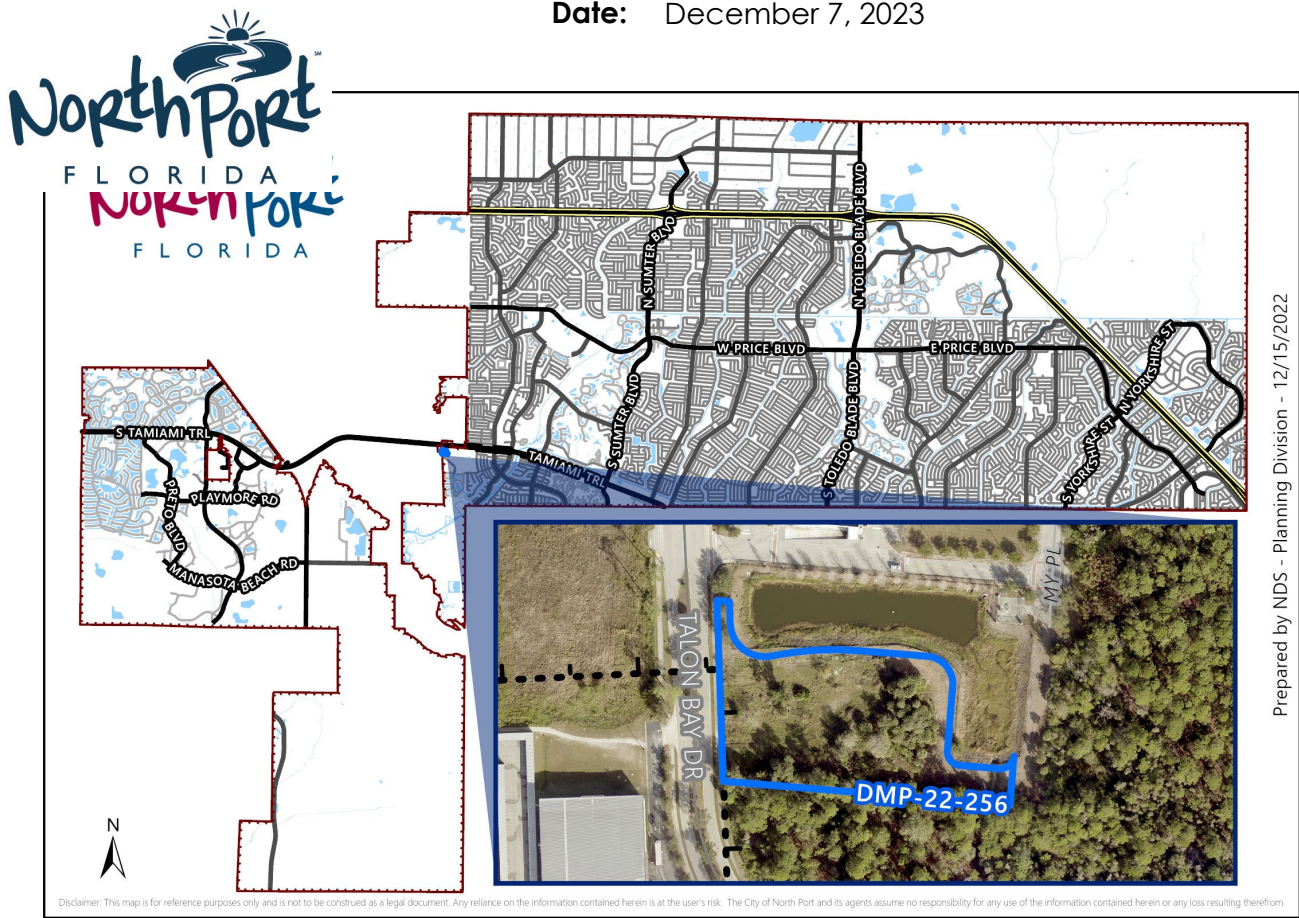




STAFF REPORT

Talon Bay Self-Storage Development Master Plan

- From:** Carl Benge, AICP, Planner III
- Thru:** Hank Flores, AICP, CFM, Planning & Zoning Manager
- Thru:** Lori Barnes, AICP, CPM, Assistant Development Services Director
- Thru:** Alaina Ray, AICP, Development Services Director
- Thru:** Jason Yarborough, ICMA-CM, Assistant City Manager
- Thru:** A. Jerome Fletcher II, ICMA-CM, MPA, City Manager
- Date:** December 7, 2023



Prepared by NDS - Planning Division - 12/15/2022

- PROJECT:** DMP-22-256 Talon Bay Self-Storage
- REQUEST:** Consideration of Development Master Plan Application for Approval of a 3-story, 69,100 square feet, self-storage facility.
- APPLICANT:** John F. Cavoli of Cavoli Engineering, Inc. (**Exhibit A, Affidavit**)
- OWNERS:** Estate Lands Excavators (**Exhibit B, Warranty Deed**)
- LOCATION:** Parcel located immediately east of Talon Bay Drive and south of S. Tamiami Trail (PID 0791070013)
- PROPERTY SIZE:** ± 1.67 acres

I. BACKGROUND

John F. Cavoli of Cavoli Engineering, Inc on behalf of Estate Lands Excavators, has submitted a Development Master Plan application to the City of North Port to develop a ± 1.67 acre vacant site into a 3-building, 69,100 square feet, self-storage facility. The development is located on Talon Bay Drive, south of S. Tamiami Trail. The subject parcel is zoned Planned Community Development (PCD) with a Future Land Use of Activity Center—located in Activity Center One.

II. REQUESTED MODIFICATIONS

Pursuant to ULDC Sec.53-118-Modifications of regulations, the Commission may approve waivers to regulations during the Development Master Plan hearing process. The applicant is not requesting **any** modifications from the ULDC.

III. NEIGHBORHOOD MEETING

Pursuant to Section 53-5.E, the applicant held a neighborhood meeting on September 21, 2023, at 5:30 PM at the Morgan Family Community Center located at 6207 West Price Boulevard North Port, FL 34291. The meeting documents have been provided and attached as **Exhibit C**.

IV. STAFF REVIEW

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

| Staff Development Review | |
|-------------------------------|------------------------------------|
| Finance | No Objection |
| Fire/Rescue | Meets Requirements |
| NDS/Planning | Meets Requirements with Conditions |
| NDS/Building-Arborist | No Objection |
| NDS/Building-Structural | No Objection |
| Parks & Recreation | No Objection |
| PW/Engineering-Infrastructure | Meets Requirements with Conditions |
| PW/Engineering-Stormwater | No Objection |
| PW/Solid Waste | Meets Requirements |
| PW-PZ/Environmental | Meets Requirements with Conditions |
| Utilities | Meets Requirements with Conditions |

IV. STAFF REVIEW (continued)

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

The conditions from Fire & Rescue, Planning, PW/Engineering-Stormwater, PW-PZ/Environmental, and North Port Utilities will be required with future submittals and are listed in Section VI of this staff report.

V. DATA & ANALYSIS

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

COMPREHENSIVE PLAN

Future Land Use Goal 1

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

Staff Findings: The proposed project will develop a currently vacant site into an active commercial site. Development of this site will add to the city's tax base, provide additional jobs, and provide a service to residents. The proposed project will be required to provide a Type D buffer along Talon Bay Drive. A Type D buffer is required to be 20 feet wide with shrubs and a tree every 35-feet on center. Per ULDC Sec. 53-109.A, light industrial and warehouse uses have the following setbacks: Front—25 ft, Side—15 ft, and Rear—20 ft. The required setback and added buffer will reduce the projects visible presence along Talon Bay Drive. The development requirements for the project are applied to address any impacts that pose a threat to the health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

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

COMPREHENSIVE PLAN

Future Land Use Element, Goal 2

To promote an intensive mixture of employment, goods and services, and residential uses in Activity Centers; to promote a wide variety of residential and employment alternatives; to achieve the highest

V. DATA & ANALYSIS (CONTINUED)

standards of quality in the urban environment; and to provide a balanced and healthy tax base.

Staff Findings: The proposed project would be one of two self-storage facilities in Activity Center 1, contributing to the diversity of commercial uses along US 41 (AC1). The addition of a another business within AC1 will contribute to the local tax base.

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

COMPREHENSIVE PLAN

Future Land Use Element, Policy 2.1.1

AC#1 (US-41/Mediterranea) - This Activity Center shall be established to provide for retail, office, commercial and limited light industrial uses. This long established commercial area provides services to the surrounding neighborhoods and to people using US 41.

