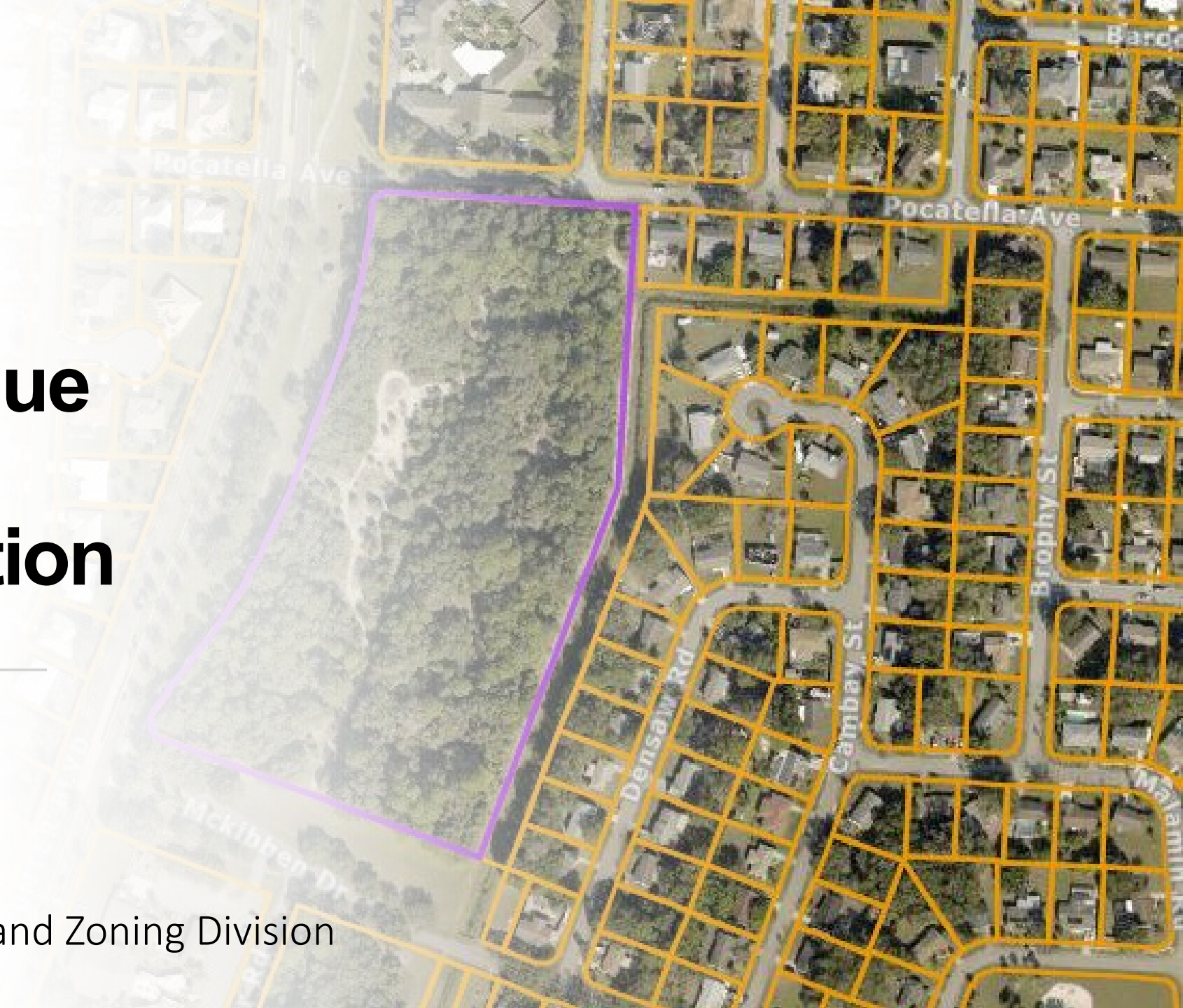




# Pocatella Avenue Multi-Family Special Exception

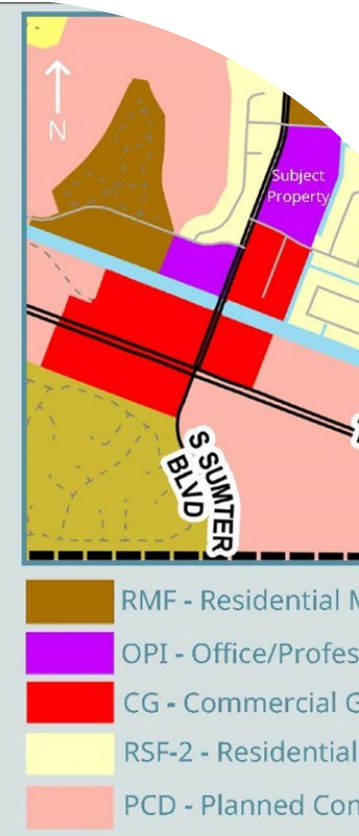
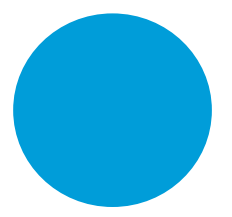
(Petition No. SPX-22-123)  
Resolution No. 2022-R-68

