



District One
Priority Project Information Packet

Please fill out this application completely. Please ensure all attachments are LEGIBLE Applications containing insufficient information will not be reviewed by the FDOT.

Name of Applying Agency: City of North Port

Project Name: Ponce de Leon Bicycle Lanes, Biscayne Drive to Skyview Drive

Project Category:

Congestion Management ☐ TRIP ☐ CIGP ☐
Transportation Alternative ☒ Transit/Modal ☐ SCOP ☐ SCRAP ☐

For more information on State Grant Programs (CIGP, SCOP, SCRAP, TRIP) [please click here](#).

Is applicant LAP certified? Yes ☒ No ☐

Is project on State Highway System? Yes ☐ No ☒

If the project is off the state system and the applicant is LAP certified the project will be programmed as a LAP project.

Is the roadway on the Federal Aid Eligible System? Yes ☒ No ☐

If yes, provide Federal Aid roadway number: 17000570

If no, give local jurisdiction: Click here to enter text.

<http://www.fdot.gov/statistics/fedaid/>

Detailed Project Limits/Location:

Describe begin and end points of project, EX., from ABC Rd. to XYZ Ave. Limits **run south to north or west to east**. Include jurisdiction (city/county), project length, attach a labeled project map.

The City of North Port/Sarasota County project begins at the Ponce de Leon Boulevard terminus at Biscayne Drive and proceeds northerly on Ponce de Leon Boulevard to its intersection with Skyview Drive, an approximate distance of 4150 linear feet. The scope is widening the existing Ponce de Leon Boulevard two lane/two directional asphalt roadway with seven feet wide buffered bicyce lanes on each side of the roadway. An existing sidewalk along the easterly side of Ponce de Leon Boulevard may pose some challenges fitting the proposed seven feet wide bicycle lane between the roadway and sidewalk. Reference Attachment A.

Discuss how this project is consistent with the MPO/TPO Long Range Transportation Plan?

Page Number (attach page from LRTP): Page 3-3, Reference Attachment D

Discuss the project in the local jurisdiction's Capital Improvement Plan?

(Attach page from CIP): This project is not in the current City of North Port Capital Improvements Program.

Project Description**Phase(s) requested:**

Planning Study ☐ PD&E ☒ PE ☒ ROW ☐ CST ☒ CEI ☒

Project cost estimates by phase (Please include detailed cost estimate and documentation in back-up information):

Phase (PD&E, ROW, PE, CST)	Estimated Total Cost	Funds Requested	Matching Local Funds	Local Fund Source	Type of Match (Cash, in-kind)
[PD&E]	177500	177500	0	0	0
[PE]	315000	315000	0	0	0
[CST]	2100000	2100000	0	0	0
[CEI]	315000	315000	0	0	[0]

Total Project Cost: \$ [2,907,500]

Project Details: Clearly describe the existing conditions and the proposed project and desired improvements in detail. Please provide studies, documentation, etc., completed to-date to support or justify the proposed improvements. Include labeled photos and maps. (Add additional pages if needed):

The Biscayne Drive Bicycle Lanes Extension Project, from Elyton Drive to Glenallen Boulevard and the Tropicair Boulevard Multi-Use Path Project, from Toledo Blade Boulevard to Ponce de Leon Boulevard are in the design and permitting phase. This segment of Ponce de Leon Boulevard is needed to fill in a missing gap between the two and complete a network loop within the City limits. Portions of an existing sidewalk on the east side of Ponce de Leon Boulevard will provide challenges to fit the bicycle lane between the edge of pavement and the sidewalk. No preliminary studies have been undertaken regarding this project. Reference photos of existing conditions in Attachment B.

Constructability Review

For items 2-9 provide labeled and dated photos (add additional pages if needed)

1. Discuss other projects (ex. drainage, utility, etc.) programmed (local, state or federal) within the limits of this project? No other projects are planned within the project limits.

2. Does the applicant have an adopted ADA transition plan? Yes ☐ No ☒

Identify areas within the project limits that will require ADA retrofit. (Include GIS coordinates for stops and labeled photos and/or map.)

None are identified.

3. Is there a rail crossing along the project?

Yes ☐ No ☒

What is the Rail MP?

NA

4. Are there any transit stops/shelters/amenities within the project limits?

Yes ☐ No ☒

How many? NA

Stop ID number: NA

5. Is the project within 10-miles of an airport? Yes ☐ No ☒

6. Coordinate with local transit and discuss improvements needed or requested for bus stops?

(add additional pages if needed):

NA

7. Are turn lanes being added? Yes ☐ No ☒

If yes, provide traffic counts, length, and location of involved turn lanes.

NA

8. Drainage structures:

- Number of culverts or pipes currently in place: 2 culvert pipes cross Ponce de Leon Boulevard in this segment. The ends of the culvert pipes extend beyond the proposed bicycle lanes.
- Discuss lengths and locations of each culvert along the roadway: One culvert crossing just south of the Callaghan Lane intersection and one between the intersections of Americana Avenue and Embassy Road.
- Discuss the disposition of each culvert and inlet. Which culverts are "to remain" and which are to be replaced, upgraded, or extended? Both are to remain and extended if required for the proposed bicycle lanes.
- Discuss drainage ditches to be filled in?
(Discuss limits and quantify fill in cubic yards) No drainage ditches are to be filled in.

- Describe the proposed conveyances system (add additional pages if needed.)

The stormdrainage along this segment of Ponce de Leon Boulevard is rural drainage and is expected to remain the same regarding this project.

- Are there any existing permitted stormwater management facilities/ponds within the project limits? Yes ☐ No ☒

- If yes, provide the location and permit number (add additional pages if needed)
NA

- Discuss proposed stormwater management permits needed for the improvements. An exemption to the Environmental Resource Permit from the Southwest Florida Water Management District is expected.

- List specific utilities within project limits and describe any potential conflicts (add additional pages if needed): A potable water main is along the westerly right-of-way, overhead, electric lines exist along the easterly right-of-way, with Comcast overhead lines supported on the same poles.

- Discuss Bridges within project limits? None are within the project limits.

- Can bridges accommodate proposed improvements? Yes ☐ No ☒
If no, what bridge improvements are proposed? (Offset and dimensions of the improvements, add additional pages if needed):
No bridges are in this segment.

9. Has Right-of-way (ROW), easements, or ROW activity already been performed/acquired for the proposed improvements? If yes, please provide documentation

Yes ☒ No ☐

If ROW or Easements are needed detail expected area of need (acreage needed, ownership status):

City owns the right-of-way needed for the bicycle lanes.

10. Discuss required permits (ERP, Drainage, Driveway, Right of Way, etc.): None

If none are needed, state the qualified exemption:
Rule 62-330.051 (10) F.A.C.

11. Are there any wetlands within the project limits? Yes ☐ No ☒

If yes, list the type of wetlands, estimated acreage and if mitigation will be required.
Please note whether the project is within the geographic service area of any approved mitigation banks. Provide any additional information:
NA

12. Are there any federal or state listed/protected species within the project limits?

Yes ☐ No ☒

If yes, list the species and what, if any mitigation or coordination will be necessary: NA

If yes, discuss critical habitat within the project limits: [Click here to enter text.](#)

13. Discuss whether any prior reviews or surveys have been completed for historical and archaeological resources (include year, project, results)
None have been conducted.
14. Are any Recreational, historical properties or resources covered under section 4(f) property within the project limits? Yes ☐ No ☒
(Provide details) NA
15. Discuss whether any prior reviews or surveys have been completed for sites/facilities which may have potential contamination involvement with the proposed improvements. This should include a discussion of locations which may directly impact the project location, or be which may be exacerbated by the construction of the proposed improvements. No prior reviews or surveys regarding potential contamination involvement with the proposed improvements have been conducted.
16. Are lighting improvements requested as part of this project? Yes ☐ No ☒
Please provide a lighting justification report for the proposed lighting.
NA
17. Is a mid-block crossing proposed as part of the project? Yes ☐ No ☒
If yes, please provide the justification for mid-block crossing.
NA

Required Attachments

- A. Detailed Project Scope with Project Location Map with sufficient level of detail (Please include typical section of proposed improvements)
- B. Project Photos – dated and labeled (this is important!)
- C. Detailed Cost Estimates including Pay Items
- D. LRTP and Local CIP page
- E. Survey/As-builts/ROW documentation/Utility/Drainage information
- F. Detailed breakdown of ROW costs included in estimate (if ROW is needed/included in request or estimate)

Applicant Contact Information

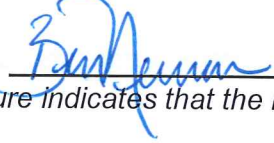
Agency Name:

Mailing Address: 4970 City Hall Boulevard; North Port, FL. 34286

Contact Name and Title: Ben Newman, P.E., Projects Engineer

Email: bnewman@cityofnorthport.com

Phone: 941-240-8320

Signature: 

Date: 12/13/18

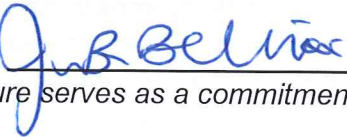
Your signature indicates that the information included with this application is accurate.

Maintaining Agency:

Contact Name and Title: Juliana B. Bellia, Director Public Works

Email: jbellia@cityofnorthport.com

Phone: 941-240-8051

Signature: 

Date: 12/18/18

Your signature serves as a commitment from your agency to maintain the facility requested.

MPO/TPO:

Contact Name and Title: Click here to enter text.

Email: Click here to enter text.

Phone: Click here to enter text.

Signature: _____

Date: _____

Your signature confirms the request project is consistent with all MPO/TPO plans and documents, is eligible, and indicates MPO/TPO support for the project.

ATTACHMENT A

- 1. Detailed Project Scope**
- 2. Project Location Map**
- 3. Project Limits**
- 4. Typical Roadway Cross-section**

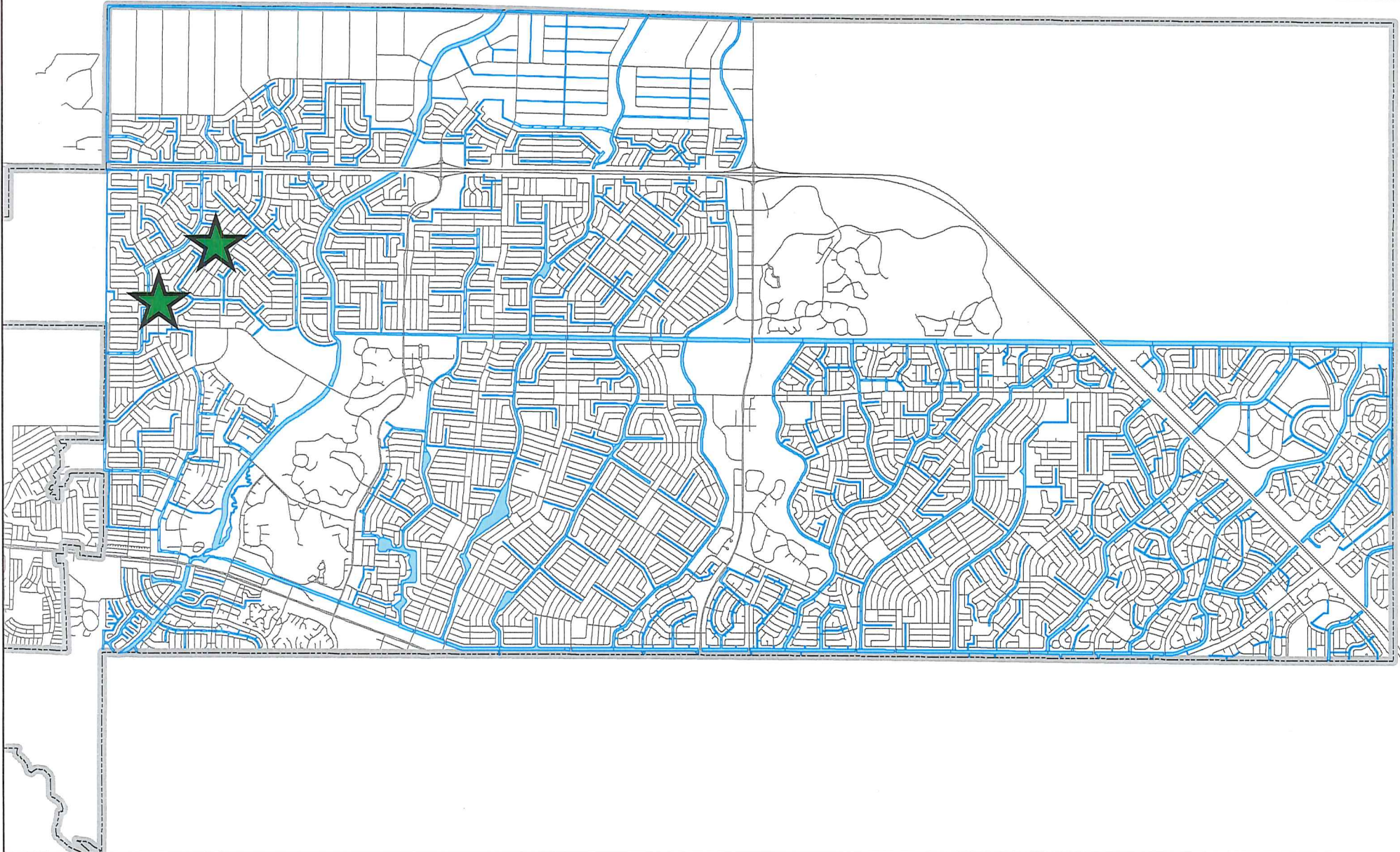
PROJECT SCOPE

This project adds seven feet wide asphalt pavement buffered bicycle lanes along each side of the existing asphalt two lane/two direction^a undivided roadway of Ponce de Leon Boulevard.

The limits of the project are from Biscayne Drive to Skyview Drive.

Along with construction of the asphalt pavement for the bicycle lanes will be alterations of sidewalks and driveway connections to the widened pavement, traffic striping and markings for the bicycle lanes, traffic sign and mailbox relocations and minor utility adjustments.

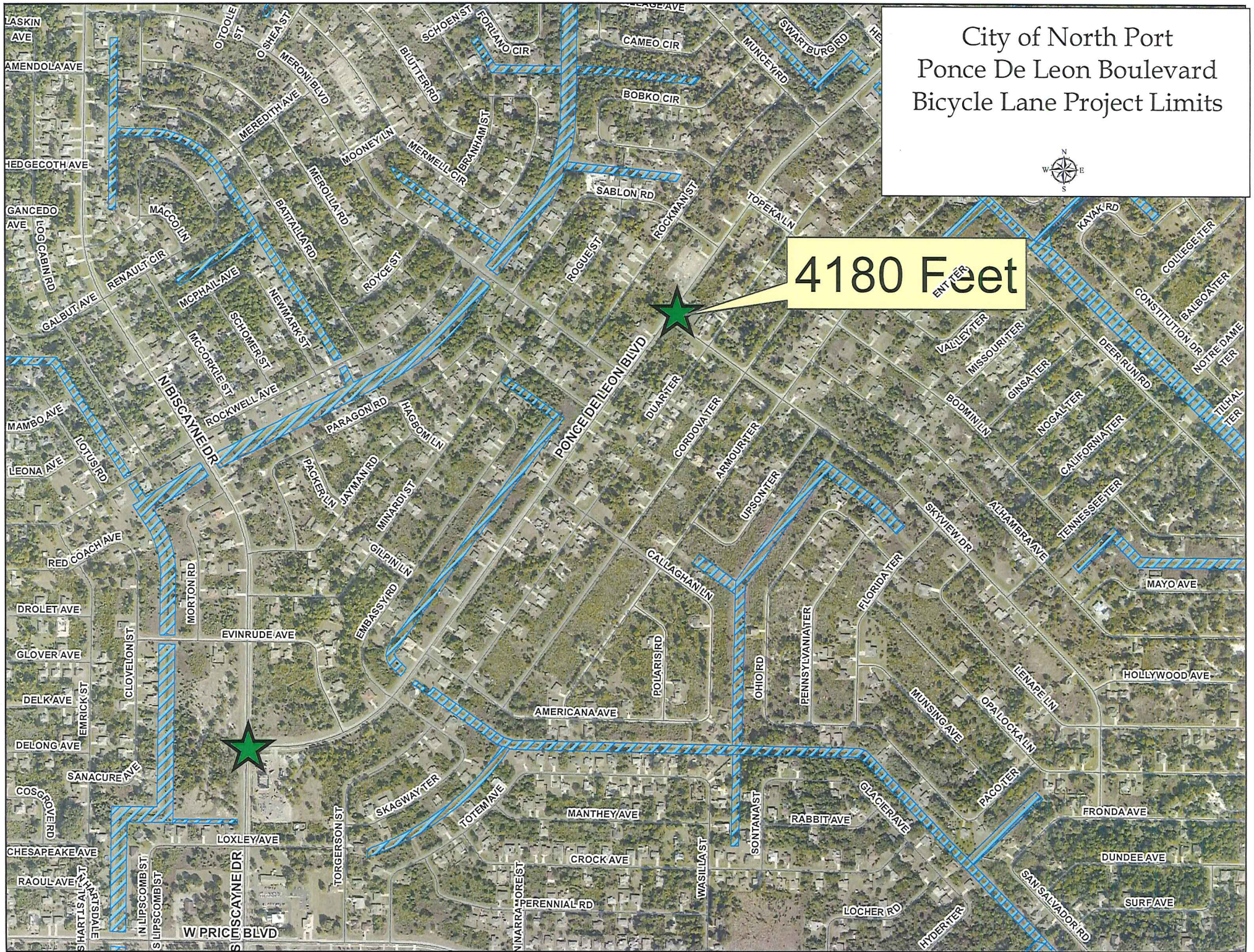
City of North Port
Location Map
Ponce De Leon Boulevard
Bicycle Lane Project Limits



City of North Port
Ponce De Leon Boulevard
Bicycle Lane Project Limits



4180 Feet



RIGHT-OF-WAY

Drainage Swale

Drainage Swale

Bicycle Travel Lane Travel Lane Bicycle
Proposed Existing Existing Proposed

Existing Sidewalk

PONCE DE LEON BOULEVARD

Section 1-1

Biscayne Drive to Skyview Drive

ATTACHMENT B

(Project Photos 1, 2 and 10)



EXHIBIT #1

PONCE DE LEON BOULEVARD – EXISTING CONDITIONS

Looking east from Biscayne Drive (02/02/17)



EXHIBIT #2

PONCE DE LEON BOULEVARD – EXISTING CONDITIONS

Looking north from Meroni Boulevard (02/02/17)



EXHIBIT #10

PONCE DE LEON BOULEVARD – EXISTING CONDITIONS

Looking south at Skyview Drive

ATTACHMENT C

Detailed Cost Estimate

Ponce de Leon Bicycle Lanes (Biscayne Drive to Skyview Drive)