Staff Findings: The proposed self-storage will provide an additional business and service along US 41 for residents in the surrounding area and those using US41. The location of a self-storage should be accessible and easy to identify. The site is set back from US 41 enough for access, but not so much to be visual disruption.

Staff concludes that the proposed Development Master Plan is consistent with Future Land Use Element Policy 2.1.1.

COMPREHENSIVE PLAN

Future Land Use Element, Policy 2.1.12

To enhance the aesthetics of AC #1 while maintaining and enhancing the district's viability as a location where citizens desire to work, shop, and live, the City shall continue to implement the projects identified in the adopted US 41 Corridor Master Plan which includes, but are not limited to, sidewalks, shade trees, pedestrian lighting, and benches.

Staff Findings: The proposed project is located in AC-1 and will be required to submit a Major Site and Development Plan (MAS) application for the review and approval of any infrastructure and vertical improvements on-site. As part of the approval process, the applicant will be required to provide compatibility with the parcels abutting the proposed project. This will include providing connecting sidewalks, a landscaping plan, a photometrics plan, and a site plan showing the location of benches.

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

V. DATA & ANALYSIS (CONTINUED)

COMPREHENSIVE PLAN

Chapter 53-Zoning Regulations, Part 1.-General Provisions, Section 53-102.-Intent.

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

Staff Findings: The proposed project is a 69,100 sq. ft. self-storage facility consisting of a 3-story building and two one-story buildings, which is consistent with and complementary to the uses adjacent to the subject parcel. To the north of the project is a stormwater pond, to the south is a vacant lot zoned PCD, to the west is the access drive (extension of MY Place) to the vacant PCD lot abuts the project to the south, and to the west is an existing self-storage facility located outside of the City.

The proposed project will be required to functionally integrate via sidewalk network with the existing pedestrian sidewalks along Talon Bay Drive. The proposed project will also provide an outlet access on the west side of the parcel to connect when the extension of MY Place happens when the parcel to the south of the proposed projects begins development.

V. DATA & ANALYSIS (CONTINUED)

It is the intent of the PCD zoning district is to facilitate the harmonious interaction of land uses not individually provided for in other industrial, commercial, service, residential or government use districts through grouping of similar uses. The proposed project would increase the variety of the services currently provided within the area.

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

ULDC

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

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

Staff Findings: The applicant is proposing a 69,100 sq. ft. self-storage consisting of a 3-story building and two one-story buildings. Self-storage facility is an allowed use within the PCD zoning and Activity Center 1. The proposed project is consistent with the Comprehensive Plan's Future Land Use Goal 1, Goal 2, and Future Land Use Policy 2.1.1, and Policy 2.1.12 as previously highlighted. The proposed project is consistent with the standards and criteria set within Article VIII—PCD Planned Community Development District of the ULDC.

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

ULDC

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

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

Staff Findings: The proposed project incorporates all applicable provisions of this section, including buffer areas and providing open space.

V. DATA & ANALYSIS (CONTINUED)

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

ULDC

Chapter 53-Zoning Regulations, Part 3.-Special Circumstance Regulation, Section 53-239.T.

Mini storage facilities and mini warehousing.

- (1) Mini storage or warehousing facilities shall be limited to dead storage use only. No other commercial or industrial use shall be permitted, and no occupational license shall be issued for any such use.
- (2) The principal use of the property shall be for storage and/or warehousing that is located within an enclosed building or buildings. Outdoor vehicle and boat storage is permitted as an accessory use only. Any outdoor storage area(s) shall be buffered with an eight-foot fence or wall. In Activity Centers #4 (Panacea) and #6 (The Shire), the fence shall be at least 95% opaque and shall be maintained in good repair. [Amended 10-23-18 by Ord. 2018-24 , § 2.01]
- (3) Plumbing shall not be extended to individual storage spaces, and plumbing fixtures such as sinks, toilets and the like shall not be installed.
- (4) Minimum building site size shall be three (3) acres.
- (5) The building site shall be designed, at a minimum, to accommodate the landscaping requirements of Chapter 21, Landscaping Regulations, of the Unified Land Development Code.
- (6) Parking and travel aisle design.
 - (a) One-way travel aisles shall provide for one (1) ten (10) foot parking/loading lane and one (1) fifteen (15) foot travel lane. Traffic direction and parking/loading shall be indicated by either pavement marking or signage.
 - (b) Two-way travel aisle shall provide for one (1) ten (10) foot parking/loading lane and two (2) twelve (12) foot travel lanes.
 - (c) Aisles not serving storage spaces shall not be required to provide parking/loading lanes.
- (7) To properly protect from the effects of fire from common adjoining units which could substantially impact life, safety and property, the City of North Port Fire Rescue district, shall require all mini, self and retail storage facilities erected within the City limits to be designed with a complete fire sprinkler system, in accordance with NFPA 13, Standard for Installation of Fire sprinkler systems.
 - (a) To monitor the fire sprinkler system, a complete fire alarm system, with manual pull stations and Americans with Disabilities Act (ADA) compliant audio-visual devices, shall be required, and shall be electronically monitored twenty-four

V. DATA & ANALYSIS (CONTINUED)

ULDC

(24) hours a day by a UL listed central station.

- (b) All structures shall have a waterproof exterior horn-strobe installed so as to be visible to responding emergency vehicles, with exact location determined by the authority having jurisdiction (AHJ).
- (c) The fire alarm control panel (FACP) shall be installed in an environment protected from the Florida climate.
- (d) All installations shall be in accordance with NFPA 72, National Fire Alarm Code, and NFPA 70, National Electrical Code.

Staff Findings: The proposed project incorporates all applicable provisions of this section. The principle use of indoor self-storage being proposed is allowed within the PCD zoning.

Please note that ULDC Sec. 53-239 includes a minimum acreage requirement. The city cannot regulate the site size without applying the same condition to other similar uses. At this point, the City does not require any other uses to have a minimum site size.

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

Chapter 55-Activity Center Design Regulations, General, Section 55-4.-G.

Where permitted, personal storage establishments shall comply with the following standards:

- (1) Building exterior/placement. The entire exterior of any personal storage establishment located within an Activity Center shall conform to the applicable Activity Center design guidelines. Any facade visible from the public right-of-way shall present the appearance of an office or retail commercial use by incorporating the below design features.
 - (a) Blank walls shall occupy no more than fifty percent (50%) of a street-facing frontage and shall extend no more than thirty (30) linear feet without being interrupted by a window or entry.
 - (b) All roll up doors must face away from adjacent rights-of-way.
 - (c) Fifty percent (50%) of the ground floor must consist of windows, stylized facades, or doors.
 - (d) Thirty percent (30%) of floors above the ground floor must consist of windows, stylized facades, or doors.
 - (e) Buildings that are more than 150 feet in length/width shall comply with the following for all building walls and frontage

V. DATA & ANALYSIS (CONTINUED)

walls facing the street: No more than sixty (60) feet of horizontal distance of wall shall extend without architectural relief that is a minimum of thirty (30) feet wide and three (3) feet deep.

Staff Findings: Staff reviews architectural designs in the Urban Design Standards Review (UDSR) application process. The applicant has not requested any modifications to the design standards. The structures will be required to meet all design standards in ULDC Sec. 55-4.G.

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

FISCAL IMPACT ANALYSIS

Staff performed a fiscal impact analysis for the proposed DMP using data from the applicant and assumptions based on current market trends. Over the course of five years staff forecasts a net benefit of \$512,196 (**Exhibit E**).

