STAFF REPORT

Arietto
Development Master Plan

From: Carl Benge, Planner III

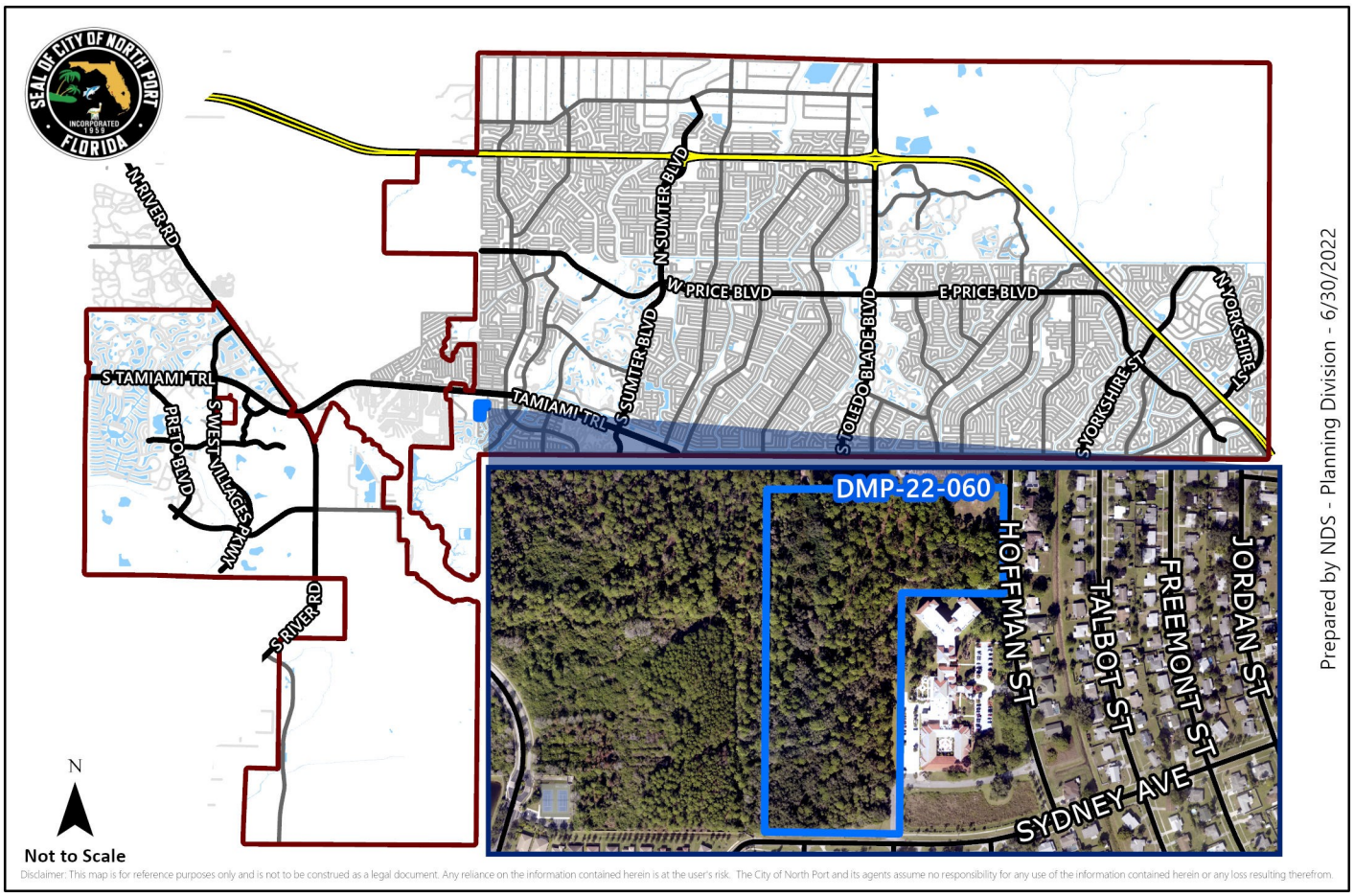
Thru: Lori Barnes, AICP, CPM, Planning and Zoning Division Manager

Thru: Alaina Ray, AICP, Neighborhood Development Services Director

Thru: Jason Yarborough, ICMA-CM, Assistant City Manager

Thru: A. Jerome Fletcher II, ICMA-CM, MPA, City Manager

Date: November 3, 2022



PROJECT: Arietto, DMP-22-060
REQUEST: Consideration of Development Master Plan Application for a 80-unit medium-density development
APPLICANT: Jeffrey A. Boone, Esq. (**Exhibit A, Affidavit**)
OWNERS: Fellowship Church, Inc. (**Exhibit B, Warranty Deed**)
LOCATION: Located off of Hoffman Street and W. Sydney Avenue (PID 0997-05-0001)
PROPERTY SIZE: ± 17.42acres

I. BACKGROUND

Jeffrey A. Boone, on behalf of Freedom Church Inc, has formally submitted a Development Master Plan (**Exhibit C**) application to the City of North Port to develop a ±17.42-acre undeveloped site into an 80-unit, medium-density residential community. The development is located at the corner of Hoffman Street and W. Sydney Avenue. The subject parcel is zoned Planned Community Development (PCD) with an Activity Center Future Land Use Classification (FLUC) located in Activity Center One (AC-1). The Activity Center FLUC supports the proposed medium-density residential land use. AC-1 allocates 2% (±14.67 ac) of its land area to medium-density residential. The proposed 80-unit development completes the medium-density residential allowance in AC-1.

II. REQUESTED WAIVERS

The applicant has proposed an 80-unit single-family attached development (**Exhibit D**). ULDC Sec. 61-3 defines villas, as a single freestanding conventional residential structure on two (2) separately owned lots, designed for two (2) attached dwelling units, each under separate ownership. Villas are presumed to have a 0-foot setback for the shared wall/lot line; therefore a waiver for a 0-foot setback on the shared property line is not required.

Per ULDC Sec.53-118-Modifications of regulations, the Commission may approve waivers to regulations during the Development Master Plan process. The applicant is requesting seven (7) waivers from ULDC standards, as follows:

Proposed Waivers			
Lot Standards			
Waivers	**Current ULDC Requirements**		**Proposed Requirements**
1	Minimum Lot Size	7,500 sq ft	3,675 sq ft
2	Minimum Lot Width	50 feet	35 feet
3	Maximum Lot Coverage	50% max	57%
4	Front Setback	25 feet	15 feet
5	Side Setback	10 feet	5 feet
Roadway Standards			
6	Minimum Right-of-Way Width	60 feet	50 feet
7	Required Bike Path	7 ft wide bike path	5 ft wide bike path

II. REQUESTED WAIVERS (CONTINUED)

Justification of Proposed Modifications:

The applicant is requesting seven waivers to various lot and roadway standards; five (5) related to lot standards and two (2) related to roadway standards.

Lot Standard Modifications

ULDC Section 53-118.B.(7) allows an applicant to request waivers to development standards in Chapter 53. The applicant of the subject petition has requested modifications to the lot standards to support a uniform appearance of the single-family attached housing product. These modifications to the standards would allow smaller lot sizes, which the applicant has stated may provide a more reasonable price for the consumer.

Applicant's Justification for Waivers 1-5: *These requested modifications to the lot standards are directly attributable to the proposed single-family attached housing product which will add variety to the City's housing stock and will meet the market demand for a variety of housing options. This proposed single-family attached product is compatible with the surrounding area which consists of single-family residential, an assisted living facility, a church and vacant property. The reduced lot size and frontage allow for clustering of the lots on the property which provides increased pervious area on the property. The requested small increase of 7% for maximum lot coverage will not markedly increase runoff on the property or create an aesthetically unactive project. The reduced front yard and side yard setbacks result from the proposed single-family attached housing product and are of a style and layout that is attractive to prospective residents.*

Waiver 1 & 2: ULDC Sec. 53-106.B.(2) requires a minimum lot size of 7,500 square feet. The applicant proposes reducing the lot size by 3,825 square feet, resulting in a minimum lot size of 3,675 square feet. A reduction of 15-feet to the 50-foot minimum lot width per ULDC Section 20-106.B.(2)(a), is also requested to allow a 35-foot lot width.

Staff Findings: Policy 1.7 of the Comprehensive Plan Housing Element encourages the City to, "Accommodate the production of a diversity of type and price of housing through the land use and zoning process to encourage a broad range of housing opportunities." The proposal includes single-family attached lots, providing for diversification of housing types in the City. An efficient way to reduce end-user costs is to reduce the lot size. This is attractive to potential buyers who may be priced-out of the traditional single-family detached housing market, and to a percentage of the population that prefers the reduced yard maintenance responsibilities of a smaller lot. Staff has no objections to the requested waivers.

Waiver 3: ULDC Sec. 53-107.A.(4) allows a maximum lot coverage of 50%. The applicant requests an increase of 7%, yielding a 57% maximum coverage standard to accommodate a larger housing product on the reduced lot size.

Staff Findings: ULDC Sec. 53-107.B.(1) states that under no circumstances should the maximum lot coverage standards be varied to increase lot coverage by principal buildings and other structures to more than fifty percent (50%) of the lot area. Due to the smaller lot design, a standard-sized unit covers a larger percentage of the lot. Despite the increased lot coverage, the plan provides open space in excess of the minimum 30% (36%), so staff has no objections to this waiver request.

II. REQUESTED WAIVERS (CONTINUED)

Waiver 4 & 5: ULDC Sec. 53-109.A includes a table depicting the required setbacks for the Activity Centers' five (5) land use groups. The proposed project is classified as Group 4, Residential (RSF, RTF, RMF), and requires the following setbacks: Front 25-feet, Side 10-feet, and Rear 10-fee. The applicant is requesting waivers to reduce the front setback by 10-feet (40%), resulting in a 15-foot front setback. The side setback would be reduced by 5-feet (50%), resulting in a 5-foot side setback. ULDC Sec. 53-109.B.(1) states that an applicant may request a reduction to the front and side yard setbacks in all land use groups for up to fifty percent (50%). However, the reduction may not infringe upon a City right-of-way or easement and must be shown on the Development Master Plan and justified.

Staff Findings: The Comprehensive Plan Housing Element recognizes the changing preferences and the desire for lower-maintenance living reflected in recently completed and upcoming developments offering single-family attached units, villa's, and town homes. These single-family attached units occupy smaller tracts of land, which contribute to overall lower upfront costs and ongoing maintenance. Staff has no objection to these waivers.

Local Roadway Standards Modifications

ULDC Section 53-118.B.(5) allows an applicant to request waivers to development standards in Chapter 37. The applicant has requested modifications to the local roadway standards to support a uniform appearance of reduced proportions. The proposed modifications to the code standards allow smaller street right-of-way, which the applicant has argued may contribute to reduced automotive speeds within the development.

