

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

May 23, 2019

The Honorable Christopher Hanks
Mayor, City of North Port
4970 City Hall Boulevard
North Port, Florida 34286-4100

Dear Mayor Hanks:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for the City of North Port (Amendment No. 19-01ESR) received on May 9, 2019. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

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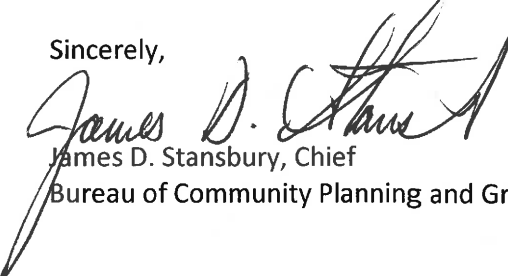
The Honorable Christopher Hanks, Mayor

May 23, 2019

Page 2 of 2

If you have any questions concerning this review, please contact Scott Rogers, Planning Analyst, by telephone at (850) 717-8510 or by email at scott.rogers@deo.myflorida.com.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/sr

Enclosure(s): Procedures for Adoption

cc: Nicole Galehouse, Planning Division Manager, City of North Port

Margaret Wuerstle, Executive Director, Southwest Florida Regional Planning Council



SARASOTA COUNTY

"Dedicated to Quality Service"

May 10, 2019

Nicole Galehouse, AICP
Planning Division Manager, City of North Port Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

RE: CPAL-18-060 (Transmittal)

Dear Ms. Galehouse,

Thank you for the copy of the proposed Comprehensive Plan Amendment for the old Sabal Trace Golf Course which proposes to change the Future Land Use designation of the property from "Recreation Open Space" to "Activity Center," with additional policy language to set the parameters for future development of the Activity Center.

Staff finds that the amendments do not conflict with the goals, objectives, and policies of the Sarasota County Comprehensive Plan or its implementation.

Sarasota County appreciates the City of North Port informing it of this proposed amendment. We value our relationship with North Port, and the mutual efforts shared in the planning for and development of quality communities. If you have any questions, please contact our office.

Sincerely,

Jane H. Grogg, Manager
Neighborhood Services & Long Range Planning
Planning & Development Services
Sarasota County Government



An Equal
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Employer

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

WaterMatters.org

Bartow Office

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

Sarasota Office

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

Tampa Office

7601 U.S. 301 North (Fort King Highway)
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

Jeffrey M. Adams
Chair, Pinellas

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Vice Chair, Pinellas

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Mark Taylor
Hernando, Marion

Scott Wiggins
Hillsborough

Brian J. Armstrong, P.G.
Executive Director

May 30, 2019

Ms. Nicole Galehouse, AICP
Planning Division Manager
City of North Port
4970 City Hall Boulevard
North Port, FL 34286

Subject: **North Port 19-1ESR**

Dear Ms. Galehouse:

The Southwest Florida Water Management District (District) has reviewed the proposed amendment package which includes map and text amendments identified by the City as CPAL-18-060. We offer the following technical assistance comments for consideration.

Regional Water Supply

1. The amendment involves an increase in development density and intensity. Consequently, a potable water analysis should be provided as per Chapter 163.3177(6)(a)8.a., F.S., and Department of Economic Opportunity (DEO) guidelines (see DEO's publication entitled *A Guide To The Data And Analysis To Support Comprehensive Plan Amendments*). A copy of the Guide is available at the following link:

<http://www.floridajobs.org/community-planning-and-development/programs/technical-assistance/planning-initiatives/natural-resource-planning/water-supply-planning>

2. The site is located within the Southern Water Use Caution Area (SWUCA) and would allow up to an additional 500 residential dwelling units. Consequently, the use of water conservation should be maximized. Conservation and use of reclaimed water, which is proposed, are key components of the District's Recovery Strategy for WUCAs, the purpose of which is to address regional water resource issues. Potential water conservation measures include, but are not limited to, Florida Water StarSM, Florida-Friendly LandscapingTM and distribution of water conservation literature to residents. Additional information on these programs is available at the following links:

<https://www.swfwmd.state.fl.us/residents/water-conservation/florida-water-starsm>

<https://www.swfwmd.state.fl.us/residents/florida-friendly-landscaping/florida-friendly-landscapingtm>

<https://www.swfwmd.state.fl.us/resources/free-publications>

Floodplains and Floodprone Areas

3. No comments.

Wetlands and Other Surface Waters

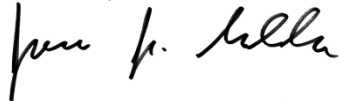
4. No comments.