VI. PUBLIC HEARING SCHEDULE

PUBLIC HEARING SCHEDULE

| | |
|--|---|
| Planning & Zoning Advisory Board Public Hearing | December 7, 2023 9:00 AM or as soon thereafter |
| City Commission Public Hearing | January 9, 2024 10:00 AM or as soon thereafter |

VII. CONDITIONS & SAFEGUARDS

The **Development Master Plan** was approved by staff with the following conditions to be met with future submittals:

1. This property is located within Activity Center 1 – Mediterranean. This project would be required to submit a Urban Design Standard Review application for architectural review prior to receiving a development order.
2. This property is located within Activity Center 1—Mediterranea. This project will be required to provide public art in accordance with ULDC Chapter 59 prior to an issuance of a building permit.
3. Please specify that there shall be a minimum of 4 feet between the crosswalks and the back of the stop bars.
4. NOTICE: Site assessment activities (e.g. surveys, geotechnical) performed with the use of machinery/equipment which includes removal of trees, underbrush, or understory vegetation requires a land clearing/underbrush permit issued by the City of North Port Building Department. Except for the hand clearing of understory vegetation, removal of trees or understory vegetation without an appropriate land clearing/underbrush permit from the City of North Port Building Department may constitute violation(s) not limited to FWC rules, ULDC Chapter 58 Archeological Resource Protection Regulations, and ULDC Chapter 45 Tree Protection Regulations (adopted Feb. 22, 2022). Hand clearing of understory vegetation shall not occur in a wetland or watercourse buffer. Definitions of "tree" and "understory vegetation" are included in ULDC Chapter 45 Tree Protection Regulations (adopted Feb. 22, 2022 ord. no. 2021-46).
5. Provide a copy of the approved Environmental Resource Permit (ERP). Also provide an approved permit under Section 404 of the Clean Water Act (CWA) issued by either a U.S. Army Corps of Engineers(USACE) or Florida Department of Environmental Protection (FDEP), depending on the location of the project. The permits will authorize wetland impacts and indicate how wetland mitigation will be achieved. This permit plus documentation of required wetland mitigation must be provided prior to construction that impacts the wetland. This permit is typically provided preferably before scheduling the preconstruction meeting with the City.
6. A 100% gopher tortoise survey was done in September 23, 2022 and 1 gopher tortoise burrows were located
 - A. All gopher tortoise burrows found on-site must be avoided with the required 25 ft radius.
 - B. If gopher tortoises are proposed to be relocated, an FWC relocation permit for the relocation is needed, and a copy of the survey and permit provided to the City prior to issuing a Notice to Proceed (NTP). FWC guidelines require a 100% gopher tortoise survey before conducting capture and relocation activities.
 - C. On completion of the relocation actions, submit a summary After Action report to the City that identifies the total number of tortoises relocated to the designated property. The summary After Action Report will be required prior to issuing a Notice to Proceed (NTP).
 - D. If site construction/land clearing does not commence within 90 days from the date of the most recent 100% gopher tortoise survey or start of capture activities, a new gopher tortoise burrow survey must be completed to ensure gopher tortoises

VII. CONDITIONS & SAFEGUARDS (CONTINUED)

have not moved in and, if found, a valid permit must be obtained, amended, or acted on to capture and relocate all tortoises prior to commencing any site clearing.

- E. Immediately following relocation the gopher tortoise agent shall evaluate the need for installation of a well-constructed silt fence to prevent gopher tortoise re-entry.
 - F. In the case where zero (0) gopher tortoise burrows are located during an initial limited or 100% gopher tortoise survey an additional 100% gopher tortoise survey may be required within 90 days of issuing a Notice to Proceed (NTP) and within 90 days of issuing a land clear permit.
7. Before FDEP permits will be signed, North Port Utilities requires the following:
 - Four complete sets of DEP permit applications (water and sewer) and four sets of construction plans both sets of items shall be signed and sealed by the engineer of record.
 - One engineer certified (sealed) estimate for the cost of utility construction.
 - A check for the Utility Construction Inspection Fee. The fee shall be 6.5% of the utility construction costs for projects \$0 to \$2 million, plus 2.5% of utility construction cost over \$2 million. The minimum fee is \$250.00.
 8. Prior to commencement of utility site construction, three copies of shop drawings plus any copies required by the applicant shall be submitted to the Utility Department for review and approval.
 9. Irrigation systems shall be designed and constructed to meet reuse standards.
 10. Provide the Utility Department with floor plans and plumbing riser drawings for each building so meter sizes and capacity fees can be calculated. Meter and Capacity fees shall be paid prior to utility site construction the Development Order,
 11. Department of Environmental Protection Permit and Development of Health Permit shall be posted at the project site and provided at the preconstruction meeting.
 12. A developer agreement shall be negotiated with the utility department and approved by the Utility Director and City Staff prior to DEP or DOH permits being signed and released.

VIII. RECOMMENDED MOTION

PLANNING AND ZONING ADVISORY BOARD—

The Planning & Zoning Division recommends that the Planning & Zoning Advisory Board recommend City Commission approve of DMP-22-256 and motion as follows:

I move to recommend approval of Petition No. DMP-22-256, as presented and find that based on the competent substantial evidence, the development master plan complies with the Unified Land Development Code.

CITY COMMISSION—

The City Commission approve DMP-22-256 and motion as follows:

I move to approve Petition No. DMP-22-256, as presented and find that based on the competent substantial evidence, the development master plan complies with the Unified Land Development Code.

IX. ALTERNATIVE MOTION

PLANNING AND ZONING ADVISORY BOARD—

1. **RECOMMEND DENIAL** of petition DMP-22-256

I move to recommend denial of Petition No. DMP-22-256, and find that, based on the competent substantial evidence shows that:

[Select one or more WITH SUPPORTING REASONS:]

1. The proposed Development Master Plan **IS NOT** specifically adapted and designed for the uses anticipated, including but not limited to lot configuration, access, and internal circulation.
2. The proposed Development Master Plan **DOES NOT COMPLY** with the City of North Port Comprehensive Plan, the zoning regulations, and other sections of the Unified Land Development Code and other laws, ordinances, and regulations *[include the section references, as applicable]*

CITY COMMISSION—

1. **APPROVAL WITH CERTAIN CONDITION(S) OR MODIFICATION(S)** of Petition No. DMP-22-256.

I move to approve Petition No. DMP-22-256, with the following conditions *[list conditions]* and find that, based on the competent substantial evidence, the development master plan complies with the Unified Land Development Code.

2. **DENIAL** of Petition No. DMP-22-256.

IX. ALTERNATIVE MOTION (continued)

I move to deny Petition No. DMP-22-256, and find that, based on the competent substantial evidence shows that:

[Select one or more WITH SUPPORTING REASONS:]

1. The proposed Development Master Plan **IS NOT** specifically adapted and designed for the uses anticipated, including but not limited to lot configuration, access and internal circulation.
2. The proposed Development Master Plan **DOES NOT COMPLY** with the City of North Port Comprehensive Plan, the Unified Land Development Code, and other laws, ordinances, and regulations. [insert section #]

X. EXHIBITS

| Exhibits |
|-----------------------------------|
| A. Affidavit |
| B. Warranty Deed |
| C. Neighborhood Meeting Documents |
| D. Development Master Plan |
| E. Fiscal Impact Analysis |

AFFIDAVIT

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

Sworn and subscribed before me this 17 day of October, 2022,

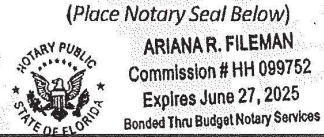
[Signature]
Signature of Applicant or Authorized Agent

STEVEN F. BARNHARDT, PRESIDENT
Print Name and Title

STATE OF FLORIDA COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged by me this 17 day of October, 2022, by Steven F. Barnhardt who is personally known to me or has produced _____ as identification.

[Signature]
Signature - Notary Public



**AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT**

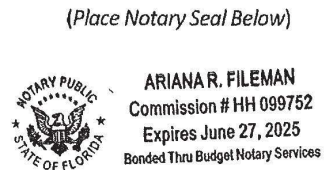
I, Steve Barnhardt, property owner, hereby authorize CAVOLI Engineering, Inc/John Cavoli to act as Agent on our behalf to apply for this application on the property described as (legal description) Lot 5 Arbors Business Center

ESTATE LANDS EXCAVATORS, INC _____
Owner _____ Date 10/14/22

STATE OF FLORIDA COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged by me this 17 day of October, 2022, by Steven F. Barnhardt Pres. of Estate Land Excavator, Inc. who is personally known to me or has produced _____ as identification.

[Signature]
Signature - Notary Public



RECORDED IN OFFICIAL RECORDS
RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003223890 2 PGS
INSTRUMENT # 2003223890 2 PGS
2003 NOV 05 03:47 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CFOLKINS Receipt#396726

Prepared by and return to:
RICHARD D. SABA, ATTORNEY-AT-LAW
SABA & KING, LLP
2033 MAIN STREET, SUITE 303
SARASOTA, FL 34237

Doc Stamp-Deed: 3,150.00

Parcel I.D. No.: 0791-07-0001
Grantee #1 TIN:



TRUSTEE'S DEED

THIS INDENTURE, made and entered into on the 3rd day of November, 2003, by and between **BERNARD R. ROLL, AS TRUSTEE UNDER THE BERNARD R. ROLL REVOCABLE TRUST DATED APRIL 4, 1996, and Individually, "Grantor", and ESTATE LANDS EXCAVATORS, INC., a Florida corporation,** whose post office address is 7891 Estates Drive, North Port, FL 34286, "Grantee".

