Central Parc at North Port

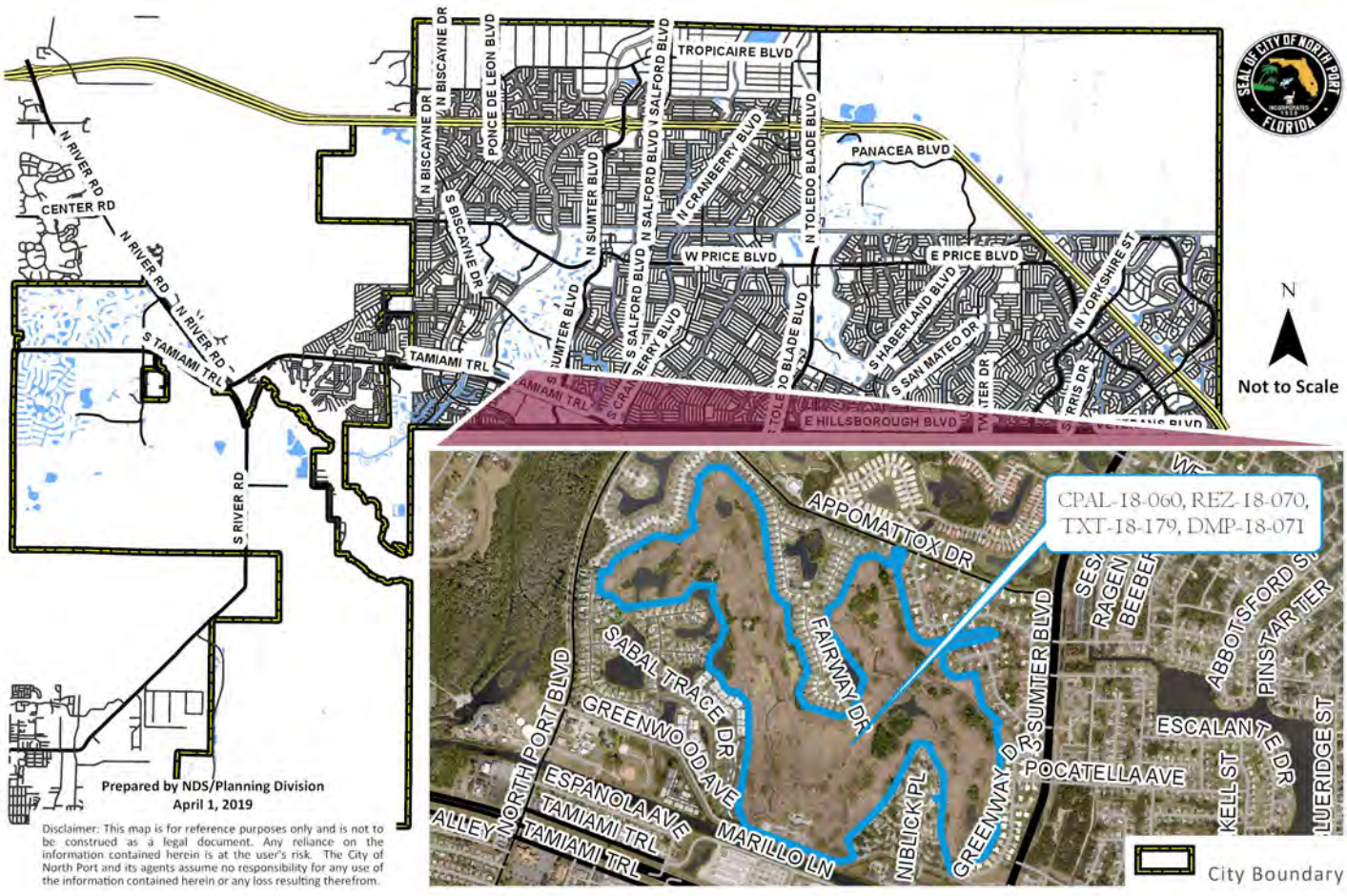
Comprehensive Plan Amendment, Rezone, Text Amendment, Development Master Plan

STAFF REPORT

From: Nicole Galehouse, AICP, Planning Division Manager

Thru: Frank Miles, MPA, Director, Neighborhood Development Services

Date: April 1, 2019



PROJECT:	CPAL-18-060; REZ-18-070; TXT-18-179; DMP-18-071
REQUEST:	Approval of Central Parc at North Port petitions for Comprehensive Plan Amendment, Rezoning, Text Amendment, & Development Master Plan.
APPLICANT:	Mark Gerenger, on behalf of Sabal Trace Development Partners, LLC (Exhibit A-1, Affidavit)
OWNER:	Sabal Trace Development Partners, LLC (Exhibit A-2, Warranty Deed)
LOCATION:	A ± 207.5 acre parcel located at 5456 Greenwood Avenue, between North Port Boulevard and Sumter Boulevard, north of US 41
PROPERTY SIZE:	± 207.5 acres

I. BACKGROUND

Mark Gerenger, Managing Partner, on behalf of Sabal Trace Development Partners, LLC, property owner, formally submitted to the City of North Port four petitions for a ± 207.5 acre property including a Comprehensive Plan Amendment, Rezone, Text Amendment, and Development Master Plan. The subject property is located between North Port Boulevard and Sumter Boulevard, north of Greenwood Avenue and south of Appomattox Drive. This property was formerly the Sabal Trace golf course, which ceased operations in 2015. The property is bordered on the north, east, and west by single-family zoning, with densities varying on the east (4 units per acre) and west (10 units per acre). On the south, east, and west sides the property is bordered by residential multifamily zoning, with condominiums and townhomes on either side. On the southern edge, the property has direct access along Greenwood Avenue and fronts the Cocoplum waterway.

The property was previously zoned Residential Multifamily (RMF), but through the Citywide zoning update in 2003 was amended to be Commercial Recreation (ComRec). This amendment was done without the property owner's consent and ended in litigation and a settlement agreement, which prescribed how the property was to be used and what conditions would apply to that use. The project underwent development reviews, which were approved as a Conditional Use Permit through Resolution 05-R-58 and included transition from an 18-hole course to a 9-hole replica course with 614 multifamily units, up to four (4) stories in height. Since Conditional Use Permits run with the property owner, not the land, it expired when the property changed ownership. The current owner purchased the property from a foreclosure auction in 2017.

II. PETITIONS

The applicant is petitioning the City to allow development of 500 low density residential homes over approximately 86% of the site with the remaining land area as mixed-use development. Within the mixed-use component, a maximum of 100 medium density residential units are proposed, along with commercial and office uses. In order to accomplish this goal, the applicant has submitted four concurrent petitions as follows:

- Large Scale Comprehensive Plan Amendment (CPAL-18-060)
- Rezone (REZ-18-070)
- Text Amendment (TXT-18-179)
- Development Master Plan (DMP-18-071)

COMPREHENSIVE PLAN AMENDMENT

Sabal Trace Development Partners, LLC is requesting a Large Scale Comprehensive Plan amendment to change the land use of ± 207.5 acres within the City of North Port. The property currently has a Future Land Use of Recreation Open Space, with a note of Commercial Recreation. The applicant is proposing a Future Land Use of 'Activity Center' (Exhibit B). The amendment also adds policies that serve to create the Central Parc Activity Center (AC #9) and provides density caps at 500 dwelling units within the low density residential component and 100 dwelling units within the mixed-use component. The Large Scale Future Land Use Map amendment proposal is implemented through Ordinance No. 2019-07, attached as Exhibit C.

REZONE

The applicant also proposes to rezone the subject property to implement the Future Land Use of 'Activity Center.' The property is currently zoned as

'Commercial Recreation (ComRec).' The applicant is proposing a rezone to the City of North Port designation of 'Planned Community Development (PCD)' (Exhibit D). The rezone proposal is implemented through Ordinance No. 2019-08, attached as Exhibit E.

TEXT AMENDMENT

The third petition requests an amendment to the City of North Port Unified Land Development Code (ULDC) to create regulations for Activity Center 9, Central Parc. This includes permitted & prohibited uses, an amendment to the Urban Design Standards Pattern Book for mixed-use development, & adoption of the Central Parc Pattern Plan for residential development. The text amendment is implemented through Ordinance 2019-09, attached as Exhibit F.

DEVELOPMENT MASTER PLAN

Section 53-117 of the City of North Port Unified Land Development Code (ULDC) states that a Development Master Plan (DMP) shall accompany any rezoning to Planned Community Development (PCD). This DMP for this property, attached as Exhibit G, includes three phases of development. Phases 1 and 2 compose the 500 residential units, with a separate mixed-use phase of development fronting Greenwood Avenue. The mixed-use component permits medium-density residential, commercial, and office uses.

III. REQUESTED WAIVERS

The applicant is not requesting waivers in the traditional sense that is typically seen with a Development Master Plan. The creation of the Central Parc Pattern Plan will function to provide any waivers that the development may need. A similar structure exists in the Heron Creek Activity Center (AC #2). A description of the modifications from the ULDC are outlined below:

PROPERTY REGULATIONS

The proposed Property Development Regulations (Exhibit F — Ordinance 2019-09, Exhibit C, p.4) are an amalgamation of different zoning district regulations. The mixed-use areas are largely consistent with the requirements for Neighborhood Commercial (NC) zoning districts. The multifamily component of the mixed-use area mirrors the Residential Multifamily (RMF) zoning district regulations. The maximum intensity in the NC zoning districts is 0.25/0.30 Floor Area Ratio (FAR) for Low/High, respectively. The maximum intensity for PCD is 0.95 FAR. The proposed regulations come in under the mid-point at 0.50 FAR, attempting to allow for potential mixed-use but still maintain compatibility with the surrounding residential neighborhoods. The maximum density for the proposed multifamily is 10 dwelling units per acre, which is less than permitted in RMF zoning, which allows for 15 units per acre. It is consistent with the Comprehensive Plan standards for medium density residential.

The residential component allows for both single-family attached and detached homes, with the development regulations mirroring the Residential Single-Family District, specifically the RSF-3 zoning district, and the Residential Two Family (RTF) zoning district. However, while the RSF-3 zoning district permits up to 10 dwelling units per acre, the proposed development is only requesting a maximum density of 4 dwelling units per acre. The maximum lot coverage in the RSF-3 district is 35%, while the applicant is requesting 50%, which is consistent with PCD property development regulations. The minimum lot size is maintained for the detached home, but reduced for the attached home from 4,375 sf to 3,600 sf.

PROPERTY REGULATIONS

The proposed maximum building heights are 35-45 feet, which is less than the standard 70 feet permitted in PCD zoning districts. The maximum building height in RSF-3 is 35 feet and in NC zoning districts is two stories.

The project open space is calculated at a total minimum of 30% for the entire site, with minimums set forth for each individual use. The 30% open space requirement is standard, however it is generally applied on a per-lot basis, so the deviation here is in application, not the standard itself.

The applicant has self-imposed higher than required buffer standards for the entire boundary of the project, which vary from 30 to 70 feet, some portions with an optional wall (Exhibit F — Ordinance 2019-09, Exhibit C, p.15). The largest buffer required per Sec. 21-9 of the ULDC, Table 2 is 20 feet.

IV. REVIEW PROCESS

A pre-application meeting for the project was held on April 18, 2018. The petitions for the Comprehensive Plan Amendment, Rezone, and Text Amendment were processed for management review and distributed to all Directors. The Development Master Plan was distributed through the Staff Development Review process. All departments reviewed and approved. All conditions of approval are detailed in Section VII of this staff report.

The proposed ordinances for the Comprehensive Plan Amendment, Rezone, and Text Amendment petitions were all submitted to the City Attorney's Office and reviewed as to form and correctness.

V. NEIGHBORHOOD MEETING

Per Section 53-5.E. of the ULDC, the applicant attempted to schedule a neighborhood meeting on September 25, 2018 at the Morgan Family Community Center. Due to an overwhelming response, the maximum capacity of the room was reached and not everyone who wished to participate was able to stay. The meeting was rescheduled to October 10, 2018 at North Port High School, with approximately 100 people in attendance. The notice, agenda (presentation), and minutes, along with written comments that were provided to the applicant, are attached as Exhibit H.

VI. DATA & ANALYSIS

FLORIDA STATUTES

FLA. STAT. § 163.3184(3) Expedited State review process for adoption of comprehensive plan amendments *{CPAL-18-060}*

Since the development is greater than 10 acres and proposes amendments to the text of the Comprehensive Plan, it must go through the expedited state review process. This process requires that the amendment be transmitted to the State within 10 days from the initial public hearing and sets out the agencies who must receive the review, as well as procedures that must be followed after the second public hearing.

FLORIDA STATUTES

FLA. STAT. §166.041 Procedures for adoption of ordinances and resolutions *{CPAL-18-060, REZ-18-070, TXT-18-179}*

The notice requirements pursuant to this Statute have been met and are detailed in Section VI of this Staff Report. *Staff concludes that the petition for rezoning is consistent with the requirements of §166.041(3)(a) and (c) regarding ordinances that change the actual zoning map designation of a parcel of land and that the ordinances for the Comprehensive Plan Amendment and Text Amendment to the ULDC have been properly noticed.*

COMPREHENSIVE PLAN

Future Land Use Element, Goal 1 *{DMP-18-071}*

The first goal of the Future Land Use Element is to properly locate land uses so as to 'maximize the economic benefit and enjoyment of natural and man-made resources' while 'minimizing the threat to health, safety and welfare.' The proposed project is located to provide a connection to the Activity Center to the south, with residential uses composing the majority of the site adjacent to surrounding residential uses. Where maximum compatibility could not be maintained, the applicant has proposed significant landscaped buffers and water features to decrease the impact. The inclusion of the mixed-use component on the site adds to the economic value of the development.

Staff concludes that the proposed uses within the subject property are consistent with Goal 1 of the Future Land Use Element.

Future Land Use Element Objective 1 *{TXT-18-179, DMP-18-071}*

The land development regulations proposed in the Central Parc at North Port Pattern Plan provide a diversity to the housing stock and an increase in mixed-use development opportunities. Objective 1 encourages the use of innovative land development regulations while using sound planning principles and maintaining the community character. Even though the neighborhoods surrounding the subject property have lost the golf course that they have identified with, the proposed development sets forth a high standard of development, within both the residential and mixed-use components.

Staff concludes that the applicant's petitions are consistent with this objective.

Future Land Use Element Policy 2.9 *{CPAL-18-060, TXT-18-179}*

The Comprehensive Plan requires that Activity Centers be located to create vibrant urban areas that are convenient and reduce travel distances and energy consumption. The creation of Activity Center 9 will provide for additional services and residential properties in a central location of the City, reducing the impact on the road network and minimizing external impacts.

Staff concludes that the petitions provide infill development and reduces the impact of urban sprawl related to the general development pattern of the City, consistent with FLU Policy 2.9.

COMPREHENSIVE PLAN

Future Land Use Element Policy 2.16 *{DMP-18-071}*

The quietness of neighborhoods is addressed in this policy by requiring calming techniques, regulated access points, design landscaped buffers, and other site design considerations. The proposed development places the uses which generate greater amounts of traffic further away from the low density residential, closer to the adjacent Mediterranea Activity Center (AC #1). Increased buffering along the perimeter of the subject property provides greater mitigation for the surrounding neighborhoods.

Staff concludes that the proposed Development Master Plan maintains the quietness of the surrounding neighborhoods.

Future Land Use Element Policy 2.21 *{REZ-18-070}*

The Comprehensive Plan requires that at the time of rezoning, a site is evaluated for wetlands and that disruption of wetlands be avoided or minimized. The applicant's environmental consultant has determined that there are no wetlands present on site, so no disruption to wetlands is anticipated during this project.

Staff concludes that the rezoning petition is consistent with FLU Policy 2.21.

Housing Element Objectives 1 and 7 *{TXT-18-179}*

The housing element encourages both a variety of housing types and mixed-use development to increase housing options. The proposed development provides for a different housing type than the standard quarter acre pre-platted lot, as well as the potential for residential development within the mixed-use component.

Staff concludes that the proposal is consistent with Objectives 1 and 7 of the housing element.

ULDC

Chapter 1—General Provisions, Article IV.—Rezoning, Section 1-33.—Rezoning *{REZ-18-070}*

The rezone application was reviewed by staff in accordance with ULDC Chapter 1, Article IV Rezoning. A complete application packet was submitted to the Planning Division of Neighborhood Development Services in accordance with ULDC Sec. 1-33.E. and was processed for review by the Planning Division staff in accordance with ULDC Sec. 1-33.D. and F. All notice requirements pursuant to ULDC Sec. 1-33.G. have been met. The criteria from ULDC Sec. 1-33.E.(1) are addressed below by staff and the applicant.

Staff concludes the petition for rezoning complies with the ULDC.

Chapter 53—Zoning Regulations, Part 1.—General Provisions, Section 53-7—Development Master Plan Submission *{DMP-18-071}*

A DMP is required on this site pursuant to ULDC Sec. 53-6 and ULDC Sec. 53-117.

ULDC

Since this petition includes a request to rezone to Planned Community Development, the DMP is required to accompany the rezone request rather than be done at a later time. A complete application packet was submitted to the Planning Division of Neighborhood Development Services in accordance with ULDC Sec. 53-7.C. The Planning Division reviewed and processed the application in accordance with ULDC Sec. 53-7.D. and E.

Staff *concludes that the development master plan complies with the ULDC.*

Chapter 55 — Activity Center Design Regulations, Section 55-4 — General *{TXT-18-179}*

Properties in Activity Centers are required to comply with the Urban Design Standards Pattern Book, both in terms of the general requirements for all properties and the individual requirements of each Activity Center. Since the proposed Central Parc Activity Center is new, standards need to be created for this and these are included as part of the proposal (Exhibit F — Ordinance 2019-09, Lines 32-184, Exhibit B).

Staff concludes that the proposed text amendment will add the necessary regulations for development to occur with the Central Parc Activity Center.

REZONE CRITERIA

a. Whether the proposed change would be consistent with the future land use map and the goals, objectives and policies of the Comprehensive Plan (See Comprehensive Plan - Future Land Use Element).

Staff Response: A Large Scale Comprehensive Plan Amendment application CPAL-18-060 has been submitted concurrently with the application for rezone to re-designate the Future Land Use of the property as Activity Center. Pursuant to approval of the Large Scale Comprehensive Plan Amendment, the proposed Planned Community Development (PCD) zoning designation is consistent with the Comprehensive Plan as detailed beginning on page 5 of this Staff Report.

Applicant response: The proposed PCD zoning is a consistent, implementing district for the Activity Center #9 designation.

b. The relationship of the proposed change to the existing land use pattern.

Staff Response: The proposed zoning designation allows the flexibility for the property to adapt to the different zoning districts that surround it to maximize compatibility. The proposed development places low density residential uses beside each other, while placing the mixed-use component closer to the high density residential and connection point to the Mediterranea Activity Center.

Applicant response: The residential component, with the generous buffering exceeding City requirements and strategically located stormwater lakes, will contain housing types and a maximum density that is consistent and compatible with the surrounding residential development. Further, the proposed mixed-use areas are compatible with and proximate to the existing development within Activity Center #1.

REZONE CRITERIA

c. Whether the proposed change would lead to the creation of an isolated zoning unrelated to adjacent and nearby districts.

Staff Response: The subject property is surrounded by a variety of zoning districts, including Planned Community Development (PCD) along the southern boundary and portions of the northern part of the site. Additionally, the flexibility of PCD zoning, combined with the proposed Development Master Plan allows the site to adapt to its surroundings, best matching the uses to its neighbors. The proposed change **will not lead** to the creation of an isolating zoning district unrelated to adjacent properties and nearby districts.

Applicant response:

Description of Existing Land Uses and Zoning

The Subject Property is located north of Greenwood Avenue and south of Appomattox Drive between North Port Boulevard and Sumter Boulevard. The Subject Property is ±207.5 acres in area and is currently zoned Commercial Recreation and has a future land use designation of Recreation Open Space. The Subject Property was previously zoned Residential Multi-Family (RMF) prior to 2001.

The request proposes to redevelop a non-operating golf course to include a blend of single-family detached and attached villas (resulting in a proposed density of 2.4 to 3.37 dwelling units per gross acre) and mixed-use areas at the main entrance along Greenwood Avenue.

The surrounding current land uses, zoning, and future land uses are as follows:

Table 1. Surrounding Land Uses

Direction Relative to Subject Property	Current Land Use	Zoning	Future Land Use
North	Villas at Sabal Trace and Heron Creek (Single-Family Attached Units with a semi-private golf course)	Residential Single-Family 3 (RSF-3) and Planned Community Development (PCD)	Low Density Residential
South	Single-Family Detached, Lowes (Department Store – Home Center), Vacant Commercial, Community Neighborhood Center	Planned Community Development (PCD), Residential Two Family (RTF), and Commercial General (CG)	Low Density Residential and Activity Center 1
Southwest	Linkside and The Colony at Sabal Trace (Low-Rise Condominiums - 2-3 stories)	Residential Multi-Family (RMF)	Medium Density Residential
Southeast	Fairway Villas (Single-Family Attached Units)	Residential Multi-Family (RMF)	Medium Density Residential
East	North Port Charlotte County Club (Residential Single-Family) and Vacant Commercial	Residential Single-Family 2 (RSF-2) and Office/Professional/Institutional (OPI)	Low Density Residential and Professional Office/Institution
West	Sabal Trace (Single-Family Detached)	Residential Single-Family 3 (RSF-3)	Low Density Residential

The proposed zoning for the Project does not create isolated zoning unrelated to adjacent and nearby districts. The Subject Property is adjacent to commercial, high density multi-family, and Activity Center land uses and development. The proposed development, with the commercial and office uses at the entrance from Greenwood Avenue, offers a logical transition from the Activity Center #1 and Commercial General Uses along Greenwood Avenue and US-41 to high density residential multi-family to the east & west.

REZONE CRITERIA

d. The impact on the availability of adequate public facilities consistent with the level of service standards adopted in the Comprehensive Plan and as **defined and implemented through the City's Concurrency Management** System Regulations as set forth in Chapter 5 of this Unified Land development Code.

Staff Response: The subject property will be served by central water and sewer through the existing City utility mains and has received a willingness to serve letter from the City of North Port Utilities Department. A series of existing and proposed lakes will serve as stormwater management for the proposed development, maintaining the current drainage patterns. The Sarasota County School Board has reviewed for school capacity.

The traffic impact study evaluated two possible scenarios for development — with or without a proposed bridge over the Cocoplum waterway. Without construction of the bridge, four right-turn lanes and three left-turn lanes were warranted by the development. With the bridge, two right-turn lanes and three left-turn lanes are warranted. In both scenarios, adjustments are required to the signal timing at North Port Boulevard and US 41. All intersections studied are anticipated to operate acceptably.

The project does not have a negative impact on the availability of adequate public facilities.

Applicant response: The proposed project will not place an undue burden on the existing or planned infrastructure in the surrounding area. Urban services are available in the vicinity and infrastructure facilities meet the appropriate level of services standards and there is adequate service availability. The surrounding road network has appropriate capacity for the expected trip generation created by the Project. Community facilities available and adequate to serve the project exist within proximity, including: North Port Elementary School within 1.8 miles, Active Learning Academy within 2.1 miles, Heron Creek Golf within 1.2 miles, North Port Garden of the Five Senses within 2.1 miles, Heron Creek Middle School within 2.9 miles, North Port High School within 2.9 miles, Glenallen Elementary School within 3.1 miles, Cranberry Elementary School within 3.9 miles, State College of Florida within 6.8 miles, Dallas White Park within 0.4 miles, Pine Park within 0.9 miles, Highland Ridge Park within 1.5 miles, North Port Art Center within 0.7 miles, North Port Fire Rescue Station 82 within 0.6 miles, North Port Skatepark within 0.6 miles, North Port Pool within 0.6 miles, Butler Park within 2.9 miles, and North Port Public Library within 1.6 miles. The Project is also proximately located to the greenway trails along Sumter Boulevard, North Port Boulevard, Appomattox Drive, and Greenwood Avenue.

- The subject site is located with access to an available and proximate road network, which is evaluated and found to be adequate to accommodate the proposed development in the Traffic Impact Analysis accompanying this application.
- Central sewer and water mains, as well as a City reclaimed water main, are available to serve the site and Letters of Potable Water and Wastewater, and Reclaimed Water have been received.
- There is adequate school availability to support the proposed project.

- Emergency Medical Services, fire, and police protection are available and adequate for the site.
- A master stormwater drainage system will be designed and submitted to the City and to the SWFWMD as part of the site development approval process.

The subject site is within 0.6 miles of SCAT Routes 9 and 1713S (Sumter Blvd/ Greenwood Avenue SB). These routes will serve the proposed development, offering transportation to Walmart, Venice Regional Bayfront Health, Westfield Square Sarasota Mall, Sarasota Pavilion, Westfield Southgate Mall, Sarasota Memorial Hospital, State College of Florida, Shoppes of North Port, and the Venice Train Depot, among other destinations.

e. Whether changed or changing conditions make the passage of the proposed zoning necessary.

Staff Response: When the subject property ceased to operate as a golf course, the site fell into disrepair, causing issues for neighbors ranging from rats to drainage issues from lack of maintenance to stormwater facilities. Without a change in zoning, the economic viability of a project on this site would make any redevelopment unlikely, making the passage of the proposed zoning necessary.

Applicant response: Changing conditions make approval of the proposed rezoning necessary. There is declining interest in golf throughout Southwest Florida and elsewhere across the country. There are also two competing golf courses in the immediate area that make a third golf course economically unfeasible, as confirmed by the fact that the Sabal Trace golf course closed over four years ago, became a nuisance area due to lack of maintenance, and was subject to a bank foreclosure.

f. Whether the proposed change will adversely influence living conditions in the neighborhood.

Staff Response: The proposed zoning would implement the accompanying Large Scale Comprehensive Plan amendment, which creates the Central Parc Activity Center (AC #9). The impact on the living conditions in the neighborhood is largely dependent on the land use patterns that are set out in the amendment. As presented, the property comprises 85% low density residential, making it highly compatible with the surrounding land uses, which range from low to high density residential, with the mixed-use component bordering the commercial across the Cocoplum. The applicant has proposed landscaped buffers around the property that exceed those required by the ULDC. The proposed change will not adversely influence living conditions in the neighborhood.

Applicant response: The proposed rezoning and Comprehensive Plan amendment will not adversely influence living conditions in the neighborhood. The proposed uses are compatible with the existing surrounding land uses. The residential component is at a density that is comparable to the existing, surrounding residential land uses. Significant perimeter buffer areas and strategically-located stormwater lakes are also provided. By creating interconnectivity and supporting the use of multi-modal transportation in a location proximate to existing commercial and office uses

and proposed mixed-uses, the Applicant proposes infill development that creates a live/work community, helping to minimize travel distances, cost of services, and natural resource impacts that are associated with sprawl generally and improve the neighborhood's overall quality of life.

g. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

Staff Response: The development of the subject property will not have an impact on the projected level of service. Should the scenario identified in criterion d with the bridge be implemented, the impact on Greenwood Avenue will be further lessened. The proposed change will not create or excessively increase traffic congestion or otherwise affect public safety.

Applicant response: The proposed change does not result in the existing road network operating below the required Level of Service or adversely affect public safety. By creating interconnectivity with adequate visibility and lighting, the Applicant's proposal helps to minimize travel distances thereby and improving the neighborhood's overall quality of life and public safety. Further, a bridge from the Project over the Cocoplum Waterway to Activity Center #1 is being contemplated conditioned upon the City providing transportation impact fee credits for the total cost. The incorporation of this bridge will further reduce traffic congestion on Greenwood Avenue and Sumter Boulevard and encourage access to Activity Center #1 by alternative modes of transportation.

h. Whether the proposed change will create a drainage problem.

Staff Response: The existing stormwater system does not meet current requirements. Redevelopment on the site will require that the stormwater system be improved and redesigned to meet current codes, which will actually improve drainage. The proposed change will not create a drainage problem.

Applicant response: The proposed change does not create a drainage problem. In fact, the Project is expected to improve drainage as the Project area has an old, non-conforming stormwater system that does not meet current regulations. A master stormwater drainage system will be designed and submitted to the City and to the SWFWMD as part of the site development approval process.

i. Whether the proposed change will seriously reduce light and air to adjacent areas.

Staff Response: The proposed change will not seriously reduce light and air to adjacent areas. Development of the subject property will be in accordance with all regulations in the City's Unified Land Development Code.

Applicant response: The development within the Project will be substantially setback and buffered from adjacent areas. Further, the housing types within the residential component will be subject to the very same maximum height requirements as the adjacent residential areas.

REZONE CRITERIA

j. Whether the proposed change will adversely affect property values in the adjacent areas.

Staff Response: Even though the former golf course was an amenity that likely improved property values for the adjacent area, the property has been sitting vacant and unused since 2015. The proposed use will likely have a positive impact on the adjacent area as the infill development improves the drainage and overall care/maintenance of the property. The proposed change will not adversely affect property values in the adjacent areas.

Applicant response: The proposed change will not adversely affect property values in adjacent areas. The current condition of the property and its improvements might be described as blighted. If reasonable redevelopment of the Subject Property does not occur, the existing golf course lands will lay fallow due to declining interest in the sport and too much competition in the immediate area and hurt property values as often happens throughout Southwest Florida and elsewhere across the country.

k. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

Staff Response: The proposed change will not be a deterrent to the improvement or development of adjacent property. The subject property is surrounded by primarily built-out properties. Any vacant properties along Greenwood Avenue would likely benefit from any roadway improvements and may actually be more likely to develop.