Applicant's Justification for Waivers 6 & 7: *The proposed reduction in the required right-of way width will encourage reduced speeds in the community while providing for safe and convenient automotive and pedestrian movement. The proposed 50' width is also sufficient for emergency vehicle access in case of an emergency. This 50' width has been approved for other projects in the City and also contributes to less impervious area on the property.*

The proposed 7' bike path provides the same amenity as bike lanes and will connect to the amenity center located on the property and the external sidewalks along Hoffman Street and W Sydney Ave. The 7' bike path encourages separation of vehicle and bicycle traffic inside the project and keeps with the aesthetic design of the single-family attached community.

Waiver 6: ULDC Sec. 37-31 requires local guttered roadways to have a minimum width of 60 -feet. The proposed roadway width is 50 feet, a reduction of ten feet. Per ULDC Sec. 53-118.B.(5), the applicant is allowed to request modifications to the zoning regulations.

Staff Findings: Florida Department of Transportation's January 2022 National Roadway Safety Strategy report indicates a one-size-fits-all approach to roadway design doesn't work; instead, context-sensitive designs must be the norm. Context-sensitive design facilitates flexibility to address variations in the purpose and anticipated use of roads, as well as take into consideration the surrounding land use and potential impacts to the natural environment. The proposed right-of-way configuration provides for a multi-modal transportation system consistent with Goal 1 of the Transportation Element of the Comprehensive Plan. A reduced road width also reduces the impervious surface area of the project. Staff has no objection to this waiver.

II. REQUESTED WAIVERS (CONTINUED)

Waiver 7: In ULDC Sec. 37-41.B, all new residential subdivisions more than 10 lots shall provide a bike path. ULDC Sec. 37-41.A, states that all bicycle lanes shall be a minimum of 7-feet wide. The applicant is proposing two sidewalks, one 5-feet wide pedestrian and one 7-feet wide for a bike path.

Staff Findings: The ULDC requires new residential developments to provide sidewalks along both sides of the roadway and a separate bike path to promote alternate modes of transportation. Site constraints due to the configuration of this infill property, where the width is only approximately 500-feet, complicate the arrangement of the development components, including lots, right-of-way, stormwater, and open space. While the alternative bike path proposed by the applicant departs from the ULDC requirements, the plan is still provides multi-modal options, and safe non-vehicular access and mobility, per the Comprehensive Plan, Goal 1 of the Transportation Element and Policy 4.2, Neighborhoods, of the Future Land Use Element. To help with these constraints the applicant is requesting that one if the required sidewalks be enlarged to allow for shared pedestrian and bike usage. Staff has no objection to this waiver.

III. NEIGHBORHOOD MEETING

Pursuant to Section 53-5.E. of the Unified Land Development Code, the applicant held a neighborhood meeting on July 6, 2022, at 5:00 PM via Zoom video conference. The meeting documents, including public notice, are attached as **Exhibit E**.

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 the Unified Land Development Code (See Section V)
- Fiscal Impact Analysis (See Section V)

Staff Development Review of Development Master Plan	
Finance	No Objection
Fire/Rescue	Meets Requirements
NDS/Planning	Meets Requirements with Conditions[1]
NDS/Building-Arborist	No Objection
NDS/Building-Structural	No Objection
Parks & Recreation	No Objection
PW/Engineering-Infrastructure	Meets Requirements
PW/Engineering-Stormwater	No Objection
PW/Solid Waste	Meets Requirements
PW-PZ/Environmental	Meets Requirements with Conditions[2]
Utilities	Meets Requirements with Conditions[3]

IV. STAFF REVIEW (CONTINUED)

1. NDS/Planning: Subdivision concept plan and final plat will be required.
2. PW-PZ/Environmental: A gopher tortoise survey is required no more than 90-days prior to land clearing permit request. FWC permit required for relocation. A copy of the SFWMD Environmental Resource permit is required prior to issuance of notice to proceed.
3. Utilities: FDEP permits required; shop drawings required.

V. DATA & ANALYSIS

Staff has reviewed the proposed Development Master Plan for consistency with the City's Comprehensive Plan and Unified Land Development Code (ULDC).

COMPREHENSIVE PLAN

Future Land Use Goal 1
Ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

Staff Findings: The proposed residential project is setback from US41, located behind two rows of parcels. The first row of parcels along US41 are commercial and include a developed gas station. The second parcel row consists of the Fellowship Church and parking area. These two rows of parcels buffer the site from US41 making it a prime location for medium-density residential units.

As previously mentioned, Fellowship Church lies north of the proposed project. Directly east is an 105,000 square-foot, 130-unit assisted living facility. To the west, vacant land exists, where future development may be proposed. The entrance to the proposed project is across the street from single-family residential. Therefore, a medium-density residential development is compatible with the surrounding uses, and the applicant has proposed the proper buffers and locations as per the ULDC.

Staff concludes that the proposed Development Master Plan is consistent with Future Land Use Goal 1.

Future Land Use Element, Policy 1.6
Subdivisions shall be designed so that all individual lots have access to the internal street system, and lots along the periphery are buffered from major roads and incompatible land uses.

COMPREHENSIVE PLAN

Staff Findings: The proposed plan includes one(1) new road through the subdivision from Sydney Ave to Hoffman Street. Each of the proposed lots within the subdivision abuts the street, thus providing access to the lots from the two ingress/egress points.

As previously mentioned, the proposed project has identified and provided locations for the appropriate buffers for the adjacent property uses. The placement of the stormwater pond on the eastern portion of the site provides a buffer between the assisted living facility and the proposed residential lots. The placement of the stormwater pond, gated access point, and open space provide a separation between the existing single-family residential to the south and the single-family attached units.

Staff concludes that the proposed Development Master Plan is consistent with Future Land Use Element Policy 1.6

Future Land Use Element, Goal 2
To promote an intensive mixture of employment, goods and services, and residential uses in Activity Centers; to promote a wide variety of residential and employment alternatives; to achieve the highest standards of quality in the urban environment; and to provide a balanced and healthy tax base.

Staff Findings: The proposed project is an 80-unit medium-density residential development on a portion of the pre-exiting Fellowship Church, property, in an area with an established mix of uses, including commercial, an assisted living facility and single-family residential. With the development of the proposed project, three different types of residential options would be available in the area.

The three residential options are not in direct competition with each other as they offer more of a transitional relationship regarding housing. For example, the single-family attached is much more of an option for young families, as they grow older and wealthier most tend to migrate towards single-family detached housing, and finally transition into assisted living as they age. The proposed project would play a large role in this transitional approach to housing.

Staff concludes that the proposed Development Master Plan is consistent with Future Land Use Element Goal 2.

Future Land Use Policy 2.17
A Planned Community Development (PCD) Zoning District shall be amended which applies to the activity centers identified on the Future Land Use Map, or other unplatted areas. The PCD zoning

COMPREHENSIVE PLAN

district shall establish standards for types, sizes, densities and intensities of mixed land uses, based upon sound planning principles, soils, topography and other natural limitations, and consistent with the cumulative goals, objectives, and policies contained within this Comprehensive Plan, and as appropriate, the Development of Regional Impact process.

Staff Findings: The proposed project is currently within a Planned Community Development (PCD) zoning district. The proposed medium-density residential development would utilize the remaining medium-density allowed within Activity Center 1 (AC 1), leaving no residential units left for the activity center. The proposed project would add to the already diverse mix of uses in the area consistent with the intent of the PCD zoning.

Staff concludes that the proposed Development Master Plan is consistent with Future Land Use Policy 2.17.

Future Land Use Element, Policy 2.1.12
To enhance the aesthetics of AC #1 while maintaining and enhancing the district's viability as a location where citizens desire to work, shop, and live, the City shall continue to implement the projects identified in the adopted US 41 Corridor Master Plan which includes, but are not limited to, sidewalks, shade trees, pedestrian lighting, and benches. The City should continue to strengthen Comprehensive Plan language to include these types of amenities to further support the Master Plan.

Staff Findings: All new developments are required by the ULDC to provide a continuous sidewalk along the right-of-way portion of their property to maintain connectivity for pedestrians. Currently, the sidewalk along Hoffman St. is complete from US41 to Sydney Avenue. The sidewalk continues west along Sydney Ave. to the subject parcel. The development of the proposed project would require the sidewalk be continued further along Sydney Ave. to expand the pedestrian path into the single-family residential area.

Staff concludes that the proposed Development Master Plan is consistent with Future Land Use, Policy 2.1.12.

ULDC

Chapter 53-Zoning Regulations, Part 1.-General Provisions, Section 53-102.-Intent.
The purpose of the PCD Planned Community Development District is to provide an area for coordinated development of industrial, commercial, service, residential and government uses within a park-like setting. The establishment of this district provides a mechanism to

ULDC

attract major employers to the City, which can contribute to the diversification of the economic base in a manner consistent with the City's adopted Comprehensive Plan. The PCD District provides for a variety of uses where project components and land use relationships are physically and functionally integrated. This concept incorporates a wide range of traditional industrial uses with a variety of non-industrial activities which may support or otherwise relate to the commerce/ industrial activities which may support or otherwise relate to the commerce/industrial economic base of the City. Generally, PCD land uses include manufacturing, wholesaling and warehousing, construction services, transportation activities, retail trade and service, residential and government uses. It is the intent of these regulations to facilitate the harmonious interaction of land uses not individually provided for in other industrial, commercial, service, residential or government use districts through grouping of similar uses. These regulations are designed to protect adjacent properties from the potentially adverse impacts associated with mixed-use development and to promote efficient and economic land use among functionally integrated activities. This intent is achieved through coordinated application of standards, which regulate location, open space, ground coverage, height, lighting, signage, landscape, buffer and other physical design elements.

Staff Findings: The proposed project is an 80-unit medium-density residential project that will offer a different housing option than what is currently offered within the area. The residential use compliments and is consistent with the residential and non-residential uses adjacent to the subject parcel.

The PCD District provides for a variety of uses where project components and land use relationships are physically and functionally integrated. This development is proposed on a portion of the pre-exiting Fellowship Church, property, in an area with an established mix of uses. The combination of uses satisfy the requirement for diverse land uses within the Planned Community Development.

It is the intent of these regulations to facilitate the harmonious interaction of land uses not individually provided for in other industrial, commercial, service, residential or government use districts through grouping of similar uses. The proposed project would add to the already diverse mix of uses in the area consistent with the intent of the PCD zoning.

Staff concludes that the proposed Development Master Plan is consistent with this section.

ULDC

Chapter 53-Zoning Regulations, Part 1.-General Provisions, Section 53-103.-Permitted principal uses and structures.