WITNESSETH: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, the following described land located in Sarasota County, Florida, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MARKED (2B) FOR IDENTIFICATION AND BY THIS REFERENCE MADE A PART HEREOF AND INCORPORATED HEREIN.

SUBJECT TO restrictions, reservations and easements of record, if any, and taxes for the year 2003 and subsequent years.

Grantor represents and warrants that neither Grantor nor any of Grantor's family reside on the above-described property nor on contiguous property and that the above-described property does not constitute Grantor's homestead under the laws of the State of Florida.

TOGETHER with all singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to that real property.

TO HAVE AND TO HOLD unto the Grantee, his heirs and assigns, with every right, title and interest of which the Grantor is now seized and possessed as Trustee aforesaid and individually, and the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

Printed Name: Cheryl Offenburger

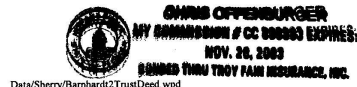
Printed Name: Clarissa S. Chestnut

Bernard R. Roll, as Trustee aforesaid
and Individually.
3911 Windsor Castle Blvd.
Milton, FL 32583

STATE OF FLORIDA
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this 3rd day of OCTOBER, 2003, by **Bernard R. Roll, as Trustee under the Bernard R. Roll Revocable Trust Dated April 4, 1996 and Individually,** who is personally known to me or who has produced PERSONALLY KNOWN as identification.

(SEAL)



Signature of Notary Public
Print Name: Cheryl Offenburger
My Commission Expires: 11-28-03

INSTRUMENT # 2003223890
2 PGS

EXHIBIT "A"

LEGAL DESCRIPTION ATTACHED TO TRUSTEE'S DEED
AND MARKED ~~(A)~~ FOR IDENTIFICATION

Parcel 2: Being the North 1/2 of the following described property: Commence at the intersection of the Southerly R/W line of U.S. Highway No. 41 and the Westerly R/W line of Ortiz Boulevard, extended; thence South 86° 03' East, along said Southerly R/W line of U.S. Highway No. 41, 80.55 feet to the Easterly R/W line of Ortiz Boulevard, extended, for a Point of Beginning; thence continue South 86°03' East, along the Southerly R/W of said U.S. Highway No. 41, 400 feet; thence South 2° 45' East, parallel with Ortiz Boulevard, extended, 600 feet; thence North 86°03' West, parallel with the Southerly R/W of said U.S. Highway No. 41, 400 feet to the intersection with the Easterly R/W of Ortiz Boulevard, extended; thence North 2° 45' West, along said Easterly R/W of Ortiz Boulevard, extended, 600 feet to the Point of Beginning. All lying and being in Section 36, Township 39 South, Range 20 East, Sarasota County, Florida. Parcel ID No. 0791-07-0001.

Notice of Neighborhood Meeting for:

**Talon Bay Self Storage
6040 Talon Bay Drive, North Port, FL 34287**

Date of Meeting: Thursday September 21, 2023
Time: 5:30– 6:30 pm
Location: Morgan Family Community Center
Meeting Room
6207 West Price Boulevard
North Port, FL 34291
Contact Name: Jim Ready
CAVOLI Engineering, Inc.
(941) 927-3647
jim.ready@cavoliengineering.com

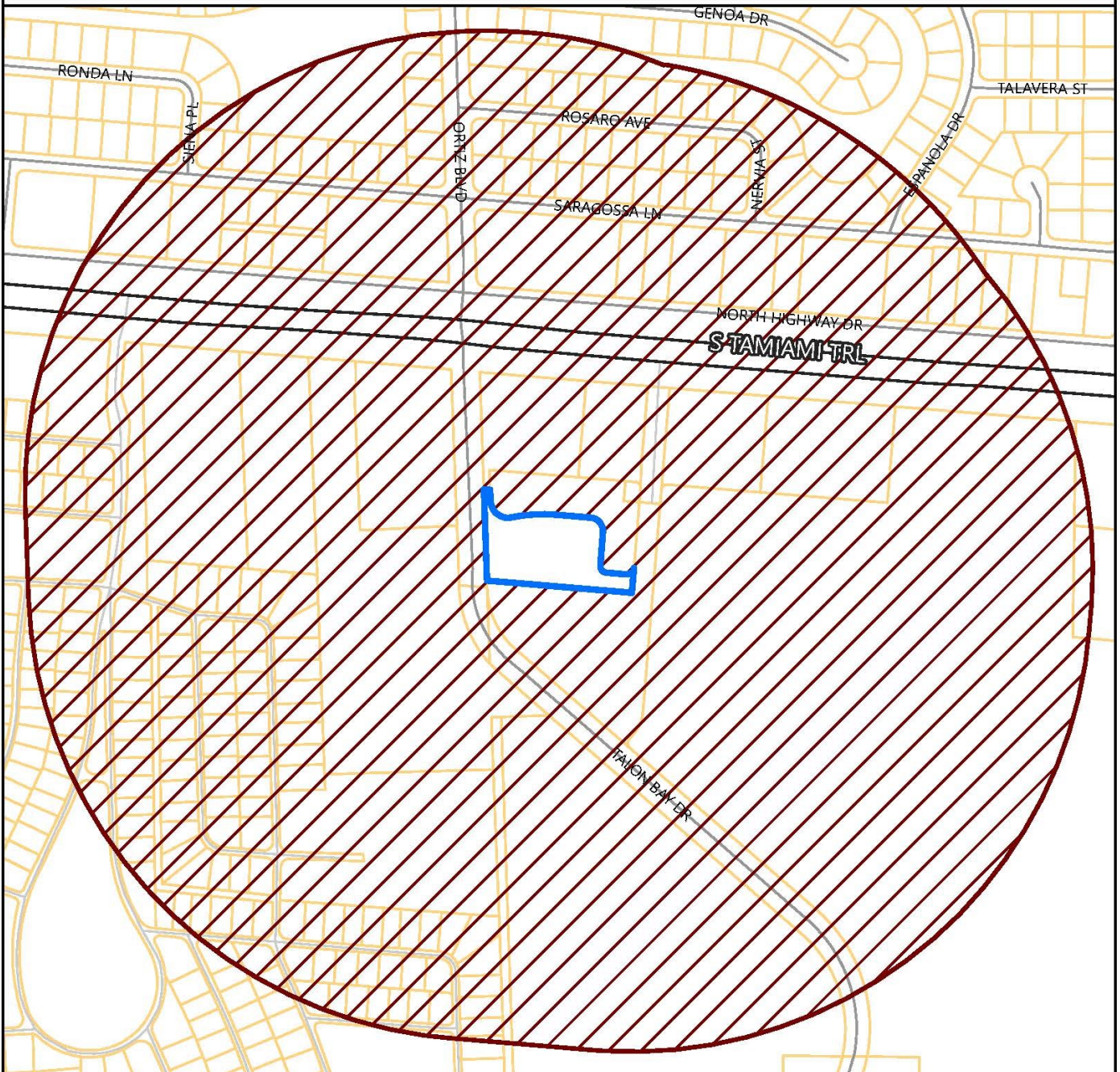
We would like to invite you to attend a neighborhood meeting to discuss the development of a Self Storage Facility located near the intersection of Talon Bay Drive and My Place Drive.. Mr. John Cavoli, P.E.. will be hosting the meeting to discuss the Design Master Plan (DMP) application for the subject property. The purpose of the meeting is to inform neighboring residences about the proposed development plan and to seek comments. The existing zoning is PCD (Planned Community Development) and will remain the same. The intent of this meeting is to present how the buildings, landscaping and parking lot will be modeled to accommodate the neighboring area.

We look forward to seeing you at the meeting

Regards,

Jim Ready

Buffer Map (1,320 foot distance from property)



- Petition Boundary
- 1320 ft Buffer
- Parcels

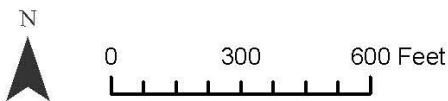
North Port Streets

- Arterial
- Local
- Private



Prepared on 9/5/2023
by NDS / Planning Division

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.