Right-of-Way - Varies between 88 and 107 feet - assume average of 95

Construct seven foot wide paved shoulder 7 feet wide paved shoulders

ERC Permit Exemption for Recreational Trails

Prices from Miscellaneous Sidewalks Project Average Unit Prices (December 2013)

Prices from AJAX Paving Sumter Phase IIIA where indicated

12,200 ft -200 ft (I-75 Overpass) = 12,000 ft

Biscayne Drive to I-75 Overpass Paved Shoulder south 8000 feet

Biscayne Drive to Skyview Drive 4150 feet

Skyview Drive o I-75 Overpass south 3850 feet

I-75 Over Pas Paved Shoulders - south to north - 1350 feet

_75 Paved Shoulders north to Tropicaire 2850 feet

<u>Work Item</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Item Cost</u>
Silt fencing	8,300.00	LF	\$ 2.00	\$ 16,600.00
Clearing & Grubbing	6.29	Acres	\$ 15,000.00	\$ 94,350.00
Concrete Driveway Removal	1,115.00	SY	\$ 10.00	\$ 11,150.00
Concrete Driveway Replace	725.00	SY	\$ 75.00	\$ 54,375.00
Excavatn, embankmnt & grading	10,150.00	CY	\$ 25.00	\$ 253,750.00
12" Type B Stabilization	7,380.00	SY	\$ 6.50	\$ 47,970.00
8" Limerock Base	6,460.00	SY	\$ 15.00	\$ 96,900.00
2" Type SP Structural	745.00	TON	\$ 100.00	\$ 74,500.00
Mill 1" depth Exist Pavmnt Edge	925.00	SY	\$ 4.00	\$ 3,700.00
1" Type FC-9.5 Friction	375.00	TON	\$ 120.00	\$ 45,000.00
Performance Turf - Sod Bahia	29,715.00	SY	\$ 2.50	\$ 74,300.00
6" Solid White Thermoplast	3.15	NM	\$ 5,444.01	\$ 17,150.00
Bike Lane Markings	18.00	Each	\$ 250.00	\$ 4,500.00
Traffic Signs Relocation	15.00		\$ 250.00	\$ 3,750.00
Water Valve Box Adjust	5.00		\$ 500.00	\$ 2,500.00
Fire Hydrant Relocate	5.00		\$ 2,500.00	\$ 12,500.00
<u>Mailbox Relocation</u>	25.00		\$ 250.00	\$ 6,250.00
Sub-Total				\$ 819,245.00
MOT (6%)				\$ 49,155.00
Mobilization (6%)				\$ 49,155.00
<u>Contingency (10%)</u>				<u>\$ 81,924.50</u>
TOTAL				\$ 999,479.50
			Rounded	\$ 1,000,000.00
Inflation from 2013 - 2015 - 10%/year				\$ 1,210,000.00
Inflation from 2016 - 2018 - 20%/year				\$ 2,090,880.00
Counstruction Rounded				\$ 2,100,000.00
PD&E (7.5%)				\$ 177,500.00
Design (15%)				\$ 315,000.00
CEI (15%)				\$ 315,000.00
TOTAL				\$ 2,907,500.00

Assume driveways are 20 feet wide and replace to 20 feet from edge of existing pavement for adjustment of longitudinal slope.

bn (12/10/18)

ATTACHMENT D

2040 LRTP Sheet 3-3

GOALS, OBJECTIVES, PERFORMANCE MEASURES & TARGETS

Table 3-1: Strategic Mobility Plan Goals Alignment with MAP-21

	Safety	Infrastructure Condition	Congestion Reduction	System Reliability	Freight Movement & Economic Vitality	Environmental Sustainability	Reduce Project Delivery Delays
Improve the safety and security of the transportation system for all users							
Improve accessibility and multimodal connectivity through promoting proximity to jobs and efficient movement of freight and goods							
Promote economic vitality and viability through regional coordination of intermodal system							
Improve management, operations and coordination to promote an efficient transportation system locally and regionally							
Improve environmental sustainability and community livability in coordination with local government comprehensive plans							

ATTACHMENT E

1. ROW Documentation – Plat Maps

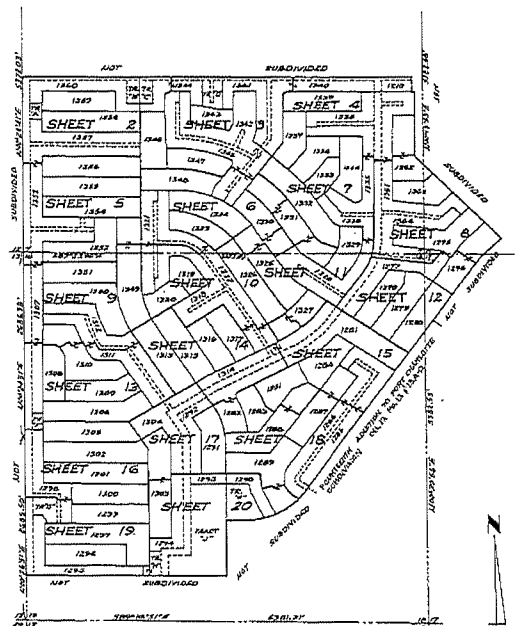
TWENTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION

A SUBDIVISION OF PORTIONS OF SECTIONS
7, 8, 17 & 18, TWP. 39 S. RGE. 21 E.
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA

DESCRIPTION

COMMENCING at the Southwest corner of Section 18, Township 39 South, Range 21 East; thence $N00^{\circ}26'51"E$ along the West Line of said Section 18, 6725.3 feet to the POINT OF BEGINNING; thence continuing $N00^{\circ}26'51"E$ along the West Line of said Section 18, 2015.87 feet to the West $\frac{1}{4}$ Corner of said Section 18; thence $N00^{\circ}26'51"E$, continuing along the West Line of said Section 18, 2664.38 feet to the Northwest corner of said Section 18; thence $N00^{\circ}26'51"E$ along the West Line of Section 7, Township 39 South, Range 21 East, 2574.99 feet; thence $S89^{\circ}43'00"W$ 215.40 feet to a point of curve; thence $S00^{\circ}37'00"W$ 200 feet; thence $S87^{\circ}23'00"E$ 45 feet; thence $S00^{\circ}37'00"W$ 215.40 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the left having a radius 100 feet, a central angle of $44^{\circ}21'40"$ for a distance of 174.2 feet to a point of tangency; thence $S43^{\circ}44'05"E$ 610.15 feet; thence $S44^{\circ}15'30"W$ 316.46 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the left having a radius of 1000 feet, a central angle of $100^{\circ}12'44"$ for a distance of 183.02 feet to a point of tangency; thence $S48^{\circ}45'55"W$ 408.51 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the right, having a radius of 1000 feet, a central angle of $54^{\circ}53'34"$ for a distance of 251.91 feet to a point of tangency; thence $N89^{\circ}23'00"W$ 205.23 feet; thence $S00^{\circ}37'00"W$ 510 feet; thence $N89^{\circ}23'00"W$ 715 feet; thence $S00^{\circ}37'00"W$ 300 feet; thence $N00^{\circ}26'51"E$ 1206.40 feet to a point on the West Line of Section 18, Township 39 South, Range 21 East, and the POINT OF BEGINNING.

All land lying and being in Sarasota County, Florida and containing 805.70 Acres more or less.



LOCATION & KEY MAP
SECS 7, 8, 17 & 18, T39S, R21E
SARASOTA COUNTY, FLORIDA

DRAWN BY: R.G.
CHECKED BY: J.B.
APPROVED BY: C.B.K.

CERTIFICATE OF DEDICATION

STATE OF FLORIDA: GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to do business in the State of Florida, by its duly elected President, R.E. Mackie, Jr. and its duly elected Secretary, E.J. Mackie, and FLORIDA WEST COAST LAND COMPANY, a Florida Corporation, by its duly elected Vice President, R.E. Mackie, Jr. and by its duly elected Secretary, E.J. Mackie, acting by and with the authority of their Boards of Directors do hereby dedicate and set apart all the Streets, Avenues, Roads, Lanes, Circles, Drives, Boulevard, and Drainage Rights-of-Way, as shown or described on this plat to the use of the general public forever.

The easements hereinafter described are expressly reserved to GENERAL DEVELOPMENT CORPORATION and FLORIDA WEST COAST LAND COMPANY their affiliates, successors or assigns, for the purposes expressed: a 20 foot maintenance easement of the lot line abutting to and adjacent to all

Drainage Rights-of-Way, a 10 foot easement of the rear of each lot and a 5 foot easement of each side lot line for the installation and maintenance of underground and overhead utilities and for surface drainage by swale or underground; provision and for any purpose consistent with good practice for the development of this project; all lines coincident with street right-of-way lines shall contain no easements, and where more than one lot is intended as a building site the outside boundaries of said building site shall carry said side easements.

IN WITNESS WHEREOF, GENERAL DEVELOPMENT CORPORATION has caused these presents to be executed by its President and attested by its Secretary and FLORIDA WEST COAST LAND COMPANY has caused these presents to be executed by its Vice President and attested by its Secretary by and with the authority of their Boards of Directors, this 21 day of MARCH, A.D. 1961.

Attest: E.J. Mackie Secretary By: R.E. Mackie, Jr. President
FLORIDA WEST COAST LAND COMPANY

Attest: E.J. Mackie Secretary By: R.E. Mackie, Jr. Vice President
GENERAL DEVELOPMENT CORPORATION

STATE OF FLORIDA: Before me, the undersigned Notary Public, personally appeared R.E. Mackie, Jr. President and E.J. Mackie, Secretary of GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation authorized to do business in the State of Florida and R.E. Mackie, Jr. Vice President and E.J. Mackie, Secretary of FLORIDA WEST COAST LAND COMPANY, a Florida Corporation, to me well known to be the individuals described in and who executed the foregoing Certificate of Dedication, and that they each duly acknowledged before me that they executed the same, as such officers for and on behalf of said corporations.

WITNESS my hand and official Seal of Dade County, Florida, this 21 day of MARCH, A.D. 1961.

My Commission expires 7/13/63 Notary Public State of Florida at large.

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY: That the attached plat entitled TWENTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION is a true and correct representation of the lands as necessarily surveyed and plotted under my direction; also that permanent reference monuments have been set in accordance with Section 7, Chapter 1075 (1925) Laws of the State of Florida.

Dated this 23 day of March, A.D. 1961.

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA: It is hereby certified that this plat has been officially approved for record by the City Commission of the City of North Port Charlotte, Sarasota County, Florida, this 20 day of April, A.D. 1961.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA: It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of the County of Sarasota, Florida, this 20 day of April, A.D. 1961.

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA: I, W.A. Wynne, County Clerk of Sarasota County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the laws of Florida pertaining to maps and plats, and this plat has been filed for record in Plat Book 10 at Pages 3 through 20, Public Records of Sarasota County, Florida, this 21 day of May, A.D. 1961.

ENGINEER'S NOTE

0--Indicates Permanent Reference Monuments. Dimensions on corner lots are to intersection of block lines extended unless otherwise indicated. All radii are 15 feet unless otherwise indicated. Basis of bearing system is assumed for computation purposes.

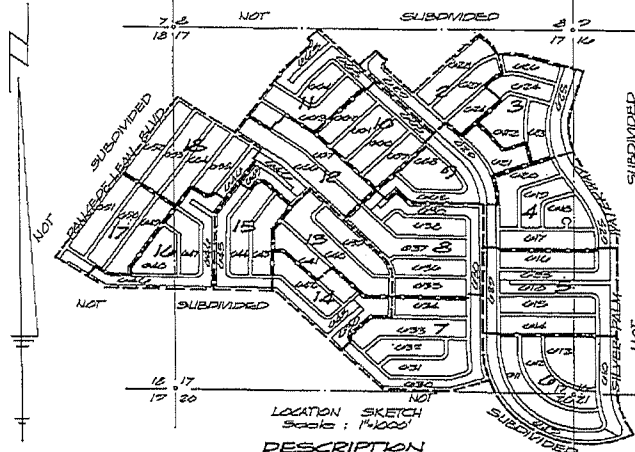
ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 1 OF 20 SHEETS
2294 TOTAL LOTS

A SUBDIVISION IN SECTIONS 16, 17, 18, 20 & 21 TWP. 30 S - 25 E, 21 E.
CITY OF NORTH FORT CHARLOTTE
SARASOTA COUNTY, FLORIDA

ORDER NO. 32560 CIVIL ENGINEERS SCALE: 1/4"=1'00
 FB. NO. 1147 MIAMI-FLORIDA APRIL 1960

SCALE IN FEET

[illegible]

beginning 1101.24 feet South of the Northwest corner of said Section 17, thence continue N 02°31'15"E 500.75 feet to a point; thence run S 75°11'45"W 555 feet over and across said Section 16 and said Section 17, along the arc of a curve to the left having a radius of 675 feet and a central angle of 27°42'40"; thence, run Northwesterly along the arc of said curve to the left 367.73 feet to the point of intersection with the arc of a curve concave West having a radius of 1076.1 feet; thence, run Northwesterly 183.02 feet along the arc of said curve to the left, having a radius of 500 feet, a central angle of 27°42'40"; thence, run Northwesterly 102.67 feet along the line of a curve to the left having a radius of 500 feet, a central angle of 27°42'40"; thence, run N 45°55'14"W 234.23 feet to a point; thence, run S 44°34'16"W 125.85 feet to a point; thence, run N 45°55'14"W 525 feet to the point of curvature of a curve to the right having a radius of 1076.1 feet and a central angle of 27°42'40"; thence, run Northwesterly, Northerly and Northwesterly along the arc of said curve to the left 367.73 feet to the point of tangency; thence, run N 45°55'14"W 200 feet to a point; thence, run S 44°34'16"W 87.5 feet to a point; thence, run S 44°34'16"W 200 feet to a point; thence, run S 44°34'16"W 200 feet to a point; thence, run Southeastwardly 130 feet along the arc of a curve to the right having a radius of 75 feet, a central angle of 0°44'34", a chord of 1076.1 feet and a central angle of 27°42'40"; thence, run Northwesterly, along the arc of said curve to the left 367.73 feet to the point of curvature of a curve to the left having a radius of 1076.1 feet; thence, run Northwesterly, Northerly and Northwesterly along the arc of said curve to the left 367.73 feet to the point of tangency; thence, run S 33°53'56"W 102.67 feet to a point; thence, run N 44°16'44"W 92.5 feet to a point; thence, run S 33°53'56"W 102.67 feet to a point on the West line of said Section 17, said point being 1112.12 feet South of the Northwest corner of said Section 17; thence, run Northwesterly 102.67 feet to the point of curvature of a curve to the left having a radius of 525.00 feet and a central angle of 27°42'40"; thence, run Southeastwardly along the arc of said curve to the left 150.42 feet to the point of tangency; thence, run S 68°15'54"E 222.26 feet to the Point of Beginning, containing 634.20 acres, more or less.

CERTIFICATE OF DEDICATION

STATE OF FLORIDA, ss GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to do business in the State of Florida, by its duly elected President, F.E. Mackie, Jr. and its duly elected Secretary, E.J. Mackie, and Florida WEST COAST LAND COMPANY, a Florida Corporation, by its duly elected Vice President, F.E. Mackie, Jr. and its duly elected Secretary, E.J. Mackie, certifying by resolution of its Board of Directors, do hereby dedicate and set apart all of the Avenues, Boulevards, Streets, Drives, Courts, Lanes, Roads, Terraces, Circles, Waterways and Drainage Rights of City as shown or described on this plat to the use of the general public forever.

The agreements, heretofore described are expressly reserved to GENERAL DEVELOPMENT CORPORATION and FLORIDA WEST COAST LAND COMPANY, their officers, successors or assigns for the purposes expressed: a 20 foot maintenance easement of the lot line abutting to and adjacent to all Canals, Waterways and Drainage Rights-of-Way, a 10 foot easement at the rear of each lot and a 10 foot easement on the side of each lot for the installation and maintenance of underground overhead utilities and for surface drainage by ditches or swales. The easements shall be for the purpose consistent with good practices for the development of this project, except that the easements along the side lot lines shall be limited to one side of any one lot. The easements consistent with street right-of-way lines shall contain no easements and where impact the lot line to the interior of the lot, the easement shall be limited to the building site shall carry additional easements. IN WITNESS WHEREOF, GENERAL DEVELOPMENT CORPORATION has caused these presents to be signed by its President and attested by its Secretary and FLORIDA WEST COAST LAND COMPANY has caused these presents to be executed by its Vice President and attested by its Secretary by and with the authority of their respective boards of directors.

General Development Corporation

Florida West Coast Land Company

1960

FLORIDA WEST COAST LAND COMPANY

STATE OF FLORIDA, Before me, the undersigned Notary Public, personally appeared RE. J. Moskieles, F. J. Moskieles, Jr.,
COUNTY OF DADE, SS. President and E. J. Moskieles, Secretary of CELIBAL DIVISION OF CROCODILE, a Florida Corporation, authorized to do business in the State of Florida, and RE. Moskieles, of the same,
and E. J. Moskieles, Secretary of FLORIDA WEST COAST LAND COMPANY, a Florida Corporation, the well known to be the individuals described in and who executed the foregoing instrument, and they acknowledged to me that they were the persons whose names are written on the foregoing instrument, and that they executed the same for the purposes and to the effect therein expressed, and that they were duly qualified to execute the same.
IN WITNESS my hand and official seal at Dade County, Florida, this 15th day of April, 1976.
My Commission expires 12/31/76.
Notary Public James H. Gorman

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA, it is hereby certified that this plot has been officially approved for record
COUNTY OF SARASOTA by the City Commission of the City of North Port, Charlotte, Sarasota
County, Florida, this 19th day of September, 2010.

