



MAP H-1

MASTER DEVELOPMENT

PLAN

LEGEND

- PROPOSED VEHICULAR PATH
- SITE BOUNDARY / DRI PARCEL
- NORTH PORT CITY BOUNDARY
- LAND USE

- (WET) WETLAND

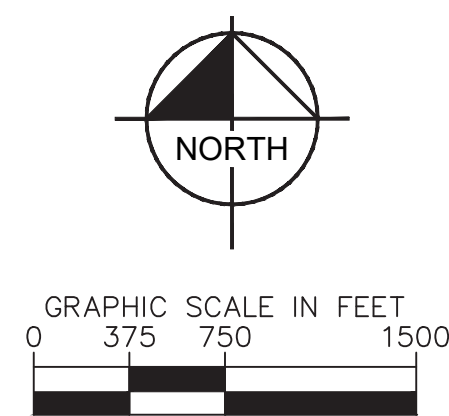
- (RET) RETENTION

- (MIX) MIXED USE \*

- (UTL) UTILITY (FPL EASEMENT)

- (UHF) UPLAND-HARDWOOD FORESTS

\* MIXED USE: MAY INCLUDE, BUT NOT LIMITED TO, COMMERCIAL, HOTEL, OFFICE, AND MULTI - FAMILY LAND USE(S) SUBJECT TO A LAND USE EQUIVALENCY EXCHANGE MATRIX.

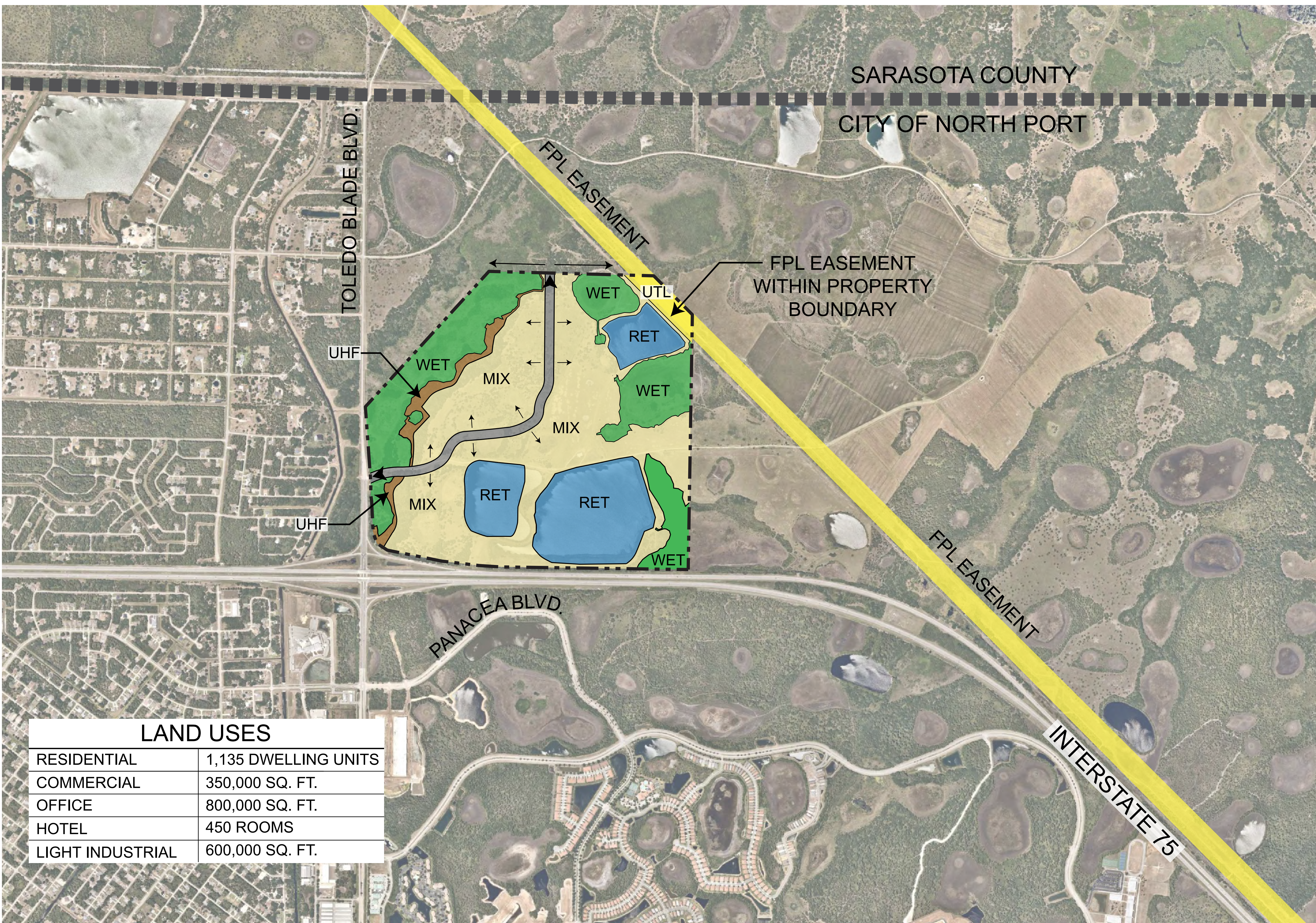


DATE: APRIL 19, 2022

CONTACT: KELLEY KLEPPER , AICP, 941-379-7673

Kimley»Horn

- NOTES:
1. AERIAL FLIGHT DATE: MAY 2021
2. LAND USE DATA CREATED FROM SURVEYED DATA BY OTHERS



LAND USES	
RESIDENTIAL	1,135 DWELLING UNITS
COMMERCIAL	350,000 SQ. FT.
OFFICE	800,000 SQ. FT.
HOTEL	450 ROOMS
LIGHT INDUSTRIAL	600,000 SQ. FT.



## AFFIDAVIT

I (the undersigned), B. Kelley Klepper, AICP 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 4<sup>th</sup> day of February, 2022

B. Kelley Klepper

Signature of Applicant or Authorized Agent

B. Kelley Klepper, AICP, Authorized Agent

Print Name and Title

STATE OF Florida

COUNTY OF Sarasota

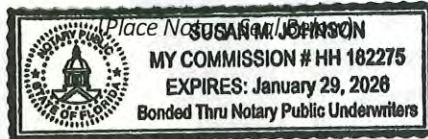
The foregoing instrument was acknowledged by me this 4<sup>th</sup> day of February, 2022, by

B. Kelley Klepper

who is personally known to me or has produced  
as identification.

Susan M. Johnson

Signature - Notary Public



## AFFIDAVIT

### AUTHORIZATION FOR AGENT/APPLICANT

I, Dennis Carlton, property owner, hereby  
authorize B. Kelley Klepper, AICP to act as Agent on our behalf to apply  
for this application on the property described as (legal description) See attached.

Owner

Date

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged by me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
\_\_\_\_\_ who is personally known to me or has produced  
\_\_\_\_\_ as identification.

(Place Notary Seal Below)

Signature - Notary Public

## AFFIDAVIT

I (the undersigned), B. Kelley Klepper, AICP 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 4th day of February, 2022

B. Kelley Klepper  
Signature of Applicant or Authorized Agent

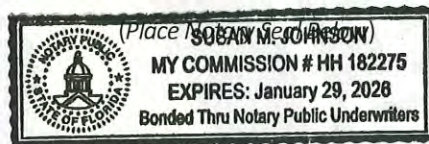
B. Kelley Klepper, AICP, Authorized Agent  
Print Name and Title

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 4th day of February, 2022, by B. Kelley Klepper who is personally known to me or has produced \_\_\_\_\_ as identification.

Susan M. Johnson  
Signature - Notary Public



## AFFIDAVIT

### AUTHORIZATION FOR AGENT/APPLICANT

I, Charles Davis, property owner, hereby authorize B. Kelley Klepper, AICP to act as Agent on our behalf to apply for this application on the property described as (legal description) See attached.

Owner

Date

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged by me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ who is personally known to me or has produced \_\_\_\_\_ as identification.

(Place Notary Seal Below)

Signature - Notary Public



## AFFIDAVIT

I (the undersigned), B. Kelley Klepper, AICP 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 4th day of February, 2022

B. Kelley Klepper  
Signature of Applicant or Authorized Agent

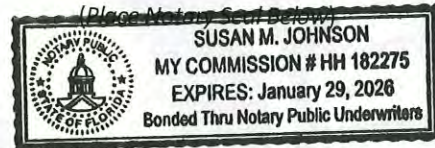
B. Kelley Klepper, AICP, Authorized Agent  
Print Name and Title

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 4th day of February, 2022, by B. Kelley Klepper who is personally known to me or has produced \_\_\_\_\_ as identification.

Susan M. Johnson  
Signature - Notary Public



## AFFIDAVIT

### AUTHORIZATION FOR AGENT/APPLICANT

I, Lee Pallardy, property owner, hereby authorize B. Kelley Klepper, AICP to act as Agent on our behalf to apply for this application on the property described as (legal description) See attached.

Owner

Date

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged by me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ who is personally known to me or has produced \_\_\_\_\_ as identification.

(Place Notary Seal Below)

Signature - Notary Public

## BILLABLE FEE PAYMENT AGREEMENT

I/WE agree to pay all the costs associated with processing this application petition. Payment is due within 10 days of receipt of an invoice, and all processing of the petition will stop if payments are not made within 10 days.

Name(s): Charles Davis

Billing Address: 609 Jackson Street, Suite 200

Contact Number: Tampa, FL 33602

Contact E-mail: lee@leepallardyinc.com

I understand and agree to the conditions outlined in this agreement, and certify that all the information provided is correct.

Signature: 

Print Name: Charles M. Davis

Date: 2/8/22

Witness: 

Print Name: M. Yolande Mayeda

Date: 2/8/22

Applicants are billed for Legal Advertisement costs and actual postage costs for Adjacent Property Owner notifications. Fees will vary based on size of advertisement selected by the local newspaper, and amount of property owners to be notified.

To be filled out by Planning Staff

Petition Number:        -        -



## **BILLABLE FEE PAYMENT AGREEMENT**

I/WE agree to pay all the costs associated with processing this application petition. Payment is due within 10 days of receipt of an invoice, and all processing of the petition will stop if payments are not made within 10 days.

Name(s): Dennis Carlton

Billing Address: 609 Jackson Street, Suite 200

Contact Number: Tampa, FL 33602

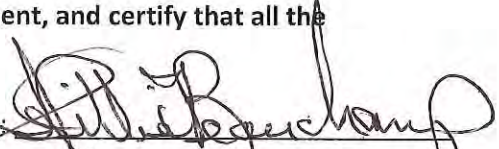
Contact E-mail: lee@leepallardyinc.com

I understand and agree to the conditions outlined in this agreement, and certify that all the information provided is correct.

