

# RaceTrac Talon Bay

ANX-18-091; CPA-18-092; REZ-18-093; DMP-18-106

City of North Port  
City Commission Meeting  
September 25, 2018

# Introduction

## Project Team:

- Neale Montgomery *Pavese Law Firm*
- Dan DeLisi, A.I.C.P. *DeLisi, Inc.*
- Drew Fitzgerald, P.E. *DeLisi Fitzgerald, Inc.*
- Ted Treesh *T.R. Transportation, Inc.*
- Jon Janssen *Racetrac Petroleum, Inc.*

# Project Overview

- Location: Talon Bay Drive & U.S. 41 Intersection
- Unincorporated Sarasota County
- Size: 3 Acres
- Request:
  - *Annexation (ANX-18-091)*
  - *Comprehensive Plan Amendment (CPA-18-092)*
  - *Rezoning (REZ-18-093)*
  - *Development Master Plan (DMP-18-106)*



# Voluntary Annexation (ANX-18-091)

13

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2008062627 25 PGS

2008 MAY 07 10:54 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
HJAMES Receipt#1044807

**CITY OF NORTH PORT, FLORIDA**  
and  
**PATRIOT SELF STORAGE**  
**WATER AND WASTEWATER SYSTEM**  
**STANDARD DEVELOPER'S AGREEMENT**



THIS AGREEMENT made and entered into this 24th day of March, 2008, by and between Patriot Self Storage #1 - Tamiami Trail, North Port, LLC, a Delaware limited liability company, hereinafter referred to as "Developer", and the City of North Port, Florida, an incorporated municipality located within the State of Florida, hereinafter referred to as the "City".

**RECITALS**

1. The Developer owns or controls lands ("Property") located in Sarasota County, Florida, the boundary description of which is set forth in Exhibit A-1 and a map of which is attached as Exhibit A-2, both of which are incorporated herein.
2. The Developer has commenced or are about to commence development of the Property, by erecting thereon, residential or commercial improvements.
3. The Developer is desirous of prompting the construction and/or maintenance of central water and wastewater facilities so occupants of each residence or commercial improvement constructed will receive adequate water and wastewater services.
4. The City is willing to provide, in accordance with the provisions and stipulations hereinafter set out, and in accordance with all applicable laws, central water and wastewater facilities, and to have extended such facilities by way of water and wastewater mains, and to thereafter operate such facilities so the occupants of each residence or commercial improvement constructed on the Property will receive adequate water and wastewater services from the City.
5. The City is also willing to provide reclaimed water service, if applicable and economically feasible and subject to City regulation.

Return To: City of North Port  
City Clerk Dept  
4970 City Hall Blvd  
North Port, FL 34286

CITY OF NORTH PORT  
HELEN M. RAMBEAU, CITY CLERK  
DATE: 5/7/08  
FLORIDA

Staff and not by the Tamiami Trail Appearance Review Board inasmuch as the development is currently outside the City Limits.

The Developer shall request that its property be annexed into the City after completion of construction of the facilities currently permitted by Sarasota County ("Current Development"), and shall enter into a Pre-Annexation Agreement with the City setting forth any special terms and conditions associated with the annexation process, including but not limited to those set forth in this Agreement as follows:

1. The Developer shall pay for all costs associated with the annexation.
2. The Developer shall obtain all required approvals, if any, from the Sarasota County Commission for the annexation and future land use designation.
3. The Developer shall pay all City applicable impact fees due and owing at the time of annexation.
4. As to all development other than Current Development (which shall be developed in accordance with the existing Sarasota County permits and with the foregoing terms of this Agreement), the Developer shall abide by the requirements of the City of North Port's Development Review Committee (DRC).
5. As to all development other than Current Development (which shall be developed in accordance with the existing Sarasota County permits and with the foregoing terms of this Agreement), the