CERTIFICATE OF APPROVAL OF COUNTY CLERK

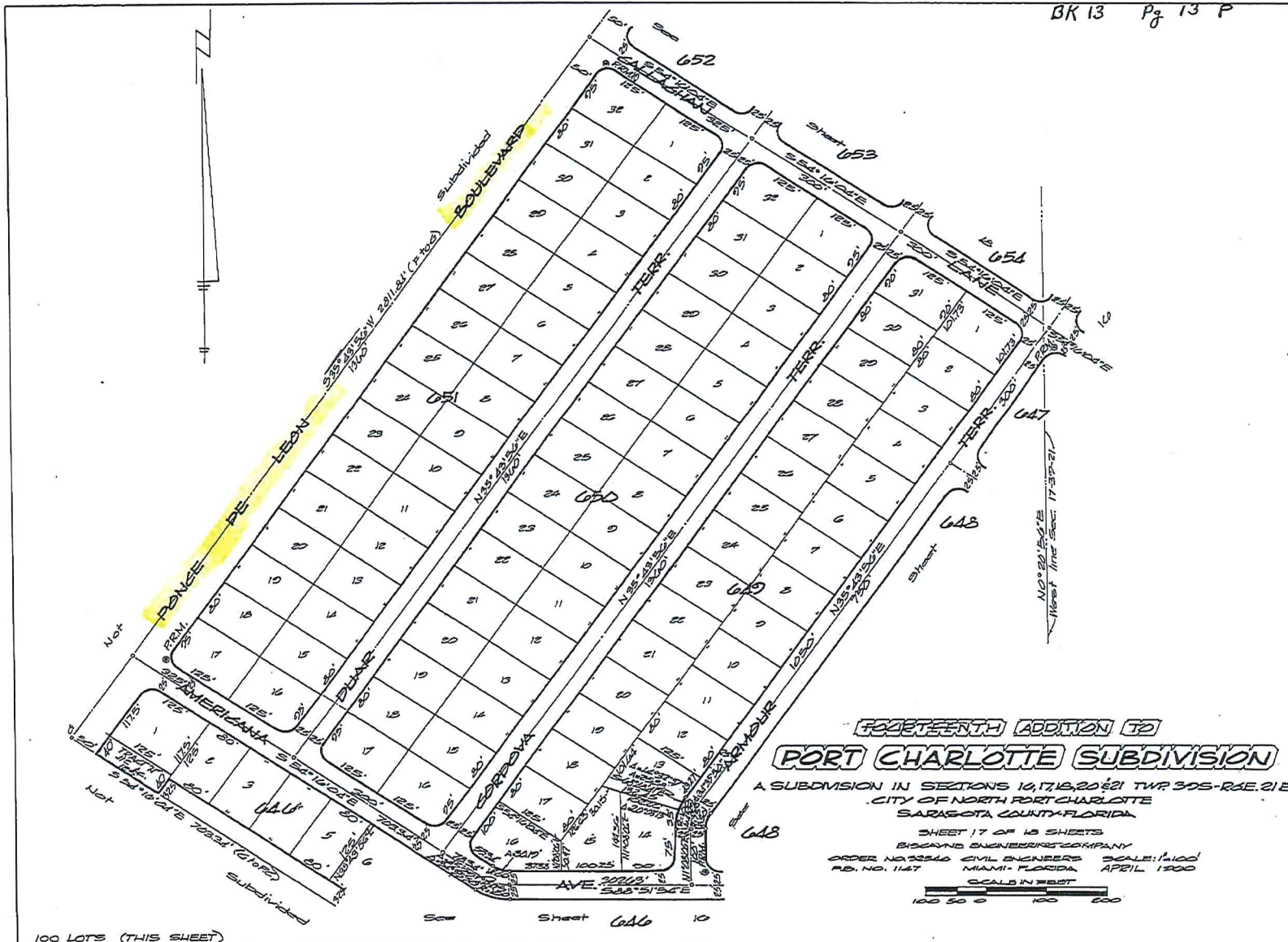
STATE OF FLORIDA, I, M. A. Waring, County Clerk of Sarasota County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Laws of Florida pertaining to maps and plats and this plat has been filed for record in Plat Book 13 at Page 14, through 16, of the Public Records of Sarasota County, Florida, this 21 day of March, A.D. 1960.

CERTIFICATE OF SURVEYOR

STATE OF FLORIDA, the undersigned land surveyor, hereby certify that this plat is a
COUNTY OF DADE true representation of the land described and shown to the best
of my knowledge and belief and that permanent reference monuments have been
placed as required in survey laws of Florida.
CERTIFICATE OF APPROVAL OF COUNTY BISCAYNE ENGINEERING COMPANY

STATE OF FLORIDA
COUNTY OF DADE
I, J. J. Bennett, Engineer
do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears from the records of the DADE COUNTY, FLORIDA, and that the same is a true and correct copy of the original as the same appears from the records of the DADE COUNTY, FLORIDA.

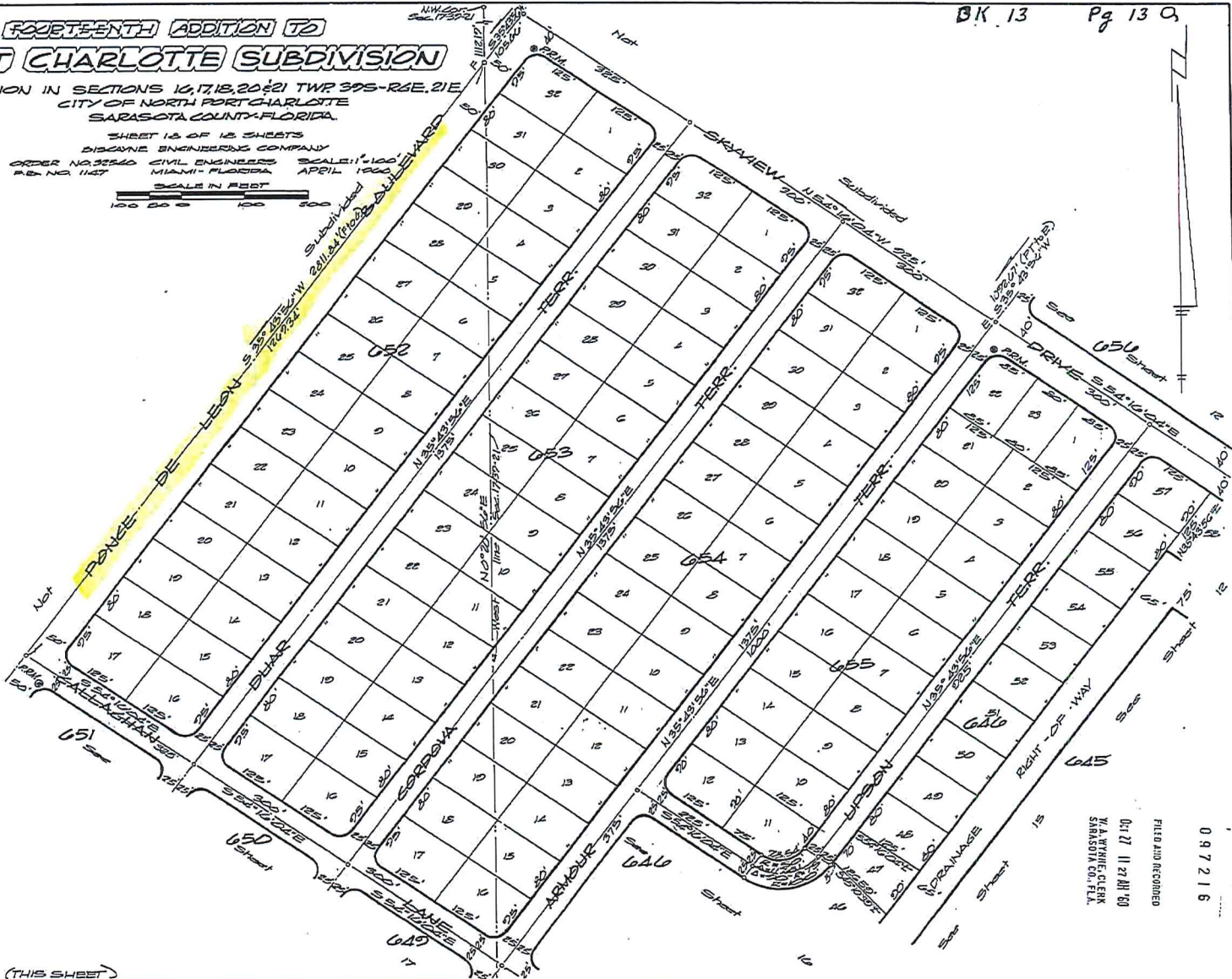
J. J. Bennett
Engineer
Reintegrated Surveyor
STATE OF FLORIDA



FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION

A SUBDIVISION IN SECTIONS 16, 17, 18, 20 & 21 TWP 39S-R6E-21E
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA

SHEET 12 OF 12 SHEETS
DISCANE ENGINEERING COMPANY
ORDER NO. 3560 CIVIL ENGINEERS SCALE: 1"=100'
P.E. NO. 1157 MIAMI - FLORIDA APRIL 1966
SCALE IN FEET
100 200 300



BK. 13 Pg 13 A

FILED AND RECORDED
Oct 12 11 27 AM '60
W. A. WYNN, CLERK
SARASOTA CO., FLA.

0 9 7 2 1 6

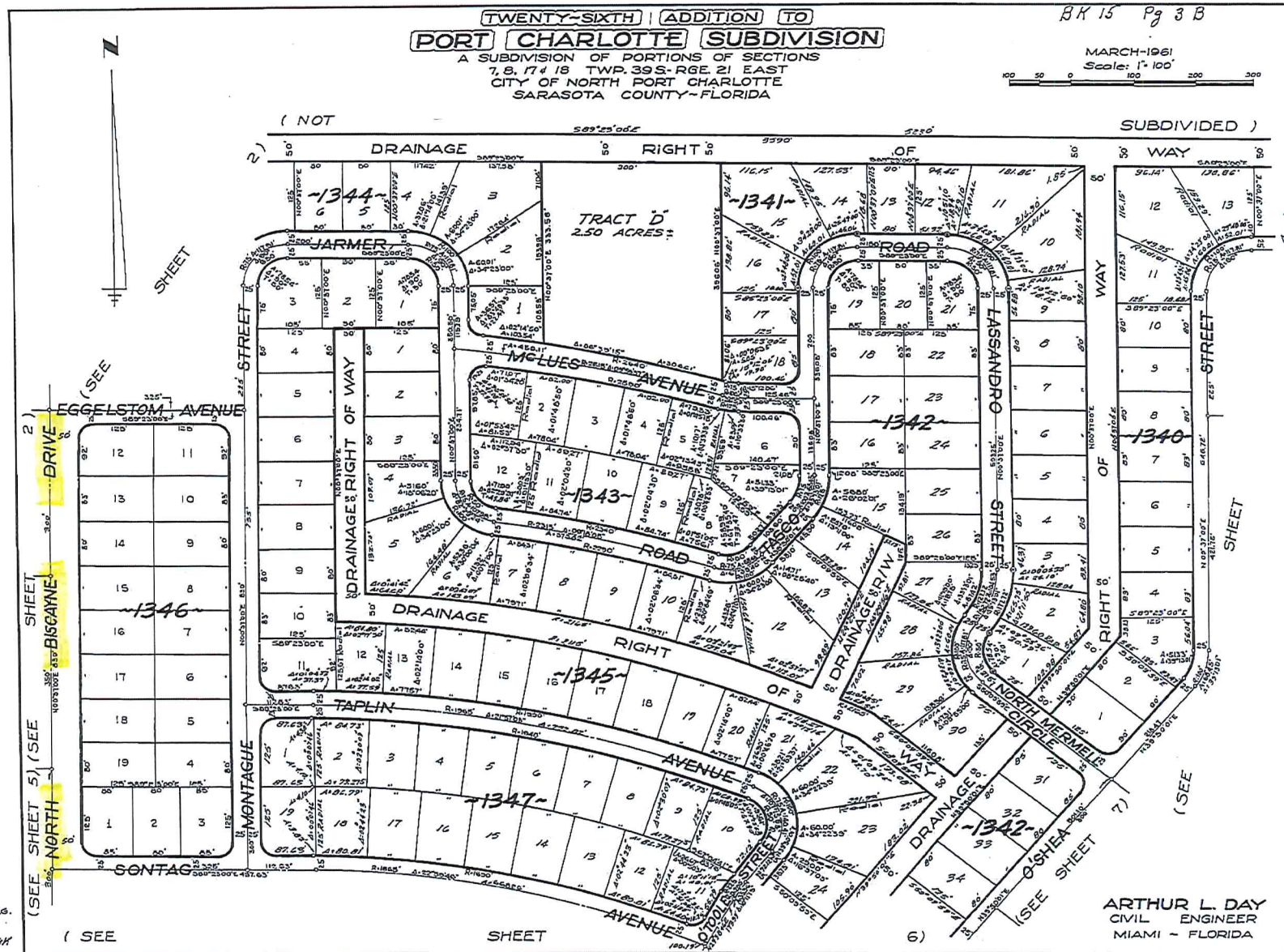
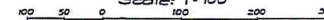
**TWENTY-SIXTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

A SUBDIVISION OF PORTIONS OF SECTIONS
7, 8, 17 & 18 TWP. 39 S. RGE. 21 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY - FLORIDA

BK 15 Pg 3 B

MARCH-1961

Scale: 1" = 100'



CALCULATED BY: R.G.
DRAWN BY: G.A.
CHECKED BY: J.B.
APPROVED BY: G.G.K.

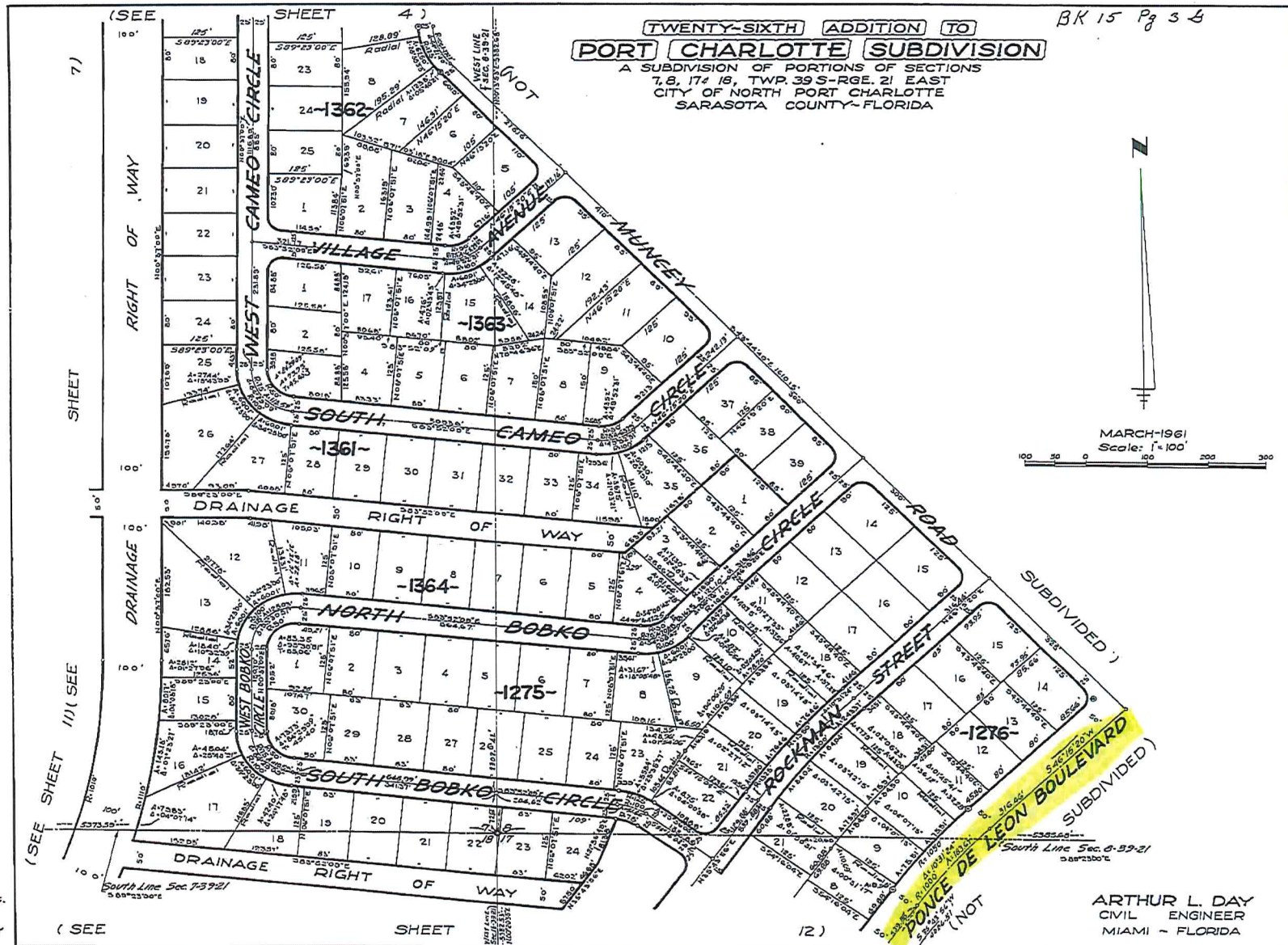
ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 3 OF 20 SHEETS
145 LOTS THIS SHEET

**TWENTY-SIXTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

A SUBDIVISION OF PORTIONS OF SECTIONS
7, 8, 17 & 18, TWP. 39 S-RGE. 21 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA

BK 15 Pg 3 & 4



CALCULATED BY R.S.
DRAWN BY G.A.
CHECKED BY J.B.
APPROVED BY CSH

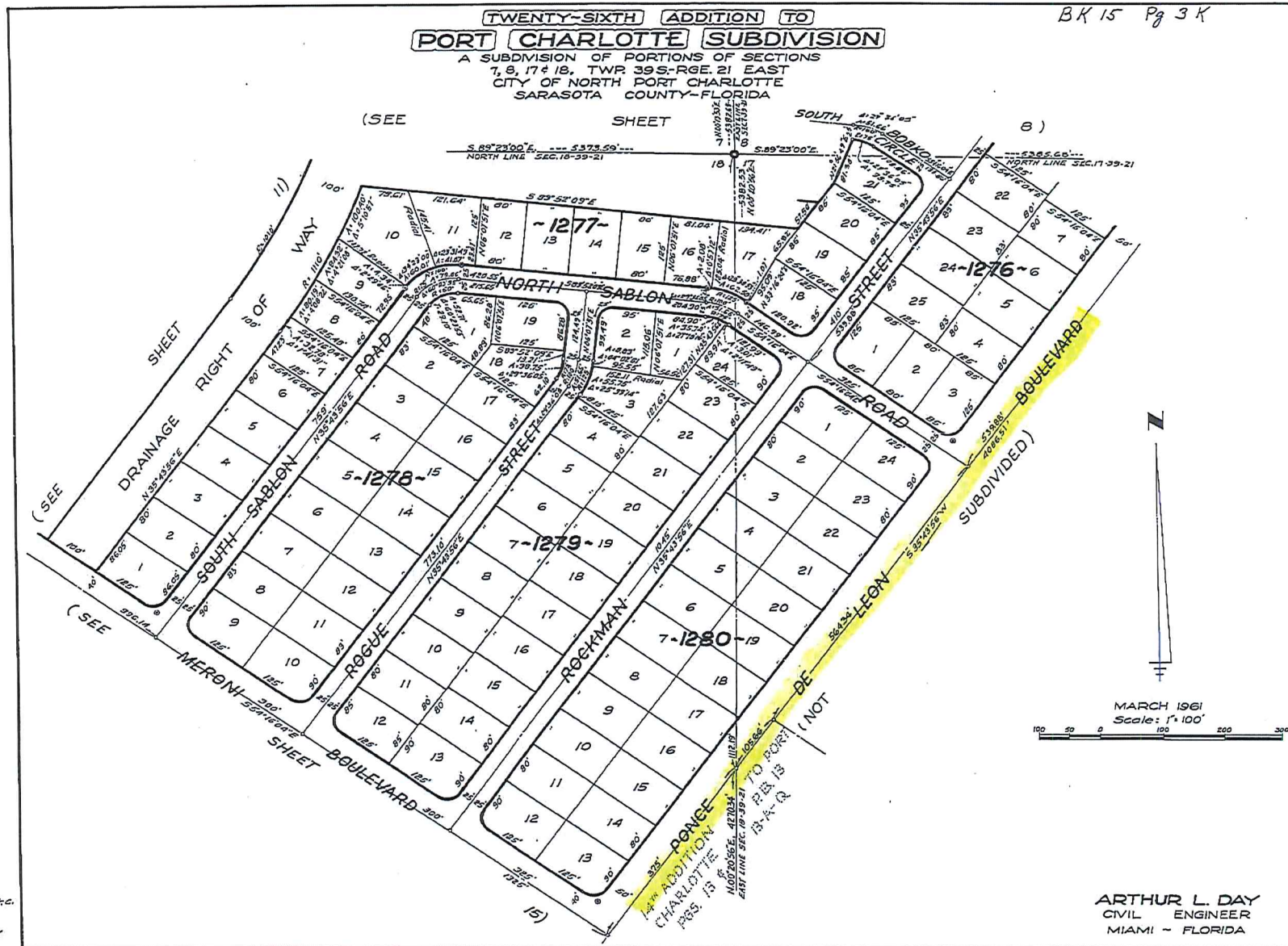
ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 8 OF 20 SHEETS
118 LOTS THIS SHEET

**TWENTY-SIXTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

A SUBDIVISION OF PORTIONS OF SECTIONS
7, 8, 17 & 18, TWP. 39 S. - RGE. 21 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY - FLORIDA

BK 15 Pg 3 K



CALCULATED BY - V.F.C.
DRAWN BY - V.M.F.
CHECKED BY - J.B.
APPROVED BY - C.G.H.

ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 12 OF 20 SHEETS
99 LOTS THIS SHEET

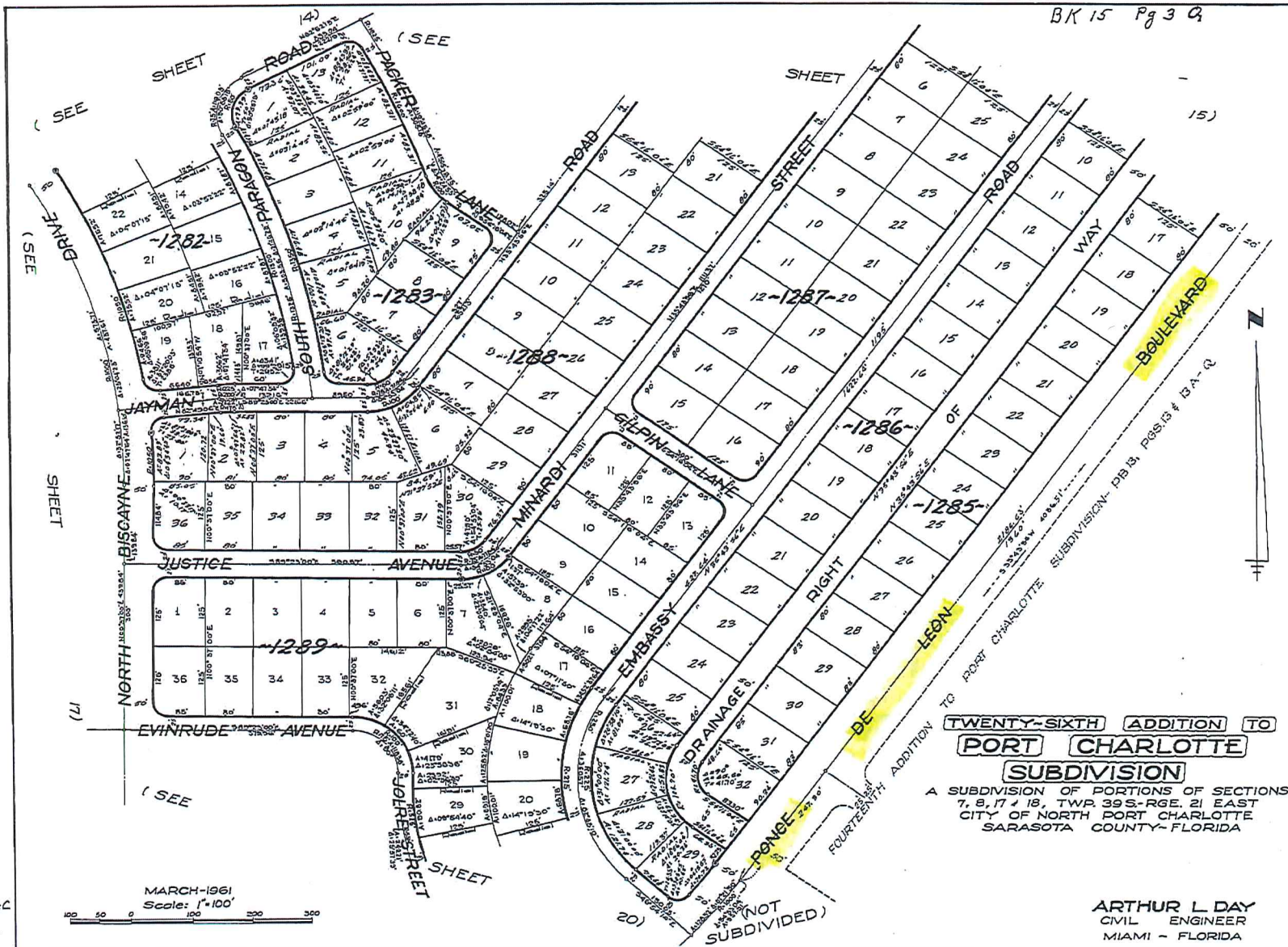
A SUBDIVISION OF PORTIONS OF SECTIONS
7, 8, 17 & 18, TWP. 39 S.-RGE. 21 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA

Scale: 1 = 100

ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 15 OF 20 SHEETS
130 LOTS THIS SHEET

CALCULATED BY: J.E.C.
DRAWN BY: NBM.
CHECKED BY: JB
APPROVED BY: CGK



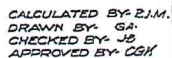
CALCULATED BY- J.E.C
DRAWN BY- GA.
CHECKED BY- JB
APPROVED BY- CGH

MARCH-1961
Scale: 1"=100'

ARTHUR L DAY
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 18 OF 20 SHEETS
135 LOTS THIS SHEET

111838



ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 20 OF 20 SHEETS
63 LOTS THIS SHEET

TWENTY-SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION

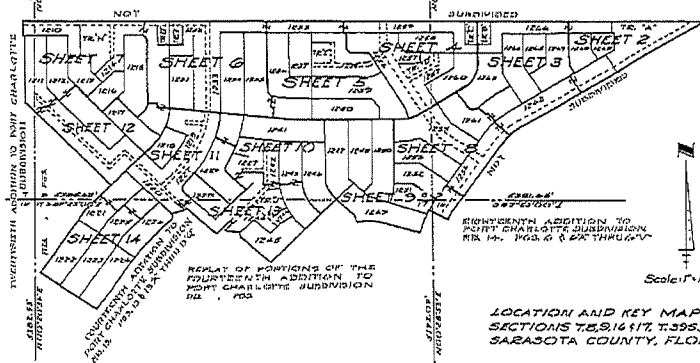
A SUBDIVISION OF PORTIONS OF SECTIONS
7, 8, 9, 10 & 11, TWP. 39 S.-RGE. 21 EAST
AND A REPLAT OF PORTIONS OF THE FOURTEENTH
ADDITION TO PORT CHARLOTTE SUBDIVISION
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA

DESCRIPTION

All of Tract "F" FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, Plat Book 13 Page 134, and all of Tract "A" REPLAT OF A PORTION OF FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, Plat Book Page , the Public Records of Sarasota County, Florida.

And COMMENCING at the Southwest corner of Section 8, Township 39 South, Range 21 East; thence N20°13'38"E, along the West Line of said Section 8, 1317.39 feet to the POINT OF BEGINNING; thence N43°44'40"W 101.12 feet to a point of curve; thence Northwesterly and Northerly along the arc of a circular curve to the right having a radius of 100 feet, a central angle of 44°21'40", for a distance of 77.42 feet to a point of tangency; thence N100°37'00"E 915.40 feet; thence N89°23'00"W 45 feet; thence N100°37'00"E 200 feet; thence S89°23'00"E 915.40 feet; thence S39°49'46"W 265.15 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the left having a radius of 1000 feet, a central angle of 24°14'07", for a distance 422.99 feet to a point of tangency; thence S30°55'39"W 1157 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the left having a radius of 1000 feet, a central angle of 07°10'13", for a distance 120.16 feet; thence N62°14'54"W, along a line radial to the last mentioned curve, 275 feet to a point on a curve concentric with the last mentioned curve; thence Southwesterly along the arc of a circular curve to the left having a radius of 1275 feet, a central angle of 10°57'11", for a distance of 253.04 feet to a point of tangency; thence S16°48'15"W 102.58 feet; thence N73°11'45"W 556.61 feet to a point of curve; thence Westerly along the arc of a circular curve to the left having a radius of 675 feet, a central angle of 47°31'09", for a distance of 324.20 feet to a point on a curve; thence Northwesterly along the arc of a circular curve to the left having a radius of 285.19 feet, a central angle of 34°42'20" and a chord bearing of N28°04'04"W, for a distance of 172.74 feet to a point of tangency; thence N46°25'14"W 257.74 feet; thence S44°45'46"W 1288 feet; thence N46°25'14"W 525 feet to a point of curve; thence Northwesterly, Northerly and Northwesterly along the arc of a circular curve to the right having a radius of 75 feet, a central angle of 50°, for a distance of 117.61 feet; thence N46°25'14"W, along a line radial to the last mentioned curve, 200 feet; thence S44°45'46"W 125 feet; thence N46°25'14"W 525 feet; thence S44°45'46"W 200 feet to a point on a curve; thence Southwesterly, Southerly and Southwesterly along the arc of a circular curve to the right having a radius of 75 feet, a central angle of 91°40'34" and a chord bearing of S50°25'03"W, for a distance of 120 feet to a point of tangency; thence S46°15'10"W 519.25 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the left having a radius of 200 feet, a central angle of 01°31'24" for a distance of 36.73 feet to a point of tangency; thence S35°43'56"W 1032.07 feet; thence N54°16'04"W 325 feet; thence N35°43'56"E 1104.25 feet to a point of curve; thence Northwesterly along the arc of a circular curve to the right, having a radius of 1600 feet, a central angle of 10°31'26" for a distance of 183.67 feet to a point of tangency; thence N46°15'10"E 516.45 feet; thence N41°44'40"W 1599.03 feet to a point on the West Line of aforesaid Section 8 and the POINT OF BEGINNING.

All land lying and being in Sarasota County, Florida and containing 445.41 Acres more or less.



DRAWN BY: GCS:LS
CHECKED BY: JB
APPROVED BY: COK

LOCATION AND KEY MAP
SECTION 7, 8, 9, 10 & 11, T. 39 S., R. 21 E.
SARASOTA COUNTY, FLORIDA

15-11 CERTIFICATE OF DEDICATION 3815 Pg 11

STATE OF FLORIDA: GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to do business in the State of Florida, by its duly elected President, F.E. Mackle, Jr., and its duly elected Secretary, E.J. Mackle, and FLORIDA WEST COAST LAND COMPANY, a Florida Corporation, by its duly elected Vice President, F.E. Mackle, Jr., and by its duly elected Secretary, E.J. Mackle, acting by and with the authority of their Boards of Directors, do hereby dedicate and set apart all the Avenues, Boulevards, Drives, Roads, Streets, Terraces, Creeks, and Drainage Rights-of-way, as shown or described on this plat to the use of the general public forever.

The Easements hereinafter described are expressly reserved to GENERAL DEVELOPMENT CORPORATION and FLORIDA WEST COAST LAND COMPANY their affiliates, successors or assigns, for the purposes expressed: a 20-foot maintenance easement at the lot line abutting to and adjacent to all Creeks and Drainage Rights-of-way, a 10-foot easement at the rear of each lot and a 6-foot easement of each side lot line for the installation and maintenance of underground and overhead utilities and for surface drainage by swale or underground provision and for any purpose consistent with good practice for the development of this project; all lot lines coincident with street right-of-way lines shall contain no easements, and where easements one lot is intended as a building site the outside boundaries of said building site shall contain said side easements.

IN WITNESS WHEREOF: GENERAL DEVELOPMENT CORPORATION has caused these presents to be executed by its President and attested by its Secretary and FLORIDA WEST COAST LAND COMPANY has caused these presents to be executed by its Vice President and attested by its Secretary by and with the authority of their Boards of Directors, this 4 day of April, AD 1961.

Attest: F.E. Mackle, Jr. Secretary By: F.E. Mackle, Jr. President
Attest: E.J. Mackle Secretary By: F.E. Mackle, Jr. Vice President
FLORIDA WEST COAST LAND COMPANY

STATE OF FLORIDA: Before me, the undersigned Notary Public, Personally appeared F.E. Mackle, Jr., President and E.J. Mackle, Secretary of GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation authorized to do business in the State of Florida, and F.E. Mackle, Jr., Vice President and E.J. Mackle, Secretary of FLORIDA WEST COAST LAND COMPANY, a Florida Corporation, to me well known to be the individuals described in and who executed the foregoing Certificate of Dedication and that they each duly acknowledged before me that they executed the same, as such officers for and on behalf of said corporations.

WITNESS my hand and official Seal at Dade County, Florida, this 4 day of April, AD 1961.
My Commission expires 11-30-63 Notary Public State of Florida at large.

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY that the attached plat entitled TWENTY-SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION is a true and correct representation of the lands as recently surveyed and plotted under my direction; also that permanent reference monuments have been set in accordance with Section 7, Chapter 107a (W-1259) Laws of the State of Florida.

Dated this 4 day of April, AD 1961

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA: It is hereby certified that this plat has been officially approved for record by the City Commission of the City of North Port, Sarasota County, Florida, this 27th day of April, AD 1961.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA: It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of the County of Sarasota, Florida, this 27th day of April, AD 1961.

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA: I, W.A. Wynne, County Clerk of Sarasota County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the laws of Florida, pertaining to maps and plats, and that this plat has been filed for record in Plat Book 15 at Pages 11 through 12, Public Records of Sarasota County, Florida, this 6 day of July, AD 1961.

ENGINEER'S NOTE

8- Indicates Permanent Reference Monuments.
Dimensions on corner lots are to intersection of block lines extended unless otherwise indicated.
All radii are 25 feet unless otherwise indicated.
Basis of bearing system is assumed for computation purposes.

April, 1961

ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 1 OF 14 SHEETS
1318 TOTAL LOTS

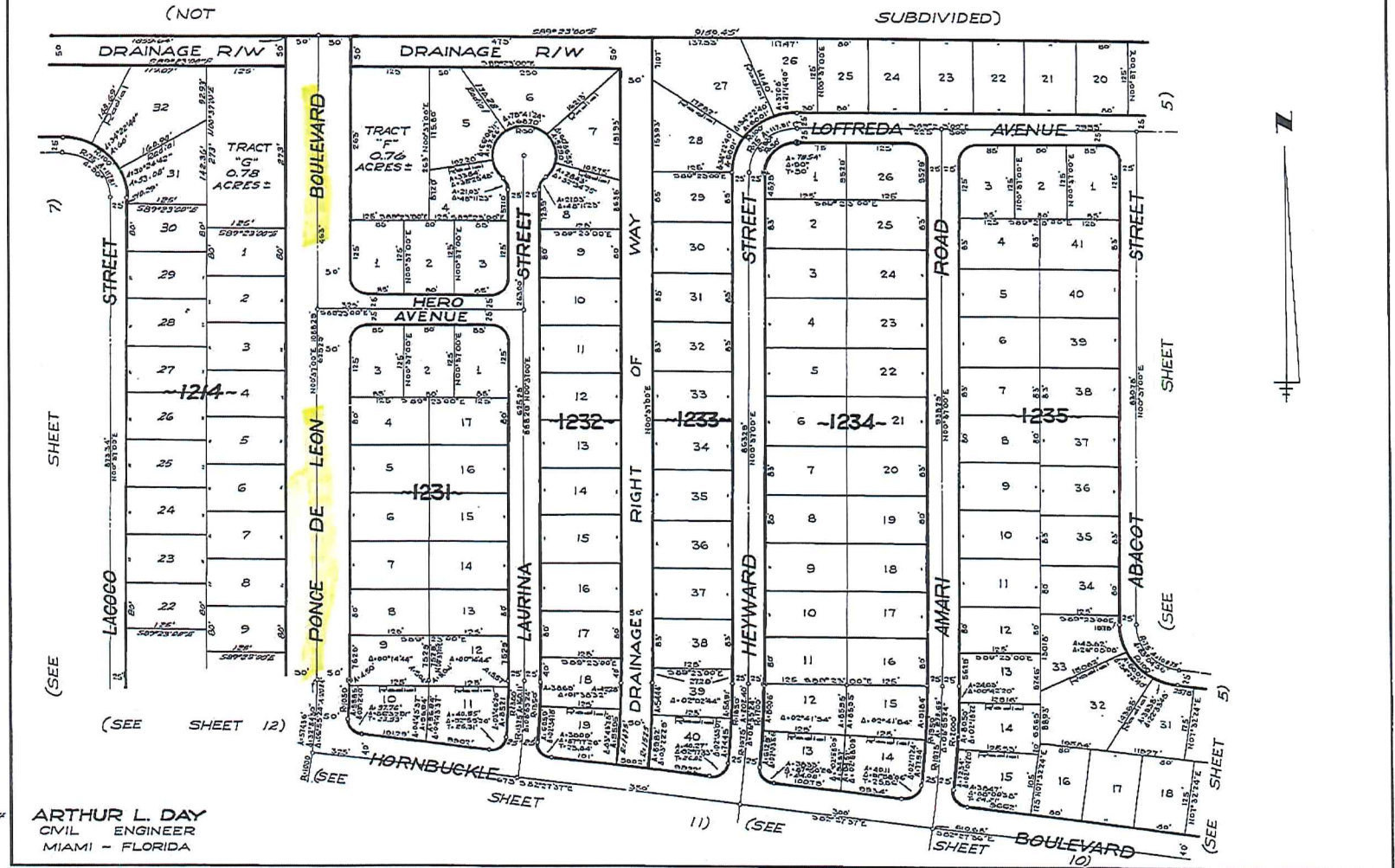
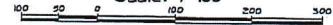
**TWENTY-SEVENTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

A SUBDIVISION OF PORTIONS OF SECTIONS
7, 8, 9, 10 & 17, TWP. 39 S. - RGE. 21 EAST
AND A REPLAT OF THE FOURTEENTH
ADDITION TO PORT CHARLOTTE SUBDIVISION
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA

BK 15 Pg 11-E

APRIL - 1961

Scale: 1" = 100'



CALCULATED BY: A.H.H.
DRAWN BY: G.A.
CHECKED BY: J.B.
APPROVED BY: C.G.H.