Signature: 

Print Name: C. Dennis Carlton

Date: 2-7-2022

Witness: 

Print Name: Willie BEAUCHAMP

Date: FEB. 7, 2022

Applicants are billed for Legal Advertisement costs and actual postage costs for Adjacent Property Owner notifications. Fees will vary based on size of advertisement selected by the local newspaper, and amount of property owners to be notified.

To be filled out by Planning Staff

Petition Number:     -    -

### BILLABLE FEE PAYMENT AGREEMENT

I/WE agree to pay all the costs associated with processing this application petition. Payment is due within 10 days of receipt of an invoice, and all processing of the petition will stop if payments are not made within 10 days.

Name(s): Lee Pallardy  
Billing Address: 609 Jackson Street, Suite 200  
Contact Number: Tampa, FL 33602  
Contact E-mail: lee@leepallardyinc.com

I understand and agree to the conditions outlined in this agreement, and certify that all the information provided is correct.

Signature: [Signature]

Witness: [Signature]

Print Name: LEE F. PALLARDY III

Print Name: Teresa K Hanger

Date: 2/7/22

Date: 2/7/22

Applicants are billed for Legal Advertisement costs and actual postage costs for Adjacent Property Owner notifications. Fees will vary based on size of advertisement selected by the local newspaper, and amount of property owners to be notified.

To be filled out by Planning Staff

Petition Number: \_\_\_\_\_



L000000000171

Florida Department of State  
Division of Corporations  
Public Access System  
Katherine Harris, Secretary of State

## Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H00000000590 0)))

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

## To:

Division of Corporations  
Fax Number : (850) 922-4003

## From:

Account Name : HILL, WARD & HENDERSON, P.A. II  
Account Number : 072100000520  
Phone : (813) 221-3900  
Fax Number : (813) 221-2900

## LIMITED LIABILITY COMPANY

Carlton Sarasota, L.L.C.

Certificate of Status	0
Certified Copy	0
Page Count	02
Estimated Charge	\$125.00

Electronic Filing Menu

Corporate Filing

Public Access Help



**ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY**

**ARTICLE I - Name**

The name of the limited liability company is:

**CARLTON SARASOTA, L.L.C.**

**ARTICLE II - Address**

The mailing address and street address of the principal office of the Limited Liability Company is:

609 East Jackson Street, Suite 200  
Tampa, Florida 33602

**ARTICLE III - Duration**

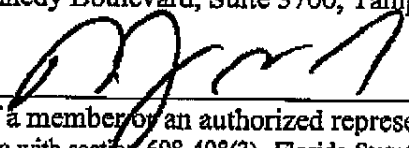
The period of duration for the Limited Liability Company shall be perpetual.

**ARTICLE IV - Management**

The Limited Liability Company is to be managed by its members.

**ARTICLE V - Registered Office/Registered Agent**

The name of the Limited Liability Company's registered agent is R. James Robbins, Jr. and his address is 101 East Kennedy Boulevard, Suite 3700, Tampa, Florida 33602.

  
\_\_\_\_\_  
Signature of a member or an authorized representative of a member.  
(In accordance with section 608.408(3), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

R. James Robbins, Jr., authorized representative of a member  
Typed or printed name of signee

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
00 JAN -5 PM 2:00



FROM HILL, WARD, HENDERSON, P, A.  
(((H00000000590 0)))

(WED) 1. 5' 00 13:34/ST. 13:32/NO. 4260294772 P 9

CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 608.415 or SECTION 608.507, FLORIDA STATUTES,  
THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT  
TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is:  
CARLTON SARASOTA, L.L.C.

2. The name and the Florida street address of the registered agent and office are:

R. James Robbins, Jr.  
101 East Kennedy Boulevard  
Suite 3700  
Tampa, Florida 33602

*Having been named to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.*

  
R. James Robbins, Jr.

Date: 1/5/00

00 JAN -5 PM 2:00  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

(((H00000000590 0)))





May 13, 2022

Neighborhood Development Services  
Planning Division  
4970 City Hall Boulevard  
North Port, FL 34286

**RE: PROJECT DESCRIPTION: North Port Gardens**

Our Ref: 048459003

To Whom it May Concern,

Attached to this letter is the Notice of Proposed Change Application and attachments. Due to the nature of this request and the many questions that came out of the Pre-submittal meeting we felt it would be beneficial to meet with Planning staff to go over our responses to the questions and comments prior to the initiation of staff review.

A member of our team will reach out to staff to coordinate scheduling of this meeting.

If you have any questions, I can be reached by phone at 239.271.2635 or directly by email at [peter.vanbuskirk@kimley-horn.com](mailto:peter.vanbuskirk@kimley-horn.com).

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter T. Van Buskirk".

Peter T. Van Buskirk, P.E., AICP  
Project Manager



FROM HILL, WARD, HENDERSON, P.A.

(WED) 1/5/00 12:32/ST 12:32 PM 42602

L000000000170

## Florida Department of State

Division of Corporations

Public Access System

Katharine Harris, Secretary of State

### Electronic Filing Cover Sheet

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(((H00000000589 2)))

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**To:**

Division of Corporations

Fax Number : (850) 922-4003

**From:**

Account Name : HILL, WARD & HENDERSON, P.A. II

Account Number : 072100000520

Phone : (813) 221-3900

Fax Number : (813) 221-2900

## LIMITED LIABILITY COMPANY

Davis Sarasota, L.L.C.

Certificate of Status	0
Certified Copy	0
Page Count	02
Estimated Charge	\$125.00

AL

Electronic Filing Menu

Corporate Filing

Public Access Help



FROM: HILL, WARD, HENDERSON, P. A.  
(((H00000000589 2)))

(WED) 1. 5' 00 13:33/ST. 13:32/NO. 4260294772 P 5

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DAVIS SARASOTA, L.L.C.

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609 East Jackson Street, Suite 200  
Tampa, Florida 33602

### ARTICLE III - Duration

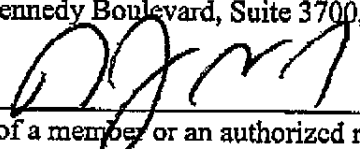
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\_\_\_\_\_  
Signature of a member or an authorized representative of a member.  
(In accordance with section 608.408(3), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

R. James Robbins, Jr., authorized representative of a member  
Typed or printed name of signee

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FILED  
SECRETARY OF STATE  
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00 JAN -5 PM 2:00



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\_\_\_\_\_  
R. James Robbins, Jr.

Date: 1/5/00

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
00 JAN -5 PM 2:00





## CITY OF NORTH PORT

Neighborhood Development Services

Planning Division

Planninginfo@cityofnorthport.com

### Development of Regional Impact/Notice of Proposed Change Packet

The following items are to be included in the submission:

- ☐ DRI/NOPC Application
- ☐ Affidavit(s)
- ☐ DRI/NOPC Checklist
- ☐ DRI/NOPC Fee Sheet
- ☐ Billable Fee Payment Agreement

#### **\*Note\***

Please be advised that each application is considered a separate petition and will be reviewed as such. Packets will not be processed if incomplete or missing requested information.

If there is more than one property owner of the subject property, all owners must complete an affidavit.

There are additional costs included with this application. Fees for legal advertisements and adjacent property owner notifications will be billed to the applicant at actual cost. These costs shall be paid in full before any development orders/orders of approval are issued.





**CITY OF NORTH PORT**  
Neighborhood Development Services  
Planning Division  
4970 City Hall Boulevard  
North Port, FL 34286-4100  
www.cityofnorthport.com  
Phone (941) 429-7156

DATE RECEIVED – DATE STAMP

## DEVELOPMENT OF REGIONAL IMPACT/NOTICE OF PROPOSED CHANGE APPLICATION

**Upon making any application to the City for any reason, the applicant agrees to comply with all the requirements of the Unified Land Development Code and further agrees to allow authorized city staff and personnel to enter and inspect the property during normal business hours**

Date Application Received: \_\_\_\_\_ Accepted by: \_\_\_\_\_ Project No: \_\_\_\_ - \_\_\_\_ - \_\_\_\_

***Above to Be Completed by Planning Staff***

***P.P.*** \_\_\_\_\_

**Project Name:** \_\_\_\_\_

**Name of Applicant:** \_\_\_\_\_

**Name of Corporation/LLC (If Applicable):** \_\_\_\_\_

**Street Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **FAX No.** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Name of Property Owner: (if different from the applicant above)** \_\_\_\_\_

**Street Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **FAX No.** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **FAX No.** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Name of Authorized Agent:**

**~~Name of Attorney:~~ (If Applicable)** \_\_\_\_\_

**Street Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **FAX No.** \_\_\_\_\_ **E-mail:** \_\_\_\_\_



**Property Description:** *(Please list additional PID's on a separate sheet of paper) (Information can be found at <http://www.sc-pa.com/testsearch/>)*

Parcel I.D. No(s): 1. 1 0 9 2 - 0 0 - 1 0 0 0 2. 1 0 9 3 - 0 0 - 1 0 0 0

Legal: Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Addition: \_\_\_\_\_ Tract or Parcel: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_ Acreage: \_\_\_\_\_

Street Address: \_\_\_\_\_

**Purpose of Application:** Please briefly state what the intended use of the property will be or why you are making this application (e.g. general project description).