The following comments address regulatory matters:

- District records indicate a Water Use Permit (WUP) was issued for landscape irrigation for the existing Sabal Trace Golf and Country Club development (WUP No. 20 006710.005). If any changes in permitted land use or ownership are proposed, early coordination with the District's WUP staff is encouraged. For assistance or additional information concerning the District's WUP program, please contact April Breton, WUP evaluation and compliance manager in the District's Tampa office, at (813) 985-7481, ext. 2049, or april.breton@watermatters.org.
- District records indicate an Environmental Resource Permit (ERP) preapplication meeting was held in November of 2018 for a mixed-use development on the existing golf course site. Continued coordination with District ERP is encouraged. For assistance or additional information concerning the District's ERP program, please contact Dave Kramer, ERP evaluation manager in the District's Tampa office, at (813) 985-7481, extension. 2009, or dave.kramer@watermatters.org.

We appreciate this opportunity to participate in the review process. Please provide the District with a copy of the adopted amendment, including any supporting data and analysis. If you have any questions or require further assistance, please do not hesitate to contact me at (352) 796-7211, ext. 4790, or james.golden@watermatters.org.

Sincerely,



James J. Golden, AICP
Senior Planner

JG

cc: April Breton, SWFWMD
Ray Eubanks, DEO
Dave Kramer, SWFWMD
Dennis Ragosta, SWFWMD
Lindsay Weaver, DEP



Florida Department of Transportation

RON DESANTIS
GOVERNOR

801 N. Broadway Avenue
Bartow, FL 33830

KEVIN J. THIBAUT, P.E.
SECRETARY

June 07, 2019

Nicole Galehouse, AICP
Planning Division Manager
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

RE: North Port 19-01ESR Proposed Comprehensive Plan Amendment (CPA), Expedited State Review Process – FDOT Review Letter

Dear Ms. Galehouse:

The Florida Department of Transportation (FDOT), District One, has reviewed the City of North Port 19-01ESR Proposed Comprehensive Plan Amendment, CPA (locally known as CPAL-18-060). The proposed CPA package was transmitted under the Expedited State Review process by the City Commission, in accordance with the requirements of Florida Statutes Chapter 163. The following is a summary of the Department's review.

PROJECT OVERVIEW:

The City of North Port 19-01ESR proposed CPA (a.k.a. CPAL-18-060) includes four (4) concurrent petitions:

1. Large Scale Comprehensive Plan Amendment (CPAL-18-060)
2. Rezone (REZ-18-070)
3. Text Amendment (TXT-18-179)
4. Development Master Plan (DMP-18-071)

PETITIONS SUMMARY:

1. **Large Scale Comprehensive Plan Amendment (CPAL-18-060):**

This CPA proposes to change the Future Land Use (FLU) designation on approximately 207.5± acres, which is generally located east of North Port Boulevard, west of Sumter Boulevard, north of Greenwood Avenue and south of Appomattox Drive within the City of North Port, Sarasota County, Florida.



The subject property currently has a FLU of Recreation Open Space (ROS), with a note of Commercial Recreation. The applicant proposes to change the FLU to "Activity Center" and add policies that serve to create the Central Parc Activity Center (AC #9) and provides density caps at 500 dwelling units, within the low-density residential component, and 100 dwelling units within the mixed-use component. The FLUM amendment proposal is implemented through Ordinance No. 2019-07.

2. Rezone (REZ-18-070):

The applicant also proposes to rezone the subject property to implement the FLU of "Activity Center". The property is currently zoned as 'Commercial Recreation (ComRec) and the applicant is proposing a rezone to the City of North Port designation of "Planned Community Development" (PCD). The rezone proposal is implemented through Ordinance No. 2019-08.

