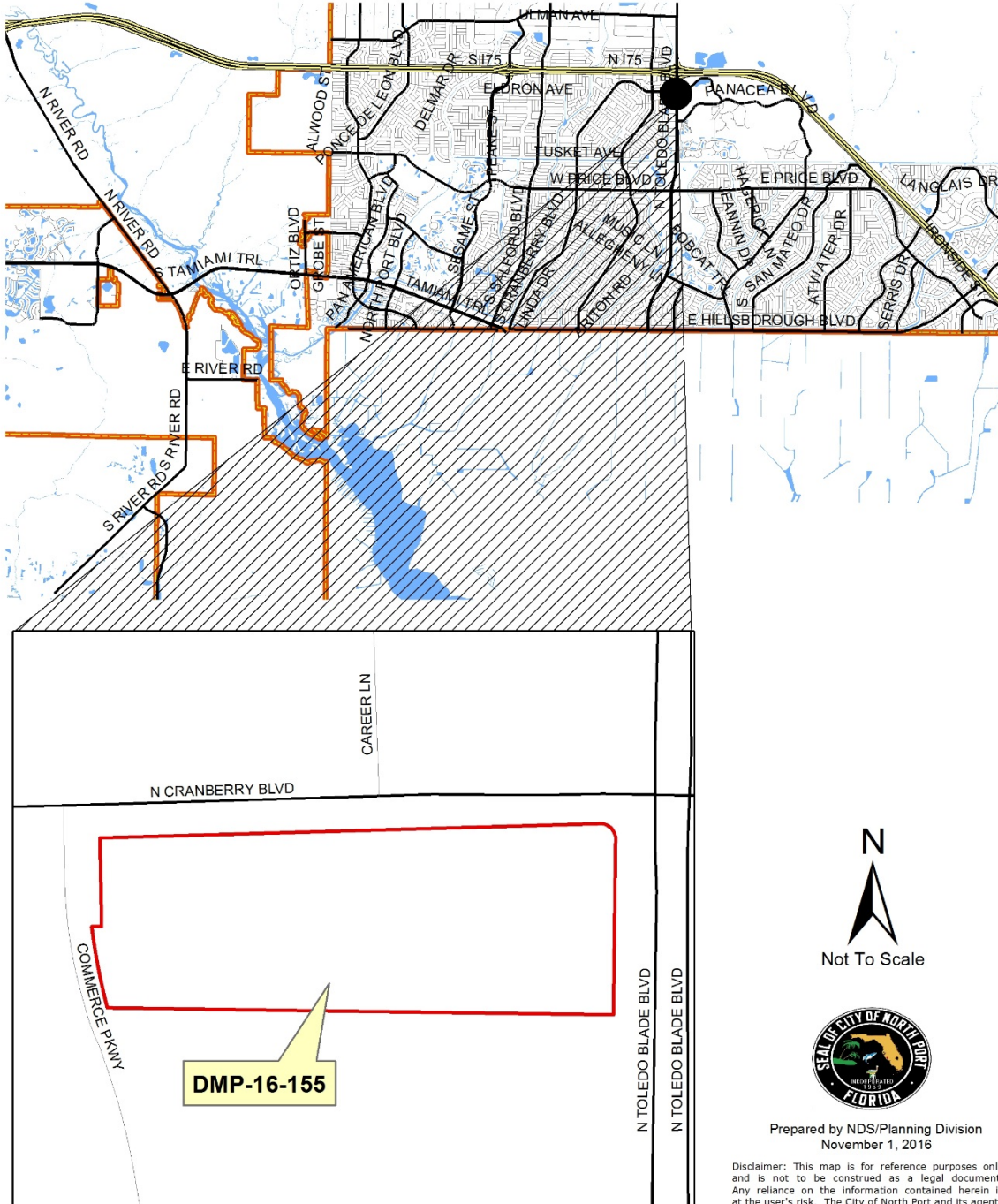
**Property Size:** ± 5.5 acres

**Date:** December 15, 2016

#### **II BACKGROUND**

Christopher Kiritsis and Roland Piccone on behalf of Sered Cranberry LLC seeks approval of a Development Master Plan (**Exhibit B**) proposing a 3,010 square foot 7-Eleven convenience store and gas station on the south-west corner of Cranberry and Toledo Blade Boulevard. The subject property is zoned Commercial General (CG) which allows for retail sales and automotive service stations as principal permitted uses. The Unified Land Development Code (ULDC) in Section 53-6 B (5) requires the Commercial General zoning district to first file a Development Master Plan before a Major Site Plan (MAS) can be applied.