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**Has this property undergone previous City development review and approval?**

No: \_\_\_\_\_ Yes: \_\_\_\_\_ If yes, when? (Month/Date/Year) \_\_\_\_\_

**Adopted Future Land Use Map Designation:** \_\_\_\_\_

**Existing Zoning Map Designation:** \_\_\_\_\_

**Is the property located in an Activity Center or Town Center?** Yes \_\_\_\_\_ No \_\_\_\_\_

**Is property located near a Gateway?** No: \_\_\_\_\_ Yes: \_\_\_\_\_ (distance) \_\_\_\_\_ feet

If yes, please indicate which one \_\_\_\_\_

**Existing land use** (e.g., house, commercial structure, vacant): \_\_\_\_\_

**Surrounding existing land uses/zoning of adjacent properties:**

North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

**Provide the following information relative to the proposed development:** *(Answer all that apply)*

\_\_\_\_\_ Total acres

\_\_\_\_\_ Total wetland acres

\_\_\_\_\_ Total recreational/open space

\_\_\_\_\_ Dwelling units / acre



\_\_\_\_\_ Percentage of acres devoted to open space and storm water requirements  
\_\_\_\_\_ Total commercial acres \_\_\_\_\_ Total building square footage of commercial use  
\_\_\_\_\_ Total residential acres \_\_\_\_\_ Total number residential units  
\_\_\_\_\_ Total government acres \_\_\_\_\_ Commercial-Office floor area ratio/acres)  
\_\_\_\_\_ Total industrial acres

### **School Planning (Residential)**

How many multi-family dwelling units are projected? \_\_\_\_\_

What is the projected construction start date? \_\_\_\_\_

What is the projected build-out date? \_\_\_\_\_

Will the project be phased? \_\_\_\_\_

*Provide the projected value:*

Single-family price range: \_\_\_\_\_

Multi-family price range or monthly rent: \_\_\_\_\_

Are there any deed restrictions or other demographics (i.e. adult community, work force housing):

Yes \_\_\_\_\_ No \_\_\_\_\_ Please Describe: \_\_\_\_\_

### **FIRE & RESCUE:**

**Nearest Fire Hydrant:** \_\_\_\_\_ (feet)

### **TRAFFIC:**

**List the Roadways immediately serving the site:**

\_\_\_\_\_  
\_\_\_\_\_

**Nearest:** Traffic Control Light: \_\_\_\_\_ (feet) Stop Sign: \_\_\_\_\_ (feet)

### **UTILITIES:**

**How will Potable Water service be provided?** *Please contact North Port Utilities (941) 240-8000.*

\_\_\_\_\_ Private Well *(Submit a letter or application from the Sarasota County Department of Health.)*

\_\_\_\_\_ North Port Utilities *(Please provide a letter from the service provider stating that the proposed development is within their service area and that they have adequate capacity to serve the proposed development.)*

**How will Sanitary Sewer service be provided?** *Please contact North Port Utilities (941) 240-8000.*

\_\_\_\_\_ Private Septic System *(If property is located in the Conservation Restricted Overlay Zone a class 1 aerobic water treatment system is required for single family home sites. Submit a letter or application the Sarasota County Department of Health.)*

\_\_\_\_\_ North Port Utilities *(Please provide a letter from the service provider stating that the proposed development is within their service area and that they have adequate capacity to serve the proposed development.)*

**STORMWATER:** *Please contact the City Stormwater Manager/Environmental at (941) 240-8321.*



**Is the application site in a FEMA Hazardous Flood Zone?** No: \_\_\_\_\_ Yes: \_\_\_\_\_

If yes, what zone? \_\_\_\_\_

**Is the application site in the Conservation Restricted Zone?** No: \_\_\_\_\_ Yes: \_\_\_\_\_

If yes, what zone? \_\_\_\_\_

**Is the application site in the Big Slough Watershed Flood Zone?** No: \_\_\_\_\_ Yes: \_\_\_\_\_

If yes, what is the 100-year 1-day flood elevation? \_\_\_\_\_ ft. NGVD

**Does the application site contain wetlands?** Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, existing wetland acres: \_\_\_\_\_

**Has the Departmental of Environmental Protection been notified of wetlands?** Yes \_\_\_\_\_ No \_\_\_\_\_

**Is the property located in the Myakka River Protection Zone?** No: \_\_\_\_\_ Yes: \_\_\_\_\_

**Is the property adjacent to the Myakka River jurisdictional wetlands?** No: \_\_\_\_\_ Yes: \_\_\_\_\_

(If yes, please provide acreage and map of the area and schedule a meeting with City Stormwater Manager/Environmentalist.)

**ENVIRONMENTAL:**

**Are there any known Historical or Archaeological sites on the property?**

(If unsure, please contact Sarasota County – Division of Historical Resources, (941) 316-1115.)

No: \_\_\_\_\_ Yes: \_\_\_\_\_ Please describe: \_\_\_\_\_

**Has an Environmental Assessment Report/Review been prepared for this property?**

No \_\_\_\_\_ Yes \_\_\_\_\_ Date survey was conducted: \_\_\_\_\_

**Does the property contain gopher tortoise burrows, scrub jay habit, or any plant or animal species listed as “rare”, “threatened”, “endangered”, or “species of special concern” by State and /or Federal agencies? If yes, the applicant will be required to produce documents on how listed species or habitats will be protected or managed at the Site Development stage.**

No: \_\_\_\_\_ Yes: \_\_\_\_\_ Please indicate which ones: \_\_\_\_\_

**How will listed species or habitats be protected or managed?**

Please check **ALL** the habitats found on the property

_____ Canal (fresh water)	_____ Mangrove Swamps	_____ Turkey Oak Ridges
_____ Canal (salt water)	_____ Marshes and Sloughs	_____ Wetland Heads
_____ Coastal Hammock	_____ Mesic Hammocks	_____ Wet Prairies



_____ Coastal Streams	_____ Pine Flatwoods	_____ Xeric Hammocks
_____ Freshwater Swamps	_____ Scrubby Flatwoods	_____ Other
_____ Indian Mounds	_____ Tidal Marshes	

Please describe: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**\*All of the information provided on this application is true and correct to the best of my knowledge.**

\_\_\_\_\_  
**Signature of Applicant**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Print Applicant Name**



## **Checklist of Required Submittal Items:**

### **DEVELOPMENT OF REGIONAL IMPACT/NOTICE OF PROPOSED CHANGE**

**Please digitally submit to [PlanningInfo@cityofnorthport.com](mailto:PlanningInfo@cityofnorthport.com) the following for distribution to reviewers:**

- ☐ **Exhibit A- Project Narrative**
- ☐ **Exhibit B- Boundary survey** (A legal description and boundary survey signed and sealed by a registered land surveyor in the State of Florida.) (If property is already platted, please provide the plat.)
- ☐ **Exhibit C- Title Assurance/ Current Deed**
- ☐ **Exhibit D- Articles of Corporation/Articles of Organization** (If Corporation or LLC is applicable)
- ☐ **Exhibit E- RPC Sufficiency Response**
- ☐ **Exhibit F- Environmental Assessment**
- ☐ **Exhibit G- Proposed Deed Restrictions & Covenants**
- ☐ **Exhibit H- Any other additional information**
- ☐ **Digital files:** The entire submittal package in PDF format. Also, please submit all project related spatial information in either CAD .dwg , GIS Shapefile or File Geodatabase format as well. The data must have coordinates in at least 4 corners of the petition area. The Coordinate system must be: A Projected Coordinate System, State Plane, NAD 1983 StatePlane Florida West FIPS 0902 (US Feet).

**\*\*\*Please note that a Fiscal Impact Analysis is required. The City of North Port shall complete the analysis; however, the developer is responsible for any and all costs incurred.**





# CITY OF NORTH PORT

## DRI/NOPC Fee Sheet

Property Location (Address): \_\_\_\_\_

PID(s) #: \_\_\_\_\_

### DRI/NOPC Calculation

Fees	Additional Fees	Total
DRI \$15,600	\$22/Acre ____ Acres	
NOPC Major change \$ 15,100	\$22/Acre ____ Acres	
NOPC Minor Change \$2,800		
<b>TOTAL</b>		

-All fees should be made payable to the City of North Port. Fees must be paid prior to the processing of the submittal.

-Other billable fees will be assessed and will be required to be paid by the applicant as stated on the billable fee agreement.

Please contact Planning Staff if you have any questions, 941.429.7156

## **BILLABLE FEE PAYMENT AGREEMENT**

I/WE agree to pay all the costs associated with processing this application petition. Payment is due within 10 days of receipt of an invoice, and all processing of the petition will stop if payments are not made within 10 days.

Name(s): \_\_\_\_\_

Billing Address: \_\_\_\_\_

Contact Number: \_\_\_\_\_

Contact E-mail: \_\_\_\_\_

**I understand and agree to the conditions outlined in this agreement, and certify that all the information provided is correct.**

Signature: \_\_\_\_\_

Witness: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Applicants are billed for Legal Advertisement costs and actual postage costs for Adjacent Property Owner notifications. Fees will vary based on size of advertisement selected by the local newspaper, and amount of property owners to be notified.**

**To be filled out by Planning Staff**

**Petition Number: \_\_\_\_-\_\_\_\_-\_\_\_\_**



## PROJECT NARRATIVE

The North Port Gardens development project is a Development of Regional Impact (DRI) that was approved by the City of North Port on February 13, 2012 by Ordinance No. 2011-10. The Development Order (DO) is subject to conditions of approval and has current build-out dates for Phase 1 and Phase 2 (Phase 1 – 2016 and Phase 2 – 2026) of the project.

The applicant is submitting an application for a Notice of Proposed Change (NOPC) to update the Phase 1 and Phase 2 buildout dates, revise the allowable uses in the DO and to revise some of the conditions of approval in Ordinance No. 2011-10. The proposed changes to the previously approved uses are altering the Residential Use allowable number of dwelling units from 500 to 1,135, Office Use from 150,000 SF to 800,000 SF, Retail Use from 2,000,000 SF to 350,000 SF, and adding an additional use of Light Industrial allowing for 600,000 SF.

The applicant's agent requested on August 31<sup>st</sup>, 2021 that the DRI's build-out dates be extended. The new requested build-out date for Phase 1 and Phase 2 is 2036 to allow for the project development team to analyze the current market trends, amend the schedule of uses, design and permit the proposed site infrastructure improvements, and begin construction. This request has not been acted upon therefore the request to extend the buildout dates is included in this NOPC.

The main focus of the NOPC is to adjust the intensity and density within the schedule of uses. The current DO entitles North Port Gardens with:

TABLE 1: DEVELOPMENT TOTALS (Current)				
Use	Units	Phase 1	Phase 2	Total
		2012-2016	2017-2026	
Residential *	Dwelling Units	---	500	500
Hotel/Lodging Rooms *	Rooms	150	300	450
Office *	SF	---	150,000	800,000
Retail consisting of a power center, a lifestyle center, and outparcels	SF	750,000	1,250,000	2,000,000

Note:

Includes provisions for Mixed Use subject to a transportation and land use trade-off matrix

As noted in Table 1 the DO includes a trade-off matrix that allows the intensities and densities to be adjusted utilizing the ratios provided. At the time North Port Gardens was initially contemplated the retail "Lifestyle Center" and "Power Center" was the focus of the request. These complexes were retail driven and a variation of the retail mall. After 2012 large retail complexes like lifestyle and power centers were not feasible to develop due to the changing nature of retail and the number of retail businesses that did not survive the "Great Recession". The current demand for retail development is far less therefore this NOPC seeks a reduction in retail floor are in lieu of a large amount of light industrial and increase in office

floor area. This adjustment is advantageous for the City due to the nature of job creation that comes with light industrial and office uses compared to retail uses. The proposed breakdown of uses is more in-line with ULDC section 53-102 which uses the Planned Community Development (PCD) district to provide 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. Although retail uses do create jobs those jobs are typically lower paying, and many are part time positions. The jobs created with light industrial and office as identified in the proposed Table 1 below recognize those uses that generate value added job opportunities.

The requested allowable uses are as noted below in the revised Table 1 Development Totals.

