



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
- 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, 51st Addition to Port Charlotte Subdivision



DEVELOPMENT SUMMARY

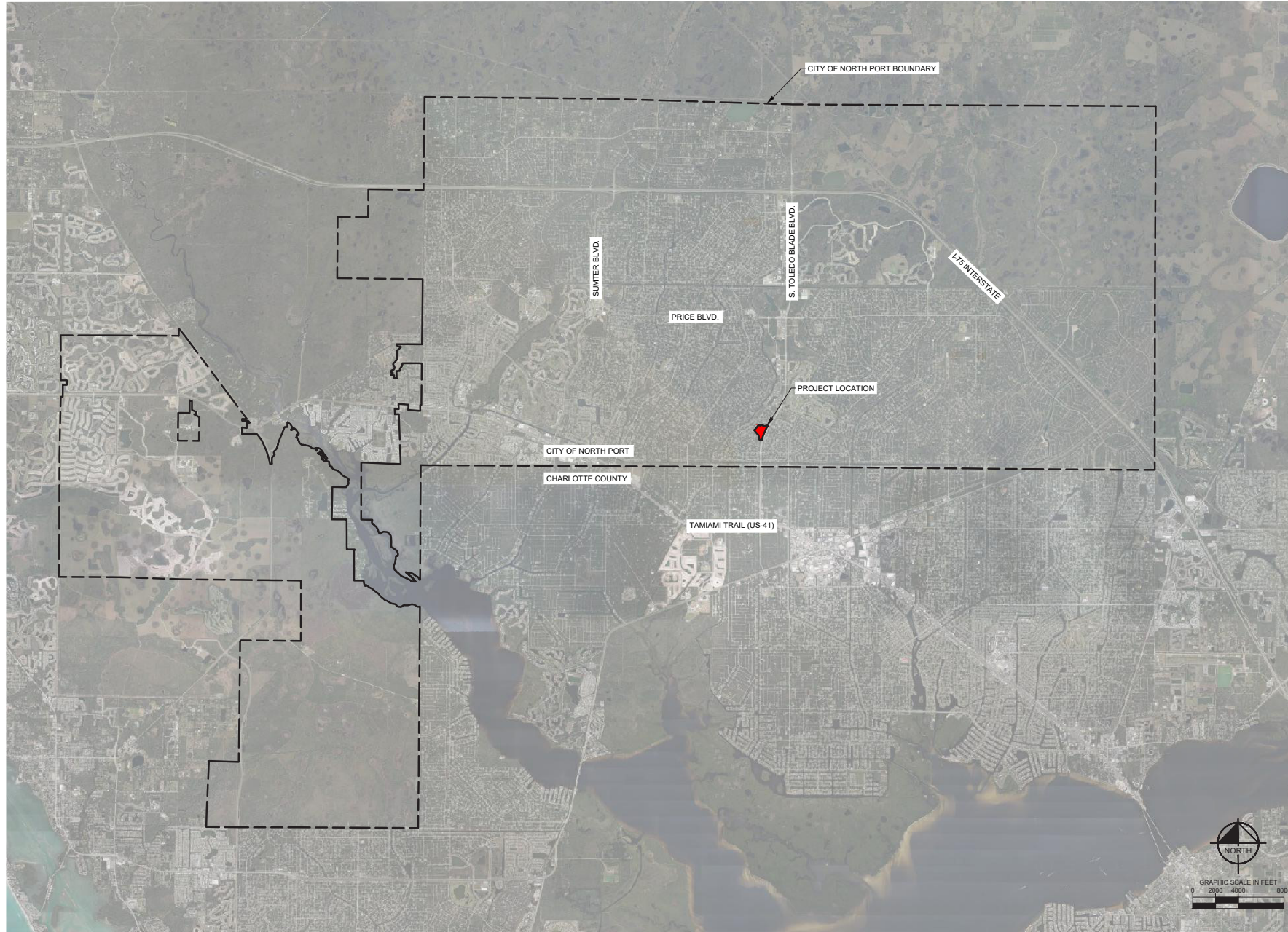
RESIDENTIAL	180 UNITS
TOTAL UNITS	
PARKING REQUIRED	290 SPACES (1.5 SPACES PER UNIT)
<i>SURFACE PARKING</i>	217 SPACES
<i>HANDICAP PARKING</i>	6 SPACES
<i>COVERED PARKING</i>	90 SPACES
<i>GARAGE PARKING</i>	30 SPACES
PARKING PROVIDED	343 SPACES (1.9 SPACES PER UNIT)