**City of North Port  
Location Map  
DMP-16-155 7-Eleven Cranberry**



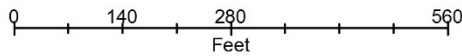


# AERIAL DMP-16-155 7-Eleven Cranberry



Aerial Source: Sarasota County 2015 Aerial

- Legend**
- DMP-16-155
  - City Boundary

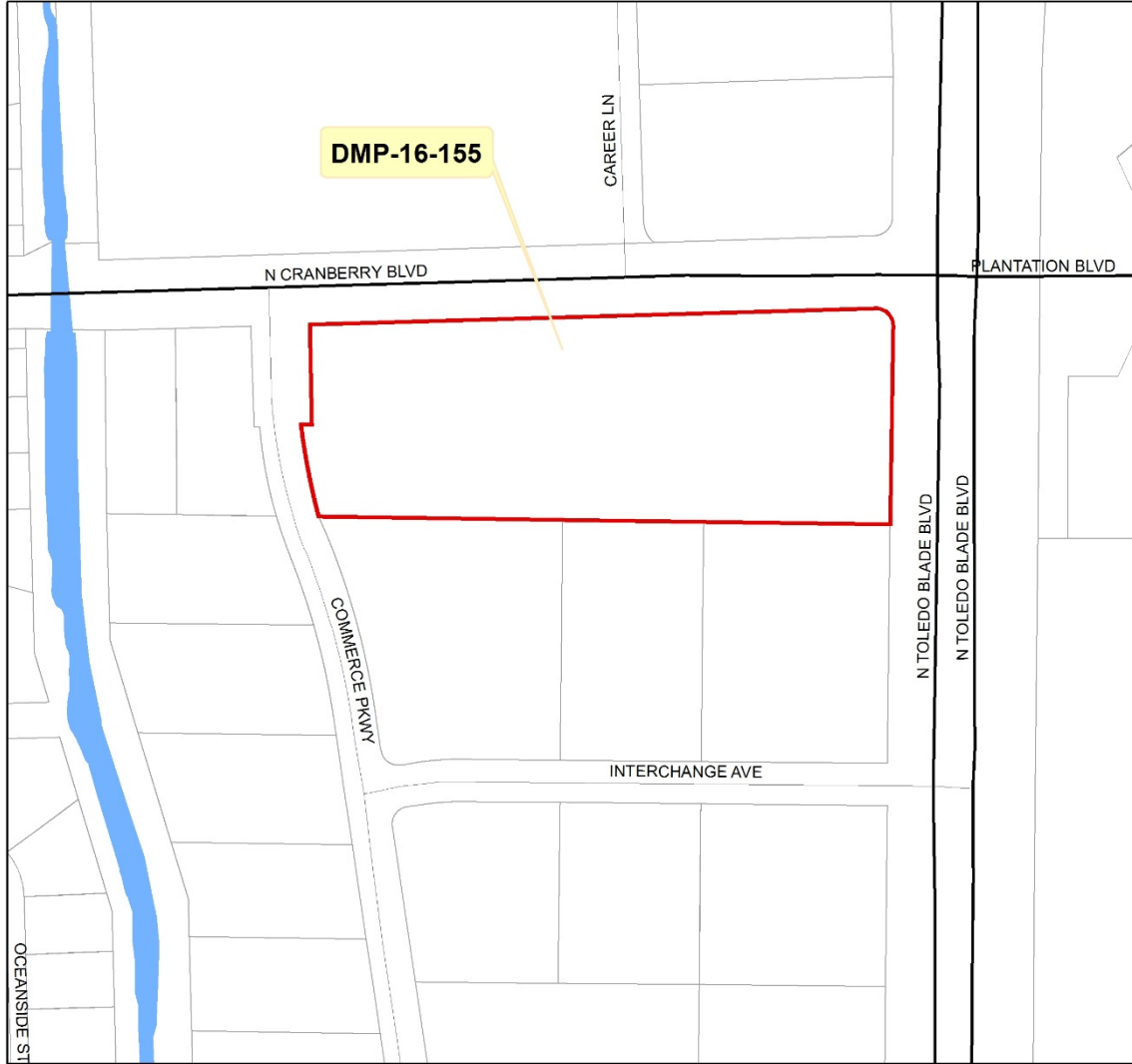


Prepared by NDS/Planning Division  
November 1, 2016






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.

