

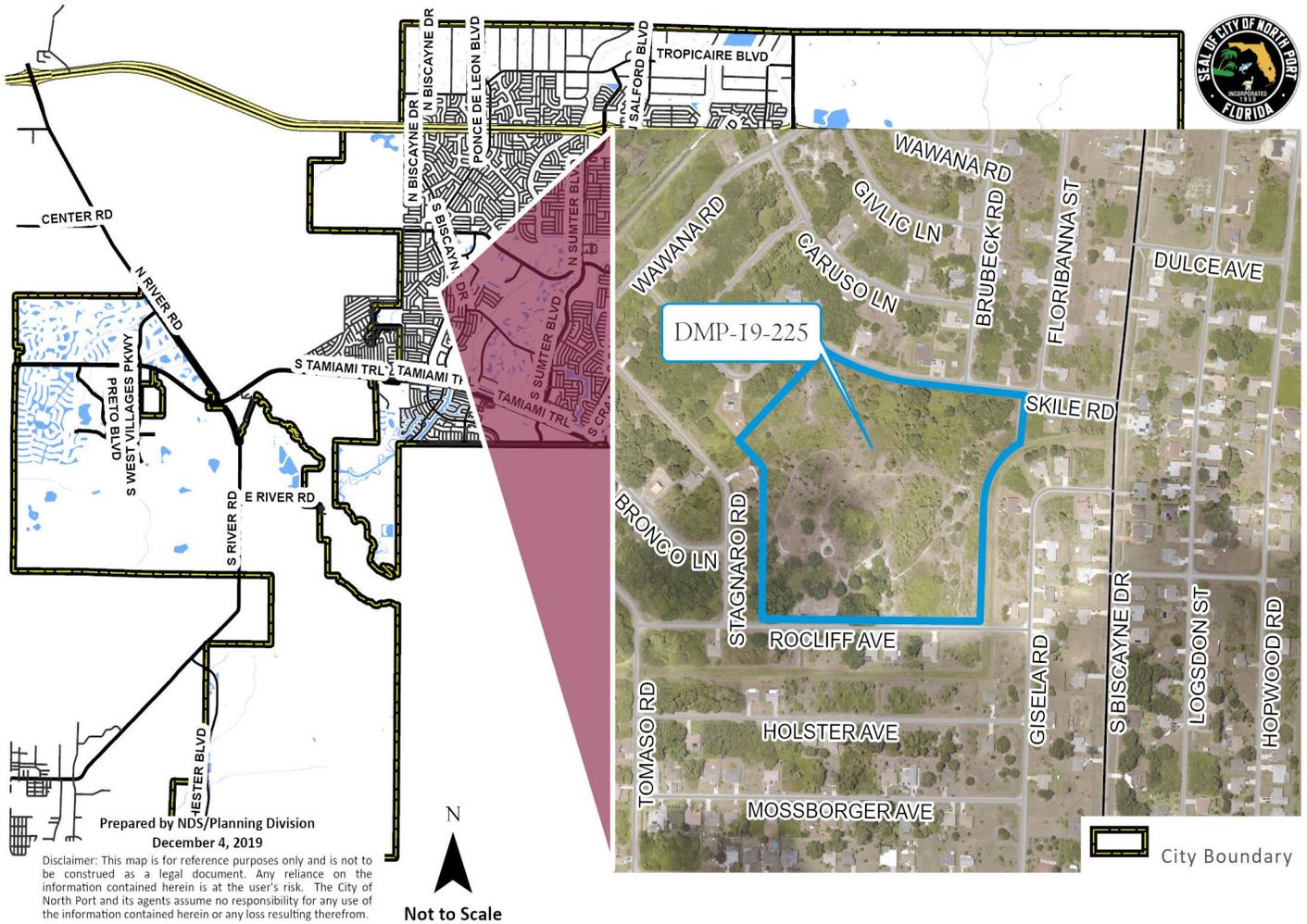


STAFF REPORT

Watercress Cove (Skile Road)

Development Master Plan

- From:** Alison Christie, Senior Planner
- Thru:** Nicole Galehouse, AICP, Planning Division Manager
- Thru:** Frank Miles, MPA, Director, Neighborhood Development Services
- Date:** December 5, 2019



- PROJECT:** Watercress Cove—Formally known as Skile Road, DMP-19-225
- REQUEST:** Approval of Development Master Plan Application to develop a ± 20.18 acre parcel consisting of 67 single family dwelling units.
- APPLICANT:** Gerald Cyr, of Esplanade Communities of Florida LLC, on behalf of VHI Deluxe Florida LLC (**Exhibit A-1, Affidavit**)
- OWNERS:** VHI Deluxe Florida LLC (**Exhibit A-2, Warranty Deed**)
- LOCATION:** North of Rocliff Avenue, South of Skile Road, West of Gisela Road, East of Stagnaroo Road.
- PROPERTY SIZE:** ± 20.18 acres

I. BACKGROUND

Gerald Cyr, of Esplanade Communities of Florida LLC, on behalf of VHI Deluxe Florida LLC, has formally submitted to the City of North Port a Development Master Plan application to construct a 67-lot new single-family residential subdivision, Watercress Cove (formally known as Skile Road) **(Exhibit B)**. The subdivision is proposed on a ±20.18 acre parcel located between Skile Road to the north and Rocliff Avenue to the south, generally west of Biscayne Drive. The parcel is zoned Residential Multi-Family (RMF), which requires a Development Master Plan as a part of the approval process. The applicant is proposing smaller lot sizes than what is permitted for single-family lots. Single-family dwellings are a permitted use in RMF zoning per Unified Land Development Code (ULDC) Sec. 53-147.

II. REQUESTED WAIVERS

Pursuant to ULDC Sec. 53-118—Modifications of regulations, the Commission may approve waivers to regulations during the Development Master Plan hearing process. The applicant is requesting four waivers from the ULDC. A description of the requested modifications are outlined below:

WAIVER #1

ULDC Sec. 53-151(A)— Minimum lot requirements

A. The following minimum lot requirements are applicable to single-family dwelling units in residential multi-family zoning districts:

(1) Area: Seven thousand five hundred (7,500) square feet.

(2) Width: Seventy-five (75) feet.

This waiver request is to allow for a minimum lot size of 6,000 square feet and lot width of 50 feet.

Staff Response: The smaller lot size allows the applicant to provide more homes on the 20-acre property, making the project more economically feasible to develop. This smaller lot size, though not permitted in the Residential Single-Family (RSF) zoning adjacent to this property, is seen in other areas of the City. Though a more dense form of single-family, this use is more compatible with the surroundings than a multi-family development.

Staff supports this waiver request.

WAIVER #2

ULDC Sec. 53-154 (A) — Minimum Setback Requirements

A. RMF:

(1) Front: Twenty-five (25) feet.

(2) Rear: Twenty-five (25) feet.

(3) Side, interior: One-half (1/2) the building height but not less than ten (10) feet.

(4) Minimum distance between buildings: a minimum of fifteen (15) feet or one-half (1/2) of the height of the highest building, whichever is greater.

This waiver request is to allow for a side setback of 5 feet, a rear setback of 20 feet, and a 10-foot distance between buildings.

Staff Response: This development is proposing single-family homes rather than a multi-family development, and does not necessarily need the same setback requirements as a multi-family project. Though the requested side and rear setbacks are smaller than what is required in the RSF zoning district, the proposed lot size is also smaller than what RSF requires. Smaller setbacks are appropriate for smaller lots.

Staff supports this waiver request.

WAIVER #3

ULDC Sec. 60-11 (A) - Roadways, parking lots and driveways

A. All new subdivisions and/or developments shall have a minimum of two (2) fully functional access drives.

(3) Gated entrance driveways shall accommodate pre-entry vehicular stacking of at least three (3) cars, provide a turn-around area, and be designed such that emergency vehicles do not have to leave the travel -way to negotiate any roads, turns or gates.

This waiver is requested to allow stacking for one (1) vehicle at the southerly gated entrance along Roeliff Avenue.

Staff Response: This entrance, along with the main entrance at Skile Road will be fully functional, and the Skile Road entrance will accommodate stacking for 3 vehicles. As this development is designed for only 67 lots, and the Fire Department has the ability to access both entrances, Fire has reviewed and approved this project.

Staff supports this waiver request.

WAIVER #4

ULDC Sec. 45-20 (B) - Street tree requirements

B. Street trees to be installed will not count for the thirty-five percent (35%) minimum canopy requirement or buffer requirements.

