



NORTH PORT GATEWAY

DEVELOPMENT MASTER PLAN AMENDMENT
DMA-22-215

PLANNING & ZONING ADVISORY BOARD
FEBRUARY 16, 2023



Property Owner:
Generational Growth Properties, LLC

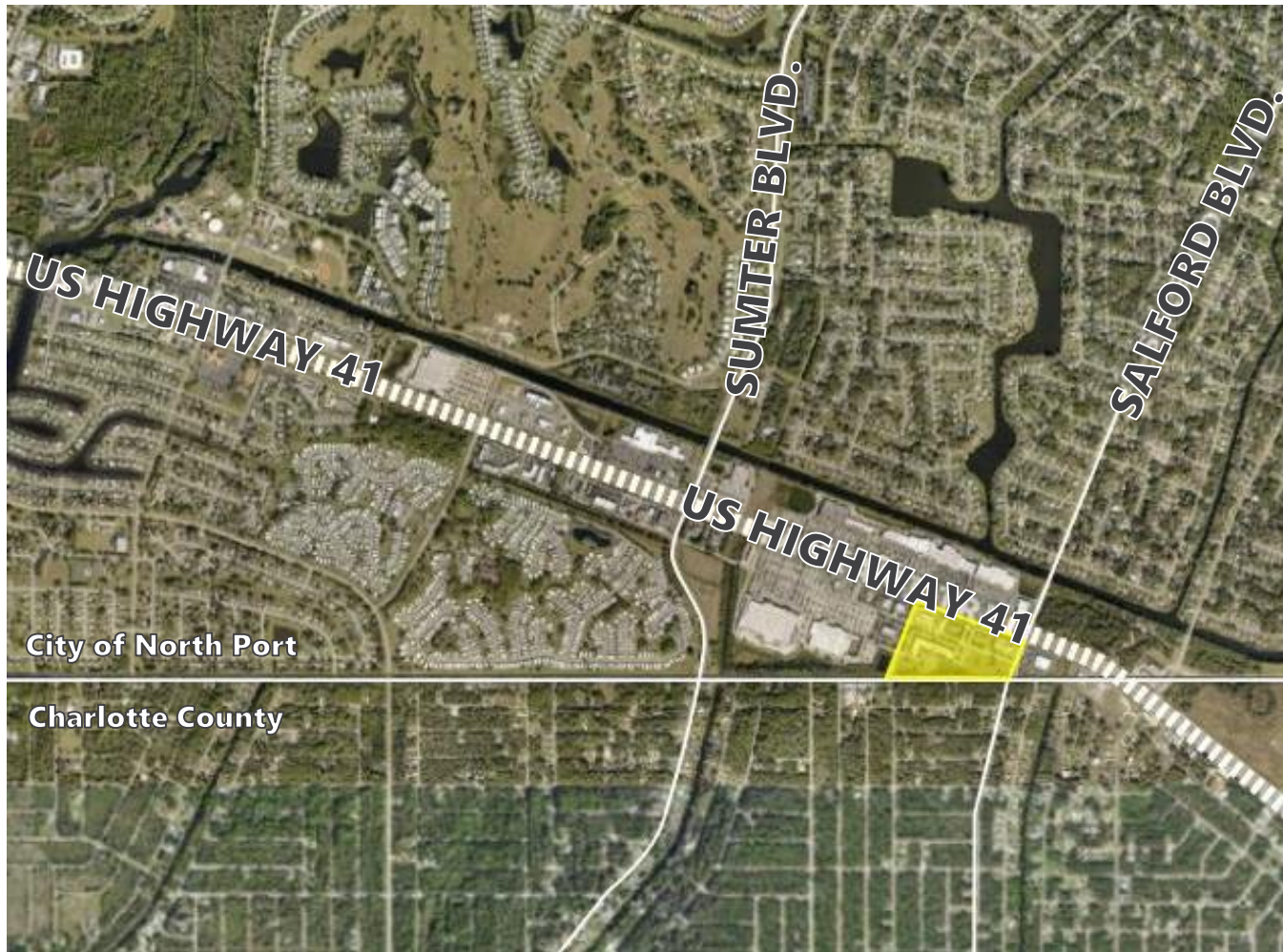
Project Engineer/Applicant:
Jason White, PE – Exceptional Engineering