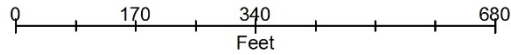
W:\CITY\PORT\Development Review Committee\DMP-16-155\GIS Maps\Aerial\_DMP-16-155

# General Area Map DMP-16-155 7-Eleven Cranberry



### Legend

-  Hospital
-  Schools
-  Cemetery
-  Churches
-  DMP-16-155



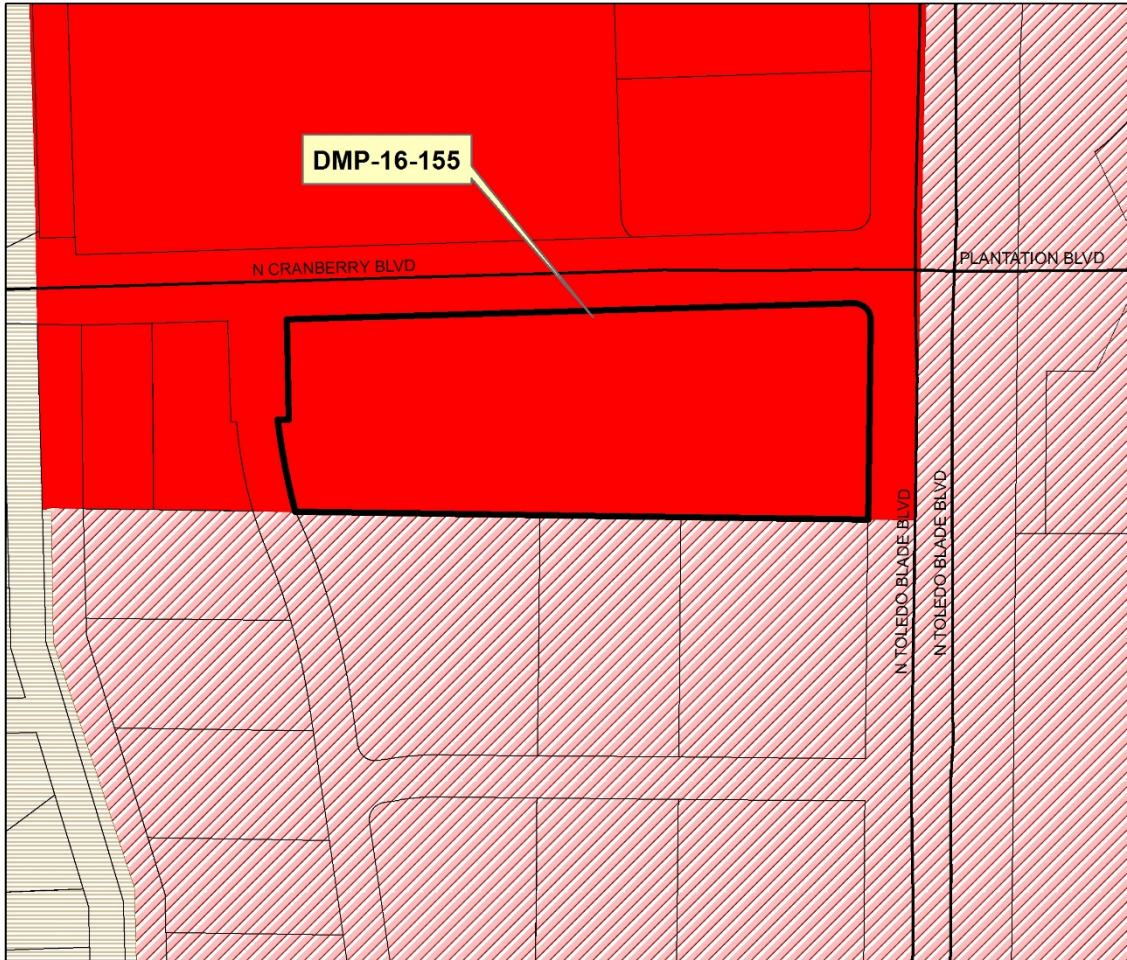
Prepared by NDS/Planning Division  
November 1, 2016

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.