Applicant response: This Project represents infill development. The area surrounding the Subject Property is essentially already developed and largely built out and the proposed development is consistent in terms of density, intensity, and types of uses to the surrounding area as detailed above. Accordingly, the proposed change will not deter development of adjacent property consistent with existing regulations.

l. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

Staff Response: Approval of this request will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare. The goal of the proposed zoning change is to implement the proposed land use change, creating a new Activity Center to provide infill development and diversify the land use mix and available housing stock.

Applicant response: The proposed development does not grant a special privilege to an individual owner, but instead will provide community benefits and improve the overall quality of life in the neighborhood. By creating interconnectivity and supporting the use of multi-modal transportation in a location proximate to existing commercial and office uses and proposed mixed-uses, the Applicant proposes infill development that creates a live/work community, helping to minimize travel distances, cost of services, and natural resource impacts that are associated with sprawl generally and improve the neighborhood's overall quality of life. The project will also not be injurious to public health, safety, or welfare and, in fact, interconnectivity with

REZONE CRITERIA

adequate lighting will help to improve public safety.

The Subject Property was originally zoned Residential Multi-Family (RMF) with a future land use designation of residential. In 2001, Charlotte Golf Partners bought the property envisioning 800 homes ancillary to the golf course. However, without Charlotte Golf Partners' approval, the City initiated a rezoning from RMF to Commercial Recreation and changed the future land use designation from residential to Recreation Open Space, resulting in litigation and an eventual Settlement Agreement. It is the Applicant's intent to restore the Subject Property's residential character while complementing and logically interfacing with Activity Center #1 with proposed ancillary mixed-use development areas.

The Subject Property is a distressed asset, in poor condition, and needs redevelopment. Its need for redevelopment was recognized by the City under its previously granted 2006 entitlements. The Applicant submits that the Project now being requested, with its lower density, is an even better project with greater compatibility.

m. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

Staff Response: While the historical use of the property was a golf course, the market no longer supports this use. The redevelopment of the closed site, including cleanup of contamination from chemicals used on the golf course, is not economically feasible without a change to the zoning. The property cannot be used as it exists today without substantial work and a change in zoning.

Applicant response: The market does not support redevelopment of a third golf course, as evidenced by its closing, and Commercial Recreation zoning does not allow for any other market-viable uses of the Subject Property that are compatible with the surrounding area, such as lit playing fields for various sports. The fact the Subject Property contains a golf course, which has been closed for years, underscores this point.

n. Whether the change suggested is out of scale with the character of the neighborhood.

Staff Response: As outlined in Section III of this Staff Report, the proposed change is consistent with the character of the neighborhood.

Applicant response: Given the proposed uses and residential density, this change is specifically designed so as to be consistent with the character of the surrounding neighborhood.

o. Whether the use causes a decrease in level of service, concurrency in any area listed in Chapter 5, or causes adverse effects on the health, safety and welfare of the citizens of North Port and it is impossible to find other adequate sites in the City for the proposed use in districts already permitting such use that would maintain the adopted level of service, concurrency levels as listed in Chapter 5 or adequate services for the health, safety, and welfare of the citizens of North Port.

Staff Response: There is no indication that the proposed change would cause a decrease in level of service. As mentioned, there were contamination issues on the site that relate to its former use as a golf course. Arsenic levels have been reported on the site in excess of the adopted Soil Cleanup Target Level for direct residential exposure. The applicant has begun the process through the Florida Department of Environmental Protection (FDEP) to obtain an Interim Source Removal Work Plan for the remediation of the arsenic on the site, including methods of removal and protections for neighbors in terms of dust and debris from the remediation. This plan will have to be approved and furnished to the City before any permit is issued to move dirt on the site.

If the applicant is unable to obtain a remediation plan that is acceptable for residential development, the site would only be able to be developed in the mixed-use component at a maximum of 15% of the site. Staff is recommending a condition of approval on the DMP that if a remediation plan allowing for residential development cannot be obtained from FDEP, that the remaining site be properly maintained to avoid becoming a nuisance to adjacent properties. Any change in use would be required to submit a new Comprehensive Plan Amendment.

Applicant response: The proposed project is an infill development located where a concentration of residential and commercial development already exists and public services, facilities, and infrastructure are already being provided as this will result in a logical and more efficient use of the existing public infrastructure. The proposed development is consistent with the adopted levels of service for roads, drainage, solid waste, and park and recreation and will not adversely affect public safety.

Staff concludes that the rezone application complies with the ULDC.

CITY SERVICES & ENVIRONMENTAL

Water and sewer services will be provided by the City of North Port Utilities after completion and acceptance of a Utility Developer's Agreement. If any modification is proposed to the standard agreement, the agreement will come to the City Commission for approval.

The project is directly accessed from Greenwood Avenue and Appomattox Drive. One potential development scenario would provide an additional access point from Tuscola Boulevard, across the Cocoplum waterway.

Conservation

The site is not located within the Conservation Restricted Overlay. The environmental assessment provided by Ian Vincent & Associates, dated January 2018 noted that the site did not contain any suitable scrub jay habitat, and that while the property is within an 18.6-mile radius of a core foraging area for several wood stork nesting colonies, they are all more than 4 miles from the site. One gopher tortoise burrow was identified during the assessment. If it cannot be avoided, a relocation permit will be required. An updated environmental survey will be required prior to groundbreaking.

Flood Zone

X-500/AE/X, Firm Panel 0386F/0387F, Community 120279

FISCAL IMPACT ANALYSIS

The fiscal impact analysis is based on a per capita/per employee model using the City's FY 2018/19 operating budget. The model evaluates all three phased of development with a buildout time frame of 5 years. Model assumptions include an average home cost of $350,000 and a $210 per square foot taxable value for the commercial component. The model shows the development to be fiscally positive, generating a net operating surplus of $435,461 within the first 5 years and $7,414,269 over 30 years. (Exhibit I).

VII. PUBLIC NOTICE & HEARING SCHEDULE

PUBLIC NOTICE

Notices of the public hearings were mailed to property owners within 1,320 feet of the subject property on April 1, 2019 (Exhibit J). The petitions for Large Scale Comprehensive Plan Amendment, Rezoning, and Text Amendment were advertised in a newspaper of general circulation within the City of North Port on April 3, 2019 pursuant to the provisions of Section 166.041(3)(a), Florida Statutes and Section 7.01(b) of the Charter of the City of North Port, and Chapter 1 Article II, Section 1-12 of the City's Unified Land Development Code (ULDC) as amended (Exhibit K).

PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	April 18, 2019 9:00 AM or as soon thereafter
City Commission 1st Reading Public Hearing	May 2, 2019 5:00 PM Time Certain
City Commission 2nd Reading Public Hearing	TBD

VIII. CONDITIONS & SAFEGUARDS

The Development Master Plan was approved by staff with the following conditions:

1. The last wildlife survey was done in January 2018. This survey shows presence of gopher tortoise but is older than 90 days. Within 30 days and no more than 90-days of proposed start of land clearing, perform another wildlife survey and include 100% survey of potential gopher tortoise habitat per FWC Gopher Tortoise Permitting Guidelines for the site. The gopher tortoise survey must be completed prior to scheduling the pre-construction meeting or applying for a land clearing permit. The gopher tortoise survey and relocation prior to land clearing must meet the requirements and timing specified by Florida Fish and Wildlife Conservation Commission (FWC). All gopher tortoise burrows found on-site must either be avoided or relocated with an FWC relocation permit for the relocation secured, and a copy provided to the City. On completion of the relocation actions, submit a summary After Action report to the City that identifies the total number of tortoises relocated to the designated property.
2. Approval of an FDEP Interim Source Removal work plan for arsenic remediation to permit residential development is required prior to issuance of a Development Order for the infrastructure plans. Evidence of progress in obtaining this remediation plan must be submitted

with the application for infrastructure plan approval. The applicant shall copy the City of North Port on all applications and information submitted to FDEP during the process of receiving this plan approval, and shall forward any responses from FDEP to the City within 5 business days of receipt. The remediation work must be completed with the construction of the infrastructure. Confirmational samples must be taken after all cleanup work is complete to ensure that arsenic levels are appropriate for residential development before a building permit for a residential structure will be issued, along with any additional work required by FDEP to complete cleanup on the site. During the remediation, dewatering and stormwater system construction activities, sampling must be conducted to make sure that Arsenic concentrations entering the City's stormwater system (City's potable water supply) does not exceed allowable regulatory limits. After the construction is complete, subsequent sampling may be required pursuant to the Interim Source Removal work plan to ensure no further leaching of arsenic into the City's stormwater system. All remediation work must be completed with no adverse effect to the environment or the City's potable water supply.

3. If the applicant is unable to obtain a remediation plan that allows for residential development, the 85% of the site that is allocated to low density residential development shall be maintained to comply with all City of North Port standards to avoid any nuisance to surrounding properties and shall be maintained at no cost to the City. Alternatively, the applicant could seek a new Comprehensive Plan Amendment and Text Amendment to change the permitted uses on the property.
4. A two-lane bridge, including ten feet wide multi-use paths on both sides of the roadway, over the Cocoplum Waterway extending Tuscola Boulevard north, connecting to Greenwood Avenue is to be constructed by the Developer. An associated agreement between the Developer and the City, whereby costs of the bridge are to be paid by the Developer and reimbursed by the City through transportation impact fees, is to be executed as part of this development approval. This agreement must go through separate review and Commission approval. If an agreement to construct the bridge cannot be reached, the applicant must provide the transportation system improvements identified in the alternative scenario presented in the traffic impact statement.
5. If the bridge in condition 4 is constructed, the right and left turn lane recommendations of the Traffic Impact Analysis including the Cocoplum Waterway bridge connection to Tuscola Boulevard, submitted for this proposed development are to be completed simultaneously with Phase 1. The Developer shall evaluate the Tuscola Boulevard extension intersection to Greenwood Avenue at the main entrance into this proposed development for a four-way stop condition, and if justified, include this with the Tuscola Boulevard extension.
6. The existing reclaimed storage tank and pump station on site will be removed at the cost of the developer and a new reclaimed storage pond/lake will be excavated with the reclaimed water being metered as it enters the pond.
7. When construction begins, the buffer requirements must be installed for each phase prior to the start of any remaining site work.
8. Approved Development Master Plans shall expire in 2 years if commencement of development procedures and evidence of applications to pursue development is not satisfactory.

IX. RECOMMENDED ACTION

Staff recommends:

1. APPROVAL of Ordinance 2019-07, Petition CPAL-18-060, comprehensive plan amendment, based on findings of consistency with the standards and intent of the adopted Comprehensive Plan and all applicable Florida Statutes.
2. APPROVAL of Ordinance 2019-08, Petition REZ-18-070, rezoning, based on staff findings that this project meets the requirements of the Comprehensive Plan, the Unified Land Development Code, and all Federal, State and local regulations.
3. APPROVAL of Ordinance 2019-09, Petition TXT-18-179, text amendment, based on staff findings that this amendment is consistent with the requirements and intent of the Comprehensive Plan and the Unified Land Development Code.
4. APPROVAL WITH CONDITIONS of Petition DMP-18-071, Central Parc at North Port, effective upon adoption of Ordinances 2019-07, 2019-08, and 2019-09.

Exhibits:	A-1. Affidavit
	A-2. Warranty Deed
	B. Proposed Future Land Use
	C. Ordinance 2019-07
	D. Proposed Zoning
	E. Ordinance 2019-08
	F. Ordinance 2019-09
	G. Central Parc at North Port Development Master Plan
	H. Neighborhood Meeting
	I. Fiscal Impact Analysis
	J. Adjacent Property Owner Notices
	K. Public Notice

Exhibit A-1 to Staff Report

AFFIDAVIT

I (the undersigned), Mark Gerenger being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of the property described and which is the subject matter of the proposed hearing; 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 true to the best of my (our) knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I (we) authorize City staff to visit the site as necessary for proper review of this petition. *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 5 day of June, 2018,

Signature of Applicant or Authorized Agent

Mark Gerenger, Managing Member, Sabal Trace Development Partners, LLC
Print Name and Title

STATE OF Florida, COUNTY OF County

The foregoing instrument was acknowledged by me this 5 day of June, 2018, by Mark Gerenger who is personally known to me or has produced Fla. Drivers License as identification, and who did/did not take an oath.

Signature - Notary Public

(Place Notary Seal Below)

CHARLES D. BAILEY III
Commission # FF 245488
Expires July 2, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT

I (we), Mark Gerenger, as managing member of Sabal Trace Development Partners, LLC, property owner(s),

hereby authorize Peter T. Van Buskirk, PE, AICP to act as Agent/Applicant on our behalf

to apply for this petition on the property described as (legal description) See Exhibit "A" attached

Signature of Owner

6/5/18
Date

STATE OF Florida, COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 5 day of June, 2018, by Mark Gerenger who is personally known to me or has produced Fla. Drivers License as identification, and who did not take an oath.

Signature - Notary Public

(Place Notary Seal Below)

CHARLES D. BAILEY III
Commission # FF 245488
Expires July 2, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2017131148 7 PG(S)
10/24/2017 12:49 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CIVIL COURTS Receipt # 2166018

[X] IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
[ ] IN THE COUNTY COURT IN AND FOR SARASOTA COUNTY, FLORIDA

Doc Stamp-Deed: $10,500.00

CASE NUMBER: 2017 CA 000454 NC

WELLS FARGO BANK, N.A. as successor-by-merger to Wachovia Bank, N.A., a national banking association.

PLAINTIFF

- vs -

CHARLOTTE GOLF PARTNERS LIMITED PARTNERSHIP, a Florida limited partnership; d/b/a SABAL TRACE GOLF & COUNTRY CLUB, d/b/a SABAL TRACE GOLF CLUB, d/b/a SABAL TRACE; CHARLOTTE GOLF PARTNERS, INC., a dissolved Florida corporation, JILL CUBBA and STEPHEN CUBBA, as successor co-trustees of THE PETER J. CUBBA REVOCABLE LIVING TRUST, U/A/D 3/5/99; WAYNE T. WALLRICH, individually; ROBERTA K. WALLRICH, as trustee of THE JILL K. WALLRICH BENEFIT TRUST; ROBERTA K. WALLRICH, as trustee of the JOHN P. WALLRICH BENEFIT TRUST; SYLVANIA LIGHTING SERVICES CORP., a Delaware corporation; KENNETH CZUBAY; THE CITY OF NORTH PORT, FLORIDA, and UNKNOWN OWNER(S) AND TENANT(S) IN POSSESSION,

DEFENDANT

Sale Price	$ 1,500,000.00
Documentary Stamps Paid	$ 10,500.00
Documentary Stamps Due & Outstanding	$ 0.00

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 September 22, 2017 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:

Exhibit "A"
Legal description

Parcel I:

A portion of Sections 28, 29, 32 and 33, Township 39 South, Range 21 East, Sarasota County, Florida being more particularly described as follows:

Commencing at the Northwest corner of North Port Charlotte Country Club Unit One, per plat thereof recorded in Plat Book 19 at Pages 32 and 32-A through 32-C in the Public Records of Sarasota County, Florida; thence S.21°12'00"W a distance of 80.00 feet to the Northwesterly corner of Lot 60, Block One in the aforesaid North Port Charlotte County Club Unit One; thence continue S.21°12'00"W. along the Westerly boundary line of said North Port Charlotte County Club Unit One a distance of 233.67 feet to the Point of Beginning; thence S.13°38'52"E., along said Westerly boundary line, a distance of 674.01 feet to the point of curvature of a 275.00 foot radius curve to the left, with the center point of said curve bearing N.76°21'08"E.; thence Southeasterly along the arc of said curve, and said Westerly boundary line, through a central angle of 65°22'48", a distance of 313.80 feet to a point on the arc of said curve; thence leaving the arc of said curve, N.76°21'08"E. along said Westerly boundary line, a distance of 707.14 feet; thence S.67°08'07"E. along said Westerly boundary line, a distance of 128.83 feet; thence S.62°59'35"W., along said Westerly boundary line, a distance of 101.03 feet; thence S.76°21'08"W. along said Westerly boundary line a distance of 511.42 feet to a point on the arc of a non tangent 225.00 foot radius curve to the left, with the center point bearing S.52°35'23"E.; thence Southwesterly, Southerly and Southeasterly along the arc of said curve and said Westerly boundary line, through a central angle of 113°47'29", a distance of 446.86 feet to a point on the arc of said curve; thence leaving the arc of said curve, N.76°21'08"E., along said Westerly boundary line, a distance of 213.08 feet; thence S.13°38'52"E., along said Westerly boundary line a distance of 330.63 feet to a point on the South line of aforesaid Section 28, Township 39 South, Range 21 East bearing S.89°31'55"E., a distance of 802.10 feet from the Southwest corner of said Section 28 which is common to the Southeast corner of Section 29, the Northeast corner of Section 32 and the Northwest corner of Section 33 all in said Township 39 South, Range 21 East; thence continue S.13°38'52"E. along said Westerly boundary of North Port Charlotte County Club Unit One a distance of 58.18 feet; thence S.44°30'00"E., along said Westerly boundary a distance of 300.40 feet to the Southeasterly corner of Lot 18, Block One, aforesaid North Port Charlotte County Club Unit One which is the most Northerly corner of North Port Charlotte County Club Unit Three, per plat thereof recorded in Plat Book 33, Pages 50 and 50A, Public Records of Sarasota County, Florida; thence along the Westerly boundary of said North Port Charlotte County Club Unit Three the following 4 courses, S.45°30'00"W. a distance of 60.00 feet; thence S. 09°08'12"E. a distance of 331.05 feet; thence S.02°52'43"W. a distance of 931.00 feet; thence S.27°52'00"W. a distance of 252.17 feet to the point of curvature of a 156.17 foot radius curve to the right, with the center point of said curve bearing N.62°08'00"W.; thence Southwesterly along the arc of said curve through a central angle of 57°12'10" a distance of 155.92 feet to a point of reverse curvature with a 275.00 foot radius curve to the left, with the center point of said curve bearing S.04°55'50"E., thence Southwesterly along the arc of said curve and said Westerly boundary through a central angle of 64°25'44" a distance of 309.24 feet to the Southwest corner of aforesaid North Port Charlotte County Club Unit Three which is on

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the Northerly right-of-way line of Greenwood Avenue (100 feet wide) as platted in North Port Charlotte County Club Unit Two, per plat thereof recorded in Plat Book 26, Pages 37 and 37A through 37C, Public Records of Sarasota County, Florida; thence N.69°21'34"W. along said Northerly right-of-way line a distance of 68.97 feet to the Southeast corner of Block 3 in said North Port Charlotte County Club Unit Two; thence along the boundary of said Block 3 the following 12 courses N.15°29'25"W. a distance of 361.35 feet to the point of curvature of a 685.00 foot radius curve to the right with the center point bearing N.74°30'35"E.; thence Northerly along the arc of said curve through a central angle of 21°28'36" a distance of 256.76 feet to a point of tangency; thence N.05°59'11"E., a distance of 117.89 feet to the point of curvature of a 3,000.00 foot radius curve to the left with the center point bearing S.84°00'49"E.; thence Northerly along the arc of said curve through a central angle 05°55'49" a distance of 310.51 feet to a point of tangency; thence N.00°03'22"E. a distance of 132.71 feet to a point on the arc of a 1,260.00 foot radius non tangent curve with the center point bearing N.53°46'43"E.; thence Northwesterly along the arc of said curve through a central angle of 17°18'44" a distance of 380.72 feet; thence leaving the arc of said curve N.79°14'40"W. a distance of 148.65 feet; thence S.25°37'28"W. a distance of 76.15 feet to a point on the East line of Section 32, Township 39 South, Range 21 East bearing S.00°31'18"E. a distance of 576.55 feet from the Northeast corner of said Section 32 as referenced on the aforesaid recorded plat; thence continue S.25°37'28"W. a distance of 352.40 feet to the point of curvature of a 1,800.00 foot radius curve to the right, with a center point bearing N.64°22'32"W.; thence Southwesterly along the arc of said curve through a central angle of 21°25'11" a distance of 672.92 feet to a point of tangency; thence S.47°02'39"W. a distance of 314.34 feet; thence S.19°12'49" E. a distance of 229.37 feet to the Southwest corner of aforesaid Block 3 on the Northerly right-of-way line of Greenwood Avenue as shown on said recorded plat of North Port Charlotte County Club Unit Two; thence along the Northerly right-of-way line of Greenwood Avenue as described in Official Records Book 1697, Pages 929 and 930, Public Records of Sarasota County, Florida the following 3 courses S.70°47'11"W. a distance of 69.44 feet to the point of curvature of a 350.00 foot radius curve to the right with the center point bearing N.19°12'49"W.; thence Westerly along the arc of said curve through a central angle of 39°53'10" a distance of 243.65 feet to a point of tangency; thence N.69°19'39"W. a distance of 1041.94 feet; thence leaving the right-of-way of Greenwood Avenue N.22°14'25"W. a distance of 232.52 feet; thence N.05°09'40"E. a distance of 133.96 feet; thence N.09°47'12"E. a distance of 637.41 feet; thence N.00°27'44"W. a distance of 252.77 feet; thence N.00°07'11"W. a distance of 230.00 feet; thence N.42°58'51"W. a distance of 196.78 feet; thence S.89°14'59"W. a distance of 85.60 feet, thence N.42°12'50"W., a distance of 109.58 feet; thence N.23°18'07"W., a distance of 150.51 feet; thence N.65°05'38"W. a distance of 109.88 feet; thence N.20°00'36"W. a distance of 69.50 feet; thence N.05°33'24"E. a distance of 92.98 feet; thence N.31°38'55"E. a distance of 122.29 feet; thence N.51°57'16"E., a distance of 77.05 feet; thence N.14°47'40"E. a distance of 125.91 feet; thence N.38°14'00"E. a distance of 60.72 feet; thence N.24°07'41"W. a distance of 386.77 feet; thence N.05°55'09"E. a distance of 164.43 feet; thence N.88°58'08"W. a distance of 227.04 feet; thence S.39°01'51"W. a distance of 217.73 feet; thence S.82°22'06"W. a distance of 608.57 feet; thence S.89°17'43"W. a distance of 28.34 feet; thence S.44°21'26"W. a distance of 50.00 feet; thence N.45°48'39"W. a distance of 249.21 feet; thence S.89°59'18"W. a distance of 69.98 feet; thence N.62°19'34"W. a distance of 87.07 feet to a point on the arc of a 3,136.58 foot radius curve with the center point bearing S 84°15'00"E.; thence Northerly along the arc of said curve through a central angle of 04°29'49" a distance of 246.18 feet; thence S.79°45'11"E. radial to the last curve a distance of 76.60 feet to

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a point on the arc of a 290.00 foot radius curve with the center point bearing S.79°45'11"E.; thence Northeasterly along the arc of said curve through a central angle of 49°34'49" a distance of 250.95 feet thence N.59°49'38"E. a distance of 476.48 feet; thence S.81°06'29"E. a distance of 281.17 feet; thence N.52°22'52"E. a distance of 236.57 feet; thence N.18°50'44"W. a distance of 162.44 feet; thence N.18°59'48"E. a distance of 266.03 feet to the point of curvature of a 230.00 foot radius curve to the left, with the center point bearing N.71°00'12"W.; thence Northwesterly along the arc of said curve through a central angle of 40°18'09" a distance of 161.78 feet; thence leaving said curve N.45°26'23"E. a distance of 203.80 feet; thence N.89°59'57"E. a distance of 190.00 feet; thence S.45°34'34"E. a distance of 423.96 feet; thence S.27°44'18"E. a distance of 270.11 feet; thence S.07°51'12"E. a distance of 878.24 feet to the point of curvature of a 290.00 foot radius curve to the left, with the center point bearing N.82°09'11"E.; thence Southeasterly along the arc of said curve through a central angle of 59°09'44" a distance of 299.45 feet; thence leaving said curve S.00°00'00"E. a distance of 150.00 feet; thence S.08°00'44"E. a distance of 265.03 feet; thence S.82°19'14"E. a distance of 73.49 feet; thence S 20°34'37"E. a distance of 373.99 feet; thence S.25°20'41"W. a distance of 276.53 feet; thence S.25°53'48"E. a distance of 179.85 feet; thence S.72°42'22"E. a distance of 432.37 feet; thence N.73°47'42"E. a distance of 159.34 feet; thence N.19°41'55"E. a distance of 430.17 feet; thence N.36°26'12"W. a distance of 776.03 feet; thence N.10°04'09"E. a distance of 206.48 feet; thence N.56°34'31"E. a distance of 149.54 feet; thence N.24°42'09"E, a distance of 550.36 feet; thence N.75°57'50"E. a distance of 206.16 feet; thence S.54°34'16"E. a distance of 317.41 feet to the Point of Beginning.

Parcel II:

A portion of Tract "A" in North Port Charlotte Country Club, Unit Three (Sumter Green) per plat thereof recorded in Plat Book 33, Pages 50 and 50-A, Public Records of Sarasota County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of said Tract "A", thence S.20°40'21"W. along the Easterly line of Tract "A" a distance of 90.00 feet to the Point of Beginning; thence continue along said Easterly line S.20°40'21"W. a distance of 25.31 feet to the point of curvature of a 25.00 foot radius curve to the right with the center point of said curve bearing N.69°19'39"W.; thence Westerly along the arc of said curve through a central angle of 90°00'00" a distance of 39.27 feet to a point of tangency; thence N.69°19°39"W. along the Southerly line of said Tract "A" a distance of 25.00 feet; thence N.20°40'21"E. a distance of 20.77 feet; thence N.39°30'00"E, a distance of 31.21 feet; thence S.69°19'39"E. a distance of 39.93 feet to the Point of Beginning.

Parcel III:

A portion of Section 33, Township 39 South, Range 21 East, Sarasota County, Florida being more particularly described as follows:

Commence at the intersection of the centerline of Sumter Boulevard as shown on the plat of the Thirty-Fifth Addition to Port Charlotte Subdivision as recorded in Plat Book 15, Page 19, 19-A through 19-D of the Public Records of Sarasota County, Florida, with the existing Northeasterly right-of-way line of U.S. Highway No. 41 (State Road 45); thence N.69°19'39"W., along said Northeasterly right-of-way line, a distance of 70.00 feet to the Point of Beginning, thence

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continue N.69°19'39"W. along said Northeasterly right-of-way line a distance of 80.00 feet; thence N.60°28'28"E. a distance of 156.20 feet to the Westerly right-of-way line of aforesaid Sumter Boulevard (100' wide) thence S.20°39'59"W. (S20°40'21"W plat) along said Westerly right-of-way line a distance of 100.00 feet to the point of curvature of a 20.00 foot radius curve to the right, with the center point of said curve bearing N.69°20'01"W.; thence Westerly along the arc of said curve through a central angle of 90°00'22" a distance of 31.42 feet to the Point of Beginning.

Parcel IV:

A portion of Section 29, Township 39 South, Range 21 East, Sarasota County, Florida being more particularly described as follows:

Commencing at the Northwest corner of North Port Charlotte Country Club Unit One, per plat thereof recorded in Plat Book 19, at Pages 32 and 32-A through 32-C in the Public Records of Sarasota County, Florida; thence S. 21°12'00"W. a distance of 80.00 feet to the Northwesterly corner of Lot 60, Block One in the aforesaid North Port Charlotte Country Club Unit One, said Northwesterly corner also being on the Southerly Right-of-Way line of Appomattox Boulevard as platted in the Fifty-Second Addition to Port Charlotte Subdivision, as recorded in Plat Book 21 at Pages 13, 13-A through 13-NN in the Public Records of Sarasota County, Florida and the Point of Beginning, thence continue S.21°12'00"W. a distance of 233.67 feet to the Northerly boundary of Sabal Trace Country Club; thence N.54°34'16"W., a distance of 103.17 feet; thence leaving said Northerly Boundary N.21°12'00"E., a distance of 208.31 feet to the aforesaid Southerly Right-of-Way line of Appomattox Boulevard; thence along said Southerly Right-of-Way line, S.68°48'00"E. a distance of 100.00 feet to the Point of Beginning.

Parcel V:

Drainage Outfall Easement #1:

A 30.00 foot wide drainage outfall easement to the Cocoplum Waterway with said easement being more particularly described as follows:

Commencing at the Southeast corner of Block 3, on the Northerly right-of-way line of Greenwood Avenue as shown on the record plat of North Port Charlotte Country Club, Unit Two as recorded in Plat Book 26, Pages 37, 37-A through 37-C, Public Records of Sarasota County, Florida; thence S.69°21'34"E. along the Northerly right-of-way line of Greenwood Avenue a distance of 22.00 feet to the Point of Beginning; thence continue S.69°21'34"E. along said right-of-way line a distance of 30.01 feet; thence S.22°01'26"W. a distance of 461.58 feet to the Northerly right-of-way of the Cocoplum Waterway as described in Official Records Book 1941, Page 1-5, Public Records of Sarasota County; thence N.69°19'39"W. along said Northerly line a distance of 30.01 feet; thence N.22°01'26"E. a distance of 461.56 feet to the Point of Beginning, less right-of-way for Greenwood Avenue

Drainage Outfall Easement #2:

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A 30.00 foot wide drainage outfall easement to the Cocoplum Waterway with said easement being more particularly described as follows:

Commencing at the Southwest corner of Block 3 on the Northerly right-of-way line of Greenwood Avenue as shown on the record plat of North Port Charlotte Country Club, Unit Two, per plat as recorded in Plat Book 26, Pages 37, 37-A through 37-C, Public Records of Sarasota County, Florida; thence along the Northerly right-of-way line of Greenwood Avenue N.70°47'11"E. a distance of 10.05 feet; thence S.20°09'22"W. a distance of 222.42 feet to a point on the Northerly right-of-way line of the Cocoplum Waterway as described in Official Records Book 1941, Page 1-5, Public Records of said Sarasota County; thence N.69°19'39"W. along said Northerly line a distance of 30.00 feet, thence N.20°09'22"E. a distance of 197.54 feet to the Northerly right-of-way line of said Greenwood Avenue; thence N.70°47'11"E. along said Northerly line a distance of 28.75 feet to the Point of Beginning, less right-of-way for Greenwood Avenue.