Land Use Planners:
Rhea Lopes, AICP – RVi Planning + Landscape
Architecture

PROJECT TEAM

DMA-22-215

PROJECT OVERVIEW



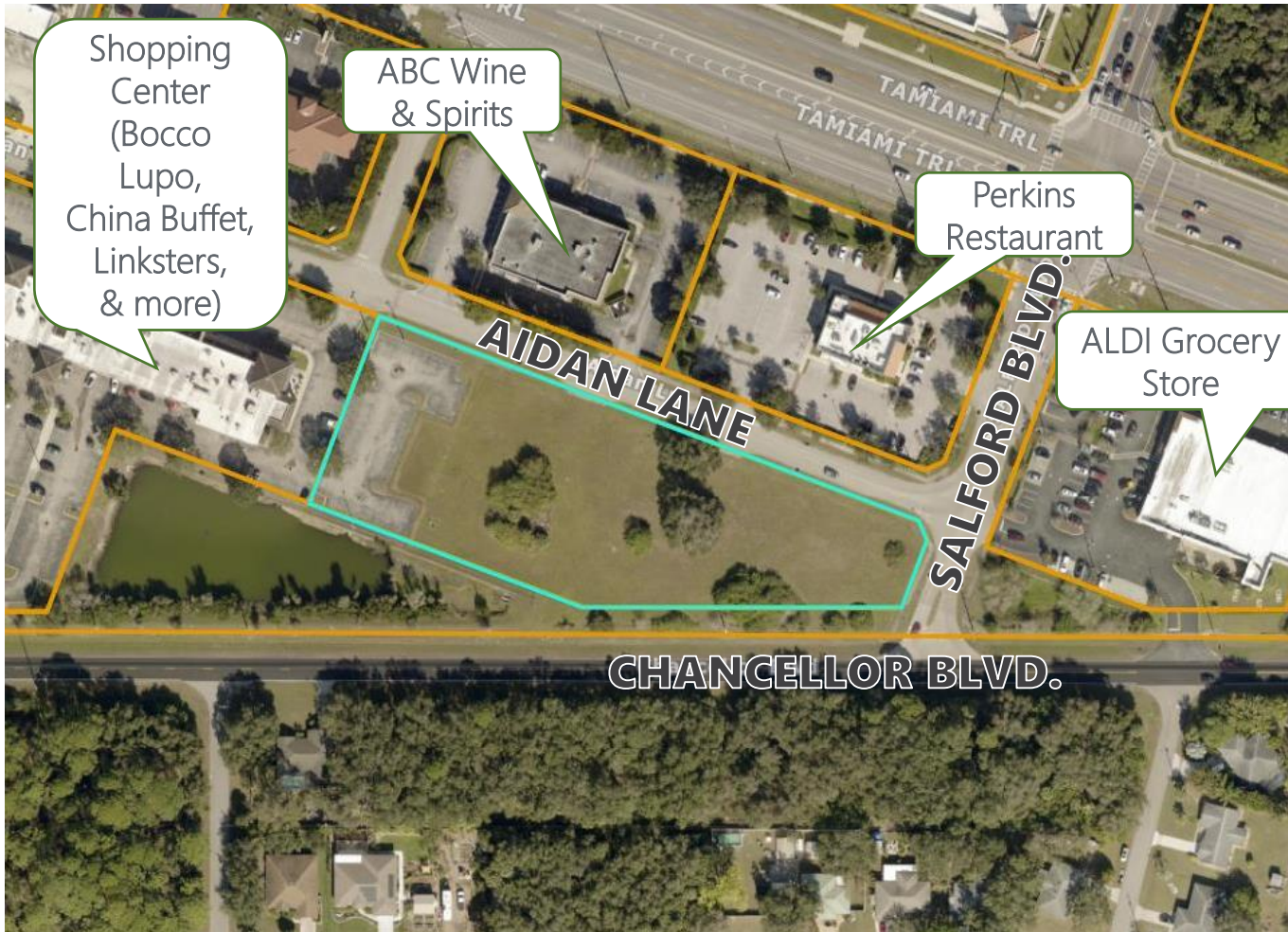
- Located along US Highway 41, west of Salford Blvd.
- Originally approved in 2005 (DCP-05-106)
- Future Land Use: Activity Center 1
- Zoning: Planned Community Development (PCD)