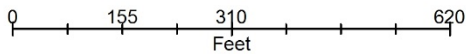


# CURRENT ZONING

## DMP-16-155 7-Eleven Cranberry 'Commercial General (CG)'



Zoning Classifications		
AC-7 - Activity Center 7	AG - Agriculture	PCD - Planned Community Development
CLR - Commercial Redevelopment Low Impact	CD - Conservation District	RSF-2 - Residential Single Family 2
V - Village	ROS - Recreation/Open Space	RSF-3 - Residential Single Family 3
CGS - Commercial General S	GU - Government Use	RMF - Residential Multi-Family
NC-HI - Neighborhood Commercial-High Intensity	ILW - Industrial/Light Warehouse	RMH - Residential Manufactured Housing
NC-LI - Neighborhood Commercial-Low Intensity	CG - Commercial General	RTF - Residential Two Family
ComRec - Commercial/Recreation	OPI - Office/Professional/Institutional	NZD - No Zoning Designation
	UIC - Utility Industrial Corridor	DMP-16-155

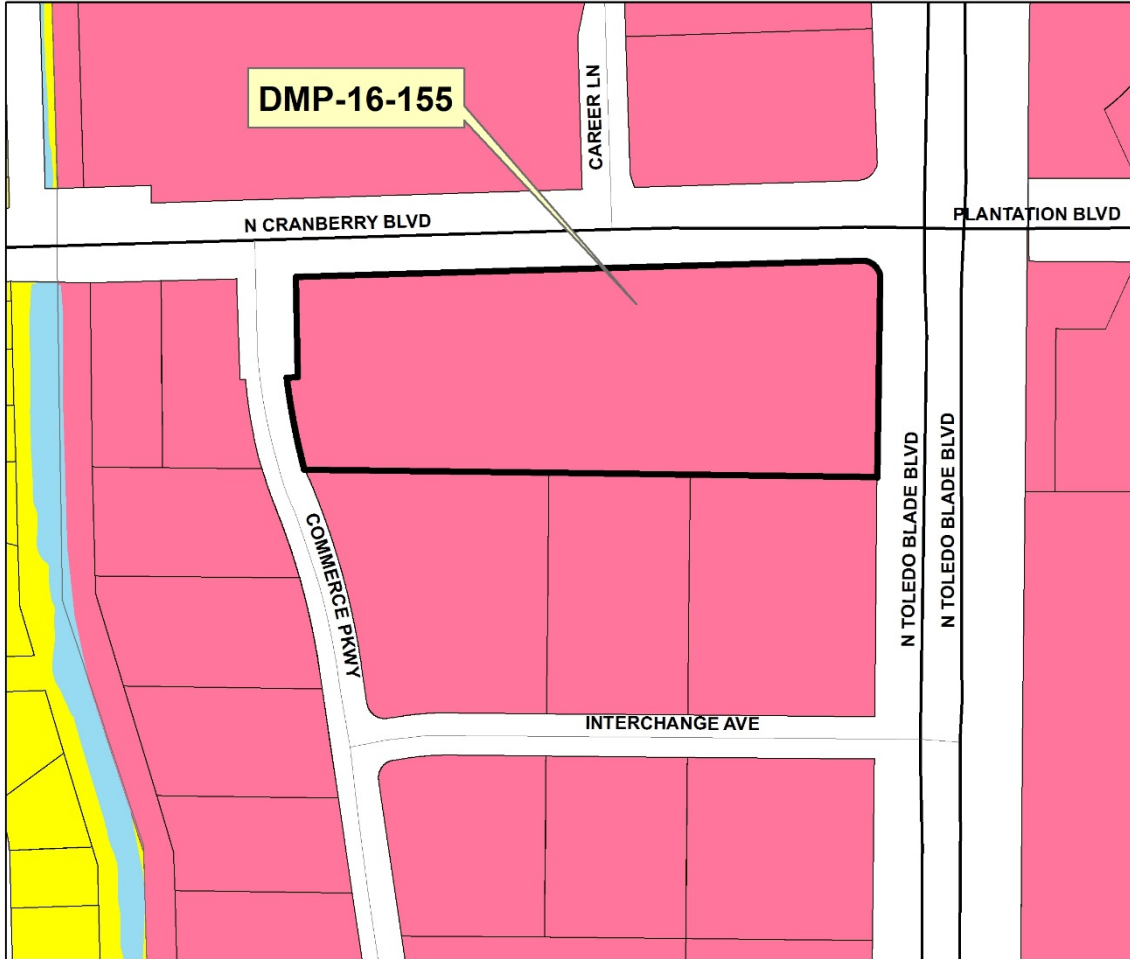


Prepared by NDS/Planning Division  
November 1, 2016

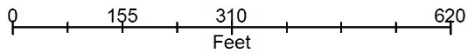
Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF THE CITY OF NORTH PORT COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 97-27, AS SAME MAY BE AMENDED FROM TIME TO TIME.