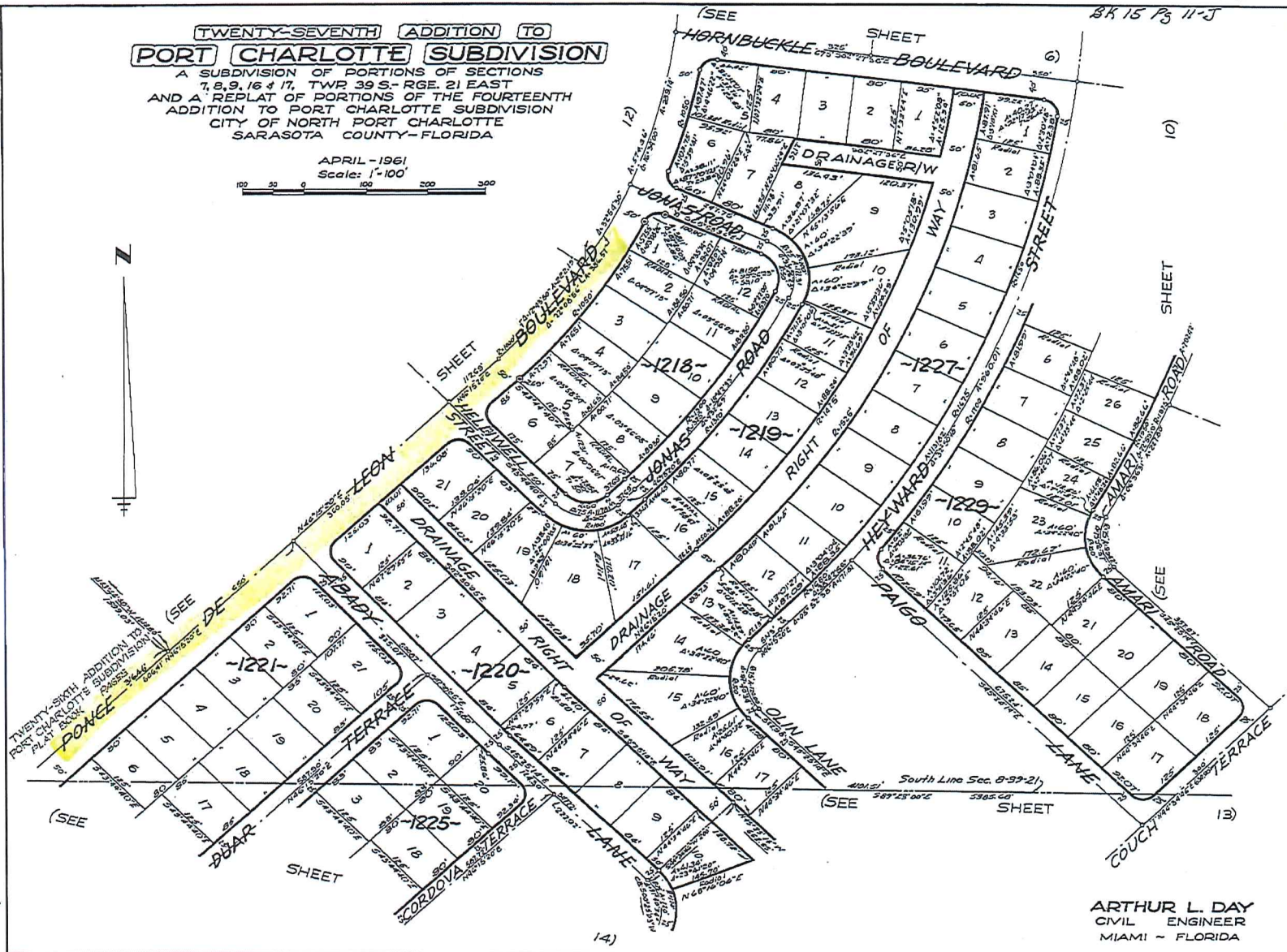
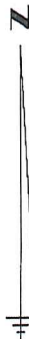
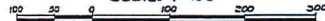
ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

TWENTY-SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION

A SUBDIVISION OF PORTIONS OF SECTIONS
7, 8, 9, 16 & 17, TWP 39 S.-RGE. 21 EAST
AND A REPLAT OF PORTIONS OF THE FOURTEENTH
ADDITION TO PORT CHARLOTTE SUBDIVISION
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA

APRIL - 1961

Scale: 1"=100'



CALCULATED BY: AWH
DRAWN BY: AWH
CHECKED BY: JB
APPROVED BY: CGH

ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 11 OF 14 SHEETS
98 LOTS THIS SHEET

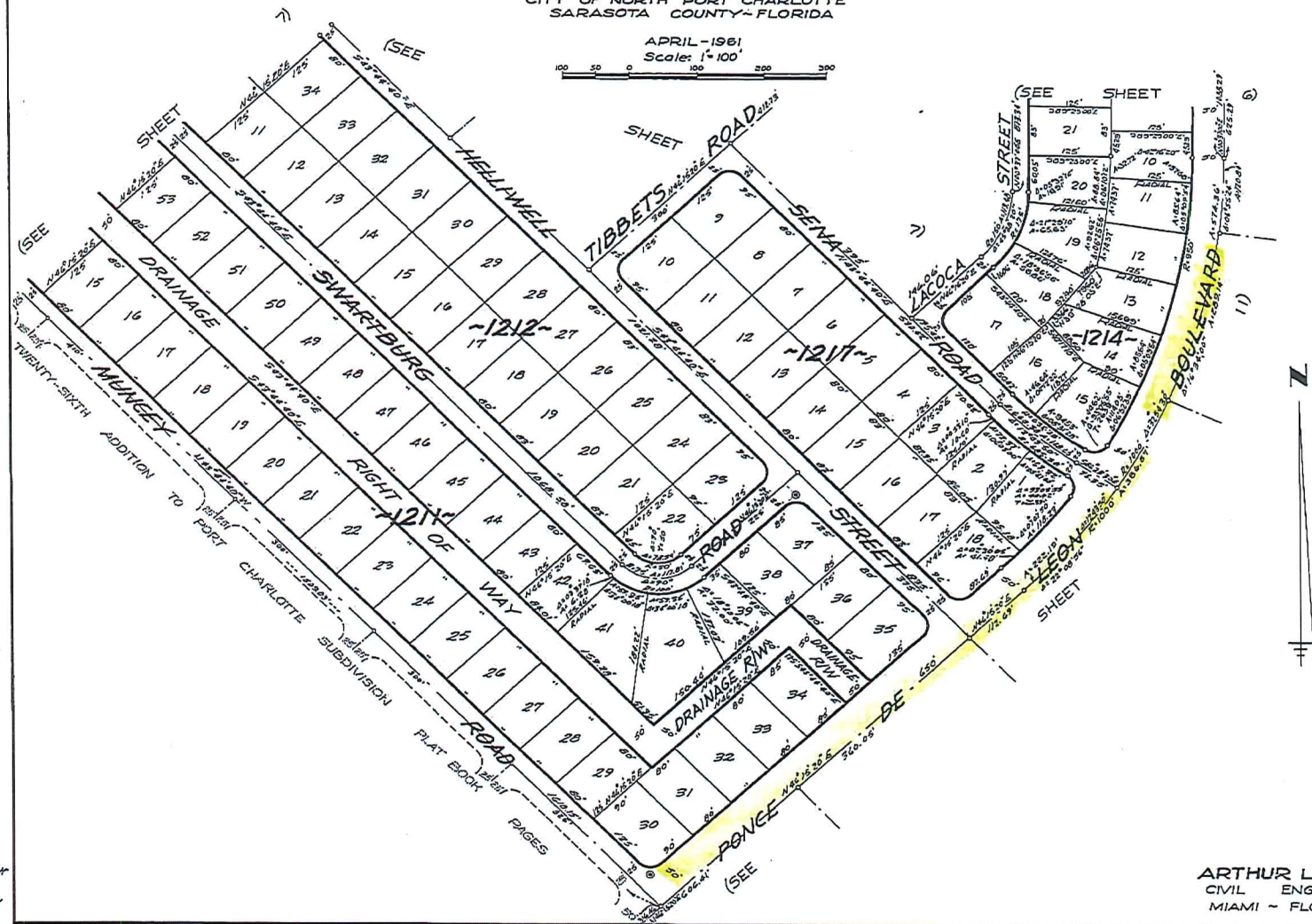
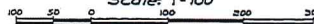
**TWENTY-SEVENTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

A SUBDIVISION OF PORTIONS OF SECTIONS
7, 8, 9, 16 & 17, TWP 39 S., RGE 21 E. EAST,
AND A REPLAT OF PORTIONS OF THE FOURTEENTH
ADDITION TO PORT CHARLOTTE SUBDIVISION
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY - FLORIDA

BK 15 13 11-K

APRIL - 1961

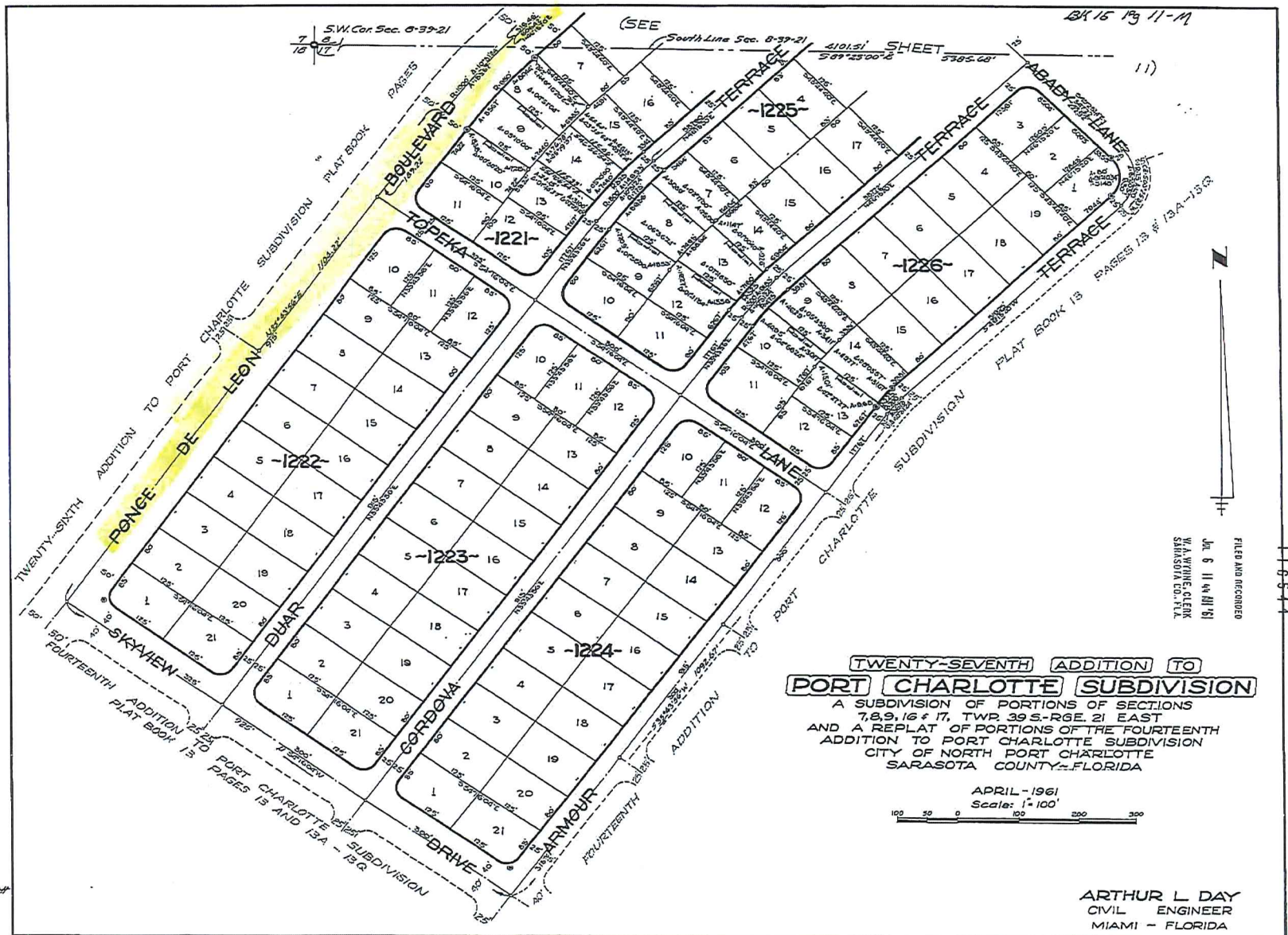
Scale: 1" = 100'



CALCULATED BY: M.H.H.
DRAWN BY: M.H.H.
CHECKED BY: J.B.
APPROVED BY: C.R.H.

ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 12 OF 14 SHEETS
93 LOTS THIS SHEET



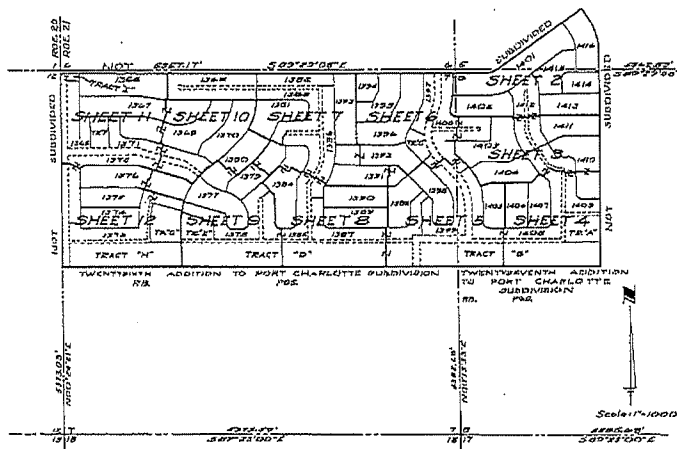
TWENTY-EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION

A SUBDIVISION OF PORTIONS OF SECTIONS
5, 7 AND 8, TWP. 39 SOUTH, RGE. 21 EAST,
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA

DESCRIPTION

COMMENCING at the Northwest corner of Section 7, Township 39 South, Range 21 East; thence 500°44'21"W, along the West Line of said Section 7, 33.03 feet to the POINT OF BEGINNING; thence 589°25'00"E 570.5 feet to a point of curve; thence North-easterly along the arc of a circular curve to the left having a radius of 410 feet, a central angle of 37°42'11", for a distance of 259.00 feet to a point of tangency; thence N22°54'48"E 138.53 feet; thence S37°48'11"E 40 feet to a point of curve; thence southeasterly and southerly along the arc of a circular curve to the right having a radius of 1000 feet, a central angle of 37°42'11" for a distance of 658.00 feet to a point of tangency; thence S00°57'00"W 305.5 feet; thence N49°23'00"W 727.33 feet to a point on the West Line of said Section 7; thence N02°24'21"E, along the West Line of said Section 7, 2765.02 feet to the POINT OF BEGINNING.

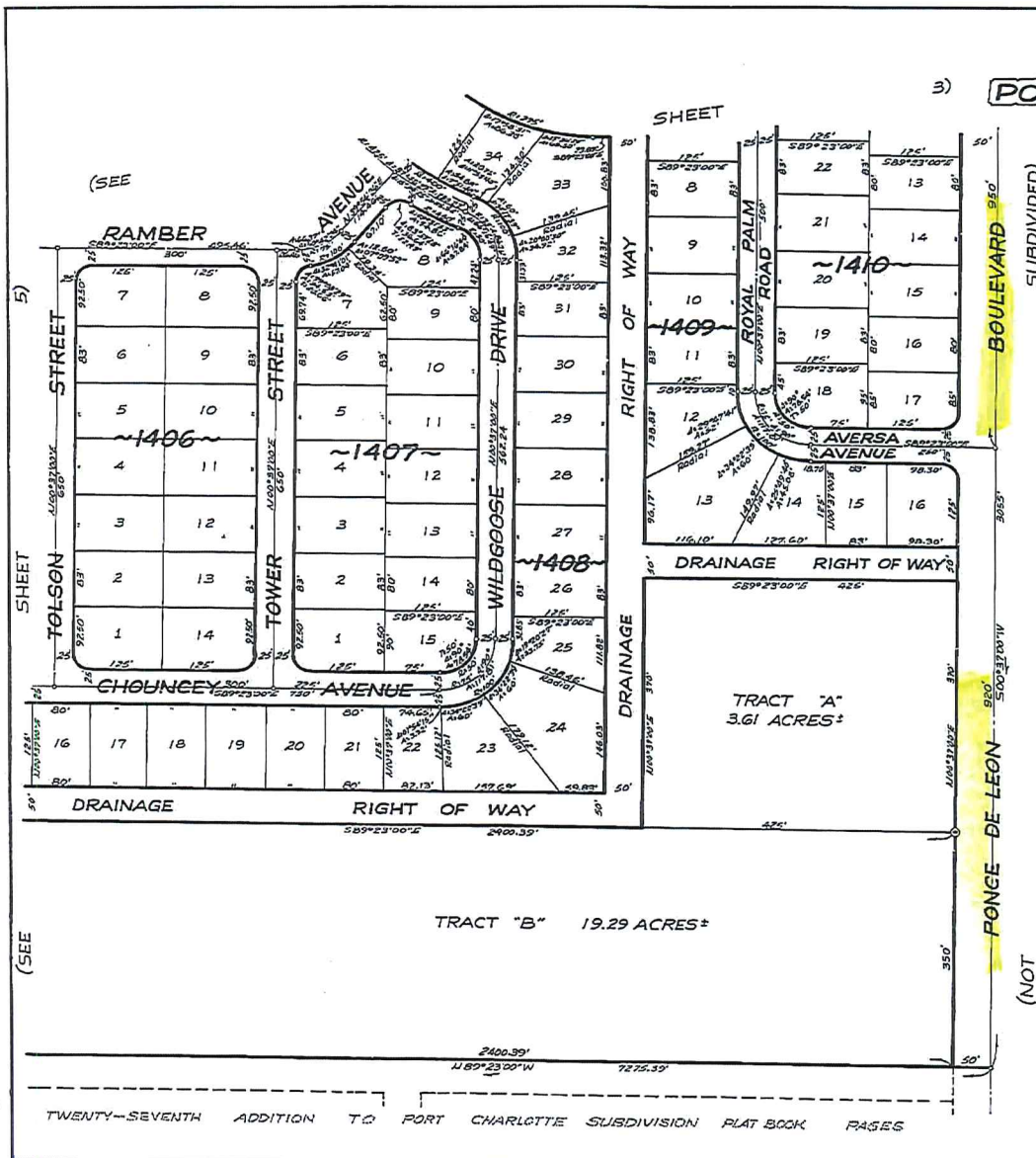
All land lying and being in Sarasota County, Florida and containing 479.02 Acres more or less.