OPEN SPACE / STORMWATER

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

BUILDING TYPES

(1) BUILDING TYPE 1	12 UNITS
1 BEDROOMS	0 UNITS
2 BEDROOMS	12 UNITS
(7) BUILDING TYPE 2	168 UNITS
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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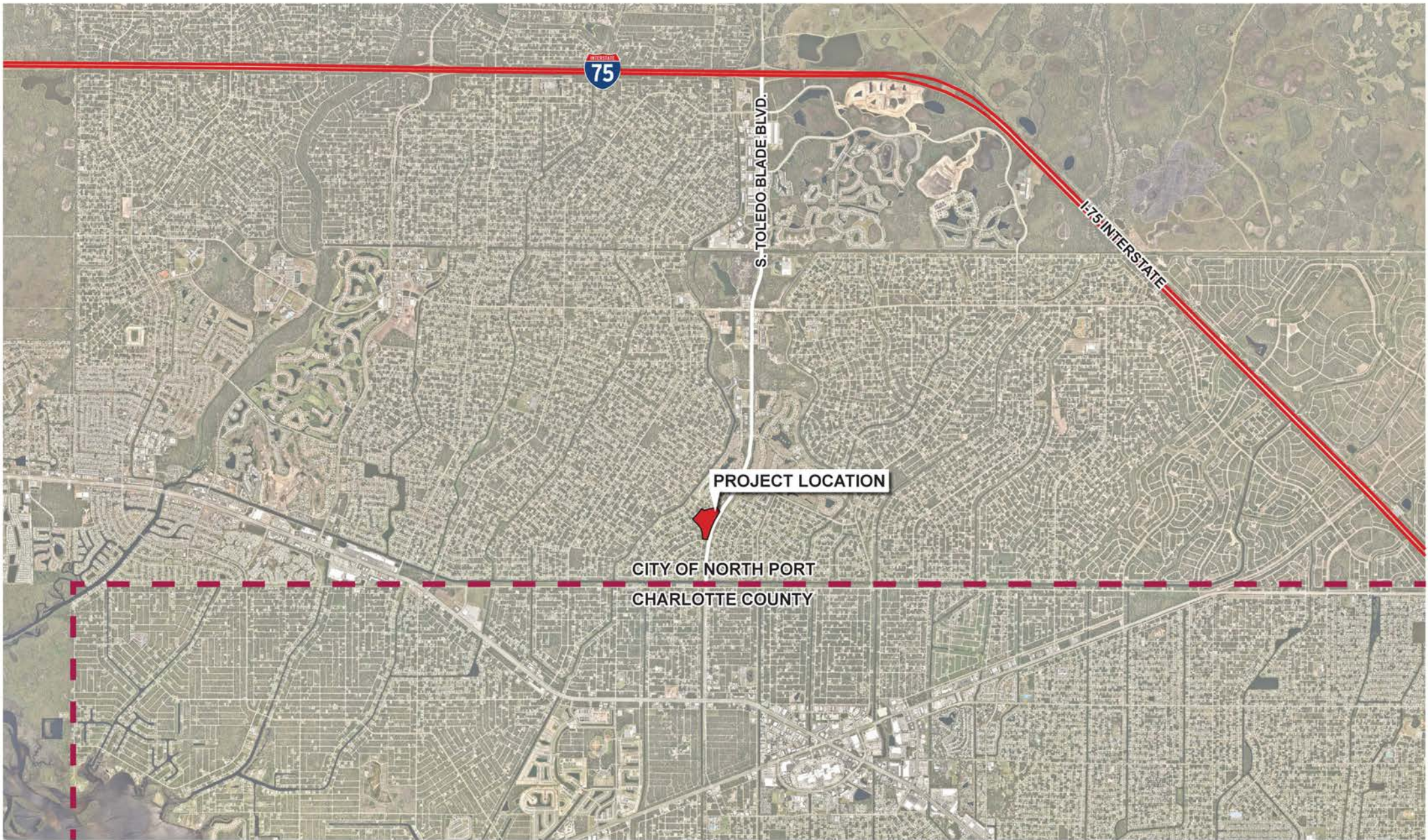