# FUTURE LAND USE DMP-16-155 7-Eleven



- |                            |  |
|----------------------------|--|
| AGRICULTURAL, ESTATES      | UTILITY INDUSTRIAL CORRIDOR                        |
| LOW DENSITY RESIDENTIAL    | CONSERVATION (TDR SENDING ZONE)                    |
| MEDIUM DENSITY RESIDENTIAL | RECREATION/OPEN SPACE (TDR SENDING ZONE)           |
| HIGH DENSITY RESIDENTIAL   | PUBLIC   |
| PROFESSIONAL OFFICE        | ACTIVITY CENTER (TDR RECEIVING ZONE - EXCEPT AC-3) |
| COMMERCIAL                 | VILLAGE  |
| INDUSTRIAL                 | DMP-16-155   |



Prepared by NDS/Planning Division  
November 1, 2016

NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF THE CITY OF NORTH PORT COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 97-27, AS SAME MAY BE AMENDED FROM TIME TO TIME.

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.

### III STAFF RECOMMENDATION

Staff finds that DMP-16-155, the 7-11 Cranberry Development Master Plan meets the requirements of the Unified Land Development Code (ULDC) and the Comprehensive Plan and recommends approval by the City Commission.

### IV. SITE INFORMATION

#### Land Use

**Adopted Future Land Use Map Designation:** Activity Center 4

**Adopted Zoning Map Designation:** CG-Commercial General

**Existing Land Use(s):** Vacant

**Surrounding Land Uses:**

Direction	Existing Land Uses	Future Land Use Map Designation	Zoning Map Designation
North	Future Suncoast Technical College & commercial area	Commercial General	Commercial General
South	Light Industrial, Commercial	Planned Community Development	Planned Community Development
West	Single-Family Residential	Residential Single Family 2	Residential Single Family 2
East	Commercial-Residential	Planned Community Development	Planned Community Development

#### Services and Facilities

**Potable Water or Well:** To be provided by North Port Utilities

**Sanitary Sewer or Septic:** To be provided by North Port Utilities

**Transportation:** Sarasota County Area Transit number 28

#### Environmental

**Conservation:** The subject site is not located in any recognized City of North Port Conservation Restricted Overlay Zones. There is a 0.34-acre area meeting the definition of “wetland” observed on or adjacent to the subject parcel.

**Flood Zone:** Zone A-E along the southern end of the parcel.

## Fiscal Impact

Not Applicable

No Impact

Fiscal Impact Confirmed

Staff performed a fiscal analysis of the 7-11/Cranberry DMP using the current 7-11 project and assuming the future development of the additional parcel three (3) years after the completion of the 7-11 project using the City's Fiscal Analysis Model (NP FAM). The model assesses operating revenue and expenses to the City from new development. The model employs a modified per capita, "average cost" approach to determining fiscal impacts.

Findings: the model shows that the DMP indicated square footage of commercial and office Development will provide a positive fiscal net operating surplus, increasing over time.

