

October 17, 2023

The Honorable Barbara Langdon  
Mayor, City of North Port  
4970 City Hall Boulevard  
North Port, Florida 34286

Dear Mayor Langdon:

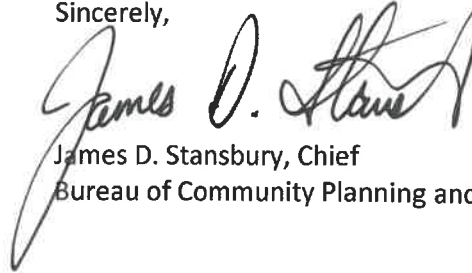
The Florida Department of Commerce (FloridaCommerce) has reviewed the proposed comprehensive plan amendment for the City of North Port (Amendment No. 23-03ESR) received on October 2, 2023. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

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plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section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 transmitted to FloridaCommerce within ten working days after the second public hearing pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

If you have any questions concerning this review, please contact Scott Rogers, Regional Planning Administrator, by telephone at (850)-717-8510 or by email at [scott.rogers@commerce.fl.gov](mailto:scott.rogers@commerce.fl.gov).

Sincerely,



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

JDS /sr

Enclosure(s): Procedures for Adoption

cc: Lori Barnes, Manager, Planning and Zoning Division, City of North Port  
Margaret Wuerstle, Executive Director, Southwest Florida Regional Planning Council

**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS**

**FOR EXPEDITED STATE REVIEW**

Section 163.3184(3), Florida Statutes

**NUMBER OF COPIES TO BE SUBMITTED:** Please submit electronically using FloridaCommerce’s electronic amendment submittal portal “**Comprehensive Plan and Amendment Upload**” (<https://fldeo.my.salesforce-sites.com/cp/>) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

**SUBMITTAL LETTER:** Please include the following information in the cover letter transmitting the adopted amendment:

\_\_\_\_\_ State Land Planning Agency identification number for adopted amendment package;

\_\_\_\_\_ Summary description of the adoption package, including any amendments proposed but not adopted;

\_\_\_\_\_ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

\_\_\_\_\_ Ordinance number and adoption date;

\_\_\_\_\_ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

\_\_\_\_\_ Name, title, address, telephone, FAX number and e-mail address of local government contact;

\_\_\_\_\_ Letter signed by the chief elected official or the person designated by the local government.

**ADOPTION AMENDMENT PACKAGE:** Please include the following information in the amendment package:

\_\_\_\_\_ In the case of text amendments, changes should be shown in strike-through/underline format.

\_\_\_\_\_ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

\_\_\_\_\_ A copy of any data and analyses the local government deems appropriate.

**Note:** If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

\_\_\_\_\_ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

\_\_\_\_\_ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

\_\_\_\_\_ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

\_\_\_\_\_ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

**From:** Lori Barnes  
**To:** Merkle, Tanya  
**Cc:** Suguri, Vitor; McCaughey, Erica; Alaina Ray; Hank Flores; Carl Benge; Danny Quick; Anthony Friedman  
**Subject:** RE: [EXTERNAL] City of North Port CPA 23-03ESR - additional information (Toledo Blade 320 CPAL-22-247)  
**Date:** Tuesday, October 31, 2023 8:49:00 AM  
**Attachments:** 10 Exhibit 1 Traffic Transportation Impact Analysis 92222.pdf  
image001.png  
image003.png  
image004.png  
image005.png  
image006.png  
image007.png  
image008.png

Good morning Ms. Merkle:

In response to your questions below: Please see attached the requested TIS, including recommended improvements. The City of North Port will be requiring developer agreements for this and other proposed projects along this segment of Toledo Blade Boulevard to address transportation concurrency concerns and associated improvements necessitated by the development-generated trips.

Regarding the requested future land use designation and density of 15 du/ac; the applicant is proposing a multi-family product, requiring an R-3 companion zoning designation for the property per the North Port Unified Land Development Code. Applying a low or medium-density future land use designation would disallow the R-3 zoning.

Should you have additional questions or concerns, please feel free to contact me.

Best regards,



**Lori Barnes, AICP, CPM**  
Assistant Director  
Development Services Department  
4970 City Hall Blvd., North Port, FL 34286  
Office: 941-429-7221



**From:** Merkle, Tanya <Tanya.Merkle@dot.state.fl.us>  
**Sent:** Monday, October 30, 2023 11:00 AM  
**To:** Lori Barnes <lbarnes@northportfl.gov>  
**Cc:** Suguri, Vitor <Vitor.Suguri@dot.state.fl.us>; McCaughey, Erica <Erica.McCaughey@dot.state.fl.us>  
**Subject:** [EXTERNAL] City of North Port CPA 23-03ESR - additional information

ALERT



Hello Ms. Barnes,

In our review of the CPA Amendment 23-03ESR that you submitted, there are a few items we would like additional information on.