TABLE 1: DEVELOPMENT TOTALS (Requested)				
Use	Units	Phase 1	Phase 2	Total
		2012-2026	2026-2036	
Residential (1) (2)	Dwelling Units	1135	----	1135
Hotel/Lodging Rooms (1)	Rooms	150	300	450
Office (1) (3)	SF	200,000	600,000	800,000
Retail (1)	SF	150,000	200,000	350,000
Light Industrial (1)	SF	200,000	400,000	600,000

Notes:

- 1) Includes provisions for Mixed Use subject to a transportation and land use trade-off matrix
- 2) Residential cannot increase units through trade-off matrix
- 3) Office may include, but not limited to, Medical, Health Sciences, and Research

In addition to the use changes, this NOPC request seeks to address the Transportation conditions in Section Q. The intent is to revisit the traffic impacts and evaluate offsite improvements after the requested change in uses and buildout date extensions have been approved. This new evaluation would be accomplished concurrently with the first Major Site Development (MAS) process moving forward. It is suggested that Section Q.5 be modified to "The improvements listed below shall be reevaluated with submittal of the first MAS for the North Port Gardens project. The methodology for the evaluation shall follow the methodology outlined in Section Q.8 the methodology required for the biennial traffic monitoring report."



<input checked="" type="checkbox"/> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA <input type="checkbox"/> IN THE COUNTY COURT IN AND FOR SARASOTA COUNTY, FLORIDA	
DIVISION:  <b>CIVIL</b>	CASE NUMBER:  2008 CA 009406 NC

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2009041117 5 PGS

2009 APR 07 11:26 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

TFERNANDEZ Receipt#1151462

Doc Stamp-Deed: 0.70

PLAINTIFF(S)

CARLTON SARASOTA, LLC, a Florida limited liability company; DAVIS SARASOTA, LLC, a Florida Limited liability company; NORTHPORT COMMERCIAL INTERCHANGE, LLC, a Florida limited liability company and PALLARDY SARASOTA, LLC, a Florida limited liability company,

VS. DEFENDANT(S)

NORTHPORT INVESTMENTS #1, L.L.C., a Florida limited liability company; NORTHPORT INVESTMENTS #2, L.L.C., a Florida limited liability company; NORTHPORT INVESTMENTS #3, L.L.C., a Florida limited liability company; NORTHPORT INVESTMENTS #4, L.L.C., a Florida limited liability company; and DREW NORTHPORT INVESTMENTS, LLC, a Florida limited liability company,



2009041117

**CERTIFICATE OF TITLE**

The undersigned Clerk of the Circuit Court certifies that he or she executed and filed a certificate of sale in this action on the 27<sup>TH</sup> day of March, 2009, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections pursuant to §45.031(4) Florida Statutes.

The following property located in Sarasota County, Florida:

See attached Exhibit "A"

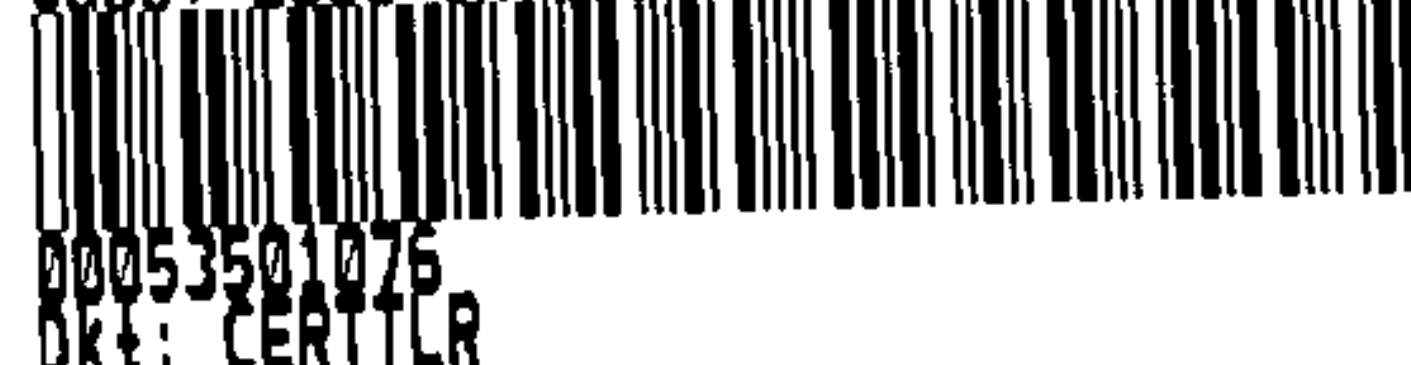
was sold to: CARLTON SARASOTA, LLC, a Florida Limited liability company: DAVIS SARASOTA, LLC, a Florida Limited liability company: NORTHPORT COMMERCIAL INTERCHANGE, LLC, a Florida limited liability company and PALLARDY SARASOTA, LLC, a Florida limited liability company

whose address is: c/o Lee F. Pallardy, III 609 East Jackson Street, Suite 200, Tampa, Florida 33602

Attorney of Record: Michael P. Brundage, 101 East Kennedy Boulevard, Suite 3700, Tampa, FL 33601

WITNESS my hand and the seal of this Court on the 7<sup>th</sup> day of April, 2009

Case: 2008 CA 009406 NC

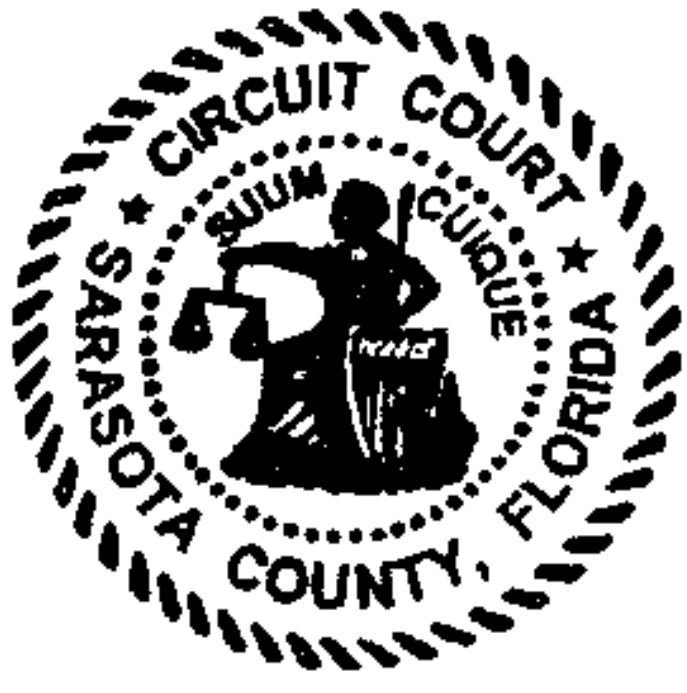


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DR: CERTLR

Civil/Certitle.doc  
Revised 2/2000

SP  
4.7

FILED FOR RECORD STAMP



KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT

BY: *Traci Alexander* DATE April 7, 2009  
Deputy Clerk



**Exhibit "A"**

**PARCEL 1:**

A portion of the South Half of Section 6, Township 39 South, Range 22 East, Sarasota County, Florida, more particularly described as follows:

Beginning at the Southwest corner of said Section 6, N.=1007797.74, E.=605625.27, Florida State Plane Coordinate System, West Zone; thence N.00°30'07"E., "Grid Bearing" along the West line of said Section 6, a distance of 56.50 feet; thence N.42°23'13"E., a distance of 2975.77 feet; thence S.88°26'46"E., a distance of 2676.20 feet to a point on the Northeasterly line of that certain 50 foot wide water pipe line easement as described in Official Records Instrument Number 1999158305, Public Records of said Sarasota County, Florida; thence S.44°53'43"E., along said Northeasterly line, a distance of 889.05 feet to a point on the East line of said Section 6; thence S.00°44'41"W., along said East line, a distance of 1812.32 feet to the Southeast corner of said Section 6; thence N.87°10'58"W., along the South line of said Section 6, a distance of 5292.12 feet to the Point of Beginning.

**PARCEL 2:**

All that part of Section 7, lying North of the right-of-way for Interstate Highway 75, in Township 39 South, Range 22 East, Sarasota County, Florida, being more particularly described as follows:

Beginning at the Northwest corner of said Section 7; thence S.00°31'30"W., (Grid Bearing, Florida Transverse Mercator, West Zone) along the West line of said Section 7 a distance of 1168.58 feet to an intersection with the most Northerly, right-of-way line for the Toledo Blade Blvd., I-75 interchange, with said point of intersection bearing N.00°31'30"E., a distance of 1518.41 feet from the Southwest corner of the Northwest Quarter of said Section 7; thence S.89°28'30"E., along said right-of-way line a distance of 100.00 feet to the beginning of the limited access right-of-way line for Interstate Highway 75; thence along the Easterly, Northerly and Northeasterly, limited access right-of-way line of said Interstate Highway 75, the following 10 courses measured between found FDOT Iron rod right-of-way markers, (1); thence S.00°31'30"W., a distance of 197.89 feet (2); thence S.07°46'49"E., a distance of 103.36 feet (3); thence S.02°27'30"E., a distance of 500.80 feet (4); thence S.18°43'13"E., a distance of 201.37 feet (5); thence S.56°59'14"E., a distance of 201.63 feet (6); thence S.76°20'06"E., a distance of 227.61 feet (7); thence S.79°19'14"E., a distance of 700.98 feet to the point of curvature of a curve to the left, having a radius of 3180.05 feet, a central angle of 05°53'42", a chord bearing of S.82°16'04"E. and a chord length of 327.04 feet (8), thence along the arc of said curve, an arc length of 327.18 feet to the point of tangency of said curve (9); thence S.85°12'55"E., a distance of 519.10 feet (10); thence S.89°12'13"E., a distance of 3134.47 feet to an intersection with the East line of said Section 7; thence N.01°04'23"E., along said East line of Section 7, a distance of 2325.50 feet to the Northeast corner of said Section 7; thence N.87°10'58"W., along the North line of said Section 7, a distance of 5292.12 feet to the Northwest corner of Section 7 and the Point of Beginning.

LESS AND EXCEPT the land described in Warranty Deed to the City of North Port recorded as Official Records Instrument Number 2000125114, of the Public Records of said Sarasota County, Florida.