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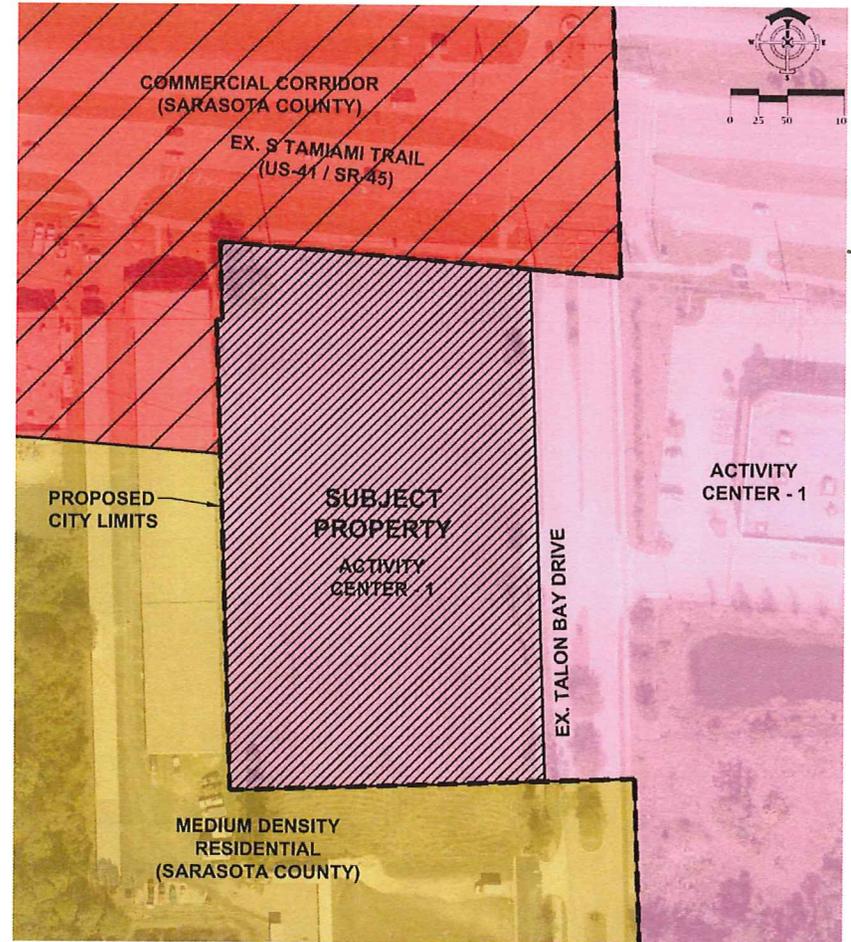
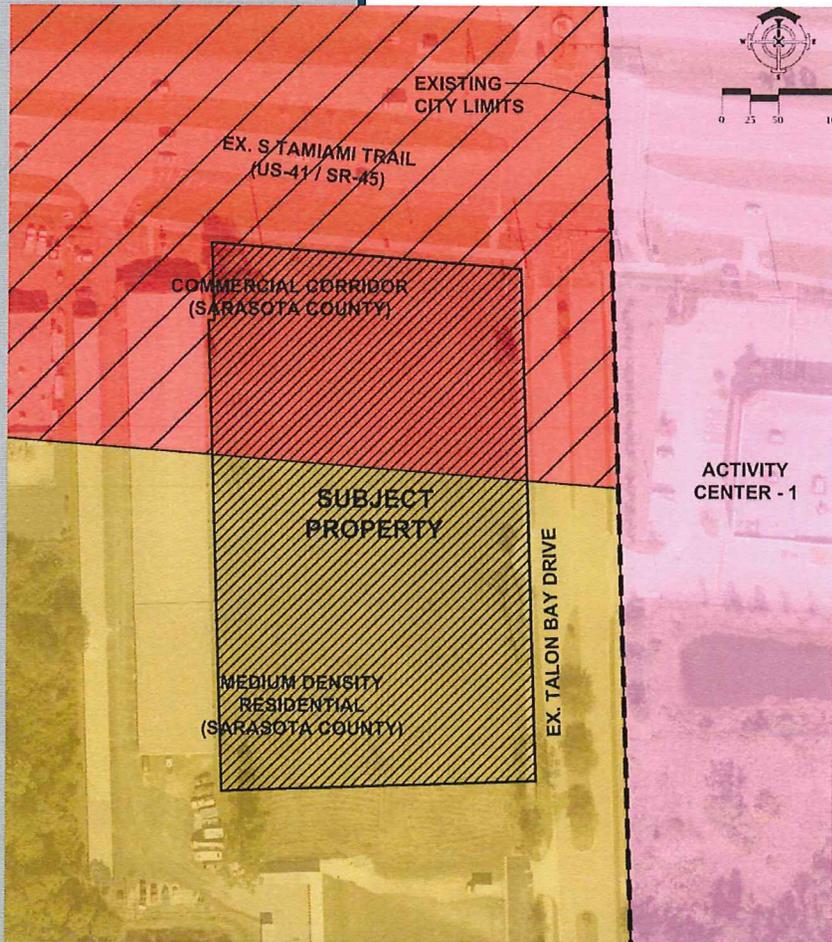
# Land Use Planning