Drainage Outfall Easement #3:

A 50.00 foot wide drainage outfall easement for a golf course lake (drainage easement #3 on the Sabal Trace Country Club) running from a Southerly boundary of the Sabal Trace Country Club Westerly to North Port Boulevard, with said outfall easement being more particularly described as follows:

Commencing at the Southwest corner of Block 3 on the Northerly right-of-way line of Greenwood Avenue as shown on the record plat of North Port Charlotte Country Club, Unit Two, per plat thereof recorded in Plat Book 26, Pages 37, 37-A through 37-C, Public Records of Sarasota County, Florida; thence along the Northerly right-of-way line of Greenwood Avenue as described in Official Records Book 1697, Pages 929 and 930, Public Records of Sarasota County, Florida the following 3 courses S.70°47'11"W. a distance of 69.44 feet to the point of curvature of a 350.00 foot radius curve to the right with the center point bearing N.19°12'49"W.; thence Westerly along the arc of said curve through a central angle of 39°53'10" a distance of 243.65 feet to a point of tangency; thence N.69°19'39"W. a distance of 1041.94 feet; thence leaving the right-of-way of Greenwood Avenue along the boundary of said Sabal Trace Country Club N.22°14'25"W. a distance of 232.52 feet; thence N.05°09'40"E. a distance of 133.96 feet; thence N.09°47'12"E. a distance of 637.41 feet thence N.00°27'44"W. a distance of 252.77 feet; thence N.00°07'11"W. a distance of 230.00 feet; thence N.42°58'51"W. a distance of 196.78 feet; thence S.85°14'59"W. a distance of 85.60 feet, thence N.42°12'50"W. a distance of 109.58 feet; thence N.23°18'07"W. a distance of 150.51 feet; thence N.65°05'35"W. a distance of 109.88 feet; thence N.20°00'36"W. a distance of 69.50 feet; thence N.09°33'24"E. a distance of 92.98 feet; thence N. 31°38'55"E, a distance of 122.29 feet; thence N.51°57'16"E. a distance of 77.05 feet; thence N.14°47'40"E. a distance of 125.91 feet; thence N.38°14'00"E. a distance of 60.72 feet; thence N.24°07'41"W. a distance of 386.77 feet thence N.05°55'09"E. a distance of 164.43 feet; thence N.88°58'08"W. a distance of 227.04 feet; thence S.39°01'51"W. a distance of 217.73 feet; thence S.82°22'06"W. a distance of 327.38 feet to the Point of Beginning of the outfall easement; thence S.44°21'26"W. a distance of 157.84 feet to a point on the arc of a 535.00 foot radius curve, with the center point of said curve bearing N49°27'24"W.; thence Southwesterly along the arc of said curve through a central angle of 46°02'14" a distance of 429.87 feet to a point of

Filed 10/23/2017 11:59 AM - Karen E. Rushing, Clerk of the Circuit Court, Sarasota County, FL

tangency; thence S.86°34'50"W. a distance of 261.66 feet to a point on the Westerly right-of-way line of North Port Boulevard; thence N.02°34'35"W. along said right-of-way line a distance of 15.16 feet to the point of curvature of a 3,400.00 foot radius curve to the right, with the center point of said curve bearing N.87°25'25"E.; thence Northerly along the arc of said curve and said right-of-way line through a central angle of 00°35'14" a distance of 34.85 feet to the Southwesterly corner of a 20.00 foot wide effluent line easement to the golf course as described in Official Records Book 1856, Page 1801, Public Records of said Sarasota County; thence along the Southerly line of said effluent line easement the following 4 courses, N.86°34'50"E. a distance of 260.75 feet to the point of curvature of a 485.00 foot radius curve to the left with the center point of said curve bearing N.03°25'10"W.; thence Northeasterly along the arc of said curve through a central angle of 46°13'45" a distance of 391.32 feet; thence N.44°21'26"E. on a non tangent line a distance of 95.57 feet to the golf course boundary, thence N.82°22'06"E. a distance of 81.19 feet to the Point of Beginning of the outfall easement.

All collectively "the Land" together with:

(i) all buildings and improvements now or hereafter erected on the Land; (ii) all fixtures, machinery, equipment and other articles of real, personal or mixed property attached to, situated or installed in or upon, or used in the operation or maintenance of the Land or any buildings or improvements situated thereon, whether or not such real, personal or mixed property is or shall be affixed to the Land; (iii) all building materials, building machinery and building equipment delivered on site to the Land during the course of, or in connection with, any construction, repair or renovation of the buildings and improvements situated or to be situated thereon; (iv) all leases, licenses or occupancy agreements of all or any part of the Land and all extensions, renewals, and modifications thereof, and any options, rights of first refusal or guarantees relating thereto; all rents, income, revenues, security deposits, issues, profits, awards and payments of any kind payable under the leases or otherwise arising from the Land; (v) all contract rights, accounts receivable and general intangibles relating to the land or the use, occupancy, maintenance, construction, repair or operation thereof; all management agreements, franchise agreements, utility agreements and deposits; all maps, plans, surveys and specifications; all warranties and guaranties; all permits, licenses and approvals; and all insurance policies, and (vi) all estates, rights, tenements, hereditaments, privileges, easements, and appurtenances of any kind benefiting the Land; all means of access to and from the Land, whether public or private; and all water and mineral rights.

Was sold to:
Per Assignment of Bid: SABAL TRACE DEVELOPMENT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
Whose address is: 101 S. 12th STREET, STE. 102, TAMPA, FL 33602

WITNESS MY HAND and the official seal on October 23, 2017

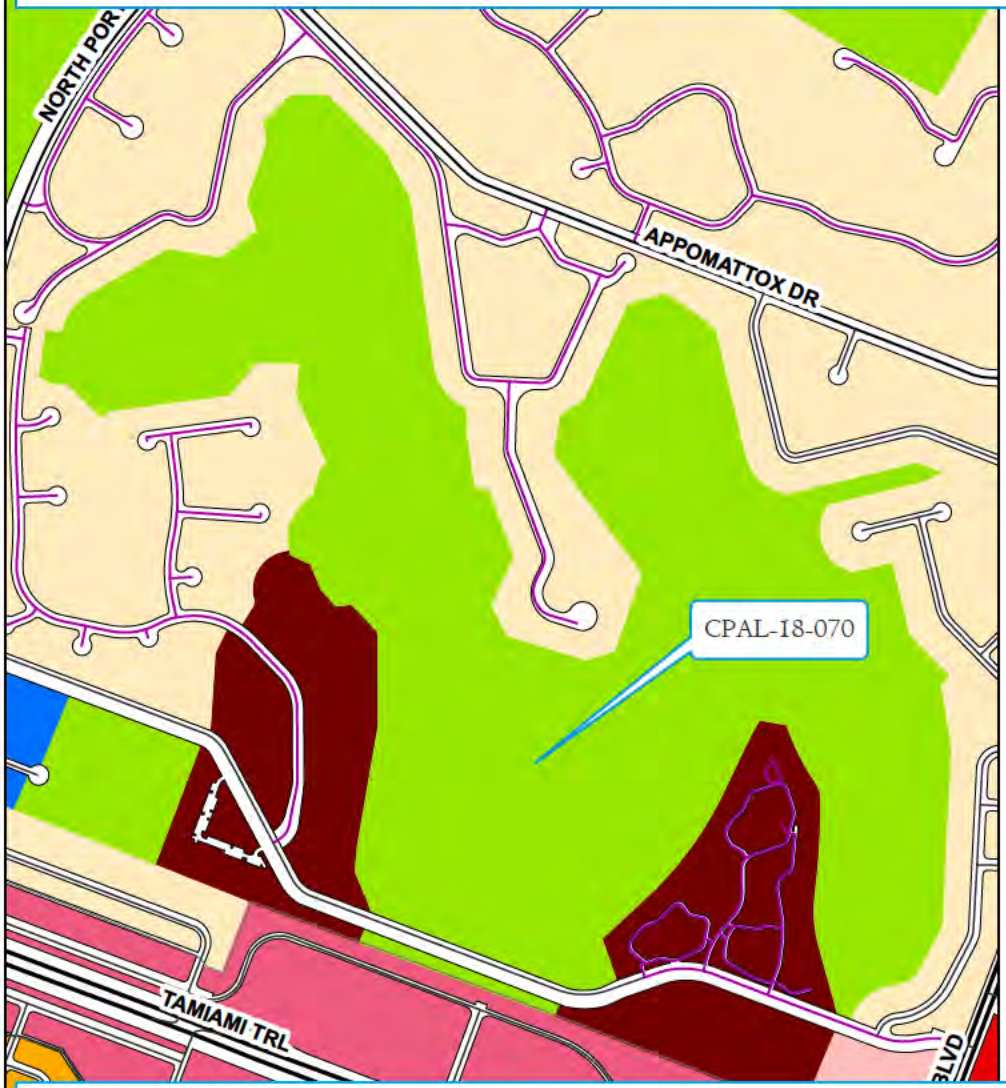
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
P Henshaw
BY: P Henshaw, Deputy Clerk

DATE: October 23, 2017

Filed 10/23/2017 11:59 AM - Karen E. Rushing, Clerk of the Circuit Court, Sarasota County, FL

EXHIBIT A TO ORDINANCE 2019-07: PROPOSED REVISION TO MAP 2-7 FUTURE LAND USE MAP

EXISTING FUTURE LAND USE
'Recreation/Open Space'
CPAL-18-060 Central Parc at North Port



PROPOSED FUTURE LAND USE
'Activity Center'
CPAL-18-060 Central Parc at North Port

Legend

- North Port City Boundary
- ACTIVITYCENTER (TDR RECEIVING ZONE-EXCEPT AC 3)
- COMMERCIAL
- CONSERVATION (TDR Sending Zone)
- AGRICULTURAL, ESTATES
- HIGH DENSITY RESIDENTIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- NONE
- PROFESSIONAL OFFICE/INSTITUTIONAL
- PUBLIC
- RECREATION OPEN SPACE (TDR Sending Zone)
- UTILITY INDUSTRIAL CORRIDOR
- VILLAGE

N
0 250 500 Feet

NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF NORTH PORT COMPREHESIVE PLAN AS ADOPTED BY ORDINANCE NO. 97-27, AS SAME AMY BE AMENDED FROM TIME TO TIME.

SEAL OF CITY OF NORTH PORT FLORIDA

Prepared by NDS/Planning Division
March 14, 2019

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's

Property Data Source: Sarasota County Property Appraiser

P:\Development Review Committee\CPAL-(Comprehensive Plan Amendment, Large)\CPAL-18-070

City of North Port

ORDINANCE NO. 2019-07

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, RELATING TO CPAL-18-060, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE FIGURE 1 AND FUTURE LAND USE POLICIES 2.9.1 AND 2.9.2 RELATED TO ACTIVITY CENTER #9; AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP 2-7 AND EXISTING LAND USE MAP 2-8 TO CHANGE THE FUTURE LAND USE DESIGNATION OF A ± 207.5 ACRE AREA LOCATED NORTH OF U.S. 41 AND WEST OF SUMTER BOULEVARD FROM RECREATION OPEN SPACE TO ACTIVITY CENTER 9; PROVIDING FOR FINDINGS; PROVIDING FOR ADOPTION; PROVIDING FOR TRANSMITTAL OF DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of North Port is committed to planning and managing the future growth and development of the City; and

WHEREAS, pursuant to Article VIII, Section 2(b) of the Constitution of the State of Florida, the North Port City Charter, and the Community Planning Act, Florida Statutes Sections 163.3161, *et. seq*., the City of North Port is authorized and required to adopt a Comprehensive Plan; and

WHEREAS, the City Commission of the City of North Port adopted the North Port Comprehensive Plan, Ordinance No. 89-3, as amended; and

WHEREAS, on June 14, 2010, the City Commission enacted the updated Unified Land Development Code which regulates all land uses within the City of North Port, by Ordinance No. 10-14; and

WHEREAS, on June 27, 2017, the City Commission adopted the Evaluation and Appraisal Report-based Amendments to the North Port Comprehensive Plan, by Ordinance No. 16-34; and

WHEREAS, on March 21, 2019, the Planning and Zoning Advisory Board, acting as the Local Planning Agency for the City of North Port, held a duly advertised public hearing and recommended approval of the proposed Comprehensive Plan Amendment No. CPAL-18-060, to the City Commission; and

WHEREAS, on April 9, 2019, the City Commission of the City of North Port held a duly advertised public hearing to receive public comment on the proposed amendment to the Comprehensive Plan; and

WHEREAS, following the public hearing, the City Commission of the City of North Port approved the transmittal of the proposed Comprehensive Plan Amendment No. CPAL-18-060 to state, regional, and local agencies for review and comment; and

WHEREAS, the proposed Comprehensive Plan Amendment No. CPAL-18-060 as approved for transmittal by the City Commission of the City of North Port, together with supporting documentation, was transmitted to the State Land Planning Agency-Florida Department of Economic Opportunity and the various agencies and governments as appropriate for review and comment in accordance with the provisions of the Act; and

WHEREAS, the State Land Planning Agency-Florida Department of Economic Opportunity reviewed the proposed Comprehensive Plan Amendment No. CPAL-18-060 for consistency with Florida Statutes Chapter 163; and

WHEREAS, the designation of the subject parcel consisting of ± 207.5 acres requires the creation of Future Land Use Policies 2.9.1 and 2.9.2 in addition to the modification of Figure 1 of the Land Use Element of the North Port Comprehensive Plan; and

WHEREAS, the City Commission has determined that the proposed amendment serve the public health, safety, and welfare of the citizens of the City of North Port, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA, AS FOLLOWS:

SECTION 1 – FINDINGS:

1.01 The recitals outlined above are incorporated by reference as findings of fact as if expressly set forth herein.

SECTION 2 – ADOPTION:

2.01 Pursuant to and in compliance with the Community Planning Act, Florida Statutes Sections 163.3161, *et. seq.*, the City Commission hereby approves and adopts Comprehensive Plan Amendment No. CPAL-18-060, as set forth herein.

2.02 The City Commission hereby approves and adopts the following amendments to the Future Land Use Element Goals, Objectives, & Policies of the North Port Comprehensive Plan:

". . .

Figure 1: Standards for Activity Centers

Activity Centers	AC #1 US-41/ Mediterr -anea	AC #2 Town Center/ Heron Creek	AC #3 Sumter Blvd./ Gateway	AC #4 Toledo Blade/ I-75/ Panacea	AC #5 Toledo Blade/ Price Blvd./ Midway	AC #6 Yorkshire Blvd./ I-75/ The Shire	AC #7 Golden Springs/ Warm Mineral Springs[5]	AC #8 River Road Office Park The Gardens (3,4)	AC #9 Greenwood/ Appomattox/ Central Parc (7)
Future Land Use Map Designation	**D/I %**	**D/I %**	**D/I %**	**D/I %**	**D/I %**	**D/I %**	**D/I %**	**D/I %**	**D/I %**

Low Density Residential	NPU 0	4.0/10	NPU 0	4.0/ 27	NPU 0	NPU 0	4.0/ 52 A: 0/ 0	n/a n/a	4.0/ 85
Medium Density Res.	5.5/2	10.0/16	NPU 0	10.0/ 5	10.0/ 4	10.0/ 9	0 0 A:10.0/ 30	n/a n/a	n/a n/a
High Density Residential	15.0/ 2	15.0/ 27	NPU 0	15.0/ 4	15.0/ 4	15.0/ 9	0 0 A: 0/0	15.0/ 20	n/a n/a
Professional Office	/0.95 18	/0.95 13	/0.95 23	/0.95 13	/0.95 13	/.30 10	See foot note 2	/0.55 24	n/a n/a
Commercial	/0.95 58	/0.95 22	/0.95[1] 75	/0.95 20	/0.95 44	/.30 16	/.15 12 A: 6/90	/0.55 20	n/a n/a
Industrial	/0.95 9	/0.95[2] 1	/0.95[2] 2	/0.95 29	/0.95 31	/.30 38	0 0 A: 0/0	n/a n/a	NPU 0
Public – Rec/Open	__ 11	__ 11	__ 0	__ 1	__ 4	n/a 6	36 A: 20[6]	36	0
Utility Ind. Corr						n/a 12			NPU 0
Mixed-Use Development									See foot note 8 / 15

Footnotes/Notes

1. **Hotels, motels, restaurants or other highway uses permitted (See Policy 2.3.1)**
2. **The land use categories commercial and professional office are combined.**
3. **River Road Office Park/ The Gardens - Density/Intensity and % of land area within Activity Center applicable to Parcel "B" only.**
4. **River Road Office Park/ The Gardens – Parcel "A" is a 25-acre parcel for private recreational use and is not included in the density/intensity or % land area calculations above.**
5. **Warm Mineral Springs Activity Center has two distinct areas with unique development standards that are designed to complement each other. The original AC 7 area represents the publicly owned property of the Springs and Area A represents the "off-site" property west of Ortiz Blvd. and south of Trionfo Ave.**
6. **Public Rec/Open space for this area is intended to include green space, plazas and community gathering areas as part of the design and 20% is considered a minimum.**
7. **Total open space for the entire Central Parc at North Port is 30% minimum.**
8. **Medium Density Residential is 10 units per acre; Professional Office and Commercial FAR is 0.50.**

D/I **Density/Intensity**
% **Percentage of land area within Activity Center**
NPU **Non-permitted use**

. . ."

2.03 The City Commission hereby approves and adopts the following amendments to the Future Land Use Element Goals, Objectives, & Policies of the North Port Comprehensive Plan:

". . .
Policy 2.8.3: AC #8 - Ensure connectivity between the abutting West Villages area and Activity Center #8.

Activity Center #9

Policy 2.9.1: AC #9 (Central Parc) - This Activity Center shall be established to accommodate redevelopment and provide infill development with a mixture of low and medium density residential uses, as well as senior living, retail storage, medical office, and neighborhood commercial to serve the surrounding neighborhoods and interface with residential and commercial along the US-41 corridor.

Policy 2.9.2: AC #9 – This Activity Center shall consist of a residential development area and a mixed-use development area. Within the residential development area, the maximum number of units shall be 500 dwelling units. Within the mixed-use development area, the maximum number of units shall be 100 dwelling units.

Policy 2.9.3: AC #9 - Within a mixture of commercial/office with residential uses, this Activity Center will be pedestrian and bicyclist oriented, de-emphasis on the vehicular traffic. Emphasis will be on sidewalks, street trees, landscaping, and pedestrian oriented signs, with street designs that incorporate traffic calming techniques.

[Current Policies 2.9 through 2.24 shall be renumbered.]

. . ."

2.04 The City Commission hereby approves and adopts the amendments to Future Land Use Map 2-7 of the North Port Comprehensive Plan to designate ± 207.5 acres from Recreation Open Space to Activity Center 9, as shown on Exhibit "A," attached hereto and incorporated as if set forth herein.

2.05 The City Commission hereby approves and adopts the amendments to the Existing Land Use Map 2-8 of the North Port Comprehensive Plan to designate ± 207.5 acres from Recreation Open Space to Activity Center 9, as shown on Exhibit "B," attached hereto and incorporated as if set forth herein.

SECTION 3 – TRANSMITTAL OF DOCUMENTS:

3.01 The City Commission approves and directs that all required documents be transmitted to the Florida Department of Economic Opportunity, pursuant to Florida Statutes Section 163.3184. The City Manager is authorized and directed to take all necessary action to transmit these documents to the Florida Department of Economic Opportunity.

SECTION 4 – CONFLICTS:

4.01 In the event of any conflicts between the provisions of this ordinance and any other ordinance or portions thereof, the provisions of this ordinance shall prevail to the extent of such conflict.

SECTION 5 – SEVERABILITY:

5.01 If any section, subsection, sentence, clause, phase, or provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be

deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION 6 – CODIFICATION:

6.01 In this ordinance, additions are shown as underlined and deletions as ~~strikethrough~~. Additional codification information and notations appear in *italics*. These editorial notations shall not appear in the codified text.

SECTION 7 – EFFECTIVE DATE:

7.01 The effective date of this Comprehensive Plan Amendment, if the amendment is not timely challenged, shall be thirty-one (31) days after the Florida Department of Economic Opportunity ("DEO") notifies the City of North Port that the Comprehensive Plan Amendment package is complete, or if the Amendment is timely challenged, the Florida DEO or Administration Commission enters a final order determining the adopted Amendment is in compliance, as provided in Section 163.3184, Florida Statutes. No development orders, development permits, or land uses dependent on this Amendment may be issued before it has become effective.

READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida in public session the _____ day of _____ 2019.

PASSED AND DULY ADOPTED by the City Commission of the City of North Port, Florida on the second and final reading in public session on this ____ day of _____ 2019.

CITY OF NORTH PORT, FLORIDA

_____
CHRISTOPHER HANKS
MAYOR

ATTEST:

_____
KATHRYN WONG
CITY CLERK

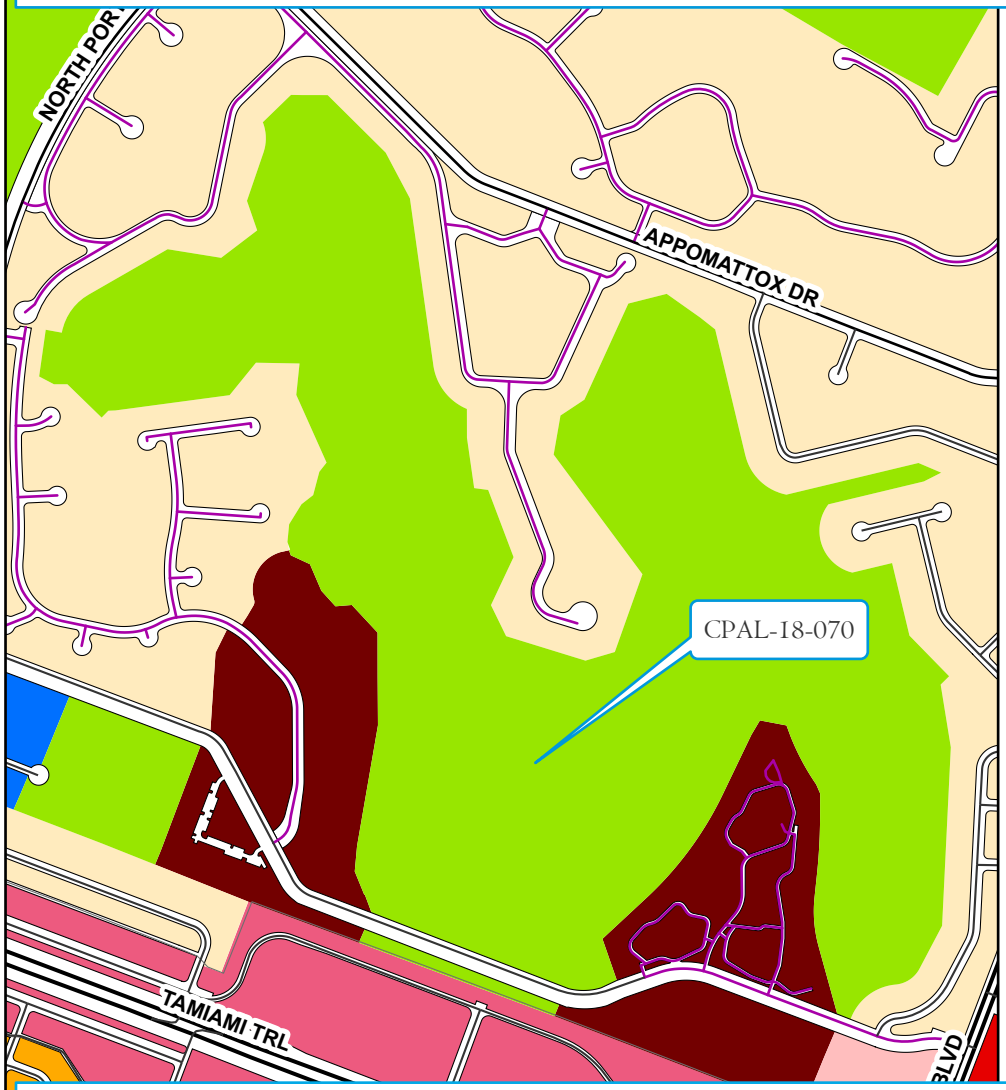
APPROVED AS TO FORM AND CORRECTNESS:

_____
AMBER L. SLAYTON
CITY ATTORNEY

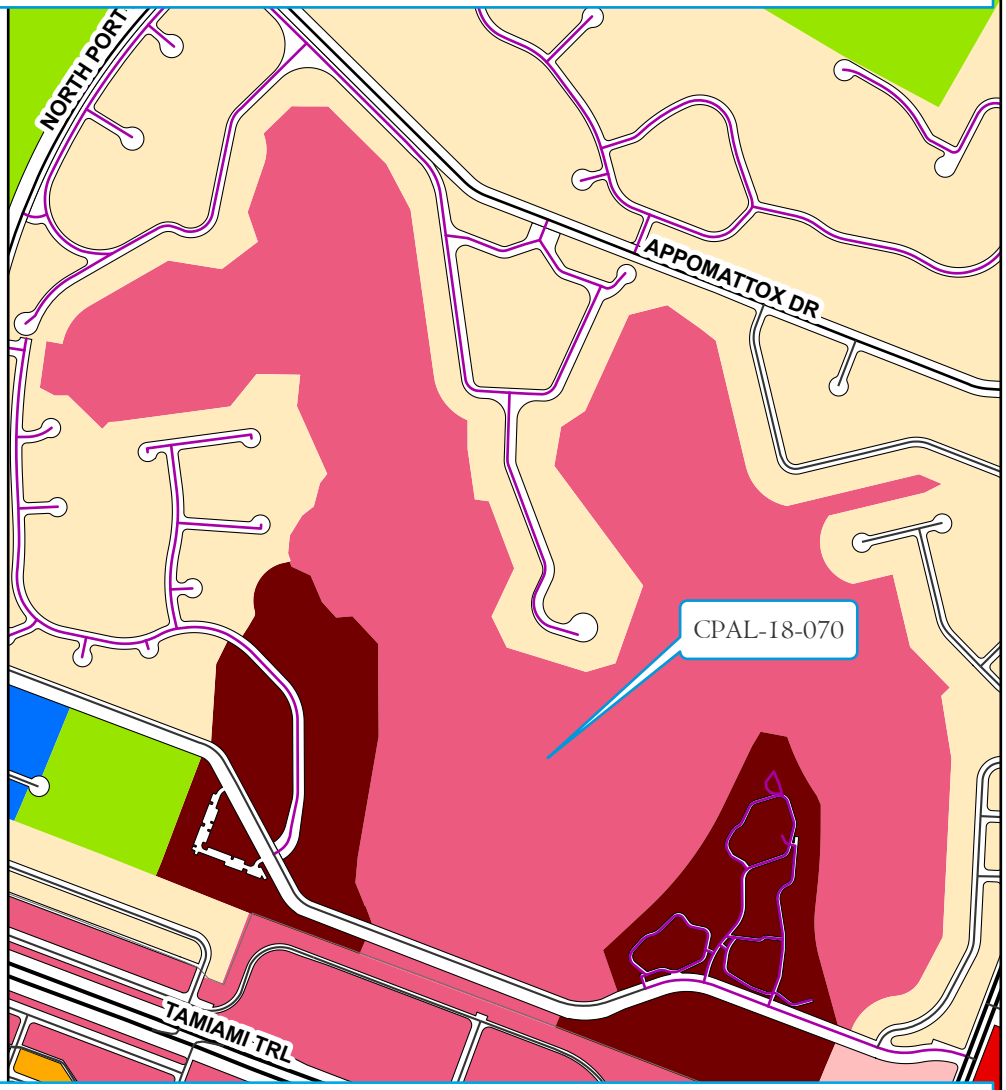
Exhibit C to Staff Report

EXHIBIT A TO ORDINANCE 2019-07: PROPOSED REVISION TO MAP 2-7 FUTURE LAND USE MAP

EXISTING FUTURE LAND USE
'Recreation/Open Space'
CPAL-18-060 Central Parc at North Port



PROPOSED FUTURE LAND USE
'Activity Center'
CPAL-18-060 Central Parc at North Port



Legend

- North Port City Boundary
- ACTIVITYCENTER (TDR RECEIVING ZONE-EXCEPT AC 3)
- COMMERCIAL
- CONSERVATION (TDR Sending Zone)
- AGRICULTURAL, ESTATES
- HIGH DENSITY RESIDENTIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- NONE
- PROFESSIONAL OFFICE/INSTITUTIONAL
- PUBLIC
- RECREATION OPEN SPACE (TDR Sending Zone)
- UTILITY INDUSTRIAL CORRIDOR
- VILLAGE

N
0 250 500 Feet

NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF NORTH PORT COMPREHESIVE PLAN AS ADOPTED BY ORDINANCE NO. 97-27, AS SAME AMY BE AMENDED FROM TIME TO TIME.