3. Text Amendment (TXT-18-179):

The third petition requests an amendment to the City of North Port "Unified Land Development Code" (ULDC) to create regulations for Activity Center (9), Central Parc. This includes permitted and prohibited uses, an amendment to the Urban Design Standards Pattern Book for mixed-use development, and adoption of the Central Parc Pattern Plan for residential development. The text amendment is implemented through Ordinance 2019-09.

4. Development Master Plan (DMP-18-071):

Section 53-117 of the City of North Port "Unified Land Development Code" (ULDC) states that a Development Master Plan (DMP) shall accompany any rezoning to Planned Community Development (PCD). The DMP for this property includes three (3) phases of development, with phases 1 and 2 being composed of 500 residential units, with a separate mixed-use phase of development fronting Greenwood Avenue. The mixed-use component permits medium-density residential, commercial, and office uses.

TRIP GENERATION AND ROADWAY ANALYSIS:

Based on the information provided in the City of North Port Comprehensive Plan, Future Land Use Element, Page 2-10 the area designated as "Recreation/Open Space" may be developed as either passive or active recreational uses. In addition, the area designated as "Activity Centers" would provide an area for coordinated development of industrial, commercial, professional office, residential, public and recreational uses. The "Activity Centers" provides for a variety of uses where project components and land use relationships are physically and functionally integrated.

Based on the above-mentioned FLU designation, the 207.5± acres of the subject property, which is currently designated as Recreation/Open Space, is not anticipated to generate any trips.

According to the information provided in the Traffic Impact Study (TIS), dated November 2018, "the proposed development will consist of 200 single family homes, 300 multi-family (Villa) homes, 300 senior living units, 30,000 square feet of medical office, 20,000 square feet of commercial uses and 50,000 square feet of mini-storage facility by 2020 (buildout date)". The proposed development would result in a net increase of 8,826 gross daily trips or 746 gross p.m. peak hour trips. The trip generation potential summary for the adopted and proposed FLU designations is included in Appendix A.

Based on the trip increase under the development plan proposed by the applicant, a planning-level analysis (included within Appendix A) was prepared to establish whether the State/Strategic

Intermodal System (SIS) roadways within the vicinity of the project would operate at their adopted level of service (LOS) standard during the existing (2017), short term (2023) and long term (2040) horizon year conditions. The results from the roadway analysis are included in Appendix A.

As a result of the planning-level analysis, the segment of US 41 located within Charlotte County, from Toledo Blade Boulevard to Charlotte/Sarasota County Line, is anticipated to operate at acceptable conditions during the existing (2017), short-term (2023), and long-term (2040) year conditions with the proposed CPA. The segment of US 41 located within Sarasota County, from Charlotte/Sarasota County Line to SR 777/River Road is anticipated to operate at acceptable conditions during the existing (2017) and the short-term (2023); however, the same segment is anticipated to operate at unacceptable conditions during the long-term (2040) horizon year, with or without the addition of the proposed development.

LONG RANGE TRANSPORTATION PLAN (LRTP):

The US 41 adverse segment located in Sarasota County, within the vicinity of the proposed development, is identified in the City's Comprehensive Plan (Transportation Element Map 3-5(a), Future Roadway Lane Map), as a future six-lane roadway.

FDOT recommends that the City coordinate with the Sarasota-Manatee Metropolitan Planning Organization (MPO) as part of the 2045 Long-Range Transportation Plan (LRTP) update, to assess the need, identification, and feasibility of alternative investments. FDOT recommends the consideration and advancement of alternative modes of transportation into the network, beyond the roadway widening. The Capital Improvement Element and the LRTP should include an assessment of alternative investments and identify potential funding sources to address the network deficiencies. The Department is immediately available to meet with the City, County, the MPO, and DEO in this regard.

TRANSIT CONNECTIVITY:

There are currently two (2) transit routes provided by the Sarasota County Area Transit (SCAT) which are in close proximity to the proposed development. These transit routes run south and east of the subject property.