Technical Presentation

Ordinance No. 2023-32

Rezone

Tract B, 51st Addition to Port Charlotte Subdivision



75

S. TOLEDO BLADE BLVD.

I-75 INTERSTATE

PROJECT LOCATION

CITY OF NORTH PORT
CHARLOTTE COUNTY



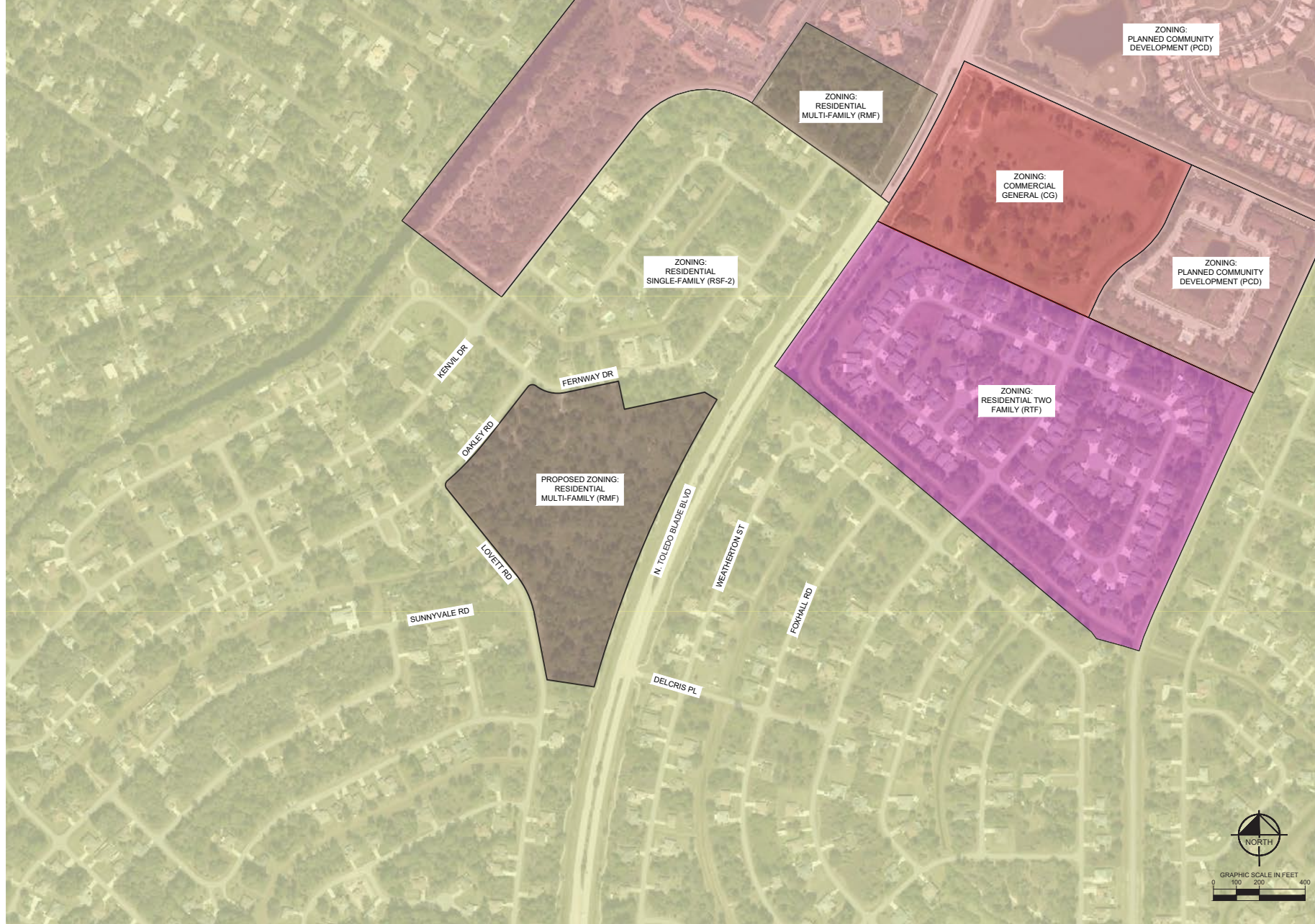


PROJECT LOCATION MAP

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	
RESIDENTIAL	276 UNITS
TOTAL UNITS	
PARKING REQUIRED	290 SPACES (1.5 SPACES PER UNIT)
PARKING PROVIDED	482 SPACES (1.75 SPACES PER UNIT)
OPEN SPACE / STORMWATER	
STORMWATER REQUIRED	2.8 ACRES (15%)
STORMWATER PROVIDED	2.8 ACRES
BUILDING TYPES	
BUILDING TYPE 1	36 UNITS
1 BEDROOMS	12 UNITS
2 BEDROOMS	24 UNITS
BUILDING TYPE 2	24 UNITS
1 BEDROOMS	12 UNITS
2 BEDROOMS	12 UNITS
BUILDING TYPE 3	24 UNITS
1 BEDROOMS	24 UNITS



DEVELOPMENT SUMMARY

RESIDENTIAL	180 UNITS
TOTAL UNITS	
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
PARKING PROVIDED	343 SPACES (1.9 SPACES PER UNIT)

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

BUILDING TYPES	
(1) BUILDING TYPE 1	12 UNITS
1 BEDROOMS	0 UNITS
2 BEDROOMS	12 UNITS
(7) BUILDING TYPE 2	168 UNITS
1 BEDROOMS	12 UNITS
2 BEDROOMS	12 UNITS