This waiver request is to allow street trees to be included in the 35% canopy requirement.

Staff Response: The applicant has shown that this project can meet the 35% canopy requirement if they can count the required street trees toward that percentage. If they are required to plant street trees, and plant enough trees to meet the 35% canopy requirement, the project is providing a much higher percentage canopy requirement. Additionally, the applicant feels that if they are not able to count the street trees toward the canopy requirement the project will suffer. There is not a significant amount of open space within the development, and additional trees would have to be placed on the residential lots. This creates enforcement issues for Code Enforcement and the City Arborists as the residents move into those homes and want to remove the trees. The City Arborists have no objection to this waiver request.

Staff supports this waiver request.

III. NEIGHBORHOOD MEETING

Pursuant to Section 53-5.E. of the ULDC, the applicant held a neighborhood meeting on November 7, 2019 at the Morgan Family Community Center in the City of North Port. The public notice, meeting agenda, and meeting minutes are attached as **Exhibit C**.

IV. STAFF REVIEW

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

- Pre-Application meeting with the Staff Development Review (SDR) team
- Formal Submittal/Resubmittal to be reviewed and approved by SDR
- Review for consistency with the Comprehensive Plan and Unified Land Development Code (See Section V)
- Fiscal Impact Analysis (See Section V)

Staff Development Review	
NDS/Planning	Meets requirements
NDS/Building-Arborist	No objection
NDS/Building-Structural	No objection
Fire & Rescue	Meets requirements with conditions
PW/Solid Waste	Meets requirements
PW/Stormwater & Environmental	Meets requirements with conditions
PW/Engineering-Infrastructure	No objection
Utilities	Meets requirements with conditions
Finance	No objection

V. DATA & ANALYSIS

COMPREHENSIVE PLAN

Future Land Use Element, Goal 1

The first goal of the Future Land Use Element is to properly locate land uses so as to 'maximize the economic benefit and enjoyment of natural and man-made resources' while 'minimizing the threat to health, safety and welfare.'

Staff Findings: The proposed project is located off of Biscayne Drive on the west side of the City. The property is surrounded by Low Density Residential Future Land Use and Residential Single Family Zoning. The property has a Future Land Use designation of High Density Residential and is zoned Residential Multifamily. Therefore, it has the ability to be developed at 15 dwelling units per acre and could have a multi-family development such as an apartment

complex. Because of the surrounding single-family uses, a single-family development on this property minimizes impact to the neighboring homes.

Staff concludes that the proposed DMP is consistent with Goal 1.

Future Land Use Element, Objective 1

Objective 1 encourages the use of innovative land development regulations while using sound planning principles and maintaining the community character.

Staff Findings: The proposed project will maintain the community character as it includes 67 single-family lots. Though the lots will be smaller and within a gated community, the end product of single-family homes is more compatible with the neighborhood than what the zoning and future land use would have allowed. The property is just over 20 acres and the applicant is requesting waivers to allow for smaller lots. This type of housing is seen in other areas of the City and has been in demand within the housing market. This contributes to the City's economy while maintaining community character and meeting aesthetic requirements.

Staff concludes that the proposed DMP is consistent with Objective 1.

Future Land Use Element, Policy 4.15

This policy aims to enhance and promote the vitality of existing neighborhoods with the design of infill development.

Staff Findings: The project proposes 67 single-family homes on a 20-acre property within a residential area off of Biscayne Drive. As seen in the proposed elevations attached to the Development Master Plan (**Exhibit B**), the applicant intends to create an aesthetically pleasing product that will enhance the neighborhood. Additionally, the proposed development will include street trees, a floodplain compensation area, a large stormwater pond, and other amenities that will add to the neighborhood aesthetic.

Staff concludes that the proposed DMP is consistent with Policy 4.15.

Future Land Use Element, Objective 4.19

Site and design features that promote neighborhood gathering points and stimulate social relationships.

Staff Findings: The proposed project includes open space at either end of the 3 acre stormwater pond in the center of the development. The applicant has included benches in these areas to use the stormwater area as an amenity for all of the residents. Additionally, the applicant has added a walking trail with benches around the floodplain compensation area which can stimulate social relationships as residents use the amenity to walk their dog or exercise.

Staff concludes that the proposed DMP complies with Policy 4.19.

Housing Element, Objective 1

To provide a variety of housing types and affordability levels to accommodate the present and future housing needs of the City's residents.

Staff Findings: The lot sizes of the proposed development are smaller than most residential single-family lots within the City, making them potentially more affordable for residents. With lot coverage restrictions, the homes on these lots cannot be built as large as elsewhere in the City. This gives residents another housing option, something smaller and potentially easier to manage while still providing the benefits of a single-family home.

Staff concludes that the DMP complies with Objective 1.

Chapter 53—Zoning Regulations, Part 1.—General Provisions, Section 53-7—Development Master Plan Submission

A DMP is required on this site pursuant to ULDC Sec. 53-6 as it is zoned Residential Multifamily (RMF). ULDC Sec. 53-7 outlines the submission requirements for the Development Master Plan along with the submittal and approval process.

Staff Findings: A complete application packet was submitted to the Planning Division of Neighborhood Development Services in accordance with ULDC Sec. 53-7.C on September 23, 2019. The Planning Division reviewed and processed the application in accordance with ULDC Sec. 53-7.D. and E.

Staff concludes that the proposed DMP complies with the ULDC.

Chapter 53 — Zoning Regulations, Article XI—Residential Multifamily District

This zoning district is intended to be a higher density residential district with an emphasis on multifamily use.

Staff Findings: Though this project does not propose multifamily uses, single-family development is a permitted use in this zoning district. This use would better fit into the neighborhood character as the property is surrounded by single-family residential and is not along any major roadways. Other than the requested waivers detailed above, this project meets the requirements detailed in this Article for Residential Multifamily including lot coverage, minimum dwelling living area, and maximum building height.

Staff concludes that the proposed DMP complies with the ULDC.

Staff performed a fiscal impact analysis of the proposed Watercress Cove Development Master Plan using the City's Fiscal Analysis Model (NP FAM). The model assesses operating revenue and expenses to the City from new developments. The model employs a modified per capita, "average cost" approach to determining fiscal impacts (**Exhibit D**).

Staff Findings: The model estimates that the project operates at a surplus of \$186,055 through the first 5-year period, and continues to increase over time. The total surplus over years 1-30 is \$2,055,174.

VI. PUBLIC HEARING SCHEDULE

PUBLIC HEARING SCHEDULE	Planning & Zoning Advisory Board Public Hearing	December 19, 2019 9:00 AM or as soon thereafter
	City Commission Public Hearing	January 14, 2020 10:00 AM or as soon thereafter

VII. CONDITIONS & SAFEGUARDS

The **Development Master Plan** was approved by staff with the following 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.
2. The SWFWMD ERP 42031539.000 Wetland delineation dated October 11, 2006 is valid for 5 years. In the later infrastructure submittal, the no-wetland reverification will need to be approved.
3. 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.

VIII. RECOMMENDED ACTION

APPROVAL WITH WAIVERS AND CONDTIONS of Petition DMP-19-225, Watercress Cove.

IX. ALTERNATE ACTIONS

1. **DENIAL** of Petition DMP-19-225, Watercress Cove.
2. **APPROVAL WITH CONDITIONS** of Petition DMP-19-225, Watercress Cove without the requested waivers or with different waivers.

X. EXHIBITS

Exhibits:	A-1. Affidavit
	A-2. Warranty Deed
	B. Watercress Cove Development Master Plan, with elevations
	C. Neighborhood Meeting
	D. Fiscal Impact Analysis

AFFIDAVIT

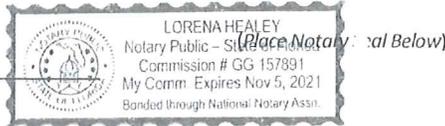
I (the undersigned), Gerald Cyr of Esplanade Communities of Florida LLC. being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my (our) knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I (we) authorize City staff to visit the site as necessary for proper review of this petition. *If there are any special conditions such as locked gates, restricted hours, guard dogs, etc., please provide the name and telephone number of the individual who can allow access.*

Sworn and subscribed before me this 29th day of August, 2019

[Signature] Gerald Cyr - Manager; Esplanade Communities of Florida LLC
Signature of Applicant or Authorized Agent Print Name and Title

STATE OF Florida COUNTY OF Hillsborough
The foregoing instrument was acknowledged by me this 29th day of August, 2019, by Cyr Gerald Co. Florida D/L. who is personally known to me or has produced _____ as identification, and who did/did not take an oath.