In a PCD District, any use permitted either by right or as a special exception in any Residential District (RSF) except Residential Manufactured Home (RMH) district, the (CG) Commercial General District, (GU) Government Use District, (ILW) Light Industrial Warehousing District, (OPI) Office, Professional and Institutional District shall be permitted; provided, however, that the proposed use shall be consistent with the City's Comprehensive Plan, the standards and criteria set forth further below regulating development in PCD Districts and the default zoning district and permitted uses are declared in the proposed Development Master Plan, provided that the uses are specifically listed.

Staff Findings: The project is proposing an 80-unit medium-density residential project, which is allowed within the PCD zoning. The proposed project is also consistent with the Comprehensive Plan's Goal 1, Policy 1.6, Goal 2, Policy 2.17, and Policy 2.1.12 as previously highlighted.

The proposed project is generally consistent with the standards and criteria set within Article VIII—PCD Planned Community Development District of the ULDC, with the exception of the supported waiver requests.

Staff concludes that the proposed Development Master Plan is consistent with this section.

Chapter 53-Zoning Regulations, Part 1.-General Provisions, Section 53-113.-General development regulations.

The following Planned Community Development (PCD) District regulations shall govern the general development pattern of the PCD District, unless otherwise modified in the Development Master Plan, as well as existing and proposed physical and environmental site characteristics

Staff Findings: The proposed project meets the regulations identified in this section, including landscape buffer areas, acknowledges restricted use areas, and providing open space.

Staff concludes that the proposed Development Master Plan is consistent with this section.

VI. Fiscal Impact Analysis

FISCAL IMPACT ANALYSIS

Staff performed a fiscal impact analysis of the proposed Development Master Plan. The results of the fiscal analysis are just a rough estimate based on the assumptions staff made and input into the City's fiscal analysis model.

The model assesses operating revenue and expenses to the City from new developments. It employs a modified per worker/household, "average cost" approach to determine fiscal impacts.

		Year 1	Year 2	Year 3	Year 4	Year 5
Expenditures	City Owned Utility	$ 106,320	$ 112,166	$ 116,248	$ 120,480	$ 124,865
	Incremental Per Household	$ 93,680	$ 99,505	$ 103,127	$ 106,880	$ 110,771
	Total Expenditures:	*$ 200,000*	*$ 211,670*	*$ 219,375*	*$ 227,360*	*$ 235,636*
Revenue	Property Ad Valorum	$ 41,748	$ 45,147	$ 48,822	$ 52,796	$ 57,093
	Miscellaneous Taxes & Fees	$ 134,640	$ 137,333	$ 140,079	$ 142,881	$ 145,739
	Utility Franchise Fees	$ 8,400	$ 8,568	$ 8,739	$ 8,914	$ 9,092
	Utility Revenue	$ 77,040	$ 78,581	$ 80,152	$ 81,755	$ 83,391
	Communications Services Taxes	$ 4,880	$ 4,978	$ 5,077	$ 5,179	$ 5,282
	Utility Service Taxes	$ 2,320	$ 2,366	$ 2,414	$ 2,462	$ 2,511
	State Shared Revenue	$ 23,600	$ 24,072	$ 24,553	$ 25,045	$ 25,545
	Impact Fees	$ 103,120	$ 103,120	$ 103,120	$ -	$ -
	Building Permit Fees	$ 71,606	$ 71,606	$ 71,606	$ -	$ -
	Planning Fees	$ 7,361	$ 7,361	$ 7,361	$ -	$ -
	Total Revenue:	*$ 474,716*	*$ 483,132*	*$ 484,563*	*$ 319,031*	*$ 328,654*
	Net Fiscal Impact:	$ 274,716	$ 271,461	$ 265,188	$ 91,671	$ 93,018

Prepared By: Randy Bowling, Planner II - City of North Port

Staff Findings:

Using the above assumptions, the model estimates that the project will operate at a 1-5 year surplus of $996,054.

VII. PUBLIC HEARING SCHEDULE

PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	**November 3, 2022** **9:00 AM** or as soon thereafter
City Commission Public Hearing	**November 22, 2022** **6:00 PM** or as soon thereafter

VIII. CONDITIONS & SAFEGUARDS

The **Development Master Plan** dated 9/2/22 was approved by staff with the following conditions to be met with future submittals:

1. It looks like the property will be split in three parcels. A subdivision application may be required.
2. Before FDEP permits will be signed, North Port Utilities requires the following:
   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.
   2. One engineer certified (sealed) estimate for the cost of utility construction.
   3. 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.
3. 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.
4. Irrigation systems shall be designed and constructed to meet reuse standards.
5. Provide the Utility Department with floor plans and plumbing riser drawings for each building so meter sizes and capacity fees can be calculated. Meter and Capacity fees shall prior to utility site construction the Development Order, Department of Environmental Protection Permit and Development of Health Permit shall be posted at the project site and provided at the preconstruction meeting.
6. A developer agreement shall be negotiated with the utility department and approved by the Utility Director and City Staff prior to DEP or DOH permits being signed and released.
7. The existing manholes for the proposed sanitary sewer connections will be required to be lined after being cored.
8. Please refer to the City of North Port Utilities updated standard and specifications for design and construction. These can be found on the City of North Port website.
9. The gopher tortoise survey was done in January 2022 and three (3) burrows were found. No more than 90 days prior to, and no fewer than 72 hours before (excluding weekends and 1 holiday) commencing gopher tortoise capture and relocation activities, the gopher tortoise authorized agent shall complete a 100% gopher tortoise survey. The gopher tortoise relocation must be completed before applying for a land clearing permit. All gopher tortoise burrows found on-site must 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 of the survey and permit 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. To ensure that gopher tortoises have not moved to the site in intervening time between relocation activities and land clearing an additional 100% survey of all suitable gopher tortoise habitat may be required within 90-days from the proposed start of land clearing.
10. Provide a copy of the current approved Environmental Resource Permit (ERP) issued by the SWFWMD. The SWFWMD ERP will indicate presence of wetlands. The permits will authorize wetland impacts and indicate how wetland mitigation will be achieved. This permit plus documentation of required wetland mitigation must be provided prior to construction that impacts the wetland. This permit is typically provided preferably before scheduling the preconstruction meeting with the City.

IX. RECOMMENDED MOTION

The Planning & Zoning Division recommends that the Planning & Zoning Advisory Board recommend approval of DMP-22-060 and motion as follows:

I move to recommend approval of Petition DMP-22-060 as presented and find that, based on competent
substantial evidence shows that the proposed development master plan does comply with the North Port Comprehensive Plan Future Land Use Goal 1 and 2 and Policies 1.6, 2.17, & 2.1.12 and Section 53-102, 53-103, & 53-113 of the Unified Land Development Code.

X. ALTERNATIVE MOTION

APPPROVAL of DMP 22-060, Arietto, with Alternative Waivers and/or Conditions
I move to recommend approval of Petition DMP-22-060 with [no] waivers and/or [without] conditions [or any combination of waivers or conditions] and find that, based on competent substantial evidence, the development master plan complies with the North Port Comprehensive Plan and the Unified Land Development Code.

DENY DMP 22-060, Arietto.
I move to recommend denial of Petition DMP-22-060.

XI. EXHIBITS

Exhibits
A. Affidavit
B. Warranty Deed
C. Development Master Plan
D. Elevations
E. Neighborhood Meeting Documents

AFFIDAVIT

I (the undersigned), Jeffery A. Boone, Esq. (agent) being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner of the property described and which is the subject matter of the proposed application; 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 accurate to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be processed or hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I authorize City of North Port staff and agents to visit the site as necessary for proper review of this application. *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 8 day of February, 20 22,

Signature of Applicant or Authorized Agent

Jeffery A. Boone, Esq. (agent)
Print Name and Title

STATE OF Florida, COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 8 day of February, 20 22, by Jeffery A. Boone, Esq. who is personally known to me or has produced NA as identification.

Signature - Notary Public

(Place Notary Seal Below)
LEE A. FOSCO
MY COMMISSION # HH 043254
EXPIRES: November 29, 2024
Bonded Thru Notary Public Underwriters

AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT

I, Dennis G Brewer, Jr., Corporate Secretary of Fellowship Church property owner, hereby authorize Jeff Boone, Esq. to act as Agent on our behalf to apply for this application on the property described as (legal description) See attached Exhibit A

Owner

2-7-2022
Date

STATE OF Texas, COUNTY OF Tarrant

The foregoing instrument was acknowledged by me this 7 day of February, 20 22, by Dennis G. Brewer, Jr. who is personally known to me or has produced as identification.

Signature - Notary Public

(Place Notary Seal Below)
LAURA LANG
My Notary ID # 124394486
Expires September 20, 2025

Revised 8-30-19 (Reviewed by CAO)

Exhibit B for DMP-22-060

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MAY 07 2018

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Division of Corporations
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Account Number : 110432003053
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Fellowship Church, Inc.

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ARTICLES OF MERGER
OF
FELLOWSHIP CHURCH SOUTH BISCANYE, INC.,
A Florida nonprofit corporation
AND
FELLOWSHIP CHURCH, INC.
A Texas nonprofit corporation

The following Articles of Merger are submitted in accordance with the Florida Not For Profit Corporation Act, pursuant to section 617.1105, Florida Statutes.

I.

The name of the surviving corporation is Fellowship Church, Inc. a Texas not for profit corporation, document number F06000004768, authorized to do business in Florida as Fellowship Church Miami, Inc.

II.

The name of the merging corporation is Fellowship Church South Biscayne, Inc., a Florida not for profit corporation, and its document number is 731495.

III.

The Plan of Merger is attached hereto as Exhibit "A" and is as follows:

The Board of Directors of South Biscayne Church, Inc. has been considering how to best achieve its nonprofit purpose of Reaching Up, Reaching Out and Reaching In.

As such, the Board has determined that it is in the best interest of South Biscayne Church, Inc. to merge and transfer its assets and liabilities, including all existing financial obligations, loans, leases and payroll obligations to Fellowship Church, Inc.

The Articles of Incorporation and Bylaws of Fellowship Church, Inc. shall remain unchanged as a result of the merger.

The name of the surviving corporation is Fellowship Church, Inc. and the jurisdiction of said surviving corporation is Texas.

IV.

The merger shall become effective on the date the Articles of Merger are filed with the Florida Department of State.

V.

The Plan of Merger was adopted by South Biscayne Church, Inc. on March 12, 2018 by a unanimous vote of the Board of Directors at a meeting of the Board of Directors of the corporation called for the purpose of approving the articles and plan of merger. There are no members of the merging corporation who are entitled to vote on the articles and plan of merger.

VI.

