

From: Peter Lear <plear@cityofnorthport.com>
Sent: Monday, January 13, 2020 10:09 AM
To: Nicole Galehouse <ngalehouse@cityofnorthport.com>
Cc: Frank Miles <fmiles@cityofnorthport.com>; Jason Yarborough <jyarborough@cityofnorthport.com>
Subject: FW: follow up questions on the Watercress Cove DMP ** QUASI **

Please see the below questions.

Peter D. Lear, CPA, CGMA

City Manager
City of North Port
4970 City Hall Boulevard
North Port, FL 34286
Phone: (941) 429-7077
Fax: (941) 429-7079
Plear@cityofnorthport.com

From: Debbie McDowell <dmcdowell@cityofnorthport.com>
Sent: Friday, January 10, 2020 4:44 PM
To: Peter Lear <plear@cityofnorthport.com>
Subject: follow up questions on the Watercress Cove DMP ** QUASI **

Reviewing the SDR comments, solid waste mentioned a corral for trash pick up. Is Solid Waste going to be picking up at each individual parcel or at a central corral collection site? Where will this corral be located in the subdivision?

RESPONSE: The comments included are standard comments, which are not applicable for this project. Each home will have its own garbage and recycling totes.

Will the commission be approving a re-plat for the 67 parcels in the subdivision in the future? Or is this DMP all inclusive?

RESPONSE: Yes, a re-plat will be required for this project. The next step is subdivision and infrastructure plans, followed by the plat.

According to my realtor buddies, when square footage is mentioned on a home it is only the liveable space (under air) that is calculated as square footage, which means it does not include the garage, walkways, driveways, or lanai/pool. The under air portion of the home, garage, lanai, walkway etc would equate to maximum lot coverage. If 6000sq is the size of the parcel and there's a 35% maximum lot coverage (2,100 sq ft), how will some of these larger homes be allowed to be developed on the parcel?

RESPONSE: The applicant is going to confirm if the square footages on the plans include non-livable space. If it does not, then they have two options – 1) limit all structures to 35% maximum lot coverage, or 2) request an additional waiver at the public hearing for a greater lot coverage.

The homes outside of the subdivision that will be required to hook up within 365 days, have those property owners been notified of this requirement? Could you provide a diagram of where CW/CS will be running and which houses will be affected?

RESPONSE: I do not believe these property owners have been notified at this point, except that they have received notification of the development master plan application. Due to homeland security issues, I would prefer to address the second half of this question in person. I will reach out to the Mayor.

Thanks

Debbie

E-mail messages sent or received by City of North Port officials and employees in connection with official City business are public records subject to disclosure under the Florida Public Records Act.

October 30, 2019

Mr. Gerald Cyr
Esplanade Communities of Florida, LLC
3000 Gulf Breeze Blvd.
Gulf Breeze, FL 32563

RE: Skile Road Subdivision
Development Master Plan-19-225

Dear Mr. Cyr:

TR Transportation Consultants, Inc. has reviewed the Traffic Impact Statement (TIS) comments issued by the City regarding the above project. The comments and TR Transportation's response to those comments are listed below for reference.

T.I.S. Application Sufficiency Checklist:

1. *Provide a table showing the existing AADT and Peak hour volume for Biscayne Drive, the Project Net New Trips and the Projection for the traffic to 2022. The existing (11/15/18) count data for Biscayne Drive, between Elyton Drive and Price Boulevard, is:*
 - a. AADT 7900
 - b. Peak AM 650
 - c. Peak PM 750

Attached TIS report has been revised based on the traffic data provided by the City.

2. *Please use a growth rate factor of 5% as suggested on other developments in the area.*

Per correspondence with the City Staff on October 23rd of 2019, a growth rate of 4.3% should be utilized. Note, FDOT's historical traffic data from the count stations in the area illustrates that the actual growth rate is negative.

3. *Please update Table 2A based on the latest Traffic counts from the City and an annual growth rate of 5% instead of 2%. Comply with the applicable requirements of Chapter 33 and Chapter 37 of North Port Unified Land Development Code.*

Acknowledged. See response to Comment No.2.

If you have any additional questions, please do not hesitate to contact us.

Sincerely,



Yury Bykau, E.I.
Transportation Consultant

Attachments

TRAFFIC IMPACT STATEMENT

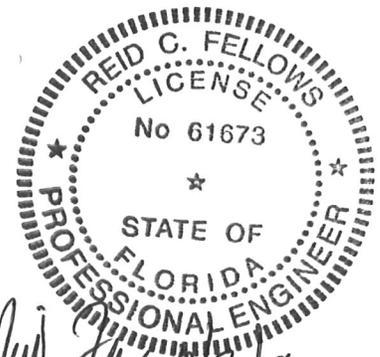
FOR

SKILE ROAD SUBDIVISION

(PROJECT NO. 1908.08)

PREPARED BY:
TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090

Revised:
October 30, 2019



Reid C. Fellows
Reid C. Fellows, P.E.
License No. 61673

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I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement for projects seeking a site development plan approval. The subject site is located to the west of Biscayne Drive between Skile Road and Rocliff Avenue in the City of North Port, Florida. This report has been completed within the guidelines established by the City of North Port for developments seeking the aforementioned approval. **Figure 1** illustrates the approximate location of the subject site.

Based upon the site plan, the subject site is proposed to be developed with up to 67 single-family dwelling units. Access to the subject site is proposed to Skile Road and Rocliff Avenue. Both access connections will be gated.

This report examines the impact of the development on the surrounding roadways. Trip generation and assignments to the various roadways within the study area will be completed and analysis conducted to determine the impacts of the development on the surrounding roadways.

II. EXISTING CONDITIONS

The subject site is currently vacant. The site is bordered by Skile Road to the north, vacant land and residential uses to the east, Rocliff Avenue to the south, and by vacant land and residential uses to the west.

Skile Road & Rocliff Avenue are both a two lane undivided local roadways that border the site to the north and south, respectively. Since Skile Road and Rocliff Avenue have no posted speed limit, the speed limit per Florida Statute 316.183(2) is 30 mph. Both roadways are under the jurisdiction of the City of North Port.

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Biscayne Drive is a two-lane undivided collector to the north of Elyton Drive and a two-lane divided collector to the south. Biscayne Drive has a posted speed limit of 35 mph and is under the jurisdiction of the City of North Port.

III. PROPOSED DEVELOPMENT

Based upon the site plan, the subject site is proposed to be developed with up to 67 single-family dwelling units. **Table 1** summarizes the land uses utilized for trip generation purposes for the subject site.

**Table 1
Land Uses
Skile Road Subdivision**

Land Use	Size
Single-Family Detached Housing	67 Dwelling Units

Access to the subject site is proposed to Skile Road and Rocliff Avenue. Both access connections will be gated.

IV. TRIP GENERATION & DISTRIBUTION

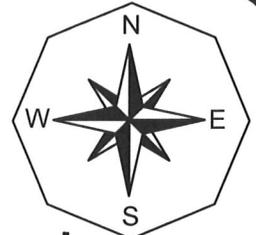
The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer’s (ITE) report, titled *Trip Generation Manual*, 10th Edition. Land Use Code 210 (Single-Family Detached Housing) was utilized for the trip generation purposes of the proposed single-family residential uses. The trip generation equations from this land use are included in the Appendix of this report for reference. **Table 2** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the development as currently proposed. The daily trip generation is also indicated in this table.

Table 2
Trip Generation
Skile Road Subdivision

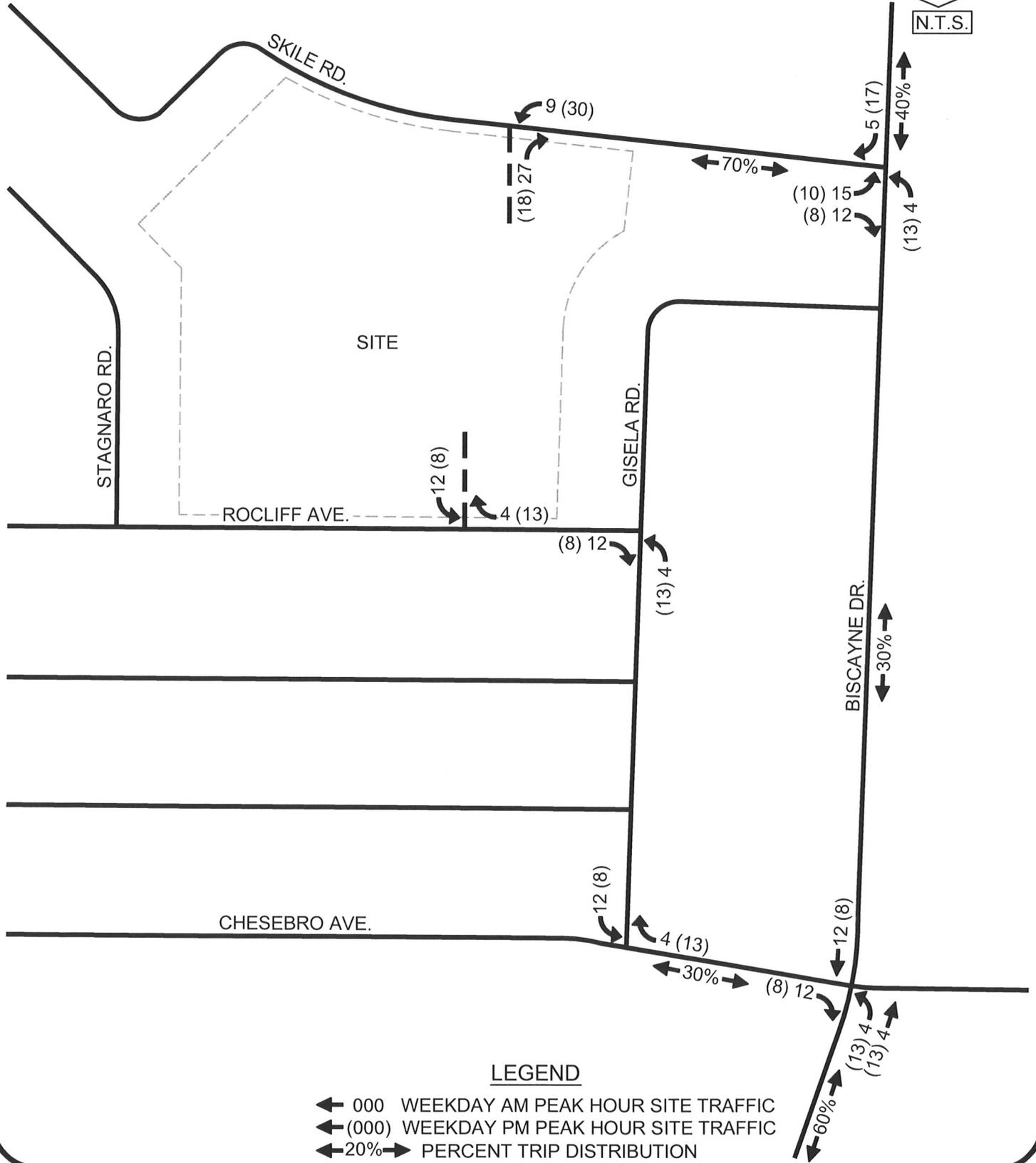
Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (67 Dwelling Units)	13	39	52	43	26	69	719

The trips as a result of the proposed development shown in Table 3 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. Based on current and projected population in the area and other existing or planned competing/complementary uses in the area, a distribution of the site traffic was formulated. The anticipated trip distribution of the development traffic is shown on **Figure 2**. Also shown on Figure 2 is the site traffic assignment to the proposed site access drives.

Table 1A in the Appendix of the report indicates the Level of Service Thresholds volumes for each roadway link. The Level of Service Threshold volumes for each roadway link were taken from the Florida Department of Transportation *Generalized Peak Hour Two-Way Volumes for Florida’s Urbanized Areas*, Table 4. Table 4 is included in the Appendix of this report for reference. Pursuant to the City of North Port’s Comprehensive Plan, all arterial and collector roadways have a minimum adopted Level of Service standard of LOS “D”. Table 1A also indicates the project impact percentage to the Peak Hour Two-Way Level of Service “D” volumes. As shown in Table 1A, the proposed development is not projected to affect any roadways by more than five percent (5%) of the maximum volume at the adopted level of service.



N.T.S.



V. LEVEL OF SERVICE ANALYSIS

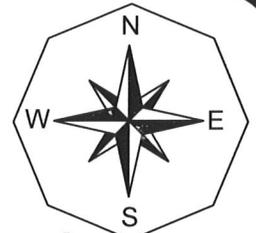
The future Level of Service analysis was based on a projected build-out year of 2022. Based on this horizon year analysis, the surrounding roadway network was analyzed under 2022 traffic conditions. A growth rate was applied to the existing traffic conditions for all roadway links that could be significantly impacted by this development. Per City's request, a growth rate of 4.3% was utilized. However, it is important to note that the historical data from FDOT's count stations in the area illustrate a negative growth rate.

Table 2A in the Appendix of the report indicates the methodology utilized to obtain the year 2022 build-out traffic volumes as well as the growth rate utilized for each roadway segment analyzed. The existing 2018 peak hour peak season two-way volumes for Biscayne Drive were provided by the City (Count ID #103) and are attached to the Appendix of this report for reference.

Figure 3 indicates the year 2022 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – two-way volume and Level of Service of each link should no development occur on the subject site and the peak hour – two-way volume and Level of Service for the weekday P.M peak hour with the development traffic added to the roadways. Figure 3 is derived from Table 2A contained in the Appendix.

As can be seen from Figure 3, all roadway segments analyzed will operate at an acceptable Level of Service in the year 2022 both with and without the proposed development. Therefore, no roadway capacity improvements will be required as a result of this analysis.