Prepared by NDS/Planning Division
March 14, 2019

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's

Property Data Source: Sarasota County Property Appraiser

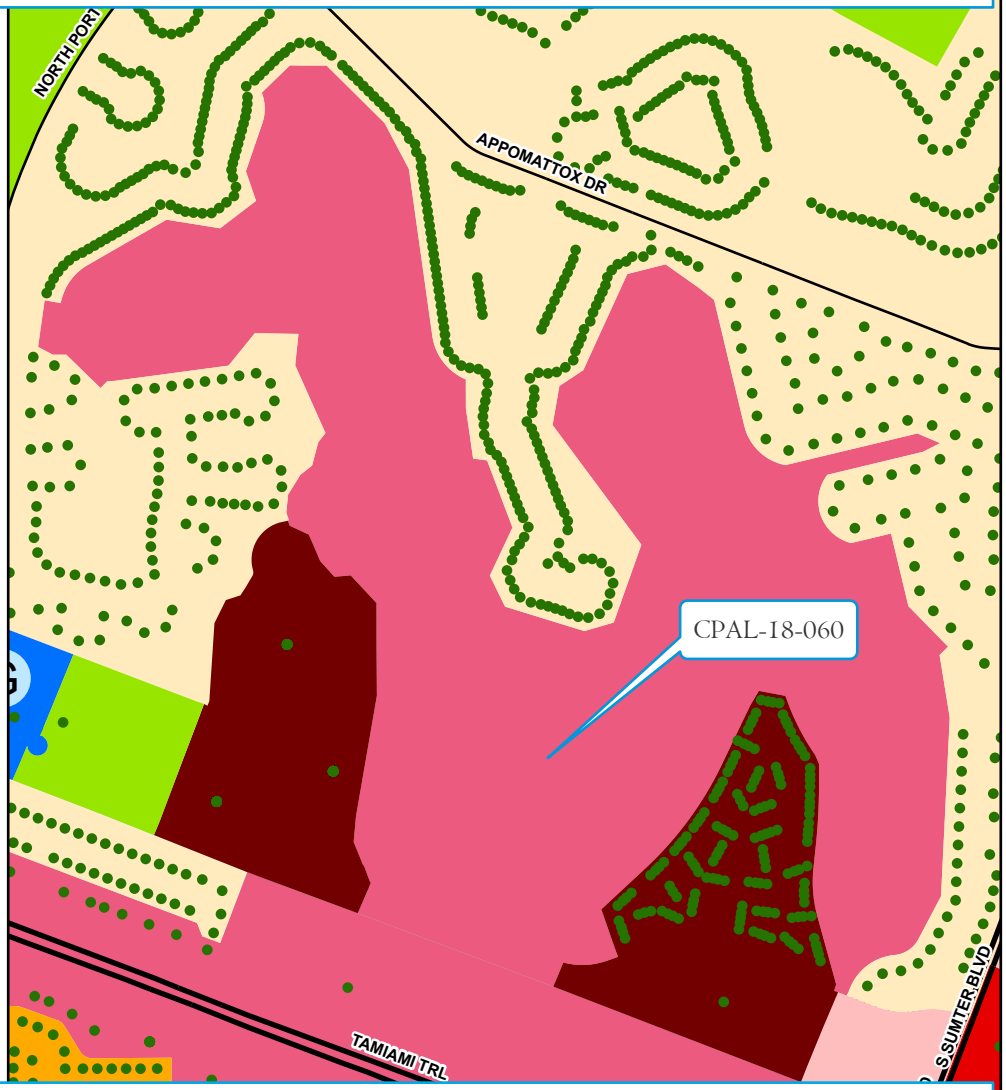
P:\Development Review Committee\CPAL-(Comprehensive Plan Amendment, Large)\CPAL-18-070

Exhibit C to Staff Report

EXHIBIT B TO ORDINANCE 2019-07: PROPOSED REVISION TO MAP 2-8 EXISTING LAND USE MAP

EXISTING LAND USE
'Recreation/Open Space'
CPAL-18-060 Central Parc at North Port

PROPOSED EXISTING LAND USE
'Activity Center'
CPAL-18-060 Central Parc at North Port



Legend

- ACTIVITYCENTER (TDR RECEIVING ZONE-EXCEPT AC 3)
- COMMERCIAL
- INDUSTRIAL
- PROFESSIONAL OFFICE/INSTITUTIONAL
- UTILITY INDUSTRIAL CORRIDOR
- VILLAGE
- AGRICULTURAL, ESTATES
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PUBLIC
- CONSERVATION (TDR Sending Zone)
- RECREATION OPEN SPACE (TDR Sending Zone)
- NONE
- Future Annexation Overlay
- Water Features and Canals

North Port Roads
- Primary Arterial
- Arterial
- Collector

Future Roads
- ARTERIAL
- COLLECTOR
- Existing Land Use (Built)

- North Port City Limits
- Bobcat Village Non-Residential Area
- Historic Site
- Commercial Recreation
- Deep Injection Well
- Government Use
- Inactive Privately-Owned Landfill
- School
- Town Center

N

0 250 500 Feet

NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF NORTH PORT COMPREHESIVE PLAN AS ADOPTED BY ORDINANCE NO. 97-27, AS MAY BE AMENDED FROM TIME TO TIME.

Prepared by NDS - Planning Division
March 19, 2019

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's

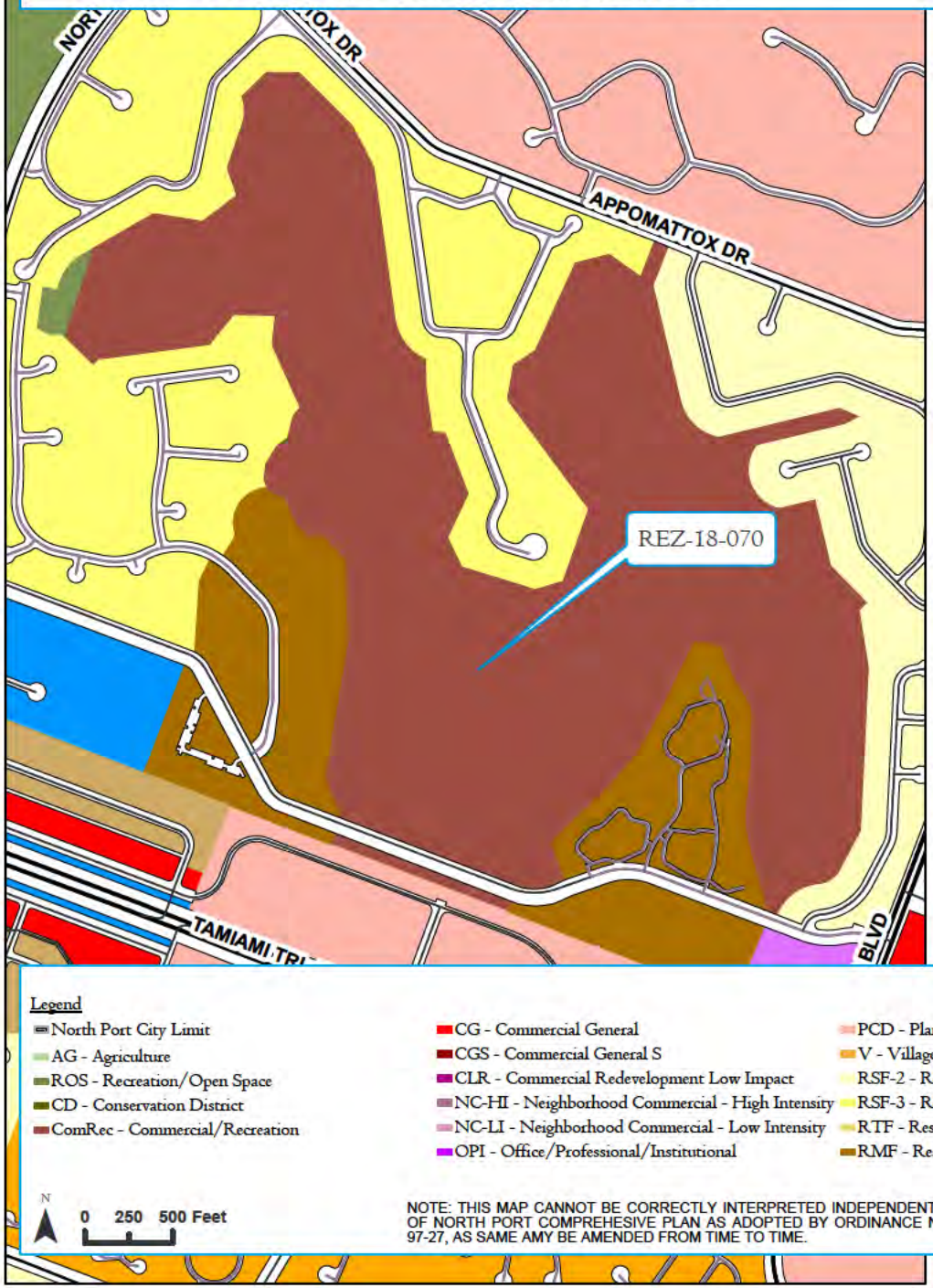
Property Data Source: Sarasota County Property Appraiser

P:\Development Review Committee\CPAL-(Comprehensive Plan Amendment, Large)\CPAL-18-060

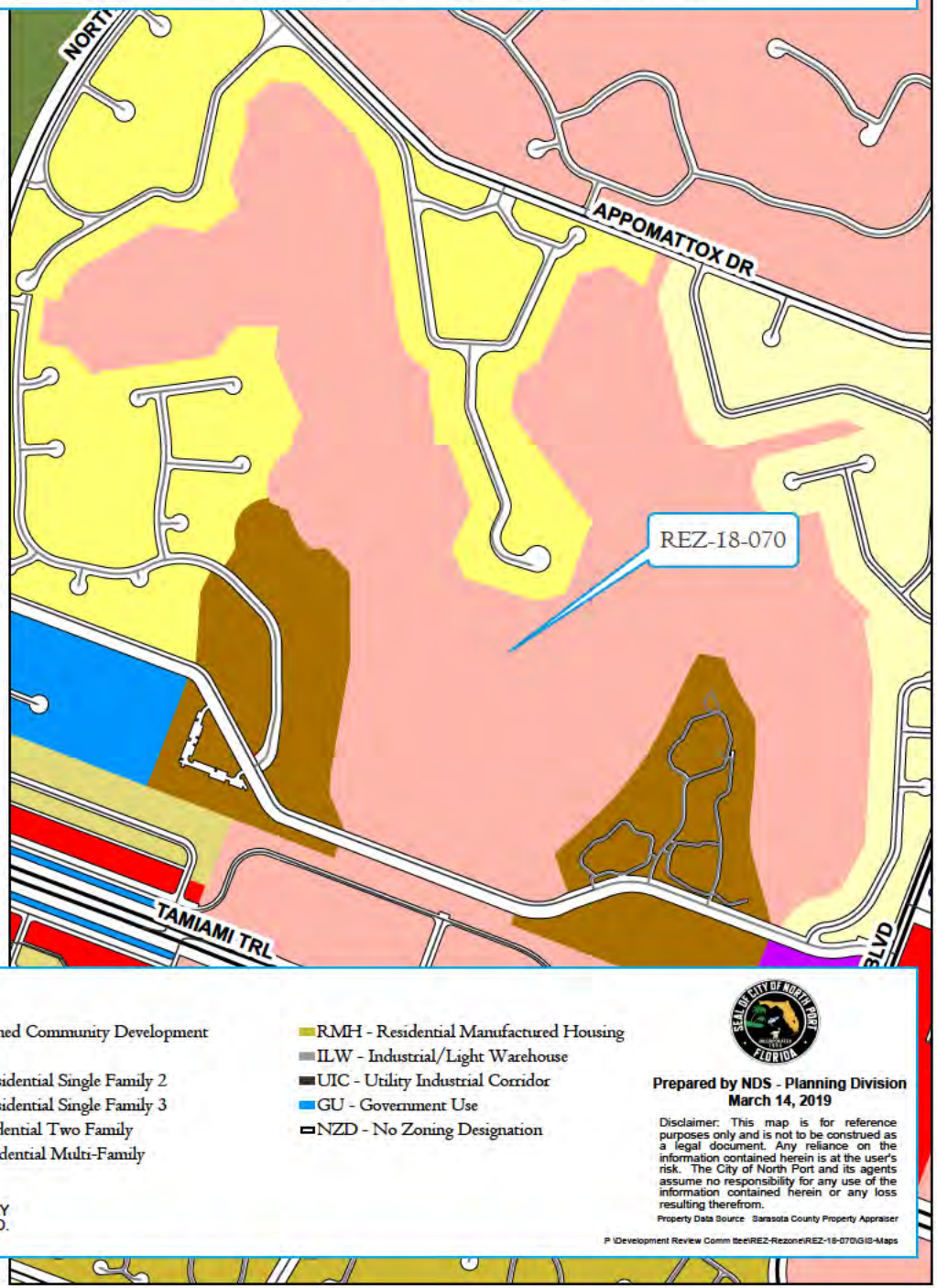
Exhibit D to Staff Report

EXHIBIT B TO ORDINANCE 2019-08: PROPOSED REVISION TO OFFICIAL ZONING MAP

EXISTING ZONING
'Commercial/Recreation (COMREC)'
REZ-18-070 Central Parc at North Port



PROPOSED ZONING
'Planned Community Development (PCD)'
REZ-18-070 Central Parc at North Port



Legend

- North Port City Limit
- AG - Agriculture
- ROS - Recreation/Open Space
- CD - Conservation District
- ComRec - Commercial/Recreation
- CG - Commercial General
- CGS - Commercial General S
- CLR - Commercial Redevelopment Low Impact
- NC-HI - Neighborhood Commercial - High Intensity
- NC-LI - Neighborhood Commercial - Low Intensity
- OPI - Office/Professional/Institutional
- PCD - Planned Community Development
- V - Village
- RSF-2 - Residential Single Family 2
- RSF-3 - Residential Single Family 3
- RTF - Residential Two Family
- RMF - Residential Multi-Family
- RMH - Residential Manufactured Housing
- ILW - Industrial/Light Warehouse
- UIC - Utility Industrial Corridor
- GU - Government Use
- NZD - No Zoning Designation

N
0 250 500 Feet

NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF NORTH PORT COMPREHESIVE PLAN AS ADOPTED BY ORDINANCE NO. 97-27, AS SAME AMY BE AMENDED FROM TIME TO TIME.

Prepared by NDS - Planning Division
March 14, 2019

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Property Data Source Sarasota County Property Appraiser

P:\Development Review Committee\REZ-Rezone\REZ-18-070\GIS-Maps

City of North Port

ORDINANCE NO. 2019-08

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, REZONING ± 207.5 ACRES LOCATED IN SECTION 29, TOWNSHIP 39 SOUTH, RANGE 21 EAST, FROM COMMERCIAL RECREATION (COMREC) DESIGNATION TO PLANNED COMMUNITY DEVELOPMEMT (PCD) DESIGNATION; PROVIDING FOR FINDINGS; PROVIDING FOR FILING OF APPROVED DOCUMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on July 23, 2018, Mark Gerenger, Managing Partner of Sabal Trace Development Partners, LLC, property owner(s) submitted petition number REZ-18-070 to rezone ± 207.5 acres of certain real property located wholly within the corporate limits of the City of North Port, Florida; and

WHEREAS, the ± 207.5 acres, as shown on the boundary survey, attached hereto as Exhibit "A" and incorporated as if set forth fully herein, is currently zoned as Commercial Recreation (ComRec); and

WHEREAS, the proposed petition requests ± 207.5 acres located in Section 29, Township 39 South, Range 21 East as shown on the proposed revision to the Official Zoning Map, attached hereto as Exhibit "B" and incorporated as if set forth fully herein, be rezoned to Planned Community Development (PCD) Zoning District Designation and updated on the Official Zoning Map; and

WHEREAS, the City Commission adopted the Official Zoning Map in Ordinance 2010-15 on June 4, 2010; and

WHEREAS, the public notice requirements pursuant to Chapter 163, Florida Statutes, and the Unified Land Development Code have been adhered to and satisfied; and

WHEREAS, on _____, 2019, the Planning and Zoning Advisory Board, acting as the Local Planning Agency, held a duly noticed public hearing at which time all interested parties had an opportunity to appear and be heard and, considering all relevant evidence presented, made an advisory recommendation to the City Commission; and

WHEREAS, the City Commission held a duly noticed public hearing at which time all interested parties had an opportunity to appear and be heard and the City Commission considered all relevant evidence presented, as well as the Planning and Zoning Advisory Board's recommendations; and

WHEREAS, the City Commission finds that competent substantial evidence supports the findings and actions herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA, AS FOLLOWS:

SECTION 1 – FINDINGS:

1.01 The recitals outlined above are incorporated by reference as findings of fact as if expressly set forth herein.

1.02 The City Commission has held properly-noticed noticed public hearings, received and reviewed this petition REZ-18-070 and the recommendation of the Local Planning Agency along with staff findings, and found this ordinance to be consistent with the adopted North Port Comprehensive Plan and Unified Land Development Code.

SECTION 2 – REZONING:

2.01 The zoning classification of ± 207.5 acres as set forth in Exhibit "A," currently zoned "Commercial Recreation" (ComRec), is hereby changed to City of North Port "Planned Community Development" (PCD) Zoning District Designation.

2.02 The City Commission hereby approves the proposed revision to the Official Zoning Map of City of North Port, as set forth in Exhibit "B," to reflect the zoning change approved herein.

SECTION 3 – FILING OF APPROVED DOCUMENTS:

3.01 Upon this ordinance taking effect, the City Clerk is directed to file a copy of this ordinance to be filed with the Clerk of the Circuit Court for Sarasota County, Florida and with the Florida Department of State.

3.02 Upon this ordinance taking effect, the City Clerk is directed to place in the files of the Clerk of the City of North Port an updated Official Zoning Map reflecting the revision approved herein, signed by the Mayor, and attested by the City Clerk.

SECTION 4 – SEVERABILITY:

4.01 If any section, subsection, sentence, clause, phase, or provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION 5 – CONFLICTS:

5.01 In the event of any conflict between the provisions of this ordinance and any other ordinance or portions thereof, the provisions of this ordinance shall prevail to the extent of such conflict.

SECTION 6 – EFFECTIVE DATE:

6.01 This ordinance shall take effect upon the effective date of Ordinance No. 2019-07, regarding Amendment CPAL-18-060 to the Comprehensive Plan. No development order or development permits dependent on this ordinance may be issued before it has become effective.

READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida in public session the _____ day of _____ 2019.

PASSED and DULY ADOPTED by the City Commission of the City of North Port, on the second and final reading in public session this _____ day of _____ 2019.

CITY OF NORTH PORT, FLORIDA

_____

CHRISTOPHER HANKS
MAYOR

ATTEST:

_____

KATHRYN WONG
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS:

_____

AMBER L. SLAYTON
CITY ATTORNEY

Exhibit E to Staff Report

Exhibit A to Ordinance No. 2019-08 – Boundary Survey

SURVEY LEGAL DESCRIPTION
SABAL TRACE COUNTRY CLUB

FROM EXHIBIT A OF TITLE INSURANCE POLICY NO. OXFL-08666034, FILE NO. 029210-0000001, ISSUED BY OLD REPUBLIC TITLE INCUSRACE COMPANY, OCTOBER 24, 2017 @ 12:49 P.M.

PARCEL I

A PORTION OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PER PLAT THEREOF RECORDED IN PLAT BOOK 19 AT PAGES 32 AND 32-A THROUGH 32-C IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;
THENCE S.21°12'00"W. A DISTANCE OF 80.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 60, BLOCK ONE IN THE AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE;
THENCE CONTINUE S.21°12'00"W., ALONG THE WESTERLY BOUNDARY LINE OF SAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, A DISTANCE OF 233.67 FEET TO THE POINT OF BEGINNING;

THENCE S.13°38'52"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 674.01 FEET TO THE POINT OF CURVATURE OF A 275.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT OF SAID CURVE BEARING N.76°21'08"E.;
THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID WESTERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 65°22'48" A DISTANCE OF 313.80 FEET TO A POINT ON THE ARC OF SAID CURVE;
THENCE LEAVING THE ARC OF SAID CURVE, N.76°21'08"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 707.14 FEET;
THENCE S.67°08'07"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 128.83 FEET;
THENCE S.62°59'35"W., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 101.03 FEET;
THENCE S.76°21'08"W., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 511.42 FEET TO A POINT ON THE ARC OF A NON-TANGENT 225.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT BEARING S.52°35'23"E.;
THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 113°47'29", A DISTANCE OF 446.86 FEET TO A POINT ON THE ARC OF SAID CURVE;
THENCE LEAVING THE ARC OF SAID CURVE, N.76°21’08"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 213.08 FEET;
THENCE S.13°38'52"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 330.63 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID SECTION 28, TOWNSHIP 39 SOUTH, RANGE 21 EAST BEARING S.89°31’55"E., A DISTANCE OF 802.10 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 28 WHICH IS COMMON TO THE SOUTHEAST CORNER OF SECTION 29, THE NORTHEAST CORNER OF SECTION 32 AND THE NORTHWEST CORNER OF SECTION 33 ALL IN SAID TOWNSHIP 39 SOUTH, RANGE 21 EAST;
THENCE CONTINUE S.13°38'52"E. ALONG SAID WESTERLY BOUNDARY OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE A DISTANCE OF 58.18 FEET;
THENCE S.44°30'00"E., ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 300.40 FEET TO THE SOUTHEASTERLY CORNER OF LOT 18, BLOCK ONE, AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE WHICH IS THE MOST NORTHERLY CORNER OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT THREE, PER PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGES 50 AND 50A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;
THENCE ALONG THE WESTERLY BOUNDARY OF SAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT THREE THE FOLLOWING 4 COURSES, S.45°30'00"W. A DISTANCE OF 60.00 FEET;

SURVEY LEGAL DESCRIPTION
SABAL TRACE COUNTRY CLUB

THENCE S. 09°08'12"E. A DISTANCE OF 331.05 FEET;
THENCE S.02°52'43"W. A DISTANCE OF 931.00 FEET;
THENCE S.27°52'00"W. A DISTANCE OF 252.17 FEET TO THE POINT OF CURVATURE OF A 156.17 FOOT RADIUS CURVE TO THE RIGHT, WITH THE CENTER POINT OF SAID CURVE BEARING N.62°08'00"W.;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°12'10", A DISTANCE OF 155.92 FEET TO A POINT OF REVERSE CURVATURE WITH A 275.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT OF SAID CURVE BEARING S.04°55'50"E.;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY BOUNDARY THROUGH A CENTRAL ANGLE OF 64°25'44" A DISTANCE OF 309.24 FEET TO THE SOUTHWEST CORNER OF AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT THREE WHICH IS ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREENWOOD AVENUE (100 FEET WIDE) AS PLATTED IN NORTH PORT CHARLOTTE COUNTRY CLUB UNIT TWO, PER PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGES 37 AND 37A THROUGH 37C, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;
THENCE N.69°21'34"W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 68.97 FEET TO THE SOUTHEAST CORNER OF BLOCK 3 IN SAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT TWO;
THENCE ALONG THE BOUNDARY OF SAID BLOCK 3 THE FOLLOWING 12 COURSES, N.15°29'25"W. A DISTANCE OF 361.35 FEET TO THE POINT OF CURVATURE OF A 685.00 FOOT RADIUS CURVE TO THE RIGHT WITH THE CENTER POINT BEARING N.74°30'35"E.;
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°28'36", A DISTANCE OF 256.76 FEET TO A POINT OF TANGENCY;
THENCE N.05°59'11"E., A DISTANCE OF 117.89 FEET TO THE POINT OF CURVATURE OF A 3,000.00 FOOT RADIUS CURVE TO THE LEFT WITH THE CENTER POINT BEARING S.84°00'49"E.;
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 05°55'49", A DISTANCE OF 310.51 FEET TO A POINT OF TANGENCY;
THENCE N.00°03'22"E. A DISTANCE OF 132.71 FEET TO A POINT ON THE ARC OF A 1,260.00 FOOT RADIUS NON-TANGENT CURVE WITH THE CENTER POINT BEARING N.53°46'43"E.;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°18'44", A DISTANCE OF 380.72 FEET;
THENCE LEAVING THE ARC OF SAID CURVE N.79°14'40"W. A DISTANCE OF 148.65 FEET;
THENCE S.25°37'28"W. A DISTANCE OF 76.15 FEET TO A POINT ON THE EAST LINE OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 21 EAST BEARING S.00°31'18"E. A DISTANCE OF 576.55 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 32 AS REFERENCED ON THE AFORESAID RECORDED PLAT;
THENCE CONTINUE S.25°37'28"W. A DISTANCE OF 352.40 FEET TO THE POINT OF CURVATURE OF A 1,800.00 FOOT RADIUS CURVE TO THE RIGHT, WITH A CENTER POINT BEARING N.64°22'32"W.;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°25'11", A DISTANCE OF 672.92 FEET TO A POINT OF TANGENCY;
THENCE S.47°02'39"W. A DISTANCE OF314.34 FEET;
THENCE S.19°12'49" E. A DISTANCE OF 229.37 FEET TO THE SOUTHWEST CORNER OF AFORESAID BLOCK 3 ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREENWOOD AVENUE AS SHOWN ON SAID RECORDED PLAT OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT TWO;
THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GREENWOOD AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1697, PAGES 929 AND 930, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA THE FOLLOWING 3 COURSES S.70°47'11"W. A DISTANCE OF 69.44 FEET TO THE POINT OF CURVATURE OF A 350.00 FOOT RADIUS CURVE TO THE RIGHT WITH THE CENTER POINT BEARING N.19°12'49"W.;
THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°53'10" A DISTANCE OF 243.65 FEET TO A POINT OF TANGENCY;
THENCE N.69°19'39"W. A DISTANCE OF 1041.94 FEET;

SURVEY LEGAL DESCRIPTION
SABAL TRACE COUNTRY CLUB

THENCE LEAVING THE RIGHT-OF-WAY OF GREENWOOD AVENUE N.22°14'25"W. A DISTANCE OF 232.52 FEET;
THENCE N.05°09'40"E. A DISTANCE OF 133.96 FEET;
THENCE N.09°47'12"E. A DISTANCE OF 637.41 FEET;
THENCE N.00°27'44"W. A DISTANCE OF 252.77 FEET;
THENCE N.00°07'11"W. A DISTANCE OF 230.00 FEET;
THENCE N.42°58'51 "W. A DISTANCE OF 196.78 FEET;
THENCE S.89°14'59"W. A DISTANCE OF 85.60 FEET;
THENCE N.42°12'50"W. A DISTANCE OF 109.58 FEET;
THENCE N.23°18'07"W. A DISTANCE OF 150.51 FEET;
THENCE N.65°05'38"W. A DISTANCE OF 109.88 FEET;
THENCE N.20°00'36"W. A DISTANCE OF 69.50 FEET;
THENCE N.05°33'24"E. A DISTANCE OF 92.98 FEET;
THENCE N.31°38'55"E. A DISTANCE OF 122.29 FEET;
THENCE N.51°57'16"E. A DISTANCE OF 77.05 FEET;
THENCE N.14°47'40"E. A DISTANCE OF 125.91 FEET;
THENCE N.38°14'00"E. A DISTANCE OF 60.72 FEET;
THENCE N.24°07'41"W. A DISTANCE OF 386.77 FEET;
THENCE N.05°55'09"E. A DISTANCE OF 164.43 FEET;
THENCE N.88°58'08"W. A DISTANCE OF 227.04 FEET;
THENCE S.39°01'51 "W. A DISTANCE OF 217.73 FEET;
THENCE S.82°22'06"W. A DISTANCE OF 608.57 FEET;
THENCE S.89°17'43"W. A DISTANCE OF 28.34 FEET;
THENCE S.44°21'26"W. A DISTANCE OF 50.00 FEET;
THENCE N.45°48'39"W. A DISTANCE OF 249.21 FEET;
THENCE S.89°59'18"W. A DISTANCE OF 69.98 FEET;
THENCE N.62°19'34"W. A DISTANCE OF 87.07 FEET TO A POINT ON THE ARC OF A 3,136.58 FOOT RADIUS CURVE WITH THE CENTER POINT BEARING S.84°15'00"E.;
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°29'49", A DISTANCE OF 246. 18 FEET;
THENCE S.79°45'11"E., RADIAL TO THE LAST CURVE, A DISTANCE OF 76.60 FEET TO A POINT ON THE ARC OF A 290.00 FOOT RADIUS CURVE WITH THE CENTER POINT BEARING S.79°45'11"E.;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°34'49", A DISTANCE OF 250.95 FEET;
THENCE N.59°49'38"E. A DISTANCE OF 476.48 FEET;
THENCE S.81°06'29"E. A DISTANCE OF 281.17 FEET;
THENCE N.52°22'52"E. A DISTANCE OF 236.57 FEET;
THENCE N.18°50'44"W. A DISTANCE OF 162.44 FEET;
THENCE N.18°59'48"E. A DISTANCE OF 266.03 FEET TO THE POINT OF CURVATURE OF A 230.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT BEARING N.71°00'12"W.;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°18'09", A DISTANCE OF 161.78 FEET;
THENCE LEAVING SAID CURVE N.45°26'23"E. A DISTANCE OF 203.80 FEET;
THENCE N.89°59'57"E. A DISTANCE OF 190.00 FEET;
THENCE S.45°34'34"E. A DISTANCE OF 423.96 FEET;
THENCE S.27°44'18"E. A DISTANCE OF 270.11 FEET;
THENCE S.07°51'12"E. A DISTANCE OF 878.24 FEET TO THE POINT OF CURVATURE OF A 290.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT BEARING N.82°09'11"E.;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°09'44", A DISTANCE OF 299.45 FEET;
THENCE LEAVING SAID CURVE S.00°00'00"E. A DISTANCE OF 150.00 FEET;
THENCE S.08°00'44"E. A DISTANCE OF 265.03 FEET;
THENCE S.82°19'14"E. A DISTANCE OF 73.49 FEET;

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THENCE S.20°34'37"E. A DISTANCE OF 373.99 FEET;
THENCE S.25°20'41"W. A DISTANCE OF 276.53 FEET;
THENCE S.25°53'48"E. A DISTANCE OF 179.85 FEET;
THENCE S.72°42'22"E. A DISTANCE OF 432.37 FEET;
THENCE N.73°47'42"E. A DISTANCE OF 159.34 FEET;
THENCE N.19°41'55"E. A DISTANCE OF 430.17 FEET;
THENCE N.36°26'12"W. A DISTANCE OF 776.03 FEET;
THENCE N. 10°04'09"E. A DISTANCE OF 206.48 FEET;
THENCE N.56°34'31"E. A DISTANCE OF 149.54 FEET;
THENCE N.24°42'09"E, A DISTANCE OF 550.36 FEET;
THENCE N.75°57'50"E. A DISTANCE OF 206.16 FEET;
THENCE S.54°34'16"E. A DISTANCE OF 317.41 FEET TO THE POINT OF BEGINNING.