CITY OF NORTH PORT, FLORIDA							
DEVELOPMENT ECONOMIC AND FISCAL IMPACT MODEL							
7-11 DMP							
SUMMARY OF ECONOMIC AND FISCAL IMPACTS							
I. OPERATING REVENUE IMPACT	Years 1 - 5	Years 6 - 10	Years 11 - 15	Years 16 - 20	Years 21 - 25	Years 26 - 30	Years 1 - 30
A. Ad Valorem Taxes	\$27,399	\$58,430	\$64,511	\$71,226	\$77,475	\$83,462	\$382,504
B. Other Taxes	\$8,889	\$17,947	\$17,947	\$17,947	\$17,947	\$17,947	\$98,623
C. Permits, Fees, & Special Assessments	\$46,010	\$92,891	\$92,891	\$92,891	\$92,891	\$92,891	\$510,465
D. Intergovernmental Revenue	\$10,901	\$22,008	\$22,008	\$22,008	\$22,008	\$22,008	\$120,940
E. Charges for Services	\$47,455	\$95,808	\$95,808	\$95,808	\$95,808	\$95,808	\$526,495
F. Fines & Forfeitures	\$218	\$441	\$441	\$441	\$441	\$441	\$2,424
G. Miscellaneous Income	\$2,087	\$4,214	\$4,214	\$4,214	\$4,214	\$4,214	\$23,159
<b>TOTAL OPERATING REVENUE IMPACT</b>	<b>\$142,961</b>	<b>\$291,739</b>	<b>\$297,820</b>	<b>\$304,535</b>	<b>\$310,784</b>	<b>\$316,772</b>	<b>\$1,664,610</b>
II. OPERATING EXPENDITURE IMPACT	Years 1 - 5	Years 6 - 10	Years 11 - 15	Years 16 - 20	Years 21 - 25	Years 26 - 30	Years 1 - 30
General Government	\$47,004	\$94,898	\$94,898	\$94,898	\$94,898	\$94,898	\$521,494
Economic Environment	\$474	\$956	\$956	\$956	\$956	\$956	\$5,256
Physical Environment	\$9,260	\$18,695	\$18,695	\$18,695	\$18,695	\$18,695	\$102,732
Human Services	\$269	\$543	\$543	\$543	\$543	\$543	\$2,984
Transportation	\$21,122	\$42,643	\$42,643	\$42,643	\$42,643	\$42,643	\$234,339
Public Safety	\$42,909	\$86,629	\$86,629	\$86,629	\$86,629	\$86,629	\$476,055
Culture/Recreation	\$1,548	\$3,125	\$3,125	\$3,125	\$3,125	\$3,125	\$17,175
Capital	\$4,963	\$10,020	\$10,020	\$10,020	\$10,020	\$10,020	\$55,061
Debt & Lease	\$5,341	\$10,783	\$10,783	\$10,783	\$10,783	\$10,783	\$59,254
<b>TOTAL OPERATING EXPENDITURE IMPACT</b>	<b>\$132,889</b>	<b>\$268,292</b>	<b>\$268,292</b>	<b>\$268,292</b>	<b>\$268,292</b>	<b>\$268,292</b>	<b>\$1,474,348</b>
III. NET OPERATING SURPLUS/DEFICIT	Years 1 - 5	Years 6 - 10	Years 11 - 15	Years 16 - 20	Years 21 - 25	Years 26 - 30	Years 1 - 30
	<b>\$10,072</b>	<b>\$23,447</b>	<b>\$29,529</b>	<b>\$36,243</b>	<b>\$42,492</b>	<b>\$48,480</b>	<b>\$190,263</b>
IV. AD VALOREM INCREMENTAL REVENUE	Years 1 - 5	Years 6 - 10	Years 11 - 15	Years 16 - 20	Years 21 - 25	Years 26 - 30	Years 1 - 30
	<b>\$26,029</b>	<b>\$55,508</b>	<b>\$61,286</b>	<b>\$67,664</b>	<b>\$73,601</b>	<b>\$79,289</b>	<b>\$363,378</b>

## V. STAFF ANALYSIS

The Development Master Plan proposes a 7-11 convenience store with a full service gas station. **(Exhibit B)**. The site itself is adjacent to Toledo Blade Boulevard to the east, Cranberry Boulevard to the north, Commerce Parkway to the west.

The parcel will be split into two separate lots at a future date. The proposed 7-11 will be constructed on the east side of the parcel. The 3,010 square foot convenience store will



include an 8 fuel pump gasoline station. If this project is approved, this will be the closest fuel station from Interstate 75 at the Toledo Blade exit (approximately 1500' or .28 mile).

A traffic study was done by Raysor Transportation Consulting. A dedicated west-bound Cranberry Boulevard left turn lane into the full access connection to Cranberry Boulevard will be developed during the MAS stage of the project. The Sarasota County Technical Institute campus currently under construction across from this parcel will have a dedicated east-bound left turn lane on the opposite side of Cranberry where the driveway to the project is proposed. A raised median separating the left turn lane from opposing traffic should be built of the same configuration. The traffic count data for Cranberry Boulevard is dated 2014 and is recalculated every 3 years. It is due to have counts taken again in 2017. The traffic counts for 2014 are AADT-4100, Peak hour AM-280 and Peak hour PM-390.

There is a 0.34-acre remnant wetland located on the property which will be filled prior to construction. Mitigation enhancement was offset in the Myakka State Forest and has met the criteria by the Southwest Florida Water Management District. The applicant plans to use some of the existing trees for the 25' landscape buffer bordering Toledo Blade Boulevard (**Exhibit E**).

Steinbaum and Associates, Inc. conducted an on-site survey over a two-day period (on October 10 and 12, 2016) for signs of listed species. The perimeter of the wetland was walked. Open areas around the north, west, and east perimeter were also walked to allow for a 100% gopher tortoise survey. The staff did not observe any species considered threatened, endangered or of special concern.