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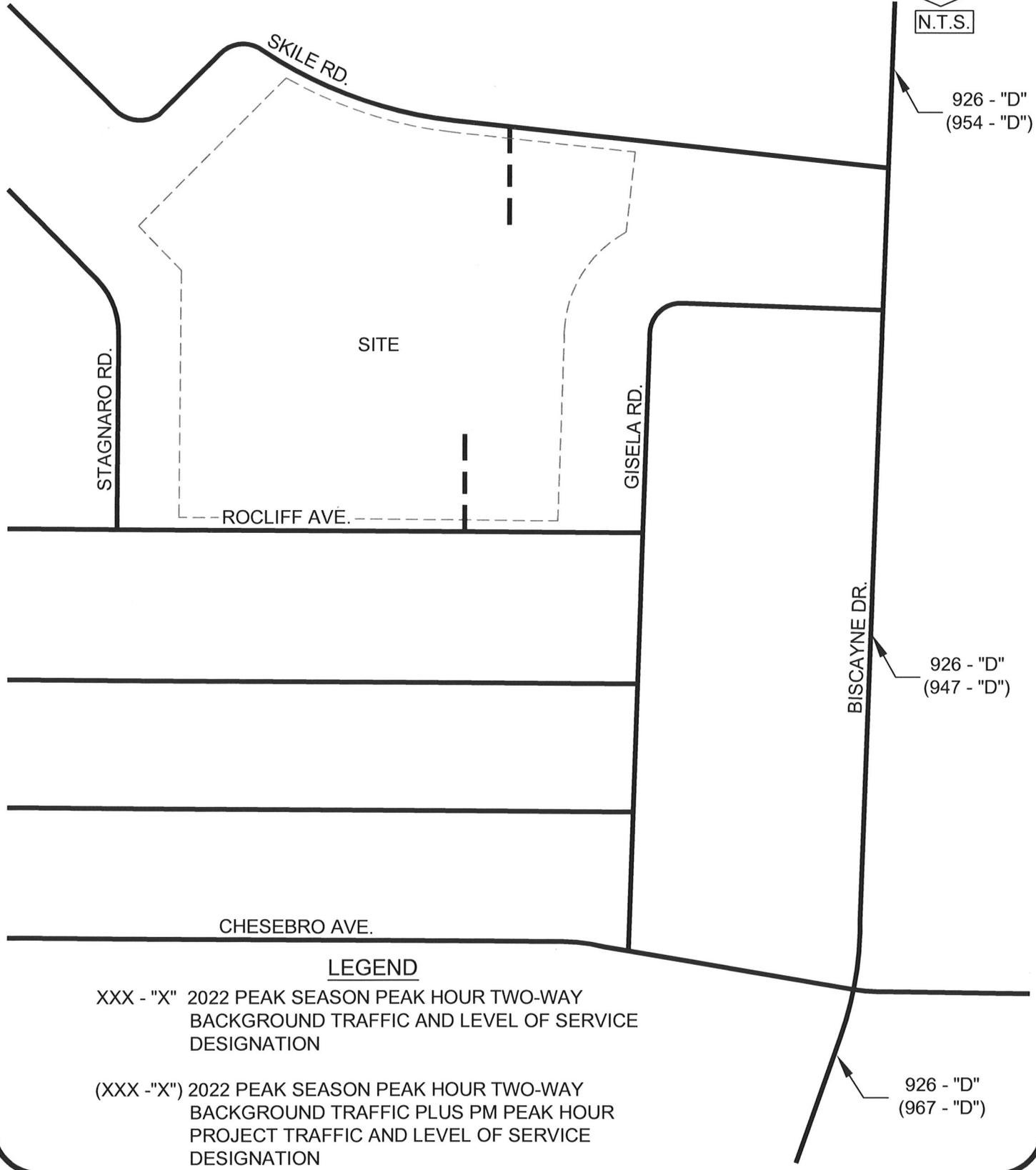


N.T.S.

926 - "D"
(954 - "D")

926 - "D"
(947 - "D")

926 - "D"
(967 - "D")



LEGEND

XXX - "X" 2022 PEAK SEASON PEAK HOUR TWO-WAY
BACKGROUND TRAFFIC AND LEVEL OF SERVICE
DESIGNATION

(XXX - "X") 2022 PEAK SEASON PEAK HOUR TWO-WAY
BACKGROUND TRAFFIC PLUS PM PEAK HOUR
PROJECT TRAFFIC AND LEVEL OF SERVICE
DESIGNATION

VI. TURN LANE ANALYSIS

Turn lane analysis was conducted at the proposed site access connection to Rocliff Avenue based on the right turn lane warrants contained within the *National Cooperative Highway Research Program Report (NCHRP) 279*. Based on the evaluation, a separate right turn lane or a taper will not be warranted at the proposed connection to Rocliff Avenue due to low volume of turning traffic expected at this location.

A separate left turn lane will also not be warranted at the proposed site access connection to Skile Road. Note, Skile Road currently only serves a few single-family residential uses to the west of the site. Therefore, no turn lane improvements will be warranted at the proposed connection to Skile Road due to the low volume of opposing and advancing traffic.

VII. CONCLUSION

The proposed development is located to the west of Biscayne Drive between Skile Road and Rocliff Avenue in the City of North Port, Florida. Based upon the roadway link Level of Service analysis conducted as a part of this report, the development of the subject site meets the requirements set forth by the City of North Port Comprehensive Plan and Land Development Code in that there is sufficient capacity available on the surrounding roadways to accommodate the new trips that will be generated by the proposed development.

Turn lane analysis was conducted at the proposed site access drives to Skile Road and Rocliff Avenue. Based on the results of the turn lane analysis, turn lane improvements will not be warranted at either site access connection.

APPENDIX

TABLES 1A & 2A
LOS ANALYSIS

**TABLE 1A
TWO-WAY PROJECT TRAFFIC VS. LOS D LINK VOLUMES
SKILE ROAD SUBDIVISION**

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 52 VPH IN= 13 OUT= 39
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 69 VPH IN= 43 OUT= 26

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY CLASS</u>	<u>LOS A VOLUME</u>	<u>LOS B VOLUME</u>	<u>LOS C VOLUME</u>	<u>LOS D VOLUME</u>	<u>LOS E VOLUME</u>	PERCENT	2-WAY	% PROJ
								<u>PROJECT TRAFFIC</u>	<u>PROJECT TRAFFIC</u>	<u>NEW TRIPS of LOS"D"</u>
Biscayne Dr	N. of Skile Rd	2LU	0	0	660	1,330	1,410	40%	28	2.1%
	S. of Skile Rd.	2LU	0	0	660	1,330	1,410	30%	21	1.6%
	S. of Chesebro Ave	2LU	0	0	660	1,330	1,410	60%	41	3.1%

- Denotes the LOS Standard for each roadway segment

* The Level of Service thresholds were for all roadways were obtained from the FDOT's Generalized Peak Hour Two-Way Volumes for Florida's Urbanized Areas Table 4.

**TABLE 2A
TRAFFIC COUNTS AND CALCULATIONS
SKILE ROAD SUBDIVISION**

TOTAL PROJECT TRAFFIC AM = 52 VPH IN = 13 OUT= 39
 TOTAL PROJECT TRAFFIC PM = 69 VPH IN= 43 OUT= 26

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>FDOT SITE #</u>	<u>BASE YR</u>	<u>2018 ADT</u>	<u>YRS OF GROWTH.</u>	<u>ANNUAL RATE</u>	<u>ANNUAL RATE¹</u>	<u>2018</u>	<u>2022</u>		<u>V/C Ratio</u>	<u>PERCENT MAX PROJ</u>		<u>2022 COMBINED</u>		<u>V/C Ratio</u>
								<u>CITY'S PK HR</u>	<u>PK HR</u>	<u>PK SEASON</u>		<u>TWO-WAY</u>	<u>PROJECT TWO-WAY</u>	<u>TWO-WAY</u>	<u>LOS</u>	
Biscayne Dr	N. of Skile Rd	174904	8,700	7,800	10	-1.09%	4.30%	750	926	D	0.70	40%	28	954	D	0.72
	S. of Skile Rd.	174904	8,700	7,800	10	-1.09%	4.30%	750	926	D	0.70	30%	21	947	D	0.71
	S. of Chesebro Ave	174909	11,100	10,700	8	-0.46%	4.30%	750	926	D	0.70	60%	41	967	D	0.73

¹ Upon City's request, a minimum growth rate of 4.3% was utilized. Note, based on FDOT's historical traffic data in the area, the actual growth rate is negative.

² 2018 Pk Hr Pk Season traffic volume was provided by the City.

* Historical ADT data was obtained from the 2018 Florida Traffic Online webpage.

**FDOT GENERALIZED PEAK HOUR
TWO-WAY VOLUMES FOR
FLORIDA'S URBANIZED AREAS
TABLE 4**

TABLE 4

Generalized Peak Hour Two-Way Volumes for Florida's Urbanized Areas¹

12/18/12

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES						
STATE SIGNALIZED ARTERIALS						FREEWAYS						
Class I (40 mph or higher posted speed limit)						Lanes	B	C	D	E		
Lanes	Median	B	C	D	E	4	4,120	5,540	6,700	7,190		
2	Undivided	*	1,510	1,600	**	6	6,130	8,370	10,060	11,100		
4	Divided	*	3,420	3,580	**	8	8,230	11,100	13,390	15,010		
6	Divided	*	5,250	5,390	**	10	10,330	14,040	16,840	18,930		
8	Divided	*	7,090	7,210	**	12	14,450	18,880	22,030	22,860		
Class II (35 mph or slower posted speed limit)						Freeway Adjustments						
Lanes	Median	B	C	D	E	Auxiliary Lanes		Ramp				
2	Undivided	*	660	1,330	1,410	Present in Both Directions		Metering				
4	Divided	*	1,310	2,920	3,040	+ 1,800		+ 5%				
6	Divided	*	2,090	4,500	4,590							
8	Divided	*	2,880	6,060	6,130							
Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.)												
Non-State Signalized Roadways - 10%												
Median & Turn Lane Adjustments												
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors								
2	Divided	Yes	No	+5%								
2	Undivided	No	No	-20%								
Multi	Undivided	Yes	No	-5%								
Multi	Undivided	No	No	-25%								
-	-	-	Yes	+ 5%								
One-Way Facility Adjustment Multiply the corresponding two-directional volumes in this table by 0.6												
BICYCLE MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)												
Paved Shoulder/Bicycle												
Lane Coverage	B	C	D	E								
0-49%	*	260	680	1,770								
50-84%	190	600	1,770	>1,770								
85-100%	830	1,770	>1,770	**								
PEDESTRIAN MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)												
Sidewalk Coverage	B	C	D	E								
0-49%	*	*	250	850								
50-84%	*	150	780	1,420								
85-100%	340	960	1,560	>1,770								
BUS MODE (Scheduled Fixed Route)³ (Buses in peak hour in peak direction)												
Sidewalk Coverage	B	C	D	E								
0-84%	> 5	≥ 4	≥ 3	≥ 2								
85-100%	> 4	≥ 3	≥ 2	≥ 1								
						UNINTERRUPTED FLOW HIGHWAYS						
Lanes	Median	B	C	D	E							
2	Undivided	770	1,530	2,170	2,990							
4	Divided	3,300	4,660	5,900	6,530							
6	Divided	4,950	6,990	8,840	9,790							
Uninterrupted Flow Highway Adjustments												
Lanes	Median	Exclusive left lanes		Adjustment factors								
2	Divided	Yes		+5%								
Multi	Undivided	Yes		-5%								
Multi	Undivided	No		-25%								
						¹ Values shown are presented as peak hour two-way volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.						
						² Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.						
						³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.						
						* Cannot be achieved using table input value defaults.						
						** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.						
						Source: Florida Department of Transportation Systems Planning Office www.dot.state.fl.us/planning/systems/sm/los/default.shtm						

TRAFFIC DATA
PROVIDED BY THE CITY

CountID	Street	From	To	Num Lanes		Date1	PMmax	AAADT	Cap	GenLOS	Exceeds LOS
1	US Highway 41	River Rd	Biscayne Dr	4	1-4		0	0	3,580	B	No
2	US Highway 41	Biscayne Dr	Cranberry Blvd	4	1-4		0	0	3,580	B	No
3	River Road	I-75	US 41	2	1-2		0	0	1,600	B	No
4	River Road	US 41	Winchester Blvd	2	1-2		0	0	1,600	B	No
21	Price Blvd	Biscayne Dr	Sumter Blvd	2	P-2	10/2/2018	902	930	1,720	B	No
22	Price Blvd	Sumter Blvd	Cranberry Blvd	2	P-2	10/3/2018	1648	1710	1,720	D	At LOS
23	Price Blvd	Cranberry Blvd	Toledo Blade Blvd	2	P-2	10/3/2018	1482	1530	1,720	D	At LOS
24	Price Blvd	Toledo Blade Blvd	Haberland Blvd	2	P-2	10/3/2018	744	770	1,720	B	No
25	Price Blvd	Haberland Blvd	Yorkshire St	2	P-2	11/15/2018	241	250	1,720	B	No
26	Price Blvd	Yorkshire St	Orlando Blvd	2	P-2	11/14/2018	222	230	1,720	B	No
27	Sumter Blvd	Tropicaire Blvd	I-75	2	1-2	12/4/2018	565	580	1,600	B	No
28	Sumter Blvd	I-75	Price Blvd	4	1-4	12/11/2018	1751	1810	3,580	B	No
29	Sumter Blvd	Price Blvd	Appomattox Dr	4	1-4	N/A	0	0	3,580	B	No
30	Sumter Blvd	Appomattox Dr	US 41	4	1-4	12/18/2018	1358	1410	3,580	B	No
31	Sumter Blvd	US 41	Chancellor Blvd	2	2-2	12/18/2018	485	500	1,330	C	No
32	Toledo Blade Blvd	Tropicaire Blvd	I-75	2	1-2	N/A	0	0	1,600	B	No
33	Toledo Blade Blvd	I-75	Price Blvd	4	1-4	1/15/2019	2042	2110	3,580	B	No
34	Toledo Blade Blvd	Price Blvd	Woodhaven Dr	4	1-4	1/8/2019	1908	1970	3,580	B	No
35	Toledo Blade Blvd	Woodhaven Dr	Hillsborough Blvd	4	1-4	1/23/2019	1584	1640	3,580	B	No
101	Biscayne Drive	Tropicaire Blvd	End (I-75)	2	2-2	N/A	0	0	1,330	B	No
102	Biscayne Drive	End (I-75)	Price Blvd	2	1-2	N/A	0	0	1,600	B	No
103	Biscayne Drive	Price Blvd	Elyton Dr	2	2-2	11/15/2018	729	750	1,330	D	At LOS
104	Biscayne Drive	Elyton Dr	US 41	2	2-2	N/A	0	0	1,330	B	No
105	Biscayne Drive	US 41	Chancellor Blvd	2	2-2	N/A	0	0	1,330	B	No
106	Pan American Blvd	Appomattox Dr	US 41	2	2-2	12/4/2018	323	330	1,330	B	No
107	Appomattox Drive	Pan American Blvd	Sumter Blvd	2	2-2	12/4/2018	419	430	1,330	C	No
108	North Port Blvd	Appomattox Dr	US 41	2	2-2	10/19/2018	279	290	1,330	B	No
109	North Port Blvd	US 41	Biscayne Dr	2	2-2	N/A	0	0	1,330	B	No
110	Hillsborough Blvd	Cranberry Blvd	Chamberlain Blvd	2	1-2	N/A	0	0	1,600	B	No
111	Hillsborough Blvd	Chamberlain Blvd	Toledo Blade Blvd	2	1-2	N/A	0	0	1,600	B	No
112	Ponce De Leon Blvd	I-75	Biscayne Dr	2	1-2	N/A	0	0	1,600	B	No
113	Ponce De Leon Blvd	Tropicaire Blvd	I-75	2	1-2	N/A	0	0	1,600	B	No
114	Tropicaire Blvd	Biscayne Dr	Ponce De Leon Blvd	2	1-2	N/A	0	0	1,600	B	No
115	Tropicaire Blvd	Ponce De Leon Blvd	Sumter Blvd	2	1-2	N/A	0	0	1,600	B	No
116	Tropicaire Blvd	Sumter Blvd	Toledo Blade Blvd	2	1-2	N/A	0	0	1,600	B	No
201	Cranberry Blvd	Toledo Blade Blvd	Chamberlain Blvd	2	1-2	N/A	0	0	1,600	B	No
202	Cranberry Blvd	Chamberlain Blvd	Price Blvd	2	1-2	N/A	0	0	1,600	B	No
203	Cranberry Blvd	Price Blvd	Ridley Ln	2	1-2	N/A	0	0	1,600	B	No
204	Cranberry Blvd	Ridley Ln	US 41	2	1-2	N/A	0	0	1,600	B	No
205	Salford Blvd	Wall Ln	US 41	2	2-2	N/A	0	0	1,330	B	No
206	Salford Blvd	Price Blvd	Wall Ln	2	2-2	N/A	0	0	1,330	B	No
207	Chamberlain Blvd	Alegheny Ln	Hillsborough Blvd	2	1-2	N/A	0	0	1,600	B	No
208	Chamberlain Blvd	Price Blvd	Alegheny Ln	2	1-2	N/A	0	0	1,600	B	No

► Daily AM Peak **PM Peak** CapNew Schedule CountID21 CountID22 CountID23 CountID24 CountID25 CountID26 CountID27 C

**EMAIL CORRESPONDENCE
WITH THE CITY**

Yury Bykau

From: Benjamin E. Newman <bnewman@cityofnorthport.com>
Sent: Wednesday, October 23, 2019 4:13 PM
To: Yury Bykau
Cc: Ted Treesh; Gerardo Traverso; Gerald Cyr; Gerardo Traverso
Subject: RE: Skile Road TIS Insufficiency DMP-19-225

Yuri:

You should use 4.3% growth rate.