Route 9 runs along US 41 (south of the subject property) and along S. Sumter Boulevard (east of the subject property) serving the southern Sarasota County. Route 9 connects Venice Train Depot to Career Lane at Shannon Staub Library/STC and generally operates from 5:05 AM to 9:03 PM, Monday to Friday, with 1-Hour headway between stops. Route 28 runs along US 41, (south of the subject property) connecting North Port City Hall Park and Ride City Hall Boulevard to Cocoplum Village Shops (U.S. 41 east of S. Sumter Boulevard). Route 28 generally operates from 7:00 AM to 8:20 PM, Monday to Friday, with 1-Hour headway between stops.

FDOT encourages the City to work with SCAT to assess the need for enhanced transit connections within the proposed development.

PEDESTRIAN CONNECTIVITY:

There are limited sidewalks along US 41 with an existing shoulder marked as a bicycle lane, along the northern boundary. Sidewalks currently exist along the adjacent local corridors (i.e. S. Sumter Boulevard, Greenwood Avenue, North Port Boulevard and Appomattox Drive); however, there are no bike lanes present. The Department recommends that bike lanes be included as part of

the subject development plan, as well as any future development plans along the surrounding roadways to encourage connectivity with the residential and commercial developments in the vicinity of the subject property.

LAND USE:

The property to the north has a future land use of low density residential and includes the Villas at Sabal Trace and Heron Creek (Single-Family Attached Units with a semi-private golf course). The property to the south has a future land use of low density residential and activity center 1 and includes Single-Family Detached, Lowes (Department Store-Home Center), vacant Commercial, and a Community-Neighborhood Center. The property to the southwest has a future land use of medium density residential and includes the Linkside and The Colony at Sabal Trace (Low-Rise Condominiums - 2-3 stories). The property to the southeast has a future land use of medium density residential and includes the Fairway Villas (Single-Family Attached Units). The property to the east has a future land use of low density residential and professional office/institutional and includes the North Port Charlotte County Club (Residential Single-Family) and Vacant Commercial. The property to the west has a future land use of low density residential and includes the Sabal Trace neighborhood (Single-Family Detached)

SCHOOL:

The subject property is in close proximity to the following schools: North Port Elementary School within 1.8 miles, Active Learning Academy within 2.1 miles, Heron Creek Middle School within 2.9 miles, North Port High School within 2.9 miles, Glenallen Elementary School within 3.1 miles, Cranberry Elementary School within 3.9 miles, State College of Florida within 6.8 miles, and the North Port Art Center within 0.7 miles.

The Department recommends the applicant include the necessary pedestrian and bicycle connections to the multimodal network, as part of the development plan, to provide connections to the local schools.

CONTEXT CLASSIFICATION:

US 41 is adjacent to the subject project, which has a context classification of C3C. It is recommended that the planning and development of the subject property be consistent with the suburban US 41 context classification to accommodate connectivity to the surrounding amenities in the multimodal design.

FDOT TECHNICAL ASSISTANCE:

Based on the planning level trip generation analysis, this CPA is anticipated to substantially increase the number of project trips for the subject property. A planning-level transportation analysis was conducted and determined that the segment of US 41 within Sarasota County, from Charlotte/Sarasota County Line to SR 777/River Road, is anticipated to operate at unacceptable conditions during the long-term (2040) horizon year, with and/or without the addition of the proposed development. As a result, FDOT offers the following technical assistance statements.

FDOT Technical Assistance Statement #1:

As a result of the planning-level analysis, the Department notes that the failing segment of US 41 located in the vicinity of the proposed amendment (within the City of North Port, Sarasota County) is identified in the City's Comprehensive Plan (Transportation Element Map 3-5(a), Future Roadway Lane Map), as a future six-lane roadway. FDOT recommends that the City coordinate with the Sarasota-Manatee Metropolitan Planning Organization during the 2045

Long-Range Transportation Plan update, to assess the need and feasibility of the roadway widening.

In addition, FDOT recommends connectivity and the advancement of alternative modes of transportation into the network. The Capital Improvement Element and the LRTP should include an assessment of alternative investments and identify potential funding sources to address the network deficiencies. The Department is immediately available to meet with the City, County, the Sarasota-Manatee MPO, Southwest Florida Regional Planning Council, and DEO in this regard.