CURRENT PROJECT STATUS



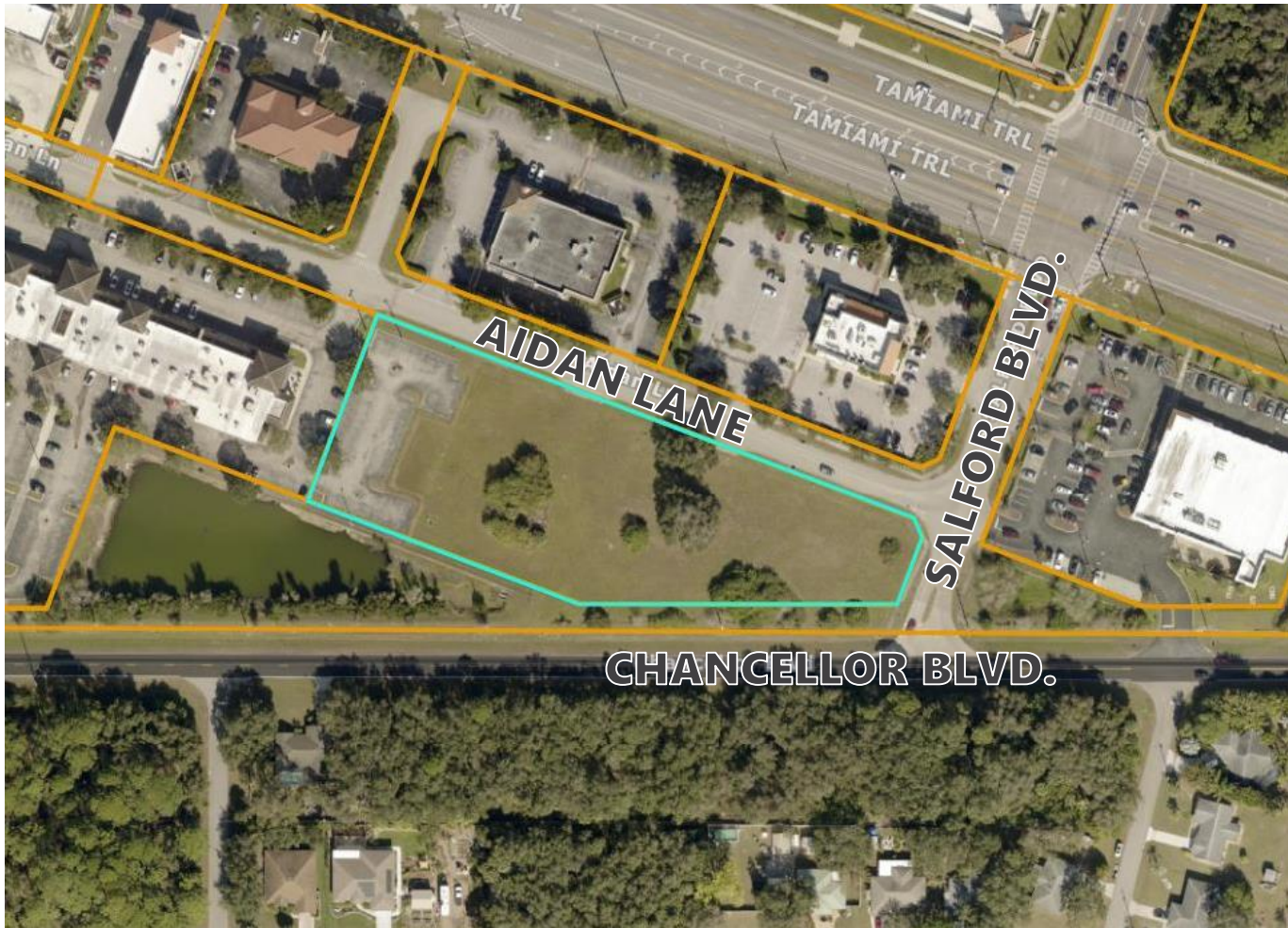
- Close to Build-Out
- Three Vacant Lots
 - *Lot 10E (current amendment)*
 - Lot 11E
 - Lot 12E
- Lots 11E & 12E – Medical/Office building (Currently under staff review)