There are no members of the surviving corporation, Fellowship Church, Inc. entitled to vote on the articles and plan of merger. The plan of merger was unanimously adopted by the Board of Directors on March 20, 2018.

VII.

This information is certified as true and correct by the following representatives of each corporation.

Fellowship Church South Biscayne, Inc.
A Florida not for profit corporation

By: _____
Ed Young, President and Director

Fellowship Church, Inc.
A Texas not for profit corporation

By: _____
Ed Young, President and Director

DocuSign Envelope ID: 1933F400-1CE1-4D85-8680-FB1129EDA23E

EXHIBIT "A"
PLAN OF MERGER BY AND BETWEEN
FELLOWSHIP CHURCH SOUTH BISCAYNE, INC.
A Florida nonprofit corporation
AND
FELLOWSHIP CHURCH
A Texas nonprofit corporation

The following Plan of Merger is submitted in compliance with section 617.1101, Florida Statutes and Section 10.151 of the Texas Business Organizations Code in accordance with the laws of the states of Florida and Texas.

I.

The name of the surviving corporation is Fellowship Church and the jurisdiction of said surviving corporation is Texas.

II.

The name of the merging corporation is Fellowship Church South Biscayne, Inc. and the jurisdiction of said merging corporation is Florida.

III.

The terms and conditions of the merger are as follows:

The Board of Directors of Fellowship Church South Biscayne, Inc. has been considering how to best ensure the fulfillment of its tenets of faith to Reach Up, Reach Out and Reach In.

As such, the Board resolved that it is in the best interest of Fellowship Church South Biscayne, Inc. to merge and transfer its assets and liabilities, including all existing financial obligations, loans, leases and payroll obligations to Fellowship Church.

The Articles of Incorporation and Bylaws of Fellowship Church shall remain unchanged as a result of the merger.

The name of the surviving corporation is Fellowship Church and the jurisdiction of said surviving corporation is Texas.

IV.

The merger shall become effective on the date the Articles of Merger are filed with the Florida Department of State.

DocuSign Envelope ID: 1933F4D0-1CE1-4D85-8880-FB1129E0A23E

V.

The certificate of formation/articles of incorporation and bylaws of Fellowship Church shall remain unchanged as a result of the merger.

Fellowship Church

Dennis G. Brewer, Jr, Secretary

Fellowship Church South Biscayne

Pastor Ed Young, President

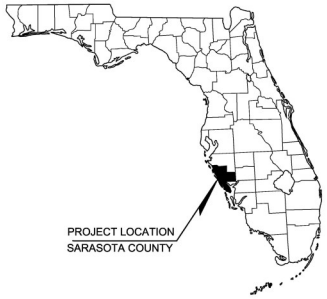
Exhibit "A"

LEGAL DESCRIPTION OF THE OVERALL LAND

A parcel of land lying in Section 31, Township 39 South, Range 21 East, Sarasota County, Florida, and being more particularly described as follows:

Commence at the intersection of the Westerly right of way line of Hoffman Street and the Southerly right of way line of U.S. Highway No. 41, shown as Point "G" on the Plat of "PORT CHARLOTTE SUBDIVISON" as recorded in Plat Book 10 at pages 95 thru 95D, of the Public Records of Sarasota County, Florida; thence along the Westerly right of way line of Hoffman Street, South 00°25'46" West (on an assumed bearing) 154.00 feet to the Point of Beginning; thence continue along the Westerly right of way line of Hoffman Street, South 00°25'46" West, 537.82 feet; thence perpendicular to the said Westerly right of way line of Hoffman Street, North 89°34'14" West, 765.00 feet; thence parallel with the Westerly right of way line of Hoffman Street, North 00°25'46" East, 748.24 feet to a point on the Southerly right of way line of U.S. Highway No. 41; thence along the Southerly right of way line of U.S. Highway 41, South 85°21'08" East, 60.16 feet; thence South 00°25'46" West, 205.00 feet; thence South 89°34'14" East, 203.00 feet; thence North 00°25'46" East 190.03 feet to a point on the Southerly right of way line of U.S. Highway No. 41; thence along the Southerly right of way line of U.S. Highway No. 41, South 85°21'08" East, 292.79 feet; thence South 00°25'46" West, 169.49 feet; thence South 89°34'14" East, 210.00 feet to the Point of Beginning.

Exhibit C for DMP-22-060



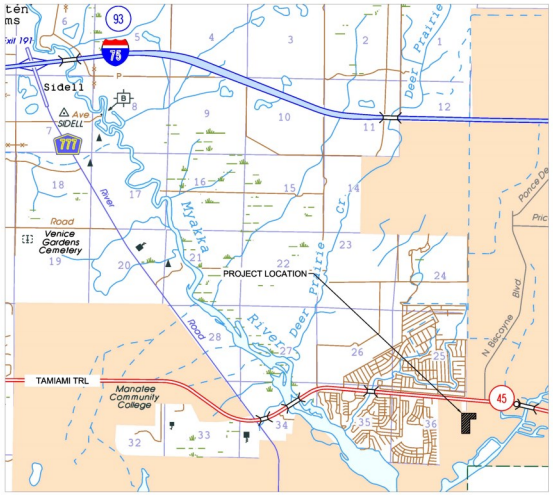
DEVELOPMENT MASTER PLAN

ARRIETO

SECTION 12, TOWNSHIP 39S, RANGE 21E

NORTH PORT, FLORIDA

AUGUST 2022



PROPOSED MODIFICATIONS TO CITY OF NORTH PORT STANDARDS

1. THE APPLICANT PROPOSES MODIFICATION TO THE FOLLOWING LOT STANDARDS:
   A) A REDUCTION IN MINIMUM FRONT YARD SETBACKS OF SEC. 53-109.A. FROM 25 FEET TO 15 FEET.
   B) A REDUCTION IN MINIMUM SIDE YARD SETBACKS OF SEC. 53-109.A. FROM 10 FEET TO 5 FEET.
   C) A REDUCTION IN MINIMUM LOT SIZE OF SEC. 52-106.B.(2) FROM 7,500 SQUARE FEET TO 3,675 SQUARE FEET.
   D) A REDUCTION IN MINIMUM LOT WIDTH OF SEC 52-106(2)(A) FROM 50 FEET TO 35 FEET, AND
   E) AN INCREASE ON THE MAXIMUM LOT COVERAGE OF SEC. 107.A(4) FROM 50% TO 57%

2. THE APPLICANT PROPOSES MODIFICATIONS OF THE FOLLOWING LOCAL ROADWAY STANDARDS:
   A) A REDUCTION IN THE REQUIRED RIGHT-OF-WAY WIDTHS FOR LOCAL ROADS OF SEC. 37-31, FROM 80 FEET TO 50 FEET.
   B) A MODIFICATION TO SEC. 37-41.B. TO ALLOW FOR PROVISION OF A REQUIRED BIKE PATH BY WAY OF 7-FOOT WIDE MULTI-MODEL SIDEWALK ON ONE SIDE OF THE ROAD WITH A 5' SIDEWALK ON THE OTHER SIDE OF THE ROAD.

Sheet List Table	
Sheet Number	Sheet Title
C0.00	COVER SHEET
C1.00	AERIAL LOCATION MAP
C2.00	EXISTING CONDITIONS
C3.00	EXISTING DRAINAGE AND SOIL
C4.00	DEVELOPMENT MASTER PLAN
C5.00	PRELIMINARY PAVING GRADING AND DRAINAGE PLAN
C6.00	PRELIMINARY UTILITY PLAN
C7.00	EVACUATION PLAN

PROJECT CONTACTS:

APPLICANT

D.R. HORTON, INC.
10541 BEN C. PRATT/SIX MILE CYPRESS PARKWAY
FORT MYERS, FL 33966
PHONE: (239)-225-2631
CONTACT: J. WAYNE EVERETT

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
1777 MAIN STREET, SUITE 200
SARASOTA, FL 34236
PHONE: (941)-379-7600
CONTACT: TRENTON T. STRACKBEIN, P.E.

LAND USE ATTORNEY

BOONE, BOONE & BOONE, P.A.
1001 AVENIDA DEL CIRCO
VENICE, FL 34285
PHONE: (941)-488-6716
CONTACT: JEFFREY A. BOONE, ESQ.

ENVIRONMENTAL CONSULTANT

IAN VINCENT AND ASSOCIATES, INC.
4050 ROCK CREEK DRIVE
PORT CHARLOTTE, FL 33948
PHONE: (941)-457-6272
CONTACT: IAN M. VINCENT

SURVEYOR

THE DEWBERRY COMPANIES, INC.
2021 CANTU COURT, SUITE 107
SARASOTA, FL 34232
PHONE: (941)-702-9670
CONTACT: RUSSELL S. STRAYER, P.S.M.

UTILITY INFORMATION:

PUBLIC UTILITIES (WATER/SEWER)

CITY OF NORTH PORT UTILITES
6644 WEST PRICE BOULEVARD
NORTH PORT, FL 34291
PHONE: (941)-240-8008

PREPARED BY
Kimley»Horn
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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

TRENTON T. STRACKBEIN
No.86562
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY TRENTON T. STRACKBEIN, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
TRENTON T. STRACKBEIN, P.E. No. 86562
KIMLEY-HORN AND ASSOCIATES, INC.
1777 MAIN STREET, SUITE 200
SARASOTA, FLORIDA 34236

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING MY PERSONAL DIRECTION AND CONTROL COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE FOR THE STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTION 336.045(1) AND (4), FLORIDA STATUTES AND THE CITY OF NORTH PORT LAND DEVELOPMENT REGULATIONS.