FDOT looks forward to participating in the next steps, further assessing the impacts to the surrounding State/Strategic Intermodal System (SIS) roadways and defining the necessary roadway improvements and mitigation needed to alleviate the adversities impacted by the proposed development, as the project moves forward.

FDOT Technical Assistance Statement #2:

The Large-Scale Comprehensive Plan Amendment (CPAL-18-060) proposes to change the FLU to "Activity Center" includes the addition of policies that serve to create the Central Parc Activity Center (AC #9) and provides density caps at 500 dwelling units, within the low-density residential component, and 100 dwelling units within the mixed-use component. However, the development program summarized within the Traffic Impact Analysis (TIA), prepared by Kimley-Horn and Associated, (November 2018) includes 200 single family DUs, 300 townhomes, and 300 senior adult housing detached.

The FDOT requests clarification on the maximum number of units, as there is a discrepancy between the development program provided within the TIA and the density cap.

FDOT Technical Assistance Statement #3:

FDOT encourages the City to promote connectivity and the use of multimodal alternatives within the planning and development of all communities. This will aid in mitigating potential transportation impacts and elevate all traffic being sent to one arterial roadway. These development types help to decrease overall passenger vehicle trips on the roadway network by encouraging compact and dense developments that provide multimodal connectivity between existing and future development areas. This context sensitive approach promotes healthy, safe, and economically viable communities that encourages quality of life, and incorporates all modes of transportation.

As US 41 is anticipated to operate at an unacceptable level of service in the long-term (2040), alternate investments towards multimodal alternatives will be needed to assist with the future needs of an urban area. FDOT offers several initiatives to assist the City in creating quality developments while protecting future mobility on the regional roadway network, including "Complete Streets", modern roundabouts, and a commitment to bicycle and pedestrian safety.

The Department recommends that sidewalks be included as part of the subject development plan, as well as any future development plans, to encourage connectivity to the development, and provide safe access to the surrounding community including schools.

FDOT welcomes the opportunity to partner with and provide technical assistance to the City to create multimodal transportation facilities to serve all users.

Thank you for providing FDOT with the opportunity to review the proposed amendment. If you have any questions or need to discuss this letter further, please contact me at (863) 519-2562 or Deborah.Chesna@dot.state.fl.us.

Sincerely,



Deborah Chesna
Complete Streets/Growth Management Coordinator
FDOT District One

cc: D. Ray Eubanks, Florida Department of Economic Opportunity
Margaret Wuerstle, Southwest Florida Regional Planning Council
Vivian Roe, Sarasota County

APPENDIX A:

TRIP GENERATION BASED ON THE PROPOSED DEVELOPMENT PLAN:

Based on the information provided in the City of North Port Comprehensive Plan, Future Land Use Element, the area designated as "Recreation/Open Space" may be developed as either passive or active recreational uses. It is also noted that the area designated as "Activity Centers" would provide an area for coordinated development of industrial, commercial, professional office, residential, public and recreational uses. The "Activity Centers" provides for a variety of uses where project components and land use relationships are physically and functionally integrated.

Based on the above-mentioned FLU designation, the 207.5± acres of the subject property, which is currently designated as Recreation/Open Space, is not anticipated to generate any trips.

According to the information provided in the Traffic Impact Study (TIS), dated November 2018, "the proposed development will consist of 200 single family homes, 300 multi-family (Villa) homes, 300 senior living units, 30,000 square feet of medical office, 20,000 square feet of commercial uses and 50,000 square feet of mini-storage facility by 2020 (buildout date)". The proposed development would result in a net increase of 8,826 gross daily trips or 746 gross p.m. peak hour trips.

The following table summarizes the maximum potential trip generation for the adopted and proposed FLU designations.