Presented by: The Planning and Zoning Division



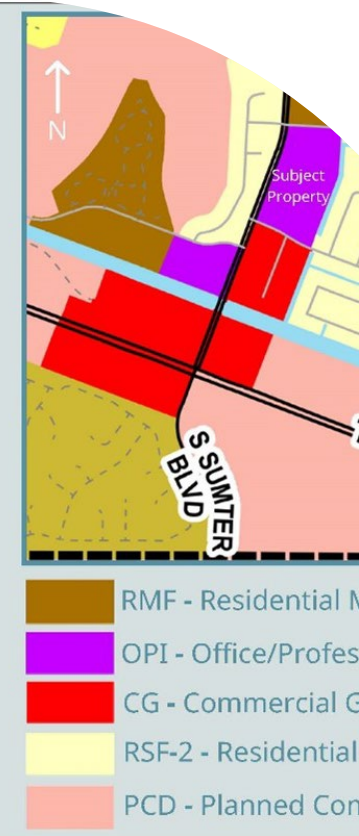
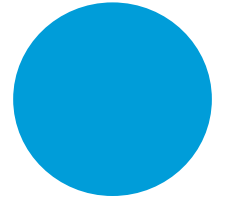
# Overview

- Applicant: Jeffery A. Boone, Esq.
- Property Owner: Zia Butt
- Request: Special Exception to allow multi-family in an Office, Professional, Institutional (OPI) zoning district.
- Proposed development: 175 multi-family residential project with leasing office, a fitness center/office, pool, and dog park.
- Location: SE corner of South Sumter Boulevard and Pocatella Avenue.



# Overview

- Multi-Family is not specifically permitted nor prohibited in the OPI zoning district.
- ULDC Section 53-92, “any use not explicitly permitted and not expressly prohibited in the OPI zoning district may file for a special exception in accordance with Article XXII of Chapter 53
  - Use must contribute to intent of the zoning district as stated in the Comprehensive Plan and ULDC.



# Staff Review

Staff Development Review Summary	
NDS- Building Arborist	No Objection <sup>1</sup>
NDS-Building Structural	No Objection
Finance	No Objection
Fire/Rescue	Meets Requirements with Conditions
NDS-Planning and Zoning	No Objection <sup>3</sup>
Parks and Recreation	No Objection
Public Works/P&Z Environmental	Meets Requirements with Conditions
Public Works Engineering	No Objection <sup>5</sup>
Public Works Stormwater	No Objection <sup>6</sup>
Public Works Solid Waste	No Objection
Utilities	No Objection <sup>7</sup>



# Comprehensive Plan Data and Analysis


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# Comprehensive Plan



## Chapter 2 Future Land Use

- Future Land Use Goal 1: Ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.
  - The proposed project may not fully meet the intent of Goal 1. However, in consideration of the remaining factors, staff concludes that the proposed development is consistent with the majority of the Comprehensive Plan's Future Land Use Goal 1.
- 




# Comprehensive Plan Future Land Use Policy 1.1: Professional Office

- These lands are designated for professional and business offices, institutional, cultural, residential and associated uses (0.95 FAR, 15DU/acre excluding bonuses, incentives or transfer of development rights. As a guideline, the residential use should not exceed 50% of the floor area)
  - Guidelines are recommendations that guide for best practices, while regulations are binding rules that must be obeyed.
  - The proposed development is consistent with Chapter 2, Future Land Use Element Policy 1.1, of the City of North Port's Comprehensive Plan.
- 




# Comprehensive Plan Chapter 3, Transportation Element Goals, Objectives, and Policies

- Policy 4.4: Provide adequate access management controls to limit the proliferation of commercial and residential driveways along arterial and collector roadways.
  - The proposed development meets the Comprehensive Plan Transportation Element Goals, Objectives, and Policies, Policy 4.4.
- 






