



# SERENITY AT NORTH PORT

Belfonti Companies • January 9, 2024



# Agenda



## 1. Comprehensive Plan Amendment

- a) The Belfonti Team & Other Development Projects
  - Presented by Michael Belfonti
- b) Technical Presentation
  - Presented by Jefferey Boone & Jackson Boone

## 2. Rezone

- Presented by Jefferey Boone & Jackson Boone



WWW.BELFONTI.COM



A full-service real estate investment/development company



30+ year track record



Has completed over \$2 billion in transactions



Owned properties in 14 states and internationally



Has joint ventured deals with institutional partners such as Hines International and the Carlyle Group



120 +/- employees

# Michael Belfonti

- Founder and CEO of the Belfonti Companies
- Master of Science in Real Estate from New York University
- Graduate of Harvard School of Business' "Owners & Presidents Management Program"
- Bachelor of Science from Boston University
- Pursues Opportunities throughout the United States and abroad
- Value Added Approach to Real Estate Investment
- Philanthropic Support for many charities and causes, including Notre Dame High School, Sacred Heart Academy, Cheshire Academy, Junior Achievement, American Cancer Society and many other causes



# Mark Forlenza

- 25+ years of experience in residential development and construction
- Former principal at Spinnaker Residential
- Former officer with AvalonBay Communities, Inc. (a public REIT)
- Developed over \$2.5 billion dollars of residential real estate in 35 communities
- Master's Degree in Business Administration and Master's in City & Regional Planning (University of North Carolina); Bachelor's Degree in Business (Fordham University)
- Leadership positions in a number of civic associations including March of Dimes, Waterbury Social Services, Habitat for Humanity, and local government



# Kimley-Horn – Local Expertise

## Full-Service Consulting



**SITE CIVIL  
ENGINEERING**



**ENTITLEMENTS/  
PERMITTING**



**TRANSPORTATION/  
TRAFFIC  
ENGINEERING**



**MASTER  
PLANNING**



**DUE  
DILLIGENCE**



**LANDSCAPE  
ARCHITECTURE**



**INFRASTRUCTURE  
ANALYSIS & DESIGN**



**STRUCTURAL  
ENGINEERING**



**ENVIRONMENTAL  
SERVICES**



**MEP  
SERVICES**



**PARKING  
PLANNING/DESIGN**



**EV  
CHARGING**

## Key Personnel



**Sina Ebrahimi, P.E.**

10+ years of experience guiding projects throughout all phases of land development process, from entitlements to design, permitting, and construction phase



**Bob Agrusa, P.E., PTOE**

38 years of experience in transportation engineering, planning, and traffic impact analysis



**20**

Offices in  
Florida



**1400**

Employees  
in Florida

6

Kimley»Horn

## Depth of Resources







# Belfonti Portfolio

- 3,000 +/- residential apartment units
- 600,000 +/- square feet of commercial space
- Six development properties
- Affiliated property management company (MCR Property Management, Inc.)
- [www.belfonti.com](http://www.belfonti.com)
- [www.mcrmanagement.com](http://www.mcrmanagement.com)





**THE LANDON OF CROMWELL**  
150 COUNTRY SQUIRE DRIVE, CROMWELL, CT  
160 LUXURY APARTMENTS • CONSTRUCTION COMPLETED 2021 • PROJECT STABILIZED





THE LANDON OF CROMWELL





**HUNTERS CHASE**  
HUNTER DRIVE, LITCHFIELD, CT  
100 CONDOMINIUMS • MAJORITY COMPLETED





HUNTERS CHASE





**KELSON ROW AT ROCKY HILL**

2418 MAIN STREET, ROCKY HILL, CT

213 LUXURY APARTMENTS • 11,067 S.F. OF OFFICE/RESTAURANT • 14,853 S.F. OF RETAIL • UNDER CONSTRUCTION • COMPLETION Q2-2025



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## Technical Presentation

Ordinance No. 2023-31

Small-Scale Comprehensive Plan Amendment to the  
Future Land Use Map

Tract B, 51<sup>st</sup> Addition to Port Charlotte Subdivision





## **DEVELOPMENT SUMMARY**

<b>RESIDENTIAL</b>	<b>180 UNITS</b>
<b>TOTAL UNITS</b>	
PARKING REQUIRED	290 SPACES (1.5 SPACES PER UNIT)
SURFACE PARKING	217 SPACES
HANDICAP PARKING	6 SPACES
COVERED PARKING	90 SPACES
GARAGE PARKING	30 SPACES
<b>PARKING PROVIDED</b>	<b>343 SPACES</b> <b>(1.9 SPACES PER UNIT)</b>