**ADDITIONALLY:**

all goods, fixtures, equipment, inventory, accounts, accounts receivable, contract rights, commissions, choses in action, money, general intangibles, documents, instruments and chattel paper and all other property of whatever nature now or hereafter located on the Real Property or used in connection with, arising in connection with or otherwise related to the Real Property, wherever located, now in existence or hereafter created or acquired, and such real property, and all proceeds (including insurance proceeds), products, substitutions, accessions, additions, replacements, renewals, modifications, and extensions thereof, including, without limitation, the real and personal property described below and all proceeds thereof:

A. All leasehold estate, and all right, title and interest of Debtor in and to all leases or subleases covering the Real Property or any portion thereof now or hereafter existing or entered into, and all right, title and interest of Debtor thereunder, including, without limitation, all cash or security deposits, advance rentals, and deposits or payments of similar nature;

B. All right, title and interest of Debtor in and to all options to purchase or lease the Real Property or any portion thereof or interest therein, and any greater estate in the Real Property owned or hereafter acquired;

C. All easements, streets, ways, alleys, rights-of-way and rights used in connection therewith or as a means of access thereto, and all tenements, hereditaments and appurtenances thereof and thereto, and all water rights;

D. Any and all buildings, structures and improvements now or hereafter erected thereon, including, but not limited to the fixtures, attachments, appliances, equipment, machinery, and other articles attached to said buildings, structures and improvements;

E. All fixtures or other articles of personal property now or hereafter affixed to, placed upon or used in connection with the operation of the Real Property and all rights and



interests of Debtor in development plans, contracts, building or other permits and architectural plans and specifications relating to contemplated development on the Real Property;

F. All awards and proceeds of condemnation for the Real Property or any part thereof to which Debtor is entitled for any taking of all or any part of the Real Property by condemnation or exercise of the right of eminent domain;

G. All rents, issues and profits of the Real Property and all the estate, right, title and interest of every nature whatsoever of the Debtor in and to the same;

H. All accounts (including contract rights) and general intangibles pertaining to or arising from or in connection with all or any part of the Real Property, including without limitation all proceeds and choses in action arising under any insurance policies maintained with respect to all or any part of the Real Property, and

I. All proceeds, products, replacements, additions, substitutions, renewals and accessions of any of the foregoing items.

FROM HILL, WARD & HENDERSON, P.A. II (WED) 1/3/00 13:32/ST. 13:32 NO. 260001729 P. 1

**L00000000169**

Pages: 9  
Client: 1290-1

Florida Department of State  
Division of Corporations  
Public Access System  
Katherine Harris, Secretary of State

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(((H00000000588 4)))

**Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.**

To: Division of Corporations  
Fax Number : (850) 922-4003

From: Account Name : HILL, WARD & HENDERSON, P.A. II  
Account Number : 072100000520  
Phone : (813) 221-3900  
Fax Number : (813) 221-2900

**LIMITED LIABILITY COMPANY**

**Pallardy Sarasota, L.L.C.**

Certificate of Status	0
Certified Copy	0
Page Count	02
Estimated Charge	\$125.00

Electronic Filing Menu

Corporate Filing

Public Access Help



FROM HILL, WARD, HENDERSON, P, A.  
(((H00000000588 4)))

(WED) 1. 5' 00 13:32/ST. 13:32/NO. 4260294772 P 2

## ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

### ARTICLE I - Name

The name of the limited liability company is:

PALLARDY SARASOTA, L.L.C.

### ARTICLE II - Address

The mailing address and street address of the principal office of the Limited Liability Company is:

609 East Jackson Street, Suite 200  
Tampa, Florida 33602

### ARTICLE III - Duration

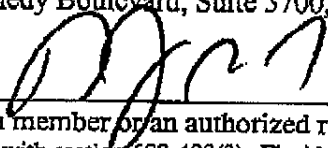
The period of duration for the Limited Liability Company shall be perpetual.

### ARTICLE IV - Management

The Limited Liability Company is to be managed by its members.

### ARTICLE V - Registered Office/Registered Agent

The name of the Limited Liability Company's registered agent is R. James Robbins, Jr. and his address is 101 East Kennedy Boulevard, Suite 3700, Tampa, Florida 33602.

  
\_\_\_\_\_  
Signature of a member or an authorized representative of a member.  
(In accordance with section 608.408(3), Florida Statutes, the execution of this  
affidavit constitutes an affirmation under the penalties  
of perjury that the facts stated herein are true.)

R. James Robbins, Jr., authorized representative of a member  
Typed or printed name of signer

(((H00000000588 4)))

NO JPM-5 PM 2:00  
STATE OF FLORIDA  
OFFICE OF THE CLERK

((H00000000588 4)))

CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 608.415 or SECTION 608.507, FLORIDA STATUTES,  
THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT  
TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is:  
PALLARDY SARASOTA, L.L.C.
2. The name and the Florida street address of the registered agent and office are:

R. James Robbins, Jr.  
101 East Kennedy Boulevard  
Suite 3700  
Tampa, Florida 33602

*Having been named to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.*

  
\_\_\_\_\_  
R. James Robbins, Jr.

Date: 1/5/00

00 JAN -5 PM 2:00

((H00000000588 4)))



May 9, 2022

Neighborhood Development Services  
Planning Division  
4970 City Hall Boulevard  
North Port, FL 34286

**RE: Responses to Resubmittal Comments**  
**PROJECT DESCRIPTION: North Port Gardens**  
**INFRASTRUCTURE PLANS- PRE-22-034**

Our Ref: 048459003

We are in receipt of your letter dated **March 8, 2022** in which questions and additional information was requested on the above referenced project. The following are your comments in **bold**, followed by our responses:

**NDS PLANNING DIVISION**

**Reviewer: Noah Fossick**

**Date: March 8, 2022**

**GENERAL COMMENTS:**

1. **Please note the future land use is Activity Center (AC#4) with a small portion designated Agricultural, Estates. The zoning designation is Planned Community Development (PCD).**

Response: Acknowledged.

2. **Please verify if you are seeking to utilize the pre-approved Land Use Tradeoff Matrix ("LUTM") or proposing a Notice of Proposed Change. If the LUTM is employed, please show calculations.**

Response: The request for the revisions to the allowable land use thresholds including the LUTM including updated ratios. The LUTM proposes increases in residential uses that are planned to be exceeded based on the Applicant's development program which is consistent with similarly situated mixed use projects.

3. **Per Ordinance 2011-10, Section 5.2, and our record of only one extension request of 300 days to October 27, 2017, Phase 1 entitlements have expired. These include: 150 hotel/lodging rooms and 750,000 square feet of Retail.**
  - a. **The remaining Phase 2 entitlements are as follows: 500 Residential Dwelling Units, 300 Hotel/Lodging Rooms, 150,000 square feet of Office, and 1,250,000 square feet of Retail.**

Response: Entitlements associated with the current DRI Development Order do not expire. The dates for buildout can be revised through the NOPC process. As such a request to change the phase buildout dates is part of the NOPC request (and was previously requested under separate cover; however, due to the nature of this NOPC, the buildout dates are included in this request for consistency).

**GENERAL REQUIREMENTS:**

- 1. Currently, the North Port Gardens DRI is not in compliance with the required reporting. Please provide the following biennial status reports in accordance with Ordinance No. 2011-10, Exhibit B, Section B.20.:**

**a. February 13, 2014, to February 12, 2016,**

Response: See attached.

**b. February 13, 2018, to February 12, 2020,**

Response: See attached.

**c. February 13, 2020, to February 12, 2022.**

Response: See attached.

- 2. Additionally, several Biennial Traffic Monitoring Reports are required per Ordinance No. 2011- 10, Exhibit B, Section Q.9.A.-E. Please submit for every 2-year period beginning February 13, 2012-February 12, 2014.**

Response: Traffic Condition #8 states "The purpose of the biennial traffic monitoring program is to monitor the currently existing and projected impacts of the development on the transportation facilities identified for mitigation within the NPG DRI traffic impact study (as defined in Exhibit B-Section 9.2.D.) by monitoring the gross p.m. peak hour traffic generated by NPG. Each biennial traffic monitoring report shall quantify the gross p.m. peak hour traffic currently existing and projected traffic to be generated by NPG over the next two (2) years, as well as compare this traffic volume to the trip thresholds established in the traffic impact study for the timing of the mitigation improvements."

In section 9 it goes on to state that "In order to prepare the analyses required to conduct a biennial evaluation pursuant to the requirements of the Transportation Conditions in the DO, the Developer shall provide a summary of the type and amount (including traffic generation estimates) of all NPG development for which final development order applications (MAS) have been approved to date, and for that which will be (or is projected to be) the subject of final MAS development order applications submitted during the ensuing two (2) years."

The condition for biennial traffic monitoring has many more sections in the data analysis segment that describe comparisons of project traffic and anticipated project traffic generation based on approved MAS applications.

It is not practical to develop a Biennial Traffic Monitoring Report for a project that has no development activity, traffic generating activity nor has any approved MAS that would be generating traffic within the next 2 years. That is why no Biennial Traffic Monitoring Reports have been prepared or submitted.

- 3. Consistent with Ordinance No. 2011-10, Exhibit B, Section H.1., the Developer must enter into a utility developer agreement (UDA) prior to approval of the first phase of construction.**

Response: Acknowledged.

- 4. Consistent with Ordinance 2011-10, Exhibit B, Section G.1., a Community Development District (CDD) or other funding mechanism and responsible party shall be established.**

Response: Prior to such time that any of the property would not be under unified control a funding



mechanism and responsible party shall be established.

**NOTICE OF PROPOSED CHANGE REQUIREMENTS:**

**1. The NOPC will be required the following:**

- a. Consistency with any prior agreements or other actions that are vested per F.S. 380.06(8).**

Response: Acknowledged.

- b. Consistency with F.S. 163.3180(5) for transportation concurrency and level of service, the current Comprehensive Plan, and the current land development regulations and notice procedures.**

Response: Acknowledged.

**2. Please submit a survey of the subject parcel(s) to verify the project boundaries.**

Response: A copy of the boundary survey has been provided.

**3. Please provide additional details on the requested deviation and proof of impacts to the following as required by Ordinance No. 2011-10, Exhibit B, Section B.3.b.:**

Response: The items identified below are already (currently) addressed with the current DO conditions. It is anticipated that these items will be revisited during the MAS process as noted a number of times in the DO conditions. Many of the pre-application comments from the other department address these items.

- a. Transportation,**
- b. Solid Waste,**
- c. Drainage,**
- d. Utilities, and**
- e. Parks and Recreation.**

**4. Please clarify if the hotel rooms entitled are still to be included in the entitlements.**

Response: Per the revised Map H the 450 hotel rooms are still proposed.

**5. Please clarify the intent and preliminary design of the Mixed-Use area – including the uses, general location of uses, and how uses are intended to be mixed.**

Response: The Map H presented at the pre-application meeting showed areas of industrial, commercial, and mixed-use areas. Staff requested that all the development areas be identified as mixed use. This request was complied with. If staff wants general location of the uses, the Map H presented at the pre-application meeting can be used for the NOPC.