- Dan DeLisi, A.I.C.P.  
*DeLisi, Inc.*

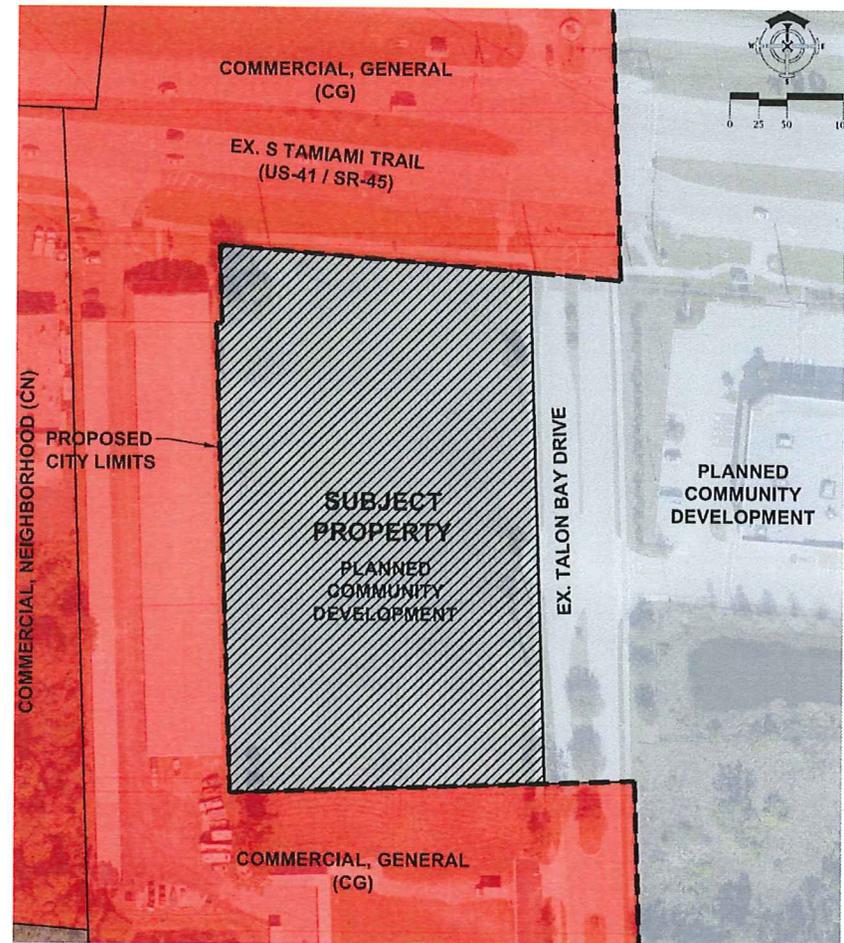
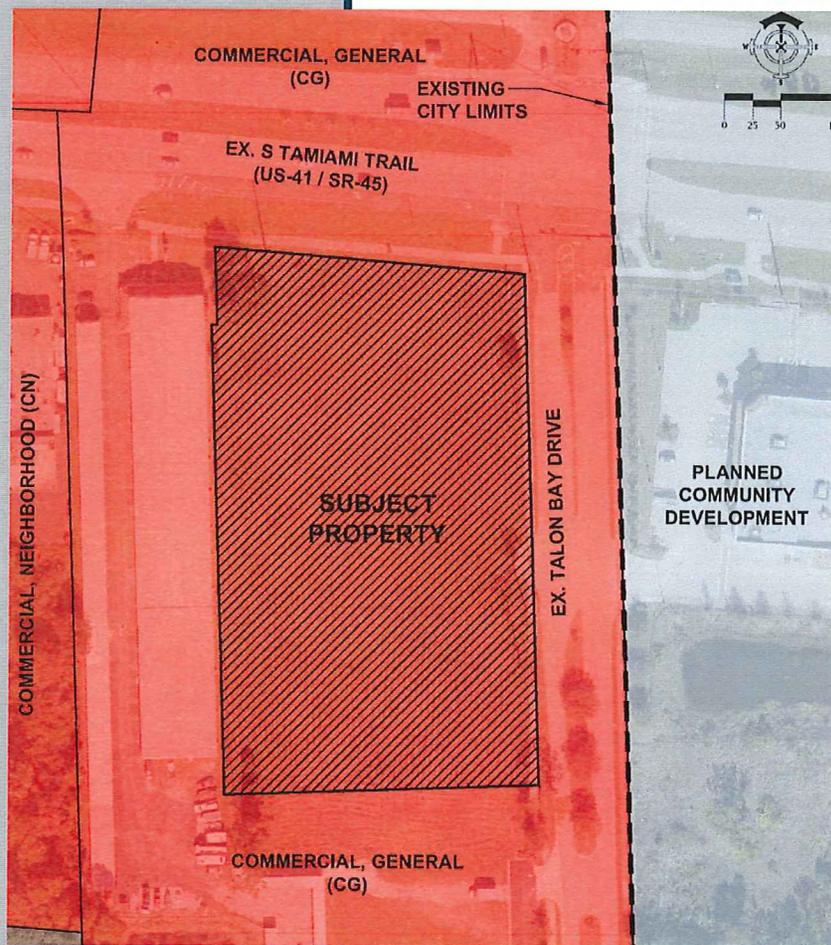
# Overview Aerial