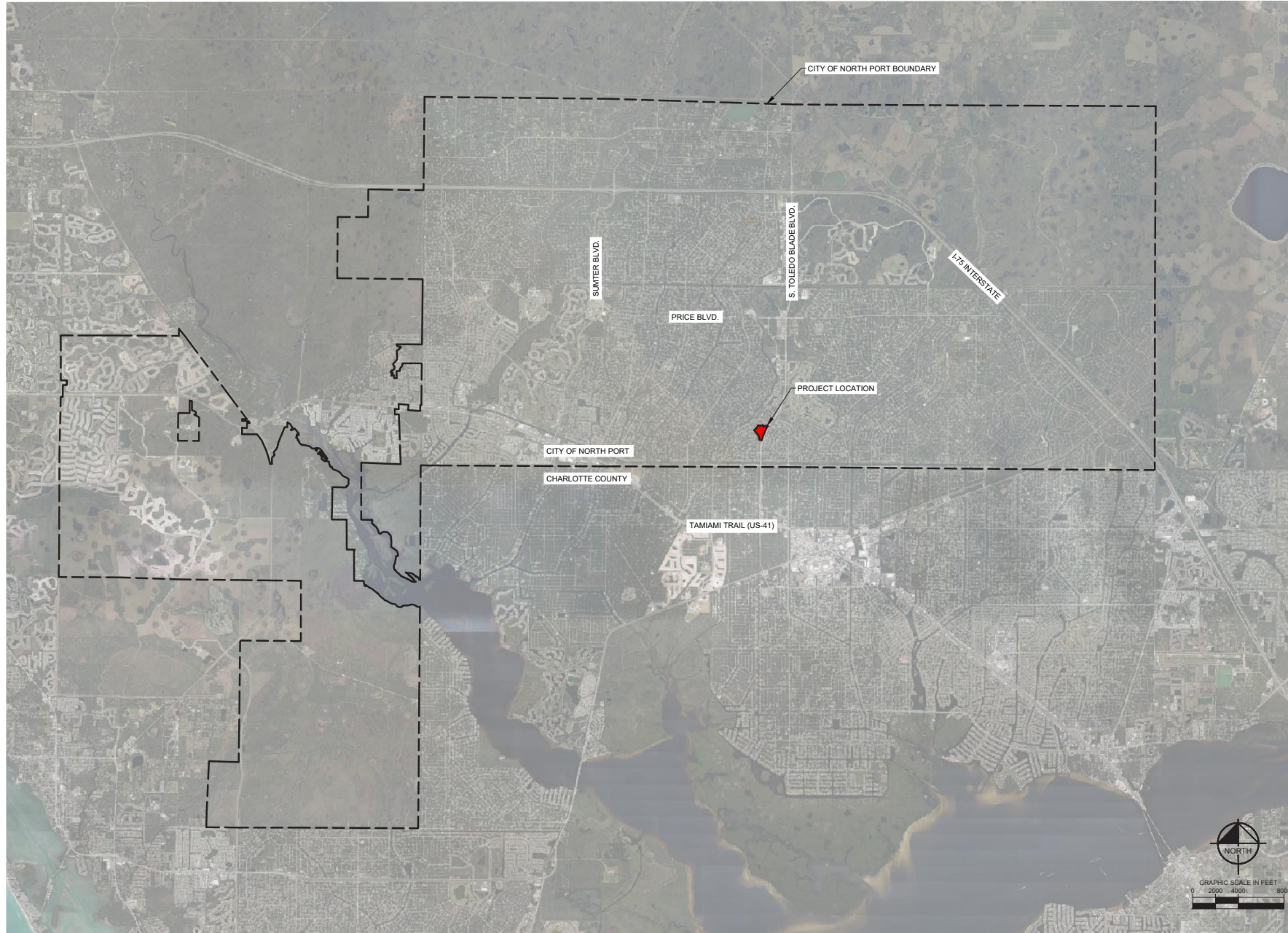
### **OPEN SPACE / STORMWATER**

STORMWATER PROVIDED	2.5 ACRES (13.9%)
OPEN SPACE PROVIDED	12.47 ACRES (66.94%)

### **BUILDING TYPES**

<b>(1) BUILDING TYPE 1</b>	<b>12 UNITS</b>
1 BEDROOMS	0 UNITS
2 BEDROOMS	12 UNITS
<b>(7) BUILDING TYPE 2</b>	<b>168 UNITS</b>
1 BEDROOMS	12 UNITS
2 BEDROOMS	12 UNITS