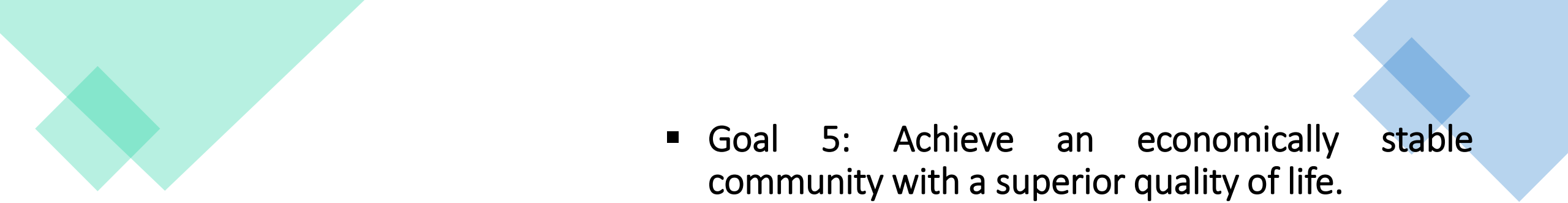
# Comprehensive Plan Chapter 8, Housing Element Goals, Objectives, and Policies

- Goal 1: To promote the preservation and development of high-quality, balanced, and diverse housing options for persons of all income levels throughout the City of North Port.
  - Objective 1: To provide a variety of housing types and affordability levels
  - Policy 1.3: To construct housing alternatives to the single family detached dwelling unit.
  - Policy 1.7: Accommodate the production of a diversity of type and price of housing.
- 




# Comprehensive Plan Chapter 8, Housing Element Goals, Objectives, and Policies

- Policy 1.9:, housing should be located within areas where supporting infrastructure is available or planned including public transit, schools, parks, emergency services, hurricane shelters and utilities.
  - Policy 6.1: Ensure a compatible relationship between new housing and circulation patterns and encourage pedestrian and bicycle interconnectivity and transit-friendly communities in order to minimize traffic impacts and promote healthy lifestyles.
  - The proposed development is consistent with Chapter 8, Goal 1, Objective 1, and Policies 1.3, 1.7, 1.9, and 6.1 of the Comprehensive Plan.
- 



# **Comprehensive Plan Chapter 11, Economic Development Element Goals, Objectives, and Policies**

- Goal 5: Achieve an economically stable community with a superior quality of life.
  - Policy 5.1.1: Housing options that support the workforce by planning for development near employment and transportation centers.
  - Policy 5.1.2: Expand housing options that support the local workforce.
  - Policy 5.1.3: Promote policies and activities that support the quality of life of our targeted workforce.
  - Policy 5.1.5: Attract young professionals.
  - The development is consistent with Chapter 11, Goal 5, and Policies 5.1.1, 5.1.2, 5.1.3, and 5.1.5 of the Comprehensive Plan.
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# Special Exception Findings

- ULDC Section 53-259. Findings. A. states, “Before any special exception shall be approved, the Planning and Zoning Advisory Board and City Commission shall determine that:
- The granting of the special exception will not adversely affect the public interest, health, safety, and general welfare;
- That the specific requirements in the Schedule of District Regulations (Part 2) governing the individual special exception, if any, have been met by the petitioner; and the following standards have been met.



# Special Exception Findings

- The proposed use is consistent with the City's Comprehensive Plan and the intent of the zoning district.
- The density of the proposed use is consistent with the intended future land use.
- Is not detrimental to the health, safety, welfare, morals, order, comfort, convenience, appearance or prosperity of the neighborhood or adjacent uses; and shall be an economic benefit to the economy.
- The intensity of the use is harmonious with the character of the neighborhood.



# Special Exception Findings

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- The height and orientation of the proposed structure(s) are compatible.
- The subject parcel shall be adequate in shape and size to accommodate the proposed use.
- Adequately screened and buffered to effectively separate traffic, light, and noise.
- The loading and/or refuse areas shall not impose negative impacts.
- Signage shall be in compliance with Chapter 29.
- Exterior lighting shall be harmonious.
- Ingress and Egress shall not adversely affect traffic flow or safety.



# Special Exception Findings

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- Access and circulation are adequate for fire and emergency.
- Shall not adversely affect traffic flow, safety, or control on surrounding roadway.
- Potable water and wastewater systems are available. City provided a willingness to serve letter.
- The use shall not cause or intensify flooding.



# Notice of Public Hearings per Sec. 53-258 of the ULDC

- The attorney, as designated by the property owner, was notified by mail.
- The petition was advertised in a newspaper of general circulation within the City of North Port on November 28, 2022.
- The property owners within 1,320 feet of the subject property were notified by postcard on November 22, 2022.





# Legal Review

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- The accompanying Resolution No. 2022-R-68 has been reviewed by the City Attorney as to form and correctness.



# Staff Recommendation

The Planning & Zoning Division recommends approval of Resolution No. 2022-R-68, Petition SPX-22-123, a special exception to allow a multi-family residential use in the Office, Professional, Institutional (OPI) Zoning District

**Thank you!**