[Signature]
Signature - Notary Public



**AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT**

I (we), Serguei Varganov of VHI Deluxe Florida LLC., property owner(s), hereby authorize Gerald Cyr of Esplanade Communities of Florida LLC. to act as Agent/Applicant on our behalf to apply for this petition on the property described as (legal description) Skile Road, North Port, Florida
Track B 37th Add to Port Charlotte Section 19 (+/- 20.18 acres; Appraiser Number: 0974181029)

[Signature] Signature of Owner 03 Sept 2019 Date

STATE OF Ontario COUNTY OF Canada
The foregoing instrument was acknowledged by me this 3 day of September, 2019, by Serguei Varganov who is personally known to me or has produced _____ as identification, and who did

not take an oath.

[Signature]
Signature - Notary Public
Martha Zotov, Notary Public
Commissioner of Oaths In and For the Province of Ontario

(Place Notary Seal Below)
Zotov Fridman LLP
655 Sheppard Avenue West
Toronto, Ontario M3H 2S4
(416) 665-9090
FAX: (416) 665-2294

5
11

Return to:
Trust Title Group
177 Alliant Ave - Suite 5
Louisville, KY 40239

Return to:
~~Bridge Trust Title Group~~
200 West Vine Street, Suite 300
Lexington, KY 40507

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2012069265 5 PGS
2012 MAY 31 10:44 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY Receipt#1503986
Doc Stamp-Deed: 1,155.00

Prepared by:
Jan W. Pitchford, Esq.
Shumaker, Loop & Kendrick, LLP
240 S. Pineapple Avenue
Sarasota, FL 34236



File Number: LB187003986-OS

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Special Warranty Deed

This Special Warranty Deed made this 23rd day of May, 2012, between Branch Banking and Trust Company, a North Carolina banking corporation whose post office address is 360 Central Avenue, Suite 1600, St. Petersburg, FL 33701, grantor, and VHI Deluxe Florida, LLC a Florida limited liability company whose post office address is 15 Ailsa Craig Court, Toronto, Ontario, Canada, M2R2B9, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of ONE HUNDRED SIXTY FIVE THOUSAND AND 00/100 DOLLARS (\$165,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Sarasota County, Florida, to-wit:

Tract B, 37th Addition to Port Charlotte Subdivision, according to the plat thereof recorded in Plat Book 16, Page 4, Public Records of Sarasota County, Florida.

Being the same property conveyed to Branch Banking and Trust Company, a North Carolina banking corporation by Deed dated February 22, 2011 of record in Instrumetn #2011022425, of Public Records of Sarasota County, Florida.

Parcel Identification Number: 0974-18-1029

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Branch Banking and Trust Company, a North Carolina
banking corporation

[Signature]
Witness Name: KIMBA A. KOWMAN

Catherine L. Martin
By Catherine L. Martin, Assistant Vice President

[Signature]
Witness Name: LYNN BLUCE

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 23rd day of May, 2012, by
Catherine L. Martin, Assistant Vice President of **BRANCH BANKING AND TRUST COMPANY, A NORTH
CAROLINA BANKING CORPORATION**, on behalf of the Corporation, she () is personally known to me or () has
produced _____ as identification.

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____



BRANCH BANKING AND TRUST COMPANY
ASSISTANT CORPORATE SECRETARY'S CERTIFICATE

I, Lisa I. Moberly, hereby certify that I am the duly elected Assistant Corporate Secretary of Branch Banking and Trust Company, a corporation organized and existing under the laws of the State of North Carolina, hereby certifies that:

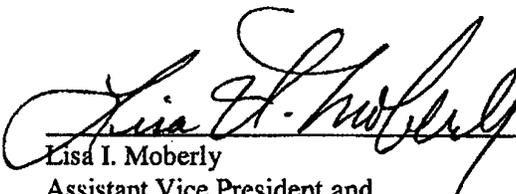
- (1) The following is a true and correct copy of a portion of the bylaws of the Bank as in effect on the date hereof and that the same has been duly adopted and is in full force and effect:

ARTICLE VI

SECTION 1. Execution of Contracts and Instruments: The Board of Directors may authorize such officers as it deems appropriate to enter into any contract or execute and deliver any instrument on behalf of the bank, and such authority may be general or confined to specific instances. Any resolution of the Board of Directors authorizing the execution of documents by the proper officers of the bank or by its officers generally and not specifying particular officers shall be deemed to authorize such execution by the Chief Executive Officer, the Chief Operating Officer, the President or any Senior Executive Vice President of the bank. In addition, unless the Board determines otherwise, each officer of the bank shall have such authority as may be incident to his or her particular office to enter into contracts and execute and deliver instruments on behalf of the bank.

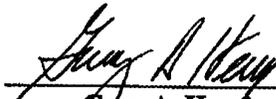
Witness my hand and the seal of Branch Banking and Trust Company this 15th day of December, 2008.



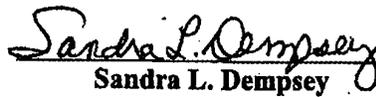

Lisa I. Moberly
Assistant Vice President and
Assistant Corporate Secretary

INCUMBENCY CERTIFICATE

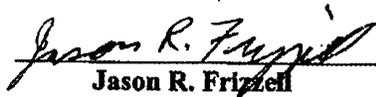
I, Lisa I. Moberly, certify that Gary A. Herring, Sandra L. Dempsey, Jason R. Frizzell, Elizabeth F. Smith, Brian C. Lee, Eugenia R. Wade, Jack L. Galusha, Tony L. Smith, Catherine L. Martin, Holly A. Adams, and David H. Worthington, Jr. are duly elected and presently serving Senior Vice President, Vice President, Vice President, Assistant Vice President, Special Assets Other Real Estate Officer II and Special Assets Other Real Estate Officer I, respectively, of Branch Banking and Trust Company, and that the signatures set forth below are the genuine signatures of the said officers:



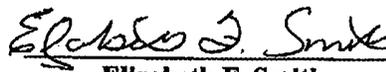
Gary A. Herring
Senior Vice President



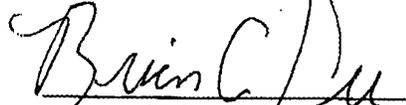
Sandra L. Dempsey
Vice President



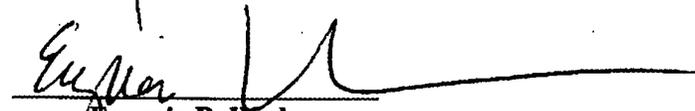
Jason R. Frizzell
Vice President



Elizabeth F. Smith
Assistant Vice President



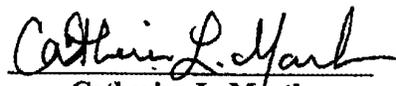
Brian C. Lee
Assistant Vice President

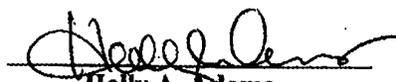


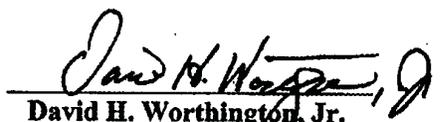
Eugenia R. Wade
Assistant Vice President


Jack L. Galusha
Assistant Vice President

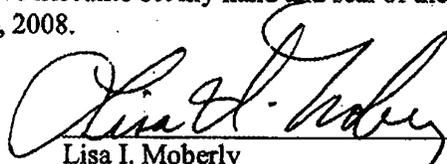

Tony L. Smith
Assistant Vice President

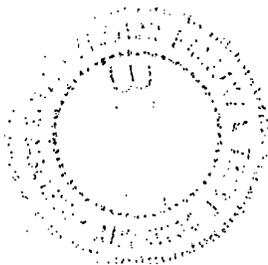

Catherine L. Martin
Assistant Vice President


Holly A. Adams
Special Assets Other Real
Estate Officer II


David H. Worthington, Jr.
Special Assets Other Real
Estate Officer I

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the
corporation this 23rd day of December, 2008.