DEVELOPMENT MASTER PLANS FOR TALON BAY SELF STORAGE

GENERAL NOTES

CONTRACTOR TO VERIFY ALL UTILITIES AND RECORDS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FROM THE CITY OF SARASOTA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FROM THE CITY OF SARASOTA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FROM THE CITY OF SARASOTA.

OWNER/CLIENT:
PATRIOT SELF STORAGE TALON BAY, LLC
515 Oak Bay Drive
Osprey, FL 34229

CIVIL ENGINEER:
CAVOU Engineering, Inc.
5824 Bee Ridge Road #325
Sarasota, FL 34233
(941) 927-3447
Fax: (941) 927-3446

SURVEYOR:
Vorbushkik Fish & Associates, Inc.
12450 S. Tomichni Trail, Units C & D
North Port, FL 34287
(941) 426-0681

CONSTRUCTION NOTES

ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FROM THE CITY OF SARASOTA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FROM THE CITY OF SARASOTA.

66,000 SF SELF STORAGE FACILITY

PROJECT TEAM

OWNER/CLIENT:
PATRIOT SELF STORAGE TALON BAY, LLC
515 Oak Bay Drive
Osprey, FL 34229

CIVIL ENGINEER:
CAVOU Engineering, Inc.
5824 Bee Ridge Road #325
Sarasota, FL 34233
(941) 927-3447
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SURVEYOR:
Vorbushkik Fish & Associates, Inc.
12450 S. Tomichni Trail, Units C & D
North Port, FL 34287
(941) 426-0681



INDEX OF DRAWINGS

- 1 COVER SHEET
- 2 AERIAL W/ SITE PLAN
- 3 EXISTING CONDITIONS/DEMOLITION PLAN
- 4 SITE PLAN
- 5 PAVING, GRADING AND DRAINAGE PLAN
- 6 SITE PLAN SECTIONS
- 7 STORM WATER MANAGEMENT DETAILS
- 8 SEDIMENT / EROSION CONTROL PLAN
- 9 MASTER UTILITY PLAN
- 10 PLAN AND PROFILE
- 11 CONSTRUCTION DETAILS
- 12-13 WATER DETAILS
- 14 SEWER DETAILS
- 15 TRAFFIC CONTROL PLAN
- 16 URBAN DESIGN STANDARDS - ACTIVITY CENTER #1

LEGEND

| EXISTING | PROPOSED |
|---|---|
| EXISTING FINISH FLOOR ELEVATION | PROPOSED FINISH FLOOR ELEVATION |
| EXISTING FIRE HYDRANT | PROPOSED FIRE HYDRANT |
| EXISTING SPOT GRADE | PROPOSED SPOT GRADE |
| OVERLAND DRAINAGE FLOW DIRECTION | PROPOSED OVERLAND DRAINAGE FLOW DIRECTION |
| PAVED/PAVING FLOW DIRECTION | PROPOSED PAVED/PAVING FLOW DIRECTION |
| PROPOSED SPOT GRADE | PROPOSED SPOT GRADE |
| PROPOSED DRAINAGE ELEMENT | PROPOSED DRAINAGE ELEMENT |
| PROPOSED CATCH BASIN | PROPOSED CATCH BASIN |
| PROPOSED JUNCTION BOX | PROPOSED JUNCTION BOX |
| PROPOSED 30" DIA. MANHOLE | PROPOSED 30" DIA. MANHOLE |
| PROPOSED 30" DIA. MANHOLE WITH INVERT | PROPOSED 30" DIA. MANHOLE WITH INVERT |
| PROPOSED 30" DIA. MANHOLE WITH INVERT AND SLOPE | PROPOSED 30" DIA. MANHOLE WITH INVERT AND SLOPE |
| PROPOSED CONCRETE PIPE AND SLOPE | PROPOSED CONCRETE PIPE AND SLOPE |
| PROPOSED INVERT | PROPOSED INVERT |
| PROPOSED MANHOLE | PROPOSED MANHOLE |
| PROPOSED MANHOLE WITH INVERT | PROPOSED MANHOLE WITH INVERT |
| PROPOSED MANHOLE WITH INVERT AND SLOPE | PROPOSED MANHOLE WITH INVERT AND SLOPE |
| PROPOSED MANHOLE WITH INVERT AND SLOPE (SEE PLAN FOR TYPICAL) | PROPOSED MANHOLE WITH INVERT AND SLOPE (SEE PLAN FOR TYPICAL) |

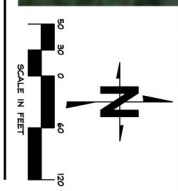
CAVOU Engineering, Inc.
Consulting Civil Engineers

5824 Bee Ridge Road, #325, Sarasota, FL 34233
F. Carl Cavou, P.E., No. 8875
email: info@cavouengineering.com

(941) 927-3447
Fax: (941) 927-3446

FOR CITY ENGINEERS USE ONLY

JOHN CAVOU, P.E.
FLUENR NO. 8875



| | |
|-------------|-----------|
| DATE | 1/11/2022 |
| BY | JFH |
| PROJECT NO. | 2022-001 |
| SHEET | 2 |



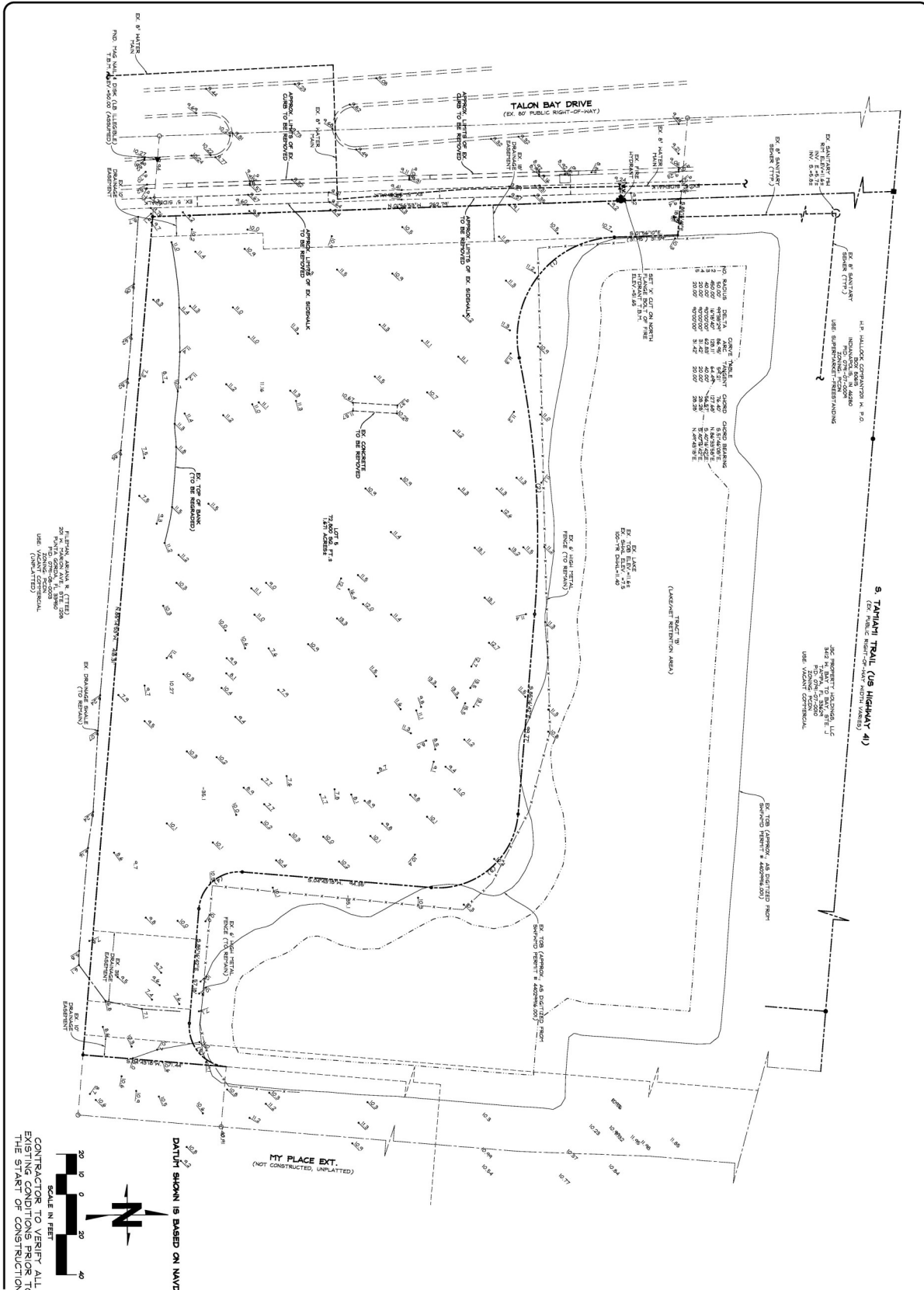
 JOHN F. CAVOLI P.E. FL LICENSE NO. 48492