Trenton T Strackbein

TRENTON T. STRACKBEIN, P.E.
FL P.E. LICENSE # 86562

DATE:

No.	REVISIONS	DATE	BY

Kimley»Horn
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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
TRENTON T. STRACKBEIN, P.E.
STATE LICENSE NUMBER
86562
DATE:

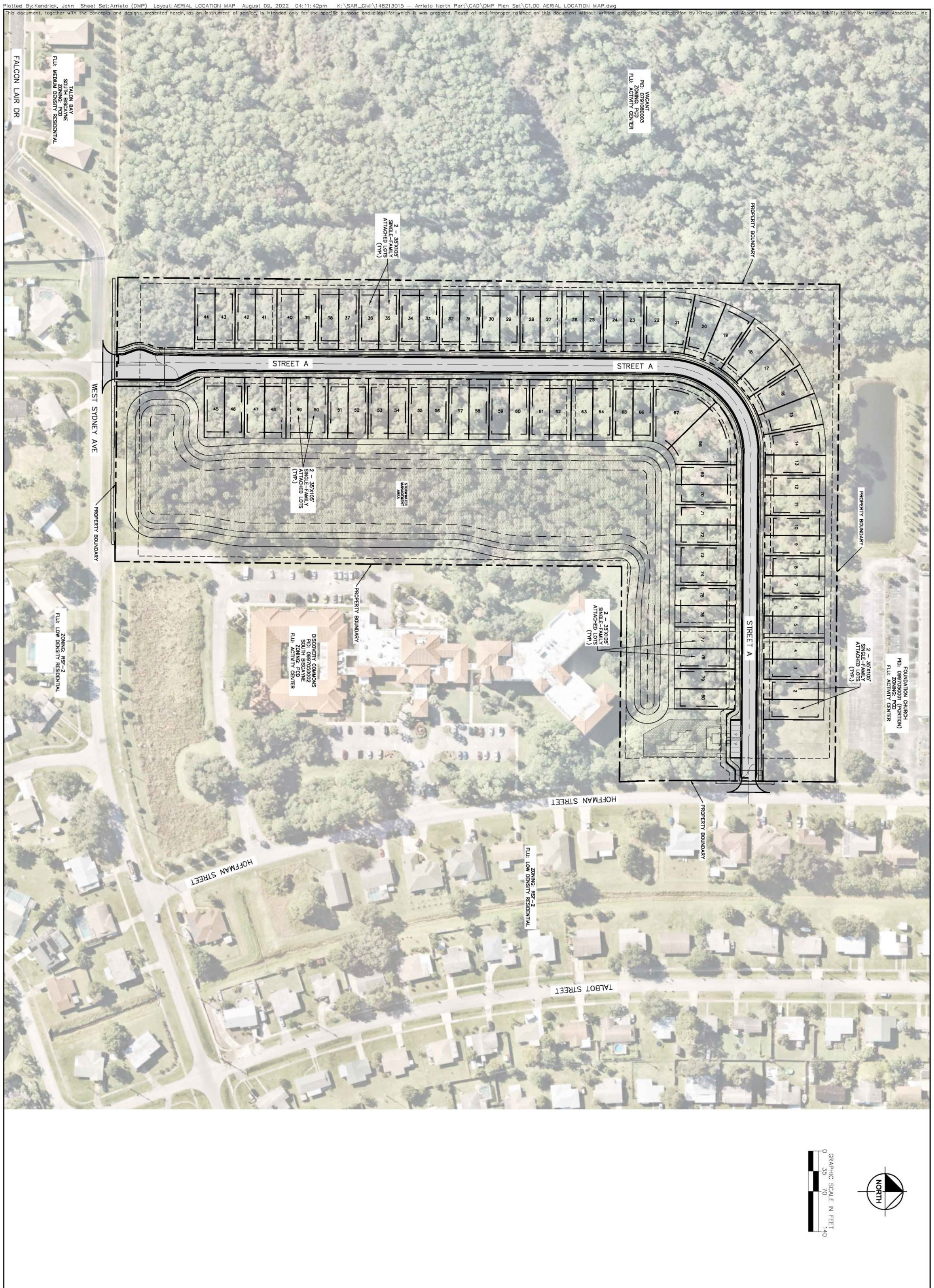
KHA PROJECT
148213015
AUG. 2022
SCALE AS SHOWN
DESIGNED BY TTS
DRAWN BY MHS
CHECKED BY PVB

COVER SHEET

EAGLE BEND
PREPARED FOR
DR HORTON, INC.
NORTH PORT FL

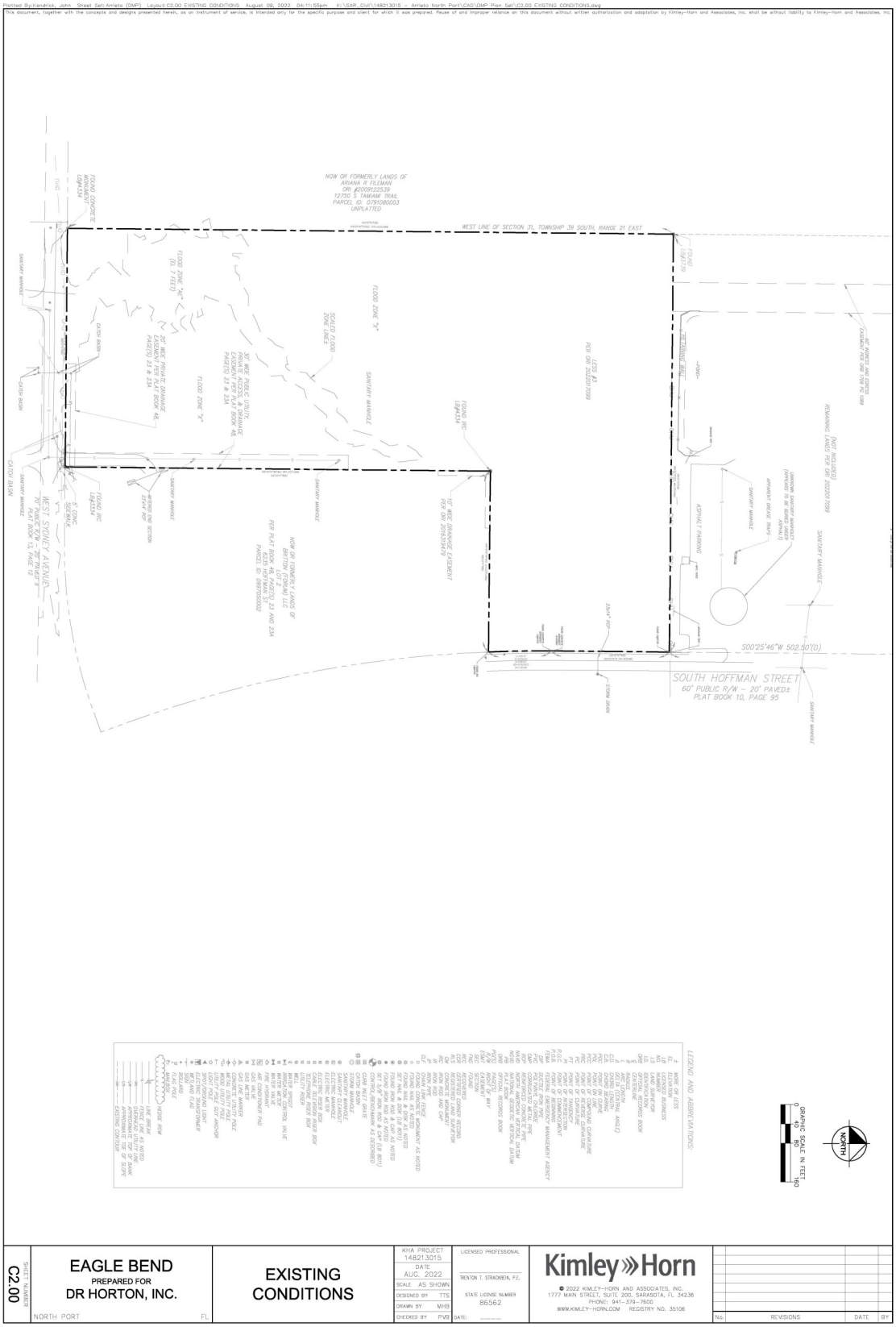
SHEET NUMBER
C0.00

Exhibit C for DMP-22-060



SHEET NUMBER C1.00	EAGLE BEND PREPARED FOR DR HORTON, INC. NORTH PORT FL	AERIAL LOCATION MAP	KHA PROJECT 148213015 DATE AUG. 2022 SCALE AS SHOWN DESIGNED BY TTS DRAWN BY MHB CHECKED BY PVB	LICENSED PROFESSIONAL TRENTON T. STRACKBEIN, P.E. STATE LICENSE NUMBER 86562 DATE:	Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

No.	REVISIONS	DATE	BY



SHEET NUMBER C2.00	EAGLE BEND PREPARED FOR DR HORTON, INC. NORTH PORT FL	EXISTING CONDITIONS	KHA PROJECT 148213015 DATE AUG. 2022 SCALE AS SHOWN DESIGNED BY TTS DRAWN BY MHB CHECKED BY PVB	LICENSED PROFESSIONAL TRENTON T. STRADDEN, P.E. STATE LICENSE NUMBER 86562 DATE	Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	No. REVISIONS DATE BY