1. Please provide the traffic impact analysis used for determining that Toledo Blade has enough capacity to accommodate this development.
2. The concept plans show 49.28 ac being developed for residential due to the wetlands whereas 262.34 ac are proposed to be changed to High Density Residential (HDR). What is intended to be developed on those 49.28 ac? Is the remainder of the 262.34 ac of land going to remain undeveloped?
  - a. A different land use designation may be appropriate to change to since the 15 du/ac of an HDR is not going to be used, but it is planned to be 3.4 du/ac. A Medium or Low Density Residential designation would meet the requirements of du/ac, depending on the type of units being constructed.
3. Is the City considering roadway network improvements to accommodate this and future developments in the area? This is not directly adjacent to a State facility, so the locals should be preparing for the increased traffic due to development.

Please let me know if you have any questions.

Thank you,

*Tanya*

Tanya Merkle, MURP  
Community Planner  
D1 Bicycle/Pedestrian & SUN Trail Coordinator  
941-708-4459 Desk  
863-272-4819 Cell  
[tanya.merkle@dot.state.fl.us](mailto:tanya.merkle@dot.state.fl.us)





An Equal Opportunity 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

78 Sarasota Center Boulevard  
Sarasota, Florida 34240-9770  
(941) 377-3722 or  
1-800-320-3503 (FL only)

### Tampa Office

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

**Ed Armstrong**  
Chair, Pinellas

**Michelle Williamson**  
Vice Chair, Hillsborough

**John Mitten**  
Secretary, Hernando, Marion

**Jack Bispham**  
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**Dustin Rowland**  
Pasco

**Robert Stern**  
Hillsborough

**Nancy Watkins**  
Hillsborough, Pinellas

**Brian J. Armstrong, P.G.**  
Executive Director

October 31, 2023

Ms. Lori Barnes, AICP, CPM  
Planning & Zoning Division Manager  
City of North Port  
4970 City Hall Boulevard  
North Port, FL 34286

Subject: **North Port 23-3ESR**

Dear Ms. Barnes:

The Southwest Florida Water Management District (District) has reviewed the proposed amendment package which includes a map amendment identified as CPAL-22-247 (Toledo Blade 320). We offer the following technical assistance comments for consideration.

### Regional Water Supply

1. Considering the amendment involves an increase in potable water demand under the existing vs. proposed Future Land Use Map designations, a potable water analysis should be provided that includes calculations demonstrating raw water availability and water facilities capacity, 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. Considering the site is in the Southern Water Use Caution Area (SWUCA) and would allow additional residential development, the use of water conservation and reclaimed water (when available) should be maximized. Potential water conservation measures include, but are not limited to, Florida Water Star<sup>SM</sup>, Florida-Friendly Landscaping<sup>TM</sup> 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/Wetlands and Other Surface Waters

Ms. Lori Barnes, AICP, CPM

October 31, 2023

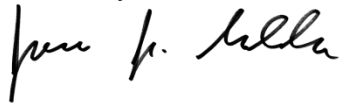
Page 2

3. Based on review of District GIS data, there are areas throughout the site susceptible to flooding, as they are located within the 100-year floodplain area. Based on review of National Wetlands Inventory data, it appears that wetlands overlap many of these areas. Encroachments should be avoided or minimized. The use of low impact development (LID) principles could help accomplish this. Potential LID options include, but are not limited to, clustering development in upland areas, retaining naturally vegetated areas, and preserving previous surface areas.

In December of last year, District Environmental Resource Permit (ERP) staff conducted a preapplication meeting for the proposed development (Preapplication #410042) and a Petition For a Formal Determination of Wetlands and Other Surface Waters was issued in September of this year (ERP # 42047075.000). Continued coordination with District ERP staff is encouraged prior to any site work. For assistance or additional information concerning the District's ERP program, please contact Rob McDaniel, ERP evaluation manager, at (813) 985-7481 or [rob.mcdaniel@watermatters.org](mailto:rob.mcdaniel@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) 269-6937 or [james.golden@watermatters.org](mailto:james.golden@watermatters.org).