CONTINING 9,019,275 SQUARE FEET, OR 207.054 ACRES, MORE OR LESS

TOGETHER WITH;

PARCEL IV:

A PORTION OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PER PLAT THEREOFRECORDED IN PLAT BOOK 19, AT PAGES 32 AND 32-A THROUGH 32-C IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.21°12'00"W. A DISTANCE OF 80.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 60, BLOCK ONE IN THE AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, SAID NORTHWESTERLY COMER ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF APPOMATTOX BOULEVARD AS PLATTED IN THE FIFTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, AS RECORDED IN PLAT BOOK 2 L AT PAGES 13, 13-A THROUGH I3-NN IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND THE POINT OF BEGINNING;
THENCE CONTINUE S. 21°12'00"W. A DISTANCE OF 233.67 FEET TO THE NORTHERLY BOUNDARY OF SABAL TRACE COUNTRY CLUB;
THENCE N.54°34'16"W., A DISTANCE OF 103.17 FEET;
THENCE LEAVING SAID NORTHERLY BOUNDARY N.21°12'00"E., A DISTANCE OF 208.31 FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF APPOMATTOX BOULEVARD;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S.68°48'00”E. A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,100 SQUARE FEET, OR 0.507 ACRES, MORE OR LESS.

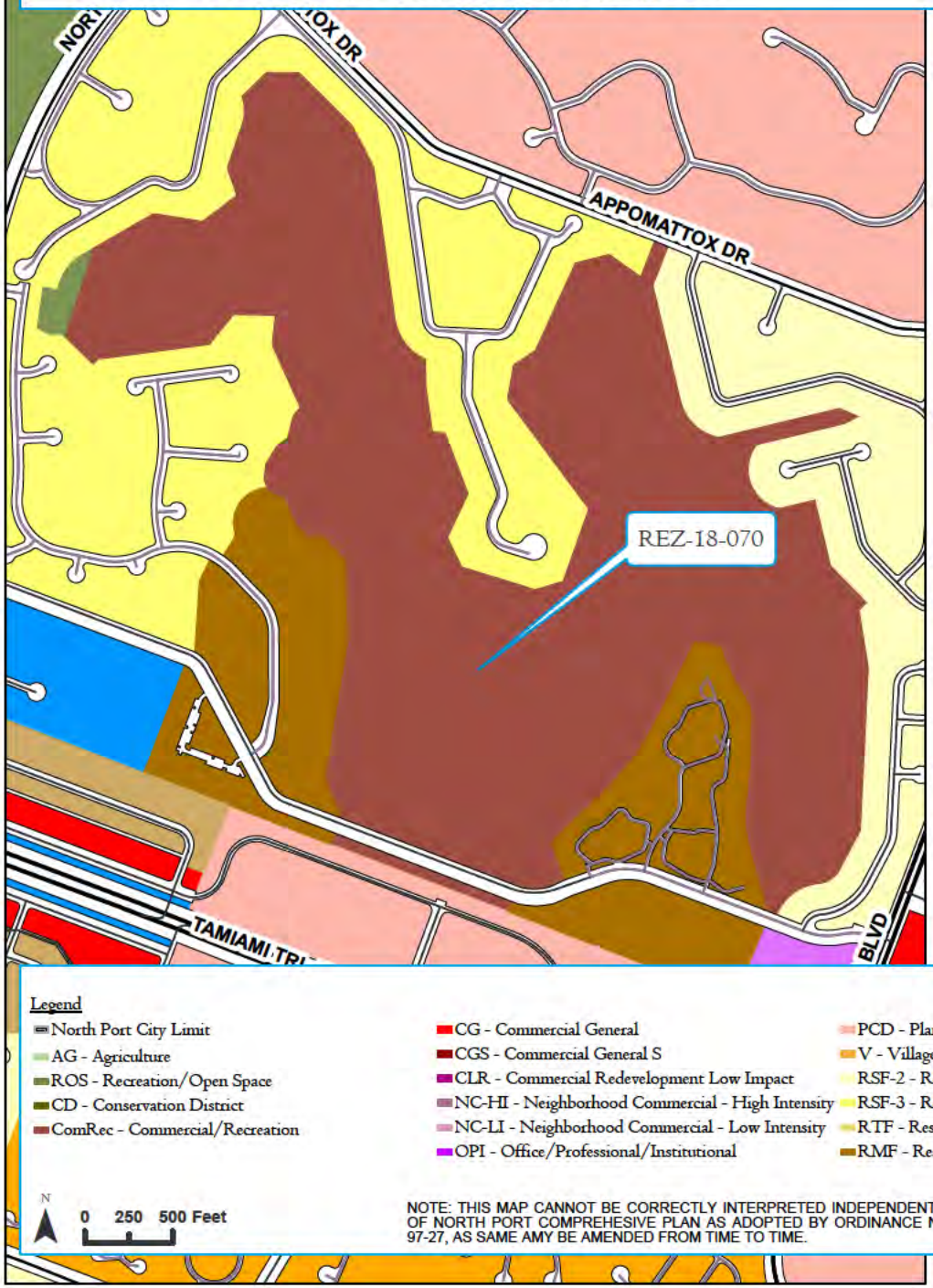
HAVING A COMBINED TOTAL AREA OF 9,041,375 SQUARE FEET, OR 207.561 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE WHERE THE WEST LINE OF BLOCK 1, NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE BEARS S.13°28’34”E.

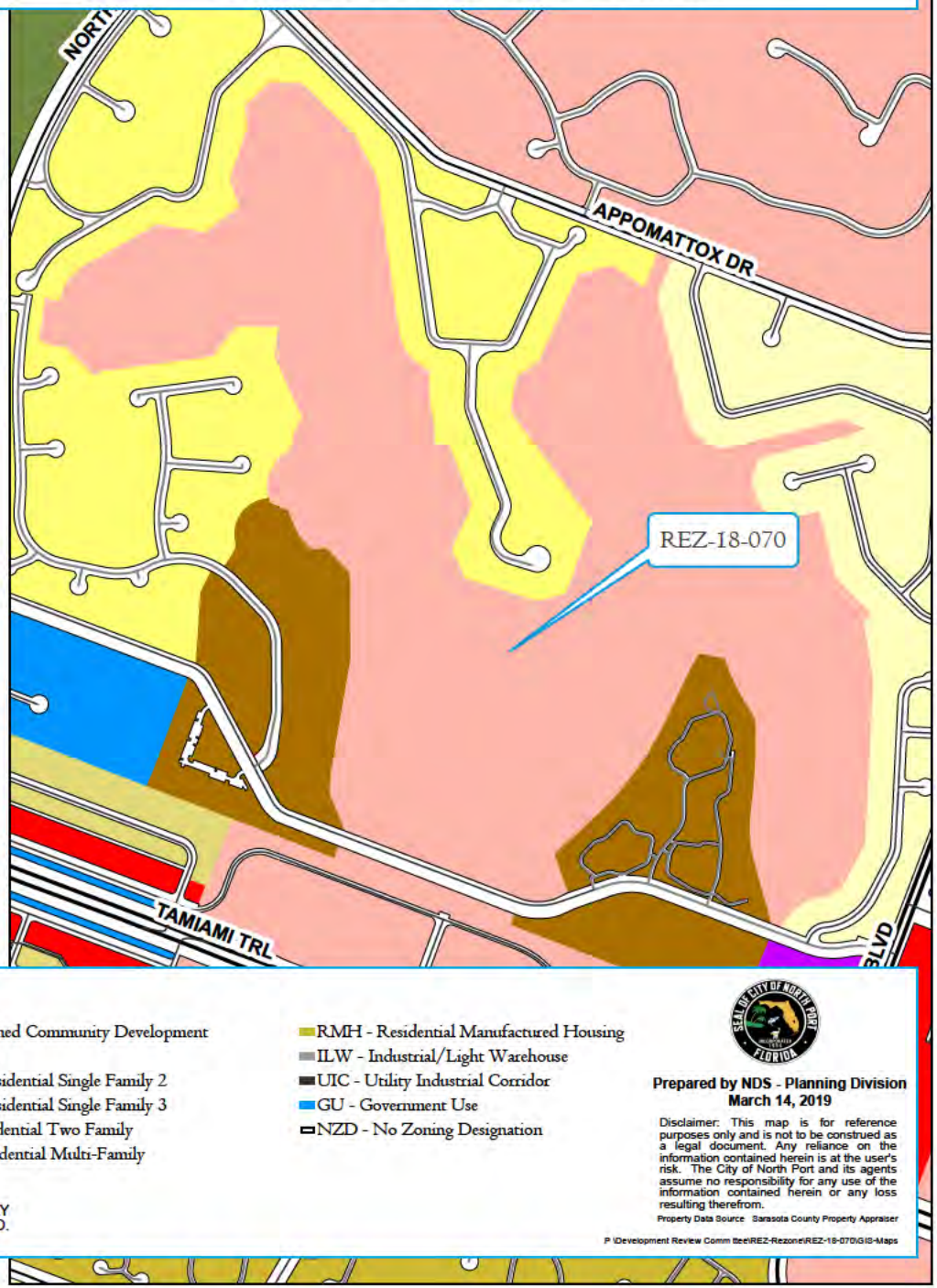
EXHIBIT B TO ORDINANCE 2019-08: PROPOSED REVISION TO OFFICIAL ZONING MAP

Exhibit E to Staff Report

EXISTING ZONING
'Commercial/Recreation (COMREC)'
REZ-18-070 Central Parc at North Port



PROPOSED ZONING
'Planned Community Development (PCD)'
REZ-18-070 Central Parc at North Port



Legend

- North Port City Limit
- AG - Agriculture
- ROS - Recreation/Open Space
- CD - Conservation District
- ComRec - Commercial/Recreation
- CG - Commercial General
- CGS - Commercial General S
- CLR - Commercial Redevelopment Low Impact
- NC-HI - Neighborhood Commercial - High Intensity
- NC-LI - Neighborhood Commercial - Low Intensity
- OPI - Office/Professional/Institutional
- PCD - Planned Community Development
- V - Village
- RSF-2 - Residential Single Family 2
- RSF-3 - Residential Single Family 3
- RTF - Residential Two Family
- RMF - Residential Multi-Family
- RMH - Residential Manufactured Housing
- ILW - Industrial/Light Warehouse
- UIC - Utility Industrial Corridor
- GU - Government Use
- NZD - No Zoning Designation

N

0 250 500 Feet

NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF NORTH PORT COMPREHESIVE PLAN AS ADOPTED BY ORDINANCE NO. 97-27, AS SAME AMY BE AMENDED FROM TIME TO TIME.

Prepared by NDS - Planning Division
March 14, 2019

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Property Data Source Sarasota County Property Appraiser

P:\Development Review Committee\REZ-Rezone\REZ-18-070\GIS-Maps

City of North Port

ORDINANCE NO. 2019-09

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE TO ADD A NEW ACTIVITY CENTER #9 BY AMENDING CHAPTER 55 – ACTIVITY CENTER DESIGN REGULATIONS, SECTION 55-4 – GENERAL; AMENDING CHAPTER 55 – ACTIVITY CENTER DESIGN REGULATIONS TO ADD A NEW ARTICLE IX – CENTRAL PARC (ACTIVITY CENTER 9); AMENDING CHAPTER 53 – ZONING REGULATIONS, ARTICLE III – COMMERCIAL GENERAL DISTRICT, SECTION 53-38 – PERMITTED PRINCIPAL USES AND STRUCTURES; AMENDING THE URBAN DESIGN STANDARDS PATTERN BOOK TO PROVIDE REGULATIONS FOR ACTIVITY CENTER #9; ADOPTING THE CENTRAL PARC AT NORTH PORT PATTERN PLAN; PROVIDING FOR FINDINGS; PROVIDING FOR ADOPTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 55 of the Unified Land Development Code ("ULDC") sets forth regulations for development within the City's eight Activity Centers; and

WHEREAS, On July 23, 2018, Mark Gerenger, Managing Partner of Sabal Trace Development Partners, LLC, property owner(s) submitted petition number TXT-18-179 to amend Chapter 55 to add regulations for a new Activity Center #9, related to petitions CPAL-18-060 and REZ-080; and

WHEREAS, on March 21, 2019, the City of North Port Planning and Zoning Advisory Board, designated as the Local Planning Agency, held a properly-noticed public hearing to receive public comments on the revision of the Unified Land Development Code; and

WHEREAS, the City Commission of the City of North Port has held properly-noticed public hearings to review the recommendations of the Planning and Zoning Advisory Board and to receive public comments on the revision of the Unified Land Development Code; and

WHEREAS, the City Commission has determined that the proposed amendments are consistent with the Comprehensive Plan and serve the public health, safety, and welfare of the citizens of the City of North Port, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA, AS FOLLOWS:

SECTION 1 – FINDINGS:

1.01. The recitals outlined above are incorporated by reference as findings of fact as if expressly set forth herein.

SECTION 2 – ADOPTION:

2.01 The City Commission hereby approves and adopts the following amendments to the Unified Land Development Code:

"**Chapter 55 – ACTIVITY CENTER DESIGN REGULATIONS**

. . .

Sec. 55-4. – General

[Replace Fig. 55-1 in its entirety with the map identified as "Exhibit A," attached hereto and incorporated as if set forth herein.]

[Delete Fig. 55-2 in its entirety.]

~~The above maps are for general information only. They do not constitute the official adopted City maps.~~

. . .

B. Architectural and art.

(1) The architectural and art themes for all Activity Centers are specified in the Urban Design Standards Pattern Book (UDSPB) and this Unified Land Development Code.

. . .

(c) Central Parc (AC #9) – The development within the two mixed-use areas in this activity center identified as "Mixed-Use #1" and "Mixed-Use #2" shall be regulated by the AC #9 Urban Design Standards Pattern Book and this Unified Land Development Code.

The residential development in Phases 1 and 2 within this Activity Center shall be regulated first by the architectural guidelines in the Central Parc at North Port Pattern Plan. Where the architectural guidelines for the residential development in Phase 1 and 2 fail to address standards pertaining to these residential development areas, the regulations set forth in the Urban Design Standards Pattern Book and this Unified Land Development Code shall apply.

. . ."

2.02 The City Commission hereby approves and adopts the following amendments to the Unified Land Development Code:

"**Chapter 55 – ACTIVITY CENTER DESIGN REGULATIONS**

. . .

ARTICLE IX. – CENTRAL PARC (Activity Center #9)

Sec. 55-60. - Intent.

The intent of this section is to ensure all development within the two mixed use areas of Central Parc at North Port adheres to the Urban Design Standards Pattern Book (UDSPB) of Activity Center #1, incorporated by reference as if set forth fully herein, pursuant to Section 55-14 et seq. and all residential development within Phases 1 and 2 of Central Parc at North Port adhere to the architectural guidelines in Central Parc at North Port Pattern Plan, incorporated by reference as if set forth fully herein, and to create a specific identifying character, continuity and connectivity within the Activity Center. It is generally intended to utilize these Activity Center regulations to implement the Comprehensive Plan, Future Land Use Element, Goal 2, Policy 2.9.1: This Activity Center shall be established to provide infill development with a mixture of low and medium density residential uses, as well as senior living, retail storage, medical office, and neighborhood commercial to serve the surrounding neighborhoods, to interface with residential and commercial along the US-41 corridor.

Sec. 55-61. - Permitted principal uses and structures.

A. The parameter for the percentage of allowable land uses pursuant to the Comprehensive Plan are as follows:

Low Density Residential	85%
Medium Density Residential	0%
High Density Residential	0%
Mixed-Use Development	15%

B. Permitted principal uses and structures shall be as follows:

(1) Mixed-use development areas.

(a) Adult living facility.
(b) Art gallery, museum.
(c) Bank or financial institution (no drive-through).
(d) Business services.
(e) Emergency and essential services.
(f) Exercise gymnasium.
(g) House of worship, provided that minimum parcel size shall not be less than two (2) acres.
(h) Low and medium-density residential.
(i) Professional office including medical and dental office/clinic.
(j) Mini-storage facility.
(k) Personal services.
(l) Post office.
(m) Professional services.

(n) Recreational or community center maintained by a Community Development District or a homeowner's association, as defined in F.S. 720.301(9).
(o) Restaurant (no drive-through).

(2) Residential development areas.

(a) Family day care.
(b) Model home. See Sec. 53-240(U) of this Unified Land Development Code.
(c) Non-profit park or playground.
(d) PODS shall be permitted in accordance with Sec. 53-265(A)(2) of this Unified Land Development Code.
(e) Recreational or community center maintained by a Community Development District or a homeowner's association, as defined in F.S. 720.301(9).
(f) Single-family residential.
(g) Two-family dwelling.

Sec. 55-62. – Prohibited uses and structures.

A. Any use or structure not expressly, or by reasonable implication, permitted herein or permitted by special exception shall be unlawful in this district, including specifically adult entertainment and exhibition establishments, adult bookstores and any other establishments whose primary purpose is to sell sexually explicit material or the exhibition of sexually explicit activities. Listed permitted or permissible uses do not include either as a principal or an accessory use any of the following:

(1) Adult exhibition/entertainment.
(2) Adult gaming/casino.
(3) Bail bondsman.
(4) Billboards.
(5) Cemetery.
(6) Check quick cashing and quick loan establishment.
(7) Equipment rental.
(8) Fireworks sales or manufacturing.
(9) Funeral home.
(10) Heavy machinery and equipment sales and service.
(11) Incinerator.
(12) Junkyard or automobile wrecking yard.
(13) Manufacturing or industrial establishment.
(14) Pawn shop.
(15) Restaurant, drive-through.
(16) Tattoo parlor or body art establishment.
(17) Truck stop.
(18) Warehouse and storage, except as permitted in Sec. 55-61.

(19) Wholesale establishment.
(20) Wholesale club.
(21) The parking and storage of construction equipment except in connection with authorized active, continuing construction on the premises.
(22) The keeping of farm animals, exotic animals, livestock and poultry, or any animal normally found in the wild.
(23) Any car service activity other than that done by the homeowner, or by a service professional who has been granted permission by the homeowner, to the homeowner's vehicle shall be expressly prohibited.

B. All communication towers, including but not limited to television and radio transmitter towers, are prohibited. This section is not meant to prohibit small-cell deployment.

Sec. 55-63. - Special exceptions.

All special exceptions shall enhance the intent of this activity center and shall be approved by Commission pursuant to Chapter 53, Article XXII of this Unified Land Development Code.

Sec. 55-64. - Permitted signs.

See Chapter 29 and the Urban Design Standards Pattern Book."

2.03 The City Commission hereby approves and adopts the following amendments to the Unified Land Development Code:

"**Chapter 53 – ZONING REGULATIONS**
. . .
PART 2. – SCHEDULE OF DISTRICT REGULATIONS
. . .
ARTICLE III. – CG COMMERCIAL GENERAL DISTRICT
. . .
Sec. 53-38. – Permitted principal uses and structures.

A. Permitted principal uses and structures shall be as follows:
. . .
(37) Retail mini storage facilities. Permitted in Panacea, (AC #4), ~~and~~ The Shire (AC #6), and Central Parc (AC #9) only. No retail ministorage facilities are permitted in AC #1, 2, 3, 5, 7, or 8. In addition to any applicable zoning district and use regulations, see Sec. 53-257, Special Structures, Mini Storage Facilities.
. . ."

2.04 The City Commission hereby approves and adopts amendments to the Urban Design Standards Pattern Book to add design standards and regulations for Activity Center #9 as shown in "Exhibit B," attached hereto and incorporated as if set forth herein.

2.05 The City Commission hereby approves and adopts the Central Parc at North Port Pattern Plan to add design standards and regulations for residential development within Activity Center #9 as shown in "Exhibit C," attached hereto and incorporated as if set forth herein.

SECTION 3 – CONFLICTS:

3.01 In the event of any conflict between the provisions of this ordinance and any other ordinance or portions thereof, the provisions of this ordinance shall prevail to the extent of such conflict.

SECTION 4 – SEVERABILITY:

4.01 If any section, subsection, sentence, clause, phrase, or provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION 5 – CODIFICATION:

5.01 In this ordinance, additions are shown as underlined and deletions as ~~strikethrough~~. Additional codification information and notations appear in *italics*. These editorial notations shall not appear in the codified text.

SECTION 6 – EFFECTIVE DATE:

6.01 This ordinance shall take effect upon the effective date of Ordinance No. 2019-07, regarding Amendment No. CPAL-18-060 to the Comprehensive Plan. No development order or development permits dependent on this ordinance may be issued before it has become effective.

READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida, in public session on the _____ day of _____ 2019.

PASSED and DULY ADOPTED by the City Commission of the City of North Port, Florida, on the second and final reading in public session this _____ day of _____ 2019.

CITY OF NORTH PORT, FLORIDA

_____

CHRISTOPHER HANKS
MAYOR

ATTEST:

_____

KATHRYN WONG
CITY CLERK

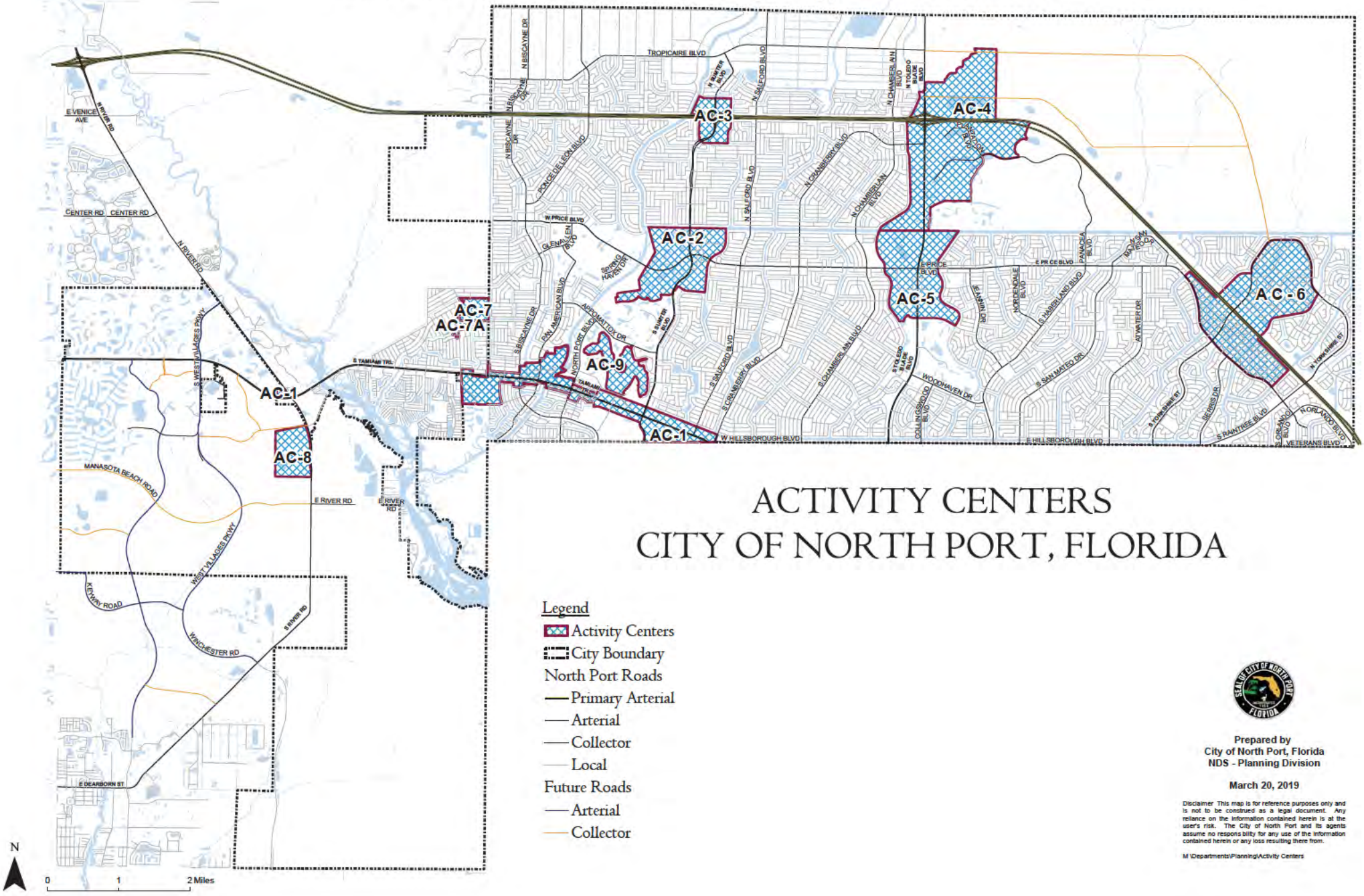
APPROVED AS TO FORM AND CORRECTNESS:

_____

AMBER L. SLAYTON
CITY ATTORNEY

Exhibit F to Staff Report

Exhibit A to Ordinance 2019-09 - Valid Upon Approval of the Ordinance



ACTIVITY CENTERS
CITY OF NORTH PORT, FLORIDA

Legend

- Activity Centers
- City Boundary

North Port Roads

- Primary Arterial
- Arterial
- Collector
- Local

Future Roads

- Arterial
- Collector

Prepared by
City of North Port, Florida
NDS - Planning Division

March 20, 2019

Disclaimer This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no respons bility for any use of the information contained herein or any loss resulting there from.

M:\Departments\Planning\Activity Centers

URBAN DESIGN STANDARDS PATTERN BOOK

CITY OF NORTHPORT

Planning, Zoning & Engineering Department

Adopted 6/14/10
Amended 11/16/18

Urban Design Standards Pattern Book
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Style and Design

CHART #1

Name	General Location	Architectural Style (1)
Activity Center #1/Mediterranea	US 41	Mediterranean Revival
Activity Center #2/Heron Creek	Sumter & Price	NW, SW & SE quads: Consistent with adopted Heron Creek Pattern Book (Mediterranean) NE qua d: Key West
Activity Center #3/Gateway	Sumter & I-75	North Port Neoportian
Activity Center #4/Panacea	Toledo Blade & I-75	NE & NW quad I-75 & Toledo Blade/Southern Small T own SE qua ds: Spanish Mediterranean SW qua d: Industrial
Activity Center #5/Midway	Toledo Blade & Price	All 4 quads: Mediterranean Revival.
Activity Center #6/The Shire	Yorkshire & I-75	Industrial: Contemporary Residential: Colonial Revival
Activity Center #7/The Springs	Golden Springs	Florida Cracker
Activity Center #8/The Gardens	River Road	Neoclassical, (park setting)
Activity Center #9/Central Parc	Greenwood Avenue	Mediterranean (Mixed Use Development Areas)
All Activity Centers		Clock Towers: Locate within public R-O-W on arterial and collector streets. Fountains: to be located in a public space incorporated into the design.
Neighborhood Commercial/High	Throughout City	Residential scale & blend with nearest Activity Center
Neighborhood Commercial/Low	Throughout City	Residential scale & blend with nearest Activity Center

(1) See Activity Center section for Architectural style examples.

Style and Design

CHART #2

Colors [1]

Name	General Location	Private Color	Public Color
Activity Center #1/Mediterranea	US 41	Terra Cotta (Pantone 1605C)	North Port City Center Green [2]
Activity Center #2/Heron Creek	Sumter & Price	North Port City Center Green (Pantone 567C)	North Port City Center Green
Activity Center #3/Gateway	Sumter & I-75	Deep Teal (Pantone 322C)	North Port City Center Green
Activity Center #4/Panacea	Toledo Blade & I-75	Brown (Pantone 4715C)	North Port City Center Green
Activity Center #5/Midway	Toledo Blade & Price	Deep Red (Pantone 201C)	North Port City Center Green
Activity Center #6/The Shire	Raintree (future)	Dark Medium Blue (Pantone 288C)	North Port City Center Green
Activity Center #7 [1]/The Springs	Golden Springs	Deep Golden Yellow (Panton 7407C)	North Port City Center Green
Activity Center #8/The Gardens	River Road	Black/White	North Port City Center Green
Activity Center #9/Central Parc	Greenwood Avenue	Terra Cotta (Pantone 1605 C) (Mixed Use Development Areas)	North Port City Center Green
All Activity Centers		N/A	All metal clock towers (black, white or Private Activity Center color)
Neighborhood Commercial/High	Throughout City	AC located closest	North Port City Center Green
Neighborhood Commercial/Low	Throughout City	AC located closest	North Port City Center Green

(1) All colors shall be on the dark end of the spectrum and shall be approved by the City. Bright, florescent or neon colors are prohibited.
(2) North Port City Center Green is Pantone 567C.