**DEVELOPMENT SUMMARY**  
**RESIDENTIAL**  
 TOTAL UNITS (60' X 110') 74 UNITS

**IMPACTS OF SINGLE FAMILY**

- ALL 24 GOPHER TORTOISE BURROWS RELOCATED
- MAJORITY OF SITE CLEARED OF EXISTING TREES AND VEGETATION
- INCREASED TRAFFIC IN NEIGHBORING COMMUNITY





Staff Report has confirmed Consistency and Compliance with:

- FLU Element, Goal 1, and Objective 1;
- FLU Element Policy 1.1 and 1.2
- FLU Element Objective 3, Policy 3.4;
- FLU Element Objective 11, and Policy 11.4 and 11.9;
- Transportation Element, Policy 4.4;
- Housing Element Goal 1, Objective 1, Policies 1.2, 1.3, 1.7, 1.9;
- Economic Development Goal 5, Objective 5.1, Policies 5.1.1, 5.1.2, 5.1.3



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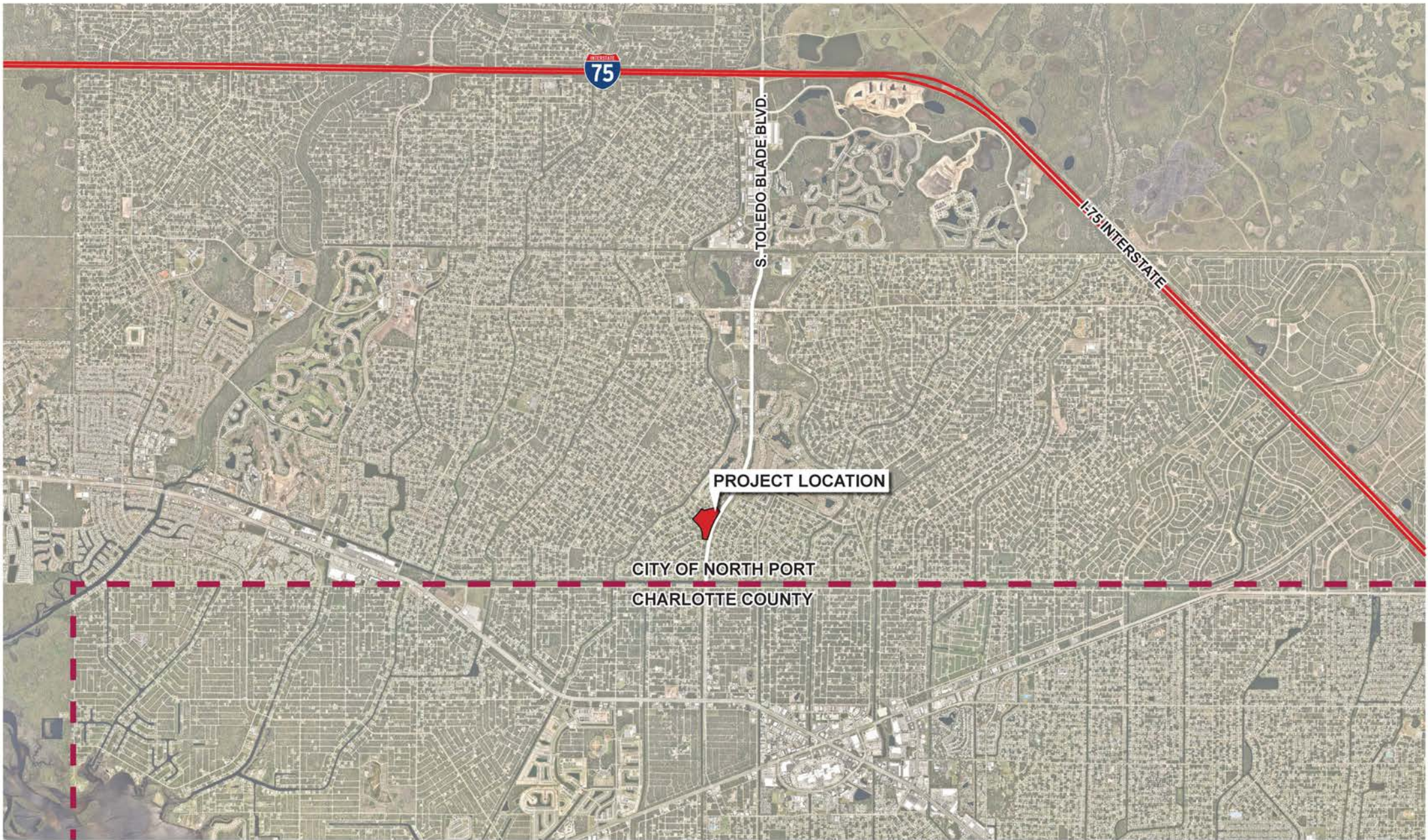
## Technical Presentation