Lisa I. Moberly
Assistant Vice President and
Assistant Corporate Secretary



WATERCRESS COVE

SKILE ROAD PROPERTY

DEVELOPMENT MASTER PLANS

PREPARED FOR:
ESPLANADE COMMUNITIES OF FLORIDA, LLC
 3000 GULF BREEZE BOULEVARD
 GULF BREEZE FL, 32563
 PHONE: (813) 477-5674



GENERAL LOCATION MAP



LOCATION MAP

SECTION 19, TOWNSHIP 39 SOUTH, RANGE 21 EAST
 NORTH PORT, FLORIDA

SITE INFORMATION

PROJECT AREA: 20.18 ACRES
PARCEL STRAP NO.: 0974181029
PARCEL ADDRESS: SKILE ROAD
 NORTH PORT, FL 34287
CURRENT ZONING: ZONING: RMF
PROPOSED USE: RESIDENTIAL SUBDIVISION

UTILITY SERVICE PROVIDERS

WATER:
 CITY OF NORTH PORT
 UTILITIES ADMINISTRATION OFFICE
 6644 WEST PRICE BLVD.
 NORTH PORT, FL 34291
 PHONE: (941) 240-8000

SEWER:
 CITY OF NORTH PORT
 UTILITIES ADMINISTRATION OFFICE
 6644 WEST PRICE BLVD.
 NORTH PORT, FL 34291
 PHONE: (941) 240-8000

ELECTRIC:
 FLORIDA POWER AND LIGHT
 2245 MURPHY CT.
 NORTH PORT, FL 34289
 PHONE: (800) 375-8490

PHONE:
 VERIZON
 1701 RINGLING BLVD.
 SARASOTA, FL 34236
 PHONE: (941) 952-5404

CABLE:
 COMCAST
 22266 EDGEWATER DRIVE
 PORT CHARLOTTE, FL 33980
 PHONE: (941) 625-6000

FIRE PROTECTION:
 CITY OF NORTH PORT
 4980 CITY CENTER BLVD.
 NORTH PORT, FL 34286
 PHONE: (941) 240-8150

SOLID WASTE DISPOSAL:
 SOLID WASTE DISPOSAL
 1100 NORTH CHAMBERLAIN BLVD.
 NORTH PORT, FL 34286
 PHONE: (941) 240-8050

INDEX OF SHEETS

SHEET	TITLE
1	COVER SHEET
2	AERIAL
3	EXISTING CONDITIONS MAP
4	DEVELOPMENT MASTER PLAN
5	CONCEPTUAL DRAINAGE AND UTILITY PLAN

PROJECT CONTACTS

CIVIL ENGINEER:
 BANKS ENGINEERING
 TODD R. REBOL, P.E. PROJECT MANAGER
 4161 TAMiami TRAIL - BLDG 5 UNIT 501
 PORT CHARLOTTE, FLORIDA 33952
 PHONE: (941) 625-1165

SURVEYOR:
 VAN BUSKIRK/FISH & ASSOCIATES, INC.
 ALAN K. FISH P.S.M.
 12450 UNIT C TAMiami TRAIL
 NORTH PORT, FLORIDA 34287
 PHONE: (941) 426-0681

BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors
 Serving The State Of Florida

4161 TAMiami TRAIL - BLDG 5 UNIT 501
 PORT CHARLOTTE, FLORIDA 33952
 PHONE: (941) 625-1165 FAX: (941) 625-1149
 ENGINEERING LICENSE # EB 6469
 SURVEY LICENSE # LB 6690
 WWW.BANKSENG.COM

TODD R. REBOL, P.E.
 FLORIDA LICENSE #64040

NO.	DATE	REVISION DESCRIPTION	BY



S:\MARKETING\4377\ENGINEERING\4377 - LOT MODIFICATION 8/27/2019 4:58 PM DARYL CURTIS

4377 - SKILE ROAD SUBDIVISION

PREPARED FOR:
ESPLANADE COMMUNITIES OF FLORIDA, LLC
 3000 GULF BREEZE BOULEVARD
 GULF BREEZE FL, 32563
 PHONE: (813) 477-5674

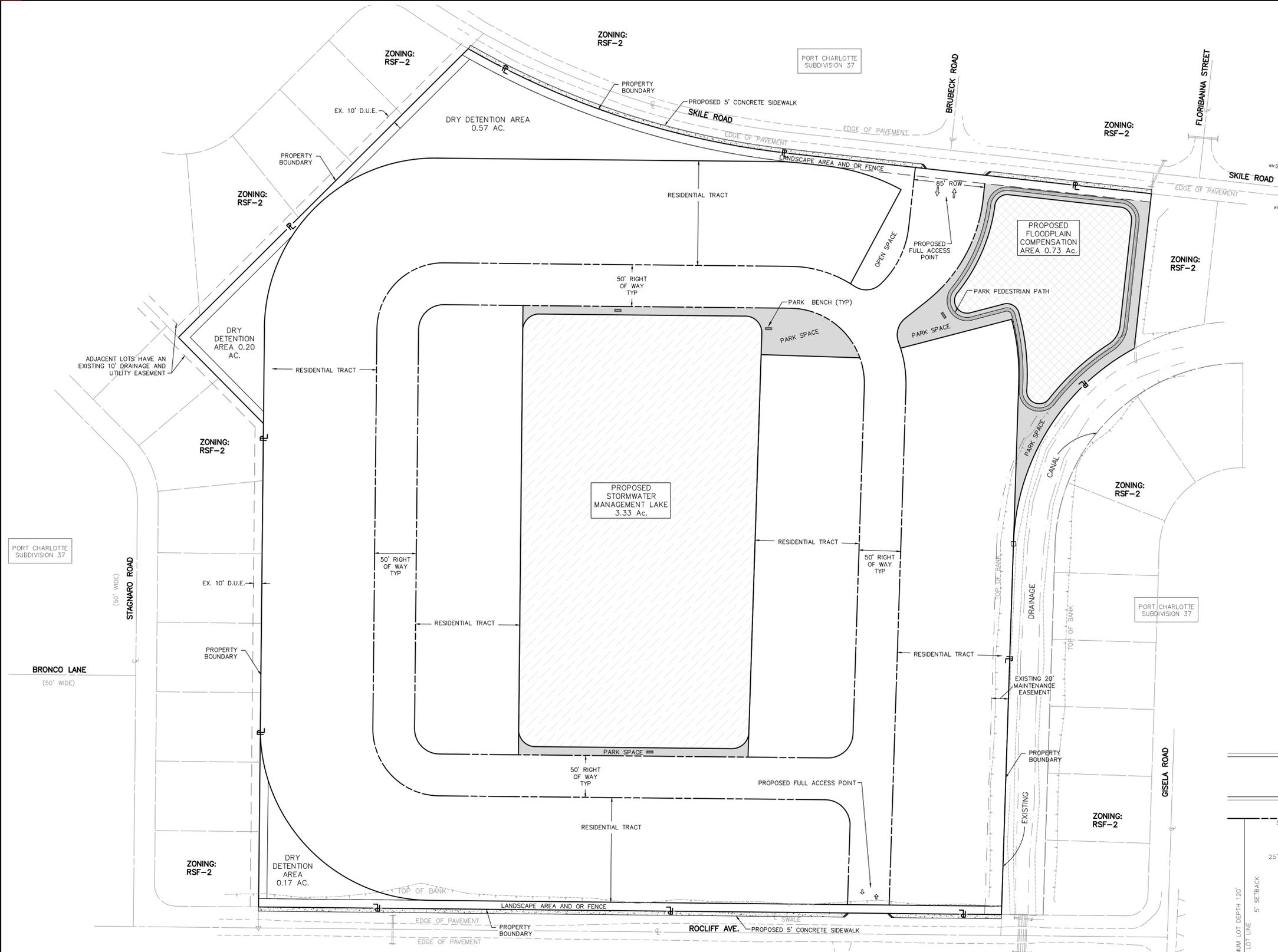
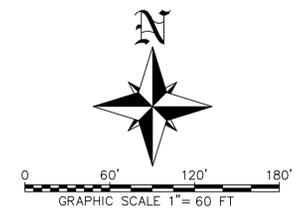
NO.	DATE	REVISION DESCRIPTION	BY

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 PORT CHARLOTTE, FLORIDA 33952
 PHONE: (941) 625-1165 FAX: (941) 625-1149
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 SURVEY LICENSE # LB 6690
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TODD R. REBOL, P.E.
 FLORIDA LICENSE #64040

AERIAL SKILE ROAD SUBDIVISION NORTH PORT, FLORIDA							
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8-12-19	4377	AERIAL	TRR	GAE	TRR	1"=200'	2



SITE DATA TABLE:

PROPERTY AREA: 20.18 ACRES
 PROPOSED USE: RESIDENTIAL SINGLE FAMILY SUBDIVISION

LANDUSE BREAKDOWN:

PROPERTY AREA:	20.18 Ac	(100%)
RESIDENTIAL TRACTS:	10.79 Ac	(53.5%)
LAKE:	3.33 Ac	(16.5%)
DRY DETENTION:	0.94 Ac	(4.6%)
FLOODPLAIN COMPENSATION AREA:	0.73 Ac	(3.6%)
PRIVATE RIGHT OF WAY:	3.00 Ac	(14.9%)
COMMON OPEN AREA (GREEN SPACE):	0.70 Ac	(3.5%)
PARK SPACE:	0.69 Ac	(3.4%)

FLOOD ZONE:

PROPERTY LIES WITHIN F.E.M.A. ZONE "X" AND PARTIALLY IN ZONES "AE" NEAR THE SOUTH AND SOUTHEASTERLY PERIMETER OF THE PROPERTY. SEE THE MAP FOR LOCATION AND ELEVATIONS OF THE "AE" ZONES. REF: F.I.R.M. MAP 12115C 0378 F. EFFECTIVE: NOVEMBER 4, 2016.