LOCATION AND KEY MAP
SECTIONS 5, 7, 8, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 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TWENTY-EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION

A SUBDIVISION OF PORTIONS OF SECTIONS
5, 7 AND 8, TWP 39 SOUTH, RGE. 21 EAST,
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA



CALCULATED BY- RGL
DRAWN BY- RGL
CHECKED BY- COK
APPROVED BY- COK

TWENTY-SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION PLAT BOOK PAGES

ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 4 OF 12 SHEETS
67 LOTS THIS SHEET

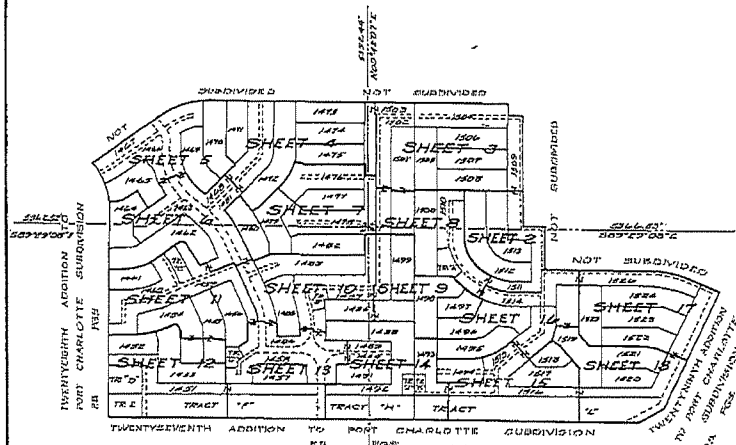
THIRTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION

A SUBDIVISION OF PORTIONS OF SECTIONS
4, 5, 8 AND 9, TWP 39 SOUTH, RGE. 21 EAST,
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA

DESCRIPTION

COMMENCING at the Northwest corner of Section 8, Township 39 South, Range 21 East
thence S89°23'00"E, along the North Line of said Section 8, 1328.56 feet to the POINT OF
BEGINNING; thence N00°37'00"E 243.99 feet to a point of curve; thence Northerly and
Northwesterly along the arc of a circular curve to the left having a radius of 1000 feet,
a central angle of 37°42'11" for a distance of 658.04 feet to a point of tangency; thence
N37°05'11"W 40 feet; thence N32°34'43"E 1157.63 feet to a point of curve; thence Northeasterly
along the arc of a circular curve to the right having a radius of 1000 feet, a central angle
of 37°42'11" for a distance of 658.04 feet to a point of tangency; thence S89°23'00"E
4065.79 feet; thence S00°37'00"W 165 feet; thence S89°23'00"E 289 feet; thence S00°37'00"W
1610 feet; thence S89°23'00"E 315 feet; thence S00°37'00"W 640 feet; thence S89°23'00"E 1375
feet to a point of curve; thence Southeasterly along the arc of a circular curve to the right
having a radius of 1475 feet, a central angle of 23°22'51" for a distance of 601.69 feet to a
point of tangency; thence S66°00'39"E 403.39 feet; thence S23°09'21"W 1852.23 feet; thence
S39°09'46"W 418.65 feet; thence N89°23'00"W 7114.06 feet; thence N00°37'00"E 2811.01 feet to the
POINT OF BEGINNING.

All land lying and being in Sarasota County, Florida and containing 696.64 Acres more or less.



LOCATION AND KEY MAP
SECTIONS 4, 5, 8, 9, T. 39 S., R. 21 E.,
SARASOTA COUNTY, FLORIDA

Scale: 1"=1000'

DRAWN BY-EEG SR
CHECKED BY-JB
APPROVED BY-CGH

15-14

CERTIFICATE OF DEDICATION 138 15 19 14

STATE OF FLORIDA - GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to
COUNTY OF DADE do business in the State of Florida, by its duly elected President R.E. Mackie, Jr.
and its duly elected Secretary, E.U. Mackie, and FLORIDA WEST COAST LAND COMPANY, a Florida
Corporation, by its duly elected Vice President, R.E. Mackie, Jr. and by its duly elected
Secretary, E.U. Mackie, acting by and with the authority of their Boards of Directors do
hereby dedicate and set apart all the Avenues, Boulevards, Circles, Lanes, Roads, Streets
Creeks and Drainage Rights-of-Way, as shown or described on this plat to the use of the general
public forever.

The Easements hereinafter described are expressly reserved to GENERAL DEVELOPMENT
CORPORATION and FLORIDA WEST COAST LAND COMPANY, their affiliates, successors or
assigns, for the purposes expressed: a 20 foot maintenance easement at the lot line abutting to
and adjacent to all Creeks and Drainage Rights-of-Way, a 10 foot easement at the rear of
each lot and a 6 foot easement of each side lot line for the installation and maintenance
of underground and overhead utilities and for surface drainage by swale or underground
provision and for any purpose consistent with good practice for the development of the project.
Side lot lines coincident with Street right-of-way lines shall contain no easements, and where more
than one lot is intended as a building site the outside boundaries of said building site shall carry
said side easements.

IN WITNESS WHEREOF GENERAL DEVELOPMENT CORPORATION has caused these presents to
be executed by its President and attested by its Secretary and FLORIDA WEST COAST LAND
COMPANY has caused these presents to be executed by its Vice President and attested by its
Secretary by and with the authority of their Boards of Directors, this 30 day of April, 1966.

Attest R.E. Mackie, Jr. Secretary
E.U. Mackie

By R.E. Mackie, Jr. Vice President
FLORIDA WEST COAST LAND COMPANY

Attest R.E. Mackie, Jr. Secretary
E.U. Mackie

By R.E. Mackie, Jr. Vice President
FLORIDA WEST COAST LAND COMPANY

STATE OF FLORIDA - Before me, the undersigned Notary Public, personally appeared R.E. Mackie, Jr.
COUNTY OF DADE as President and E.U. Mackie, Secretary of GENERAL DEVELOPMENT CORPORATION,
a Delaware Corporation authorized to do business in the State of Florida, and R.E. Mackie, Jr., Vice
President and E.U. Mackie, Secretary of FLORIDA WEST COAST LAND COMPANY, a Florida
Corporation, to me well known to be the individuals described in and who executed the foregoing
Certificate of Dedication, and that they each duly acknowledged before me that they executed same
as such officers for and on behalf of said corporations.

WITNESS my hand and official Seal of Dade County, Florida this 30 day of April, A.D. 1966.
My Commission expires 7/13/68

Notary Public State of Florida at Large

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY That the attached plat entitled THIRTIETH ADDITION TO PORT CHARLOTTE
SUBDIVISION is a true and correct representation of the lands as recently surveyed and shown
under my direction; also that permanent reference monuments have been set in accordance
with Section 7, Chapter 16273 (L.S. 53) Laws of the State of Florida.

Dated this 25 day of April, A.D. 1966

Arthur L. Day
Registered Engineer No. 6245.
Registered Land Surveyor No. 1835
State of Florida

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA - It is hereby certified that this plat has been officially approved by the
COUNTY OF SARASOTA City Commission of the City of North Port, Florida, on this 27th day of May,
A.D. 1966.

City Clerk John J. Dwyer

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA - It is hereby certified that this plat has been officially approved by the
COUNTY OF SARASOTA by the Board of County Commissioners of the County of Sarasota, Florida,
this 22 day of May, A.D. 1966.

Richard E. Nelson
County Attorney

Charles J. Dwyer
Chairman, Board of County Commissioners

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA - I, W.A. Wynne, County Clerk of Sarasota County, Florida, hereby certify
COUNTY OF SARASOTA that this plat has been examined and that it complies in form with all
the requirements of the laws of Florida pertaining to maps and plats, and this plat has been
filed for record in Plat Book 15, at Pages 22 through 24, Public Records of Sarasota
County Florida this 23 day of July, A.D. 1966.

W.A. Wynne
County Clerk

By James E. Dwyer Deputy Clerk

ENGINEER'S NOTE

--- Indicates Permanent Reference Monuments.
Dimensions on corner lots are to intersection of block
lines extended unless otherwise indicated.
All radii are 55 feet unless otherwise indicated.
Basis of bearing system is assumed for computation
purpose.

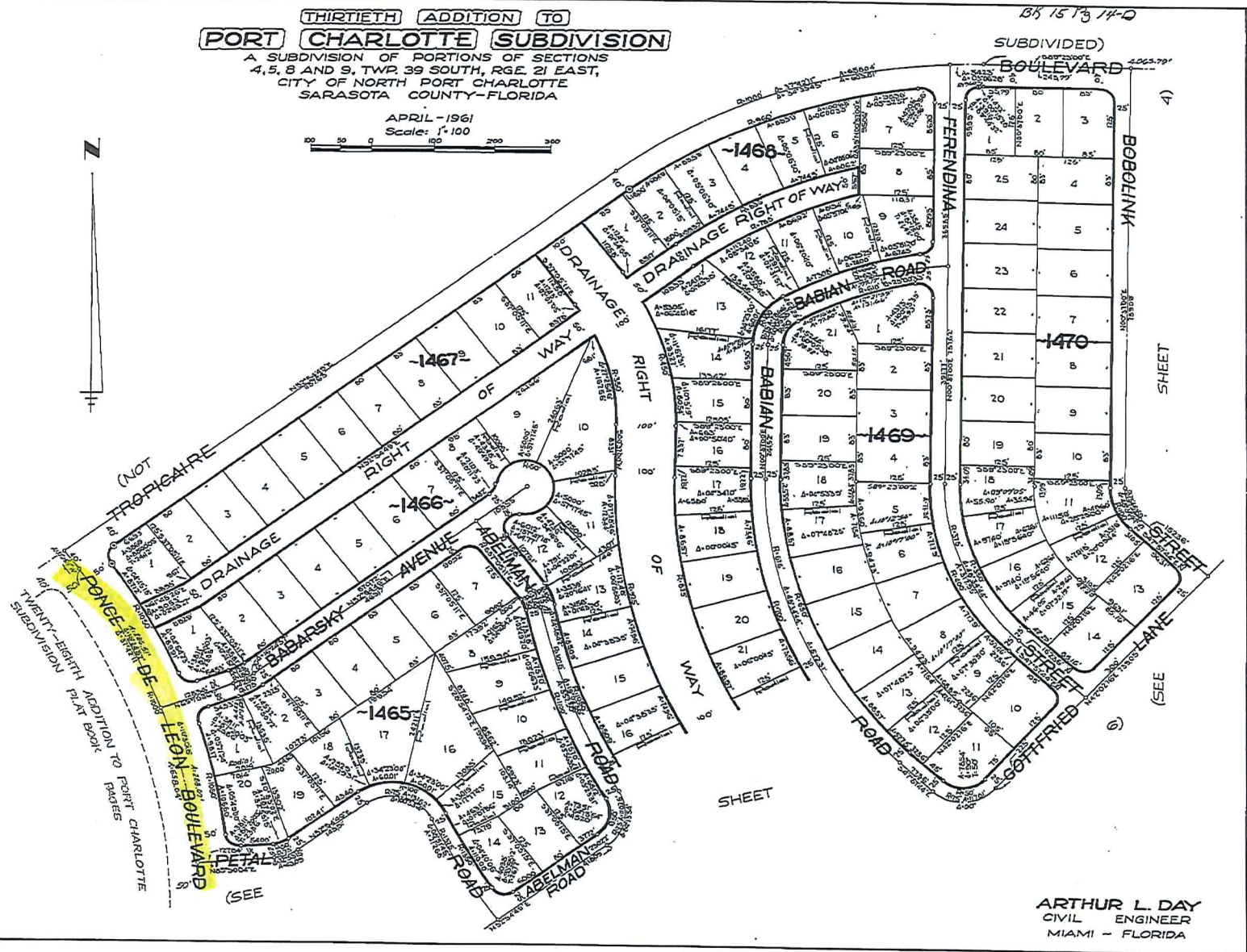
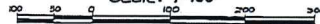
SHEET 1 OF 18 SHEETS
1887 TOTAL LOTS

THIRTIETH ADDITION TO
PORT CHARLOTTE SUBDIVISION

A SUBDIVISION OF PORTIONS OF SECTIONS
 4, 5, 8 AND 9, TWP. 39 SOUTH, RGE. 21 EAST,
 CITY OF NORTH PORT CHARLOTTE
 SARASOTA COUNTY-FLORIDA

APRIL-1961

Scale: 1"=100'



CALCULATED BY- RCL
 DRAWN BY- G.A.
 CHECKED BY- JB
 APPROVED BY- CBH

ARTHUR L. DAY
 CIVIL ENGINEER
 MIAMI - FLORIDA

SHEET 5 OF 18 SHEETS
 114 LOTS THIS SHEET

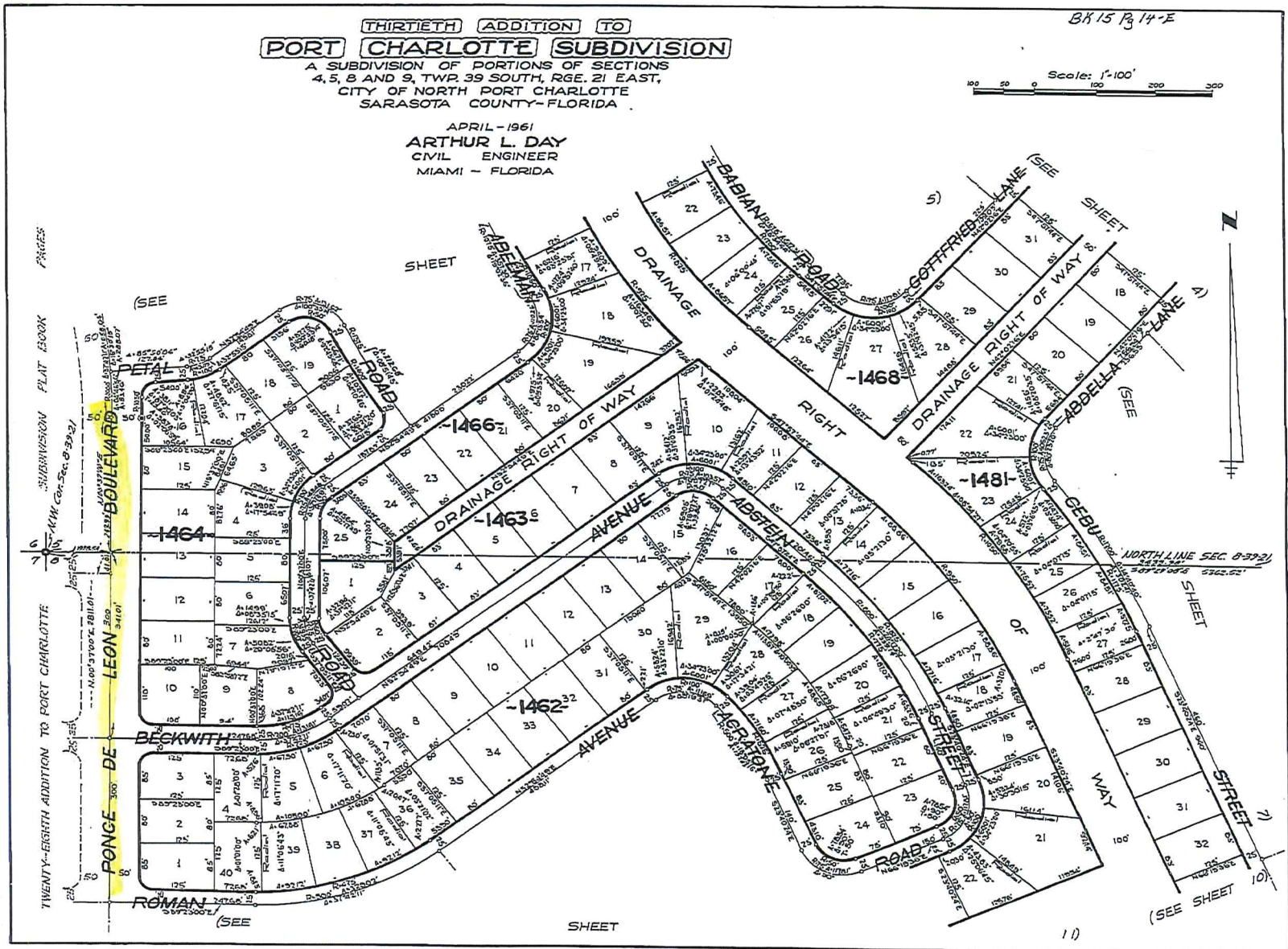
**THIRTIETH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

A SUBDIVISION OF PORTIONS OF SECTIONS
4, 5, 8 AND 9, TWP. 39 SOUTH, RGE. 21 EAST,
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA

APRIL - 1961
ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

BK 15 P 14-E

Scale: 1"=100'



CALCULATED BY- JGL
DRAWN BY- GJA
CHECKED BY- JLB
APPROVED BY- CGH

SHEET 6 OF 18 SHEETS
115 LOTS THIS SHEET

6) A SUBDIVISION OF PORTIONS OF SECTIONS
4, 5, 8 AND 9, TWP. 39 SOUTH, RGE. 21 EAST,
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA

Scale: 1"=100'

TWENTY EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION PLAT BOOK PAGES

(SEE

PONCE DE LEON BOULEVARD

(SEE

SHEET

CALCULATED BY RC
DRAWN BY- N.S.M.
CHECKED BY JE
APPROVED BY- CGK

(SEE ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

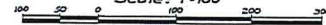
SHEET 11 OF 18 SHEETS
131 LOTS THIS SHEET