LOT 10E



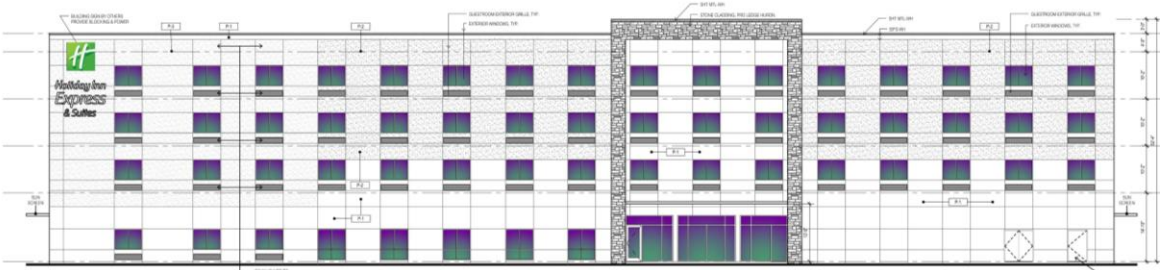
- Access from Aidan Lane
- 2.52 Acres
- Surrounding Land Use:
 - North: ROW – Aidan Lane
 - South: ROW – Chancellor Blvd.
 - East: ROW – Salford Blvd.
 - West: Shopping center
- Use per current DMP:
 - 36,000 SF Bank/Retail/Office
 - Max. Height: 45' or 3 stories

DMA REQUEST



- Proposed Use:
 - 61,000 SF Hotel (Holiday Inn Express)
 - Max. Height: 70' or 4 stories
- Hotel is a permitted Use
- FAR < 0.95
- Max. Height per ULDC Chapter 55

BUILDING ELEVATIONS



Holiday Inn Express @ Ruskin, FL

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Objective 1, Policy 1.1. Intent of Activity Centers – Coordinated development of a mix of uses

- Proposed commercial use contributes to economic development in the City

Goal 2: Quality in the Urban Environment, Balanced & Healthy Tax Base

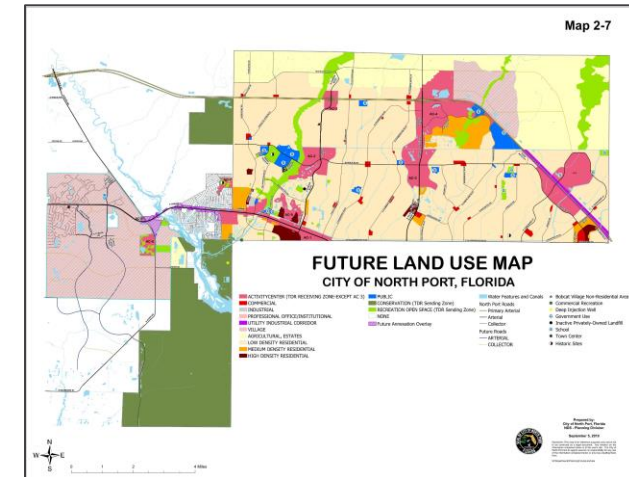
- Provides employment opportunities
- Proposed commercial use contributes to a balanced and healthy tax base for the City