DENSITY:

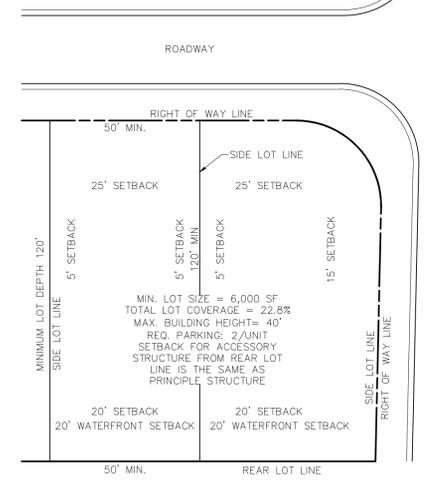
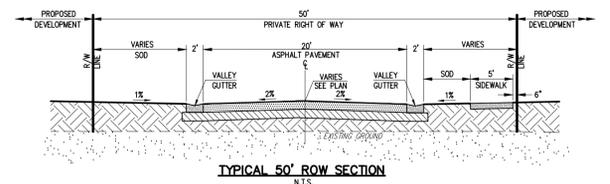
ALLOWED: 15 DU/Ac.
 PROPOSED: 3.32 DU/Ac.

BREAKDOWN: PROPOSED USE 67 SINGLE FAMILY DETACHED RESIDENTIAL LOTS
 TOTAL LOTS 67/20.18 Ac. = 3.32 DU/Ac.

OPEN SPACE:

REQUIRED: 10% = 2.09 Ac.
 PROVIDED: 23.38% = 4.72 Ac.

BREAKDOWN: LAKES = 3.33 Ac X 50% = 1.66 Ac
 FLOODPLAIN COMPENSATION AREA = 0.73 Ac
 DRY DETENTION AREA = 0.94 Ac
 COMMON OPEN AREA (GREEN SPACE) = 1.39AC
 TOTAL = 4.42 AC
 OPEN SPACE PERCENTAGE = (4.72 AC / 20.18 AC) = 23.38%



LEGEND:

- FLOODPLAIN COMPENSATION AREA
- STORM WATER MANAGEMENT LAKE
- RIGHT OF WAY LINE
- MAINTENANCE EASEMENT LINE
- PARK BENCH
- PARK SPACE
- PARK PEDESTRIAN PATH

DEVELOPMENT MASTER PLAN GENERAL NOTES:

1. THE PROPERTY SHALL COMPLY WITH ARTICLE III, SUBDIVISION DESIGN STANDARDS OF THE UNIFIED LAND DEVELOPMENT CODE EXCEPT AS MODIFIED HEREIN.

ULDC Condition:	Waiver/Modification:
ULDC Sec 53-151(A) requires minimum size of 7,500 square feet and lot width of 75 feet.	We request a waiver to allow for a minimum lot size of 6,000 square feet and lot width of 50 feet. The proposed lot size is common for new residential subdivisions on sewer and water and makes the project economically feasible.
ULDC 53-154 (A) requires lot setbacks of: front-25ft; rear-25ft; and side setback of half of the building height or a minimum of 10ft; also minimum distance between building of 15-feet.	We request a waiver to allow for lot setbacks of: side-5ft; and rear-20ft and a minimum distance between buildings of 10-feet. Which is typical for new subdivisions.
ULDC Sec 60-11 (A)(3) requires a gated entrance provide stacking of at least three (3) cars.	We request a waiver to allow stacking for one (1) vehicle at the southerly gated entrance along Rocliff Avenue.
ULDC Sec 45-20 (B): Street trees to be installed will not count for the thirty-five percent (35%) minimum canopy requirement or buffer requirements.	We request a waiver such that street trees can be included in the 35% canopy computation. The intent of the regulations in section 45-8 is that the 35% canopy cover apply to all land parcels

ZONING: RSF-2

ZONING: RSF-2

PREPARED FOR:
ESPLANADE COMMUNITIES OF FLORIDA, LLC
 3000 GULF BREEZE BOULEVARD
 GULF BREEZE FL, 32563
 PHONE: (813) 477-5674

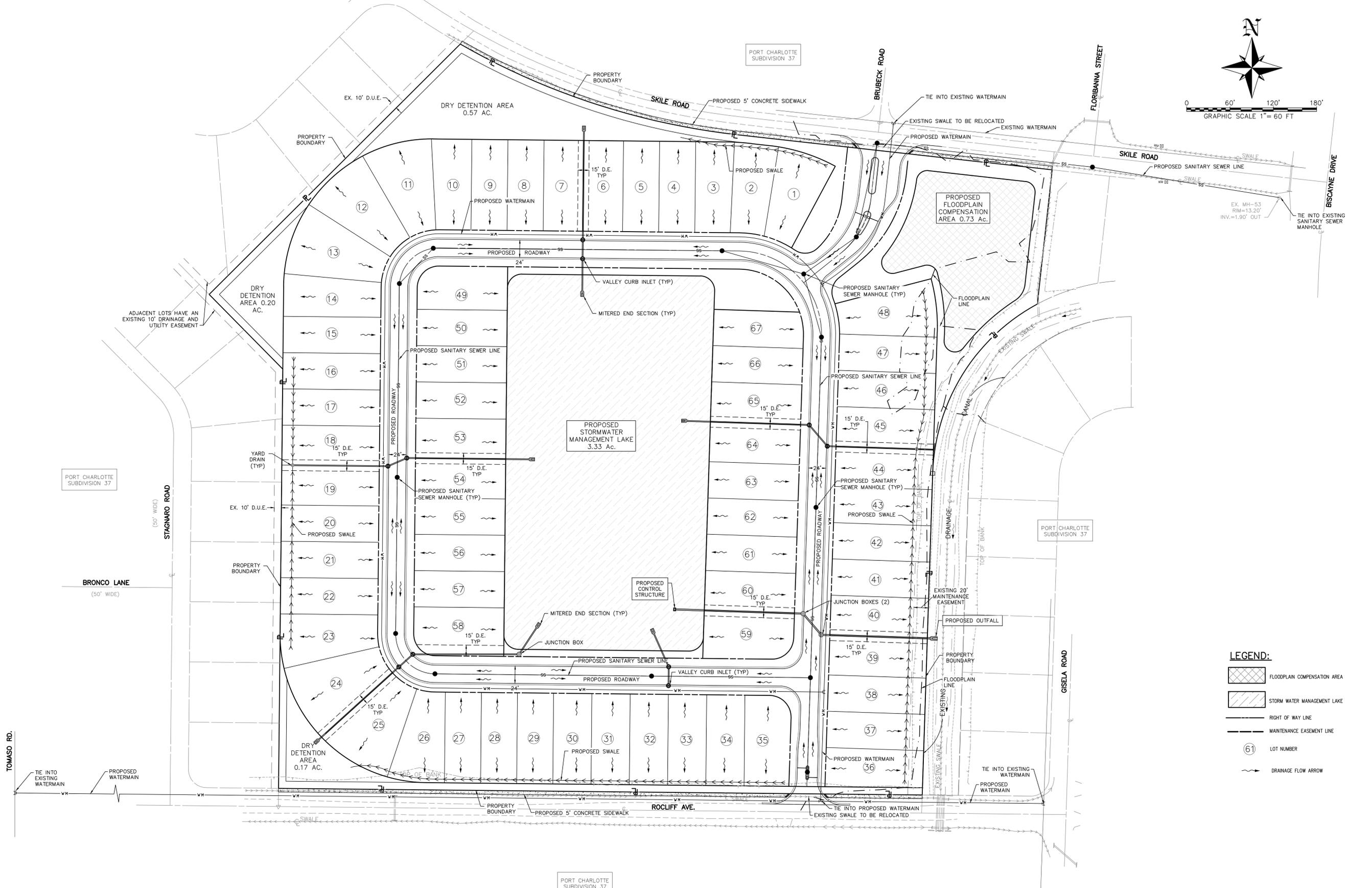
NO.	DATE	REVISION DESCRIPTION	BY

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DEVELOPMENT MASTER PLAN WATERCRESS COVE NORTH PORT, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8-12-19	4377	SDP	TRR	GAE	TRR	1"=60'	4