**6. As approved with Exhibit D of Ordinance No. 2011-10 (the approved Master Development Plan; Map H-2) shows more upland hardwood forest (UHF) preserved than the proposal. Please provide the previous acreage of the UHF and the proposed acreage of the UHF.**

Response: The amount of UHF on the approved Map H-2 was being used to offset planned jurisdictional impacts. The proposed Map H reduces the possible impacts by not impacting the most

southwestern lake. The current Map H has anticipated filling that lake and developing that area and the reduction in UHF reflects maintaining three lakes onsite. At the time of the first MAS submittal an updated Protected Species report will need to be prepared. As part of that evaluation the proposed jurisdictional impacts will be determined and an evaluation of mitigation requirements will be developed based on current state and federal standards. That evaluation will prescribe the mitigation criteria required. As agreed to in responses to comments under the Environmental Review the applicant agrees to provide as much onsite mitigation as possible. This does not preclude adding additional UHF. However, the intent is to reserve the upland area required to be able to develop the proposed land uses in the request.

**a. There are also two future transit stops that are approved with Exhibit D. Please show the relocated locations of these future transit stops.**

Response: Per section Q.4 of the DO "The Developer shall provide two (2) transit stops with bike racks and seating as may be required by the City and Sarasota County Area Transit (SCAT). The locations and necessary improvements will be agreed upon with the City and SCAT at MAS review and approval." Transit stop locations will be coordinated with SCAT at the time development plans are prepared for MAS.

**7. If residential units are proposed in the next Phase of development, then an updated revision to affordable housing impacts is required to determine the need for affordable housing mitigation required (see Exhibit B, Section F.1.).**

Response: The DO already addresses the requirement of affordable housing, Section F states: "Prior to the initiation of Phase II, the Developer shall conduct an updated revision to affordable housing impacts in accordance with Section 380.06(19) and utilizing a methodology acceptable to the Developer, SWFRPC and the City. If it is determined that the need for affordable housing mitigation is required, the Developer, successors, heirs, may implement one or more of the following" and goes on to define implementation.

**8. The increase of 635 units of Residential may require a Comprehensive Plan Amendment to update the requirements in Figure 1 of the Future Land Use Element ("FLUE") of the City of North Port Comprehensive Plan ("Comp Plan").**

Response: The proposed residential units will be medium and high-density residential units. Activity Center 4 has an allotment of 9% medium and high density. An accounting of the existing uses will allow a determination to be made to the available units within the Activity Center.

**NOTICE OF PROPOSED CHANGE COMMENTS/POINTS OF CLARIFICATION:**

Staff does not fully support the proposed changes as presented. A few changes and considerations are required and requested from Staff:

**1. To meet the intent of ULDC Sec. 53-102., the commercial, light industrial, office, and residential shall not be segregated and shall be horizontally or vertically integrated on one site with preference to vertical integration of uses. The mix of uses is to be determined by the Master and Site Developers at the time of site development approval; however, individual sites must include two or more uses.**

Response: The North Port Gardens mix of uses defined on Map H provides a mix of uses within the overall project boundary. That in itself meets the intent of section 53-102. Forcing two or more uses in a single development site within North Port Gardens could be in conflict with that section where it

states:

“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.”

In order to promote harmonious interaction, there will need to be some separation of uses. To dictate that a single development site have at least two or more uses will deter development of the Light Industrial and many office and other commercial uses. This would be in direct conflict with Section 53-102 which states :”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.”

Implementation of a condition like this will severely limit the ability to bring the types of major employers that the City envisions.

**2. In keeping with point 1 above, please update the proposed map to have only the following zones: WET – Wetland, UHF – Upland-Hardwood Forests, UTL – Utility, RET Retention, and MIX Mixed Use.**

Response: The applicant agreed to revise the map from the form submitted for the pre-application meeting. However, as discussed above the condition that two or more uses must be included within each development site is not acceptable.

**3. Staff does not support the full reduction of commercial as presented. The addition of 600,000 sq ft of Light Industrial and increase of 650,000 square feet of Office is equivalent to approximately 761,550 sq ft of Retail per the approved Land Use Trade-Off Matrix (“LUTM”). Additionally, the additional 635 units of Residential would only be equivalent to 181,377 sq ft of Retail per the LUTM. The reduction of 1.65 million sq ft of Retail is not in line with the requirements of the approved LUTM and would be a pure reduction of nonresidential space provided. Staff would support a reduction of 950,000-1,000,000 sq ft of Retail or a larger increase of Light Industrial than is proposed.**

Response: The reality is that the light industrial uses require more land area per square foot of floor area than retail. It would not be possible to develop 1,000,000 square feet of retail along with 600,000 square feet of Light Industrial within the useable land area.

**4. Staff does not support the proposed removal of the access roadway to the east. This will be requirement for approval.**

Response: The Map H as proposed identifies two separate access points and therefore meets the intent of the ULDC. The applicant does not need the roadway to the east to develop the property.

**5. Staff highly encourages and would support the mix of residential, commercial, and potentially office uses around the two retention areas located nearby to I-75.**

Response: This is acknowledged. Final layouts for the uses will come forward in the MAS submittals.



- 6. Staff highly encourages and would support the use of loft apartments above commercial or office space.**

Response: This is acknowledged. Final layouts for the uses will come forward in the MAS submittals.

- 7. Staff highly encourages and would support the mix of residential unit types from townhomes (preferably stacked/"two-over-two" townhomes) to "5 over 1" multi-family, mixed-use residential buildings.**

Response: This is acknowledged. Final layouts for the uses will come forward in the MAS submittals.

- 8. Staff highly encourages and would support the mix of for-rent/to-own residential units.**

Response: Acknowledged, however the typical rent-to-own is a single family detached unit. The intent for the residential units in North Port Gardens are multi-family.

- 9. Staff encourages the Master Developer to consider siting of a high-speed rail facility/station in accordance with Policy 2.4.4 of the FLUE of the Comp Plan.**

Response: This request is impossible to comply with at this time without knowing how or where this transit facility would be placed relative to North Port Gardens.

- 10. Staff encourages an area-wide quadrant plan for the NE Quadrant, defined as the lands lying within the boundaries of the City of North Port east of Toledo Blade Blvd., north of I-75, and north of Snover Waterway, to establish guidelines for coordinated development of the area.**

Response: The applicant only controls a small area (500 acres) within the lands described which is approximately 9,000 acres. It would be more appropriate for the City to implement an area wide plan and incorporate this project into it.

**PUBLIC WORKS ENGINEER – STORM WATER AND ENVIRONMENTAL**

Reviewer:

Date: March 9, 2022

**FORMAL SUBMITTAL TO ADDRESS THE FOLLOWING:**

- 1. Please review the FEMA Flood Insurance Rate Map (FIRM) that is effective on November 4, 2016 on the City webpage <https://www.cityofnorthport.com/government/city-services/public-works/flood-information/fema-flood-map-updates> . The FIRM is based on the Big Slough Watershed 5/22/12 model. The base flood elevations (BFE) in NAVD 1988 can be assessed from this web page. In the DRI document, please discuss the extent of floodplain impact by the proposed development and how floodplain compensation will be addressed in the subsequent later SDR applications.**

Response: The intent of the applicant will be to work within the Big Slough model to assess flood plain impacts. It is likely that the consultant that developed the Big Slough model will be utilized to assist with the proposed conditions stormwater modelling efforts.

- 2. On the map exhibit, "RET" – retention is typically understood as dry retention pond.**

**Please clarify if wet detention ponds, perhaps “DET”, should be used instead on the labels and legends.**

Response: All of the areas designated as RET consist of existing lakes. The label RET is currently on the existing Map H and is being carried over to the revised Map H.

**3. Please clarify what types of light industrial uses are proposed. Please note that industrial facilities that do not generate pollutants are encouraged.**

Response: Light Industrial uses will conform with the uses allowed by code in the ULDC section 53-77.

### **PUBLIC WORKS ENGINEER – INFRASTRUCTURE REVIEW**

**Reviewer: Anthony Friedman**

**Date: March 10, 2022**

### **FORMAL SUBMITTAL TO ADDRESS THE FOLLOWING:**

**The Traffic Impact Statement (TIS) shall include the following:**

Response: It is anticipated that an updated TIS will be prepared as part of the first MAS for development within the North Port Gardens project. At that time the items noted below along with the required under Section Q.9 of the current Do will be addressed.

- 1. Daily trips generated by the proposed development.**
- 2. Peak AM Hour trips generated by the proposed development**
- 3. Peak PM Hour trips generated by the proposed development**
- 4. Provide a graphic of trips distribution from proposed development to roadway network.**
- 5. Trip generation rates shall be in compliance with the Institute of Transportation Engineers Trip Generation Manual, latest edition.**
- 6. At each of the project driveways, perform a left turn lane warrant analysis for traffic entering the development in compliance with the National Cooperative Highway Research Program (NCHRP) Publication 745**
- 7. At each of the project driveways, perform a right turn lane warrant analysis for traffic entering the development in compliance with the National Cooperative Highway Research Program (NCHRP) Publication 279**
- 8. Proposed pass-by capture percentage**
- 9. Proposed internal capture percentage**
- 10. Please include in the study, an analysis of the impacts to the interchange of Toledo Blade Boulevard and I-75, as well as the impacts to the intersection of Toledo Blade Boulevard/Plantation Boulevard/Cranberry Boulevard.**
- 11. The TIS should be prepared, signed and sealed by a professional engineer licensed by the State of Florida and qualified to prepare the TIS.**
- 12. Per ULDC 33-10 and 37-39, Sidewalks at least 8 feet in width shall be provided on both sides of arterial streets. As such, the sidewalk on Toledo Blade Boulevard shall be extended along the length of this parcel, and any necessary crosswalks be constructed to all federal, state, and local standards.**
- 13. Recommend exploring additional options for traffic flow within the development. Consider adding additional roads to alleviate potential bottlenecking at the Toledo Blade driveways.**

**UTILITIES REVIEW**

Reviewer: Darrell Smith

Date: March 10, 2022

**FORMAL SUBMITTAL TO ADDRESS THE FOLLOWING:****1. Before FDEP permits will be signed, North Port Utilities requires the following:**

- a. 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.**

Response: Acknowledged.

- b. One engineer certified (sealed) estimate for the cost of utility construction.**

Response: Acknowledged.

- c. 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.**

Response: Acknowledged.

**2. 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.**

Response: Acknowledged.

**3. Irrigation systems shall be designed and constructed to meet reuse standards.**

Response: Acknowledged.

**4. 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.**

Response: Acknowledged.

**5. Prior to utility site construction the Development Order, Department of Environmental Protection Permit and Development of Health Permit shall be posted at the project site and provided at the preconstruction meeting.**

Response: Acknowledged.

**Comments:**

- 1. All proposed water mains are required to be looped; no dead-end water mains will be accepted by the City of North Port Utilities Department. The developer to the east of this parcel has been notified of the same water main requirement, all efforts shall be made by both developers to come to a solution of having two connection points to the future water main on Toledo Blade and interconnect the two developments water mains infrastructure.**

Response: Acknowledged.