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |
| | | | |

CLIENT: PATRIOT SELF STORAGE TALON BAY, LLC
 PROJECT: TALON BAY SELF STORAGE
 SHEET: AERIAL W/ SITE PLAN


CAVOLI Engineering, Inc.
 Consulting Civil Engineers
FL Cert. of Auth. No. 8873
 8824 Bee Ridge Road, #325, Sarasota, FL 34233

(941) 927-3547
 Fax: (941) 927-3546
 email: cavolengr@cox.com



| | | |
|---|-------|----------|
| 3 | DATE | 11/20/20 |
| | BY | JONAS |
| | PROJ | 20 |
| | SHEET | 3 |

JOHN F. CAVALI, P.E. FL LICENSE NO.: 48692

Digitally signed by John F. Cavali, DN: cn=John F. Cavali, o=Avoli Engineering, Inc., email=jcavali@avolieng.com, c=FL

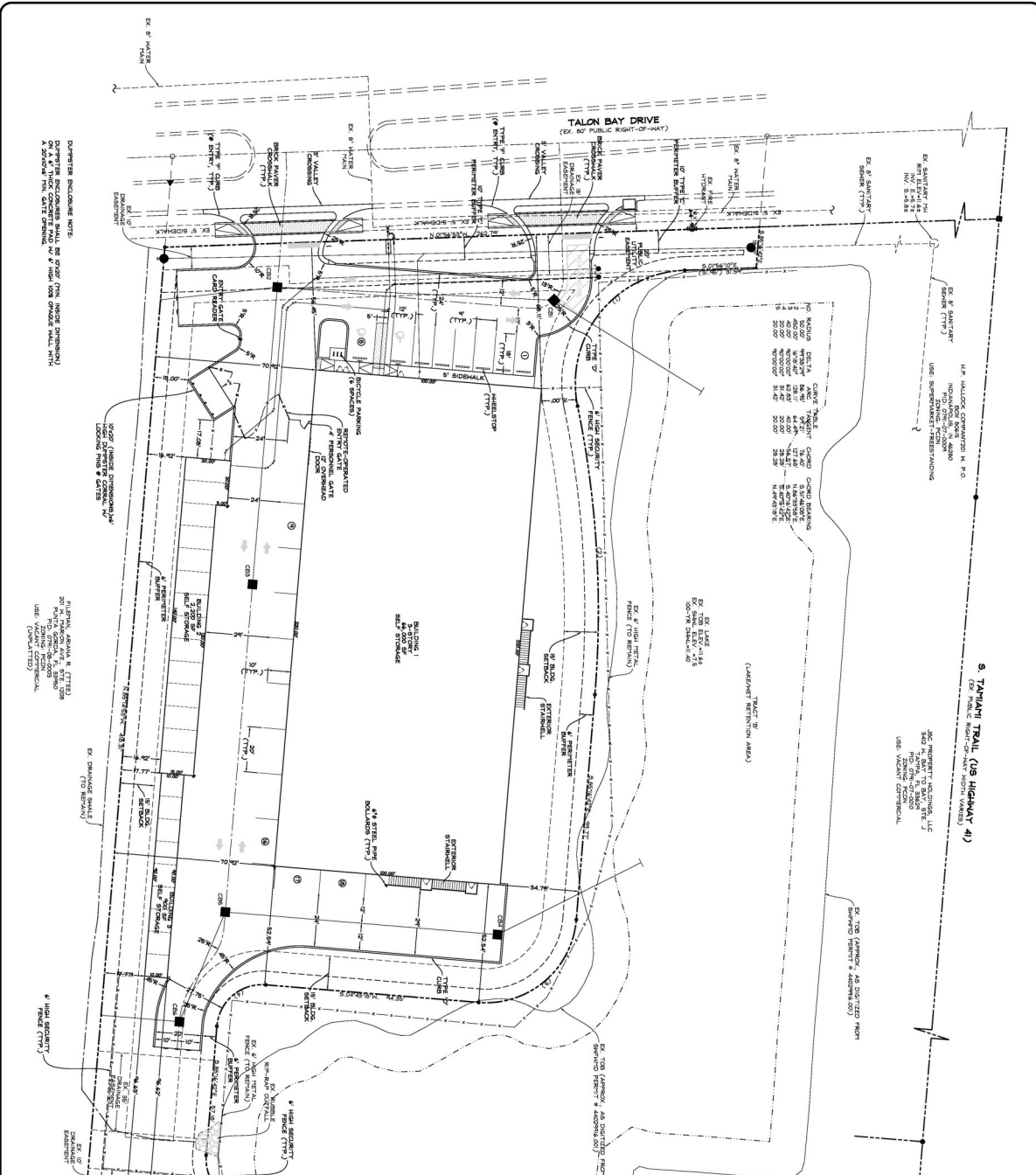
| NO. | REVISIONS | DATE | BY |
|-----|-----------------------|--------|-----|
| 1 | PER CITY DMP COMMENTS | 2/1/23 | JRR |

CLIENT: PATRIOT SELF STORAGE TALON BAY, LLC
 PROJECT: TALON BAY SELF STORAGE
 SHEET: EXISTING CONDITIONS / DEMOLITION PLAN

AVOLI Engineering, Inc.
 Consulting Civil Engineers

804 Bee Ridge Road, #305, Sarasota, FL 34233-5345 email: ccavali@avolieng.com

[941] 927-3647
 Fax: [941] 927-3646
 FL Cert. of Auth. No. 8875



CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

SCALE IN FEET

1" = 20'

0 20 40

MY PLACE EXT. (NOT CONSTRUCTED, UNPLATTED)

CLIENT: PATRIOT SELF STORAGE TALON BAY, LLC

PROJECT: TALON BAY SELF STORAGE

SHEET: SITE PLAN

AVOLI Engineering, Inc.
Consulting Civil Engineers
11111 E. 1st Ave., Suite 100
Tampa, FL 33610
Tel: (813) 972-3646
Fax: (813) 972-3646
Email: cvo@avolieng.com

| | | | |
|--|--|--|---|
| | DATE: 1/11/20 DRAWN BY: JONAS CHECKED BY: JONAS SHEET: 4 | PER CITY DMP COMMENTS DATE: 2/1/23 BY: JRR | REVISIONS NO. 1 DATE: 2/1/23 BY: JRR |
| | JOHN F. CAVOLI, P.E. FL LICENSE NO.: 48492 | | |
| | CLIENT: PATRIOT SELF STORAGE TALON BAY, LLC PROJECT: TALON BAY SELF STORAGE SHEET: SITE PLAN | | |