Style and Design

CHART #3

Site Amenities, Part I

Commercial Center Designation/Name	Street Furniture (1)	Lighting	Brick Paving (2)	Street Trees (3)	Canals (4)	Buried Utilities (On-site)	Public Art
Activity Center #1/Mediterranea	Y	Y	Y	Y	Y	Y	Y
Activity Center #2/Heron Creek	Y	Y	Y	Y	Y	Y	Y
Activity Center #3/Gateway	Y	Y	Y	Y	Y	Y	Y
Activity Center #4/Panacea	Y	Y	Y	Y	Y	Y	Y
Activity Center #5/Midway	Y	Y	Y	Y	Y	Y	Y
Activity Center #6/The Shire	Y	Y	Y	Y	Y	Y	Y
Activity Center #7/The Springs	Y	Y	Y	Y	Y	Y	Y
Activity Center #8/The Gardens	Y	Y	Y	Y	Y	Y	Y
Activity Center #9/Central Parc	Y	Y	Y	Y	Y	Y	Y
Neighborhood Commercial/High	Y	Y	Y	Y	Y	Y	N
Neighborhood Commercial/Low	Y	Y	N	Y	N	Y	N

(1) Street furniture to include: benches, planters, bollards, smoking urns, trash and recycling receptacles, water fountains (pet friendly) and clo ck towers.
(2) All pedestrian crosswalks, sidewalks and ADA curb cuts shall be in the design specifi ed for each Activity Center. Stamped concrete may be used in lieu of brick pavers, subject to City approval.
(3) Consistent with the Unified Land Development Code, Chapter 21 & 45.
(4) Canal treatments (Blueway Commons) shall be applicable to Activity Centers only. Future Activity Centers or lands rezoned to Planned Community Development (PCD) that include major canals will be required to include the design standards outlined in this document.

Style and Design

CHART #4

Site Amenities, Part II

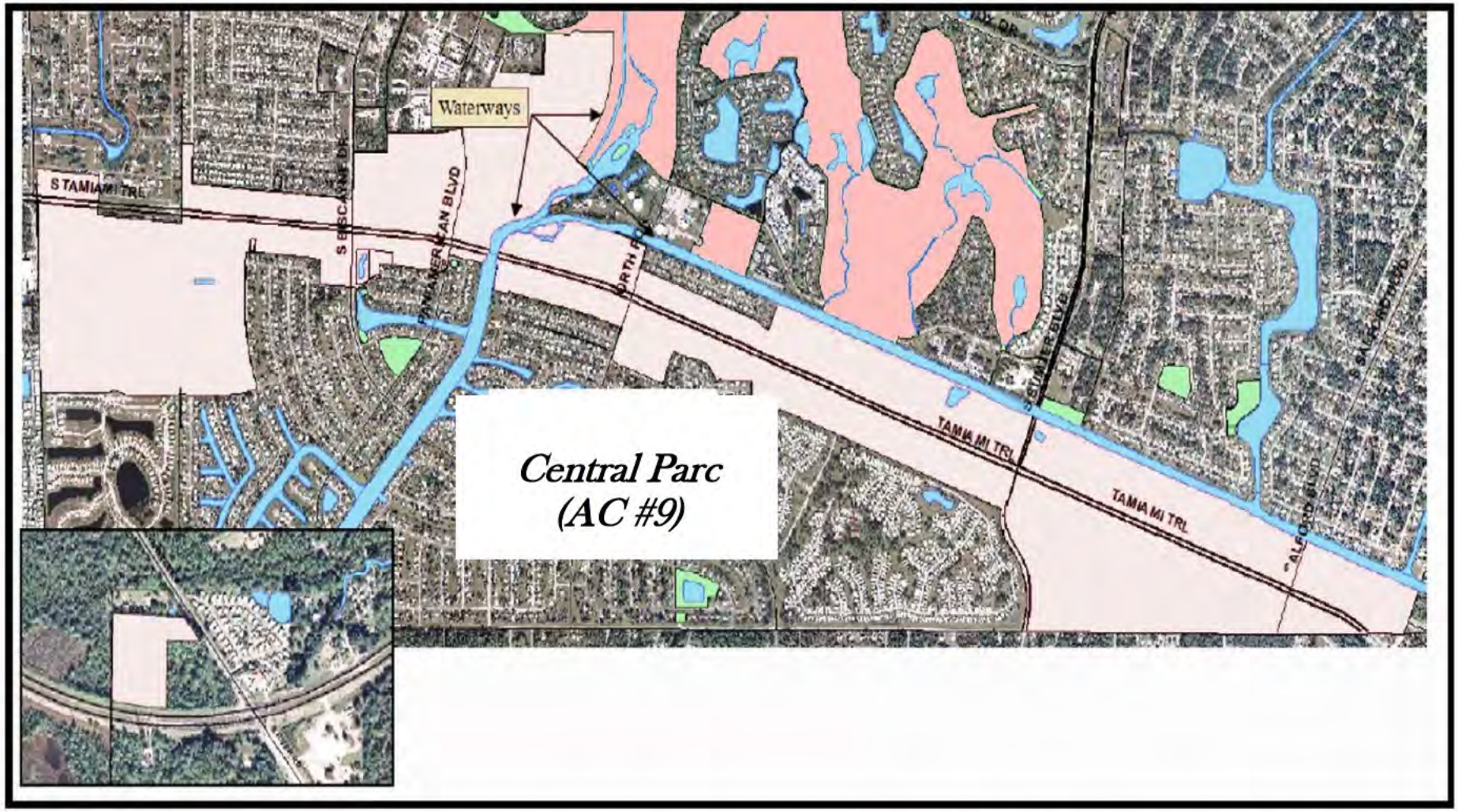
Commercial Center Designation/Name	Walking/Fitness Path along Blueway (w/Pet-Friendly Water Fountain) (1)	Gazebo/ Pavilion	Bike Racks	Clock Tower	Wet Stormwater w/ Fountain & lighting (2)	Transit Shelters (3)
Activity Center #1/Mediterranea	Y	Y	Y	Y	Y	Y
Activity Center #2/Heron Creek	Y	Y	Y	Y	Y	Y
Activity Center #3/Gateway	Y	Y	Y	Y	Y	Y
Activity Center #4/Panacea	Y	Y	Y	Y	Y	Y
Activity Center #5/Midway	Y	Y	Y	Y	Y	Y
Activity Center #6/The Shire	Y	Y	Y	Y	Y	Y
Activity Center #7/The Springs	Y	Y	Y	Y	Y	Y
Activity Center #8/The Gardens	Y	Y	Y	Y	Y	Y
Activity Center #9/Central Parc	Y	Y	Y	Y	Y	Y
Neighborhood Commercial/High	Case by Case	Case by Case	Y	N	Case by Case	Y
Neighborhood Commercial/Low	N	N	Y	N	N	Y

(1) All walking/fitness trails shall be of a City approved surface.

(2) If wet ponds are located in the front or side of buildings, they shall include a fountain, waterfall or similar aeration device with accent lighting and used as a pedestrian amenity. Retention is required for signature locations, and when stormwater requirements exceed thresholds established in the Unified Land Development Code. Pump size and spray pattern to be determined based on individual site design. Stormwater systems may be located underground with a plan approved by the City's Planning, Zoning and Engineering Department.

(3) All transit shelters shall be North Port City Center Green.

CENTRAL PARC Activity Center #9



All areas identified shall be designated Central Parc (Activity Center #9), present and future, and shall be regulated by these Urban Design Standards, the Unified Land Development Code, and any approved Development Master or Concept Plan in effect. All roadway cuts that intersect with public rights of way shall be approved by the City of North Port.

CENTRAL PARC — Activity Center #9

This Activity Center was established to provide for retail, residential, office, and commercial uses. It is located north of US 41 along Greenwood Avenue. All steel and aluminum shall be painted, or anodized, all wood shall be painted or stained, ornament and trim colors shall be compatible and harmonious with the building colors. High intensity bright and metallic colors are prohibited. Private colors within a development shall be "Terra Cotta" as indicated in the chart on page 6. The color of all outside furniture and metal located in this activity center shall be "North Port City Center Green".

Permitted uses for Central Parc are listed in Chapter 55 of the Unified Land Development Code. All development within the Mixed Use Development Areas in Central Parc shall provide the design elements in a similar style to those listed and shown:

Architectural Style: Mediterranean
Private Color: Terra Cotta (Pantone 1605C)
Public Color: North Port City Center Green (Pantone 567C)

Benches – shall be made of metal with a curved back with similar embellished design as shown. The bench back and seat shall be connected with gooseneck armrests.

Bike Racks - at least one bike rack shall be provided per development site and shall be rounded corner rectangular as shown. Slots for 4 bikes shall constitute one bike rack as required by the Unified land Development Code. Calculations for the number of bike racks per site may be found in the City's ULDC.

Brick pavers or stamped concrete shall be used for all pedestrian crossings both internal and external to the site and shall be in a herringbone pattern. The design shall be red brick bordered by concrete bands as shown. The minimum width shall be 5 feet. All pedestrian crossings on collector or arterial roadways shall be City approved design as used on Sumter and Toledo Blade.

Building height shall be a maximum of 35 feet. (Except that senior living facilities shall have a maximum height of 50 feet). Enhanced façade and landscaping is required when development abuts a waterway, residential zoning, park lands, or R-O-W.

Dumpsters areas shall be built to Public Works specifications, shielded from public view and screened with landscape plantings.

Minimum Size: the corral pad must be constructed of concrete four inches thick, inclined from front to back to allow water run off (one inch in twelve feet) with minimum interior dimensions of the corral twelve by fourteen feet exclusive of any posts or bumpers. Th e length of the largest dumpsters is ten feet. That requires a minimum of 12 feet from any interior post or bumper to the closed gate. Tenants can then gain 360E access to the dumpster to fill it equally.

The Approach: the approach to the pad must be a hard surface to support the weight of a 25,000+ pound truck. The approach elevation must be nearly level to allow alignment and meshing of the truck and the dumpster. Ideally, a turnaround area for the truck would be provided so the final approach to the pad to be straight for at least 30 feet. This would also prevent excess moving of the truck that can damage non- concrete road surfaces.

The Corral: a solid masonry wall will enclose the dumpster pad, minimum six feet high on three sides, with the gate at the front. The front gate must be a double gate, the width of the corral frontal area, minus required structural supports on the sides. The front gate shall have no center gate support to impede access to the dumpster. The most successful designs incorporate anchor or hurricane fence gates regardless of the side material. This gate design would allow the truck an unobstructed approach. The entire corral, including a gate, must be a material that is opaque.

Fences shall be consistent with the building design. Stained wood and coated chain link fences may be used in areas not visible from the street and black decorative wrought iron fences may be used in approved areas. Split rail, stockade or similar type fencing is prohibited.

Landscape designs shall promote the reduction of future maintenance. It is the developer's responsibility to maintain all landscaping.

Lighting – light poles shall be as shown in figure #1 and shall be painted North Port City Center Green within the development. Lights are to be placed within the development along all roadways, drives and footpaths. If connector or major local roadways are designed as part of a development, street lights shall be as shown in figure #2. All pedestrian areas shall maintain a minimum of 0.9 foot candles.

Figure #1

Figure #2

Figure #3

Figure #2

Outdoor displays are allowed with a Special Exception permit. All displays must be harmonious with the architectural design and shall not impose a pedestrian or traffic hazard. No display shall block pedestrian passage along any sidewalk.

Outdoor sales and storage are prohibited except as provided. All storage shall be within a fully enclosed building. Outdoor vehicle and boat storage as an accessory use to a mini storage facility shall be underneath a fixed roof that meets the design requirements of this Activity Center.

Outdoor seating areas shall use the courtyard approach and shall use a courtyard setting with canopy trees as shown. If all setbacks, site lines and safety regulations are followed, the use of a widened sidewalk may be used to accommodate a seating area.

Parking requirements are found in Chapter 25 of the City's ULDC.

Planters shall be placed along sidewalks and entryways in the Mixed Use Development Areas. Planters shall be made of concrete or of a material with similar appearance and shall be terra cotta in color. The planter shall have a maximum height of 2 feet and have a rounded bowl shape with a base as shown below. See chart below for the minimum number of planters required.

Building Front horizontal measurement	Planters required
Up to 50 ft	2
51' – 100'	4
101 – 125'	5

For each additional 25 feet one planter is required.

Reflective glass may not be used on the first floor of any building to prevent glare to vehicular traffic.

Roofs shall be barrel tile design or metal roof as designated per AC #1 Architectural Guidelines.

Signs shall be in keeping with the Central Parc Architectural Guidelines with columns, a base and capital with wording between columns. Calculations for sign faces are found in the City's Unified Land Development Code. The height of freestanding signs in Central Parc (Activity Center #9) is limited to a maximum of 25 feet.

Hangings signs are permitted with the bottom of the sign measuring a minimum of 8 feet above the sidewalk. The sign shall be oval in shape with a background color of Pantone warm gray 1C with terracotta color (Pantone 1605C) lettering and border. The lettering shall be Block. The sign shall be attached with a single arm with scroll embellishment as shown with a sign area not to exceed nine square feet.

Prohibited Signs are as follows:

- Animated signs
- Signs with visible neon tubing
- Bench signs
- Obscene signs
- Roof signs
- Painted wall signs
- Portable changeable copy signs
- Balloons of all types
- Revolving or rotating signs
  Flashing or audible signs

Streets trees are required along all roadways as regulated in the ULDC, Chapter 45. All shrubs shall be 40 inches above street grade when abutting a roadway. Where a commercial development abuts a residential neighborhood and not adjacent to a waterway or park lands, a solid masonry buffer wall shall be used in conjunction with trees placed 30 feet on center. Shrubs shall be planted between the trees to build a continuous hedge. A buffer shall be placed along each property line that abuts differing land uses with shrubs 36 inches in height at time of planting. All shrubs shall be from the approved shrub list in Chapter 21 of the ULDC.

Identifying Tree: Black Olive

Trash Receptacles shall be placed at all door entries and next to each pedestrian bench. The design shall be rounded and in a coordinating pattern, color and material as the planters to enhance visual impact throughout the Activity Center. See examples below.

Utilities shall be underground.

Wheel stops shall be placed in compliance with Chapter 21 and 25 of the Unified Land Development Code.

Exhibit F to Staff Report

Exhibit C to Ordinance 2019-09

Central Parc

AT NORTH PORT

Proposed Planned Community Development (PCD) Pattern Plan

Original Adoption: TBD

Kimley»Horn

Prepared by:

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Phone: 239.271.2650

Environmental consulting provided by:

IVA Environmental Consulting Services
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Port Charlotte, Florida 33948
941.457.6272

Exhibit F to Staff Report

Exhibit C to Ordinance 2019-09

Central Parc at North Port at North Port Planned Community Development (PCD) Pattern Plan

table of contents

01 Project Overview + General Description

02 Mixed Use + Residential Development Areas

03 Land Use Standards

04 Dimensional + Performance Standards

05 Roadway + Buffer Plan

06 Emergency Access + Phasing Plan

07 Buffers

Kimley»Horn

01 Project Overview + General Description

The area known as Central Parc at North Port Planned Community Development (PCD) is located north of Greenwood Avenue and south of Appomattox Drive between North Port Boulevard and Sumter Boulevard. The property was previously the subject of a masterplan approval under its future land use designation and zoning consisting of 614 multi-family units in multi-story buildings, some up to four (4) stories in height. The approved development plan proposed to redevelop the existing Sabal Trace golf course into a replica style course with accompanying new residential development and additional commercial development. That plan approval included a Development Concept Plan (DCP) and Preliminary Subdivision Plan (PSP). On January 9, 2006 DCP 05-84 and PSP 05-85 were approved by the City of North Port. Due in large part to the Great Recession, the approved project was not developed and the approvals have since expired.

The property was originally zoned Residential Multi-Family (RMF) with a future land use designation of residential. In 2001, Charlotte Golf Partners bought the property envisioning 800 homes ancillary to the golf course. However, without Charlotte Golf Partners' approval, the City initiated a rezoning from RMF to Commercial Recreation and changed the future land use designation from residential to Recreation Open Space, resulting in litigation and an eventual Settlement Agreement.

The property's residential character will now be restored, while providing a logical transition from Activity Center #1 with new mixed-use development areas, and new residential uses. The proposed plan is similar in nature to the previously approved project, as it proposes infill development taking advantage of all existing City infrastructure and a location proximate to retail development, schools, and a major arterial roadway. The proposed plan anticipates a main entry from Greenwood Avenue with secondary and emergency access to Appomattox Drive. The main change to the plan is removal of all golf course facilities, rather focusing on exterior landscape buffering, water features, and open spaces. The current plan anticipates a mix of predominantly residential single-family detached and attached villa style units with two (2) parcels that will incorporate a mixture of uses.

The mixed - use development areas will be adjacent to Greenwood Avenue and be accessed from the main entry road. The plan for the mixed use development areas may include medical office, ancillary club house, senior living facility, retail, storage facilities for the development and adjacent development, neighborhood commercial, and multi-family. The typical single-family and villa type residential units proposed solely within the residential development areas will not exceed two (2) stories and the style will be compatible with the surrounding developed neighborhoods with single-family and villa type units.

The following Pattern Plan is designed in general conformance with the North Port Zoning Regulations and the City's Urban Design Standards Pattern Book. The following Pattern Plan is for Central Parc at North Port Planned Community Development (PCD) adopted by the City of North Port on ____.

Exhibit C to Ordinance 2019-09

Central Parc at North Port Planned Community Development (PCD) Pattern Plan

Concept Plan

Figure 1

02 Mixed Use Development Areas

The Mixed Use Development Areas will be adjacent to Greenwood Avenue and accessed from the main entry road. The plan for the mixed-use area may include medical office, ancillary club house, senior living facility, retail, storage facilities for the new and existing adjacent development, neighborhood commercial, and multi-family.

Through planning and economic development efforts, creating interconnectivity and options for transportation, along with the continued development of Activity Centers, the City's goal is to provide the opportunity to create a live/work community, which would decrease much of the need to use I-75, and increase the overall quality of life for residents. This includes not only the live/work concept, but also includes issues such as connectivity between neighborhoods, schools, civic areas, and commercial areas.

The original core of the City is Activity Center #1 (the US-41 corridor, south of the Subject Property) and the adjacent residential areas. The 1997 Comprehensive Plan identified this area and after this Comprehensive Plan, the City made it a priority to enhance the attractiveness of the area and to create a positive environment for the location of new businesses through redevelopment.

All development within the two Mixed Use Development Areas of Central Parc at North Port adheres to the "Architectural Guidelines" for the AC #9 and the Urban Design Standards Pattern Book (UDSPB) pursuant to Section 55-60 et seq., ULDC to create a specific identifying character, continuity, and connectivity within the Activity Center. It is generally intended to utilize these Activity Center regulations to implement the Comprehensive Plan, Future Land Use Element, Goal 2, Policy 2.9.1: This Activity Center shall be established to provide infill development with a mixture of low and medium density residential uses, as well as senior living, retail storage, medical office, and neighborhood commercial to serve the surrounding neighborhoods and interface with residential and commercial along the US-41 corridor.

Residential Development Areas

The proposed development includes a mixture of housing types, sizes, and prices in a location adjoining existing and proposed workplaces, commercial uses, and office uses to benefit current and future residents of North Port. All residential development within Phases 1 and 2 of Central Parc at North Port will adhere to the architectural guidelines in this Central Parc at North Port PCD Pattern Plan to create a specific identifying character, continuity, and connectivity.

03 Land Use Standards

Figure 2	Mixed Use Development Areas					Residential Development Areas	
	Medical Office	Multi-Family		Commercial		Single-Family Detached	Single-Family Villas
		Senior Living	Conventional Multi-Family	Neighborhood Commercial	Mini Storage (4)		
Maximum density/ intensity	0.50 FAR	300 beds / 0.50 FAR	10 du/acre	0.5 FAR	35% of available lot area	4 du/acre	10 du/acre
Minimum lot requirements	Minimum land area of 7,500 SF with a minimum width of 50-feet measured along the front property line	Minimum land area of 7,500 SF with a minimum width of 50-feet measured along the front property line	Min. lot size: 8,700 SF	Minimum land area of 7,500 SF with a minimum width of 50-feet measured along the front property line	Minimum land area of ≥ ½ acre and have a minimum frontage of 100-feet	See dimensional and performance standards	See dimensional and performance standards
Maximum lot coverage	50%	50%	50%	50%	50%	50%	50%
Minimum dwelling living area	--	350 SF	1,000 SF	--	--	1,500 SF	1,000 SF
Maximum building size	30,000	--	--	20,000	80,000SF	--	--
Minimum setback requirements(1)	--	--	--	--	--	See dimensional and performance standards for setbacks	See dimensional and performance standards for setbacks
Front Yard:	0-feet	10-feet	10-feet	0-feet	10-feet	--	--
Side Yard:							

In general, Central Parc at North Port PCD is divided into two types of development area. These development areas are designated as Mixed Use or Residential. Land uses within the Mixed-Use and Residential Development Areas shall be regulated in part by Figure 2. The following figure shall serve as the allowable land use regulating instrument for permitting development within the Mixed-Use and Residential Development Areas. Refer to Figure 2 of this Pattern Plan for locations of the individual development areas.

(1) For single-family residential uses see Dimensional and Performance Standards (Page 8)

(4) Mini-storage development shall not exceed 7 acres of land area.

Exhibit C to Ordinance 2019-09

Figure 2	Mixed Use Development Areas					Residential Development Areas	
	Medical Office	Multi-Family		Commercial		Single-Family Detached	Single-Family Villas
		Senior Living	Conventional Multi-family	Neighborhood Commercial	Mini Storage (4)		
Interior:	0-feet	10-feet	10-feet	0-feet	None unless a landscaping buffer is required as set forth elsewhere in the ULDC	-- --	-- --
Abutting a road:	0-feet	10-feet	20-feet	0-feet	15-feet	-- --	-- --
Abutting residential zoning:	30-feet	30-feet	20-feet	30-feet	30-feet	-- --	-- --
Rear yard:	20-feet	20-feet	20-feet	20-feet	20-feet	-- --	-- --
Abutting a road:	0-feet	10-feet	20-feet	0-feet	15-feet	-- --	-- --
Abutting water:	25-feet	25-feet	25-feet	25-feet	25-feet	-- --	-- --
Waterfront yard or drainage right-of-way:	25-feet	25-feet	25-feet	25-feet	25-feet	-- --	-- --
Maximum building height	35-feet	50-feet	35-feet	35-feet	35-feet	35-feet	35-feet
Minimum open space (2) (3)	10%	15%	15%	10%	10%	25%	25%

(2) Open Space percentage is on-site only. Total project open space for Central Parc at North Port is 30% minimum.

(3) Each individual infrastructure / subdivision / site plan application must provide and open space tracking chart to verify minimum open space requirements are being met for the entire site.

(4) Mini-storage development shall not exceed 7 acres of land area.

Land Use Standards

Exhibit C to Ordinance 2019-09

Central Parc at North Port Planned Community Development (PCD) Pattern Plan

Figure 2	Mixed Use Development Areas					Residential Development Areas	
	Medical Office	Multi-Family		Commercial		Single-Family Detached	Single-Family Villas
		Senior Living	Conventional Multi-family	Neighborhood Commercial	Mini Storage		
Permitted Uses	(a) Adult living facilities. (b) Art galleries, museum. (c) Banks and other financial institutions (no drive-through). (d) Business services. (e) Emergency and essential services. (f) Exercise gymnasium. (g) Houses of worship, provided that minimum parcel size shall not be less than two (2) acres. (h) Low and Medium- Density residential. (i) Professional office including medical and dental office / clinic. (j) Mini-storage facility. (k) Personal services. (l) Post Office. (m) Professional services. (n) Recreational or community center maintained by a Community Development District or a homeowner's association, as defined in F.S. 720.301 (9) (o) Restaurant (no drive-through)					(a) Family day care. (b) Model home. See Sec. 53-240 (U) of the Unified Land Development Code. (c) Non-profit park or playground. (d) PODS shall be permitted in accordance with Sec. 53-265 (A)(2) of the Unified Land Development Code. (e) Recreational or community center maintained by a Community Development District or a homeowner's association, as defined in F.S. 720.301(9). (f) Single-family residential. (g) Two-family dwelling.	

Prohibited Uses & Structures

(1) Adult exhibition / entertainment.
(2) Adult gaming / casino.
(3) Bail bondsman.
(4) Billboards.
(5) Cemetary.
(6) Check quick cashing and quick loan establishments.
(7) Equipment rental.
(8) Fireworks sales or manufacturing.
(9) Funeral home.
(10) Heavy machinery and equipment sales and service.
(11) Incinerator.
(12) Junkyard or automobile wrecking yard.
(13) Manufacturing or industrial establishments.
(14) Pawn shop.
(15) Restaurant, drive-through.
(16) Tattoo parlor or body art establishment.
(17) Truck stop.
(18) Warehouse and storage, except as permitted in Sec. 55-61.
(19) Wholesale establishment.
(20) Wholesale club.
(21) The parking and storage of construction equiment in connection with authorized active, continuing construction on the premises.
(22) The keeping of farm animals, exotic animals, livestock and poultry, or any animal normally found in the wild.
(23) Any car service activity other than that done by the homeowner, or by a service professional who has been granted permission by the homeowner, to the homeowner's vehicle shall be expressly prohibited.
(24) All communication towers including but not limited to television and radio transmitter towers, are prohibited. This section is not meant to prohibit small- cell deployment.