Exhibit C for DMP-22-060

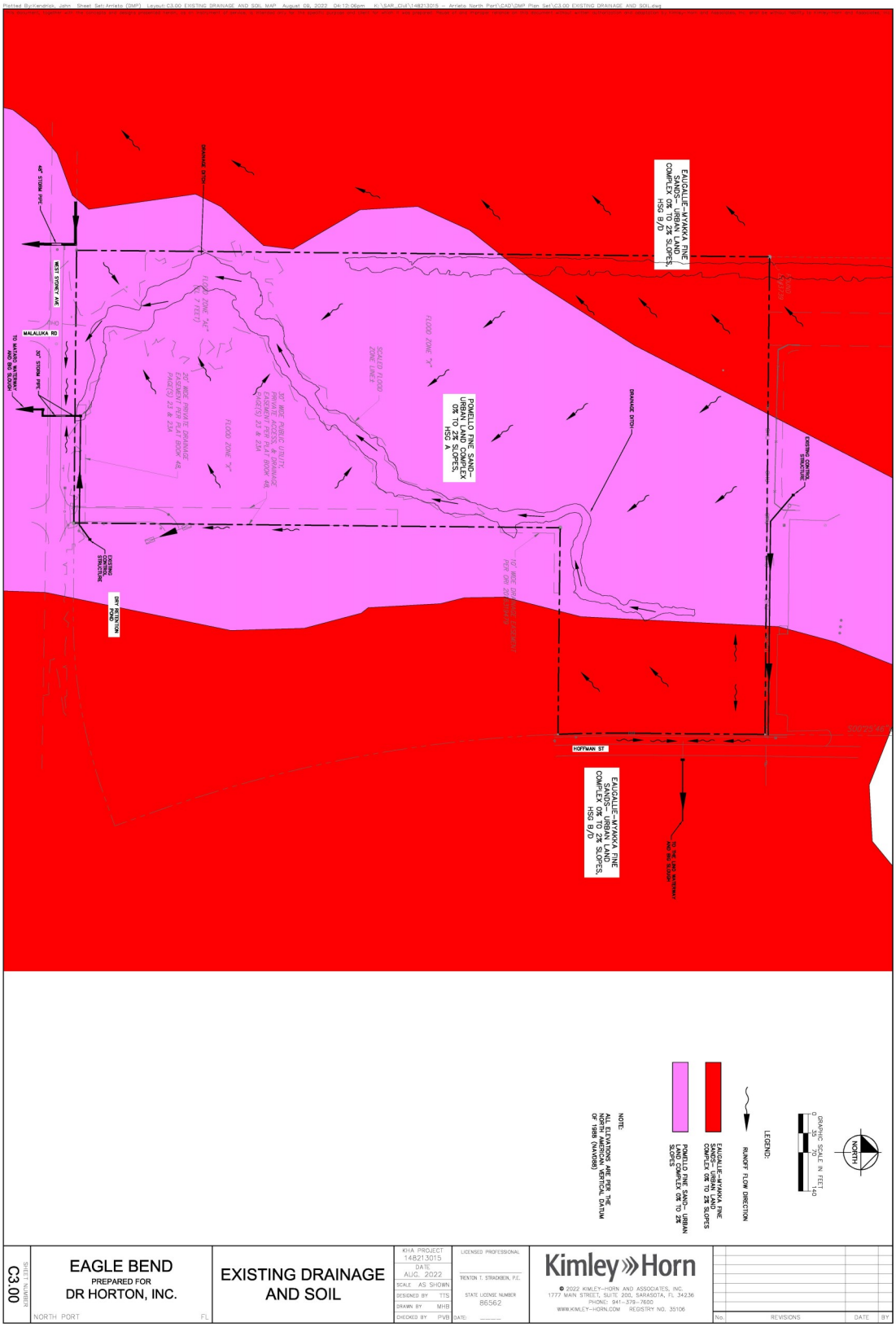
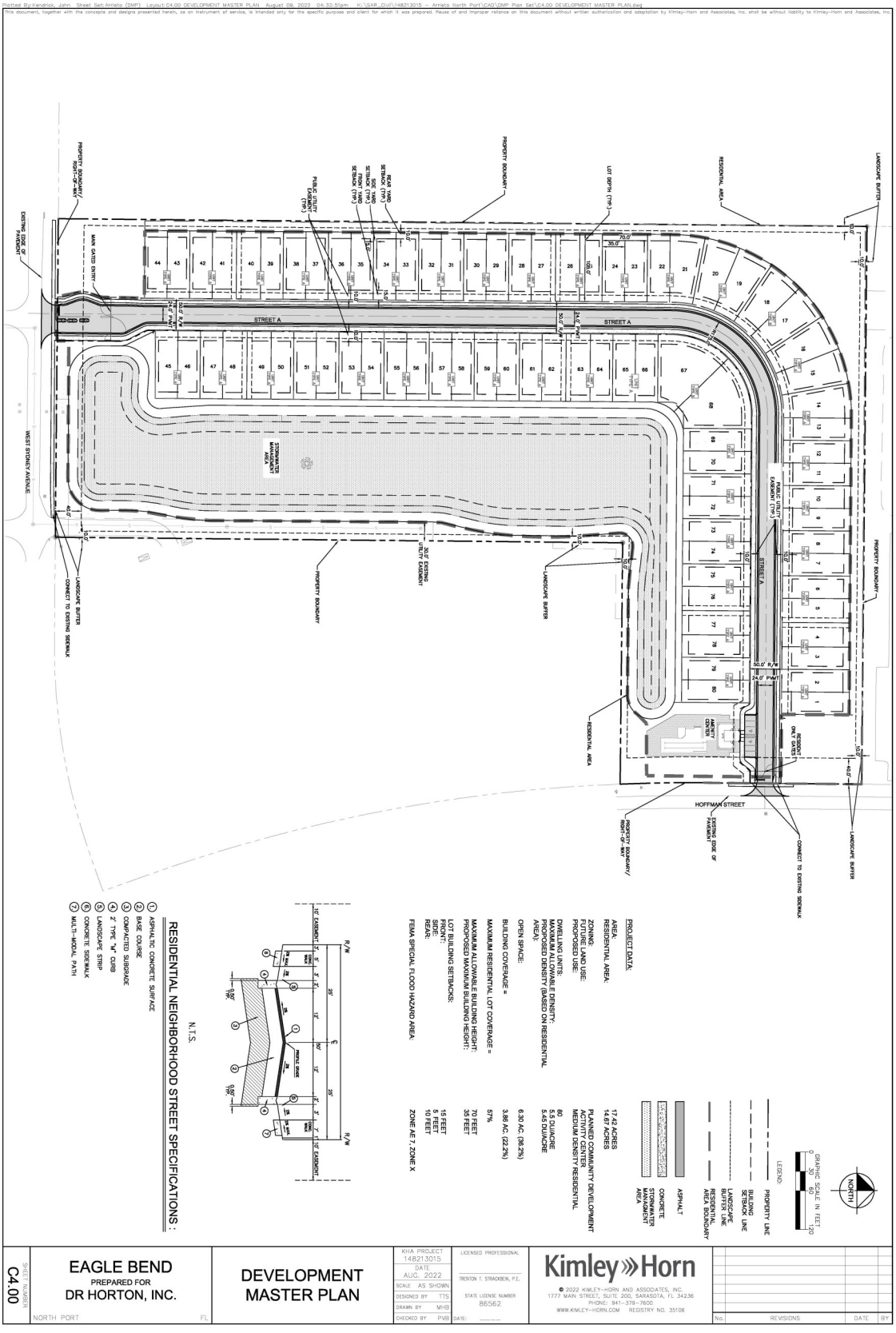


Exhibit C for DMP-22-060



PROJECT DATA:

AREA:
RESIDENTIAL AREA: 17.42 ACRES
14.67 ACRES

ZONING: PLANNED COMMUNITY DEVELOPMENT
FUTURE LAND USE: ACTIVITY CENTER
PROPOSED USE: MEDIUM DENSITY RESIDENTIAL

DWELLING UNITS: 80
MAXIMUM ALLOWABLE DENSITY: 5.5 DU/ACRE
PROPOSED DENSITY (BASED ON RESIDENTIAL AREA): 5.45 DU/ACRE

OPEN SPACE: 6.30 AC. (36.2%)

BUILDING COVERAGE = 3.86 AC. (22.2%)

MAXIMUM RESIDENTIAL LOT COVERAGE = 57%

MAXIMUM ALLOWABLE BUILDING HEIGHT: 70 FEET
PROPOSED MAXIMUM BUILDING HEIGHT: 35 FEET

LOT BUILDING SETBACKS:
FRONT: 15 FEET
SIDE: 5 FEET
REAR: 10 FEET

FEMA SPECIAL FLOOD HAZARD AREA: ZONE AE 7, ZONE X

LEGEND
- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE
- RESIDENTIAL AREA BOUNDARY
- ASPHALT
- CONCRETE
- STORMWATER MANAGEMENT AREA

GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

RESIDENTIAL NEIGHBORHOOD STREET SPECIFICATIONS:

N.T.S.

1. ASPHALTIC CONCRETE SURFACE
2. BASE COURSE
3. COMPACTED SUBGRADE
4. 2' TYPE "A" CURB
5. LANDSCAPE STRIP
6. CONCRETE SIDEWALK
7. MULTI-MODAL PATH

EAGLE BEND
PREPARED FOR
DR HORTON, INC.
NORTH PORT FL

DEVELOPMENT MASTER PLAN

KHA PROJECT 148213015
DATE AUG. 2022
SCALE AS SHOWN
DESIGNED BY TTS
DRAWN BY MHB
CHECKED BY PVB

LICENSED PROFESSIONAL
TRENTON T. STRACKBEIN, P.E.
STATE LICENSE NUMBER 86562
DATE

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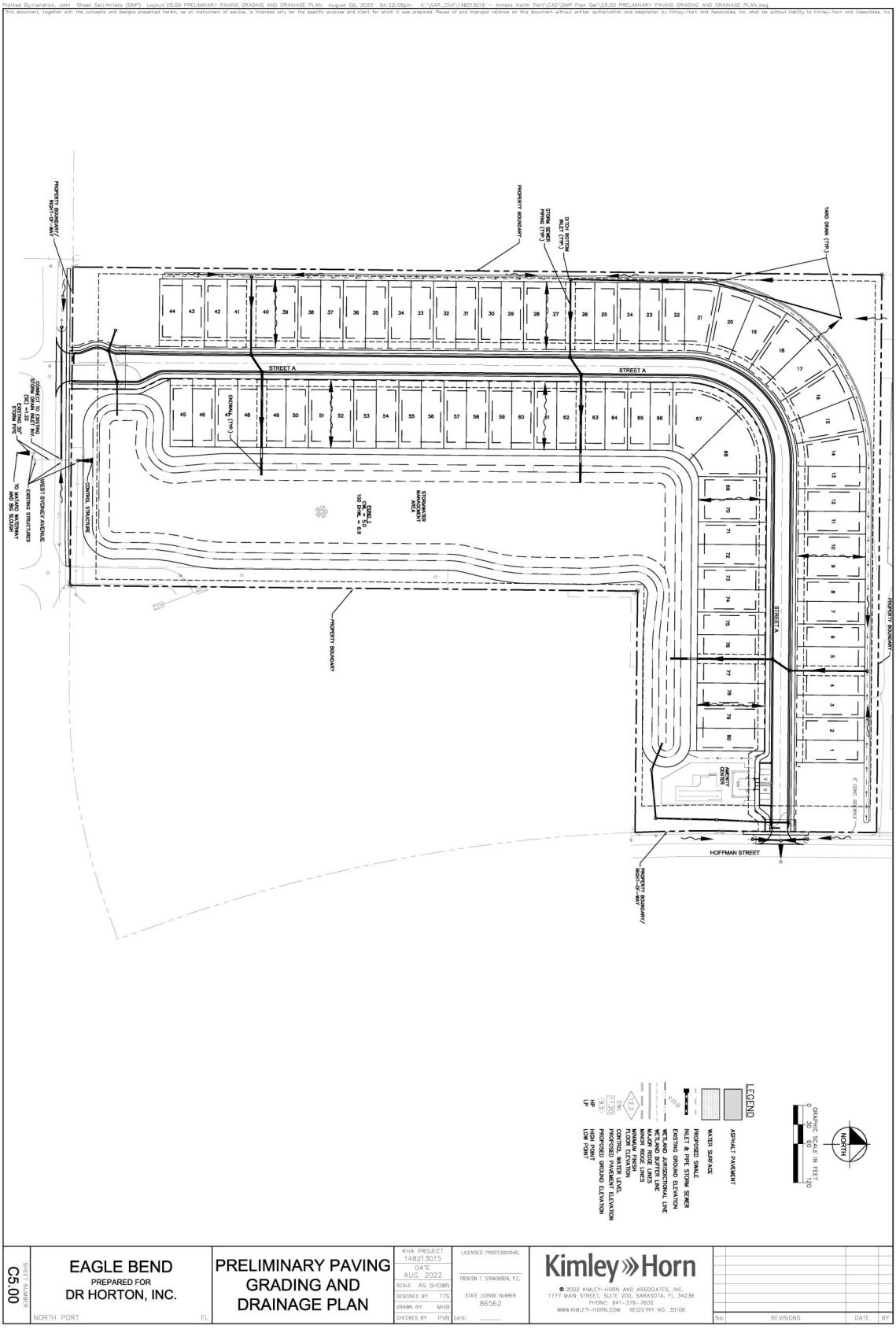
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