Thanks,

Ben

From: Yury Bykau <yury@trtrans.net>
Sent: Tuesday, October 22, 2019 9:18 AM
To: Benjamin E. Newman <bnewman@cityofnorthport.com>
Cc: Ted Treesh <tbt@trtrans.net>; Gerardo Traverso <gtraverso@cityofnorthport.com>; Gerald Cyr <gcyr@esplanadecommunities.com>
Subject: RE: Skile Road TIS Insufficiency DMP-19-225

Good Morning Ben,

Any news regarding the growth rate discussion? We're looking to resubmit soon.

Thanks,



Yury Bykau, E.I.

TR Transportation Consultants, Inc.

2726 Oak Ridge Ct. STE 503

Fort Myers, FL 33901

[239-692-0589](tel:239-692-0589) (c)

[239-278-3090](tel:239-278-3090) (o) ext. 6

[239-278-1906](tel:239-278-1906) (f)

yury@trtrans.net

From: Benjamin E. Newman [<mailto:bnewman@cityofnorthport.com>]
Sent: Thursday, October 17, 2019 10:16 AM
To: Yury Bykau <yury@trtrans.net>
Cc: Ted Treesh <tbt@trtrans.net>; Gerardo Traverso <gtraverso@cityofnorthport.com>
Subject: RE: Skile Road TIS Insufficiency DMP-19-225

I will check with our Planning Department and let you know.

Ben

NCHRP 279

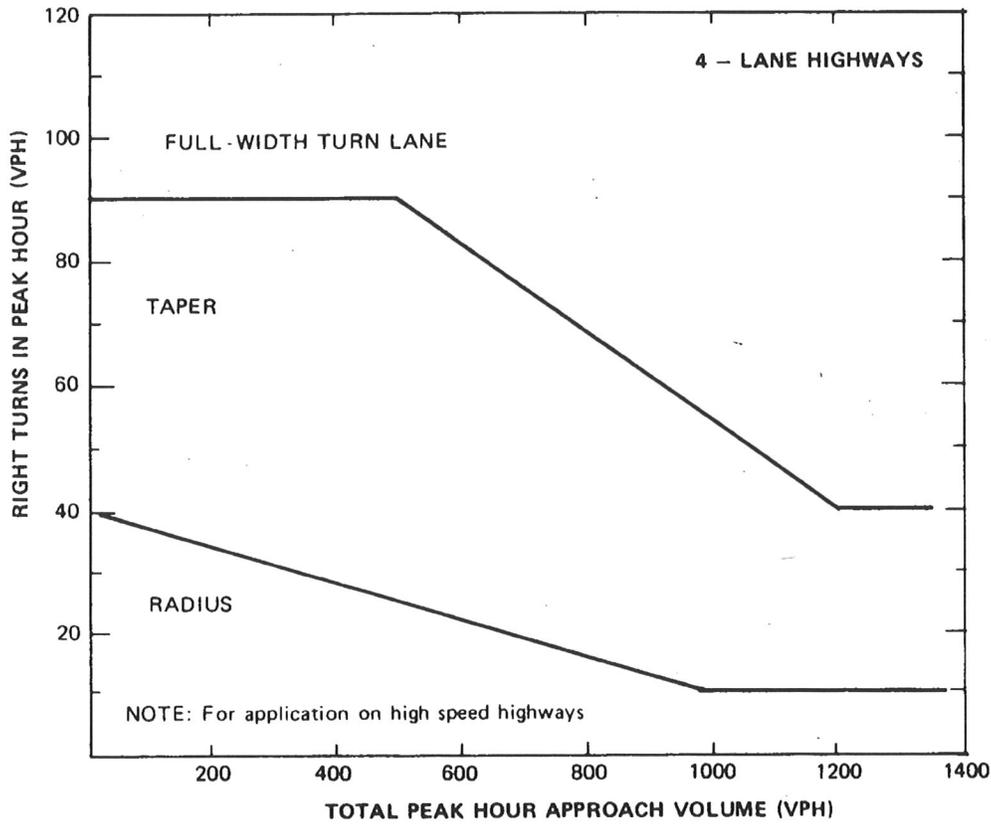
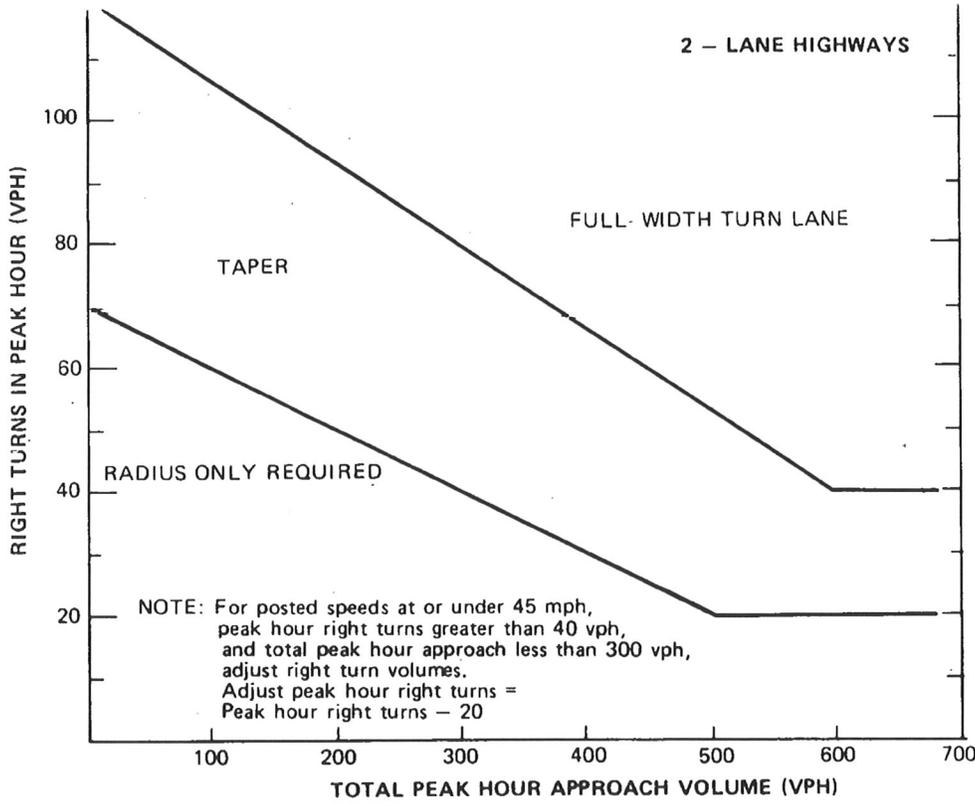


Figure 4-23. Traffic volume guidelines for design of right-turn lanes. (Source: Ref. 4-11)

TRIP GENERATION EQUATIONS

Single-Family Detached Housing (210)

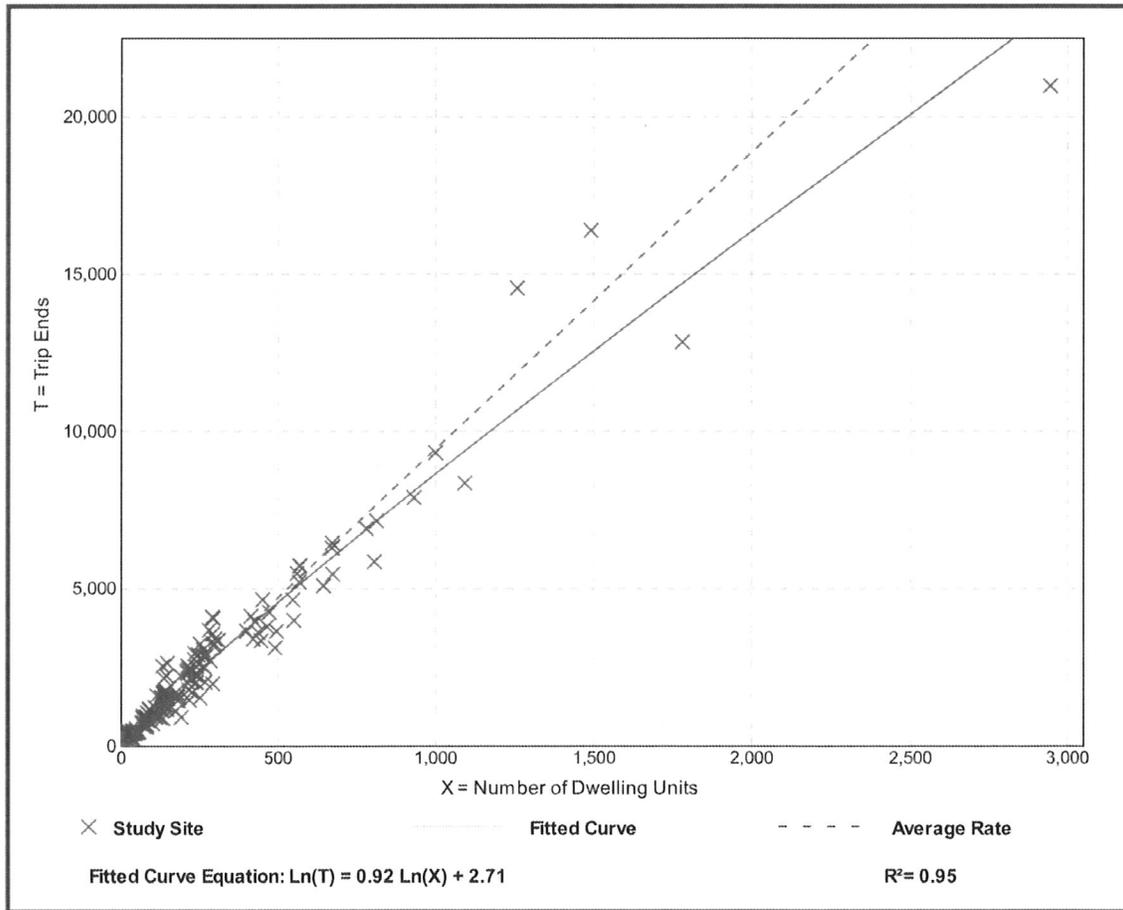
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



Single-Family Detached Housing (210)

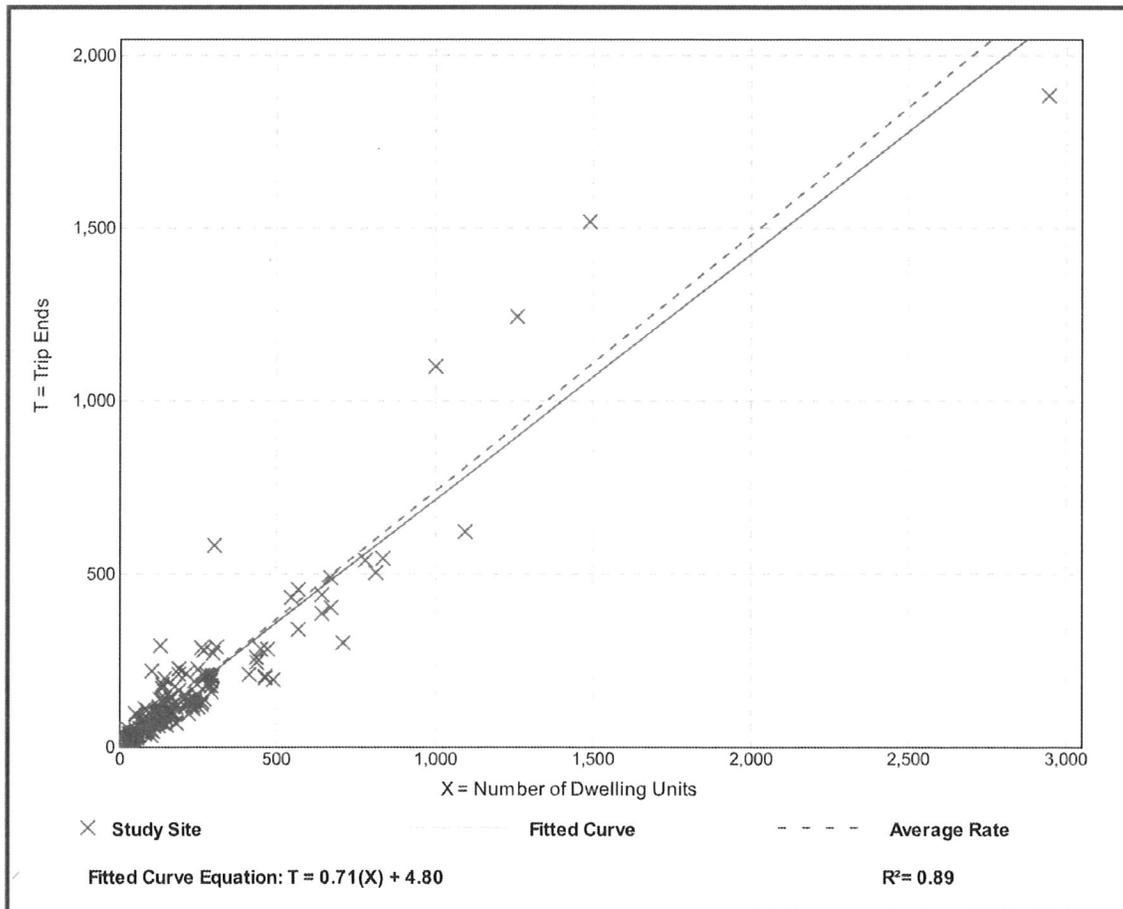
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 173
 Avg. Num. of Dwelling Units: 219
 Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

**Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 190

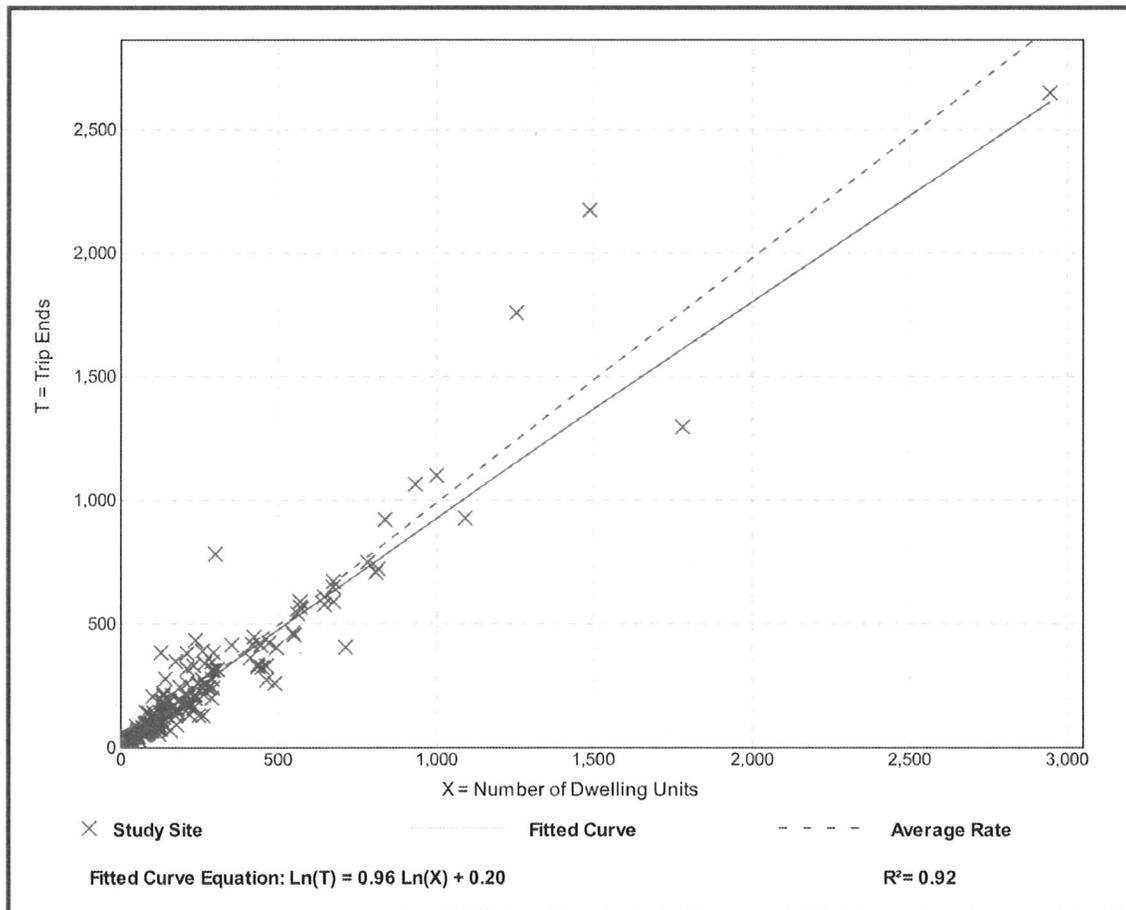
Avg. Num. of Dwelling Units: 242

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



PROJECT DESCRIPTION: SKILE ROAD
DEVELOPMENT MASTER PLAN-19-00000225
FORMAL SUBMITTAL COMMENTS

Department: Building – Arborist Review
Staff Reviewer: George Murphy – 941-429-7162

- 1. Today's Date: October 8, 2019**
- 2. RECOMMENDED ACTION:**

- Meets Requirements Meets Requirements with Conditions
- Does Not Meet Requirements/Resubmittal Required*
- No Objection
- Please call to schedule a meeting with Reviewer before Final Plans Submittal

* If the applicant receives a finding of "Does not meet requirements," the applicant shall resubmit the petition with all required changes to bring the project into conformance with the Unified Land Development Code, Urban Design Standards Pattern Book, any other City Code which applies, and any State, County, or Federal regulations. Sec. 33-8 D.(b).

BUILDING RESUBMITTAL REQUESTED TO ADDRESS THE FOLLOWING:

BUILDING CONDITIONS:

BUILDING COMMENTS:

The applicant has some desirable species of trees on the development property it would be advised that applicant design a way to preserve native vegetation. Every effort shall be made to accommodate existing heritage trees on site, where you are unable to preserve existing heritage trees a mitigation fee will apply pursuant to Chapter 45 in the U.L.D.C.

At the time of development the individual parcels will need to provide an accurate tree survey identifying tree species and diameter. The survey will also need to show trees to be preserved, if any. Applicant shall submit 4 copies of an accurate tree survey with land clear permit before commencement of land clearing. A pre-construction meeting will be held prior to the issuance of a land clear permit.

The landscape plan needs to identify each type of tree to be planted with a tree legend. In addition to the legend, a list of each tree and the quantity shall be stated to calculate canopy coverage. A minimum 35 % canopy coverage is required per the U.L.D.C. chap

SKILE ROAD
DMP-19-225

45. Perimeter buffer trees or required street trees are not to account for the required 35% canopy coverage.

A Type C landscape buffer is required for this project. A type C landscape buffer is a ten foot wide area of land which is required to be set aside along the perimeter of a lot in which landscaping is used to provide a transition between and to reduce the environmental, aesthetic and other impacts of one type of land use upon another. One canopy tree every forty feet is required along with a hedge planted every thirty six inches on center and thirty six inches in height at the time of planting.

Per U.L.D.C. chap 21-14(b) All required landscape areas shall be equipped with permanent irrigation systems. Where appropriate, it is strongly encouraged that micro irrigation be used and bubblers for each tree. This provision shall not apply to existing plant or tree communities or to parcels for single family and two family dwellings. Please submit copies of purposed irrigation specs.

Where a tree(s) is planted closer than 5 feet (measured from center of the tree) from a street, sidewalk, driveway, or structure a root barrier shall be installed. Root barriers for trees shall be installed along the edge of the structure or paving or curb. The root barrier shall be a minimum of 24 inches deep, but depending on the size, location, and species of the tree to be planted, a larger barrier may be required. Please provide a detailed spec in the landscape plan.

PROJECT DESCRIPTION: SKILE ROAD
DEVELOPMENT MASTER PLAN-19-00000225
FORMAL SUBMITTAL COMMENTS

Department: Building - Zoning Review
Staff Reviewer: Contact Joe Schubiger 941-429-7259

1. Today's Date: October 3, 2019

2. RECOMMENDED ACTION:

- Meets Requirements Meets Requirements with Conditions
- Does Not Meet Requirements/Resubmittal Required*
- No Objection
- Please call to schedule a meeting with Reviewer before Final Plans Submittal

* If the applicant receives a finding of "Does not meet requirements," the applicant shall resubmit the petition with all required changes to bring the project into conformance with the Unified Land Development Code, Urban Design Standards Pattern Book, any other City Code which applies, and any State, County, or Federal regulations. Sec. 33-8 D.(b).

BUILDING COMMENTS:

There are no building conditions currently. Building conditions and/or comments shall be addressed at the time a major Site and Development application is submitted.

PROJECT DESCRIPTION: SKILE ROAD
DEVELOPMENT MASTER PLAN-19-00000225
FORMAL SUBMITTAL COMMENTS

Department: Fire & Rescue Review
Staff Reviewer: Robert W. Needy (941) 240-8180

1. Today's Date: October 4, 2019

2. RECOMMENDED ACTION:

- Meets Requirements Meets Requirements with Conditions
- Does Not Meet Requirements/Resubmittal Required*
- No Objection
- Please call to schedule a meeting with Reviewer before Final Plans Submittal

* If the applicant receives a finding of "Does not meet requirements," the applicant shall resubmit the petition with all required changes to bring the project into conformance with the Unified Land Development Code, Urban Design Standards Pattern Book, any other City Code which applies, and any State, County, or Federal regulations. Sec. 33-8 D.(b).

FIRE CONDITIONS:

All proposed projects or developments shall comply with the Florida Fire Prevention Code (FFPC), 6th Edition (NFPA 1 – Fire Code, 2015 Edition with State of Florida Amendments) and the City of North Port Unified Land Development Code (ULDC), Chapters 37 and 60 as outlined prior to formal submittal.

Emergency Access Plans (EAP) for Fire Apparatus Access shall be submitted for review and approval prior to commencement of all new construction as outlined in Florida Fire Prevention Code (FFPC), 6th Edition (NFPA-1 Fire Code, 2015 Edition), § 1:18.1.3 and § 60-10(A-C) of the City of North Port's Unified Land Development Code (ULDC).

It is the owner's responsibility to provide safeguards during building construction, alteration and demolition operations as outlined in Chapter 16 - SAFEGUARDS DURING CONSTRUCTION of the FFPC, 6th Edition.

Fire hydrants in single family residential subdivisions shall be spaced no more than 800' apart, connected to mains no less than six inches (6") in diameter and capable of delivering fire flows as outlined in § 37-17 of the City of North Port's Unified Land Development Code (ULDC).

If there any questions regarding these requirements, please contact this office @ (941) 240-8180.

SKILE ROAD
DMP-19-225

PROJECT DESCRIPTION: SKILE ROAD
DEVELOPMENT MASTER PLAN-19-00000225
FORMAL SUBMITTAL COMMENTS

Department: Public Works - Infrastructure Review
Staff Reviewer: Ben Newman, P.E. – (941)-240-8320

1. **Today's Date:** October 9, 2019
2. **RECOMMENDED ACTION:**

- | | |
|--|--|
| <input type="checkbox"/> Meets Requirements | <input type="checkbox"/> Meets Requirements with Conditions |
| <input checked="" type="checkbox"/> Resubmittal Required | <input type="checkbox"/> Does Not Meet Requirements |
| <input type="checkbox"/> No Objection | <input type="checkbox"/> Please call to schedule a meeting with Review before Resubmitting |
-

PUBLIC WORKS RESUBMITTAL REQUESTED TO ADDRESS THE FOLLOWING:

PUBLIC WORKS CONDITIONS:

PUBLIC WORKS COMMENTS:

1. Provide a table showing the existing AADT and Peak hour volume for Biscayne Drive, the Project Net New Trips and the Projection for the traffic to 2022. The existing (11/15/18) count data for Price Boulevard, between Elyton Drive and Price Boulevard, is:
 - a. AADT 7900
 - b. Peak AM 650
 - c. Peak PM 750
2. Please use a growth factor of 5% as suggested on other developments in the area.
3. Please update Table 2A based on latest Traffic counts from the City and an annual growth rate of 5% instead of 2%. Comply with the applicable requirements of Chapter 33 and Chapter 37 of the North Port Unified Land Development Code.
4. Comply with the applicable requirements of Chapter 33 and Chapter 37 of the North Port Unified Land Development Code.
5. Provide an estimated construction cost for the development's infrastructure including work within the Skile Road and Rocliff Avenue rights-of-way.

PROJECT DESCRIPTION: SKILE ROAD
DEVELOPMENT MASTER PLAN-19-00000225
FORMAL SUBMITTAL COMMENTS

Department: Public Works / Solid Waste Review
Staff Reviewer: Frank Lama – (941) 240-8074

1. **Today's Date: September 26, 2019**
2. **RECOMMENDED ACTION:**

- Meets Requirements** **Meets Requirements with Conditions**
- Does Not Meet Requirements/Resubmittal Required***
- No Objection**
- Please call to schedule a meeting with Reviewer before Final Plans Submittal**

* If the applicant receives a finding of "Does not meet requirements," the applicant shall resubmit the petition with all required changes to bring the project into conformance with the Unified Land Development Code, Urban Design Standards Pattern Book, any other City Code which applies, and any State, County, or Federal regulations. Sec. 33-8 D.(b).

PUBLIC WORKS RESUBMITTAL REQUESTED TO ADDRESS THE FOLLOWING:

PUBLIC WORKS CONDITIONS:

Dumpster/Compactor Corral Requirements

All commercial dumpsters/compactors must be placed inside of a corral. Each applicant is required to submit a plan showing solid waste and recycling collection points to ensure that they meet the City of North Port Solid Waste guidelines.

Dumpster/Compactor Corral Specifications:

- Corral pad must be constructed of concrete four inches thick
- Corral pad must be inclined from front to back to allow water to run off (one inch in twelve feet)
- A concrete corral will enclose the dumpster/compactor pad, minimum six feet high on three sides, with a gate on the front
- The front gate must be a double gate, the width of the corral frontal area, minus required structural supports on the sides
- Minimum gate opening is 20' x 10' x 6'
- The front gates must not have a center gate support that would impede access to the

dumpster/compactor.

- The gates must have some sort of latch mechanism to ensure the gates remain open during entry, dumping process and exit
- The back corral wall must have a sturdy, reliable backstop to prevent damage
- Compactor must have guide rails, rails with stops or island

The most successful designs incorporate anchor or hurricane fence gates. The gate must be a material that is opaque or at least 75% translucent. Some designs employ a side gate(s) for easy tenant access. The side gate design avoids tenants having to open and close the heavier front gate doors. The front gate then is for the use of the solid waste crew to empty the dumpster

Minimum Size

Dumpster corral minimum interior dimensions must be twenty (20) feet wide by (10) ten feet deep allowing for both garbage and recycling dumpsters in the enclosure. That requires a minimum 20 feet respectively from any interior post or bumper to the closed gate. Tenants can then gain 360° access to the dumpster to fill it equally.

Compactor minimum corral size will depend on the size of the unit.

Compactor Minimum Size

Size of Unit (cubic yards)	CORRAL SIZE		
	Total Length	Width	Height
15	16'5"	9'	8'5"
20	18'11"	9'	8'5"
25	20'11"	9'	9'8"
30	22'5"	9'	9'8"
Plus 2 feet of clearance around a compacting unit.			





Approach Specifications:

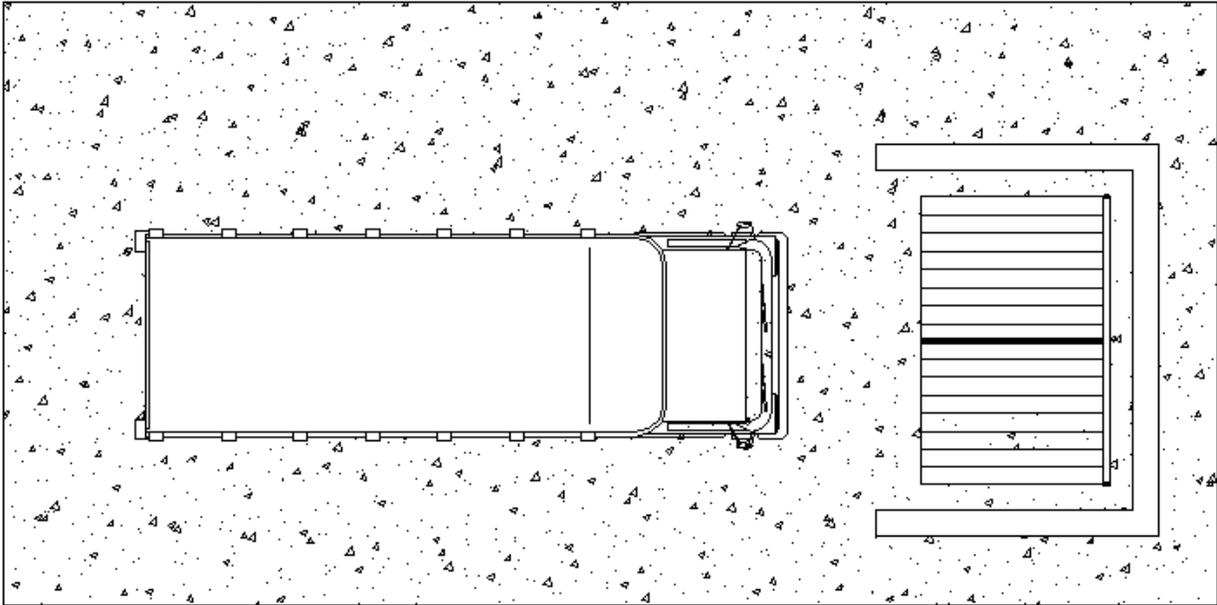
Asphalt/concrete driveways must be able to withstand trucks weighing up to 62,000 lbs gross vehicle weight. The approach elevation must be nearly level to allow alignment and meshing of the truck and the dumpster and straight for at least 50 feet.