Ordinance No. 2023-32

Rezone

Tract B, 51<sup>st</sup> Addition to Port Charlotte Subdivision





75

S. TOLEDO BLADE BLVD.

I-75 INTERSTATE

PROJECT LOCATION

CITY OF NORTH PORT  
CHARLOTTE COUNTY







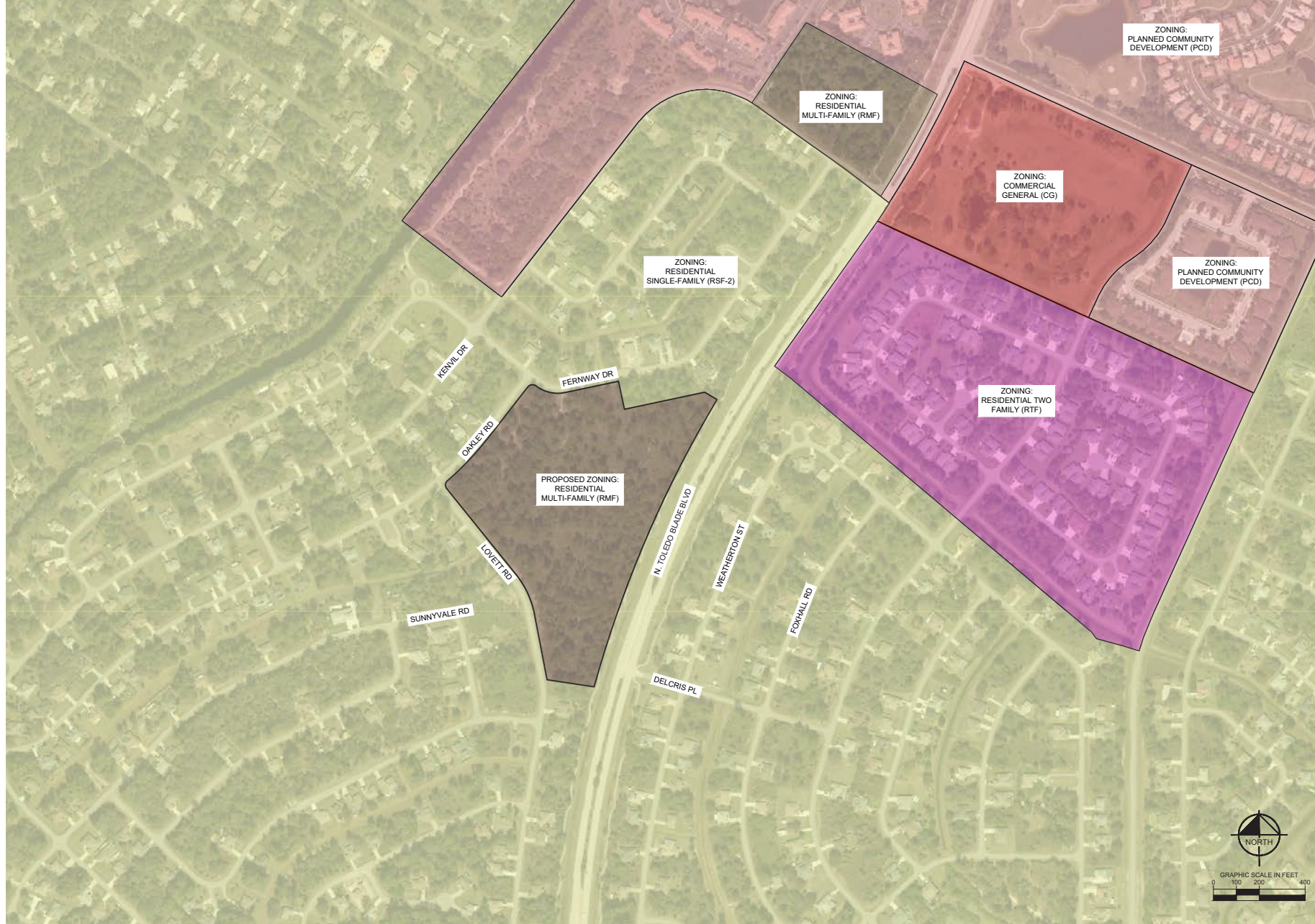
**PROJECT LOCATION MAP**

JANUARY 2024

**SERENITY AT NORTH PORT**  
BELFONTI COMPANIES

**Kimley»Horn**









**DEVELOPMENT SUMMARY**  
**RESIDENTIAL**  
 TOTAL UNITS (60' X 110') 74 UNITS

**IMPACTS OF SINGLE FAMILY**

- ALL 24 GOPHER TORTOISE BURROWS RELOCATED
- MAJORITY OF SITE CLEARED OF EXISTING TREES AND VEGETATION
- INCREASED TRAFFIC IN NEIGHBORING COMMUNITY