No. REVISIONS DATE BY

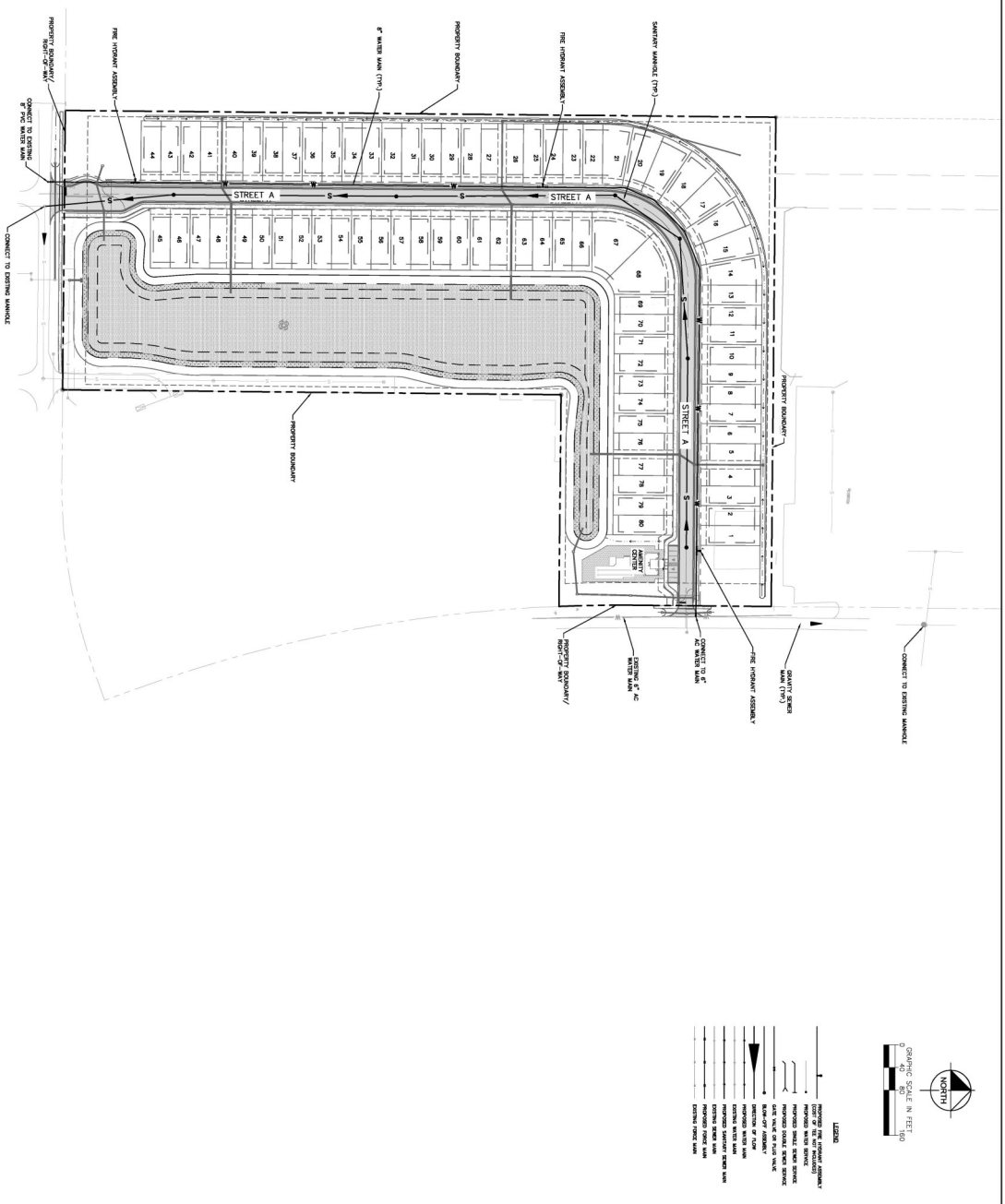
SHEET NUMBER C4.00

Exhibit C for DMP-22-060

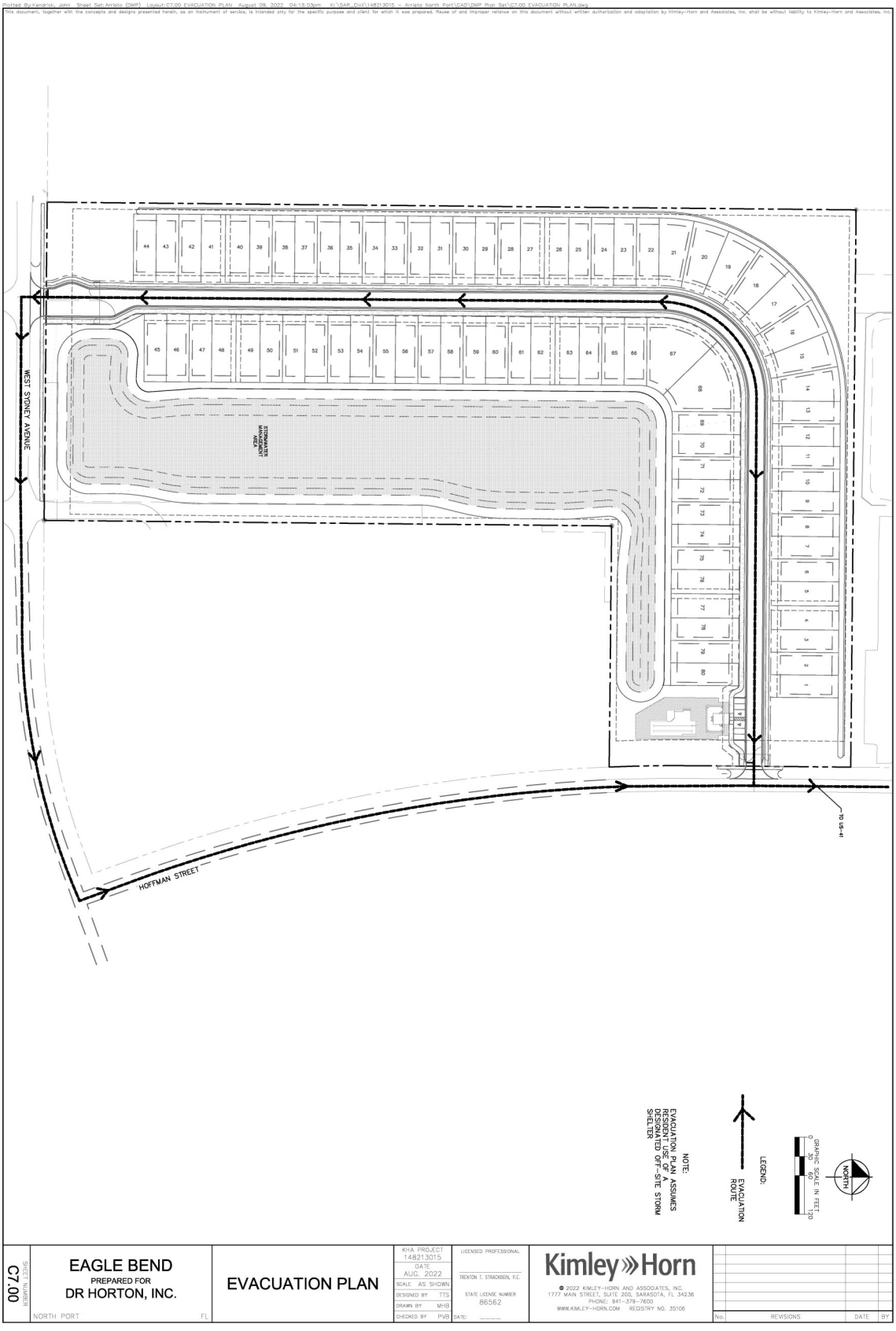


SHEET NUMBER C5.00	EAGLE BEND PREPARED FOR DR HORTON, INC. NORTH PORT FL	PRELIMINARY PAVING GRADING AND DRAINAGE PLAN	KHA PROJECT 148213015 DATE AUG. 2022 SCALE AS SHOWN DESIGNED BY TTS DRAWN BY MHB CHECKED BY PVB	LICENSED PROFESSIONAL TRENTON T. STRACKBEIN, P.E. STATE LICENSE NUMBER 86562 DATE:	Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	NO. REVISIONS DATE BY

Plotted By:Kendrick, John Sheet Set:Arrieta (DMP) Layout:C6.00 PRELIMINARY UTILITY PLAN August 08, 2022 04:12:51pm K:\SAR_Civil\148213015 – Arrieta North Port\CAD\DMP Plan Set\C6.00 PRELIMINARY UTILITY PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SHEET NUMBER C6.00	EAGLE BEND PREPARED FOR DR HORTON, INC. NORTH PORT FL	PRELIMINARY UTILITY PLAN	KHA PROJECT 148213015 DATE AUG. 2022 SCALE AS SHOWN DESIGNED BY TTS DRAWN BY MHB CHECKED BY PVB	LICENSED PROFESSIONAL TRENTON T. STRACKBEIN, P.E. STATE LICENSE NUMBER 86562 DATE	Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	No.	REVISIONS DATE BY