04 Dimensional + Performance Standards

Residential development within is described as one of the following structure types: Single-Family Detached - Type A, Single-Family Detached - Type B, Single-Family Attached Villas. These residential structure types are unique in their configuration and are sited on specific lot sizes with corresponding setback standards. Typicals of the structure types are shown in Figures 3 through 5. Figures 6, 7, and 8 graphically describe each residential structure type while establishing dimensional standards for the said structures.

single-family type a detached

Figure 3

single-family type b detached

Figure 4

single-family attached

Figure 5

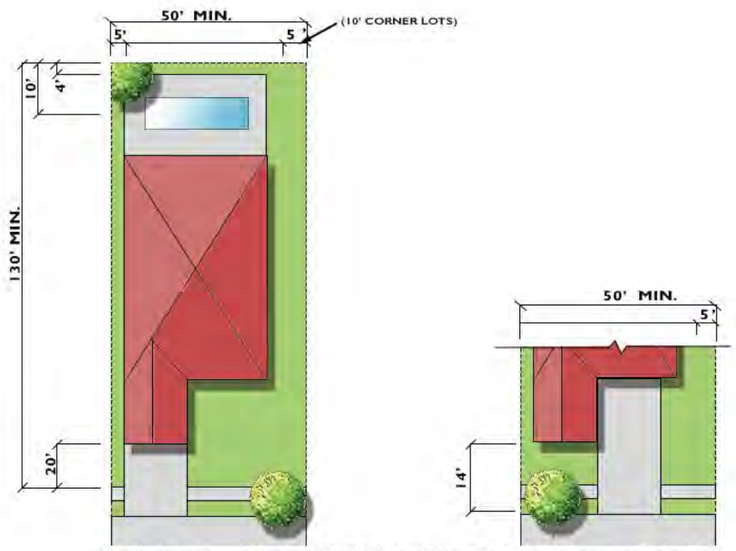


FIGURE 6 - SINGLE-FAMILY DETACHED - TYPE A

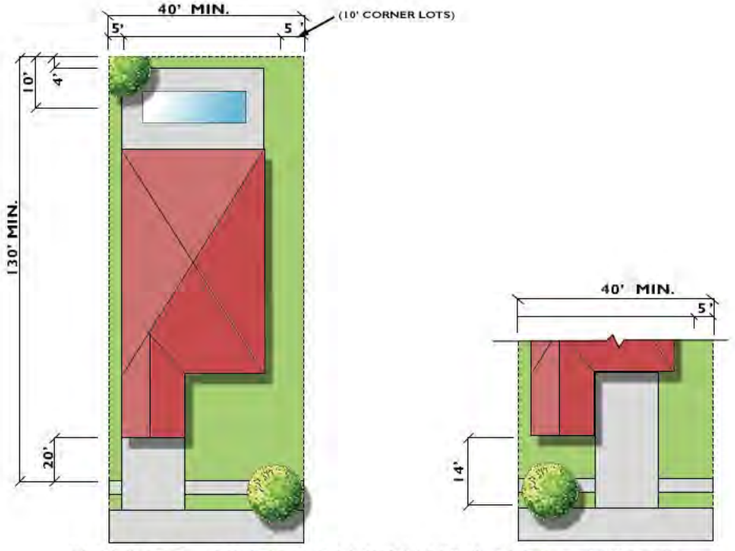


FIGURE 7 - SINGLE-FAMILY DETACHED - TYPE B

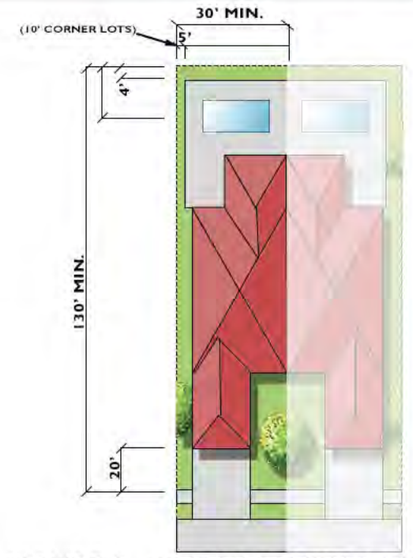


FIGURE 8 - SINGLE-FAMILY ATTACHED

DEVELOPMENT STANDARDS	SINGLE-FAMILY DETACHED - TYPE A	SINGLE-FAMILY DETACHED - TYPE B	SINGLE-FAMILY ATTACHED
LOT AREA (MIN)(8)	6,500 SF	5,200 SF	4,160 SF (per unit)
LOT WIDTH(MIN)(7)	50 FT	40 FT	32 FT
LOT DEPTH(MIN)	130 FT	130 FT	125 FT
LOT COVERAGE (MAX)(8)	50 %	50 %	50 %
FRONT SETBACK (MIN) (6)	20 FT (FLG) / 14 FT (SLG)	20 FT (FLG) / 14 FT (SLG)	20 FT / 14 FT (SLG)
SIDE SETBACK (MIN) (STRUCTURES)(3)(4)(6)	5 FT 10 FT (CORNER LOTS)	5 FT 10 FT (CORNER LOT)	5 FT 0 FT (COMMON WALL or SHARED LOT LINE) 10 FT (CORNER LOT)
SIDE SETBACK(MIN) (POOL DECKS, PATIOS, AND SCREEN ENCLOSURES)(2)(3)(6)(8)	3 FT	3 FT	4 FT (WITH SIDE YARD) / 0 FT (COMMON WALL / SHARED LOT LINE) (POOL EDGES HAVE A 5 FT SETBACK ON SIDE YARDS OF UNITS)
REAR SETBACK (MIN) (5)(6)	10 FT (STRUCTURE) / 4 FT (DECK/PATIO) / 5 FT (POOL EDGE)	10 FT (STRUCTURE) / 4 FT (DECK/PATIO) / 5 FT (POOL EDGE)	10 FT (STRUCTURE) / 4 FT (DECK/PATIO) / 5 FT (POOL EDGE)

NOTES: To be able to adjust to marketing conditions, changes to the Building Code, resident input, etc. product styles / building footprints illustrated in the figures above may be adjusted from shown and shall meet all dimensional standards

(1) Front loading garage models (FLG) shall have a larger front setback than side loading garage models (SLG)
(2) Screen enclosures for Single-Family Attached will have a 5 FT side setback without a privacy wall, or a 0 FT side setback with a privacy wall, provided that the screen is located atop the privacy wall.
(3) Patios and pool decks for Single-Family Attached may have a 0 FT side setback provided they abut a shared privacy wall.
(4) Corner setbacks do not apply when the side property line is adjacent to a platted open space tract of at least 10 FT in width.
(5) The rear setback for pools, pool decks, and screen enclosures may be reduced to 0 FT when the rear property line abuts an easement, water body, or open space tract of at least 50 FT in width.
(6) Cornices, veneers, or other non-structural projections shall not count towards setbacks. They shall be treated similar to roof overhangs.
(7) Min. lot area and width for curvilinear lots may be less then required provided that all min. setback requirements are met and the average lot width (front lot line and rear lot line) is equal to or greater than the min. lot width required.
(8) Lot Coverage is defined as percent of lot area under fixed roof. Lot Coverage does not include pools, decks, driveways, patios, sidewalks, etc.

Dimensional + Performance Standards

The architectural intent of mini storage structure types are shown in Figures 9 through 12. The intent shall match the same architectural style as the AC #9 for mixed use.

Main Components are:
- Single Story (except architectural features such as a tower).
- Exterior walls shall have architectural features such as relief, banding, reveals, cornices, etc. and walls shall incorporate change in plane.
- Roof lines along the exterior shall be hip or gable style and finishes to custom with AC #9 standards.

Figure 9

Figure 10

Figure 11

Figure 12

05 Roadway Plan

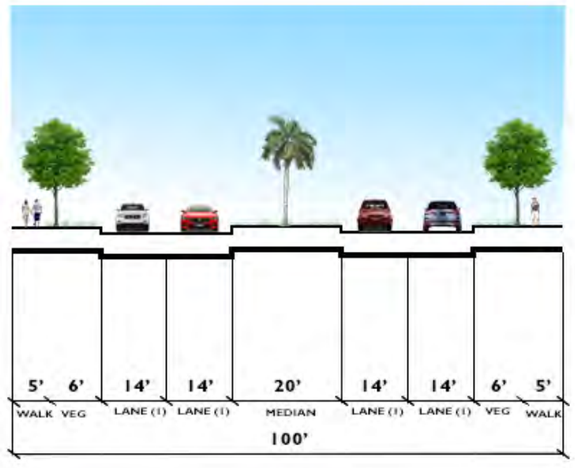
Central Parc at North Port PCD design allows for the following primary street types: Boulevard Streets (Entrance Road only), and Type I Residential Local Roads (Residential Development Areas only).

Central Parc at North Port Planned Community Development (PCD) Pattern Plan

Enhanced buffering, including lakes and swales, that exceeds the basic code requirements is proposed between the two (2) Mixed Use Development Areas and the new residential development, as well as the new residential development and the existing residential development.

(1) Lane Width Includes 2-foot Wide Concrete Curb

*Provide 8' Sidewalk where entry road connects to Appomatox Drive.



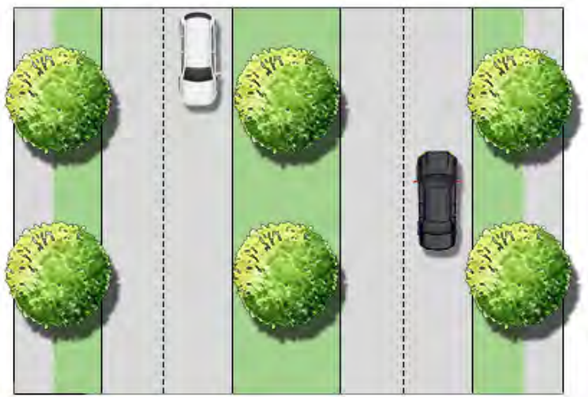
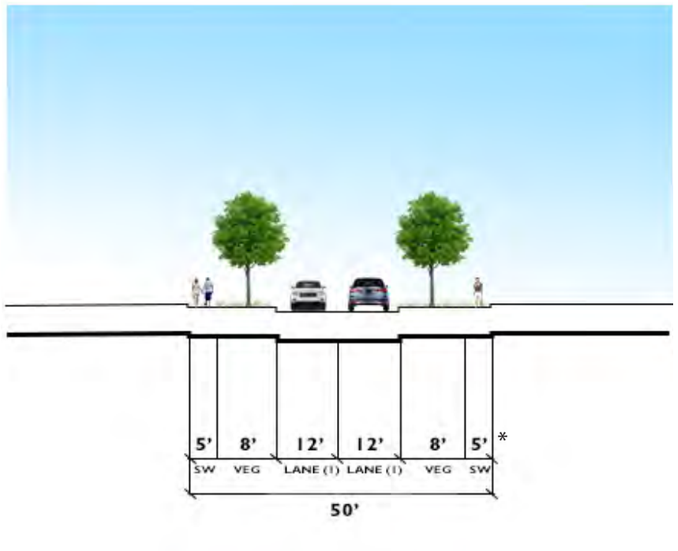


Figure 13
Typical Boulevard Road Section + Plan



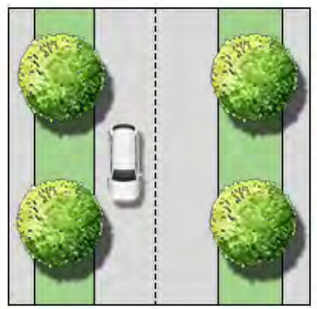


Figure 14
Typical Residential Local Road Section + Plan

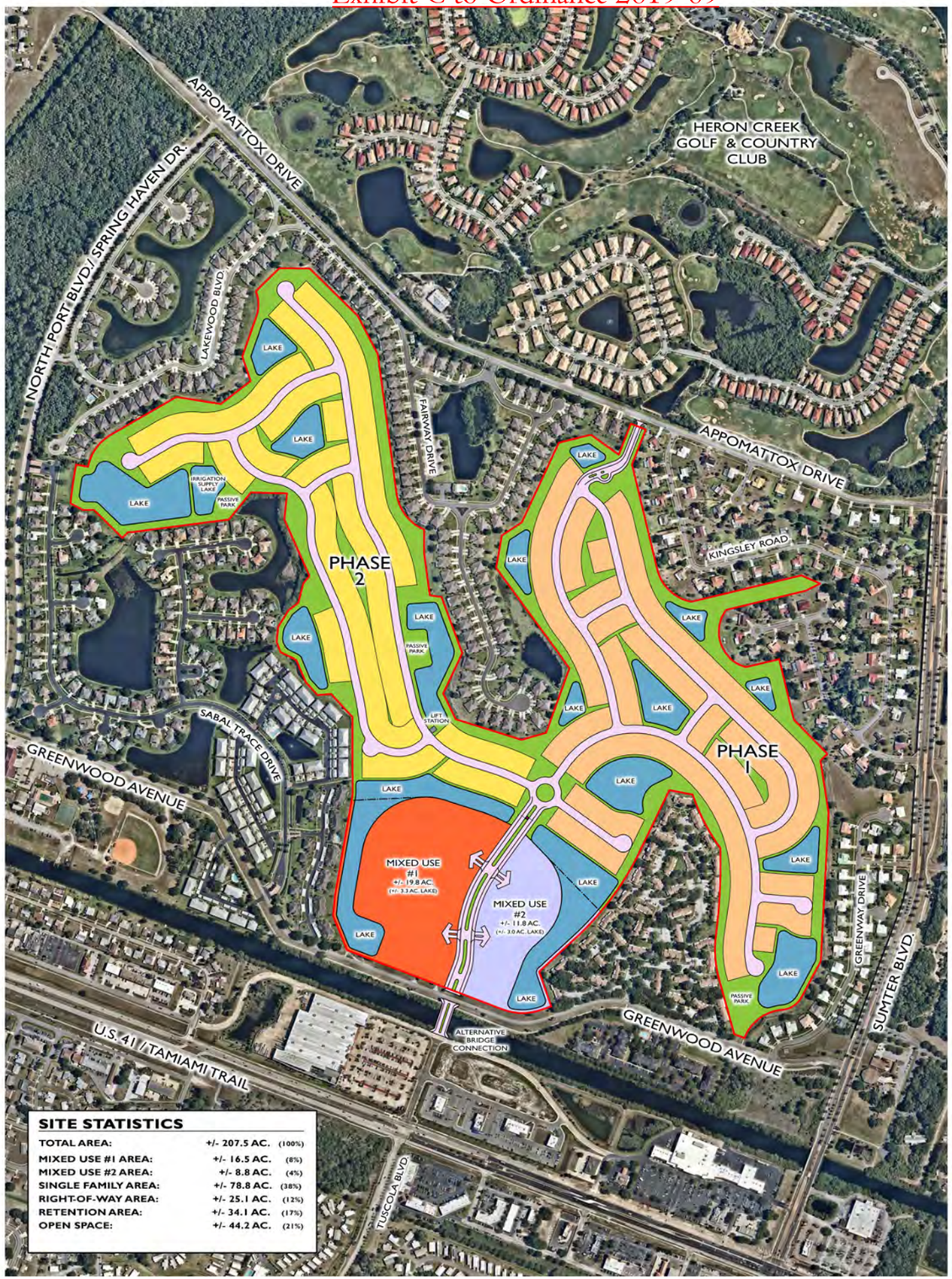
Roadway + Buffer Plan

06 Emergency Vehicle Access Plan

Emergency access to Central Parc at North Port PCD will be provided during the interim phases of construction until build out of the project occurs. Emergency access will be provided by the Greenwood Avenue main entrance as well as the secondary entrance off Appomattox Drive.

Exhibit C to Ordinance 2019-09

Central Parc at North Port Planned Community Development (PCD) Pattern Plan

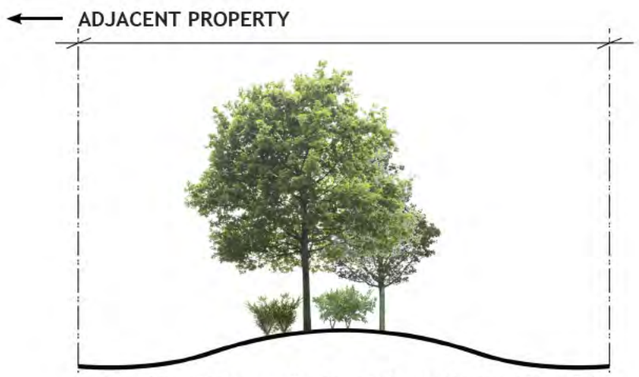


Note:
Mixed Use #1 and #2 will be developed under separate MAS applications. The exterior roadway and utility infrastructure to support Mixed Use #1 and #2 will be completed with Phase 1.

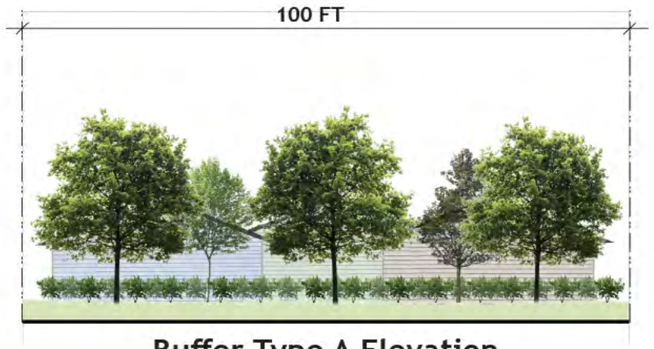
Phasing Plan

07 Buffer Plan

Buffer Type A (Typical 100 FT)
- 3 Canopy Trees
- 3 Understory Trees
- 30 Shrubs (can be grouped together)
- 3 FT to 5 FT high berm



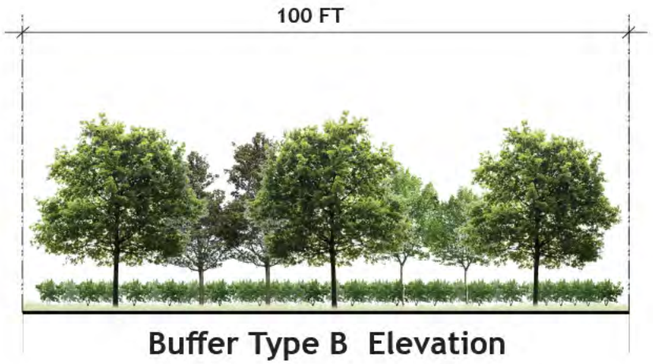
Buffer Type A Section (70 FT +/-)



Buffer Type A Elevation

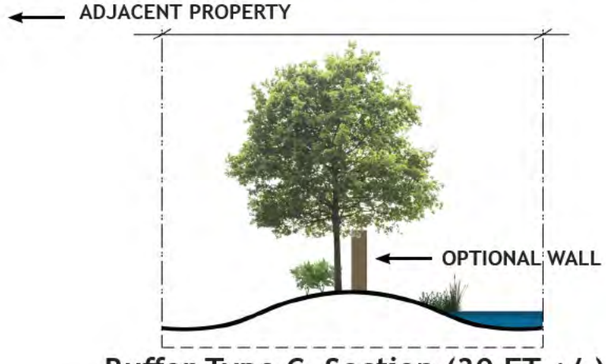
Buffer Type B (Typical 100 FT)
- 3 Canopy Trees
- 3 Understory Trees
- 30 Shrubs (can be grouped together)

Buffer Type B Section (30 FT +/-)

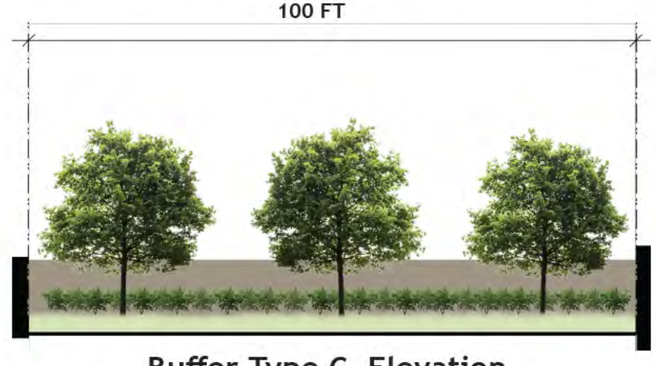


Buffer Type B Elevation

Buffer Type C (Typical 100 FT)
- 3 Canopy Trees
- 30 Shrubs (can be grouped together)
- Optional 6 FT High Wall

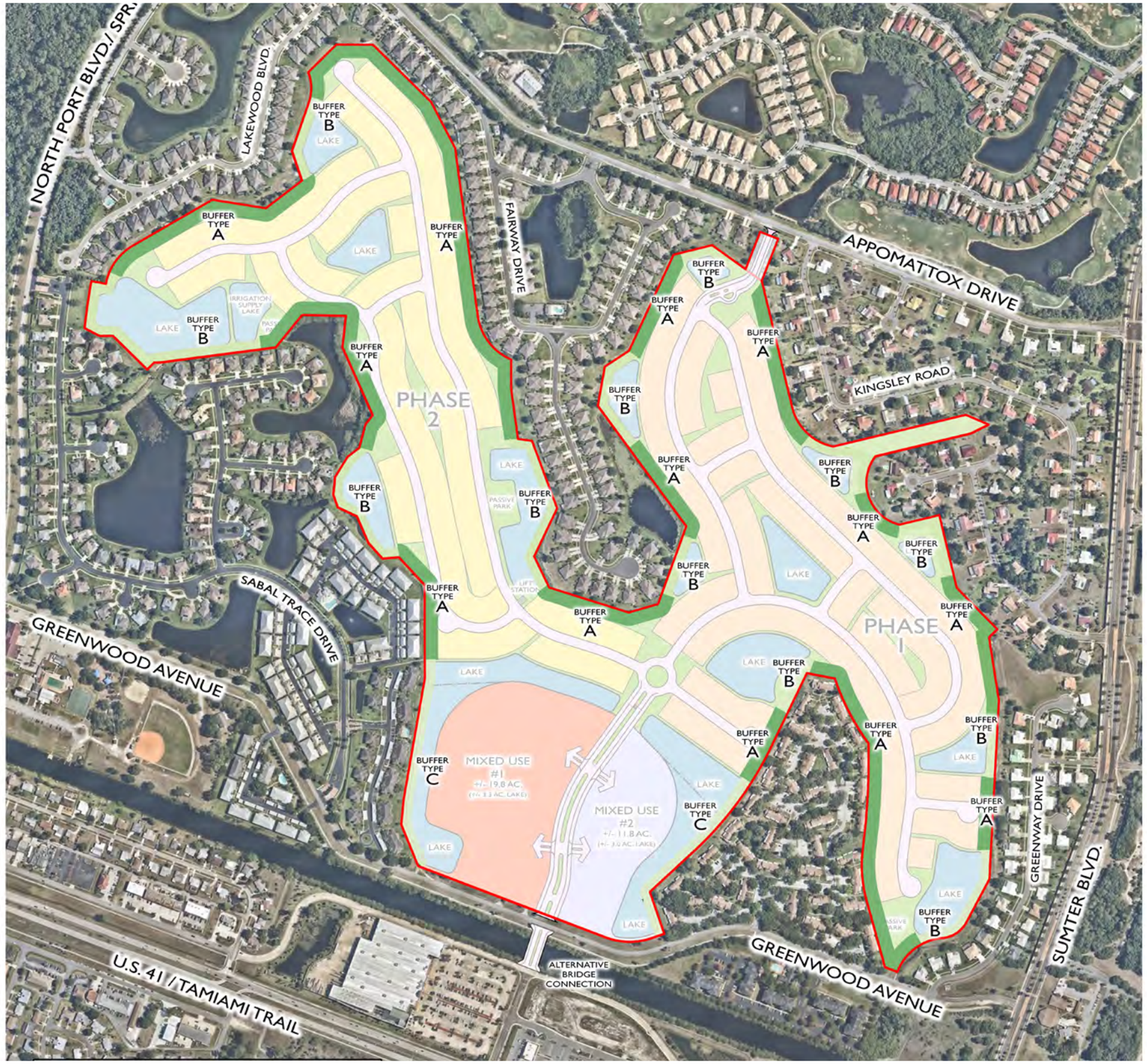


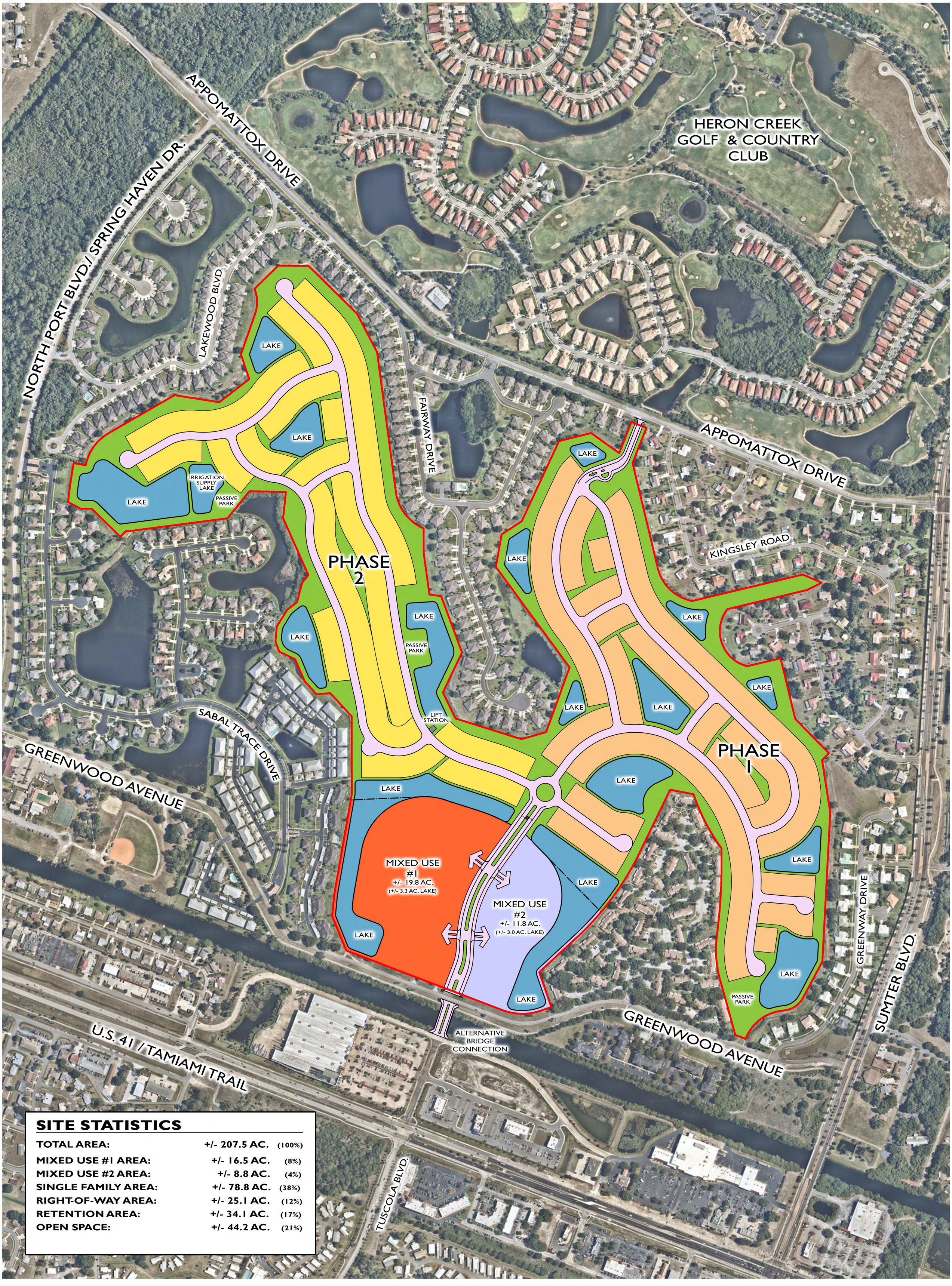
Buffer Type C Section (30 FT +/-)



Buffer Type C Elevation

07 Buffer Plan





SITE STATISTICS

TOTAL AREA:	+/- 207.5 AC.	(100%)
MIXED USE #1 AREA:	+/- 16.5 AC.	(8%)
MIXED USE #2 AREA:	+/- 8.8 AC.	(4%)
SINGLE FAMILY AREA:	+/- 78.8 AC.	(38%)
RIGHT-OF-WAY AREA:	+/- 25.1 AC.	(12%)
RETENTION AREA:	+/- 34.1 AC.	(17%)
OPEN SPACE:	+/- 44.2 AC.	(21%)

CENTRAL PARC AT NORTH PORT

NORTH PORT, FLORIDA

DEVELOPMENT MASTER PLAN

01/30/2019 • CONTACT: PETER VANBUSKIRK, PE, AICP (239) 271-2635 • AERIAL DATA: © GOOGLE EARTH 2017

0 100 200 400 N

Kimley»Horn

Neighborhood Meeting Invitation
Sabal Trace Golf Course Redevelopment
RESCHEDULED FROM 9/25/2018

Date:	Wednesday, October 10, 2018
Time:	6 p.m. to 7:30 p.m.
Location:	North Port High School, Performing Arts Center 6400 W. Price Boulevard North Port, FL 34291
Contact:	Peter Van Buskirk at peter.vanbuskirk@kimley-horn.com

You likely previously received a notice for a neighborhood meeting that was to have been held on September 25, 2018, at the Morgan Family Community Center regarding plans to redevelop the former Sabal Trace Golf Course. Fortunately, there was a great turnout that evening. Unfortunately, however, the maximum room capacity limitation imposed by the Fire Code was exceeded which caused the meeting to be cancelled. If you traveled to that September 25 cancelled meeting, we sincerely apologize. We feel terribly for the inconvenience.

We wanted to let you know that the meeting has been rescheduled to a larger venue and we hope you are able to attend. The neighborhood meeting will be held at the North Port High School Performing Arts Center at 6 p.m. on Wednesday, October 10, 2018.

The Applicant, Sabal Trace Development Partners, LLC, is holding this meeting to discuss its proposed redevelopment of the former Sabal Trace Golf Course, located north of Greenwood Avenue and south of Appomattox Drive, between North Port Boulevard and Sumter Boulevard. Nothing regarding the applications or the project has changed since the last notice you may have received. We are merely providing the date and location of the rescheduled neighborhood meeting.

This is not a public hearing. The purpose of this meeting is merely to inform neighboring owners of the Applicant's proposal to develop a primarily residential community of no more than 500 dwelling units, to include a component of mixed-uses. To do so, the Applicant is concurrently requesting a Comprehensive Plan text and map amendment to change the future land use designation from Recreation Open Space to Activity Center #9; a rezoning from Commercial Recreation to Planned Community Development with a companion Development Master Plan; and an amendment to Chapter 55 of the Unified Land Development Code to include text relating to the intensity, density, urban design standards, amenities, and use criteria for the proposed Activity Center #9.

At the meeting, we are looking forward to introducing the applicant's representatives, describing the project and each of its elements, and explaining the application process, following which we will take specific questions.

For the sake of efficiency and to make sure we sufficiently respond to your questions, we would encourage you to send questions in advance to: Peter Van Buskirk at peter.vanbuskirk@kimley-horn.com. Thank you.

Neighborhood Informational Meeting

The Springs at North Port

Exhibit H to Central Parc at North Port Staff Report

The Property

City Review Process

- Schedule and attend a pre-submittal meeting with staff
- Application submittal
- Staff review and comment
- Applicant responds to comments and provides additional information as requested
- Applications are deemed complete
- Staff schedules Planning and Zoning Advisory Board Hearing
- Staff schedules first City Commission Hearing
- Staff schedules second and final Commission Hearing

History

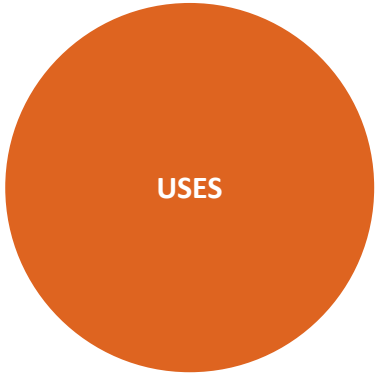
Exhibit H to Central Parc at North Port Staff Report

Concept Plan

Allowable Uses

Mixed Use Development Area

(1) Adult living facilities.
(2) Art galleries, museums.
(3) Banks and other financial institutions (no drive thru).
(4) Business services.
(5) Essential and emergency services.
(6) Exercise gymnasiums.
(7) Houses of worship, provided that minimum parcel size shall not be less than two (2) acres.
(8) Low and Medium Density residential.
(9) Medical office or surgery center.
(10) Personal services.
(11) Post offices.
(12) Professional services.
(13) Recreation and Community Centers maintained by a non-profit private association or persons residing in (AC #9)
(14) Restaurants (no drive thru).
(15) Mini-storage facilities.