A package wastewater lift station is anticipated to serve both lots. There is an existing water main along the north side of Cranberry Boulevard that will provide water to the sites.

The site resides within the northwest quadrant of Activity Center 4 which requires a Southern Small Town design style. The applicant will incorporate a balance of City design standards while maintaining the identity of the 7-11 corporate design (**Exhibit C**). The renderings are only conceptual and final drawings will be subject to an Urban Design Standard review and approval. At the Major Site and Development Plan (MAS) phase, the site will be subject to the ULDC, for signage, landscape, parking, lighting, public art, fire and other building code regulations.

#### **Relevant Policies from the City's Comprehensive Plan:**

Policy 1.1: Land development regulations adopted to implement this Comprehensive Plan shall be consistent with the F.S. 163.3202(1), as amended, and based on and be consistent with the following densities and intensities, presuming concurrency requirements are satisfied, for residential and non-residential development as indicated below:

**Commercial** - These lands are designated to provide areas in which customary and traditional conduct of trade, retail services, commerce and residential uses may be carried on without disruption by the encroachment and intrusion of incompatible

residential and other uses (0.95 FAR, 15 DU/acre excluding bonuses, incentives or transfer of development rights. As a guideline, the residential should not exceed 50% of the floor area).

**Policy 2.4.1:** AC#4 (I-75/Toledo Blade Blvd.) - This Activity Center shall be established to provide a large concentrated area of a mixture of residential, commercial, office, medical, industrial, recreational and cultural facilities at a scale which serves the entire City, and the regional market due to its proximity to I-75. The area of this Activity Center which lies within the Panacea DRI shall be developed consistent with Map H of the DRI Development Order, as revised.

## **VI REVIEW PROCESS**

DMP-16-155 was reviewed and approved by the North Port Staff Development Review Committee with the following items that will be included on the Order of Approval and included as part of the Major Site and Development Plan.

Wildlife: An updated wildlife survey shall be provided if, at the time site clearing is set to commence, the date on the wildlife survey is older than one year.

Landscape: A Type C landscape buffer is required for this project. Preservation of the natural native vegetation is advisable. All streets public and private will be required to landscape with trees from the Priority Street Tree List in Chapter 45-20 of the Unified Land Development Code book.

Infrastructure: A dedicated left turn lane on Cranberry Boulevard into the proposed driveway that is opposite from the proposed driveway connection of the Sarasota County Technical Institute currently under construction – will be required. Provide an 8-foot sidewalk along Toledo Blade Boulevard and a 5-foot sidewalk on Cranberry Boulevard along the parcel boundaries

Stormwater and Environmental: The propose site will require a Stormwater management system. The proposed Stormwater pond is 0.71 acres and located to the west and south of the convenience store. Floodplain compensation analysis will be required with the MAS submittal.

Utilities: 1. Before FDEP permits will be signed, North Port Utilities requires the following:

- a. Four complete sets of DEP permit applications (water and sewer) and four sets of construction plans both sets of items shall be signed and sealed by the engineer of record.
  - b. One engineer certified (sealed) estimate for the cost of utility construction.
  - c. A check for the Utility Construction Inspection Fee. The fee shall be 6.5% of the utility construction costs for projects \$0 to \$2 million, plus 2.5% of utility construction cost over \$2 million. The minimum fee is \$250.00.
2. Prior to commencement of utility site construction, three copies of shop drawings plus any copies required by the applicant shall be submitted to the Utility Department for review and approval.
  3. Irrigation systems shall be designed and constructed to meet reuse standards.

4. Provide the Utility Department with floor plans and plumbing risers for each individual unit so meter sizes and capacity fees can be calculated. Meter and Capacity fees shall be paid prior to issuance of the building permit.
5. Prior to utility site construction the Development Order, Department of Environmental Protection Permit and Development of Health Permit shall be posted at the project site and provided at the preconstruction meeting.
6. A developer agreement shall be negotiated with the utility department and approved by the Utility Director and the City Commission.

**VII. PUBLIC NOTICE**

A neighborhood meeting was held on November 28th, 2016 at Morgan Family Community Center. Courtesy notices were mailed to property owners within 1,350 feet of the subject property (**Exhibit D**). There were a total of two public attendees. Comments were made towards environmental concerns and other gas stations in the neighborhood.