# Future Land Use

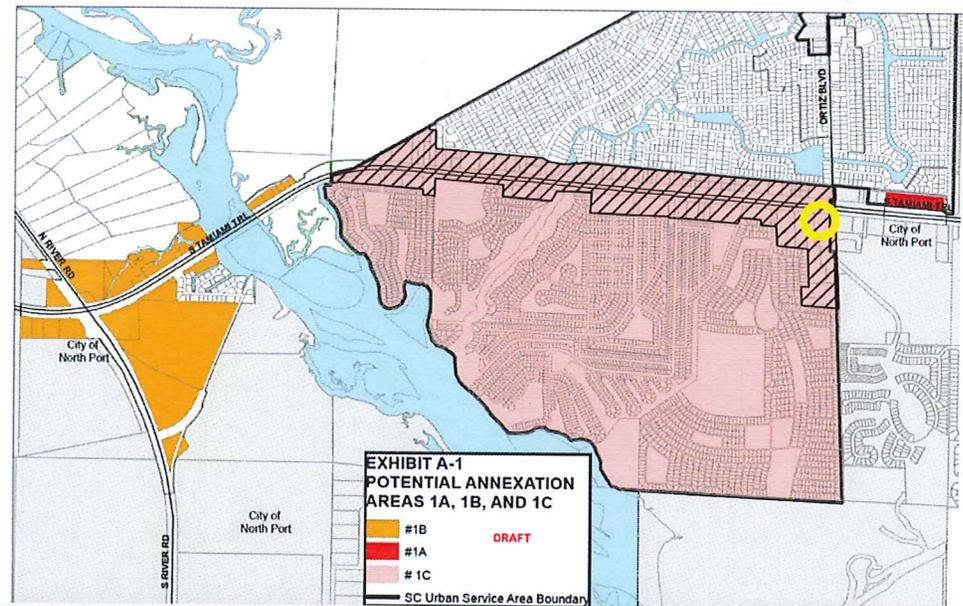


# Zoning



# North Port Plan Considerations

- Policy 2.1.7 – Annexation – Activity Center #1
- Policy 2.1.13 – Annexation, Map 1
- Policy 2.1.1 – Activity Center



# Adjacent Uses/ Compatibility



# Criteria of Approval

- Rezone Review Criteria
  - ULDC Section 1-33 A. – O.
  - Consistency with Comp Plan
  - Availability of public services
  - Land use pattern in area
  - Compatibility

# Development Master Plan & Waivers

- Andrew D. Fitzgerald, P.E.  
*DeLisi Fitzgerald, Inc.*



# Building Waivers (#1, #2, #7)

- Waiver # 1:  
Requests waiver from certain Pattern Book requirements with architectural embellishments added to Racetrac prototype
- Waiver # 2:  
Requests use of 1 bike rack located next to outdoor seating area instead of 2
- Waiver # 7:  
Requests outdoor display and storage of 1 propane container and 2 ice containers



# Parking Waivers (#3, #5, #8)

- **Waiver # 3:**  
Requests to install lighting in accordance with prototypical bronze lighting fixtures.
- **Waiver # 5:**  
Requests paint furniture, bollards, and lighting with bronze color to match building.
- **Waiver # 8:**  
Requests to utilize 3.5' high bollards and raised non-mountable curb in lieu of curb stops.

LEFT ELEVATION

Waivers #3 and 5

FRONT ELEVATION

Waiver #8

DELISI FITZGERALD, INC.  
Planning - Engineering - Project Management

RACETRAC PETROLEUM, INC.  
TALON BAY  
EPN #1271 - STORE #8800

PARKING WAIVER REQUEST (#3, #5, #8)