Space in front of the corral must be sufficient to allow safe ingress and egress for the collection truck. Enclosure location must reduce or eliminate the need for the collection trucks to drive onto private property whenever possible. All collection truck access routes must have at least eighteen (18) feet vertical height drive clearance and 12 foot width clearance. Standard 209 inch wheel base, turning radius of 40 feet, curb to curb diameter is 83 feet.

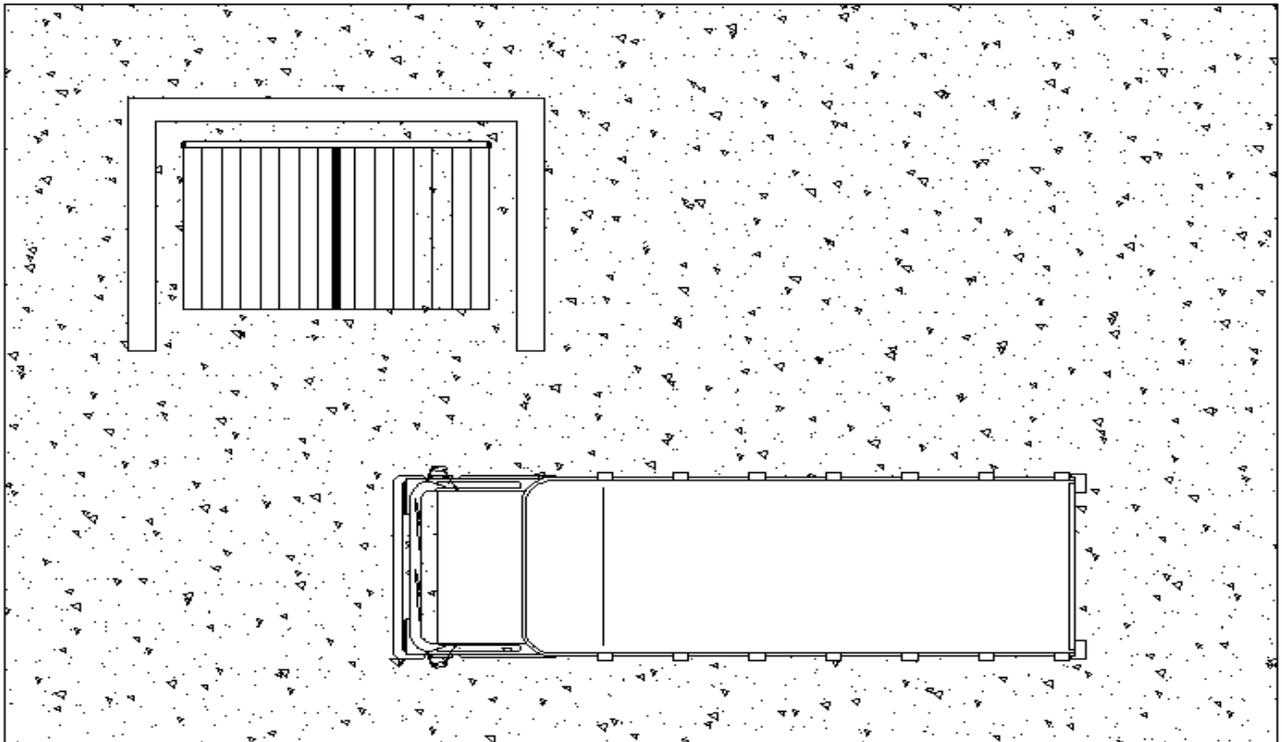
It is difficult and dangerous for a collection truck to back-up so backing up is limited to service of the container. A turnaround or separate exit that allows the truck to exit the site traveling forward once the container is serviced is required.

Opening/closing of gates and/or locking/unlocking of gates and lids is not included in the base service but performed at an additional cost.

Direct Access (Preferred)



Non-Direct Access (Not Preferred)



The Solid Waste Department reviews each application and reserves the right to modify the requirements herein or impose additional requirements in the interest of safety, aesthetics and the efficient operation of the department.

Any help or questions please call Customer Service at 941-240-8050 Monday thru Friday 8 am to 5 pm.

Solid Waste Service Information:

- All commercial solid waste customers must sign a service agreement with the City of North Port Solid Waste Division prior to service commencement.
- The Solid Waste Division will determine the level of service based on number and type of businesses using collection point but at a minimum, collection is required at least once a week.
- Nothing else shall be placed in a corral except the solid waste collection containers.
- Recycling is mandatory within the city limits. All generators of recyclable materials and yard waste within the City must separate their recyclable materials and yard waste from all other solid waste prior to disposal. Solid waste containing recyclable materials or yard waste will not be collected by the city for disposal.

PUBLIC WORKS COMMENTS:

PROJECT DESCRIPTION: SKILE ROAD
DEVELOPMENT MASTER PLAN-19-00000225

FORMAL SUBMITTAL COMMENTS

Department: Public Works Eng – Storm Water and Environmental Review
Staff Reviewer: Elizabeth Wong – (941) 240-8321

1. **Today's Date: October 4, 2019**

2. **RECOMMENDED ACTION:**

- Meets Requirements Meets Requirements with Conditions
- Does Not Meet Requirements/Resubmittal Required*
- No Objection
- Please call to schedule a meeting with Reviewer before Final Plans Submittal

* If the applicant receives a finding of "Does not meet requirements," the applicant shall resubmit the petition with all required changes to bring the project into conformance with the Unified Land Development Code, Urban Design Standards Pattern Book, any other City Code which applies, and any State, County, or Federal regulations. Sec. 33-8 D.(b).

ENGINEERING CONDITIONS:

1. The SWFWMD ERP 42031539.000 Wetland delineation dated October 11, 2006 valid for 5 years. In the later infrastructure submittal, the no-wetland reverification will need to be approved by SWFWMD.
2. The wildlife survey was done on June 4, 2019 and many burrows were found. If the survey is older than 90-days from the proposed start of land clearing, another gopher tortoise survey needs to be done per FWC Gopher Tortoise Permitting Guidelines for the site. The gopher tortoise survey must be completed prior to scheduling the pre-construction meeting or applying for a land clearing permit. All gopher tortoise burrows found on-site must either be avoided with the required 25 ft radius. If gopher tortoises are proposed to be relocated, an FWC relocation permit for the relocation is needed, and a copy provided to the City. On completion of the relocation actions, submit a summary After Action report to the City that identifies the total number of tortoises relocated to the designated property.

PROJECT DESCRIPTION: SKILE ROAD
DEVELOPMENT MASTER PLAN-19-00000225
FORMAL SUBMITTAL COMMENTS

Department: Utilities Review

Staff Reviewer: Darrell Smith (941) 240-8021

1. Today's Date: October 3, 2019

2. RECOMMENDED ACTION:

- Meets Requirements Meets Requirements with Conditions
- Does Not Meet Requirements/Resubmittal Required*
- No Objection
- Please call to schedule a meeting with Reviewer before Final Plans Submittal

* If the applicant receives a finding of "Does not meet requirements," the applicant shall resubmit the petition with all required changes to bring the project into conformance with the Unified Land Development Code, Urban Design Standards Pattern Book, any other City Code which applies, and any State, County, or Federal regulations. Sec. 33-8 D.(b).

UTILITIES RESUBMITTAL REQUESTED TO ADDRESS THE FOLLOWING:

UTILITIES CONDITIONS:

1. A developer agreement shall be negotiated with the utility department and approved by the Utility Director and City Staff prior to DEP or DOH permits being signed and released.

UTILITIES COMMENTS:

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. 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.

PROJECT DESCRIPTION: SKILE ROAD
DEVELOPMENT MASTER PLAN-19-00000225

FORMAL SUBMITTAL COMMENTS

Department: Finance Review

Staff Reviewer: Angela Hollister (941) 429-7104

1. Today's Date: September 25, 2019

2. RECOMMENDED ACTION:

Meets Requirements Meets Requirements with Conditions

Does Not Meet Requirements/Resubmittal Required*

No Objection

Please call to schedule a meeting with Reviewer before Final Plans Submittal

* If the applicant receives a finding of "Does not meet requirements," the applicant shall resubmit the petition with all required changes to bring the project into conformance with the Unified Land Development Code, Urban Design Standards Pattern Book, any other City Code which applies, and any State, County, or Federal regulations. Sec. 33-8 D.(b).

FINANCE RESUBMITTAL REQUESTED TO ADDRESS THE FOLLOWING:

FINANCE CONDITIONS:

FINANCE COMMENTS:

PROJECT DESCRIPTION: SKILE ROAD
DEVELOPMENT MASTER PLAN-19-00000225

FORMAL SUBMITTAL COMMENTS

Department: Neighborhood Development Services, Planning Division

Staff Reviewer: Alison Christie, 941-429-7221

1. **Today's Date:** October 1, 2019

2. **RECOMMENDED ACTION:**

Meets Requirements Meets Requirements with Conditions

Does Not Meet Requirements/Resubmittal Required*

No Objection

Please call to schedule a meeting with Reviewer before Final Plans Submittal

* If the applicant receives a finding of "Does not meet requirements," the applicant shall resubmit the petition with all required changes to bring the project into conformance with the Unified Land Development Code, Urban Design Standards Pattern Book, any other City Code which applies, and any State, County, or Federal regulations. Sec. 33-8 D.(b).

PLANNING RESUBMITTAL REQUESTED TO ADDRESS THE FOLLOWING:

PLANNING CONDITIONS:

1. Please include a listing of the proposed waivers on the Development Master Plan sheet.
2. Include in your request for waiver from ULDC Sec. 53-154(A) a modification from the minimum 15-foot distance between buildings.
3. Per ULDC Sec. 37-27, a development greater than 5 acres shall include a "park-like" pedestrian amenity. As a suggestion, the open space around the floodplain compensation area, around the lake, and across the street could satisfy this requirement by including a path or trail with some benches or a gazebo.
4. Per ULDC Sec. 60-11, gated entrance driveways shall accommodate pre-entry vehicular stacking of at least 3 cars and provide a turn-around area.
5. ULDC Sec. 21-9 requires a Type A landscape buffer between Residential Single-Family and Residential Multi-Family zoning districts. This is a 5-foot buffer with shrubs required and 1 tree/50 linear feet. This buffer is required whether or not you include a fence and should be shown on all sides where the development abuts residential single-family.
6. Per ULDC Se. 45-20 street trees are required for all new developments being processed as an MAS, SCP, or DMP. Please account for this within your proposed 50' ROW.

SKILE ROAD
DMP-19-225

7. It is the developer's responsibility to ensure the project adheres to all City, State and Federal standards.

PLANNING COMMENTS:

Please provide a shape file for the plat and address plan in the following GIS coordinates:
NAD_1983_HARN_StatePlane_Florida_West_FIPS_090

Please provide logos in .jpg or .png format with the formal submittal for the developer or end user (preferred) for use on the current development map available on the City's website.

PROJECT DESCRIPTION: SKILE ROAD
DEVELOPMENT MASTER PLAN-19-00000225

FORMAL SUBMITTAL COMMENTS

Department: Parks and Recreation

Staff Reviewer: Tricia Wisner – (941) 429-3570

1. Today's Date: October 10, 2019

2. RECOMMENDED ACTION:

Meets Requirements Meets Requirements with Conditions

Does Not Meet Requirements/Resubmittal Required*

No Objection

Please call to schedule a meeting with Reviewer before Final Plans Submittal

* If the applicant receives a finding of "Does not meet requirements," the applicant shall resubmit the petition with all required changes to bring the project into conformance with the Unified Land Development Code, Urban Design Standards Pattern Book, any other City Code which applies, and any State, County, or Federal regulations. Sec. 33-8 D.(b).

PARKS AND RECREATION RESUBMITTAL REQUESTED TO ADDRESS THE FOLLOWING:

PARKS AND RECREATION CONDITIONS:

PARKS AND RECREATION COMMENTS:

Listed Species and Habitat Study

*conducted on
the*

20± Acre Skile Road Property

located in

Section 19, Township 39 South, Range 21 East
City of North Port
Sarasota County, Florida

Prepared for:

Esplanade Communities of Florida LLC
3000 Gulf Breeze Parkway
Gulf Breeze FL 32563

Prepared by:

McAlpine Environmental Consulting, Inc.

June 25, 2019

EXECUTIVE SUMMARY

McAlpine Environmental Consulting, Inc. (MEC) has completed a listed fauna and flora species, and habitat study of the 20± Ac Skile Road Property. The study site is within the City of North Port in Sarasota County, Florida in Section 19, Township 39 South, Range 21. The site is identified by the Sarasota County Property Appraiser as 0974181029.

The site is surrounded by developed residential property. The entire site can be characterized as mostly open land with portions wooded. No wetlands exist on the site.

Of the ten (10) listed species with the possibility of occurring on the site, one (1) was observed on the site. This species was the gopher tortoise (*Gopherus polyphemus*), which is listed by the FWC as threatened and federally unlisted. Eight (8) active and 11 inactive or 19 Potentially Occupied gopher tortoise burrows were noted on the site. Since the entire site is to be developed and more than 10 PO burrows exist on the site, MEC recommends that a Conservation Permit be obtained from the FWC and all onsite GTs be relocated offsite to a permitted long-term protected recipient site just ahead of site development.

The 100% coverage pedestrian survey of the site was conducted on June 4, 2019.

McALPINE ENVIRONMENTAL CONSULTING, INC.



DAVID McALPINE
President

TABLE OF CONTENTS

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4.0 RESULTS	4
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ATTACHMENTS

Figures

- Figure 1: Location Map
- Figure 2: Project Aerial
- Figure 3: Transect Map
- Figure 4: Quad Map
- Figure 5: Soil Map
- Figure 6: Gopher Tortoise Burrows Table
- Figure 7: FNAI Biodiversity Matrix

Table

- Table 1: Listed fauna species with the potential of occurring on the study site

Sarasota County Scrub Jay Parcel List

SWFWMD Petition for Formal Determination of Wetlands and Other Surface Waters Permit

Literature Cited

1.0 INTRODUCTION

McAlpine Environmental Consulting, Inc. (MEC) has completed a listed fauna and flora species, and habitat study of the 20± Ac Skile Road Property. The study site is within the City of North Port in Sarasota County, Florida in Section 19, Township 39 South, Range 21. The site is identified by the Sarasota County Property Appraiser as 0974181029.

The purpose of this report was to document whether fauna and flora species federally listed or listed by the State of Florida as endangered, threatened, species of special concern, are present; or their potential of using the subject property. This report also describes onsite habitat types.

This report was performed in general accordance with Florida Fish and Wildlife Conservation Commission (FWC) guidelines. This study should be considered preliminary and an overview, and not considered a complete study for any one listed fauna or flora species (except the gopher tortoise, see below). Additional studies may be required by state, federal, and local agencies. Conditions may occur on the site over time that may change the results of this report. This report provides confirmation of the presence of listed fauna or flora species encountered and/or their likelihood of occurring on the site. This report provides the results of a 100% coverage gopher tortoises (*Gopherus polyphemus*) pedestrian survey.

1.1 SITE OVERVIEW

The site is surrounded by developed residential property. The site abuts Skile Road to the north, vacant and developed residential lots to the west, Rocliff Avenue to the south, and a large (100'± wide and 6'± deep) drainage ditch to the east. The entire site can be characterized as mostly open land with portions wooded. No wetlands exist on the site. A detailed description of onsite habitat type is in Section 3.0.