Sincerely,



James J. Golden, AICP  
Senior Planner

JG

cc: Barbara Powell, FC  
Lindsay Weaver, DEP  
Bruno Kapacinskis, SWFWMD  
Rob McDaniel, SWFWMD



November 6, 2023

Southwest Florida Water Management District  
Attention: Mr. James J. Golden, AICP, Senior Planner  
2379 Broad Street  
Brooksville, FL 34604-6899

RE: North Port 23-03ESR Comment Response

Mr. Golden:

On October 2, 2023, The City of North Port transmitted CPAL-22-247 to the State through the Department of Economic Opportunity and all other required agencies for review.

On October 31, 2023, The City of North Port from the Southwest Florida Water Management District. The comments are addressed below as they were presented:

### Regional Water Supply

1. There is an estimated water demand increase of approximately 571,200 gpd between the maximum water demand projected under current zoning in the land use regulations and the maximum water demands calculated using the new proposed land use regulation. Under current land use regulations, the future maximum development on the site would be 105 residential units or 2,764,840 SF of agricultural buildings. Under the proposed land use regulations, the maximum development on the site would be 2,276,010 SF of total industrial buildings and 3,935 residential units. At this time the developer is proposing 850,000 SF of total industrial buildings and 899 residential units; however, we have calculated the potential increase in water demand on the maximum allowable units on the site. The increase in water demand is calculated as follows:

Existing Land Use Zoning:  $2,764,840 \text{ SF} \times 0.2 \text{ gpd/SF} = 552,968 \text{ gpd}$

Proposed Land Use Zoning:  $2,276,010 \text{ SF} \times 0.2 \text{ gpd/SF} = 455,202 \text{ gpd}$

$3,935 \text{ units} \times 170 \text{ gpd/unit} = 668,950 \text{ gpd}$

Total =  $1,124,150 \text{ gpd}$

Difference =  $1,124,150 \text{ gpd} - 552,968 \text{ gpd} = 571,184 \text{ gpd}$

A Developer's Agreement will include the requirements for obtaining adequate potable water for the site and the responsible parties for costs associated with water supply.





2. Acknowledged; to be addressed in a future developer agreement.

Floodplains and Floodprone Areas/Wetlands and Other Surface Waters

3. Acknowledged; to be addressed in a future developer agreement.

If you have any questions concerning the comprehensive plan amendment, please contact Lori Barnes, Assistant Director, Development Services, at [lbarnes@northportfl.gov](mailto:lbarnes@northportfl.gov), City of North Port, Florida, Neighborhood Development Services, Planning and Zoning Division, 4970 City Hall Boulevard, North Port, Florida 34286, (941) 429-7221.

Sincerely,

*Lori Barnes*

Lori Barnes, AICP, CPM  
Assistant Director Neighborhood Development Services

CC: Barbara Powell, FC  
Lindsay Weaver, DEP  
Bruno Kapacinskas, SWFWMD  
Rob McDaniel, SWFWMD



November 8, 2023

Southwest Florida Water Management District  
Attention: Mr. James J. Golden, AICP, Senior Planner  
2379 Broad Street  
Brooksville, FL 34604-6899

RE: North Port 23-03ESR – Supplemental Response to SWFWMD Comments Dated 10/31/23

Mr. Golden:

The City of North Port Utilities Division prepared the additional information below in response to your correspondence indicating that the potable water analysis provided on November 6, 2023, “does not address all guidelines in DEO’s publication entitled “A Guide to the Data and Analysis to Support Comprehensive Plan Amendments.”

The proposed Toledo Blade 320 Development has a projected average daily water demand of 148,750 gpd based on the following proposed units:

199 single family homes  
156 Townhomes  
520 Apartment units  
875 total number of units

$875 \text{ units} \times 170 \text{ gpd per EDC} = 148,750 \text{ gpd.}$

The Water Supply Facilities 10-Year Work Plan Update dated May 2022, previously provided to SWWMD outlines the available water supply for the City of North Port as follows:

Myakkahatchee Creek Water Treatment Plant	4.4 MGD
PRMRSAs Interconnects	2.865 MGD
Southwest Water Treatment Plant	<u>2 MGD*</u>
Total	9.26 MGD

Note\* There is a plan to increase the capacity of the Southwest Water Treatment Plant to 4 or 5 MGD in year 2028.

There is also an emergency water supply connection with Sarasota County, where water can flow in both directions.



The average daily water supplied in 2021, 2022, and the first 9 months of 2023 are 3.58MGD, 3.56 MGD, and 3.57 MGD respectively. The maximum month water supply of 4.596 MGD occurred in April 2022. The City has a list of committed units with average daily demands that total 0.636 MGD. At this time there is an available average daily water supply of 5.044 MGD (9.26 – 3.58 – 0.636) and a maximum month water supply of 4.028 MGD (9.26-4.596-0.636).