**FIRE AND RESCUE REVIEW**

Reviewer: Peter J. Marietti III, Fire Marshall

Date: March 9, 2022

**FORMAL SUBMITTAL TO ADDRESS THE FOLLOWING:**

All proposed projects or developments must comply with the Florida Fire Prevention Code (FFPC), 7th Edition (NFPA 1 – Fire Code, 2018 Edition with State of Florida Amendments) and the City of North Port Unified Land Development Code (ULDC), Chapters 37 and 60 as outlined prior to formal submittal.

Formal submittal shall meet the following requirement as outlined in § 60-11 of the ULDC, which states "All new subdivisions and/or developments shall have a minimum of two (2) fully functional access drives."

Formal submittal shall meet the following requirement as outlined in § 60-11 subsection C of the ULDC, which states "Dead end roads shall have a maximum length of twelve hundred (1,200) feet and shall be provided with approved provisions for turning around of fire apparatus."

1. Acceptable turnarounds include cul-de-sac, T-turn or Y-turn.
2. The cul-de-sac turnaround shall have a minimum centerline radius of fifty (50) feet and the T and Y turns shall have a minimum depth of forty (40) feet."

Response: Acknowledged.

Formal submittal shall address all the conditions set forth in the City of North Port Ordinance No. 2011- 10 North Port Gardens DRI 07-74 effective February 13, 2012.

Formal submittal shall address the following:

- a. Identify possible 1.5 acre site for Fire station or fire facilities location to meet agreed upon provision (§P. POLICE AND FIRE RESECUE).

Response: Acknowledged.

- b. Improve upon the two separate and distinct fully functioning roads to access the development to provide adequate traffic and internal circulation for all phases.

Response: The intent is to have one full access to Toledo Blade Boulevard and one access at the north extent of the project which will tie back int Toledo Blade Boulevard.

- c. Address the long-term transportation network.

Response: The proposed Map H indicates that there will be periodic intersections with the Mixed Use development areas.

**BUILDING- ARBORIST REVIEW**

Reviewer: George Murphy

Date: March 10, 2022

**FORMAL SUBMITTAL TO ADDRESS THE FOLLOWING:****Comments:**

1. Applicant shall place all trees and landscaping per code. Applicant shall adhere to the “right tree, right place” policy. No medium or large canopy trees shall be placed within the setback of 20’ and 30’ respectively of overhead utilities. Trees categorized as small may be maximum frond length plus 3’.

Response: Acknowledged.

2. The applicant has some desirable species of trees on the development property it would be advised that applicant design a way to preserve native vegetation. Every effort shall be made to accommodate existing heritage trees on site, where you are unable to preserve existing heritage trees a mitigation fee will apply pursuant to Chapter 45 in the U.L.D.C.

Response: Acknowledged.

3. At the time of development, the individual parcels will need to provide an accurate tree survey identifying tree species and diameter. The survey will also need to show trees to be preserved, if any. Applicant shall submit 4 copies of an accurate tree survey with land clear permit before commencement of land clearing. A pre-construction meeting will be held prior to the issuance of a land clear permit.

Response: Acknowledged.

4. If roads are to be turned over to the city in the future, all street trees and their maintenance shall continue to be the responsibility of the developer or their successors.

Response: Acknowledged.

5. The landscape plan needs to identify each type of tree to be planted with a tree legend. In addition to the legend, a list of each tree and the quantity shall be stated to calculate canopy coverage. A minimum 35 % canopy coverage is required per the U.L.D.C. chap 45. Perimeter buffer trees or required street trees are not to account for the required 35% canopy coverage. Resubmit the tree location survey. Pursuant to Unified Land Development Code (ULDC) Section 45-6, E. (1)-(8), this survey must clearly identify which trees are proposed to be saved and which trees are proposed to be removed. Also provide a table that lists the number, size and species of trees that are proposed to be removed and the number, size and species of trees that will be preserved Per U.L.D.C. chap 21-8 B(1) Minimum interior landscape requirements. A minimum of 10 sq.ft of landscaping for each parking space shall be provided within the interior of an off-street parking area. Where there are rows of parking, every fourth row of the parking area shall be designed with a solid landscape strip at least ten (10) feet in width where all spaces abut. Wheel stops be used on all parking spaces that abut landscaped areas. The landscape strip shall include islands placed every 15 parking spaces and have one canopy tree in each island. The landscape strip shall be stabilized with ground cover. A pedestrian walkway shall be required to ensure walkability of the site.

Response: Acknowledged. The tree survey will be submitted at time of the MAS application.

6. Tree replacement standards U.L.D.C. chap 45-10: Replacement trees must be a minimum 8’ tall with a 3” caliper measured 6” above the root flair. Must be nursery grade #1 or better and have the potential to meet tree canopy requirements. Must be an approved tree from the priority tree list and be placed so that they will develop freely with no competition, or crowd utility lines, or structures. The root ball must be planted at a proper height in accordance with accepted nursery standards (Please plant level to or higher than grade, DO NOT PLANT DEEPER THAN GRADE). Mulch must be at least 3’ in diameter and 3” deep, pulled at least 3” away from the tree’s trunk to prevent decay. Also be staked, when necessary, in a way that will not injure the tree, use broad straps of soft material around the trunk tied loosely enough to allow the trunk to move in the wind.

Response: Acknowledged.

7. **Per U.L.D.C. chapter 45-20** For all new developments being processed as a major site and development plan, preliminary or final subdivision plan, or development concept plan, the owner shall install street trees along all adjacent streets and streets that are internal to the development tract.

Response: Acknowledged.

8. **A Type C landscape buffer is required for this project. A type C landscape buffer is a ten-foot- wide area of land which is required to be set aside along the perimeter of a lot in which landscaping is used to provide a transition between and to reduce the environmental, aesthetic and other impacts of one type of land use upon another. One canopy tree every forty feet is required along with a hedge planted every thirty-six inches on center and thirty-six inches in height at the time of planting.**

Response: Acknowledged.

9. **Per U.L.D.C. chap 21-14(b) All required landscape areas shall be equipped with permanent irrigation systems. Where appropriate, it is strongly encouraged that micro irrigation be used and bubblers for each tree. This provision shall not apply to existing plant or tree communities or to parcels for single family and two-family dwellings. Please submit copies of purposed irrigation specs.**

Response: Acknowledged.

10. **All areas disturbed by construction activities shall be restored with sod for erosion control purposes.**

Response: Acknowledged.

**Per U.L.D.C. Chapter 21-10 Landscape design standards A. (4)**

1. **Tree species mix. When more than three trees are required to be planted to meet the requirements of this chapter, a mix of species shall be provided. The number of species to be planted shall vary according to the overall number of trees required to be planted. The minimum number of species to be planted are indicated in table 3 in chapter**

Response: Acknowledged.

2. **21-10. Species shall be planted in proportion to the required mix. The species mix shall not apply to areas of vegetation to be preserved by law**

Response: Acknowledged.

3. **Where a tree(s) is planted closer than 5 feet (measured from center of the tree) from a street, sidewalk, driveway, or structure a root barrier shall be installed. Root barriers for trees shall be installed along the edge of the structure or paving or curb. The root barrier shall be a minimum of 24 inches deep, but depending on the size, location, and species of the tree to be planted, a larger barrier may be required. Please provide a detailed spec in the landscape plan.**

Response: Acknowledged.

**PW & PZ – ENVIRONMENTAL REVIEW**

**Reviewer: Jeremy Rogus**

**Date: March 11, 2022**



**Comments:**

1. **The City of North Port requests commitment to perform onsite mitigation for wetland impacts, and low impact/hand clearing of invasives within wetland areas.**

Response: To the extent possible as much onsite mitigation that can be provided will be. The methodology for removal of invasives will be addressed by the environmental consultant as part of the MAS review. That work will be coordinated with the City.

2. **Design should include wildlife crossings between connected wetland areas where appropriate.**

Response: Acknowledged. The plan has always envisioned wildlife crossings as well as hydraulic connectivity where development activity might cross a wetland, such as a driveway connection.

**PUBLIC WORKS- SOLID WASTE REVIEW:**

Reviewer:                      Date: February 20, 2020

**FORMAL SUBMITTAL TO ADDRESS THE FOLLOWING:****Dumpster/Compactor Corral Requirements**

**All commercial dumpsters/compactors must be placed inside of a corral. Each applicant is required to submit a plan showing solid waste and recycling collection points to ensure that they meet the City of North Port Solid Waste guidelines.**

Response: All items below are acknowledged.

**Dumpster/Compactor Corral Specifications:**

1. **Corral pad must be constructed of concrete four inches thick**
2. **Corral pad must be inclined from front to back to allow water to run off (one inch in twelve feet)**
3. **A concrete corral will enclose the dumpster/compactor pad, minimum six feet high on three sides, with a gate on the front**
4. **The front gate must be a double gate, the width of the corral frontal area, minus required structural supports on the sides**
5. **Minimum gate opening is 20' x 10' x 6'**
6. **The front gates must not have a center gate support that would impede access to the dumpster/compactor.**
7. **The gates must have some sort of latch mechanism to ensure the gates remain open during entry, dumping process and exit**
8. **The back corral wall must have a sturdy, reliable backstop to prevent damage**
9. **Compactor must have guide rails, rails with stops or island**
10. **The most successful designs incorporate anchor or hurricane fence gates. The gate must be a material that is opaque or at least 75% translucent. Some designs employ a side gate(s) for easy tenant access. The side gate design avoids tenants having to open and close the heavier front gate doors. The front gate then is for the use of the solid waste**

crew to empty the dumpster.

## Minimum Size:

1. Dumpster corral minimum interior dimensions must be twenty (20) feet wide by (10) ten feet deep allowing for both garbage and recycling dumpsters in the enclosure. That requires a minimum 20 feet respectively from any interior post or bumper to the closed gate. Tenants can then gain 360o access to the dumpster to fill it equally.
2. Compactor minimum corral size will depend on the size of the unit.

## **Compactor Minimum Size**

Size of Unit (cubic yards)	CORRAL SIZE		
	Total Length	Width	Height
15	16'5"	9'	8'5"
20	18'11"	9'	8'5"
25	20'11"	9'	9'8"
30	22'5"	9'	9'8"
Plus 2 feet of clearance around a compacting unit.			