1.2 SOILS

The following table summarizes soil series, drainage classifications, and water characteristic associated with each onsite soil type:

Map Unit Symbol	Map Unit Name	Acres in AOI
8	Delray fine sand, depressional	0.2
10	EauGallie and Myakka fine sands	7.0
22	Holopaw fine sand, frequently ponded, 0 to 1 percent slopes	9.9
31	Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes	2.9
Totals for Area of Interest		20.0

A soil map depicting the soil types with detailed soil descriptions is attached as Figure 5.

2.0 METHODOLOGY

The subject property was surveyed for the occurrence and potential for occurrence of species protected or listed by either the Florida Fish and Wildlife Conservation Commission (FWC), the U.S. Fish and Wildlife Service (USFWS), and the Florida Department of Agriculture (FDA) based on known habitat preferences and geographical distribution. The latest edition of *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official List* published by the FWC was used to establish state and federal status of species. This list was cross referenced with a list from the Florida Natural Areas Inventory Internet file (Figure 7) of listed/protected flora and fauna species reported, confirmed, or having the potential to occur within and adjacent to the site. Figure 2 depicts onsite habitat types. Attached is Table 1 which shows listed fauna species with the potential of being present on the site.

The 100% coverage pedestrian survey of the site was conducted on June 4, 2019 by David McAlpine of MEC.

2.1 Literature Reviewed

Literature sources were referred to in preparation of this report to determine habitat preferences of listed species, status of listed species, and other information that pertains to the scope of this report. A list of literature used for this report is attached.

3.0 HABITAT CHARACTERIZATION

Four (4) habitat types were identified within the study site in accordance with the Florida Land Use, Cover and Forms Classification System (FLUCFCS). The following table summarizes onsite habitats:

<u>ID</u> ¹	<u>Description</u>	<u>Acres</u>
190	Open Land (disturbed, palmetto, briars)	14.5
428	Cabbage Palm	0.7
432	Sand Live Oak/Sabal Palm	2.9
740	Disturbed Land (dirt piles, scraped, cogongrass, Brazilian pepper)	<u>1.9</u>
	Total	20.0

1. Florida Land Use, Cover and Forms Classification System, (FDOT 1999)

190: Open Land

This habitat type was the most dominant cover on the site. Dominant groundcover vegetation in this area consisted of catbriar (*Smilax spp.*), saw palmetto (*Serenoa repens*), broomsedge, threeawn grass (*Aristida spp.*), bushy bluestem (*Andropogon glomeratus*), white wax myrtle (*Morella cerifera*), sand cordgrass (*Spartina bakeri*), and flat-top sedge (*Euthamia caroliniana*) was present at a lesser extent. Cabbage Palm (*Sabal palmetto*) also dotted this area. The area was also somewhat disturbed by off-road vehicular traffic.

428: Cabbage Palm

This area was observed in the east-central portion of the site as a treed island dominated with cabbage palm.

432: Sand Live Oak/Sabal Palm

Dominant vegetation within this habitat were sand live oak (*Quercus geminata*), beautyberry (*Callicarpa americana*), cabbage palm and saw palmetto (*Serenoa repens*). Some Brazilian pepper (*Schinus terebinthifolia*) and cogongrass (*Imperata cylindrica*) was observed in this area, mainly in the less shady edges.

740: Disturbed Land

This area was in the northern portion of the site. Vegetation mainly consisted of sand live oak, cogongrass, Brazilian pepper, and cabbage palm. Disturbances included piles of dirt, scraped areas, and old apparent fire trails.

No wetlands were observed on the site. According to a Southwest Florida Water Management District October 2006 *Petition for Formal Determination of Wetlands and Other Surface Waters* permit (Petition No.: 42031539.000), no wetlands exist on the site. A copy of that permit is attached.

4.0 RESULTS

4.1 Fauna

Ten (10) species of fauna listed by FWC and/or USFWS have the potential to occur on the site based on habitat preference and known geographical distribution. Table 1 shows the estimated probability of occurrence of listed fauna species occurring on the site.

Discussions on listed observed species and listed species with the potential to occur on the site are as follow:

OBSERVED SPECIES

Gopher tortoise: Eight (8) active and 11 inactive or 19 Potentially Occupied (PO) GT burrows were noted on the site. The locations of the burrows are shown on Figure 2. A gopher tortoise transect map is attached as Figure 3.

POSSIBLE SPECIES

Bald eagle: Since marginal nesting habitat and no typical feeding habitats exist on the site, there is a low probability that eagles use the site. Investigation of the canopy on the site did not observed any eagle nests or any other evidence of large “birds-of-prey” species (hawks, osprey, etc). According to the FWC’s Eagle Nest Locator website, the closest recorded eagle nest to the site is over 2 miles southeast of the site.

Florida gopher frog: Since gopher tortoise burrows, a known retreat for this species, were noted on the site, it is possible this species exists on the site.

Eastern indigo snake: Moler (1987) indicated that this species inhabits a wide range of habitats, but prefers xeric habitats in north-central Florida. Since armadillo and tortoise burrows were noted on the site, which Moler found to be important den sites for this species, this species could utilize the site.

Florida pine snake: Since some pocket gopher (*Geomys pinetis*), which is the Florida pine snakes primary food source, burrowing activity was noted during the site survey, it is possible that this species inhabits the site.

Short-tailed snake: Little is known of the habitat requirements of this species and is rarely observed, but studies show that it prefers xeric environments (Ashton, 1992). Since some xeric habitat exists on the site, it is possible that this species inhabits the site.

Sherman's fox squirrel: This species prefers sandhill, open mixed hardwood, dry prairie, and moderately open habitats (Cox et al. 1994). Since the habitat exists for this species, it is possible that this species could be present on the site. No fox squirrels or potential nest sites were observed on the site.

Southeastern American kestrel: Since potential habitat exists on the site, it is possible that this species occupies the site. No kestrels or potential kestrel nest sites were observed during the site inspections.

Florida burrowing owl: This species prefers dry prairie, pasture, mowed strips between airport runways, and other open dry grassland habitats [(Cox 1994) and (Kale 1990)]. Since the ground vegetation could be possibly too high for this species, it is unlikely that this species would be present on the site. No owls or their burrows were observed on the site.

Florida scrub-jay: Since little to no low and open xeric scrub exists on the site (Fritzpatrick 1991), a low possibility exists that the Florida scrub-jay could inhabit the site. Our early morning pedestrian survey using a recorded scrub-jay call that included territorial scolds and female "hiccup" calls at approximately 300' spacing observed no scrub-jays. The parcel is not on the *Sarasota County Scrub Jay Parcel List*. A copy of the list is attached.

4.2 Unlisted Fauna Species

Unlisted wildlife species observed using the site, or noted by other evidence, included, gray squirrel (*Sciurus carolinensis*), black vulture (*Coragyps atratus*), red-shouldered hawk (*Buteo platypterus*), killdeer (*Charadrius vociferus*), mourning dove (*Zenaida asiatica*), American crow (*Corvus brachyrhynchos*), armadillo (*Dasypus novemcinctus*), and blue jay (*Cyanocitta cristata*).

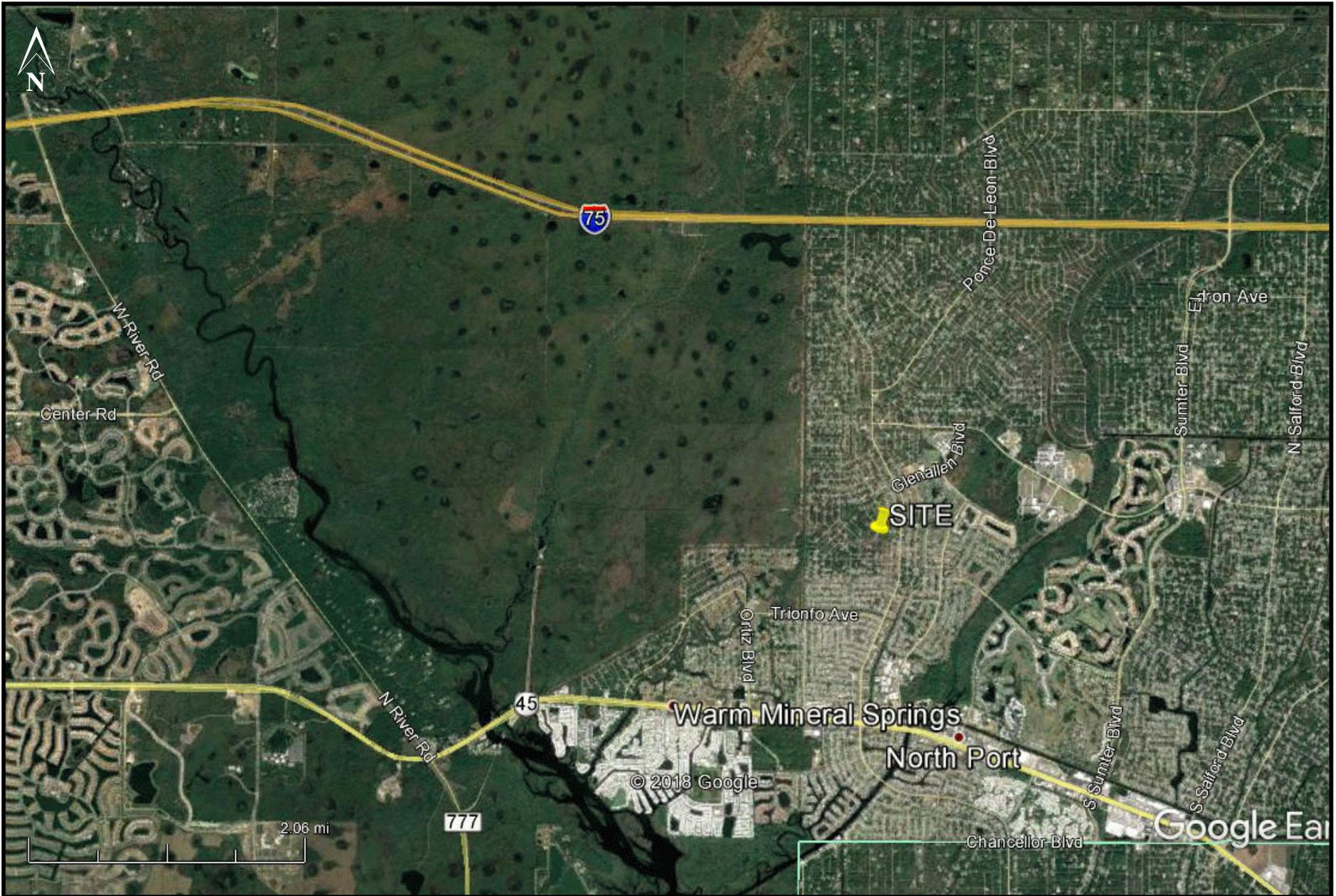
4.3 Flora

Fourteen (14) flora species listed as rare and endangered by the, and listed as endangered or threatened by the FDA and the USFWS have the potential to exist on the site based on geographical location and preferred habitat. None of the listed flora species listed within FNAI report were observed on the site.

5.0 FINDINGS

Of the ten (10) listed species with the possibility of occurring on the site, one (1) was observed on the site. This species was the gopher tortoise (*Gopherus polyphemus*), which is listed by the FWC as threatened and federally unlisted. Eight (8) active and 11 inactive or 19 Potentially Occupied (PO) GT burrows were noted on the site. Since the entire site is to be developed and more than 10 PO burrows exist on the site, MEC recommends that a Conservation Permit be obtained from the FWC and all onsite GTs be relocated offsite to a permitted long-term protected recipient site just ahead of site development.

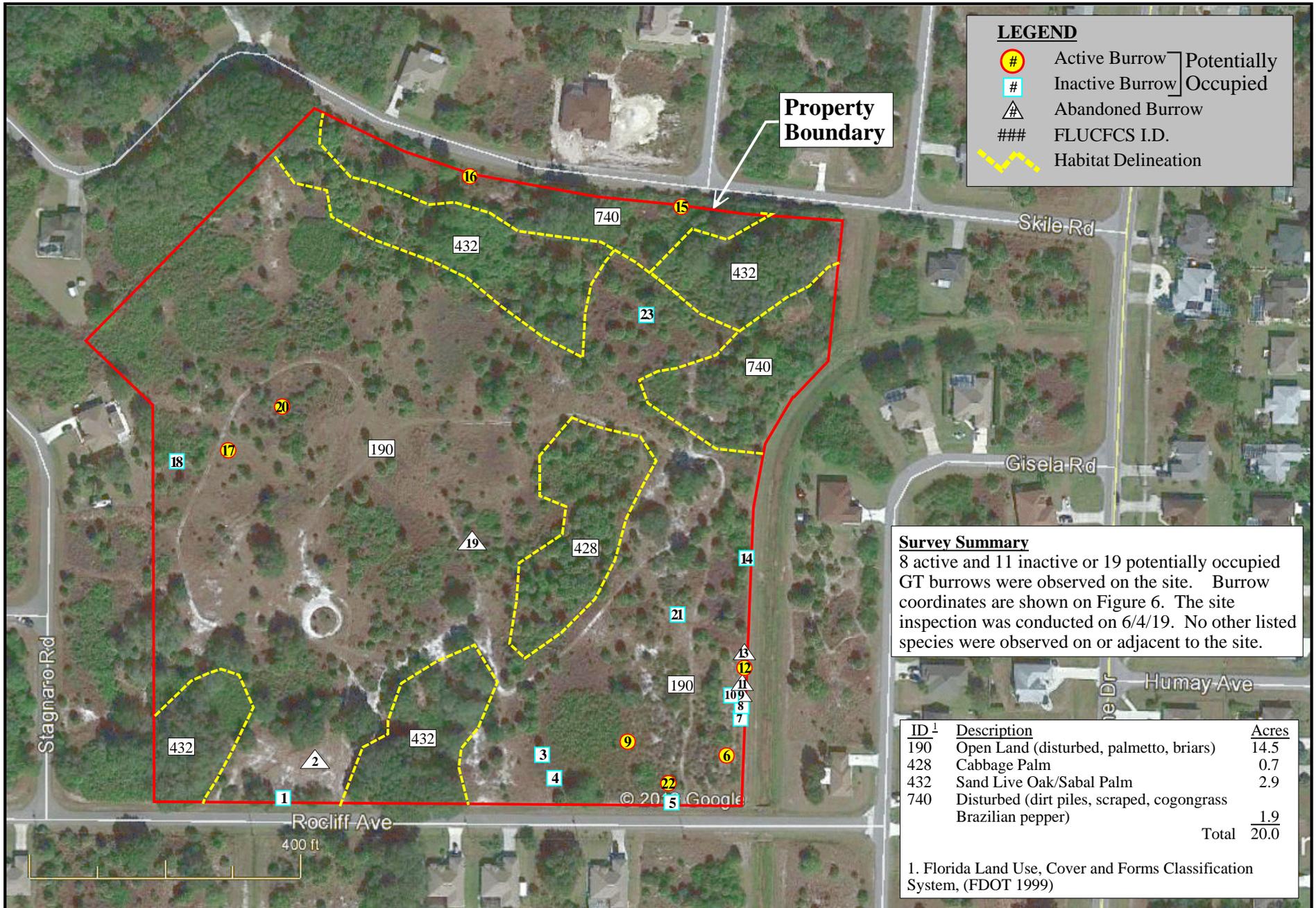
Attachments



McAlpine Environmental Consulting, Inc.
 18312 Cortez Boulevard, Brooksville, FL 34601
 352-585-2033 (Cell)
 davidmec7@gmail.com