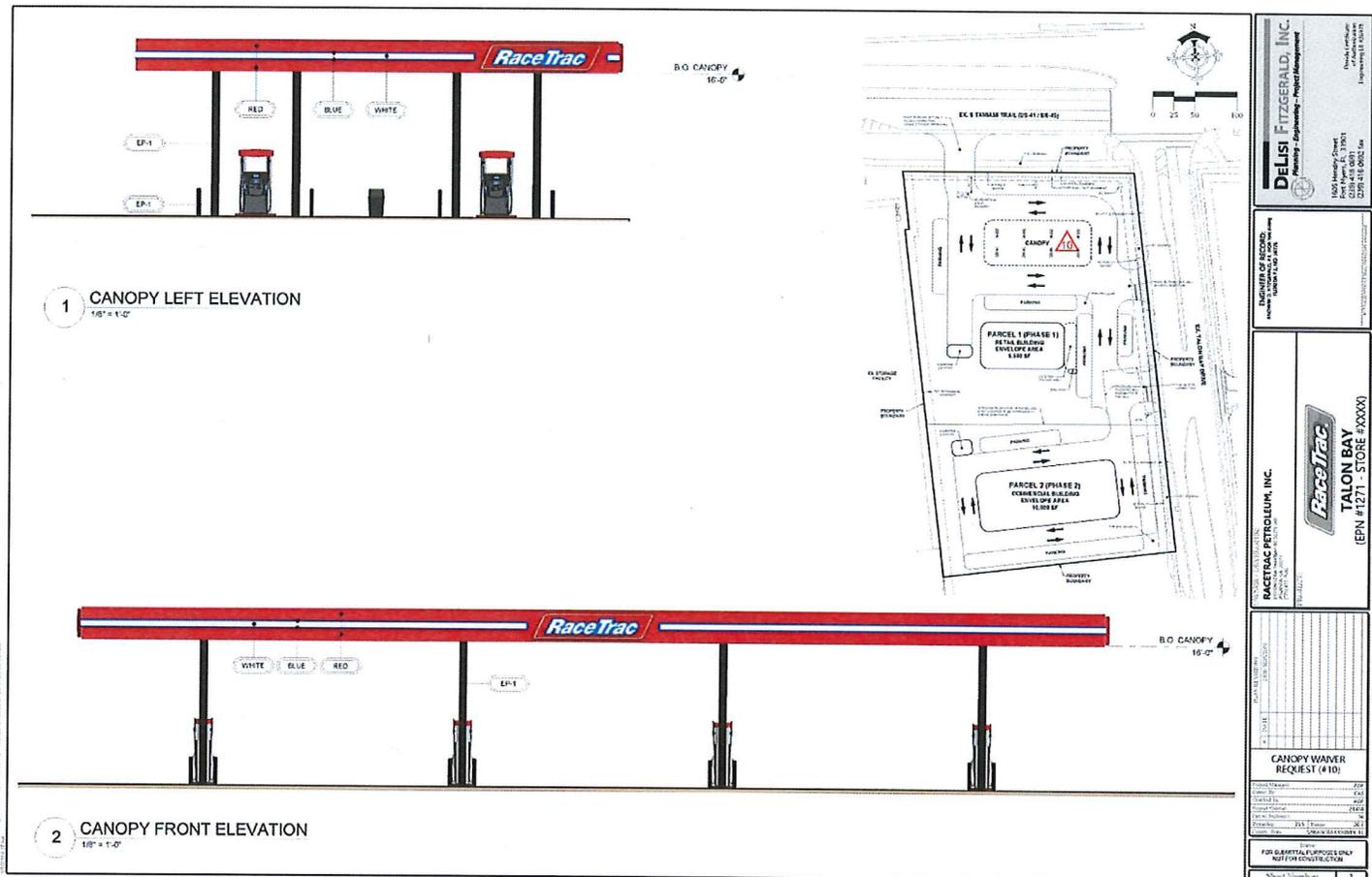
FOR SEISMICALLY UNDESIRABLE AREAS ONLY  
BASED ON CONSTRUCTION

Sheet 1 of 2



# Canopy Signage Waiver (#10)

- Requests to allow 55 SF Racetrac logo signs on 3 sides of canopy and stripes in lieu of 10% of wall face area
- Effective scale of signage for drivers to navigate safely to the store.



# Monument Signage Waiver (#11)

- Requests 100 SF of sign area including framing in lieu of 75 SF
- Allows architectural embellishments without taking away effectiveness of signage.
- Effective scale for drivers to navigate safely to the store

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### 75 SF Monument Sign - 32" & 20" LED

\*All sign components to be UL listed. All wiring to conform to UL specifications. Installation to be per NEC requirements. All signs to bear UL label.

**STAMPED, SEALED ENGINEERING REQUIRED**  
**FOUNDATION INFORMATION PROVIDED BY RACETRAC**  
**MANUFACTURER RESPONSIBILITY FOR HAVING A LICENSED ENGINEER VALIDATE FOUNDATION DESIGN PRIOR TO INSTALL.**