Staff Report has confirmed Consistency and Compliance with:

- FLU Element 1, Goal 1;
- FLU Element Objective 3, Policy 3.4;
- FLU Element Objective 11, Policies 11.4 and 11.9;
- Transportation Element Policy 4.4;
- Housing Element Goal 1, Objective 1, Policies 1.2, 1.3, 1.7, 1.9;
- Economic Development Element Goal 5, Objective 5.1, Policies 5.1.1, 5.1.2;
- Sec. 1-33 and Sec. 1-12 Standards





### DEVELOPMENT SUMMARY

<b>RESIDENTIAL</b>	<b>276 UNITS</b>
<b>TOTAL UNITS</b>	
<b>PARKING REQUIRED</b>	290 SPACES (1.5 SPACES PER UNIT)
<b>PARKING PROVIDED</b>	482 SPACES (1.75 SPACES PER UNIT)

<b>OPEN SPACE / STORMWATER</b>	
<b>STORMWATER REQUIRED</b>	2.8 ACRES (15%)
<b>STORMWATER PROVIDED</b>	2.8 ACRES

<b>BUILDING TYPES</b>	
<b>BUILDING TYPE 1</b>	<b>36 UNITS</b>
1 BEDROOMS	12 UNITS
2 BEDROOMS	24 UNITS
<b>BUILDING TYPE 2</b>	<b>24 UNITS</b>
1 BEDROOMS	12 UNITS
2 BEDROOMS	12 UNITS
<b>BUILDING TYPE 3</b>	<b>24 UNITS</b>
1 BEDROOMS	24 UNITS





## **DEVELOPMENT SUMMARY**

<b>RESIDENTIAL</b>	<b>180 UNITS</b>
<b>TOTAL UNITS</b>	
PARKING REQUIRED	290 SPACES (1.5 SPACES PER UNIT)
<i>SURFACE PARKING</i>	217 SPACES
<i>HANDICAP PARKING</i>	6 SPACES
<i>COVERED PARKING</i>	90 SPACES
<i>GARAGE PARKING</i>	30 SPACES
<b>PARKING PROVIDED</b>	<b>343 SPACES</b> <b>(1.9 SPACES PER UNIT)</b>

### **OPEN SPACE / STORMWATER**

STORMWATER PROVIDED	2.5 ACRES (13.9%)
OPEN SPACE PROVIDED	12.47 ACRES (66.94%)

### **BUILDING TYPES**

<b>(1) BUILDING TYPE 1</b>	<b>12 UNITS</b>
1 BEDROOMS	0 UNITS
2 BEDROOMS	12 UNITS
<b>(7) BUILDING TYPE 2</b>	<b>168 UNITS</b>
1 BEDROOMS	12 UNITS
2 BEDROOMS	12 UNITS