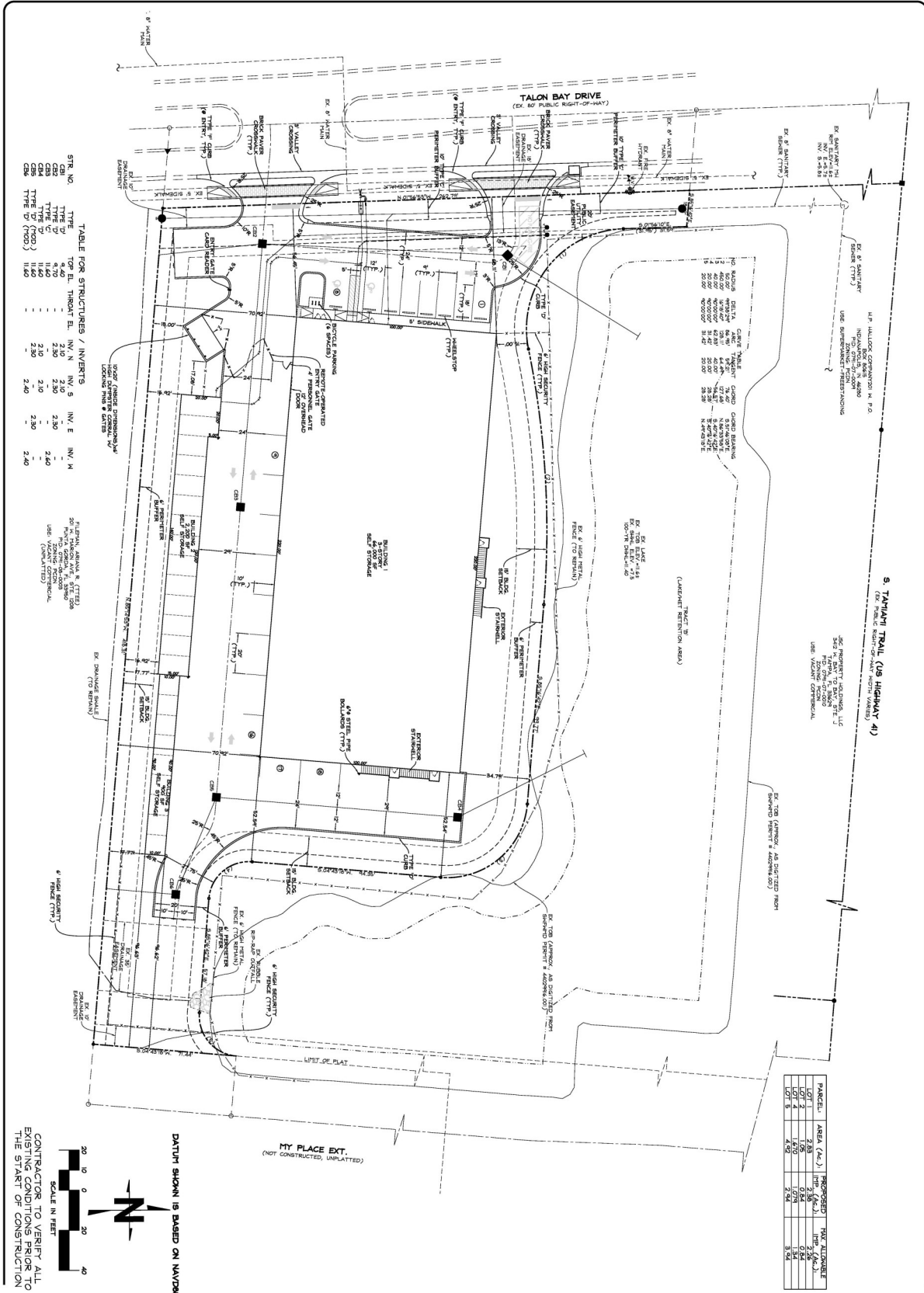


TABLE FOR STRUCTURES / INVERTS



| STA. NO. | TYPE ID | DL. THICKET EL. | INVERT S | INVERT M |
|----------|---------|-----------------|----------|----------|
| C20 | 1170 | 230 | 230 | 230 |
| C21 | 1170 | 230 | 230 | 230 |
| C22 | 1170 | 230 | 230 | 230 |
| C23 | 1170 | 230 | 230 | 230 |
| C24 | 1170 | 230 | 230 | 230 |
| C25 | 1170 | 230 | 230 | 230 |
| C26 | 1170 | 230 | 230 | 230 |
| C27 | 1170 | 230 | 230 | 230 |
| C28 | 1170 | 230 | 230 | 230 |
| C29 | 1170 | 230 | 230 | 230 |
| C30 | 1170 | 230 | 230 | 230 |
| C31 | 1170 | 230 | 230 | 230 |
| C32 | 1170 | 230 | 230 | 230 |
| C33 | 1170 | 230 | 230 | 230 |
| C34 | 1170 | 230 | 230 | 230 |
| C35 | 1170 | 230 | 230 | 230 |
| C36 | 1170 | 230 | 230 | 230 |
| C37 | 1170 | 230 | 230 | 230 |
| C38 | 1170 | 230 | 230 | 230 |
| C39 | 1170 | 230 | 230 | 230 |
| C40 | 1170 | 230 | 230 | 230 |
| C41 | 1170 | 230 | 230 | 230 |
| C42 | 1170 | 230 | 230 | 230 |
| C43 | 1170 | 230 | 230 | 230 |
| C44 | 1170 | 230 | 230 | 230 |
| C45 | 1170 | 230 | 230 | 230 |
| C46 | 1170 | 230 | 230 | 230 |
| C47 | 1170 | 230 | 230 | 230 |
| C48 | 1170 | 230 | 230 | 230 |
| C49 | 1170 | 230 | 230 | 230 |
| C50 | 1170 | 230 | 230 | 230 |

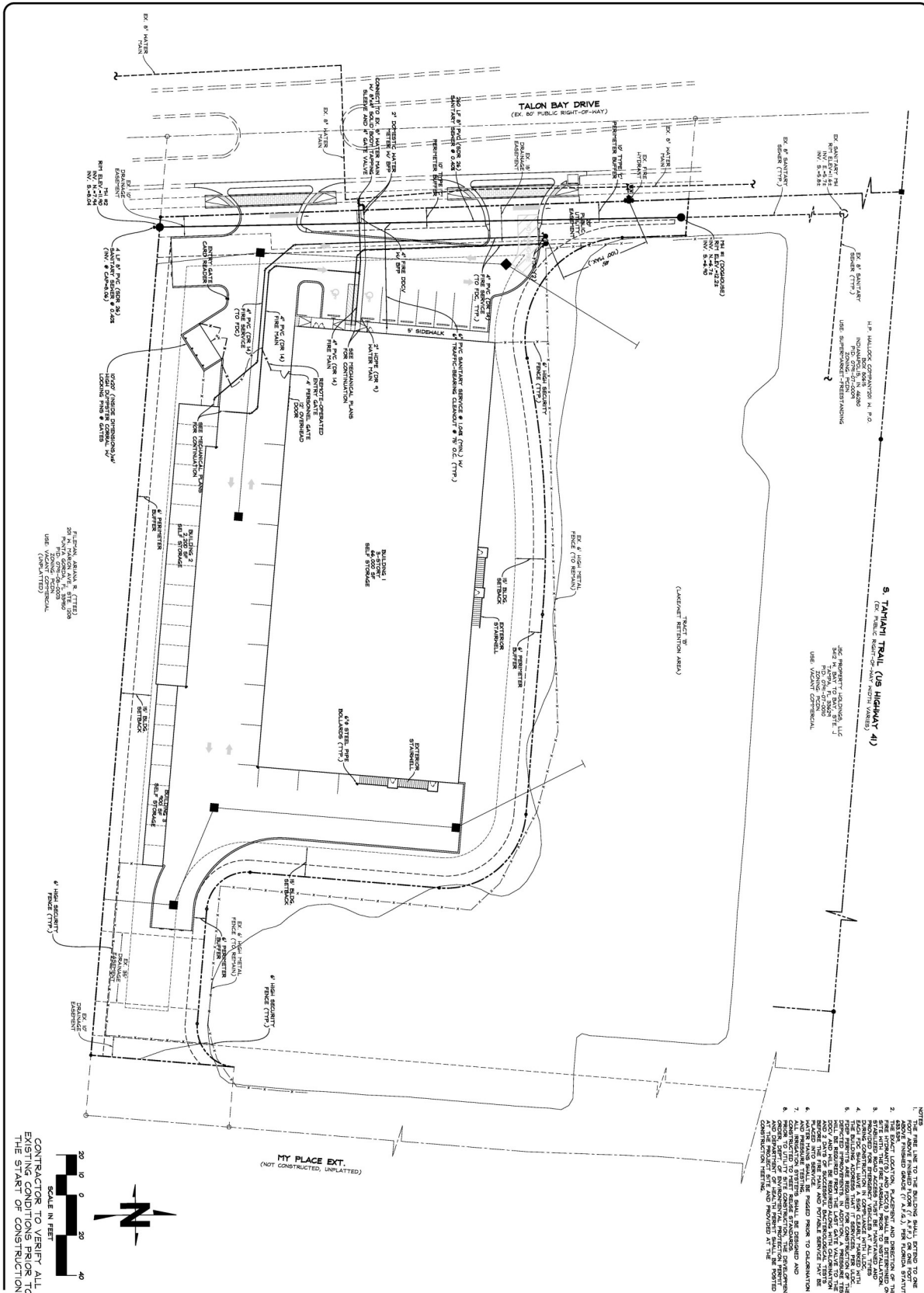
DATUM SHOWN IS BASED ON NAVD83

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

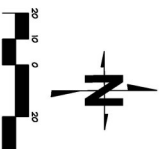
SCALE IN FEET

1" = 20'

| | | |
|---|--|--|
|  | CLIENT: PATRIOT SELF STORAGE TALON BAY, LLC PROJECT: TALON BAY SELF STORAGE SHEET: PAVING, GRADING AND DRAINAGE PLAN |  <p>AVOLI Engineering, Inc. Consulting Civil Engineers 11 Cor. of Auth. hwy. 8819 4824 West Ridge Road, #235, Sarasota, FL 34233-5065 email: cavoli@avolieng.com</p> |
|---|--|--|



CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION



- NOTES
1. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES FROM THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE UTILITIES SHOWN ON THIS PLAN.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES SHOWN ON THIS PLAN.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES SHOWN ON THIS PLAN.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES SHOWN ON THIS PLAN.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES SHOWN ON THIS PLAN.
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 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES SHOWN ON THIS PLAN.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES SHOWN ON THIS PLAN.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES SHOWN ON THIS PLAN.