LEGEND:

- FLOODPLAIN COMPENSATION AREA
- STORM WATER MANAGEMENT LAKE
- RIGHT OF WAY LINE
- MAINTENANCE EASEMENT LINE
- LOT NUMBER
- DRAINAGE FLOW ARROW

PREPARED FOR:
ESPLANADE COMMUNITIES OF FLORIDA, LLC
 3000 GULF BREEZE BOULEVARD
 GULF BREEZE FL, 32563
 PHONE: (813) 477-5674

NO.	DATE	REVISION DESCRIPTION	BY

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 SURVEY LICENSE # LB 6690
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CONCEPTUAL DRAINAGE AND UTILITY PLAN
WATERCRESS COVE
 NORTH PORT, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8-12-19	4377	CONDPLAN	TRR	GAE	TRR	1"=60'	5

Exhibit B



1485

1,489 s.f. (Approx.)
 3 bedrooms / 2 Baths
 2 Car Garage
 Elevated Ceiling

"Regardless of price, size, or location, all buyers want their builder to deliver value"
 Wayne Adams - Company Founder



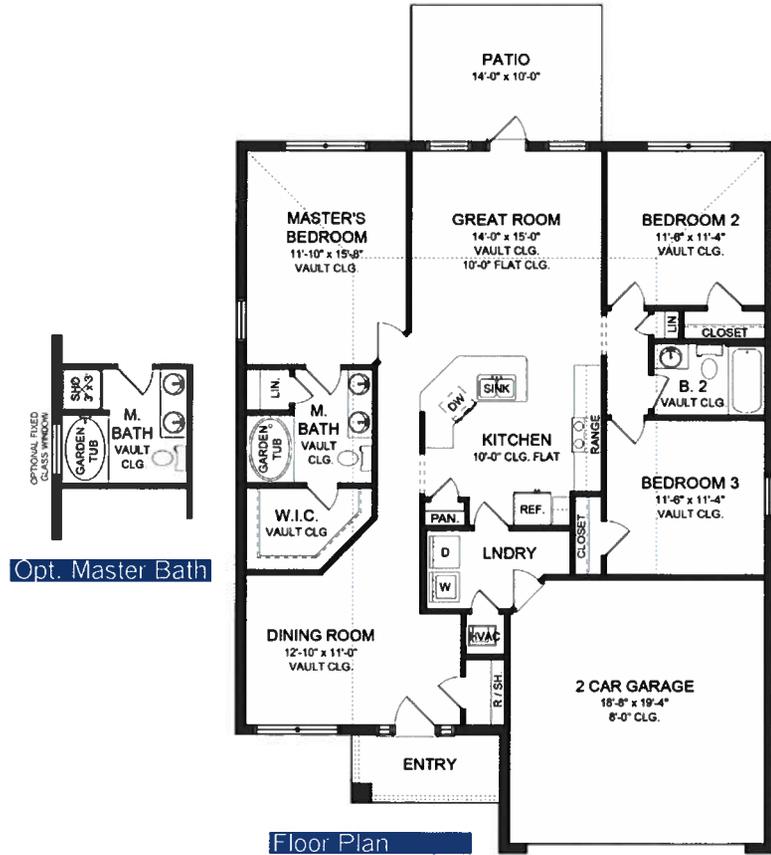
Elevation A



Elevation B



Elevation CR



Opt. Master Bath

Floor Plan

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KA 07/25/19 UB

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Important Disclaimer: This floor plan is not to scale. Square footage and room dimensions are approximate. Square footage calculations are based on foundation dimensions only and may vary from finished square footage of the home as constructed. Variations of this floor plan exist that may not be represented in this image.

Exhibit B

1512

1,512 s.f. (Approx.)
 3 bedrooms / 2 Baths
 2 Car Garage
 Elevated Ceiling
 Plant Shelf

"Regardless of price, size, or location, all buyers want their builder to deliver value"
 Wayne Adams - Company Founder

1512

1,512 s.f. (Approx.)
 3 bedrooms / 2 Baths
 2 Car Garage
 Elevated Ceiling
 Plant Shelf



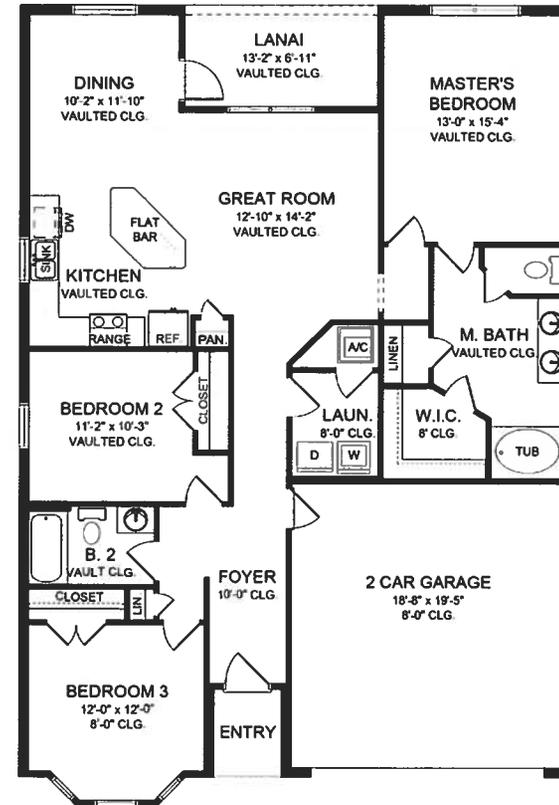
Elevation A



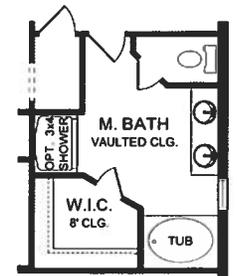
Elevation B



Elevation C



Floor Plan



Opt. Master Bath

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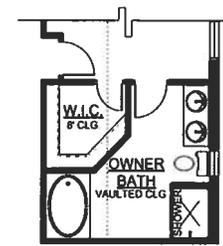
Exhibit B



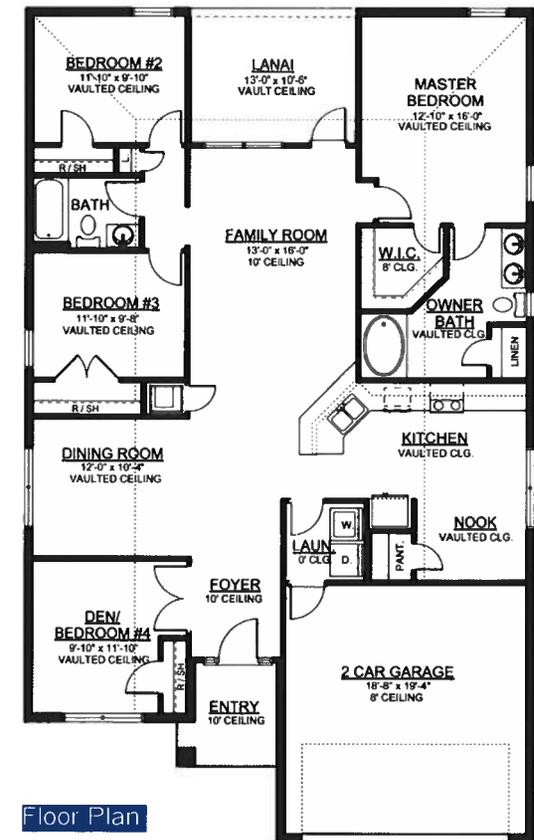
1820

1,820 s.f. (Approx.)
 4 Bedrooms / 2 Baths
 2 Car Garage
 Vaulted Ceiling

"Regardless of price, size, or location, all buyers want their builder to deliver value"
 Wayne Adams - Company Founder