QTY: (1)  
 Double Faced

**SPECIFICATIONS:**  
 \*Logo panel: Aluminum panel, painted C3-Bronze  
 \*Parallelogram mounted to surface. Parallelogram to be etched in parallelism construction w/ 177" back poly-carbonate face panels w/ 2nd surface applied translucent graphics. Parallelogram copy to be digitally proofed red background stripes & white border w/ blue area of logo graphics also proofed. Colors & trim cap to match C1-Red.  
 \*Regular Product Panel: C5-Black-1st Surface Applied Vinyl. Copy to be Reverse Cut From Vinyl to Show White.  
 \*Class Product Panel: C7-Vivid Green-1st Surface Applied Vinyl. Copy to be Reverse Cut From Vinyl to Show White.  
 \*LML E15 Product Panel: C5-Coral Red-1st Surface Applied Vinyl. Copy to be Reverse Cut From Vinyl to Show White.

Interior Illumination: Sign Sign Box # LED. Powered by Low Voltage Power Supply. Backlit Full Color Panels ONLY.  
 Sign Frame: 2" x 2" x .02" Steel Tube w/ 6063 Aluminum Cladding Painted C3-Bronze.  
 Extruded Aluminum 1 1/2" Wide Divider Bars Installed to Retain Sign Panels. Face Dividers & Retainer to be Painted C3-Bronze & Sign Support: Internal Steel Pipe Support to be Welded to Steel Saddle Bracket at Top & Bottom of Sign Frame. External Steel Sign Support to Meet Building & Local Sign Codes. Size of Steel & Footing as Required Per Site Requirements.

**RaceTrac**

NOTE: ALL SIGN AREAS & ILLUMINATION REQUIREMENTS SUBJECT TO CHANGE WITHOUT NOTICE.

**DELISI FITZGERALD, INC.**  
 Planning - Engineering - Project Management  
 1600 Liberty Street  
 Charlotte, NC 28203  
 704.444.3371  
 252.418.0052 Fax  
 delisifitgerald.com