Original Conceptual Site Plan  
276 Multifamily Units











Modified Conceptual Site Plan  
180 Multifamily Units





**SYMBOL KEY**

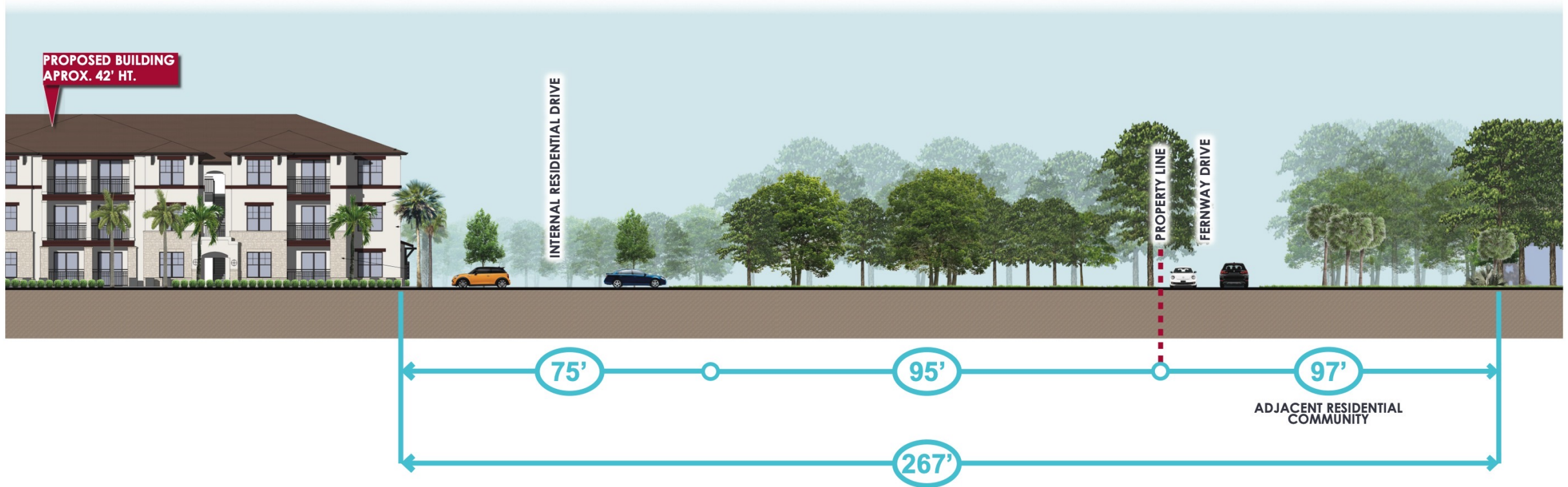
**TREES**

-  25 - BRACKEN'S SOUTHERN MAGNOLIA
-  168 - DENSA SLASH PINE
-  24 - AMERICAN SYCAMORE
-  8 - SOUTHERN LIVE OAK
-  32 - MAHOGANY
-  36 - BALD CYPRESS
-  23 - AMERICAN ELM
-  EXISTING VEGETATION TO REMAIN
  - 176 - PINES (3 - GRAND TREES)
  - 36 - LIVE OAKS (2 - GRAND TREES)
  - 149 - SABAL PALMS

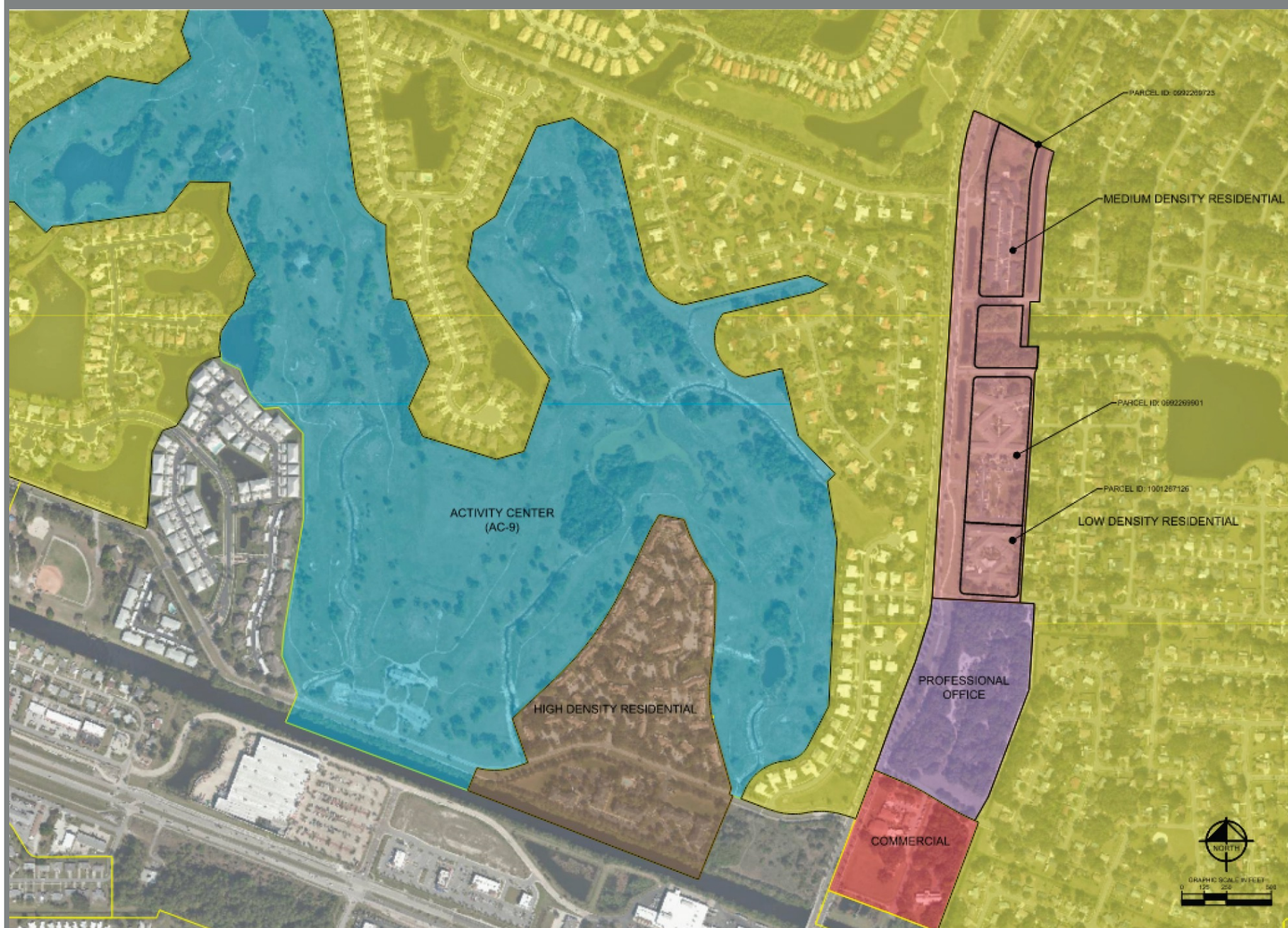
**TOTAL TREES & PALMS - 677 TREES & PALMS**