C7.00 SHEET NUMBER

EAGLE BEND
PREPARED FOR
DR HORTON, INC.
NORTH PORT FL

EVACUATION PLAN

KHA PROJECT 148213015
DATE AUG. 2022
SCALE AS SHOWN
DESIGNED BY TTS
DRAWN BY MHB
CHECKED BY PVB

LICENSED PROFESSIONAL
TRENTON T. STRACKBEIN, P.E.
STATE LICENSE NUMBER 86562
DATE

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No. REVISIONS DATE BY

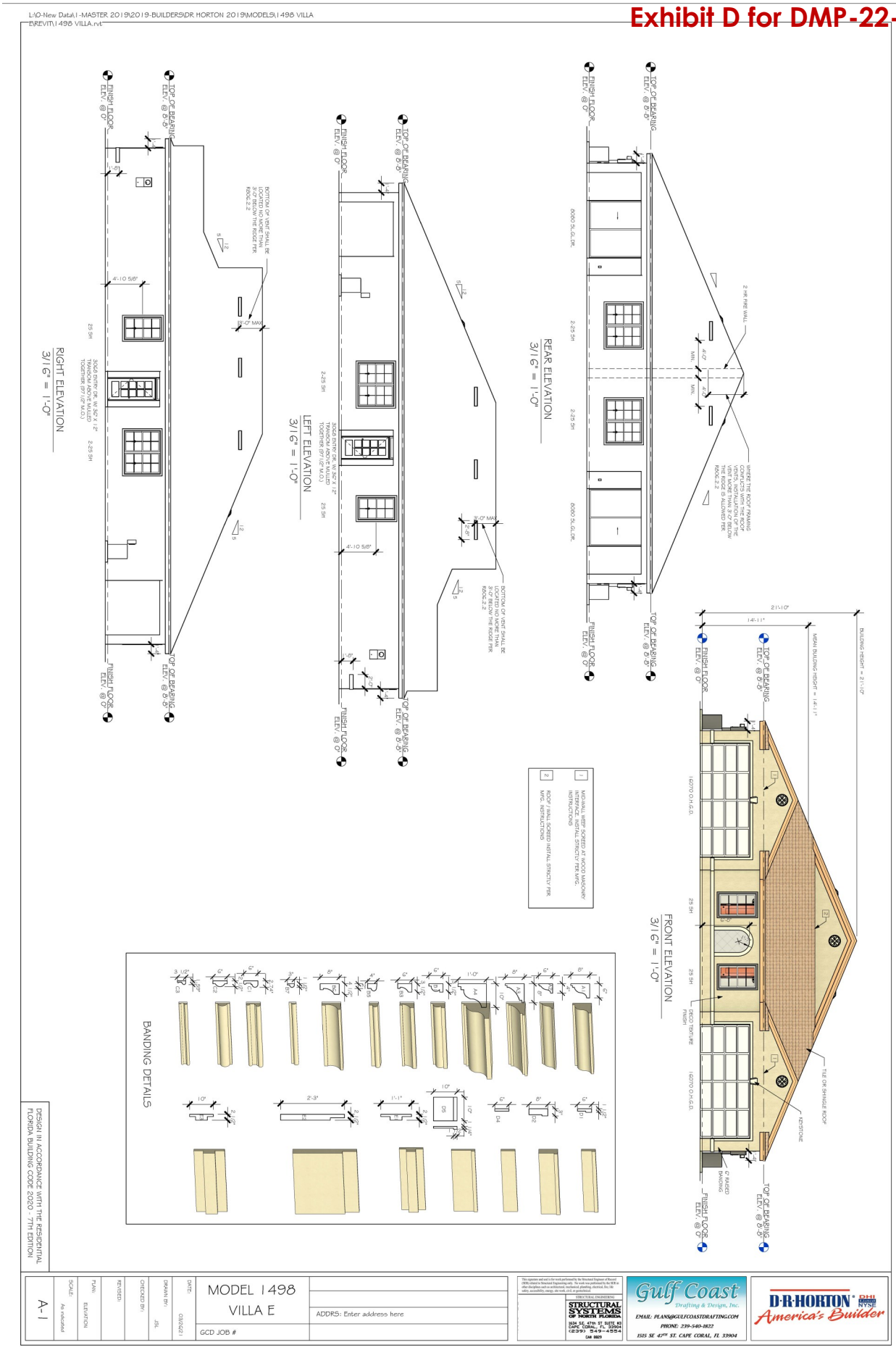
L:\0-New Data\1-MASTER 2019\2019-BUILDERS\DR HORTON 2019\MODELS\1498 VILLA E\REVIT\1498 VILLA.rvt
RIGHT ELEVATION
3/16" = 1'-0"
LEFT ELEVATION
3/16" = 1'-0"
REAR ELEVATION
3/16" = 1'-0"
FRONT ELEVATION
3/16" = 1'-0"
BANDING DETAILS
DESIGN IN ACCORDANCE WITH THE RESIDENTIAL FLORIDA BUILDING CODE 2020 - 7TH EDITION
MODEL 1498
VILLA E
ADDRS: Enter address here
GCD JOB #
A-1
STRUCTURAL SYSTEMS OF NORTH FLORIDA
Gulf Coast Drafting & Design, Inc.
EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-540-1822
1515 SE 47TH ST. CAPE CORAL, FL 33904
D·R·HORTON
America's Builder

Exhibit D for DMP-22-060

Neighborhood Meeting Notice

FOR: Development Master Plan – 1300 S. Tamiami Trail

DATE: July 6, 2022

TIME: 5:00 PM

LOCATION: VIA ZOOM VIDEO CONFERENCE

Contact: Boone Law Firm, P.A. – (941) 488-6716

A neighborhood meeting will be held to discuss a proposed Development Master Plan for a 17.4 +/- acre property located at 13000 S. Tamiami Trail, North Port, Fl, to allow for development of up to eighty (80) residential dwelling units. This is not a public hearing. The purpose of the workshop is to inform the neighboring residents of the nature of the project, to solicit suggestions and concerns, and discuss the proposed plan.

Join Zoom Meeting

https://us02web.zoom.us/j/82949346379?pwd=a3FMV1dNTXJlRU1odUFyQWlhVGNiZz09

Meeting ID: 829 4934 6379
Passcode: 724618

One tap mobile
+16465588656,,82949346379#,,,,*724618# US (New York)
+13017158592,,82949346379#,,,,*724618# US (Washington DC)

Dial by your location
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)

Meeting ID: 829 4934 6379
Passcode: 724618

Find your local number: https://us02web.zoom.us/u/kb0vfOk4Wt

Arietto DMP- Neighborhood Meeting Summary
Wednesday, July 6, 2022

A virtual neighborhood meeting was held via ZOOM videoconferencing on July 6, 2022, at 5:00PM in connection with a proposed Development Master Plan (DMP) for a 17.42 acre property located at 13000 S. Tamiami. Approximately 22 neighbors were in attendance at the meeting.

The meeting began with an introduction by Jackson Boone, Esq. the host of the meeting and representative of the applicant. He presented an aerial of the site to orient the neighbors to the location of the proposed development. He then confirmed the application on file with the City is a Development Master Plan for the proposed development. He confirmed the purpose of the neighborhood meeting, and described the future steps in the process, including public hearings before the Planning and Zoning Advisory Board for a recommendation, and before the City Commission for final approval.

Jackson Boone then presented the Development Master Plan to the neighbors and described the components of the Development Master Plan which includes eighty (80) paired villas, an amenity center and associated stormwater facilities with access via Hoffman Street and Sydney Avenue. Architectural elevations of the proposed paired villas were also presented to the neighbors for review.

Following the presentation of the Development Master Plan, Jackson Boone opened the meeting for questions/comments from the neighbors. Below is a summary of the questions/comments and responses to the neighbors:

Are these HUD housing?
No.

Where is the Sydney Avenue entrance?
It is directly opposite Malaluka Road.

Is it a total of 80 residences or 160 residences?
It is a total of 80 residences.

What are the squares at the entryways near Sydney Avenue and Hoffman Street?
They are open spaces.

The pond at the adjacent ALF is always dry and looks bad, will the proposed pond be a dry pond?
No, the proposed pond will be wet.

Why are there open spaces at the entries?
There is no development on these locations, and the project is designed to meet the City's requirements.

Who is the owner, and the developer?
The owner is the adjacent Church, the developer is D.R. Horton.

How early will in the day will construction start?
It will have to follow the City regulations for a morning start time, and I don't know that answer at this time.

Will it be cement block construction?
Yes.

We are concerned with stormwater, we have had issues in Talon Bay.
The proposed development will not have shared drainage with Talon Bay. It will be reviewed by the City staff and SWFWMD.

Will there be asphalt or tile roof?
Still to be determined depending on supply chain issues.

No comment, but thank you for the meeting and the information.

What is the timeline for development?
It is estimated the timeline to buildout is approximately 2 years.

Are all of the buildings one-story?
Yes.

How much will you raise the property?
Approximately 2-3 feet.

We like what you are doing, it will improve the neighborhood.

Following the conclusion of the question/comment period, Jackson Boone reiterated the next steps in the process which will be the public hearings before the Planning and zoning advisory Board and the City Commission.

The meeting was concluded at approximately 6:00 PM.

Name (Ori	User Email	Join Time	Leave Tim	Duration (I	Guest	In Waiting Room
Jackson Bc	jackson.bo	########	########	80	No	No
laura		########	########	12	Yes	Yes
Scott		########	########	12	Yes	Yes
harriet harrison		########	########	12	Yes	Yes
Louis LaGois		########	########	8	Yes	Yes
1.94E+10		########	########	63	Yes	No
Judy		########	########	10	Yes	Yes
steve		########	########	7	Yes	Yes
Arlene's iPad Air 4		########	########	6	Yes	Yes
Judy		########	########	6	Yes	Yes
judith leach		########	########	6	Yes	Yes
Rebecca Bauer		########	########	6	Yes	Yes
Cres		########	########	5	Yes	Yes
1.94E+10		########	########	57	Yes	No
Babs Hammitte		########	########	3	Yes	Yes
Talon Bay - Louis LaG		########	########	2	Yes	Yes
Kim Butterworth		########	########	1	Yes	Yes
Talon Bay - Louis LaG		########	########	53	Yes	No
Kim Butterworth		########	########	53	Yes	No
Scott		########	########	52	Yes	No
Arlene's iPad Air 4		########	########	14	Yes	No
Babs Hammitte		########	########	15	Yes	No
laura		########	########	4	Yes	No
Cres		########	########	52	Yes	No
Judy		########	########	53	Yes	No
harriet harrison		########	########	53	Yes	No
steve		########	########	54	Yes	No
Judy		########	########	2	Yes	No
judith leach		########	########	53	Yes	No
Dan Bohn		########	########	1	Yes	Yes
Trenton Strackbein		########	########	1	Yes	Yes
Trenton Strackbein		########	########	52	Yes	No
Dan Bohn		########	########	52	Yes	No
Rebecca Bauer		########	########	61	Yes	No
Laura		########	########	1	Yes	Yes
Laura		########	########	15	Yes	No
1.72E+10		########	########	48	Yes	No
1.42E+10		########	########	52	Yes	No
Richard Neville		########	########	1	Yes	Yes
Richard Neville		########	########	48	Yes	No
Arlene's iPad Air 4		########	########	1	Yes	Yes
Arlene's iPad Air 4		########	########	39	Yes	No
Laura		########	########	34	Yes	No
Phyllis Curran		########	########	6	Yes	Yes
Alice White		########	########	1	Yes	Yes
Alice White		########	########	7	Yes	No

Phyllis Curran	########	########	28	Yes	No
Len & Deb Cook 2191	########	########	1	Yes	Yes
Len & Deb Cook 2191	########	########	19	Yes	No
JWEverett	########	########	1	Yes	Yes
JWEverett	########	########	67	Yes	No