The Water Supply Facilities 10-Year Work Plan shows that the following water supply will be available based on the average daily demand for projected development and permitted / contracted water sources:

2027 5.075 MGD  
2032 4.095 MGD

These estimates included in the 10- Year Plan and the actual current water demands show that there is existing capacity in the City of North Port Water System to supply the average daily water demand of 148,750 gpd to Toledo Blade 320 development.

It is also noted that there is other development proposed in the vicinity of Toledo Blade 320 and it is anticipated that Toledo Blade 320 will be required to participate in cost sharing for water system improvements needed to provide water needed for development of the area based on the final terms of the Developer's Agreement.

If you have any questions concerning the comprehensive plan amendment, please contact Lori Barnes, Assistant Director, Development Services, at [lbarnes@northportfl.gov](mailto:lbarnes@northportfl.gov), City of North Port, Florida, Neighborhood Development Services, Planning and Zoning Division, 4970 City Hall Boulevard, North Port, Florida 34286, (941) 429-7221.

Sincerely,

*Lori Barnes*

Lori Barnes, AICP, CPM  
Assistant Director Neighborhood Development Services

c: Barbara Powell, FC  
Lindsay Weaver, DEP  
Bruno Kapacinskis, SWFWMD  
Rob McDaniel, SWFWMD

**From:** Lori Barnes  
**To:** Ken Gallander  
**Cc:** Alaina Ray; Hank Flores; Carl Benge; Danny Quick; Anthony Friedman  
**Subject:** FW: [EXTERNAL] Proposed Comprehensive Plan Amendment CPAL-22-247, Toledo Blade 320 (Northport CPA 23-03ESR) FDOT Comments  
**Date:** Thursday, November 9, 2023 10:04:00 AM  
**Attachments:** [image001.png](#)  
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[image011.png](#)  
**Importance:** High

Ken:

Please see below from the FDOT consultant. Not surprisingly, they are requesting clarification of the difference in the TIA versus the maximum development intensity and densities since this will traffic impacts to the surrounding roadway network. As future land use cannot be conditioned by future development plan limitations, the calculations for maximum development potential (density and FAR) should have been provided based on allowable uses.

The calculation could be easily completed by our engineering staff, but I wanted to give you the opportunity for consideration of revisions to the submitted TIS and any commentary you would like us to consider incorporating in our response.

Best regards,



**Lori Barnes, AICP, CPM**  
**Assistant Director**  
**Development Services Department**  
4970 City Hall Blvd., North Port, FL 34286  
Office: 941-429-7221



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**From:** Joedel Zaballero <jzaballero@vhb.com>  
**Sent:** Thursday, November 9, 2023 9:51 AM  
**To:** Lori Barnes <lbarnes@northportfl.gov>  
**Cc:** Babuji Ambikapathy <BAmbikapathy@VHB.com>; Mohamed El-Agroudy <mel-agroudy@vhb.com>; Suguri, Vitor <Vitor.Suguri@dot.state.fl.us>  
**Subject:** [EXTERNAL] Proposed Comprehensive Plan Amendment CPAL-22-247, Toledo Blade 320 (Northport CPA 23-03ESR)

ALERT



Lori,

We have been tasked by FDOT to review the Proposed Comprehensive Plan Amendment CPAL-22-247, Toledo Blade 320 (Northport CPA 23-03ESR). The TIA submitted in support of the CPA was conducted in 2022 but the land use assumption differ from the maximum development for the subject property (see below).

1. Residential FLU maximum density of 15 DU/acre with 3.4 DU/acre proposed. Based on 3.4 DU/acre the calculated number of DUs is 892 but the study assumes 829 dwelling unit.
2. Industrial FLU maximum FAR is 0.95 for a maximum of 900 KSF light industrial but the TIS assumed 410 KSF of commercial use. The shopping center does not appear to be an allowable use under the requested land use designation.

Could you clarify the difference in the TIA versus the maximum development intensity and densities since this will traffic impacts to the surrounding roadway network.

Please give me a call if you would like to discuss the above. I am available by phone today between 11-3 and 4:30-5 and tomorrow from 8-9 and 11-3.

Sincerely,



**Joedel Zaballero, PE, PTOE**  
Transportation Planning Director  
Licensed in FL



P 407.965.0510  
[www.vhb.com](http://www.vhb.com)

225 E. Robinson Street, Suite 300  
Landmark Center Two  
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