20± Acre Skile Road Property
 Listed Species Survey
 Sarasota County

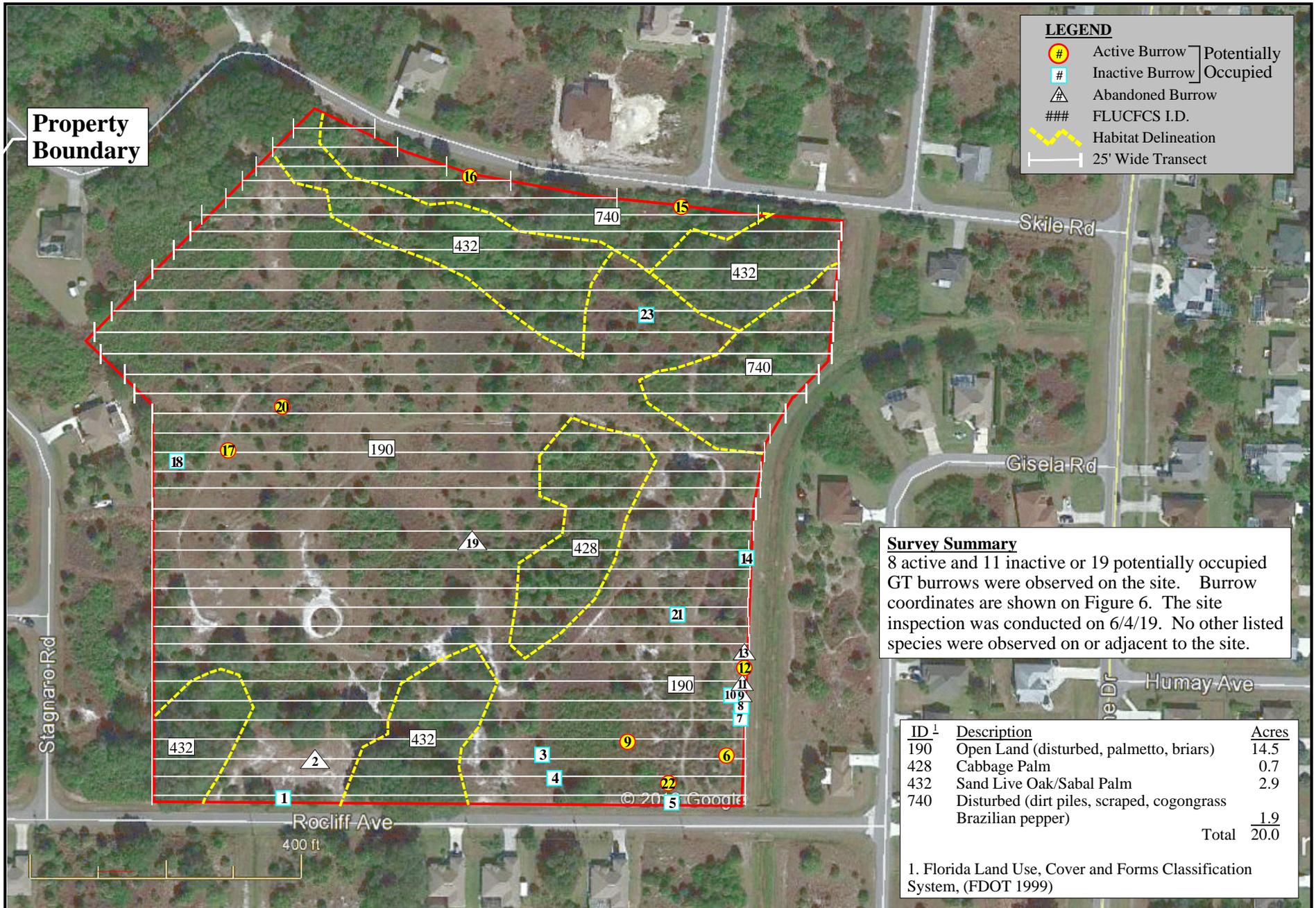
Figure 1: Location Map



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Figure 2: Project Aerial
 Image Date: 1/28/19



LEGEND

- # Active Burrow
- # Inactive Burrow
- △ Abandoned Burrow
- ### FLUCFCS I.D.
- Habitat Delineation
- 25' Wide Transect

Potentially Occupied

Survey Summary
 8 active and 11 inactive or 19 potentially occupied GT burrows were observed on the site. Burrow coordinates are shown on Figure 6. The site inspection was conducted on 6/4/19. No other listed species were observed on or adjacent to the site.

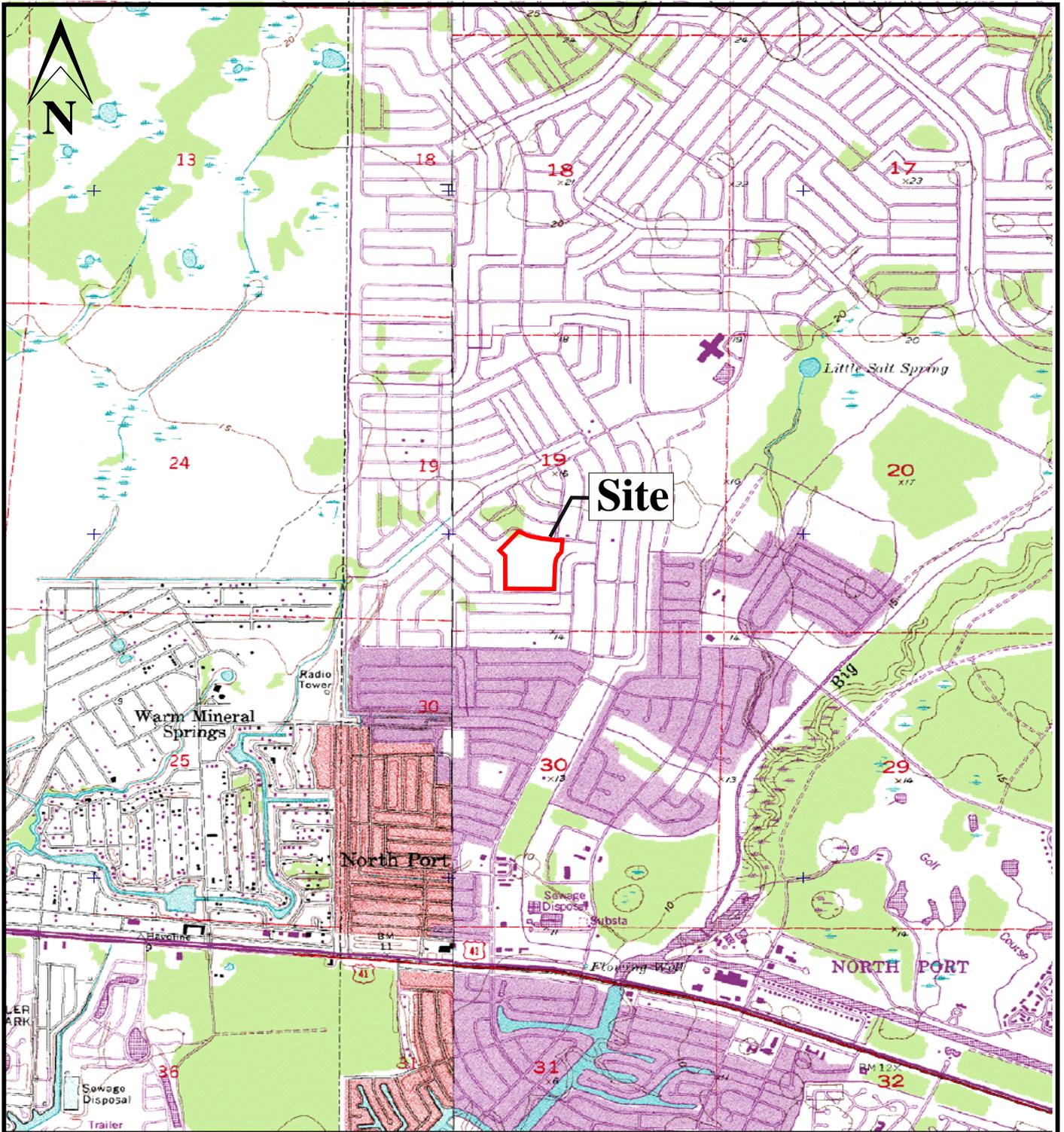
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740	Disturbed (dirt piles, scraped, cogongrass Brazilian pepper)	1.9
	Total	20.0

1. Florida Land Use, Cover and Forms Classification System, (FDOT 1999)

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Figure 3: Transect Map
 Image Date: 1/28/19



Myakka River and Murdock Quads

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Figure 4: Quad Map



Map Unit Symbol	Map Unit Name	Acres in AOI
8 SHGWT = 0"	Delray fine sand, depressional	0.2
10 SHGWT = 12"	EauGallie and Myakka fine sands	7.0
22 SHGWT = 6"	Holopaw fine sand, frequently ponded, 0 to 1 percent slopes	9.9
31 SHGWT = 12"	Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes	2.9
Totals for Area of Interest		20.0

Map may not be valid at this scale.

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Figure 3: Soil Map
 From USDA Web Soil Survey
<http://websoilsurvey.nrcs.usda.gov>

Figure 6: Burrow Table, 20± Acre Skile Road Property, Sarasota County

B #	Status ¹	Latitude	Longitude	Comment
1	I	27.063902°	-82.246853°	
2	AB	27.064052°	-82.246678°	
3	I	27.064050°	-82.245693°	
4	I	27.063952°	-82.245631°	
5	I	27.063904°	-82.245075°	
6	A	27.064073°	-82.244833°	
7	I	27.064208°	-82.244780°	
8	I	27.064237°	-82.244780°	
9	A	27.064290°	-82.245258°	
10	I	27.064323°	-82.244793°	
11	AB	27.064391°	-82.244773°	
12	A	27.064456°	-82.244773°	
13	AB	27.064478°	-82.244774°	
14	I	27.064960°	-82.244767°	
15	A	27.066290°	-82.245047°	
16	A	27.066407°	-82.246015°	
17	A	27.065302°	-82.247103°	
18	I	27.065264°	-82.247338°	
19	AB	27.064933°	-82.246004°	
20	A	27.065485°	-82.246869°	
21	I	27.064628°	-82.245058°	
22	A	27.063959°	-82.245104°	
23	I	27.065863°	-82.245432°	
1. Status 6/5/19 Survey. A = Active, I = Inactive (Both Potentially Occupied), and AB = Abandoned				

Results Summary

8	Active	0	Potentially Occupied To Be Excluded
11	Inactive	19	Potentially Occupied Total
19	Potentially Occupied To Be Relocated	4	Abandoned (not Legally Protected)
		7-13	Estimated GT Population



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 www.fnai.org

FLORIDA
Natural Areas
 INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 6/25/2019

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 29393

Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 29393

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mesic flatwoods	G4	S4	N	N
Mycteria americana				

Wood Stork

G4

S2

LT

FT

Matrix Unit ID: 29393**22 Potential Elements for Matrix Unit 29393**

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Aphelocoma coerulescens</i> Florida Scrub-Jay	G2	S2	LT	FT
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	SSC
<i>Calopogon multiflorus</i> Many-flowered Grass-pink	G2G3	S2S3	N	T
<i>Centrosema arenicola</i> Sand Butterfly Pea	G2Q	S2	N	E
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S3	LT	FT
<i>Eumops floridanus</i> Florida bonneted bat	G1	S1	LE	FE
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Grus canadensis pratensis</i> Florida Sandhill Crane	G5T2T3	S2S3	N	ST
<i>Lechea cernua</i> Nodding Pinweed	G3	S3	N	T
<i>Linum carteri var. smallii</i> Small's Flax	G2T2	S2	N	E
<i>Lithobates capito</i> Gopher Frog	G3	S3	N	SSC
<i>Matelea floridana</i> Florida Spiny-pod	G2	S2	N	E
<i>Mustela frenata peninsulæ</i> Florida Long-tailed Weasel	G5T3	S3	N	N
<i>Nemastylis floridana</i> Celestial Lily	G2	S2	N	E
<i>Nolina atopocarpa</i> Florida Beargrass	G3	S3	N	T
<i>Podomys floridanus</i> Florida Mouse	G3	S3	N	SSC
<i>Pteroglossaspis ecristata</i> Giant Orchid	G2G3	S2	N	T
<i>Rhynchospora megaplumosa</i> Large-plumed Beaksedge	G2	S2	N	E
<i>Sciurus niger shermani</i> Sherman's Fox Squirrel	G5T3	S3	N	SSC
<i>Typocerus fulvocinctus</i> Yellow-banded Typocerus Long-horned Beetle	G2G3	S2S3	N	N
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T2	S2	N	N
<i>Zephyranthes simpsonii</i> Redmargin Zephyrlily	G2G3	S2S3	N	T

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data.

Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

Table 1: Probability of Occurrence of Listed Wildlife Species

Common Name	Scientific Name	Status FFW/USFWS ¹	Estimated Probability of Occurrence			Comments
			Observed	Possible	Unlikely	
BIRDS						
Southeastern Amer. Kestrel	<i>Falco sparverius paulus</i>	T/--		X		Feeding habitat present. No enlarged woodpecker cavities observed in dead or live pines.
Bald Eagle	<i>Haliaeetus leucocephalus</i>	NL/NL (Protected)		X		Typical feeding habit not present (open water and wetlands) No nests observed. Nearest recorded nest over 2 miles SE of the site.
Burrowing Owl	<i>Speotyto cunicularia</i>	SSC/--		X		Poor habitat present. No owl burrows or burrows observed.
Florida Scrub Jay	<i>Aphelocoma c. coerulescens</i>	T/T			X	Minimal low oak scrub habitat noted on or near site. Parcel not on the Sarasota County Scrub Jay Parcel List requiring consultation.
MAMMALS						
Sherman's Fox Squirrel	<i>Sciurus niger shermani</i>	SSC/--		X		Habitat present, on SFS or nest sites observed.
REPTILES						
Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	T/T		X		Habitat present. Reclusive.
Gopher Tortoise	<i>Gopherus polyphemus</i>	T/--	X			Tortoise burrows noted onsite.
Florida Pine Snake	<i>Pituophis melanoleucus m.</i>	SSC/--		X		Potential habitat present. No pocket gopher, a preferred prey, burrowing activity noted onsite.
Short-tailed Snake	<i>Stilosoma extenuatum</i>	T/--		X		Possible habitat present. Reclusive and little known snake.
AMPHIBIANS						
Florida Gopher Frog	<i>Rana capito aesopus</i>	SSC/--			X	Tortoise burrows noted onsite, known preferred dwelling.

1. FFW = Florida Fish & Wildlife Conservation Commission; USFWS = United States Fish and Wildlife Service; E = Endangered; T = Threatened; T(S/A) = Similarity of Appearance; T(E/P) = Threatened (Experimental Population; SSC = Species of Special Concern, NL = Not Listed.