Opt. Master Bath



Floor Plan

KA 07/26/19 UB

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Exhibit B



1835

1,831 s.f. (Approx.)
 4 bedrooms / 2 Baths
 2 Car Garage
 Elevated Ceiling

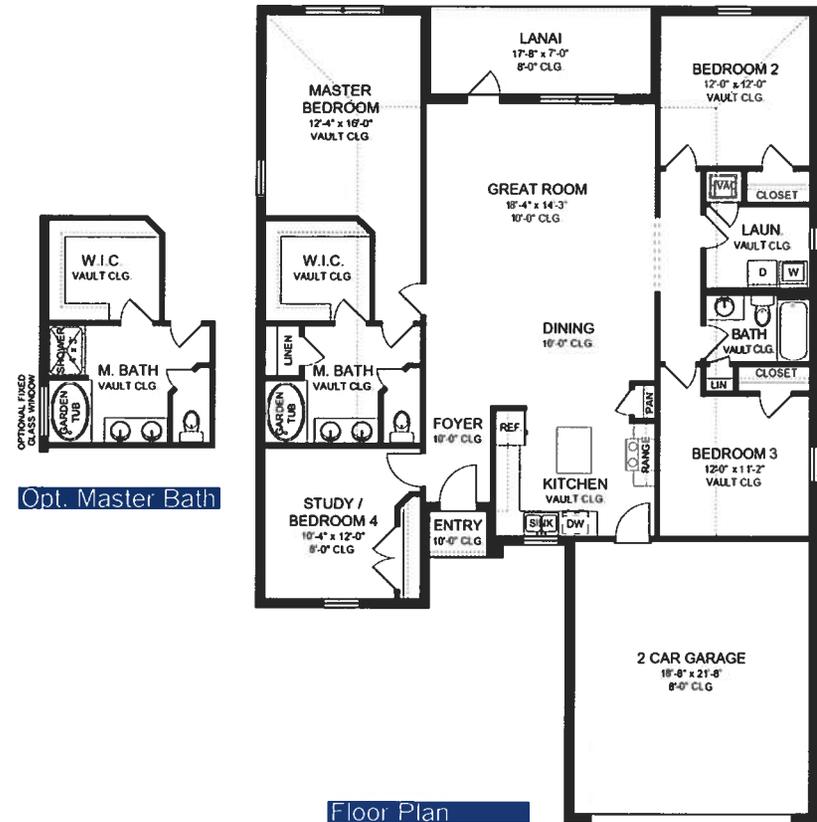
"Regardless of price, size, or location, all buyers want their builder to deliver value"
 Wayne Adams - Company founder



Elevation A



Elevation B



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October 25, 2019

TO: Adjacent Homeowner/
Interested Party

RE: **Watercress Cove,
Neighborhood Meeting Notice
Thursday November 7th, 2019**



In accordance with the City of North Port planning regulations we are hosting a neighborhood meeting and answer session about a proposed new single family community, to be called Watercress Cove, on a 20-acre property located south of the intersection of Skile Rd. and Brubeck Rd., North Port, FL. (Appraiser Parcel ID 0974181029 and sketch below).

The meeting will be held Thursday, November 7th, 2019 from 4:30 P.M. – 6:00 P.M., at the Morgan Family Community Center, 6207 West Price Blvd., North Port, FL 34291.

The purpose of this meeting is to answer questions and receive input from the neighborhood regarding the new community. If you have any questions prior to the meeting, you may call our office at 941-480-9800 or email gcyr@esplanadecommunities.com.

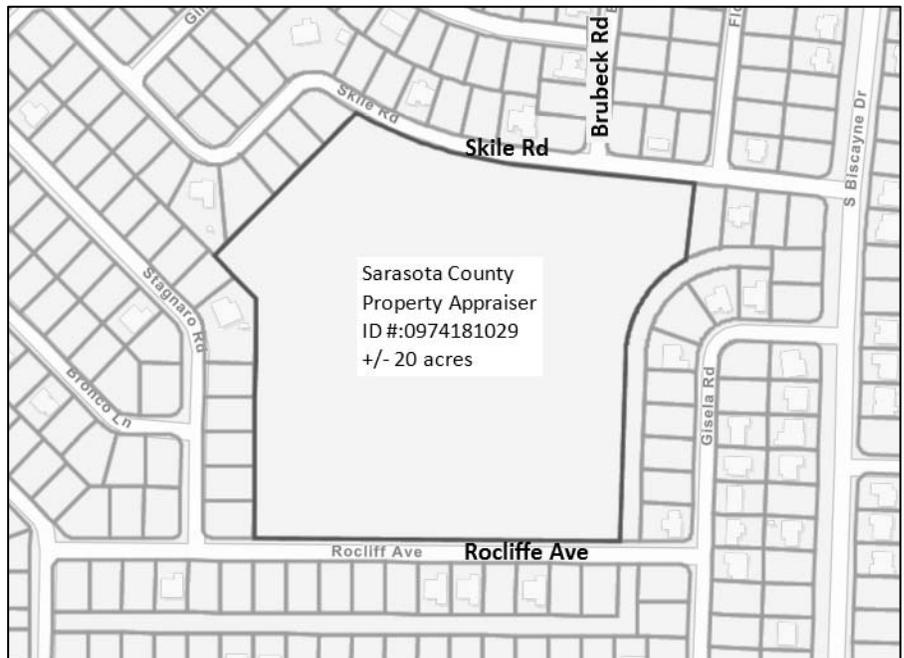
You may also contact the City of North Port Neighborhood Development Services Department, Planning Division, 4970 City Hall Blvd., North Port, FL 34286, (941)-429-7156, with any questions/comments.

Thank you for your review of this document.

Respectfully,

G. Cyr

Gerald Cyr
Esplanade Communities of
Florida



**Watercress Cove
Neighborhood Meeting
November 7th, 2019; 4:30-6:00pm
Morgan Community Center, North Port**

AGENDA

1. Property Overview

- 20-acres, vacant property
- Zoned RMF – Residential Multifamily
- Bordered on north side by Skile Road; South Side Rocliffe; East side City drainage canal; west side 90% vacant residential lots

2. City Planning Process

- DMP – Development Master Plan
- INF – Infrastructure Plan
- SCP – Subdivision Concept Plan
- PLF – Plat

3. Watercress Cove Overview

- Residential single family lots

**Watercress Cove
Neighborhood Meeting
November 7th, 2019; 4:30-6:00pm
Morgan Community Center, North Port**

Minutes

Total attendees approx. 45 people. Meeting fully attended from 4:30-6:00pm. On the way out of another resident arrived and I stayed another 30 minutes to review and do Q&A with resident (Valerie on Brubeck Road). Sign in sheet was circulated through the audience (copy attached) of which 18 people signed, typically wife or husbands signs but not both.

Representatives: G. Cyr – Esplanade; R. Wade – GM Adams Homes; D. Gilliland – Sale Manager-Adams Homes; S. Swelland – Construction Supervisor Adams Homes; Alison Christie – City of North Port.

Presentation Materials Available: City Future land use map; City zoning map; Property Appraiser Map; Watercress Cove site plan with 67 lots.

General Q&A:

Q: Who are you and what will be developed on the property?

A: Esplanade is the development arm for Adams Homes. We are 25-year old Florida company and have been building houses in the local market for well over 10 years. Our team lives, works and have families in the local area. We have a vested interest in the City of North Port. Our intent is to develop a small, 67-lot; new residential community and Adams Homes will construct and sell new homes.

Q: Is the property being rezoned?

A: No, we are undergoing a development master plan review process since the property is currently zoned RMF - residential multi-family, which allows up to 15 units per acre.

We are under contract to acquire the property from the owner with land closing subject to the City approving the development plan and the economic viability of the project.

We have been working on this project for over four months and have already invested a significant amount of money. We committed to the completing the project if it is approved, provided that there are not any unforeseen economic burdens which make the project unfeasible.

The cost to develop the project is high because of the low number of residential units being proposed and the high cost for new streets, land cost, utilities and earthwork for drainage, and fees. If for some reason the local neighborhood does not want the project and/or it is not approved by the City, then the current owner of the property (who resides out of country) could sell the property to an apartment developer, under which the current RMF zoning allows apartments with up to 15 units per acre, and since the property is 20 acres there is potential for 200-300 apartments.

Q: How will the project impact my property values?

A: From our perspective new single family homes improve the value of existing local neighborhoods. We anticipate new home prices at Watercress Cove to range between \$225,000 to \$300,000 depending on the size of the home. All neighborhoods are local, and this local neighborhood can only support a home price that a new home buyer is willing to spend to be at this location. This neighborhood is not the same as West Villages.