THIRTIETH ADDITION TO
PORT CHARLOTTE SUBDIVISION

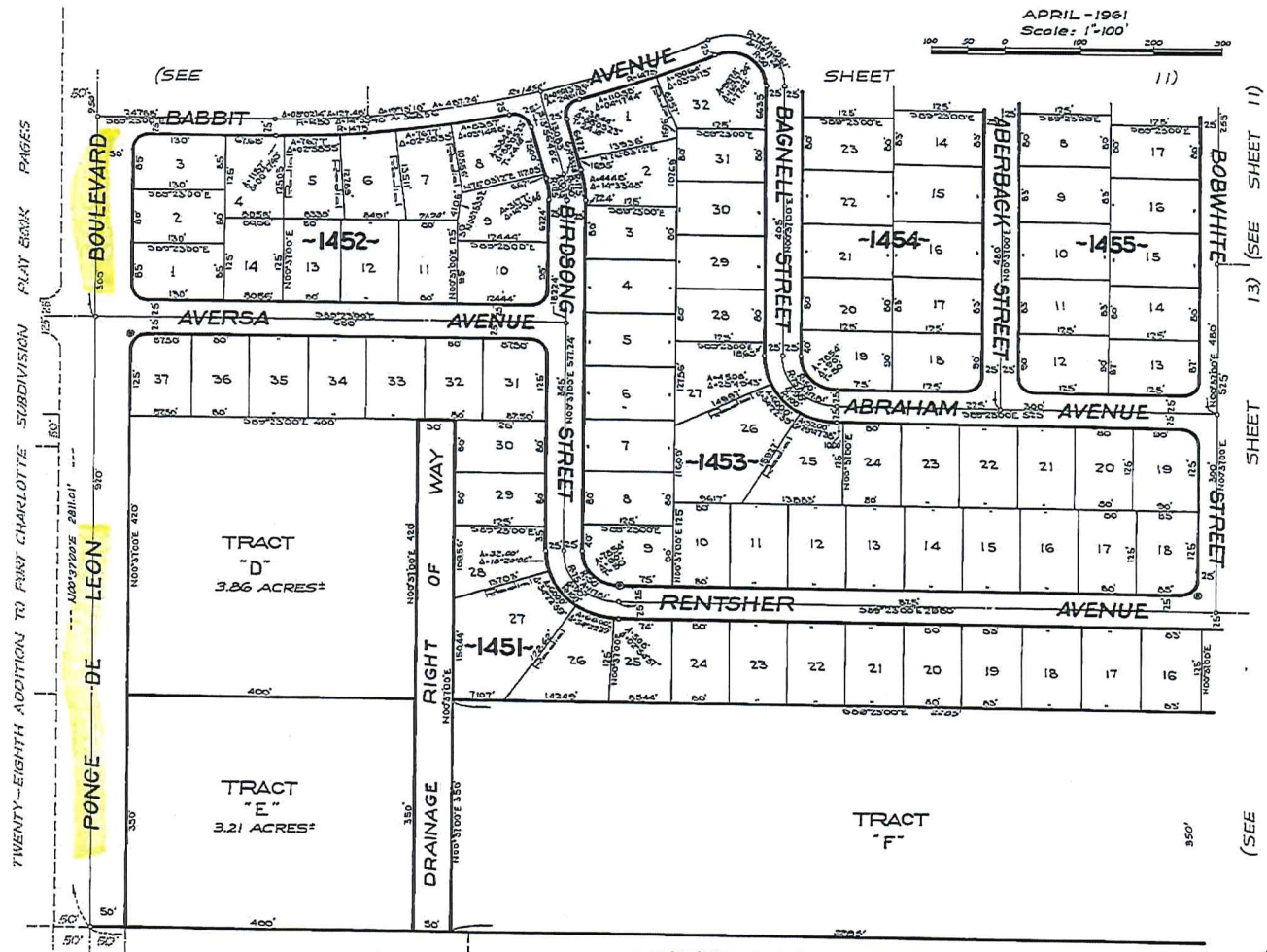
A SUBDIVISION OF PORTIONS OF SECTIONS
 4, 5, 8 AND 9, TWR 39 SOUTH, RGE. 21 EAST,
 CITY OF NORTH PORT CHARLOTTE
 SARASOTA COUNTY-FLORIDA

APRIL-1961

Scale: 1"=100'



N



CALCULATED BY: J.R.M.
 DRAWN BY: G.A.
 CHECKED BY: J.B.
 APPROVED BY: C.B.K.

TWENTY-SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION PLAT BOOK PAGES

ARTHUR L. DAY
 CIVIL ENGINEER
 MIAMI - FLORIDA

SHEET 12 OF 18 SHEETS
 88 LOTS THIS SHEET

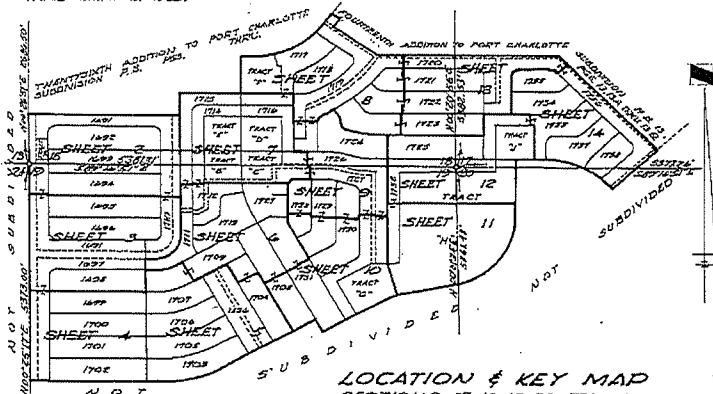
THIRTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION

A SUBDIVISION OF PORTIONS OF SECTIONS
17, 18, 19 AND 20, TWP. 39 SOUTH, RGE. 21 EAST,
AND A RESUBDIVISION OF PORTION OF FOURTEENTH ADDITION TO
PORT CHARLOTTE SUBDIVISION, R.B. 13, P.G.S. 13, 13A THRU 13Q
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA

DESCRIPTION

Tract "H" and Lot 1, Block 646, FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, Plot Book 13, Pages 13 and 13A thru 13Q, of the Public Records of Sarasota County, Florida

AND
BEGINNING at the Southwest Corner of Section 18, Township 39 South, Range 21 East; thence N 00° 26' 31" E, along the West Line of said Section 18, 672.83 feet; thence S 89° 23' 00" E 1206.40 feet; thence N 00° 37' 00" E 300 feet; thence S 89° 23' 00" E 775 feet; thence N 00° 37' 00" E 310 feet; thence N 89° 23' 00" E to a point of curve; thence Northwesterly along the arc of a circular curve, to the left, having a radius of 1000 feet, a central angle of 54° 53' 04" for a distance of 255.01 feet to a point of tangency; thence N 35° 43' 56" E 64.80 feet; thence S 54° 16' 04" E 703.34 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the left, having a radius of 251.30 feet, a central angle of 34° 35' 50" for a distance of 155.79 feet to a point of tangency; thence S 85° 51' 44" E 383.67 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the right, having a radius of 75 feet, a central angle of 45° 07' 14" for a distance of 52.06 feet to a point of tangency; thence S 43° 44' 40" E 1699.26 feet; thence S 44° 18' 20" W 854.82 feet; thence N 43° 44' 40" W 150 feet to a point of curve; thence Northwesterly along the arc of a circular curve to the left, having a radius of 1000 feet, a central angle of 45° 07' 14" for a distance of 781.50 feet to a point of tangency; thence N 85° 51' 44" E 420 feet; thence S 01° 08' 06" W 749.97 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the right, having a radius of 1000 feet, a central angle of 45° 07' 14" for a distance of 1333.21 feet to a point of tangency; thence S 40° 25' 58" W 658.45 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the left, having a radius of 600 feet, a central angle of 15° 55' 17" for a distance of 128.13 feet to a point of tangency; thence S 61° 30' 27" W 879.78 feet; thence N 28° 29' 33" W 185 feet; thence S 61° 30' 27" W 122.27 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the right, having a radius of 127.27 feet, a central angle of 29° 06' 33" for a distance of 1003.40 feet to a point of tangency; thence N 89° 23' 00" W 1129.44 feet; thence N 00° 37' 00" E to the Southwest Corner of said Section 18, and THE POINT OF BEGINNING.
All land lying and being in Sarasota County, Florida, and containing 552.98 Acres more or less.



LOCATION & KEY MAP
SECTIONS 17, 18, 19, 20, 21A, 21B, 21C, 21D, 21E, 21F, 21G, 21H, 21I, 21J, 21K, 21L, 21M, 21N, 21O, 21P, 21Q, 21R, 21S, 21T, 21U, 21V, 21W, 21X, 21Y, 21Z, 21AA, 21AB, 21AC, 21AD, 21AE, 21AF, 21AG, 21AH, 21AI, 21AJ, 21AK, 21AL, 21AM, 21AN, 21AO, 21AP, 21AQ, 21AR, 21AS, 21AT, 21AU, 21AV, 21AW, 21AX, 21AY, 21AZ, 21BA, 21BB, 21BC, 21BD, 21BE, 21BF, 21BG, 21BH, 21BI, 21BJ, 21BK, 21BL, 21BM, 21BN, 21BO, 21BP, 21BQ, 21BR, 21BS, 21BT, 21BU, 21BV, 21BW, 21BX, 21BY, 21BZ, 21CA, 21CB, 21CC, 21CD, 21CE, 21CF, 21CG, 21CH, 21CI, 21CJ, 21CK, 21CL, 21CM, 21CN, 21CO, 21CP, 21CQ, 21CR, 21CS, 21CT, 21CU, 21CV, 21CW, 21CX, 21CY, 21CZ, 21DA, 21DB, 21DC, 21DD, 21DE, 21DF, 21DG, 21DH, 21DI, 21DJ, 21DK, 21DL, 21DM, 21DN, 21DO, 21DP, 21DQ, 21DR, 21DS, 21DT, 21DU, 21DV, 21DW, 21DX, 21DY, 21DZ, 21EA, 21EB, 21EC, 21ED, 21EE, 21EF, 21EG, 21EH, 21EI, 21EJ, 21EK, 21EL, 21EM, 21EN, 21EO, 21EP, 21EQ, 21ER, 21ES, 21ET, 21EU, 21EV, 21EW, 21EX, 21EY, 21EZ, 21FA, 21FB, 21FC, 21FD, 21FE, 21FF, 21FG, 21FH, 21FI, 21FJ, 21FK, 21FL, 21FM, 21FN, 21FO, 21FP, 21FQ, 21FR, 21FS, 21FT, 21FU, 21FV, 21FW, 21FX, 21FY, 21FZ, 21GA, 21GB, 21GC, 21GD, 21GE, 21GF, 21GG, 21GH, 21GI, 21GJ, 21GK, 21GL, 21GM, 21GN, 21GO, 21GP, 21GQ, 21GR, 21GS, 21GT, 21GU, 21GV, 21GW, 21GX, 21GY, 21GZ, 21HA, 21HB, 21HC, 21HD, 21HE, 21HF, 21HG, 21HH, 21HI, 21HJ, 21HK, 21HL, 21HM, 21HN, 21HO, 21HP, 21HQ, 21HR, 21HS, 21HT, 21HU, 21HV, 21HW, 21HX, 21HY, 21HZ, 21IA, 21IB, 21IC, 21ID, 21IE, 21IF, 21IG, 21IH, 21II, 21IJ, 21IK, 21IL, 21IM, 21IN, 21IO, 21IP, 21IQ, 21IR, 21IS, 21IT, 21IU, 21IV, 21IW, 21IX, 21IY, 21IZ, 21JA, 21JB, 21JC, 21JD, 21JE, 21JF, 21JG, 21JH, 21JI, 21JJ, 21JK, 21JL, 21JM, 21JN, 21JO, 21JP, 21JQ, 21JR, 21JS, 21JT, 21JU, 21JV, 21JW, 21JX, 21JY, 21JZ, 21KA, 21KB, 21KC, 21KD, 21KE, 21KF, 21KG, 21KH, 21KI, 21KJ, 21KK, 21KL, 21KM, 21KN, 21KO, 21KP, 21KQ, 21KR, 21KS, 21KT, 21KU, 21KV, 21KW, 21KX, 21KY, 21KZ, 21LA, 21LB, 21LC, 21LD, 21LE, 21LF, 21LG, 21LH, 21LI, 21LJ, 21LK, 21LM, 21LN, 21LO, 21LP, 21LQ, 21LR, 21LS, 21LT, 21LU, 21LV, 21LW, 21LX, 21LY, 21LZ, 21MA, 21MB, 21MC, 21MD, 21ME, 21MF, 21MG, 21MH, 21MI, 21MJ, 21MK, 21ML, 21MM, 21MN, 21MO, 21MP, 21MQ, 21MR, 21MS, 21MT, 21MU, 21MV, 21MW, 21MX, 21MY, 21MZ, 21NA, 21NB, 21NC, 21ND, 21NE, 21NF, 21NG, 21NH, 21NI, 21NJ, 21NK, 21NL, 21NM, 21NN, 21NO, 21NP, 21NQ, 21NR, 21NS, 21NT, 21NU, 21NV, 21NW, 21NX, 21NY, 21NZ, 21OA, 21OB, 21OC, 21OD, 21OE, 21OF, 21OG, 21OH, 21OI, 21OJ, 21OK, 21OL, 21OM, 21ON, 21OO, 21OP, 21OQ, 21OR, 21OS, 21OT, 21OU, 21OV, 21OW, 21OX, 21OY, 21OZ, 21PA, 21PB, 21PC, 21PD, 21PE, 21PF, 21PG, 21PH, 21PI, 21PJ, 21PK, 21PL, 21PM, 21PN, 21PO, 21PP, 21PQ, 21PR, 21PS, 21PT, 21PU, 21PV, 21PW, 21PX, 21PY, 21PZ, 21QA, 21QB, 21QC, 21QD, 21QE, 21QF, 21QG, 21QH, 21QI, 21QJ, 21QK, 21QL, 21QM, 21QN, 21QO, 21QP, 21QQ, 21QR, 21QS, 21QT, 21QU, 21QV, 21QW, 21QX, 21QY, 21QZ, 21RA, 21RB, 21RC, 21RD, 21RE, 21RF, 21RG, 21RH, 21RI, 21RJ, 21RK, 21RL, 21RM, 21RN, 21RO, 21RP, 21RQ, 21RR, 21RS, 21RT, 21RU, 21RV, 21RW, 21RX, 21RY, 21RZ, 21SA, 21SB, 21SC, 21SD, 21SE, 21SF, 21SG, 21SH, 21SI, 21SJ, 21SK, 21SL, 21SM, 21SN, 21SO, 21SP, 21SQ, 21SR, 21SS, 21ST, 21SU, 21SV, 21SW, 21SX, 21SY, 21SZ, 21TA, 21TB, 21TC, 21TD, 21TE, 21TF, 21TG, 21TH, 21TI, 21TJ, 21TK, 21TL, 21TM, 21TN, 21TO, 21TP, 21TQ, 21TR, 21TS, 21TT, 21TU, 21TV, 21TW, 21TX, 21TY, 21TZ, 21UA, 21UB, 21UC, 21UD, 21UE, 21UF, 21UG, 21UH, 21UI, 21UJ, 21UK, 21UL, 21UM, 21UN, 21UO, 21UP, 21UQ, 21UR, 21US, 21UT, 21UU, 21UV, 21UW, 21UX, 21UY, 21UZ, 21VA, 21VB, 21VC, 21VD, 21VE, 21VF, 21VG, 21VH, 21VI, 21VJ, 21VK, 21VL, 21VM, 21VN, 21VO, 21VP, 21VQ, 21VR, 21VS, 21VT, 21VU, 21VV, 21VW, 21VX, 21VY, 21VZ, 21WA, 21WB, 21WC, 21WD, 21WE, 21WF, 21WG, 21WH, 21WI, 21WJ, 21WK, 21WL, 21WM, 21WN, 21WO, 21WP, 21WQ, 21WR, 21WS, 21WT, 21WU, 21WV, 21WW, 21WX, 21WY, 21WZ, 21XA, 21XB, 21XC, 21XD, 21XE, 21XF, 21XG, 21XH, 21XI, 21XJ, 21XK, 21XL, 21XM, 21XN, 21XO, 21XP, 21XQ, 21XR, 21XS, 21XT, 21XU, 21XV, 21XW, 21XX, 21XY, 21XZ, 21YA, 21YB, 21YC, 21YD, 21YE, 21YF, 21YG, 21YH, 21YI, 21YJ, 21YK, 21YL, 21YM, 21YN, 21YO, 21YP, 21YQ, 21YR, 21YS, 21YT, 21YU, 21YV, 21YW, 21YX, 21YY, 21YZ, 21ZA, 21ZB, 21ZC, 21ZD, 21ZE, 21ZF, 21ZG, 21ZH, 21ZI, 21ZJ, 21ZK, 21ZL, 21ZM, 21ZN, 21ZO, 21ZP, 21ZQ, 21ZR, 21ZS, 21ZT, 21ZU, 21ZV, 21ZW, 21ZX, 21ZY, 21ZZ

DRAWN BY - J.R.W.
CHECKED BY - JB
APPROVED BY - CGH

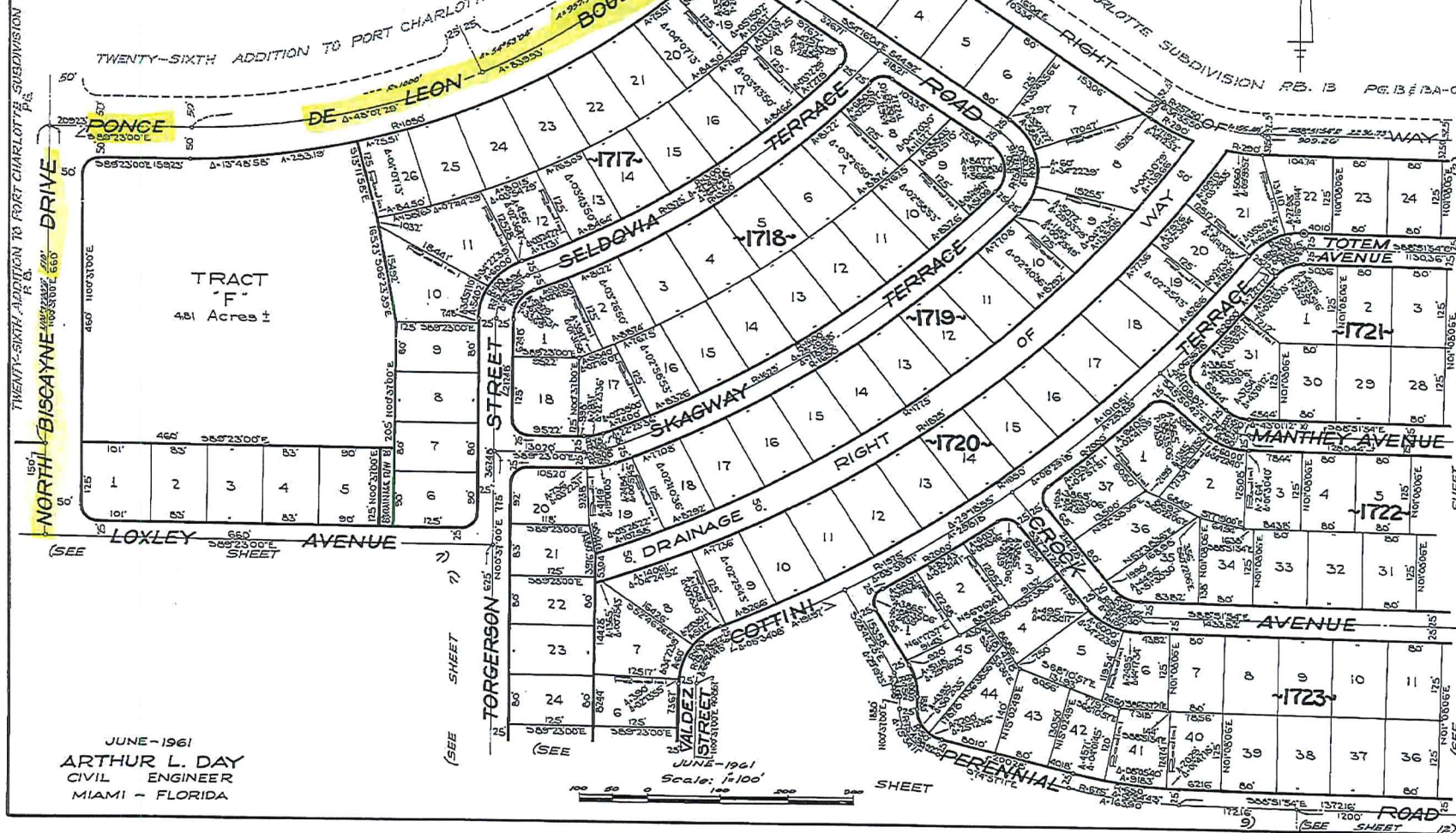
CERTIFICATE OF DEDICATION

STATE OF FLORIDA ss. GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, COUNTY OF DADE, authorized to do business in the State of Florida, by its duly elected Vice-President James E. Vangel and its duly elected Secretary-Treasurer, Wm. H. O'Dowd, Jr., and FLORIDA WEST COAST LAND COMPANY, a Florida Corporation, by its duly elected Vice-President, J. J. Fay, and by its duly elected Secretary, Wm. H. O'Dowd, Jr., acting by and with the authority of their Boards of Directors do hereby certify and set apart all of the Avenues, Boulevards, Courts, Streets, Terraces and Drainage Rights of Way as shown on this plat to the use of the general public forever.
The easements hereinafter described are expressly reserved to GENERAL DEVELOPMENT CORPORATION and FLORIDA WEST COAST LAND COMPANY their affiliates, successors or assigns, for the purposes expressed: a 20 foot maintenance easement of the lot line abutting to and adjacent of each side lot line for the installation and maintenance of underground and overhead utilities and for surface drainage by grade or underground provision and for any purpose consistent with good location for the development of this project. Side lot lines coincident with street right of way lines shall contain no easements, and where more than one lot is included as a building site the outside boundaries of said building site shall carry said side easements. To express purpose of this plat to locate Tracts 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658

THIRTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION

A SUBDIVISION OF PORTIONS OF SECTIONS
17, 18, 19 AND 20, TWP. 39 SOUTH, RGE. 21 EAST,
AND A RESUBDIVISION OF PORTION OF FOURTEENTH ADDITION TO
PORT CHARLOTTE SUBDIVISION, RB. 13, PGS. 13, 13A THRU 13Q
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA

BK 14 Pg 38



CALCULATED BY E.J.M.
DRAWN BY G.A.
CHECKED BY J.B.
APPROVED BY C.B.H.