Residential Development Area

(1) All permitted principal uses and structures permitted in the Residential Multifamily (RMF) and Residential Single-Family zoning districts pursuant to Secs. 53-147 and 53-121 of this Unified Land Development Code, respectively, including, but not limited to:

a. Single Family Residential
b. Non-Profit Parks and Playgrounds
c. Recreation and Community Centers maintained by a non-profit private association or persons residing in Sabal Trace (AC #9)
d. Model Homes
e. Two Family Dwellings
f. Multi-Family Dwellings and Townhomes

Prohibited Uses and Structures

A. Any use or structure not expressly, or by reasonable implication, permitted herein or permitted by special exception shall be unlawful in this district, including specifically adult entertainment and exhibition establishments, adult bookstores and any other establishments whose primary purpose is to sell sexually explicit material or the exhibition of sexually explicit activities. Listed permitted or permissible uses do not include either as a principal or an accessory use any of the following:

(1) Adult entertainment.
(2) Adult gaming/casino.
(3) Bail bondsman.
(4) Billboards.
(5) Body art establishments.
(6) Cemetery.
(7) Check quick cashing and quick loan establishments.
(8) Dumpster containers that are not in conjunction with construction or renovation.
(9) Equipment rental.
(10) Fireworks sales or manufacturing.
(11) Funeral homes.
(12) Heavy machinery and equipment sales and service.
(13) Incinerators.
(14) Junkyard or automobile wrecking.
(15) Manufacturing or industrial establishments or any associated activity.
(16) Pawn shops.
(17) Restaurants, drive-through.
(18) Truck stop.
(19) Warehouse.
(20) Wholesale establishments.
(21) Wholesale clubs.
(22) The parking and storage of construction equipment except in connection with authorized active, continuing construction on the premises.
(23) The keeping of farm animals, exotic animals, livestock and poultry, or any animal normally found in the wild.
(24) Any car service activity other than that done by the homeowner, or by a service professional who has been granted permission by the homeowner, to the homeowner's vehicle shall be expressly prohibited.

B. All communication towers, including but not limited to television and radio transmitter towers, are prohibited. [Amended 3-30-1998 by Ord. No. 98-8]

Sec. 55-63. - Special exceptions.

A. All special exceptions shall enhance the intent of this activity center and shall be approved by Commission pursuant to Chapter 53, Article XXII of this Unified Land Development Code.

Sec. 55-64. - Permitted signs.

See Chapter 29 and the Urban Design Standards Pattern Book.

Exhibit H to Central Parc at North Port Staff Report

Buffer Plan

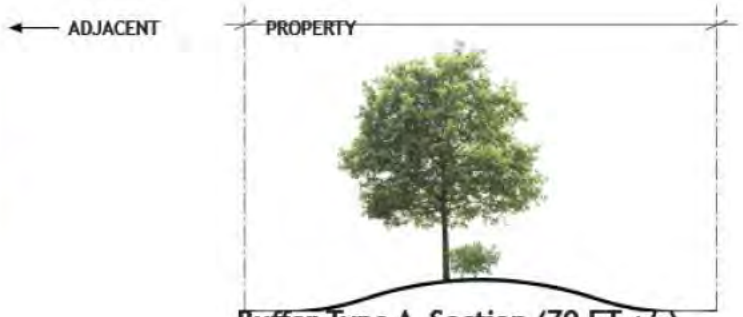
BUFFER TYPE A

BUFFER TYPE B

BUFFER TYPE C

Buffer Plan Details

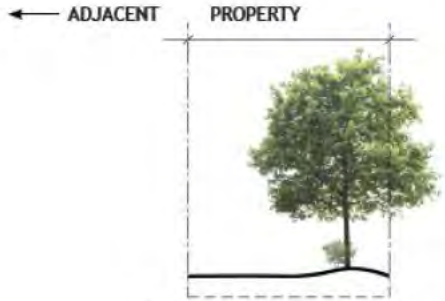
Buffer Type A (Typical 100 FT)
- 3 Canopy Trees
- 3 Understory Trees
- 30 Shrubs (can be grouped together)
- 3 FT to 5 FT high berm



Buffer Type A Section (70 FT +/-)

Buffer Type A Elevation

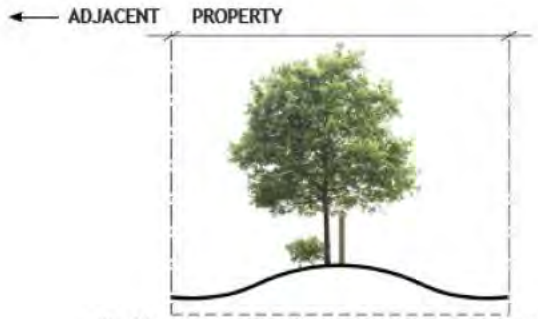
Buffer Type B (Typical 100 FT)
- 3 Canopy Trees
- 3 Understory Trees
- 30 Shrubs (can be grouped together)



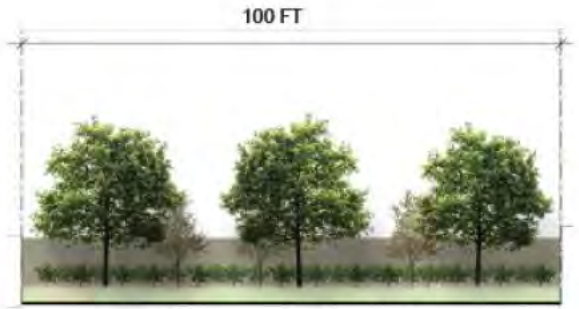
Buffer Type B Section (30 FT +/-)

Buffer Type B Elevation

Buffer Type C (Typical 100 FT)
- 3 Canopy Trees
- 30 Shrubs (can be grouped together)
- 6 FT High Wall



Buffer Type C Section (50 FT +/-)



Buffer Type C Elevation

Kimley»Horn

Questions?

Comments?

Concerns?

Kimley»Horn

Record of Neighborhood Information Meeting

Meeting Date/Time: October 10, 2018
6:00 PM (EST)

Meeting Location: North Port High School Performing Arts Center

Subject: **Central Parc (AKA Springs at North Port)**

Attendees:

Name	Organization
Mark Gerenger	GNP Development
Peter Van Buskirk, P.E., AICP	Kimley-Horn and Associates
Charles Bailey, III	Williams Parker
Ben Hilton, P.E.	Kimley-Horn and Associates (KH)

The following participant questions and comments were the key items discussed during the Neighborhood Information Meeting held October 10, 2018 regarding Central Parc (AKA Springs at North Port) regarding the proposed redevelopment project.

Arty Butcher
Lives in the Colony

- How many residents will the development have?
  - Zoned commercial recreation, but asking city to amend zoning
  - Request is 4 units per acre, 500 residential units in Phase 1 and 2, 300 units of mixed use
  - Entitlement from 2006 allowed for 614 multi-family up to 4 stories
- What amount of open space will there be?
  - City minimum is 40%

Jean Lagner
Lives at the Villas

- Concern for buffer C, doesn't want wall or parking lot next to villas
- There are 4 units adjacent to the golf course that will not have as big of a buffer and the rest of units against buffer C
  - Shrubs and trees will soften the wall
- The 4 units will be "shoved in" and wall will "create a tunnel"

Joe Snyder

- Traffic concern, where is the traffic impact survey?
- Will all new traffic dump into Greenwood Ave?
  - The traffic study is available on the city's website
  - Some intersections may require an additional turn lane

  - May add a left turn lane on greenwood and a right turn lanes on Sumter Blvd are possible
- Will there be a bridge over the canal?
  - We are discussing it with the city
- Impact or fees to taxpayers?
  - No, only to the developer
  - The developer pays for any infrastructure and then turns control over to the city

Nina Relsh

- Will this be a gated community?
  - Yes
- How large is the mixed use? How far back? Past the clubhouse?
  - Yes, past the clubhouse
- Is there an idea of what kind of commercial buildings will be placed and will we have an opportunity to oppose?
  - We can present architectural design guidelines, which were asked by council to be provided
  - Assisted living is the main user interested because they are not using the site on the corner of Sumter anymore
- Do you have an example of a community development with commercial in North Port?
  - Bobcat trail, Heron Creek, eventually West Villages
- There is so much empty property in North Port, there is no need for commercial in that area

Steve Torso
Fairway Villas

- What is the timing?
  - Best case scenario is that the second commission meeting will be in March, and we break ground Fall 2019
- The backyards are too short
- Plan provides a big buffer with lakes between new units and commercial, but not existing units and commercial.
- 2 story villas look down into backyard across wall
- Bridge is a good idea but everyone will use it as a shortcut
- There is assisted living down the street and there is an ambulance there every single day, noisy and causes traffic
- Can you provide survey stakes that show the property line and buffer limit?
  - Yes
- Will infrastructure be built in phases? What is the time frame?
  - Developer must stay 40 lots ahead of the builder
- Please monitor construction noise, and the time limits on construction, because North Port doesn't
  - Please send email with suggestions of desired times
- Monday through Friday would be ideal, with limited time on Saturday

Tom Bernardi

- Upset about commercial use, would like it to all be residential

Jim Butcher

- Did I hear correctly that nothing will be more than one story in mixed use?
  - No, the assisted living facility may be three stories, a max height of 35 feet
- If assisted living doesn't go in, could apartments be allowed to replace it?
  - Technically, yes
- We don't want apartments at all
- Will the buffer be open or ditched?
  - A mixture, but there is open drainage now
- In the past 20 years I've lived there, all problems have come from open drainage

Joyce Falcon
Sabal Trace Phase 2

- How are you going to get the chemicals out?
  - There has been investigation, one way is to dig it up and dispose of it in the right place… [further explanation of process]
- I'm concerned about breathing in the dust
  - We have air monitors, [describes process], there will be written plans

Jim Glass
Country Club Estates, President of Sabal Trace Homeowners Alliance

- The developer has met commitments, so thank you
- Made a lot of progress with members of the neighborhood

Nancy Hill
Property manager

- Traffic, mixed use, and drainage concerns
- Has just spent $5,000 on drainage and infrastructure problems
- Trenches get backed up when they reach the golf course
- Do I have your word that pipes shall surround Fairway Villas on three sides?
  - Yes

Skip Skona
Villas

- Afraid of see dumpster and parking lot from second floor
- Bring retention ponds down to the west to create larger buffer
  - With the berms and trees, you may not be able to see past them
  - We will plant mature trees, not 2" caliper
- What is the timing, will phase 1 be completed before phase 2 starts?
  - Phase 1 should take 18 months, we aim to have 100 lots in 1 year
- With the canopy required by the city, will there be a concern with the homeless?
  - 40% open space includes lakes and open green area
  - We are trying to preserve existing trees
- Concern with construction and wind/dust
  - We will have water trucks to wet everything down, and will stabilize everything as soon as possible
  - Berm and buffer will be built first
- We want to keep our buildings clean

Connie Broony
Owner of properties in Sabal Trace 1

- Couldn't find traffic study on city's website
- Will there be ongoing maintenance for buffer and berms?
  - We will hire a company and will write requirements in the HOA rules
- Concern about apartments
  - Apartments will probably not work in this market, the numbers don't make sense to do apartments.
- I'd like the city to prohibit apartments
- According to policy, a hospital would be permitted in activity centers
  - Yes, but we tried a hospital already and it didn't go well
  - There may possibly be a surgery center
- Will there be just 1 builder?
  - Not sure yet
- What kind of recreation in recreational space?
  - All sorts, pools, fitness center, etc.
- Have you studied the impact of the water drainage into the coco plum waterway?
  - The water flows into that waterway currently

Bob McGuire
Villas at Sabal Trace 2

- Where will the entrance and exits be?
  - May have 2nd entrance only for emergency vehicles with a gate

Cathy Edlan

- Water tower, how will utility workers enter?
  - There will not be a need for a water tower, we will use reclaimed water for irrigation

Winston Road
Sabal Trace

- Will there be a pool?
  - Yes
- What is the max height of buildings?
  - 35 feet
- Will there be a meeting to see what the homes will look like?
  - Can show homes when builder is brought on board

The statements and information represents our understanding of the items discussed in the above-referenced meeting.

JENNIFER NOVIELLI 941-426-3004
JLSAVILLE27@HOTMAIL.COM

Just bought our house two months ago and was not made aware of the development. Bought house mainly for the view! Very upset. Please can Peter Van Buskirk give us a 'one on one' at our home at his discretion. Would be very grateful! Thank you.

The Springs at North Port (AKA Sabal Trace)
Neighborhood Meeting Comments
Sumter Green
September 25, 2018

Sumter Green supports a gated community comprised of one-story single family and villa type units. We feel that there should be significant attention paid to open spaces as this development is replacing a large parcel in the center of North Port that was devoted to recreational activities. We feel that the area that is proposed for mixed use/commercial should be devoted to recreational areas that would serve the public. The development should also provide recreational amenities for the residents including a club house, pool, fitness center and courts. We support the developer's proposed focus on exterior landscape buffering, water features, and open spaces. This would include 70-foot buffers between the new development and all existing residential areas.

We are concerned as to how the developer intends to protect the homes in Sumter Green and other adjoining properties from damage, disruption and other construction issues. We did not see anything in the developer's pattern book that addresses how the proposed construction will effect the adjacent properties. ***We recommend that the buffers be constructed and planted prior to the commencement of construction of the interior development.*** We want to know what steps will be taken to mitigate clearing, excavation, noise and flooding issues impacting the surrounding properties during and after construction.

We have concerns related to the size of the development. The narrative in the pattern book refers to 500 residential units but there is also a reference to 300 senior living units. This would increase the size of the project to 800 units. We would request that the developer provide a plot plan that lays out the proposed units on the development master plan.

The traffic impact statement shows 500 residential units (200 single family and 300 villas), plus the mixed-use components as:

30,000 square feet of medical office, 20,000 square feet of commercial, 300 senior living units, and 50,000 square feet of mini-storage. This leads to our question as to how the existing road infrastructure will be able to handle the increased volume. If the main entrance is off Greenwood Avenue, Greenwood would have the greatest impact from the additional traffic. Currently, serious traffic issues exist on Greenwood, especially at the intersection of Greenwood and Sumter. These problems directly impact Sumter Green as many drivers wanting to make a U-turn on Sumter, which is prohibited, use the driveways on Greenway Drive to turn around. Additionally, drivers wanting to avoid the Sumter-Greenwood Avenue intersection, travel through our residential area to get to Greenwood or to Sumter. It is often very difficult to proceed through the Greenwood intersection to Sumter, especially to the northbound lane. Also, there is a large development that has been approved for the corner of Sumter and Greenwood. Once this development is occupied the problems that currently exist will be compounded. The roads in this area were never designed to handle the type of traffic flow that will be added with this proposal. The existing road infrastructure issue must be addressed prior to consideration of any development that would significantly increase traffic in this area.

Sumter Green opposes the thirty-acre commercial/mixed use component of the PCD application for the Sabal Trace property (The Springs of North Port). The commercial/mixed use development is not compatible with the surrounding area, which is residential. Uses such as storage facilities, commercial businesses or 300 senior living units may be suitable for Activity Center # 1, but they do not fit in this residential area. We do not understand why the City would consider this development proposal as a Planned Community Development District as it does not meet the criteria for a PCD as defined by the City's Comprehensive Plan or the Unified Land Development Code.

We did not see a drainage plan. Without such plan, we cannot assess the impact of run off and drainage issues on our community.

We have concerns regarding the environmental review, especially soil contaminations including, but not limited to arsenic. The results of previous tests were significant enough for

two developers to abandon development in this area. We want to know what has changed and how the contamination issues will be addressed.

Respectfully submitted,

Sumter Green

Exhibit I to Staff Report

CITY OF NORTH PORT, FLORIDA
DEVELOPMENT ECONOMIC AND FISCAL IMPACT MODEL
Central Parc at North Port
SUMMARY OF ECONOMIC AND FISCAL IMPACTS

I. OPERATING REVENUE IMPACT	Years 1 - 5	Years 6 - 10	Years 11 - 15	Years 16 - 20	Years 21 - 25	Years 26 - 30	Years 1 - 30
A. Ad Valorem Taxes	$2,063,307	$4,005,750	$4,349,373	$4,717,370	$5,042,769	$5,342,006	$25,520,575
B. Other Taxes	$387,836	$785,202	$785,202	$785,202	$785,202	$785,202	$4,313,844
C. Permits, Fees, & Special Assessments	$447,996	$907,001	$907,001	$907,001	$907,001	$907,001	$4,982,999
D. Intergovernmental Revenue	$529,426	$1,071,861	$1,071,861	$1,071,861	$1,071,861	$1,071,861	$5,888,731
E. Charges for Services	$4,168,782	$8,440,000	$8,440,000	$8,440,000	$8,440,000	$8,440,000	$46,368,781
F. Fines & Forfeitures	$7,957	$16,110	$16,110	$16,110	$16,110	$16,110	$88,506
G. Miscellaneous Income	$77,880	$157,675	$157,675	$157,675	$157,675	$157,675	$866,254
TOTAL OPERATING REVENUE IMPACT	**$7,683,185**	**$15,383,598**	**$15,727,220**	**$16,095,217**	**$16,420,617**	**$16,719,853**	**$88,029,689**

II. OPERATING EXPENDITURE IMPACT	Years 1 - 5	Years 6 - 10	Years 11 - 15	Years 16 - 20	Years 21 - 25	Years 26 - 30	Years 1 - 30
General Government	$2,453,274	$4,966,829	$4,966,829	$4,966,829	$4,966,829	$4,966,829	$27,287,420
Economic Environment	$0	$0	$0	$0	$0	$0	$0
Physical Environment	$457,112	$925,456	$925,456	$925,456	$925,456	$925,456	$5,084,390
Human Services	$58,576	$118,592	$118,592	$118,592	$118,592	$118,592	$651,535
Transportation	$964,741	$1,953,188	$1,953,188	$1,953,188	$1,953,188	$1,953,188	$10,730,683
Public Safety	$2,437,996	$4,935,898	$4,935,898	$4,935,898	$4,935,898	$4,935,898	$27,117,484
Culture/Recreation	$0	$0	$0	$0	$0	$0	$0
Capital	$876,025	$1,773,576	$1,773,576	$1,773,576	$1,773,576	$1,773,576	$9,743,908
Debt & Lease	$0	$0	$0	$0	$0	$0	$0
TOTAL OPERATING EXPENDITURE IMPACT	**$7,247,724**	**$14,673,539**	**$14,673,539**	**$14,673,539**	**$14,673,539**	**$14,673,539**	**$80,615,420**

III. NET OPERATING SURPLUS/DEFICIT	Years 1 - 5	Years 6 - 10	Years 11 - 15	Years 16 - 20	Years 21 - 25	Years 26 - 30	Years 1 - 30
	$435,461	**$710,059**	**$1,053,681**	**$1,421,678**	**$1,747,077**	**$2,046,314**	**$7,414,269**

IV. AD VALOREM INCREMENTAL REVENUE	Years 1 - 5	Years 6 - 10	Years 11 - 15	Years 16 - 20	Years 21 - 25	Years 26 - 30	Years 1 - 30
	$1,960,142	**$3,805,463**	**$4,131,904**	**$4,481,501**	**$4,790,631**	**$5,074,905**	**$24,244,546**

V. TOTAL IMPACT FEES	Years 2 - 6	Years 7 - 11	Years 12 - 16	Years 17 - 21	Years 22 - 26	Years 27 - 31	Years 2 - 31
Law Enforcement	$142,495	$5,440	$0	$0	$0	$0	**$147,935**
Fire	$146,872	$5,780	$0	$0	$0	$0	**$152,652**
Parks & Recreation	$312,378	$0	$0	$0	$0	$0	**$312,378**
Transportation	$1,906,846	$64,617	$0	$0	$0	$0	**$1,971,463**
Solid Waste	$132,240	$2,080	$0	$0	$0	$0	**$134,320**
General Government	$102,039	$4,017	$0	$0	$0	$0	**$106,056**
TOTAL IMPACT FEES	**$2,742,869**	**$81,934**	**$0**	**$0**	**$0**	**$0**	**$2,824,803**

VI. UTILITY CONNNECTION FEES	Years 2 - 6	Years 7 - 11	Years 12 - 16	Years 17 - 21	Years 22 - 26	Years 27 - 31	Years 2 - 31
Water	$1,663,767	$60,480	$0	$0	$0	$0	**$1,724,247**
Wastewater	$2,266,773	$82,400	$0	$0	$0	$0	**$2,349,173**
TOTAL CONNECTION FEES	**$3,930,540**	**$142,880**	**$0**	**$0**	**$0**	**$0**	**$4,073,420**

VII. SUMMARY OF ANNUAL ECONOMIC IMPACTS (Output and Earnings in Current Dollars)	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30
Direct Output From Development	$125,311,220	$138,777,367	$138,777,367	$138,777,367	$138,777,367	$138,777,367
Direct Employment From Development	968	1,018	1,018	1,018	1,018	1,018
Direct Earnings From Development	$49,984,769	$51,676,569	$51,676,569	$51,676,569	$51,676,569	$51,676,569
Indirect Output From Development	$71,395,562	$77,860,660	$77,860,660	$77,860,660	$77,860,660	$77,860,660
Indrect Employment From Development	1,541	1,668	1,668	1,668	1,668	1,668
Indirect Earnings From Development	$19,855,973	$23,088,743	$23,088,743	$23,088,743	$23,088,743	$23,088,743
Total Output From Development	$231,121,350	$251,052,595	$251,052,595	$251,052,595	$251,052,595	$251,052,595
Total Employment From Development	2,509	2,686	2,686	2,686	2,686	2,686
Total Earnings From Development	$69,840,742	$74,765,312	$74,765,312	$74,765,312	$74,765,312	$74,765,312

Note: If entire jurisdiction growth forecasts are used in scenario modeling, disregard indirect and total impact categories. For this case, direct impacts represent total impacts.

Exhibit J to Staff Report

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

PUBLIC NOTICE - CITY OF NORTH PORT
NOTICE OF PUBLIC HEARINGS FOR ORDINANCE NUMBERS 2019-07, 2019-08 & 2019-09

NOTICE IS HEREBY GIVEN, pursuant to Chapters 166 and 163 of the Florida Statutes, Section 7.01(b) of the Charter of the City of North Port, Florida that the City of North Port proposes to adopt **Ordinance No. 2019-07**, amending the comprehensive plan, **Ordinance No. 2019-08** rezoning (changing the permitted use of) ±207.5 acres from "Commercial Recreation Designation" (COMREC) to City of North Port "Planned Community Development" (PCD) Designation and **Ordinance No. 2019-09**, amending the Unified Land Development Code to add a new Activity Center #9.

Public Hearings will be held before the Planning and Zoning Advisory Board designated as the Local Planning Agency (LPA) on **Thursday, April 18, 2019 at 9:00 a.m.** in the **City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286.**

Public Hearings for the first reading of Ordinance No. 2019-07, Ordinance No. 2019-08 and Ordinance No. 2019-09 will be held before the North Port City Commission in Commission Chambers on **Thursday, May 2, 2019 at a time certain of 5:00 p.m.**, The second and final readings will be held before the North Port City Commission in Commission Chambers on at a date to be determined to consider enactment of Ordinance No. 2019-07, Ordinance No. 2019-08 and Ordinance No. 2019-09.

[redacted]

Exhibit J to Staff Report

Exhibit K to Staff Report

PUBLIC NOTICE - CITY OF NORTH PORT NOTICE OF PUBLIC HEARINGS FOR ORDINANCE NUMBERS 2019-07, 2019-08 & 2019-09

NOTICE IS HEREBY GIVEN, pursuant to Chapters 166 and 163 of the Florida Statutes, Section 7.01(b) of the Charter of the City of North Port, Florida that the City of North Port proposes to adopt Ordinance No. 2019-07, amending the comprehensive plan, Ordinance No. 2019-08, rezoning (changing the permitted use of) ±207.5 acres from "Commercial Recreation Designation" (COMREC) to City of North Port "Planned Community Development" (PCD) Designation, and Ordinance No. 2019-09, amending the Unified Land Development Code to add a new Activity Center #9.

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ORDINANCE NO. 2019-07

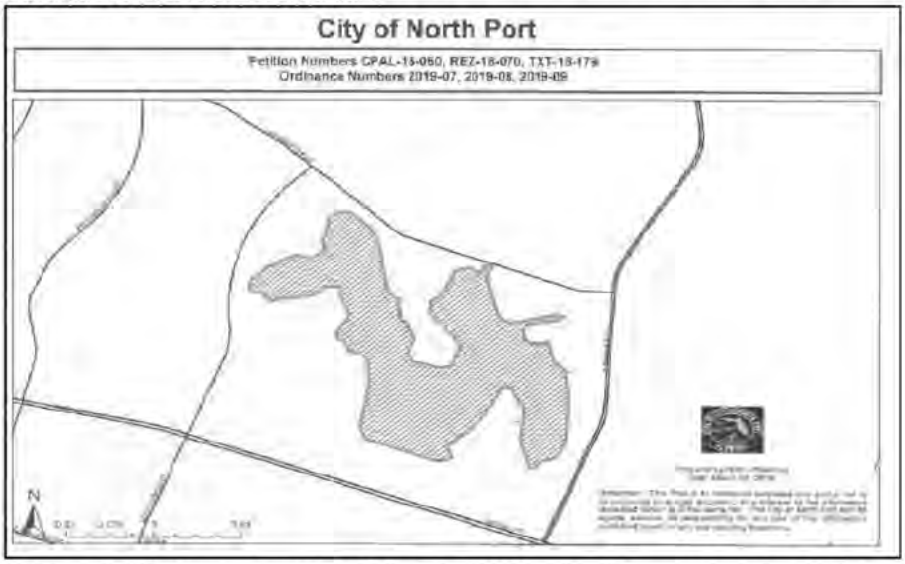
AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, RELATING TO CPAL-18-060, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE FIGURE 1 AND FUTURE LAND USE POLICIES 2.9.1 AND 2.9.2 RELATED TO ACTIVITY CENTER #9; AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP 2-7 AND EXISTING LAND USE MAP 2-8 TO CHANGE THE FUTURE LAND USE DESIGNATION OF A ± 207.5 ACRE AREA LOCATED NORTH OF U.S. 41 AND WEST OF SUMTER BOULEVARD FROM RECREATION OPEN SPACE TO ACTIVITY CENTER 9; PROVIDING FOR FINDINGS; PROVIDING FOR ADOPTION; PROVIDING FOR TRANSMITTAL OF DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO. 2019-08

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, REZONING ± 207.5 ACRES LOCATED IN SECTION 29, TOWNSHIP 39 SOUTH, RANGE 21 EAST, FROM COMMERCIAL RECREATION (COMREC) DESIGNATION TO PLANNED COMMUNITY DEVELOPMENT (PCD) DESIGNATION; PROVIDING FOR FINDINGS; PROVIDING FOR FILING OF APPROVED DOCUMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO. 2019-09

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE TO ADD A NEW ACTIVITY CENTER #9 BY AMENDING CHAPTER 55 - ACTIVITY CENTER DESIGN REGULATIONS, SECTION 55-4 - GENERAL; AMENDING CHAPTER 55 - ACTIVITY CENTER DESIGN REGULATIONS TO ADD A NEW ARTICLE IX - CENTRAL PARC (ACTIVITY CENTER 9); AMENDING CHAPTER 53 - ZONING REGULATIONS, ARTICLE III - COMMERCIAL GENERAL DISTRICT, SECTION 53-38 - PERMITTED PRINCIPAL USES AND STRUCTURES; AMENDING THE URBAN DESIGN STANDARDS PATTERN BOOK TO PROVIDE REGULATIONS FOR ACTIVITY CENTER #9; ADOPTING THE CENTRAL PARC AT NORTH PORT PATTERN PLAN; PROVIDING FOR FINDINGS; PROVIDING FOR ADOPTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.



Note: Proposed Ordinance No. 2019-07, Ordinance No. 2019-08 and Ordinance No. 2019-09 (boundary of the amendment area) is depicted on this map.

All interested parties are invited to appear and be heard in respect to these Ordinances at the public hearings in the City Hall Commission Chambers. Written comments filed with the City Commission will be heard and considered and will be made a matter of public record at the meeting. These public hearings may be continued from time to time as announced at the hearings, as may be found necessary. The files pertinent to Ordinance No. 2019-07, CPAL-18-060, Ordinance No. 2019-08, REZ-18-070 and Ordinance No. 2019-09, TXT-18-179, may be inspected by the public at the Neighborhood Development Services Department, Planning Division, and in the City of North Port City Clerk's Office, 4970 City Hall Boulevard, North Port, Florida 34286, during regular business hours.

NO STENOGRAPHIC RECORD BY A CERTIFIED COURT REPORTER IS MADE OF THESE MEETINGS. ACCORDINGLY, ANY PERSON WHO MAY SEEK TO APPEAL A DECISION INVOLVING THE MATTERS NOTICED HEREIN WILL BE RESPONSIBLE FOR MAKING A VERBATIM RECORD OF THE TESTIMONY AND EVIDENCE AT THESE MEETINGS UPON WHICH ANY APPEAL IS TO BE BASED (SEE F.S.S. 286.0105).

NOTE: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE 48 HOURS IN ADVANCE OF THE MEETING (SEE F.S.S. 286.26).

NONDISCRIMINATION: The City of North Port does not discriminate on the basis of race, color, national origin, sex, age, disability, family or religious status in administration of its programs, activities or services.

AMERICAN WITH DISABILITIES ACT OF 1990 - The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties should contact the City Clerk to obtain a hearing device for use during meetings.

Kathryn Peto
City Clerk

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