Exhibit C

Q: How will the project impact traffic in the area?

A: As part of the City's development process a traffic study has been prepared and submitted to the City. This project with only 67 residential lots is small and is located within an area that is mostly fully developed with lots. In accordance with FDOT rules and regulations and using City of North Port data, the registered traffic engineer through a detail technical study has concluded that only onsite traffic improvements are warranted.

Q: How will the project affect my taxes or will I have HOA obligations?

A: Any taxes or HOA obligations are limited only to residents within Watercress Cove. The new residents within Watercress Cove add to the overall tax revenue collected by the City which is indirectly is a net benefit to the local residents. The HOA within the project will have the authority to enforce rules and regulations within the community which include home owner maintenance.

Q: The local area streets have no street lights and are very dark at night; will the project add street lights along local streets?

A: Street lights will be added within the Watercress Cove project and are designed and typically installed by the local electric utility. The addition of Watercress Cove street lights and house lights will indirectly improve night lighting in the area. Because most of existing lots in the area are vacant with no homes and are over grown, there is low ambient night light in the local neighborhood.

Q: Will the project be on sewer and water and have fire hydrants and is there adequate service?

A: Yes the project is required to have sewer and water service and hydrants and will be designed by a professional engineer in accordance with state and local rules and regulations and reviewed by City staff. City staff indicates there is adequate service available to support the project.

Q: What about gopher tortoises, they are very expensive to relocate estimates of \$5,000 per tortoise?

A: An environmental study was conducted and submitted to the City, in which onsite tortoises have been identified. We are required to secure a permit through FWC, under which a certified expert will relocate the tortoises to state registered sanctuary. Yes, tortoises are projected and are expensive to relocate.

Q: What about trees?

A: It is in our best interest to preserve any and all trees where possible since trees help us to sell houses at higher prices. However, we must comply with all engineering and building codes which prohibit having trees in areas that will impact utilities, or within road ways, within building pads, nor in areas which impact drainage. Where feasible we will preserve trees.

Q: Will you have cable service, because the cable service connection is installed right in the middle of my driveway and I don't want this to affect me, we have been under construction on our own home for over 2 years.

A: Yes cable service will be installed in the project; however the local cable company is responsible for the design and installation of the service.

Exhibit D

**CITY OF NORTH PORT, FLORIDA
DEVELOPMENT ECONOMIC AND FISCAL IMPACT MODEL
WATERCRESS COVE
SUMMARY OF ECONOMIC AND FISCAL IMPACTS**

I. OPERATING REVENUE IMPACT	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 21 - 25</u>	<u>Years 26 - 30</u>	<u>Years 1 - 30</u>
A. Ad Valorem Taxes	\$400,488	\$492,346	\$539,961	\$590,644	\$637,021	\$681,318	\$3,341,778
B. Other Taxes	\$51,089	\$51,089	\$51,089	\$51,089	\$51,089	\$51,089	\$306,534
C. Permits, Fees, & Special Assessments	\$59,014	\$59,014	\$59,014	\$59,014	\$59,014	\$59,014	\$354,083
D. Intergovernmental Revenue	\$69,741	\$69,741	\$69,741	\$69,741	\$69,741	\$69,741	\$418,443
E. Charges for Services	\$549,148	\$549,148	\$549,148	\$549,148	\$549,148	\$549,148	\$3,294,887
F. Fines & Forfeitures	\$1,048	\$1,048	\$1,048	\$1,048	\$1,048	\$1,048	\$6,289
G. Miscellaneous Income	\$10,259	\$10,259	\$10,259	\$10,259	\$10,259	\$10,259	\$61,555
TOTAL OPERATING REVENUE IMPACT	\$1,140,787	\$1,232,644	\$1,280,260	\$1,330,943	\$1,377,319	\$1,421,616	\$7,783,569
II. OPERATING EXPENDITURE IMPACT	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 21 - 25</u>	<u>Years 26 - 30</u>	<u>Years 1 - 30</u>
General Government	\$323,166	\$323,166	\$323,166	\$323,166	\$323,166	\$323,166	\$1,938,998
Economic Environment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Physical Environment	\$60,215	\$60,215	\$60,215	\$60,215	\$60,215	\$60,215	\$361,288
Human Services	\$7,716	\$7,716	\$7,716	\$7,716	\$7,716	\$7,716	\$46,297
Transportation	\$127,084	\$127,084	\$127,084	\$127,084	\$127,084	\$127,084	\$762,504
Public Safety	\$321,154	\$321,154	\$321,154	\$321,154	\$321,154	\$321,154	\$1,926,922
Culture/Recreation	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital	\$115,398	\$115,398	\$115,398	\$115,398	\$115,398	\$115,398	\$692,385
Debt & Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING EXPENDITURE IMPACT	\$954,732	\$954,732	\$954,732	\$954,732	\$954,732	\$954,732	\$5,728,394
III. NET OPERATING SURPLUS/DEFICIT	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 21 - 25</u>	<u>Years 26 - 30</u>	<u>Years 1 - 30</u>
	\$186,055	\$277,912	\$325,527	\$376,210	\$422,587	\$466,884	\$2,055,174
IV. AD VALOREM INCREMENTAL REVENUE	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 21 - 25</u>	<u>Years 26 - 30</u>	<u>Years 1 - 30</u>
	\$380,464	\$467,728	\$512,963	\$561,112	\$605,169	\$647,252	\$3,174,689
V. TOTAL IMPACT FEES	<u>Years 2 - 6</u>	<u>Years 7 - 11</u>	<u>Years 12 - 16</u>	<u>Years 17 - 21</u>	<u>Years 22 - 26</u>	<u>Years 27 - 31</u>	<u>Years 2 - 31</u>
Law Enforcement	\$23,933	\$0	\$0	\$0	\$0	\$0	\$23,933
Fire	\$25,467	\$0	\$0	\$0	\$0	\$0	\$25,467
Parks & Recreation	\$37,445	\$0	\$0	\$0	\$0	\$0	\$37,445
Transportation	\$306,337	\$0	\$0	\$0	\$0	\$0	\$306,337
Solid Waste	\$14,149	\$0	\$0	\$0	\$0	\$0	\$14,149
General Government	\$17,683	\$0	\$0	\$0	\$0	\$0	\$17,683
TOTAL IMPACT FEES	\$425,014	\$0	\$0	\$0	\$0	\$0	\$425,014
VI. UTILITY CONNECTION FEES	<u>Years 2 - 6</u>	<u>Years 7 - 11</u>	<u>Years 12 - 16</u>	<u>Years 17 - 21</u>	<u>Years 22 - 26</u>	<u>Years 27 - 31</u>	<u>Years 2 - 31</u>
Water	\$126,630	\$0	\$0	\$0	\$0	\$0	\$126,630
Wastewater	\$172,525	\$0	\$0	\$0	\$0	\$0	\$172,525
TOTAL CONNECTION FEES	\$299,155	\$0	\$0	\$0	\$0	\$0	\$299,155
VII. SUMMARY OF ANNUAL ECONOMIC IMPACTS (Output and Earnings in Current Dollars)	<u>Year 5</u>	<u>Year 10</u>	<u>Year 15</u>	<u>Year 20</u>	<u>Year 25</u>	<u>Year 30</u>	
Direct Output From Development	\$41,018,570	\$41,018,570	\$41,018,570	\$41,018,570	\$41,018,570	\$41,018,570	
Direct Employment From Development	190	190	190	190	190	190	
Direct Earnings From Development	\$10,384,640	\$10,384,640	\$10,384,640	\$10,384,640	\$10,384,640	\$10,384,640	
Indirect Output From Development	\$17,498,522	\$17,498,522	\$17,498,522	\$17,498,522	\$17,498,522	\$17,498,522	
Indirect Employment From Development	115	115	115	115	115	115	
Indirect Earnings From Development	-\$118,469	-\$118,469	-\$118,469	-\$118,469	-\$118,469	-\$118,469	
Total Output From Development	\$61,168,734	\$61,168,734	\$61,168,734	\$61,168,734	\$61,168,734	\$61,168,734	
Total Employment From Development	305	305	305	305	305	305	
Total Earnings From Development	\$10,266,171	\$10,266,171	\$10,266,171	\$10,266,171	\$10,266,171	\$10,266,171	

Note: If entire jurisdiction growth forecasts are used in scenario modeling, disregard indirect and total impact categories. For this case, direct impacts represent total impacts.