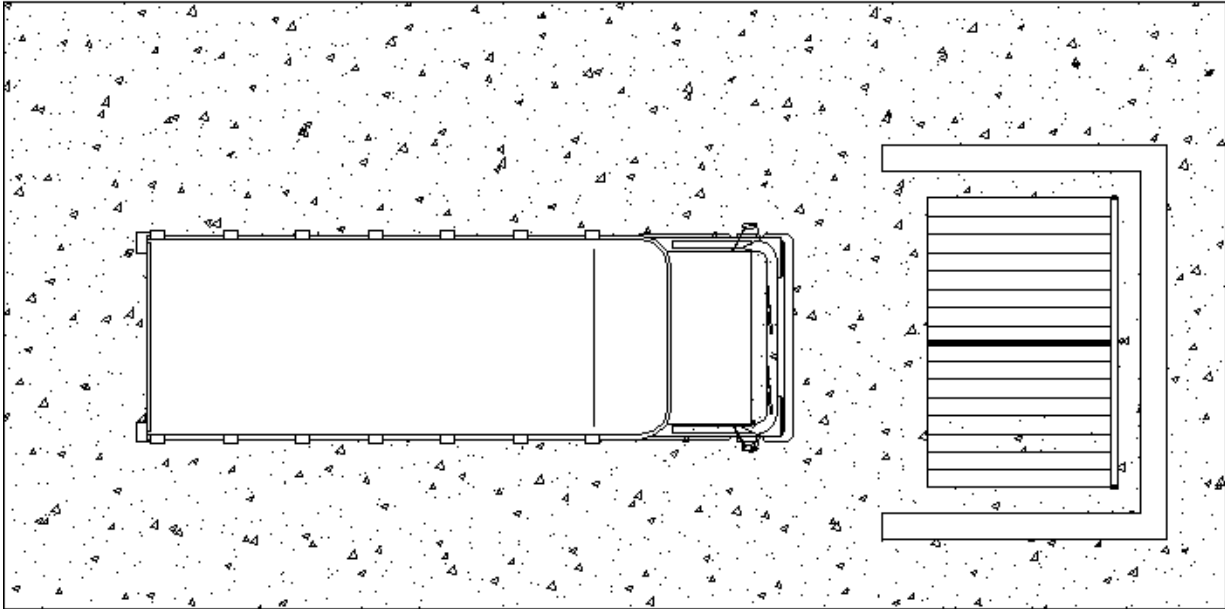


## Approach Specifications:

1. Asphalt/concrete driveways must be able to withstand trucks weighing up to 62,000 lbs gross vehicle weight. The approach elevation must be nearly level to allow alignment and meshing of the truck and the dumpster and straight for at least 50 feet.
2. Space in front of the corral must be sufficient to allow safe ingress and egress for the collection truck. Enclosure location must reduce or eliminate the need for the collection trucks to drive onto private property whenever possible. All collection truck access routes must have at least eighteen (18) feet vertical height drive clearance and 12 foot width clearance. Standard 209 inch wheel base, turning radius of 40 feet, curb to curb diameter is 83 feet.
3. It is difficult and dangerous for a collection truck to back-up so backing up is limited to service of the container. A turnaround or separate exit that allows the truck to exit the site

traveling forward once the container is serviced is required.

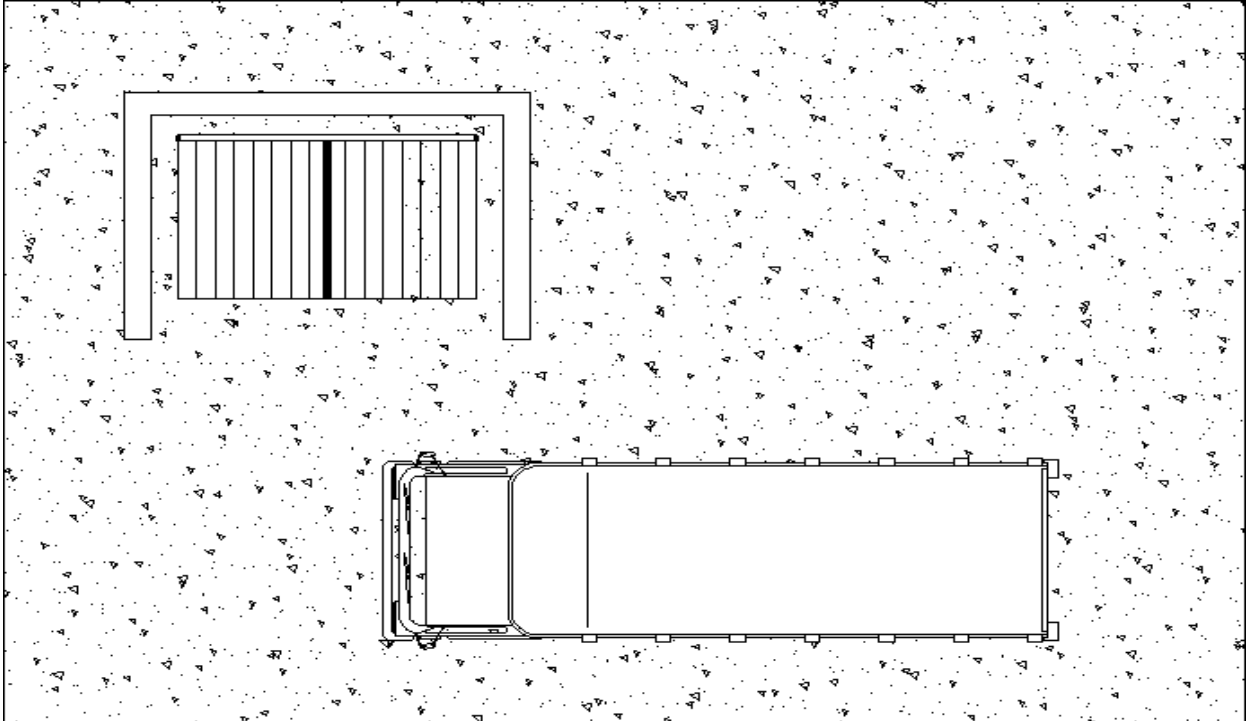
4. Opening/closing of gates and/or locking/unlocking of gates and lids is not included in the base service but performed at an additional cost.



**Direct Access (Preferred)**



**Non-Direct Access (Not Preferred)**



The Solid Waste Department reviews each application and reserves the right to modify the requirements herein or impose additional requirements in the interest of safety, aesthetics and the efficient operation of the department.

Any help or questions please call Customer Service at 941-240-8050 Monday thru Friday 8 am to 5 pm.

**Solid Waste Service Information:**

1. All commercial solid waste customers must sign a service agreement with the City of North Port Solid Waste Division prior to service commencement.
2. The Solid Waste Division will determine the level of service based on number and type of businesses using collection point but at a minimum, collection is required at least once a week.

3. Nothing else shall be placed in a corral except the solid waste collection containers.
4. Recycling is mandatory within the city limits. All generators of recyclable materials and yard waste within the City must separate their recyclable materials and yard waste from all other solid waste prior to disposal. Solid waste containing recyclable materials or yard waste will not be collected by the city for disposal.

**BUILDING- STRUCTURAL/ZONING REVIEW**

Reviewer:                      Date: March 10, 2020

**Building Comments:**

1. Permit information shall be separated into site specific permits. Separate permits are required for each individual structure. Additional permits shall be submitted as required by Zoning Regulations. This may include Dumpster Enclosures, Signs, Shade Structures, etc. Shop drawings for special construction shall be reviewed and approved by Engineer of Record (EOR) and submitted with foundation design at time of request for permit to construct. When the proposed project is for a service station, plans for gas pumps, underground utilities, gas storage tanks, site lighting etc. shall be submitted and reviewed as a part of the main structures permit.

Response: Acknowledged.

2. Current permit applications shall include a completed Data Summary sheet. The current Code cycle is 2020 Florida Building Codes and the 2018 Florida Fire Prevention Code 7th Edition. Provide correct Basic Wind Speed design in Miles Per Hour (MPH), Exposure C.

Response: Acknowledged.

3. Plans shall include compliancy with the City of North Port's Unified Land Development Code. They are available @ [www.municode.com library/Florida/North Port/Unified Land Development Code](http://www.municode.com/library/Florida/North%20Port/Unified%20Land%20Development%20Code)

Response: Acknowledged.

4. For each permit, provide a side-by-side Florida Building Code (FBC) and Florida Fire Prevention Codes Analysis. Including Chapter 60 Fire Safety Regulations, North Port ULDC

Response: Acknowledged.

5. These plans shall be compliant with Development Order. Update any modifications / revisions that may have occurred prior to Final Development Order. A copy of the approved Development Order with Comments shall be a part of the submittal.

Response: Acknowledged.

6. Important Note: Fire Alarms, Fire Sprinklers, Fire Suppression permits require signed and sealed Engineering. When they are to be attached to a primary permit, they shall not be submitted until the primary permit has been issued.

Response: Acknowledged.

**SCHOOL BOARD REVIEW:**

Reviewer: Amy Anderson                      Date: March 9, 2022

**FORMAL SUBMITTAL TO ADDRESS THE FOLLOWING:**

### **School Capacity Determination**

1. The Applicant shall submit a complete School Impact Analysis (SIA) Application packet including the Notice of Proposed Change (NOPC) to the School District for review with a \$250 check for a preliminary capacity review.

Response: Acknowledged.

2. The School District will provide the Applicant with a Letter of Receipt which is required to be submitted with the local governments land development application to be deemed complete.

Response: Acknowledged.

3. The School Capacity Determination does not reserve school capacity.

Response: Acknowledged.

### **School Concurrency Determination**

1. The Applicant shall submit a complete School Impact Analysis Application upon submittal of final site plans, final plat, final subdivision plat with the appropriate review fee for the School District to reserve school capacity for the project.

Response: Acknowledged.

2. The School Concurrency Determination encumbers school capacity and upon the local government's approval, school capacity is reserved for two years.

Response: Acknowledged.

### **School Impact Application (Application) and School Review Fees**

1. The Application can be obtained online through the School website or via emailing [planning@sarasotacountyschools.net](mailto:planning@sarasotacountyschools.net).

Response: Acknowledged.

2. In the Application, please be sure to include the applicable review fee. Please find Application requirements and review fees here: <https://www.sarasotacountyschools.net/Page/2428>

Response: Acknowledged.

3. The Application may be submitted by mail, in person or via email [planning@sarasotacountyschools.net](mailto:planning@sarasotacountyschools.net).

Response: Acknowledged.

4. Checks should be made payable to the Sarasota School District and mailed or delivered in person to:

The School Board of Sarasota County  
Attn: Planning Department – Facilities Building 7889 Fruitville Road  
Sarasota, FL 34240





Response: Acknowledged.

*North Port Gardens, May 9, 2022, Page 18*

If you have any questions, I can be reached by phone at 239.271.2635 or directly by email at [peter.vanbuskirk@kimley-horn.com](mailto:peter.vanbuskirk@kimley-horn.com).

Sincerely,

Peter T. Van Buskirk, P.E., AICP

Project Manager