JUNE-1961
ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

JUNE-1961
Scale: 1"=100'
SHEET

SHEET 6 OF 14 SHEETS
128 LOTS THIS SHEET

ATTACHMENT G

RELATED CAPITAL IMPROVEMENT PROJECTS

Capital Improvement Program

Public Works
Transportation

City of North Port

PROJECT TITLE: Tropicaire Boulevard Pedestrian and Bicycle Ways Shared-Use Path

CITY VALUE(s): Ensure a safe community

PROJECT CODE: R18PBT

PROJECT TYPE: New ☒ Improvement ☐ Replacement /Renovation ☐

PRIORITY: High ☒ Medium ☐ Low ☐

STRATEGIC GOAL(s): Financially Responsible City Providing Quality Municipal Services
Maintained/Upgraded/Expanded City Infrastructure

BID DATE:

CONSTRUCTION START DATE:

EXPECTED COMPLETION DATE: December-20

CATEGORY: Public Works-Transportation

PROJECT DESCRIPTION AND JUSTIFICATION

Design and construct an 8' asphalt shared-use path on the south side of Tropicaire Boulevard from Toledo Blade Boulevard to Ponce de Leon Boulevard to provide safety for children, pedestrians, and bicyclists. This includes a pedestrian bridge over the waterway.



OPERATING BUDGET IMPACT

There will be minor operational impacts for this project, but it is anticipated to be beyond the 5-year period. These impacts would include striping and asphalt patching.

For illustrative purposes only

TOTAL ESTIMATED COST: \$ 2,636,750

Capital Improvement Element of Comprehensive Plan

Part of Capital Improvement Element (CIE)	Yes	Level of Service (LOS) Restored	Yes
Project to go to DEO	Yes	Consistent with MPO long-range plan	Yes
Proportionate Fair Share shown		Meets FS 163.3164	Yes

Carryover

Cumulative Project Budget at 10/01/17	Cumulative Project Expenditures	Current YTD Encumbrances	Current Remaining Balance	Estimated Carryover at 09/30/18
\$ 443,370	\$ -	\$ -	\$ 443,370	\$ 443,370

Funding Source	Prior Years	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	5 Yr Total	FY 23-28
306-Surtax	\$ 443,370	\$ -	\$ 2,193,380	\$ -	\$ -	\$ -	\$ 2,193,380	\$ -
TOTAL FUNDING	\$ 443,370	\$ -	\$ 2,193,380	\$ -	\$ -	\$ -	\$ 2,193,380	\$ -

Expenditure Type	Prior Years	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	5 Yr Total	FY 23-28
Planning & Design	\$ 443,370	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	-	-	2,193,380	-	-	-	2,193,380	-
TOTAL COST	\$ 443,370	\$ -	\$ 2,193,380	\$ -	\$ -	\$ -	\$ 2,193,380	\$ -

Operating Impacts	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	5 Yr Total	FY 23-28
TOTAL OPERATING IMPACTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Priority Ranking: High: 1 - 2 Medium: 3 - 4 Low: 5 or more

Capital Improvement Program

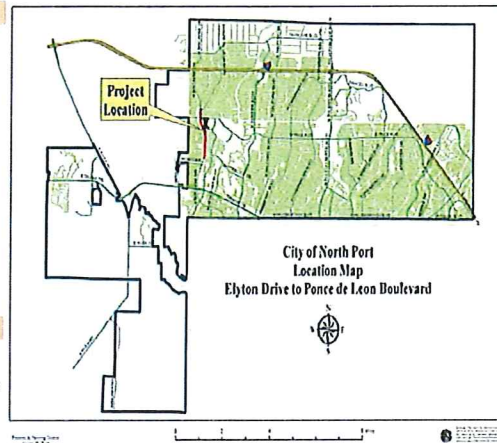
Public Works
Transportation

City of North Port

PROJECT TITLE: Biscayne Drive Bike Lanes
PROJECT CODE: R18BBL
PROJECT TYPE: New ☒ Improvement ☐ Replacement /Renovation ☐
PRIORITY: High ☐ Medium ☒ Low ☐
CITY VALUE(s): Encourage economic growth & community prosperity
Ensure a safe community
STRATEGIC GOAL(s): Financially Responsible City Providing Quality Municipal Services
Maintained/Upgraded/Expanded City Infrastructure
BID DATE:
CONSTRUCTION START DATE:
EXPECTED COMPLETION DATE: TBD
CATEGORY: Public Works-Transportation

PROJECT DESCRIPTION AND JUSTIFICATION

Construct asphalt-paved bicycle lanes abutting the travel lanes on each side of Biscayne Drive, from Elyton Drive to Glenallen Boulevard, including pavement markings and signage. This is a Transportation Alternatives Program project to be fully funded by the Federal Highway Administration.



OPERATING BUDGET IMPACT

There will be minor operational impacts for this project, but it is anticipated to be beyond the 5-year period. These impacts would include striping and asphalt patching.

TOTAL ESTIMATED COST: \$ 1,337,360

Capital Improvement Element of Comprehensive Plan

Part of Capital Improvement Element (CIE)	Yes	Level of Service (LOS) Restored	Yes
Project to go to DEO	Yes	Consistent with MPO long-range plan	Yes
Proportionate Fair Share shown		Meets FS 163.3164	Yes

Carryover

Cumulative Project Budget at 10/01/17	Cumulative Project Expenditures	Current YTD Encumbrances	Current Remaining Balance	Estimated Carryover at 09/30/18
\$ 114,100	\$ -	\$ -	\$ 114,100	\$ 114,100

Funding Source	Prior Years	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	5 Yr Total	FY 23-28
Grants	\$ 114,100	\$ 1,223,260	\$ -	\$ -	\$ -	\$ -	\$ 1,223,260	\$ -
TOTAL FUNDING	\$ 114,100	\$ 1,223,260	\$ -	\$ -	\$ -	\$ -	\$ 1,223,260	\$ -

Expenditure Type	Prior Years	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	5 Yr Total	FY 23-28
Planning & Design	\$ 114,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	-	1,223,260	-	-	-	-	1,223,260	-
TOTAL COST	\$ 114,100	\$ 1,223,260	\$ -	\$ -	\$ -	\$ -	\$ 1,223,260	\$ -

Operating Impacts	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	5 Yr Total	FY 23-28
TOTAL OPERATING IMPACTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Priority Ranking: High: 1 - 2 Medium: 3 - 4 Low: 5 or more

ATTACHMENT A: Detailed Project Scope with Project Location Map with sufficient level of detail
(Please include typical section of proposed improvements)

Does the project provide new pedestrian crossing? ☐ Yes ☒ No

Does the project include:

construction or improvement of sidewalks or trails ☐ 10 ft wide ☐ 8 - 9 ft wide ☐ 5 - 7 ft wide
construction or improvement of bicycle facility ☒ 6 - 7 ft wide ☐ 4 - 5 ft wide

Does the project include operational improvements? ☐ Yes ☒ No
If yes, please describe:

Does the project improve accessibility to transit? ☐ Yes ☒ No

Does the project address ADA compliance issues in relation to transit? ☐ Yes ☒ No
If yes, please describe:

Does the project include transit shelters at bus stop? ☐ Yes ☒ No

Will this project require environmental permitting? ☐ Yes ☒ No

Does the project include elements that improve resiliency? ☐ Yes ☒ No
If so, please describe:

Is the project a recommendation of an MPO or FDOT feasibility study? ☐ Yes ☒ No

☒ Location Map attached

ATTACHMENT C: Detailed Cost Estimates including Pay Items

(Please provide the necessary attachments)

Has the needed right-of-way for the project been acquired? ☒ Yes ☐ No

Is the project right-of-way fully funded in the FDOT work program? ☐ Yes ☒ No
if yes, please provide the following, project number: _____ year: _____

Has the project PD&E been completed with preferred alternative defined? ☐ Yes ☒ No
If yes, please provide study.

Is the project design fully funded in the FDOT work program? ☐ Yes ☒ No
if yes, please provide the following, project number: _____ year: _____

Does the project have local match? ☐ Yes ☒ No Percentage: _____ %
If yes, please provide documentation

Does the project include a private partner? ☐ Yes ☒ No
If yes, please provide documentation.

ATTACHMENT D: LRTP and Local CIP page

Sarasota/Manatee 2040 Long Range Transportation Plan Congestion Management Process Page 4-5

"The Congestion Management Process identifies significant congestion problems and, near-term, lower cost strategies for multimodal mobility management and corridor or intersection congestion mitigation. The integration of the Congestion Management Process and the LRTP highlights the MPO's comprehensive, continuing, and coordinated metropolitan planning process. Assuming projected revenues are realized, each county will receive \$1 million per year from the boxed TMA Funds to pay for congestion management projects.

"Projects must meet certain eligibility requirements, including having right-of-way issues resolved at the time of funding, and having a completed design. Cities and counties may submit applications to the MPO each year for funding through a competitive selection process. Congestion constrained corridors, which are constrained due to policy or physical barriers and unable to receive added capacity, will receive priority for these funds. This remains in line with the MPO's program for setting aside "boxed" funds in both counties for lower cost, quick-start congestion management projects, such as intersection modifications and related operational and access improvements."

_____ \$1 MILLION maximum MPO CMP funding requested for local project

_____ EXISTING CONGESTION LEVEL: Existing V/C ratio score >2

_____ RELIABILITY: Travel Time Reliability >1.50

_____ NO right-of-way issues

_____ DESIGN is complete

_____ CONSTRAINED due to policy or physical barriers

_____ Barrier Island Traffic Study recommendation

ATTACHMENT D: LRTP and Local CIP page

Sarasota/Manatee 2040 Long Range Transportation Plan Multi Modal Emphasis Corridor Program (US 41) Page 4-5

“The US 41 Multimodal Emphasis Corridor (MMEC) concept was developed during the 2035 LRTP update as a means of redeveloping and revitalizing the corridor, which is designated as a scenic highway. The 2035 LRTP identified the corridor from 17th Street in Palmetto to the Charlotte County line, including Business 41 in Bradenton and Venice and the Venice Bypass. This project provides a renewed focus on urban revitalization of the US 41/Tamiami Trail scenic highway corridor through both counties, increasing network connectivity through a complete streets approach, regional connections to the Tampa/St. Petersburg area to the north, Charlotte County to the south, and freight connections to the interstate highway system.

“The development of the MMEC will be continued with this LRTP update with \$15 million in boxed TMA funds designated for both Sarasota and Manatee Counties assuming revenues are realized. Qualifying projects include pedestrian and bicycle facility improvements, multi-use trails, traffic calming, major transit infrastructure, transit shelter/stop improvements, ITS improvements, intersection improvements (including roundabouts), access management, and landscaping. However, projects must be completed as a total package for a segment rather than individual projects scattered along the corridor. The goal is to fund a package of mobility enhancement strategies for a defined segment that would directly relate to land use/redevelopment plans prepared and approved by a member local government. The key to the program is establishing a linkage along the Tamiami Trail (US 41) between land use and transportation strategies through urban design that improves walking, bicycling and transit accessibility conditions. Projects have been identified in more detail in the Downtown Bradenton/Palmetto Mobility Study and in the City of Sarasota Bayfront Plan.”

- _____ \$3 MILLION maximum MMEC funding requested
- _____ Urban revitalization focus\Complete Streets approach
- _____ Improves walking, bicycling, and transit accessibility
- _____ Project defined in a local government land use/redevelopment plan (attach)

ATTACHMENT D: LRTP and Local CIP page

**Sarasota/Manatee 2040 Long Range Transportation Plan
Transportation Alternatives Program Investments Page 4-7**

"Multimodal improvements in both counties, which include regional trails, bicycle and pedestrian projects, will be funded through Transportation Alternatives Program (TAP) funds. Authorized under MAP-21, TAP provides funding for transportation alternatives, including on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, community improvement activities, and environmental mitigation; recreational trail program projects; safe routes to school projects.

"These investments will cover projects not included in the US 41 MMEC. As stated in the Challenges and Opportunities section, while overall transportation funding is down, there are significantly more TAP funds forecast for the 2040 LRTP than the 2035 LRTP due to increased funding through MAP-21. The MPO will commit \$600,000 total for the region per year towards multimodal projects and priorities plus a local contribution towards project completion."

_____ \$600,000 maximum

_____ Local match required \$_____ %

_____ Non-motorized transportation alternative

___ **X** ___ On- or off-road pedestrian and bicycle facilities

_____ Improving non-driver access to public transportation and enhanced mobility

_____ Recreational trail

_____ Safe Routes to School

ATTACHMENT D: LRTP and Local CIP page

Sarasota/Manatee 2040 Long Range Transportation Plan Regional Roadway Investments Pages 4-7

“The regional roadway system includes roads that facilitate accessibility to the region’s economic anchors, such as the downtowns, the port, and other key economic activity centers. As directed by the MPO Board, roadway improvements on regional roads and Advanced Traffic Management System (ATMS) will be funded with Other Arterial funds. The primary purpose of the Other Arterials program is to fund improvements on segments of the State Highway System (SHS) not designated as Strategic Intermodal System (SIS) including construction and improvement projects and right-of-way on state roadways not included in the SIS. These are the highest priority regional projects. The regional roadway projects that are financially feasible are shown in the tables below.”

ATMS

“In addition, both Manatee and Sarasota County will receive \$20 million for regional ATMS projects to designate in accordance with the Concept of Operations Plan. This includes a fiber optic network, infrared cameras to monitor traffic conditions and traffic signal modifications to improve flow and respond more rapidly to incidents.”

- _____ 15th Street East
- _____ River Road
- _____ Central Manatee Network Alternatives Analysis recommendation
- _____ ATMS
 - _____ \$5 MILLION maximum
 - _____ Consistent with ATMS Master Plan (attach page)
 - _____ ATMS SEMP
 - _____ FDOT Systems Engineering Project Checklist
 - _____ FHWA Project Risk Assessment and Regulatory Compliance Checklist

ATTACHMENT D: LRTP and Local CIP page

Sarasota/Manatee 2040 Long Range Transportation Plan State Investments Page 4-8

“State investments in the Sarasota Manatee region will go towards funding projects on Florida’s Strategic Intermodal System (SIS) and other state facilities. The SIS, Florida’s highest statewide priority for transportation capacity movements, focuses on regional, statewide, interstate, and international facilities that move people and freight. The SIS portion of FDOT revenues is programmed by FDOT for their highest priority transportation improvements which are incorporated into the Financially Feasible Plan.

“FDOT is investing in adding capacity to its key interstates to facilitate freight goods movements and support economic development. For this LRTP, the Ultimate I-75 project will be funded with FDOT SIS funds. The project will add capacity to the interstate through both counties.”

- _____ Highway Capacity
 - _____ Strategic Intermodal System (SIS)
 - _____ National Highway System (NHS)
 - _____ State Highway System (SHS)
 - _____ Regional Roadway Network (RRN)
- _____ Bridge Repair (BRRP) or Replacement (BRP)
 - _____ MPO Bridge Priority: _____
- _____ County Incentive Grant Program (CIGP)
- _____ Transportation Regional Incentive Program (TRIP)
- _____ SUN Trail (SUNT)

ATTACHMENT G: Priority Project Information Package Checklist

Project Name: Ponce de Leon Bicycle Lanes – Biscayne Drive to Skyview Drive

☒ Project Name

☒ Agency Lap Certified (check if yes)

Program Type (check one or more):

☒ Congestion Management

☐ CIGP

☐ Transportation Alternative

☒ TRIP

☐ Transit/Modal

☐ SRTS

☒ Project Limits

Constructability Review

Check if yes for the following:

☒ Significant Drainage modifications

☐ Railroad Crossings

☐ Existing Maintenance Issues

☐ Date Board endorsed:

☒ Signature of applying agency

☒ Signature of maintaining agency

☐ Signature of MPO representative

☒ Detailed description included (Attachment A)

☒ Location Map attached (Attachment A)

☒ Photos Included (Attachment B)

☒ Detailed Cost Estimate including estimate by phase (Attachment C)

☒ LRTP Page Checklist (Attachment D)

☐ CIP page attached (Attachment D)

☒ Detailed Survey or ROW documentation included (Attachment E)

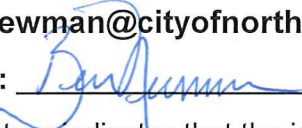
☐ Detailed breakdown of ROW costs included (Attachment F)

Agency Application Review:

Contact Name and Title: **Ben Newman, Projects Engineer**

Email: **bnewman@cityofnorthport.com**

Phone: **941-240-8320**

Signature: 

Date: 12/19/18

Your signature indicates that the information included with this application is complete and that you are the individual to contact regarding this application.