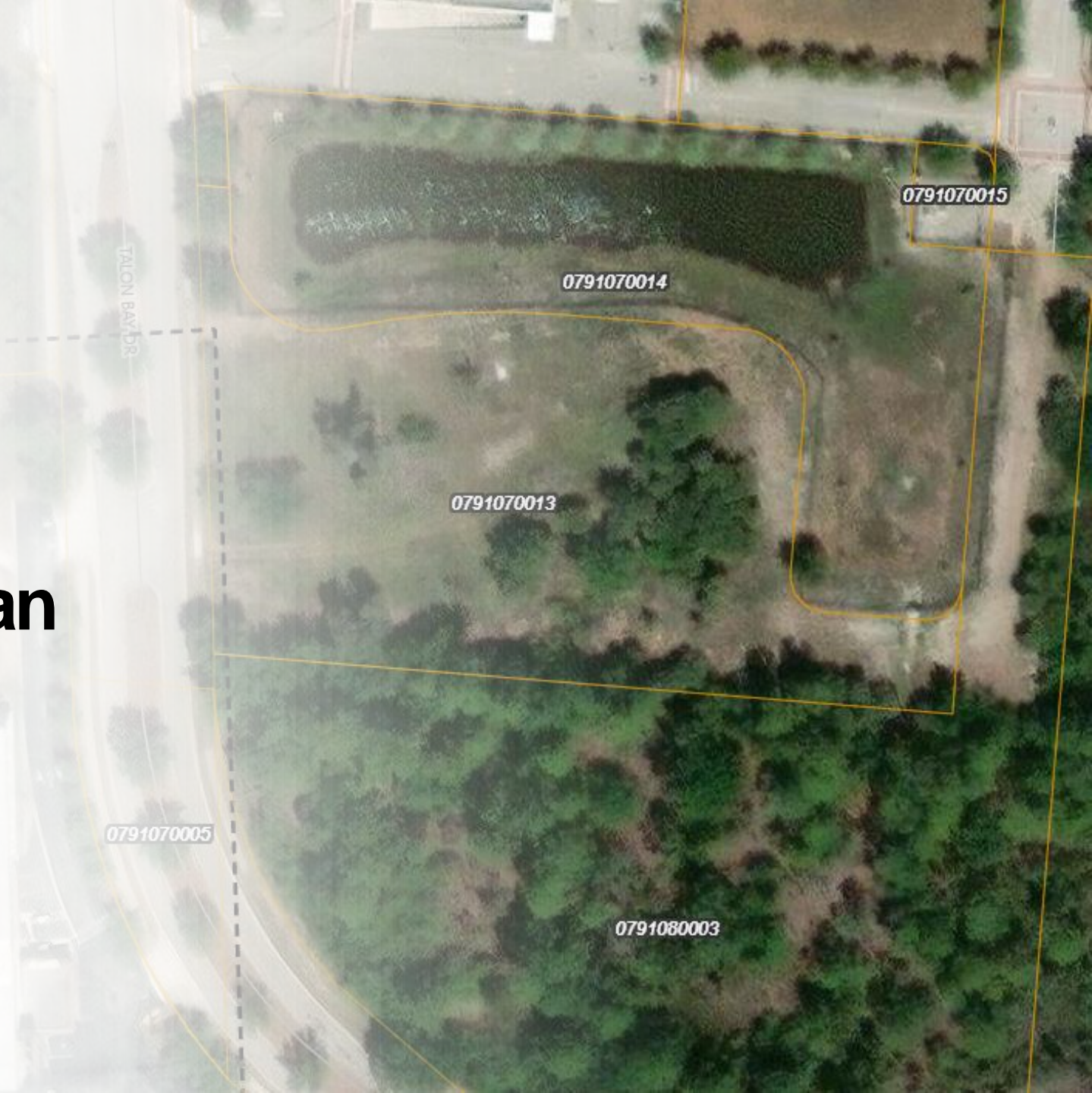




# Talon Bay Self-Storage Development Master Plan


(Petition No. DMP-22-256)