Original Conceptual Site Plan
276 Multifamily Units











Modified Conceptual Site Plan
180 Multifamily Units



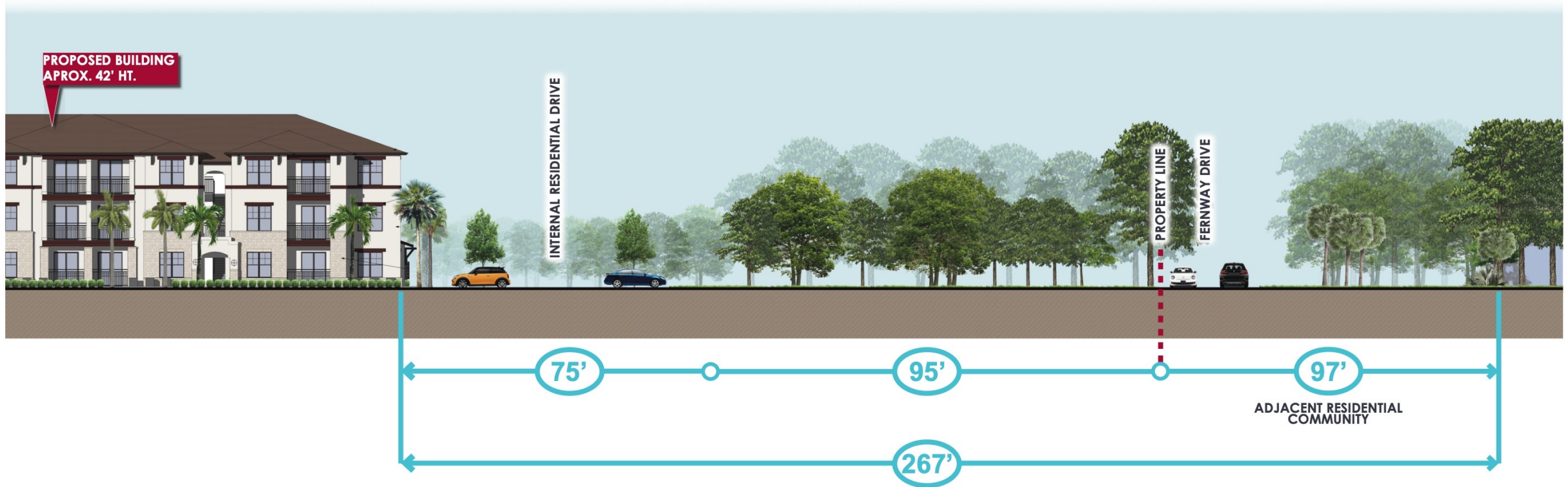
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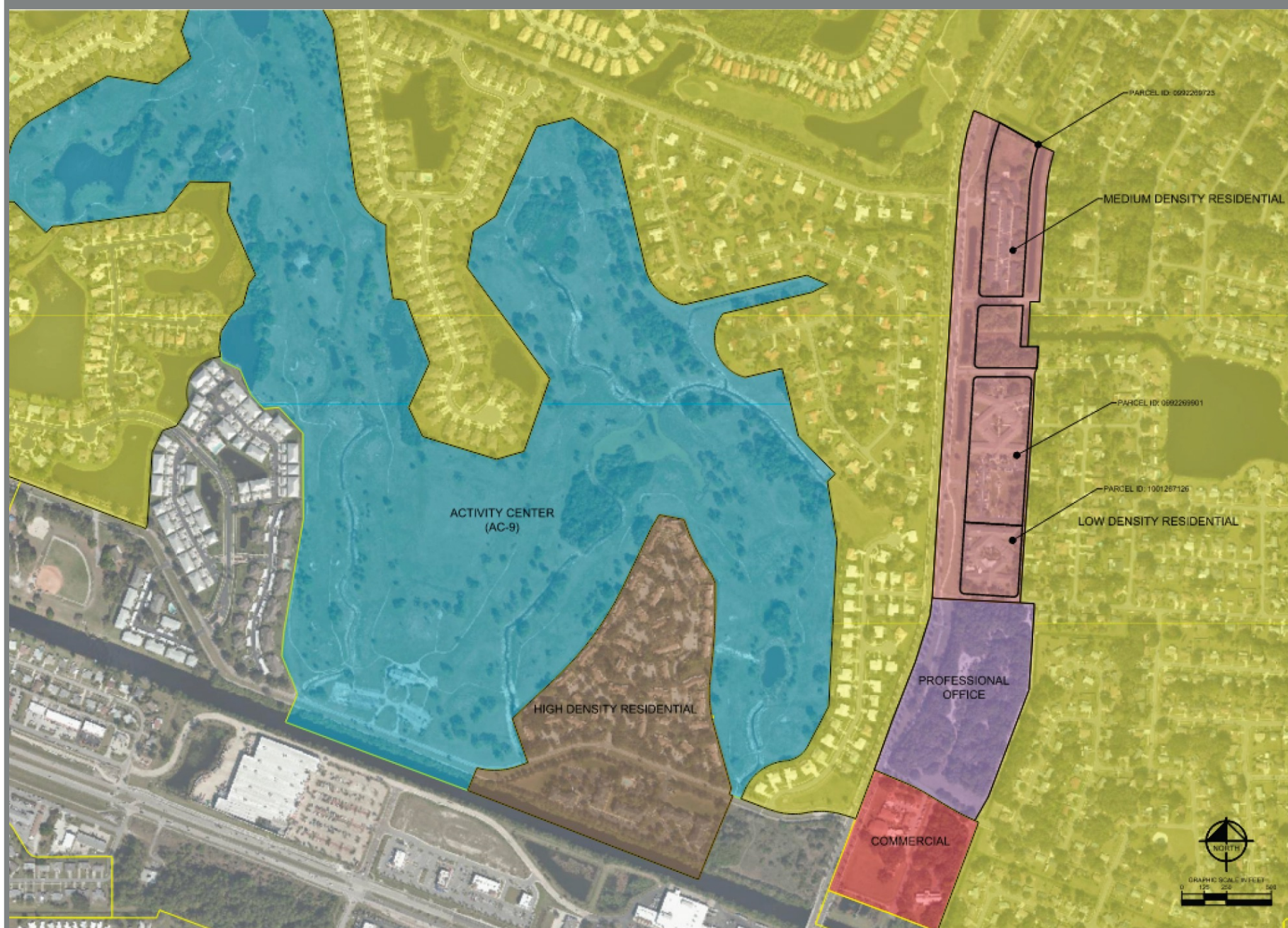
TREES

-  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: 260 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	0.93 (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

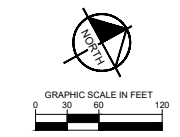
NOTES:
 1. REQUIREMENTS PER NORTH PORT UNIFIED LAND DEVELOPMENT CODE SECTION 21-9, TABLES 1 AND 2.