TRIP GENERATION BASED ON THE PROPOSED DEVELOPMENT PLAN (CPAL-18-060)

Scenario	Land Use Designation	Maximum Allowed Density / Intensity	Land Use Code	Size of Development		Gross Daily Trips ¹	Gross PM Peak Hour Trips ¹
				Acres	Allowed Development		
Adopted	ROS	NA	NA	207.5	NA	0	0
	Single-Family	NA	210		200 DUs	1,967	198
	Multifamily (Villas)	NA	220		300 DUs	2,227	157
	Senior Adult	NA	251		300 DUs	1,479	113
	Mini-Warehouse	NA	151		50,000 SF	76	9
	Medical-Dental Office	NA	720		30,000 SF	1,065	104
Proposed	Shopping Center (Retail)	NA	820		20,000 SF	2,012	165
	Change in Trips					+8,826	+746

1. Trip generation based on the rates and equations obtained in the ITE Trip Generation Manual (10th Edition).

ROADWAY ANALYSIS BASED ON THE PROPOSED DEVELOPMENT PLAN:

As seen in the following tables, a planning level analysis was prepared to establish whether State roadways within the vicinity of the project will operate at their adopted level of service (LOS) standards during the existing (2017), short-term (2023) and long term (2040) horizon year conditions. The roadway analysis was conducted for the maximum potential development.

YEAR 2017 EXISTING ROADWAY CONDITIONS

Roadway	From	To	County	SIS/E-SIS?	LOS Std. ¹	2017 Daily Conditions			
						No. of Lanes	Service Volume	Volume ²	LOS
US 41	Toledo Blade Blvd	Charlotte/Sarasota County Line	Charlotte	No	D	6	62,895	31,500	C
	Charlotte/Sarasota County Line	SR 777/River Rd	Sarasota	No	D	4	41,790	33,500	C

1. Adopted LOS Standard based on FDOT LOS Standard obtained from the 2017 FDOT District One LOS Spreadsheet.
2. 2017 Volumes obtained from 2017 FDOT District One LOS Spreadsheet.

YEAR 2023 SHORT-TERM HORIZON ROADWAY CONDITIONS

Roadway	From	To	County	2023 Daily Conditions (E+C)						
				No. of Lanes ¹	LOS Std. ²	Service Volume	Back-ground Volume ³	Project Distribution ⁴	Project Trips	Total Volume
US 41	Toledo Blade Blvd	Charlotte/Sarasota County Line	Charlotte	6	D	62,895	36,879	17%	1,500	38,379
	Charlotte/Sarasota County Line	SR 777/River Rd	Sarasota	4	D	41,790	38,303	30%	2,648	40,951

1. Number of Lanes (based on E+C Condition) obtained from 2017 FDOT District One LOS Spreadsheet.
2. Adopted LOS Standard based on FDOT LOS Standard obtained from the 2017 FDOT District One LOS Spreadsheet.
3. The short-term planning horizon year 2023 background volume was obtained based on interpolation between 2017 (existing) volumes and the average of "2040 trend volumes and 2040 model volumes".
4. Project Trip Distribution is based on the information provided in the TIS by the applicant.

YEAR 2040 LONG-TERM HORIZON ROADWAY CONDITIONS

2040 Daily Conditions												
Roadway	From	To	County	No. of Lanes ₁	LOS Std. ₂	Service Volume	Back-ground Volume ₃	Project Trip Distribution ₄	Project Trips	Total Volume	LOS	Accept-able?
US 41	Toledo Blade Blvd	Charlotte/Sarasota County Line	Charlotte	6	D	62,895	52,121	17%	1,500	53,621	C	Yes
	Charlotte/Sarasota County Line	SR 777/River Rd	Sarasota	4	D	41,790	51,910	30%	2,648	54,558	F	No

1. Number of Lanes from 2040 District One Regional Planning Cost Feasible Model.
2. Adopted LOS Standard based on FDOT LOS Standard obtained from the 2017 FDOT District One LOS Spreadsheet.
3. The long-term planning horizon year 2040 background volumes were obtained based on the average of "2040 trend volumes and 2040 model volumes"
4. Project Trip Distribution is based on the information provided in the TIS by the applicant.

From: [Plan_Review](#)
To: [Nicole Galehouse](#); DCPexternalagencycomments@deo.myflorida.com
Cc: [Plan_Review](#)
Subject: North Port 19-1ESR Proposed
Date: Thursday, June 6, 2019 4:49:44 PM
Attachments: [image001.png](#)

To: Nicole Galehouse, Planning Division Manager

Re: North Port 19-1ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.