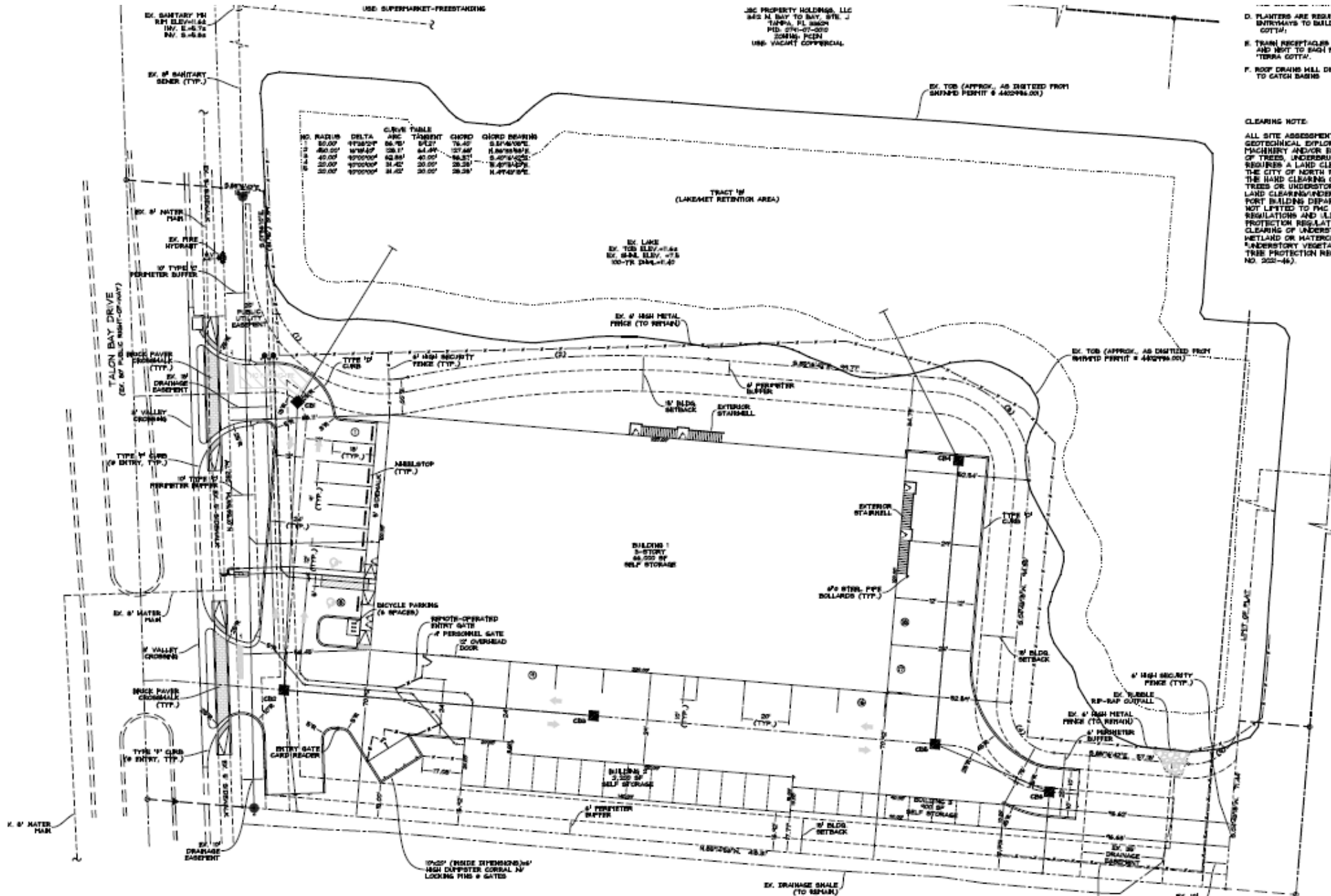
Presented by: The Planning and Zoning Division





# Overview

- Applicant: John F. Cavoli, P.E.
  - Property Owner: Estate Lands Excavators
  - Request: Development Master Plan for a 3-building self storage totaling 69,100 square feet.
  - Location: East of Talon Bay Drive and south of S. Tamiami Trail
- 



NO.	RADIUS	DELTA	CURVE TABLE	ARC TANGENT	CHORD	CHORD BEARING	ARC BEARING
1	20.00	173.82°	66.76'	76.49°	37.46'	S. 84° 54' 00" W.	11.47° 54' 00" W.
2	40.00	107.00°	42.84'	40.55°	46.27'	S. 47° 54' 00" W.	5.47° 54' 00" W.
3	20.00	107.00°	31.42'	20.28°	28.28'	S. 47° 54' 00" W.	5.47° 54' 00" W.
4	20.00	173.82°	31.42'	20.28°	28.28'	S. 84° 54' 00" W.	11.47° 54' 00" W.

JSC PROPERTY HOLDINGS, LLC  
 345 N. BAY TO BAY, STE. J  
 TAMPA, FL 33609  
 PID: 274-07-000  
 ZONING: PCN  
 USE: VACANT COMMERCIAL

- D. PLANTERS ARE REEL ENTRYWAYS TO BELL COTTAGE
- E. TRAMP RECEPTACLES ARE NOT TO BUILT TOWER COTTAGE
- F. ROOF DRAINS WILL BE TO CATCH BASINS

**CLEARING NOTE**  
 ALL SITE ASSESSMENT GEOTECHNICAL EXPLORATION MACHINERY AND/OR USE OF TREES, UNDERSTANDS THAT CLEARING OF TREES OR UNDERSTANDS LAND CLEARING/UNDERSTANDS POST BUILDING DEFERRED NOT LIMITED TO PBC REGULATIONS AND ALL PROTECTION REGULATIONS CLEARING OF UNDERSTANDS WETLAND OR MATTER'S UNDERSTANDS VEGETA TREE PROTECTION NB NO. 202-46.