AVERAGE DISTANCE TO NEIGHBOR 369 FT.  
67% OF THE SITE IS PROPOSED OPEN SPACE

















**Belfonti**  
COMPANIES



**SITE SUMMARY:**  
 GROSS SITE AREA: 18.63 ACRES  
 SITE CURRENT ZONING: RESIDENTIAL SINGLE FAMILY 2  
 SITE PROPOSED ZONING: RESIDENTIAL MULTIFAMILY  
 PROPOSED USE: MULTIFAMILY  
 FLOOD ZONE: X  
 FUTURE LAND USE: LOW DENSITY RESIDENTIAL  
 DWELLING UNITS: 180  
 DENSITY: 10 UNITS PER ACRE  
 MAX BUILDING HEIGHT: 70 FT

**SETBACKS:**  
 FRONT: 25 FT  
 REAR: 25 FT  
 SIDE: 25 FT

**PARKING SUMMARY:**  
 REQUIRED: 280 SPACES (1.5 SPACES/UNIT \*20)  
 SURFACE PARKING: 217 SPACES  
 HANDICAP SPACES: 6 SPACES  
 COVERED PARKING: 80 SPACES  
 GARAGE PARKING: 30 SPACES  
 TOTAL PARKING: 343 SPACES

LAND USE BREAKDOWN:	
BUILDING	2.36 (AC.) 12.67%
IMPERVIOUS	3.80 (AC.) 20.40%
OPEN SPACE	
LANDSCAPE BUFFER	0.83 (AC.) 5%
LANDSCAPE AREAS OFF-STREET PARKING	8.96 (AC.) 48%
SWM	2.58 (AC.) 13.9%
TOTAL OPEN SPACE	12.47 (AC.) 66.94%
TOTAL SITE AREA	18.63 (AC.) 100%

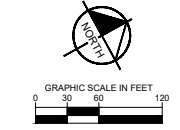
LANDSCAPE BUFFER REQUIREMENTS				
BUFFER	WIDTH	TRESS/ LINEAR FEET	SHRUBS REQUIRED	
TYPE "C"	10'	ONE/40	YES	
TYPE "B"	10'	ONE/50	YES	

**NOTES:**  
 1. REQUIREMENTS PER NORTH PORT UNIFIED LAND DEVELOPMENT CODE SECTION 21-9, TABLES 1 AND 2.

BUILDING SUMMARY				
BLDG	# OF BLDGS	1BR	2BR	NO. CUS
BLDG #	1	0	12	12
BLDG 1-7	7	12	12	168
TOTAL	84	96	180	
% BY BEDROOM		46.7%	53.3%	