BUILDING SUMMARY

BLDG	# OF BLDGS	1BR	2BR	NO. DU/S
BLDG #	1	0	12	12
BLDG 1-7	7	12	12	168
TOTAL	84	96	180	
% BY BEDROOM		46.7%	53.3%	

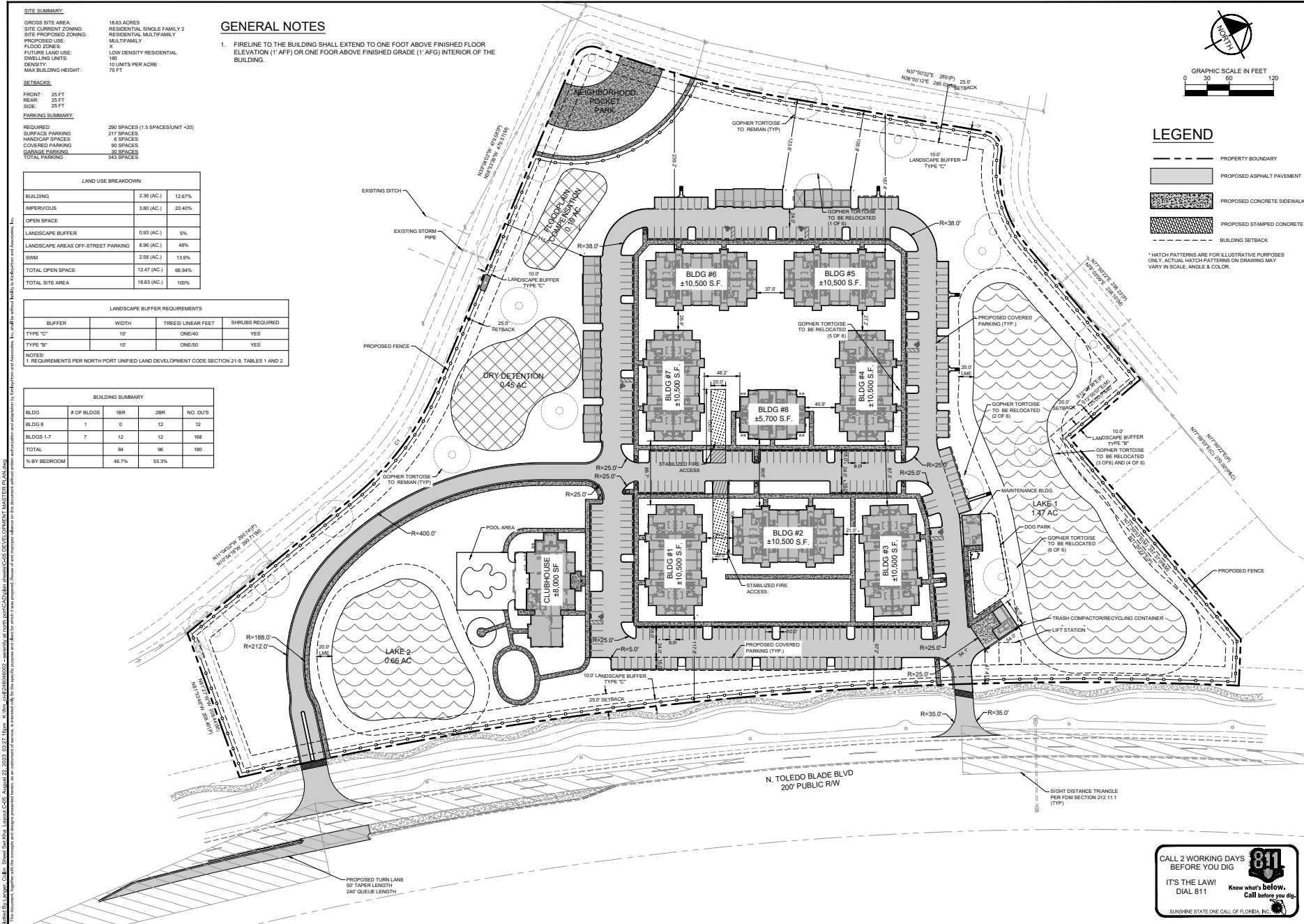
GENERAL NOTES

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



Kimley»Horn		LICENSED PROFESSIONAL	
© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1515 W. UNIVERSITY AVENUE, SUITE 200, TAMPA, FL 33606 WWW.KIMLEYHORN.COM REGISTRY NO. 95106		FLORIDA LICENSE NUMBER	
KVA PROJECT 248046002	DATE AUGUST 2023	SCALE AS SHOWN	DESIGNED BY JTN
		DRAWN BY CEL	CHECKED BY SE
DEVELOPMENT MASTER PLAN		DATE:	
SERENITY AT NORTH PORT		FLORIDA	
PREPARED FOR BELFONTE COMPANIES		NORTH PORT	
SHEET NUMBER C-05			

CALL 2 WORKING DAYS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.