**DUMPSTER ENCLOSURE NOTE**  
 DUMPSTER ENCLOSURE SHALL BE 17'-0" (7'6" INSIDE DIMENSION) ON A 6" THICK CONCRETE PAD W/ 4" HIGH 100# GRADE WALL WITH A 20'-0" (7'6" GATE OPENING.

MELMAN ARJANA R. (TITL)  
 201 N. MARSH AVE., STE. 206  
 PLANTA GORDON, FL 33709  
 PID: 274-07-000  
 ZONING: PCN  
 USE: VACANT COMMERCIAL (UNPLANNED)



S. TAMiami TRAIL (US HIGHWAY 41)

TALON BAY DRIVE

PROJECT  
LOCATION






## Requested Waivers

- ULDC Sec. 53-118-Modifications of regulations. The applicant is not requesting any waivers from the ULDC.

## Neighborhood Meeting

- ULDC Sec. 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.
- 

# Staff Review

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






# Comprehensive Plan Data and Analysis


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# Comprehensive Plan



## Chapter 2 Future Land Use Element

- Staff has reviewed the proposed development master plan for consistency with the City's Comprehensive Plan and the Unified Land Development Code (ULDC).
  - 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.
  - The proposed development is consistent with the Comprehensive Plan's Future Land Use Goal 1.
- 



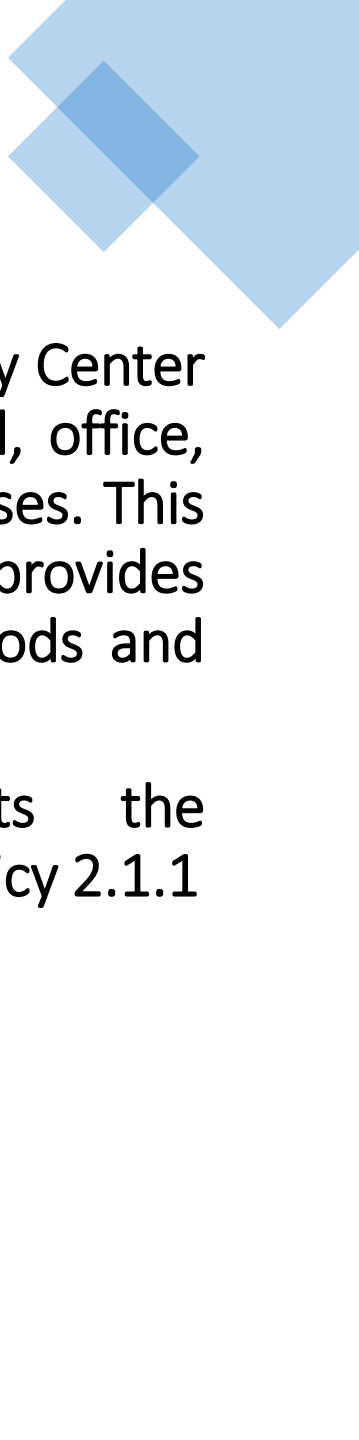


# Comprehensive Plan Future Land Use Element Goal 2

- 
- 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 standards of quality in the urban environment; and to provide a balanced and healthy tax base.
  - The proposed development is consistent with Chapter 2, Future Land Use Element Goal 2, of the City of North Port's Comprehensive Plan.
- 



# 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.
  - The proposed development meets the Comprehensive Plan Future Land Use Policy 2.1.1
- 



# Unified Land Development Code Analysis



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# Chapter 53-Zoning Regulations, Part 1, Sec. 53-102 - Intent

- The purpose of Planned Community Development (PCD) District is to provide an area of coordinated development of industrial, commercial, service, residential, and government use within a park setting.
- 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.
- 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.





**ULDC - Sec. 53-103,  
53-113, 53-239, 55-4**

- Sec. 53-103: Permitted principal uses and structures
  - Sec. 53-113: General development regulations
  - Sec. 53-239: The project incorporates all applicable provisions including buffer areas and open space
  - Sec. 55-4: The structures will be required to meet all design standards in ULDC Sec. 55-4.G.
- 

# Fiscal Impact Analysis

Staff performed a fiscal impact analysis of the proposed Development Master Plan over first five years.

- Benefit of \$561,322
- Costs of \$49,196
- Net Benefits of \$512,196



# **Staff Recommendation**

The Planning & Zoning Division recommends approval of DMP-22-256

**Thank you!**

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