**VIII. PLANNING & ZONING ADVISORY BOARD RECOMMENDATION**

The Planning & Zoning Advisory Board (PZAB) at their regularly scheduled meeting of December 15, 2016, recommend that the City Commission approve Petition number DMP-16-155 with a unanimous vote 5-0 vote after discussion which included the following:

- Traffic capacity and access into the project were questioned.
- The size of the monument sign and potential signage on the Interstate to advertise the project.
- The landscaping was questioned and noted the final plan will be determined at the MAS stage of development.

**VIII. PUBLIC HEARING SCHEDULE**

**Planning and Zoning Advisory Board  
Public Hearing**

December 15<sup>th</sup>, 2016  
9:00 AM or as soon thereafter

**City Commission Meeting  
Public Hearing**

January 10<sup>th</sup>, 2017  
1:00 AM or as soon thereafter



EXHIBIT A-1

AFFIDAVIT

I (the undersigned), Christopher Kiritsis 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 October, 2016

[Signature of Christopher Kiritsis]

Christopher Kiritsis Member Sered Cranberry LLC  
Print Name and Title

STATE OF Florida, COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 13th day of October, 2016, by Christopher Kiritsis who is personally known to me or has produced

as identification, and who

did/did not take an oath.  
[Signature of Notary Public]



AFFIDAVIT AUTHORIZATION FOR AGENT/APPLICANT

I (we), Sered Cranberry LLC, property owner(s), hereby authorize Gap Engineering to act as Agent/Applicant on our behalf to apply for this petition on the property described as (legal description) SOUTH WEST CORNER OF TOLEDO BLADE AND CRANBERRY BLVD

[Signature of Owner]

10/13/16  
Date

STATE OF Florida, COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 13th day of October, 2016, by Christopher Kiritsis who is personally known to me or has produced

as identification, and who did

not take an oath.  
[Signature of Notary Public]



## EXHIBIT A-2

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2016120260 3 PG(S)  
September 27, 2016 12:58:43 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$7,000.00



### THIS INSTRUMENT PREPARED BY AND RETURN TO:

Jay A. Steinman, Esq.  
Carlton Fields Jordan Burt, P.A.  
100 S.E. Second Street, Suite 4200  
Miami, Florida 33131-2114

Property Appraiser ID No: 0960001002

### SPECIAL WARRANTY DEED

This Special Warranty Deed, is made the 23<sup>rd</sup> day of September, 2016, by FCB REO PROPERTIES, LLC, a Delaware limited liability company, whose address is 2500 Weston Road, Suite 300, Weston, Florida 33331 ("**Grantor**"), in favor of SERED CRANBERRY, LLC, a Delaware limited liability company, whose address is 250 Miron Drive, Southlake, TX 76092 ("**Grantee**").

GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns forever, the land located in Sarasota County, Florida, as more particularly described in **Exhibit "A"** attached hereto and made a part hereof (the "**Property**").

This conveyance is subject to the following: (i) taxes and assessments for 2016 and subsequent years, (ii) local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, (iii) all covenants, conditions, restrictions, easements, reservations, declarations, and limitations of record (without serving to reimpose same), and (iv) matters that would be disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims (excluding those arising out of the encumbrances described above) of all persons claiming by, through and under Grantor, but none others.

AND the Grantor hereby covenants with the Grantee that the Property does not constitute Grantor's homestead under the laws and constitution of the State of Florida, nor is it adjacent to Grantor's homestead.





**EXHIBIT C     DRAFT RENDERINGS**



FUEL CANOPY



**T-ELEVEN**  
North Port, FL • C&P Project #2160750 • 10-17-16



**T-ELEVEN**  
North Port, FL • C&P Project #2160750 • 10-17-16

## EXHIBIT D Neighborhood Meeting Notice

**Notice of Neighborhood Workshop for:  
7-Eleven Convenience Store with Gas Pumps  
6200 N. Cranberry Blvd  
North Port, Florida**

Date of Meeting: Monday November 28<sup>th</sup>, 2016

Time: 6:00 P.M.

Location: George Mullen Activity Center – Room C/D  
1602 Kramer Way (adjacent to City Hall)  
North Port, FL

A neighborhood workshop will be held to discuss a proposed 7-Eleven Convenience Store with Gas Pumps to be built on the south side of Cranberry Blvd, just west of Toledo Blade Rd. The current zoning of the 5 acre+/- parcel is Commercial General, and a Rezone will not be required.

The City of North Port requires that a neighborhood workshop be conducted, and nearby residents may ask questions and offer comments.

If you have any questions prior to the workshop, please contact Roland Piccone at *GAP* Engineering and Planning. Phone: 941-923-6900. We look forward to seeing you at the workshop.