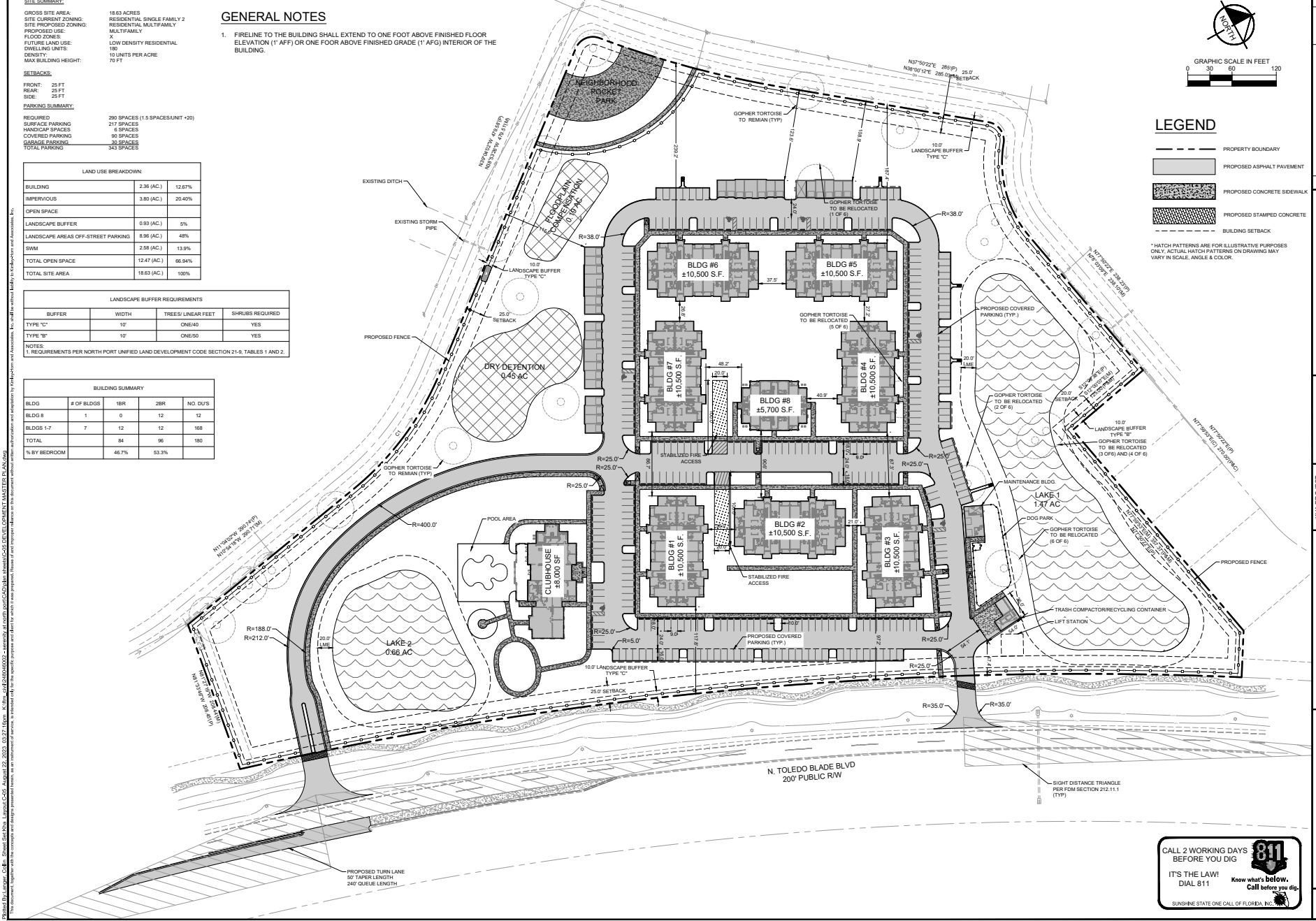
**GENERAL NOTES**

- FIRELINE TO THE BUILDING SHALL EXTEND TO ONE FOOT ABOVE FINISHED FLOOR ELEVATION (1' AFF) OR ONE FOUR ABOVE FINISHED GRADE (1' AFG) INTERIOR OF THE BUILDING.



**LEGEND**

- PROPERTY BOUNDARY
  - PROPOSED ASPHALT PAVEMENT
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED STAMPED CONCRETE
  - BUILDING SETBACK
- \* HATCH PATTERNS ARE FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL HATCH PATTERNS ON DRAWING MAY VARY IN SCALE, ANGLE & COLOR.



DATE: \_\_\_\_\_ BY: \_\_\_\_\_

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REVISEMENTS

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No.

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**Kimley»Horn**  
 8000 WALKER HORN AND ASSOCIATES, INC.  
 1515 PALM BLVD., SUITE 200, WEST PALM BEACH, FL 33411  
 WWW.KIMLEYHORN.COM REGISTRY NO. 95106

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LICENSED PROFESSIONAL

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KHA PROJECT: 248046002  
 DATE: AUGUST 2023  
 SCALE: AS SHOWN  
 DESIGNED BY: JTN  
 DRAWN BY: CEL  
 CHECKED BY: SE

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**DEVELOPMENT MASTER PLAN**

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SERENITY AT NORTH PORT  
 PREPARED FOR BELFONTI COMPANIES  
 NORTH PORT, FLORIDA

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SHEET NUMBER  
 C-05