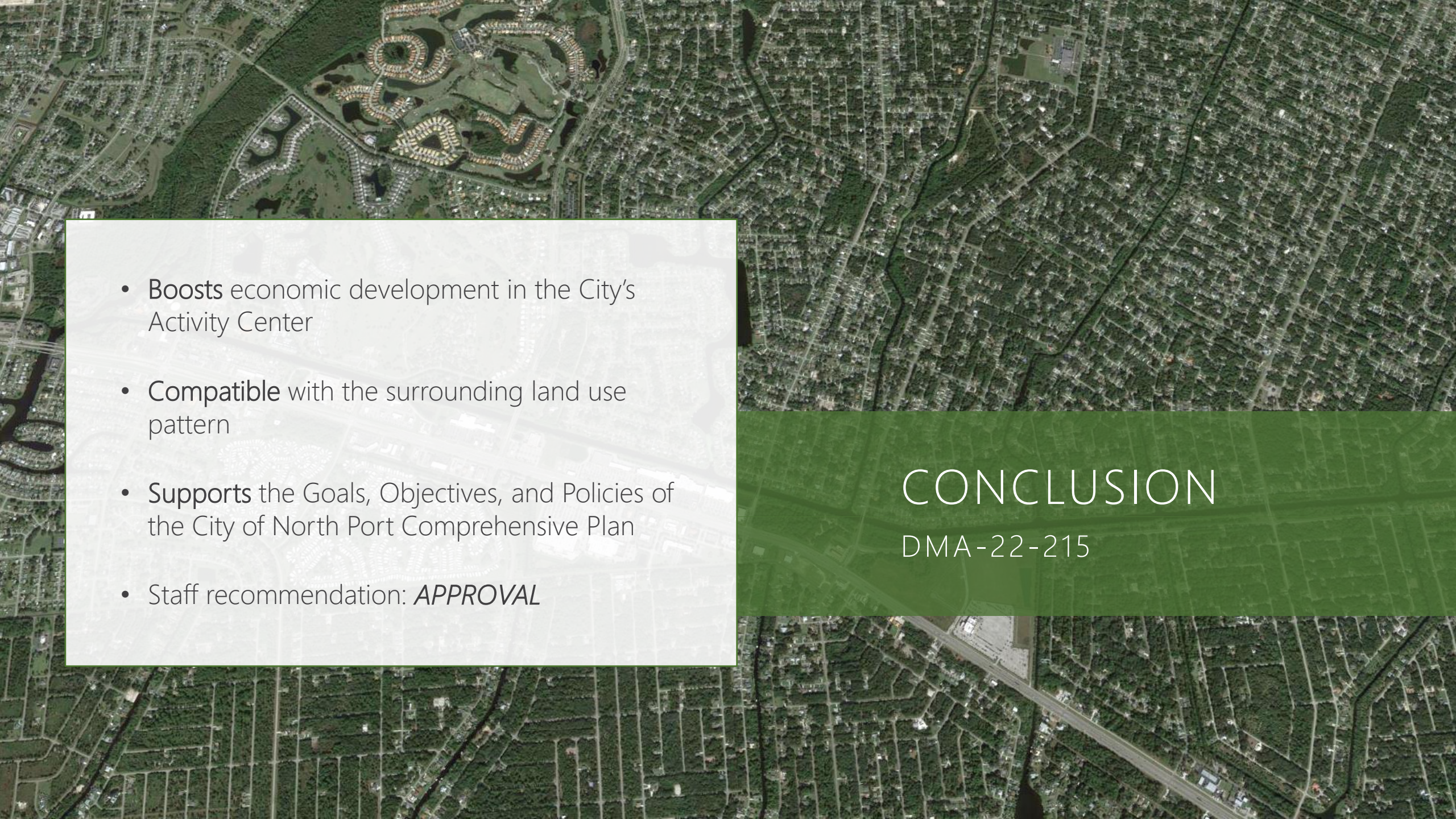
Policy 2.1.1: AC#1 – Providing Commercial Services to surrounding neighborhoods & people using US 41

- Only the 2nd hotel to be built within the City, providing an amenity to its residents and visitors

Policy 6.4: Logical approach to Urban Growth

- Availability of public facilities – utilities, transit



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- **Boosts** economic development in the City's Activity Center
 - **Compatible** with the surrounding land use pattern
 - **Supports** the Goals, Objectives, and Policies of the City of North Port Comprehensive Plan
 - Staff recommendation: ***APPROVAL***

CONCLUSION

DMA-22-215

THANK YOU

QUESTIONS?