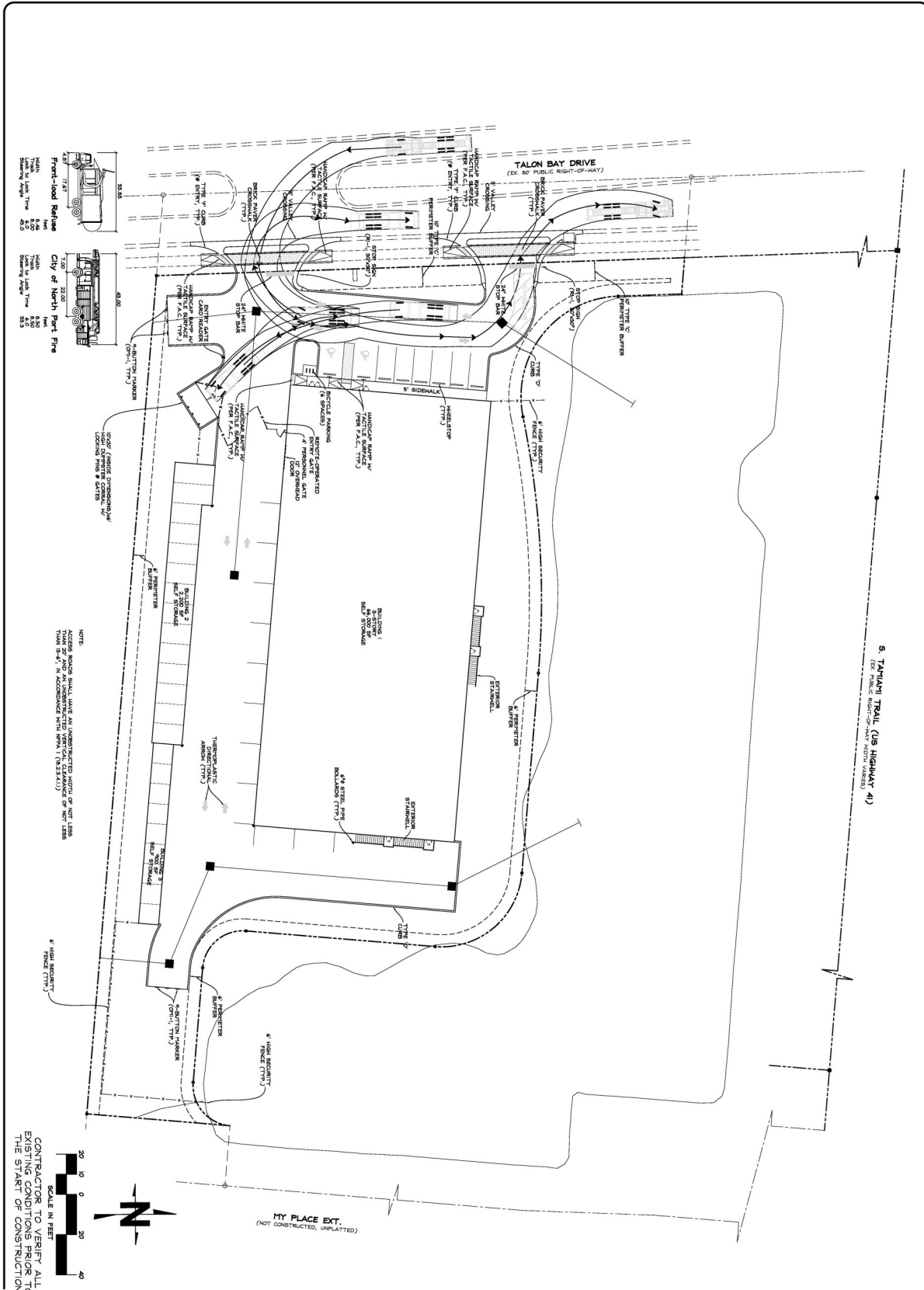
| | |
|-------------|----------|
| PROJECT NO. | 14-201 |
| DATE | 1/1/2014 |
| SHEET NO. | 9 |

JOHN F. CAVOILL, P.E. FL LICENSE NO.: 48692

| NO. | REVISIONS | DATE | BY |
|-----|-----------------------|----------|-----|
| 1 | PER CITY DMP COMMENTS | 2/1/2014 | JRR |

CLIENT: PATRIOT SELF STORAGE TALON BAY, LLC
 PROJECT: TALON BAY SELF STORAGE
 SHEET: MASTER UTILITY PLAN

CAVOILL Engineering, Inc.
 Consulting Civil Engineers
 8824 Bee Ridge Road, #325, Sarasota, FL 34233-5045
 (941) 927-3647
 Fax: (941) 927-3646
 Email: cavoil@engineerinc.com



| | |
|---------|---------|
| DATE | 1/20/20 |
| JOB NO. | 15 |
| SHEET | 15 |

JOHN F. CAVOLE, P.E. FL LICENSE NO.: 48492

| NO. | REVISIONS | DATE | BY |
|-----|-----------------------|---------|-----|
| 1 | PER CITY DMP COMMENTS | 1/23/23 | JRR |

CLIENT: PATRIOT SELF STORAGE TALON BAY, LLC
 PROJECT: TALON BAY SELF STORAGE
 SHEET: TRAFFIC CONTROL PLAN

AVOLI Engineering, Inc.
 Consulting Civil Engineers
 8824 Bee Ridge Road, #325, Sarasota, FL 34233-5365
 (941) 927-3647
 Fax: (941) 927-3646
 email: cavole@engr.com

City of North Port Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by City of North Port over the next 5 years of the Project.

| NET BENEFITS OVER 5 YEARS: CITY OF NORTH PORT | | | |
|---|-------------------|------------|-------------------|
| BENEFITS | PROJECT | HOUSEHOLDS | TOTAL |
| Sales Taxes | \$677 | \$0 | \$677 |
| Real Property Taxes | \$73,061 | \$0 | \$73,061 |
| FF&E Property Taxes | \$3,510 | \$0 | \$3,510 |
| New Residential Property Taxes | \$0 | \$0 | \$0 |
| Building Permits and Fees | \$162,385 | \$0 | \$162,385 |
| Impact Fees | \$258,435 | \$0 | \$258,435 |
| Utility Revenue | \$20,686 | \$0 | \$20,686 |
| Utility Franchise Fees | \$2,056 | \$0 | \$2,056 |
| Miscellaneous Taxes and User Fees | \$38,874 | \$0 | \$38,874 |
| Communications Services Taxes | \$1,067 | \$0 | \$1,067 |
| Utility Service Taxes | \$572 | \$0 | \$572 |
| State Shared Revenue | \$0 | \$0 | \$0 |
| Benefits Subtotal | \$561,322 | \$0 | \$561,322 |
| COSTS | PROJECT | HOUSEHOLDS | TOTAL |
| Cost of Government Services | (\$26,671) | \$0 | (\$26,671) |
| Cost of Utility Services | (\$22,455) | \$0 | (\$22,455) |
| Costs Subtotal | (\$49,126) | \$0 | (\$49,126) |
| Net Benefits | \$512,196 | \$0 | \$512,196 |

Annual Fiscal Net Benefits for City of North Port