Sarasota County Sites Requiring USFWS Review for Development*		
No.	PID	Acreage
1	0223-00-3000	281.63
2	0225-00-3000	482.57
3	0459-13-0027	0.29
4	0459-13-0075	0.18
5	0459-13-0110	0.46
6	0459-13-0130	0.54
7	0459-14-0041	0.46
8	0472-03-0097	0.28
9	0472-03-0118	0.48
10	0472-03-0128	0.18
11	0472-03-0133	0.46
12	0472-04-0003	0.37
13	0472-04-0007	0.28
14	0472-04-0013	0.23
15	0472-04-0021	0.23
16	0472-05-0003	0.23
17	0472-05-0004	0.23
18	0472-05-0013	0.32
19	0472-05-0019	0.18
20	0472-05-0029	0.18
21	0472-06-0058	0.18
22	0472-06-0069	5.79
23	0472-11-0059	0.18
24	0472-12-0001	0.28
25	0472-12-0021	0.18
26	0472-12-0025	0.18
27	0472-12-0043	0.18
28	0472-12-0062	0.28
29	0473-04-0015	1.06
30	0473-05-0003	1.01
31	0473-05-0004	1.09
32	0473-06-0001	0.18
33	0473-06-0005	0.18
34	0473-06-0007	0.18
35	0473-06-0015	0.18
36	0473-06-0035	0.18
37	0473-06-0046	0.23
38	0473-06-0054	0.18
39	0473-06-0073	0.23
40	0473-06-0153	0.23
41	0473-06-0158	0.19
42	0473-06-0160	0.19
43	0473-06-0166	0.19
44	0473-06-0171	0.47
45	0473-12-0005	1.02
46	0473-12-0008	1.06
47	0475-03-0002	0.53
48	0475-10-0001	0.44
49	0475-10-0002	0.46
50	0475-15-0025	0.46
51	0475-15-0027	0.46

Sites Requiring USFWS Review for Development*		
No.	PID	Acreage
52	0475-15-0032	0.46
53	0475-15-0034	0.39
54	0478-07-0001	5.08
55	0478-15-0006	2.54
56	0487-02-0042	1.39
57	0492-09-0006	1.44
58	0492-09-0009	2.00
59	0492-09-0010	2.12
60	0494-04-0004	4.33
61	0528-00-4000	19.72
62	0528-00-4010	19.65
63	0528-01-0170	9.35
64	0528-01-0200	10.00
65	0528-01-0210	10.05
66	0528-01-0220	10.02
67	0528-01-0230	9.88
68	0528-01-0240	28.07
69	0529-00-1000	54.77
70	0529-01-0290	9.89
71	0529-01-0300	9.96
72	0565-00-1000	574.81
73	0566-00-4000	39.41
74	0799-00-1000	558.65
75	0809-00-1000	655.93
76	0827-00-1000	652.68
77	0840-00-1010	3.30

List Updated: August 2018

***NOTE: This list may be revised from time to time to reflect new data. Further, coordination with the U.S. Fish and Wildlife Service may still be required if verified survey information, or County, State or Federal personnel observations indicate scrub-jay use of a parcel not on the list above. Contact the Environmental Protection Division at 941-861-5000 for additional information.**



An Equal Opportunity Employer

Southwest Florida Water Management District

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)
SUNCOM 572-6200

Lecanto Service Office
Suite 226
3600 West Sovereign Path
Lecanto, Florida 34461-8070
(352) 527-8131

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

Sarasota Service Office
6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)
SUNCOM 531-6900

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)
SUNCOM 578-2070

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Pinellas

Maritza Rovira-Forino
Hillsborough

Patsy C. Symons
DeSoto

David L. Moore
Executive Director

William S. Bilenky
General Counsel

October 11, 2006

Ramon A. Felix
252 Osprey Point Drive
Osprey, FL 34229

Subject: **Final Agency Action Transmittal Letter for Formal Determination of Wetlands and Other Surface Waters**
Petition No.: 42031539.000
Project Name: Felix Tract
County: Sarasota
Sec/Twp/Rge: 19/39S/21E

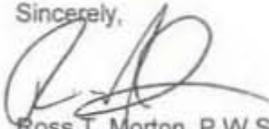
Dear Mr. Felix:

This letter constitutes notice of Final Agency Action for Approval of the above referenced Petition for Formal Determination of Wetlands and Other Surface Waters. This approval does not authorize any construction activities or constitute conceptual approval of any anticipated projects. Construction, alteration, operation, removal or abandonment of a surface water management system requires a permit from the District pursuant to Rule 40D-4.041, Florida Administrative Code, (F.A.C.), and Section 373.413, Florida Statutes, (F.S.), unless exempt pursuant to 40D-4.051, F.A.C., or 373.406, F.S.

You or any person whose substantial interests are affected by the District's action regarding a petition may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statute, (F.S.), and Chapter 28-106, Florida Administrative Code, (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no disputed facts, and (3) otherwise comply with Chapter 28-106, F.A.C. Copies of Sections 28-106.201 and 28-106.301, F.A.C. are enclosed for your reference. A request for hearing must be filed with (received by) the Agency Clerk of the District at the District's Brooksville address within 21 days of receipt of this notice. Receipt is deemed to be the fifth day after the date on which this notice is deposited in the United States mail. Failure to file a request for hearing within this time period shall constitute a waiver of any right you or such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.

If you have any questions concerning this approval, please contact Jennifer L. Brunty, Ph.D. at the Sarasota Service Office, extension 6571.

Sincerely,



Ross T. Morton, P.W.S., Director
Sarasota Regulation Department

RTM:JLB:mt

Enclosures: Approved Formal Determination of Wetlands and Other Surface Waters w/Attachments
Noticing Packet (42.00-039)
Sections 28-106.201 and 28-106.301, F.A.C.

cc: File of Record 42031539.000
Michael Simmons, Felson Development and Construction, Inc.
Magie Boyle, Assistant Scientist, Dick Seagle and Associates, Inc.
Eric Hickman, Florida Department of Environmental Protection

**SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
FORMAL DETERMINATION OF WETLANDS
AND OTHER SURFACE WATERS
NO. 42031539.000**

**EXPIRATION DATE:
October 11, 2011**

**FORMAL DETERMINATION ISSUED DATE:
October 11, 2006**

This Formal Determination of Wetlands and Other Surface Waters No. 42031539.000 is issued under the provisions of Section 373.421, Florida Statutes, (F.S.), and Rule 40D-4.042 and Section 3.4 of the Environmental Resource Permit Basis of Review, Florida Administrative Code, (F.A.C.). This Formal Determination consists of the District's determination of the locations on the property of the landward extent (boundaries) of wetlands and other surface waters based on the documentation consisting of a certified survey submitted by the Petitioner. This Formal Determination does not authorize any construction activities or constitute conceptual approval of any anticipated projects. Construction, alteration, operation, removal or abandonment of a surface water management system requires a permit from the District pursuant to Rule 40D-4.041, F.A.C., and Section 373.413, F.S, unless exempt pursuant to 40D-4.051, F.A.C. or 373.406, F.S. This Formal Determination does not in any way establish boundaries of sovereign submerged lands.

PROJECT NAME: Felix Tract

GRANTED TO: Ramon A. Felix
252 Osprey Point Drive
Osprey, FL 34229

ABSTRACT: Agency verification of the absence of wetlands and other surface waters was conducted on September 21, 2006, by Jennifer Brunty, Senior Environmental Scientist. The other participants present were Magie Boyle and Lucas Grein of Dick Seagle and Associates, Inc. for the Petitioner. At several sites within the property limits, hydrologic indicators, vegetation and/or soils were examined in order to corroborate the absence of wetlands and surface waters on the site. There are no wetlands or surface waters located on this 20 acre property, located North of U.S. 41 and west of Biscayne Boulevard in Sarasota County, the boundaries of which are shown on the certified survey, prepared by Van Buskirk and Associates, Inc., received by the District on October 2, 2006 and appended as Attachment A.

COUNTY: Sarasota

SEC/TWP/RGE: 19/39S/21E

PROJECT SIZE: 20.00 Acres

**WETLAND AND OTHER
SURFACE WATER ACRES:** 0.00

CURRENT LAND USE: Residential

DATE PETITION FILED: August 7, 2006

Pursuant to Subsection 373.421 (4), F.S., the Governing Board may revoke the Formal Wetland Determination upon a finding that the Petitioner has submitted inaccurate information to the District.

The Formal Wetland Determination shall be binding for the stated duration provided physical conditions on the property do not change so as to alter the boundaries of wetlands and other surface waters during that period.

Attachment A: Documents depicting the landward extent (boundaries) of wetlands and other surface waters are hereby incorporated into this petition by reference and the Petitioner shall comply with them.



Authorized Signature

EXHIBIT "A"

1. All activities shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit.
2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications, shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
3. For general permits authorizing incidental site activities, the following limiting general conditions shall also apply:
 - a. If the decision to issue the associated individual permit is not final within 90 days of issuance of the incidental site activities permit, the site must be restored by the permittee within 90 days after notification by the District. Restoration must be completed by re-contouring the disturbed site to previous grades and slopes re-establishing and maintaining suitable vegetation and erosion control to provide stabilized hydraulic conditions. The period for completing restoration may be extended if requested by the permittee and determined by the District to be warranted due to adverse weather conditions or other good cause. In addition, the permittee shall institute stabilization measures for erosion and sediment control as soon as practicable, but in no case more than 7 days after notification by the District.
 - b. The incidental site activities are commenced at the permittee's own risk. The Governing Board will not consider the monetary costs associated with the incidental site activities or any potential restoration costs in making its decision to approve or deny the individual environmental resource permit application. Issuance of this permit shall not in any way be construed as commitment to issue the associated individual environmental resource permit.
4. Activities approved by this permit shall be conducted in a manner which does not cause violations of state water quality standards. The permittee shall implement best management practices for erosion and a pollution control to prevent violation of state water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
5. Water quality data for the water discharged from the permittee's property or into the surface waters of the state shall be submitted to the District as required by the permit. Analyses shall be performed according to procedures outlined in the current edition of Standard Methods for the Examination of Water and Wastewater by the American Public Health Association or Methods for Chemical Analyses of Water and Wastes by the U.S. Environmental Protection Agency. If water quality data are required, the permittee shall provide data as required on volumes of water discharged, including total volume discharged during the days of sampling and total monthly volume discharged from the property or into surface waters of the state.

15. This permit is valid only for the specific processes, operations and designs indicated on the approved drawings or exhibits submitted in support of the permit application. Any substantial deviation from the approved drawings, exhibits, specifications or permit conditions, including construction within the total land area but outside the approved project area(s), may constitute grounds for revocation or enforcement action by the District, unless a modification has been applied for and approved. Examples of substantial deviations include excavation of ponds, ditches or sump areas deeper than shown on the approved plans.
16. The operation phase of this permit shall not become effective until the permittee has complied with the requirements of the conditions herein, the District determines the system to be in compliance with the permitted plans, and the entity approved by the District accepts responsibility for operation and maintenance of the system. The permit may not be transferred to the operation and maintenance entity approved by the District until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall request transfer of the permit to the responsible operation and maintenance entity approved by the District, if different from the permittee. Until a transfer is approved by the District, the permittee shall be liable for compliance with the terms of the permit.
17. Should any other regulatory agency require changes to the permitted system, the District shall be notified of the changes prior to implementation so that a determination can be made whether a permit modification is required.
18. This permit does not eliminate the necessity to obtain any required federal, state, local and special District authorizations including a determination of the proposed activities' compliance with the applicable comprehensive plan prior to the start of any activity approved by this permit.
19. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40D-4 or Chapter 40D-40, F.A.C.
20. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the activities authorized by the permit or any use of the permitted system.
21. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under section 373.421(2), F.S., provides otherwise.
22. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of the permitted system or the real property at which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rule 40D-4.351, F.A.C. The permittee transferring the permit shall remain liable for any corrective actions that may be required as a result of any permit violations prior to such sale, conveyance or other transfer.
23. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with District rules, regulations and conditions of the permits.
24. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the District and the Florida Department of State, Division of Historical Resources.
25. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

**ERP General Conditions
Individual (Construction, Conceptual, Mitigation Banks), General,
Incidental Site Activities, Minor Systems**

Literature Reviewed

- Ashton, R.E. and Moler, P.E. (1992). *Rare and Endangered Biota of Florida: Volume III. Amphibians and Reptiles*. Gainesville, FL: University Press of Florida.
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- FFWCC - Florida Fish and Wildlife Conservation Commission. *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official List*, (July 2009). http://myfwc.com/docs/WildlifeHabitats/Threatened_Endangered_Species.pdf
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- FGFWFC - Florida Game and Fresh Water Fish Commission. *Florida Atlas of Breeding Sites for Herons and Their Allies*. Nongame Wildlife Program, Technical Report No. 10. September 1991.
- FDOT - Florida Department of Transportation. *Florida Land Use, Cover and Form Classification System*. (second addition), September, 1985.

- FNAI - Florida Natural Areas Inventory Internet Data. *Matrix of Habitat and Distribution of Rare/Endangered Species in Sumter County, Florida.*
- Fritzpatrick, John W., Woolfenden, Glen E. and Kopeny, Mark T. *Ecological and Development-Related Habitat Requirements of the Florida Scrub Jay (Aphelocoma coerulescens coerulescens).* Nongame Wildlife Program, Technical Report No. 8. April 1991.
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- U.S. Fish & Wildlife Service. *Habitat Management Guidelines for the Bald Eagle in the Southeast Region.* Third Revision (January 1987) or internet site: <http://www.fws.gov/northflorida/BAldEagles/bald-eagles.htm>
- Wunderlin, R.P. 1997. *Guide to the Vascular Plants of Florida.* A University of South Florida book.

FORMAL SUBMITTAL COMMENTS

Department: Neighborhood Development Services, Planning Division
Staff Reviewer: Alison Christie, 941-429-7221

1. **Today's Date:** ~~October 1, 2019~~ November 13, 2019

2. RECOMMENDED ACTION:

- Meets Requirements Meets Requirements with Conditions
- Does Not Meet Requirements/Resubmittal Required*
- No Objection
- Please call to schedule a meeting with Reviewer before Final Plans Submittal

* If the applicant receives a finding of "Does not meet requirements," the applicant shall resubmit the petition with all required changes to bring the project into conformance with the Unified Land Development Code, Urban Design Standards Pattern Book, any other City Code which applies, and any State, County, or Federal regulations. Sec. 33-8 D.(b).

PLANNING RESUBMITTAL REQUESTED TO ADDRESS THE FOLLOWING:

PLANNING CONDITIONS:

1. Please include a listing of the proposed waivers on the Development Master Plan sheet.
2. Include in your request for waiver from ULDC Sec. 53-154(A) a modification from the minimum 15-foot distance between buildings.
3. Per ULDC Sec. 37-27, a development greater than 5 acres shall include a "park-like" pedestrian amenity. As a suggestion, the open space around the floodplain compensation area, around the lake, and across the street could satisfy this requirement by including a path or trail with some benches or a gazebo.
4. Per ULDC Sec. 60-11, gated entrance driveways shall accommodate pre-entry vehicular stacking of at least 3 cars and provide a turn-around area.
5. ~~ULDC Sec. 21-9 requires a Type A landscape buffer between Residential Single-Family and Residential Multi-Family zoning districts. This is a 5-foot buffer with shrubs required and 1 tree/50 linear feet. This buffer is required whether or not you include a fence and should be shown on all sides where the development abuts residential single-family.~~

6. Per ULDC Se. 45-20 street trees are required for all new developments being processed as an MAS, SCP, or DMP. Please account for this within your proposed 50' ROW.
7. It is the developer's responsibility to ensure the project adheres to all City, State and Federal standards.

PLANNING COMMENTS:

Please provide a shape file for the plat and address plan in the following GIS coordinates:

NAD_1983_HARN_StatePlane_Florida_West_FIPS_090

Please provide logos in .jpg or .png format with the formal submittal for the developer or end user (preferred) for use on the current development map available on the City's website.