**RACE TRAC PETROLEUM, INC.**  
 10000 W. 10th Street  
 Tulsa, OK 74117  
 918.437.1111  
 www.racetrac.com

**RaceTrac**  
**TALON BAY**  
 (EPA # 1271 - STORE #XXXX)

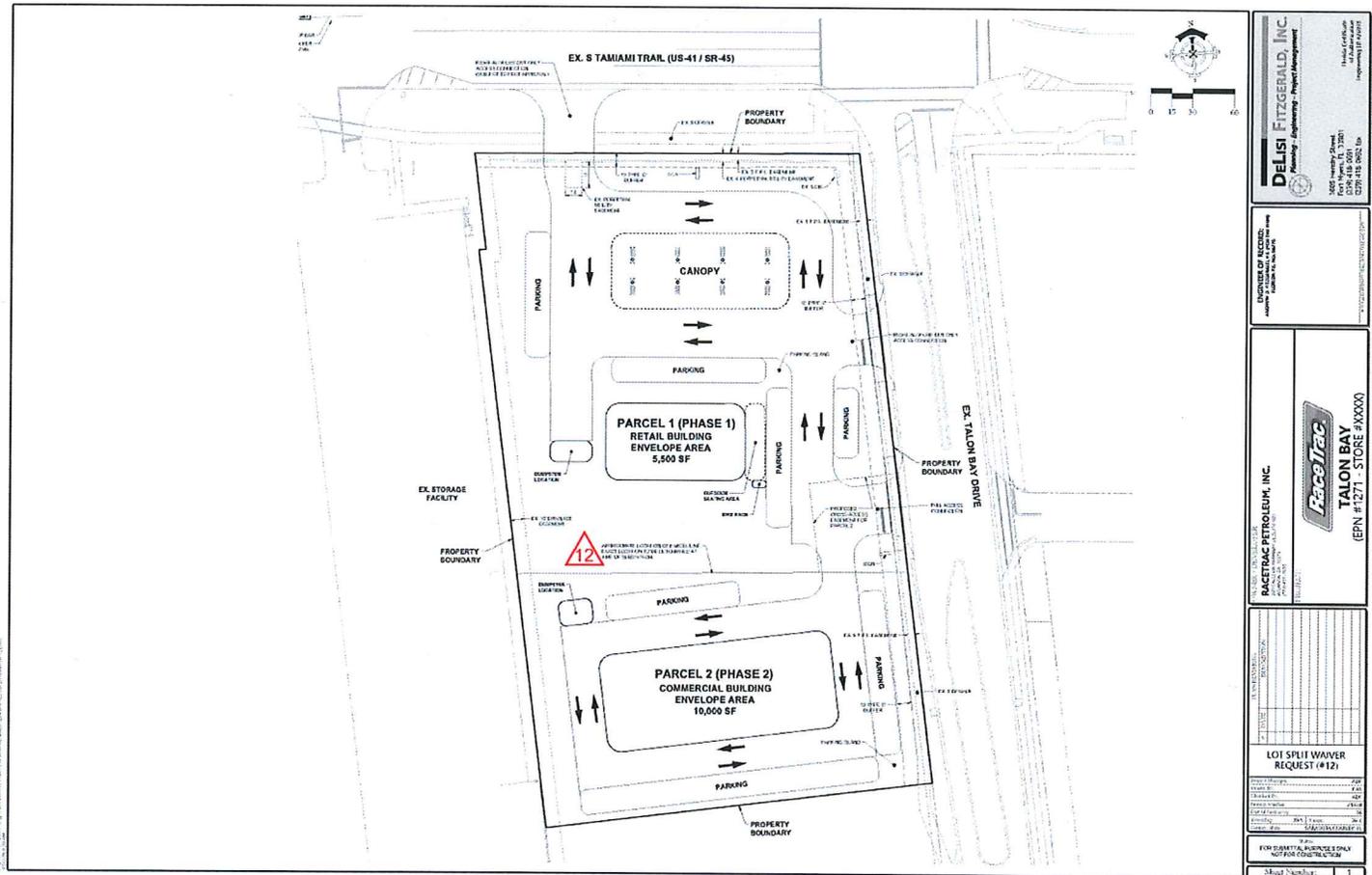
**SIGNAGE WAIVER REQUEST (#11)**

FOR LEGAL PURPOSES ONLY  
 NOT FOR CONSTRUCTION

Sheet Number: 1

# Lot Split Waiver (#12)

- ULDC prohibits creation of land-locked parcels and requires each parcel to have access to a street.
- Waiver provides for the ability to create Parcel 2 with a perpetual cross-access easement on Parcel 1 for access to Talon Bay.
- Parcel 2 will continue to maintain frontage on Talon Bay.



## Public Art Waiver (#9)

- ULDC requires contribution half of 1% of construction costs or display of public art
- Parcel 1 contribution would be approximately \$25K for total project costs
- Significant costs associated with fueling components of development including fuel tanks, piping, concrete pavement areas and fuel canopy
- Requests limit to contribution to half of 1% of the building construction

# Questions?

# Transportation

- Traffic Study was prepared based on the following parameters –
  - 5,500 Sq. Ft. gas/convenience store with 16 refueling positions plus an additional 10,000 Sq. Ft. of retail uses.
- Comprehensive Plan & Rezoning.
  - 5-year Level of Service Analysis – US 41 is shown to operate over the capacity with and without the project.
- The City of North Port and Sarasota County's Comprehensive Plans show US 41 to be widened to a six-lane roadway.
  - US 41 is shown to operate with sufficient capacity.

# Transportation Cont.

- The intersection of US 41 & Talon Bay Drive was analyzed.
  - The intersection is shown to operate at acceptable Level of Service with the addition of the project traffic.
- The proposed right-in/right-out access to US 41 is subject to FDOT approval.
  - The conclusion of the link Level of Service Analysis will remain the same.
- The traffic analyses supports the application and the goals and objectives outlined in the City of North Port Comprehensive Plan and Unified Land Development Code.
  - The existing future land use designation permitted by the County is as or more intense than the proposed use.