



# City of North Port

Department of Planning, Zoning & Engineering  
4970 City Hall Boulevard  
North Port, Florida 34286

[www.cityofnorthport.com](http://www.cityofnorthport.com)

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May 4, 2009

Land Nominations  
Sarasota County Parks and Recreation  
1660 Ringling Blvd. 5<sup>th</sup> Floor  
Sarasota, FL 34236

Re: City of North Port  
Land Nominations - Priority Listing  
Neighborhood Parkland Program

Dear Sirs:

At your request, we enclosed a prioritized list of the 14 nominations for lands submitted to the Sarasota County Neighborhood Parkland program in March 2009. The prioritized rankings represent the composite rankings of the City's Parks and Recreation Advisory Board, the Division of Parks and the City Manager. However, concerning the rankings, it is the City's position that each site should be considered equal in ranking to all others. The sites were selected out of a much larger listing based upon their individual characteristics and how they could either add to existing park facilities or be used to create park programs not currently in existence.

We look forward to your response and, if you have any questions regarding the City's submission please call me at (941) 429-7094.

Thanking you in advance for you consideration.

Very truly yours,

Charles A. Pingree, Jr.  
Manager  
Division of Real Estate Services



# City of North Port

Planning, Zoning and Engineering Department  
4970 City Hall Boulevard  
North Port, Florida 34286

[www.cityofnorthport.com](http://www.cityofnorthport.com)

(941) 429-7086

Fax: (941) 429-7164

July 8, 2010

John Sargent, Chairman  
Sarasota County Parks Advisory and Recreation Council  
Sarasota County Parks and Recreation  
1660 Ringling Blvd. 5th Floor  
Sarasota, FL 34236

Re: Land Nominations – City of North Port

Dear Mr. Sargent,

We would like to take this opportunity to provide your Council with additional information regarding six of the eight sites submitted by the City of North Port and still under consideration by the Council as potential park sites in the City of North Port. We were informed by the City's representative, William Gibson, that there were environmental/wetlands concerns regarding two of the sites and that the Council would prefer a preauthorized list for the remaining sites. In that regard, the City including a list of its top four remaining sites. The information requested is outlined below.

#### Environmental/Wetlands Issues

Site 14: Southeast Quadrant – Regional Park – North Yorkshire Boulevard – 117.5 Acres +/-

The Council had expressed concerns regarding a potential wetlands impact on the site. Based upon information provided by Mr. Gibson we believe the issue was resolved internally by the Council through its own investigations in which it determined that there were no negative wetlands issues affecting the site. As such, the City requests your continued consideration of this site.

Site 6: - Southwest Quadrant - Addition to the Butler Community Park – Springhaven Drive – 10.4 Acres

The Council raised a concern as the site was included in the 2005 Sarasota County Florida Scrub-jay Habitat map posted by the County's Environmental Services Department. As seen in the attached memorandum from Michele Norton of the City's Planning Division. Because of the methodology used to create the map, the City of North Port and the U. S. Fish and Wildlife Service formalized an agreement in which the City would undertake a subsequent study based upon verified occupied habitat rather than the more generalized approach of identifying Scrub-jay habitat through use of topographical and soil information. Sarasota County staff was aware of the approach to be used by the City. The results of that study, verified by the U.S. Fish and Wildlife Service, found that the Butler Park site contains no active Florida Scrub-jays. As such, the City requests your continued consideration of this site.

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John Sargent, Chairman

Land Nominations – City of North Port

July 8, 2010

Priority List

1. Site 14: Regional Park – North Yorkshire Boulevard – 117.5 Acres
2. Site 8: Neighborhood Park – Town Terrace – 6.2 Acres
3. Site 7: Neighborhood Park – South Chamberlain Boulevard – 12.2 Acres
4. Site 6: Addition to the Butler Community Park – Springhaven Drive – 10.4 Acres

If you have any questions please call me at (941) 429-7098.

Very truly yours,



Charles A. Pingree, Jr.

Manager, Real Estate Services

ENC:

CC: Kimberly Lance  
William Ward  
William Gibson  
File

## NORTH PORT LAND NOMINATIONS

County Nomination Number	NP Site Number	NP Ranking
2009-119	14	1
2009-106	1	2
2009-116	11	3
2009-109	4	4
2009-118	13	5
2009-112	7	6
2009-113	8	7
2009-114	9	8
2009-107	2	9
2009-108	3	10
2009-111	6	11
2009-110	5	12
2009-117	12	13
2009-115	10	14

## RECOMMENDATION FOR ACQUISITION FOR A REGIONAL PARK

Madam Mayor and City Commissioners:

1. There has been support expressed in the County over the last few years for the need for a South County Regional Park.
2. The majority of County owned parks are in the northern half of the County as shown by attached map from County publications. The primary exception being Warm Mineral Springs and its future is uncertain.
3. The majority of recent funding for acquisitions, expansions and renovation have been made in the northern half of the County.
4. Informal discussions in the County have been focusing on the Venice area. Obviously in the southern half of the county, but how much available undeveloped space is available? We have one excellent candidate.

The Yorkshire site was proposed to the County under the Neighborhood Parklands Acquisition program. The application submitted in 2009 is attached.

Also attached is a spreadsheet contrasting appraised property values of the site in 2009 to current 2013 values. The area of the proposed site is also corrected per current County Property Tax records.

It was initially bypassed due to a possible and proven unfounded issue that this might be environmentally sensitive land. This question was raised by a noted north county resident. This issue was laid to rest after the City replied to the issue.

Later the size of the site deemed it not suitable as a Neighborhood Park. Definitions of park size and functionality are attached.

A view of non-City parks in the southern half of the County show a definite lack. There are preserve and wilderness areas, but these cannot be classified as parkland. They are dedicated for mostly passive use and cannot be developed to provide active facilities for public use.

The Yorkshire site is large and undeveloped and for the appraised value, a bargain.

We feel that this site is an excellent site for recommendation and promotion to the County as a large scale park. With proper development: open undedicated sports fields, dedicated sports fields, ball fields, and picnic and walking trails, this site will generate much user traffic and allow the City to host a wide variety of events that we currently do not have the facilities to support.

Also please note that due to no development on the site and very limited development of surrounding adjacent properties, development of this site including any level of lighting that is desired would have almost no impact on neighbors.

This site among others should be looked at as the City works on its new and revised Master Plan. We cannot let our potential gems for development and progress go by the way side.



# LAND ACQUISITION PROGRAM NOMINATION FORM

Please use this nomination form to nominate property for consideration for acquisition by Sarasota County through purchase, donation or conservation easements in accordance with the terms set forth in the acquisition program and associated criteria. This form may also be used by a citizen wishing to nominate any property in the county for acquisition, whether owned by that person or not.

**ARE YOU THE PROPERTY OWNER?** Yes  No  (If not, please be aware that this is a willing seller program)

### YOUR CONTACT INFORMATION

<b>Name:</b> City of North Port		<b>Telephone No:</b> (941) 429-7094
<b>Address:</b> 4970 City Hall Boulevard		<b>Email (optional):</b> cpingree@cityofnorthport.com
<b>City:</b> North Port	<b>State:</b> FL	<b>ZIP:</b> 34286

**I am nominating this property for consideration as:**

- Neighborhood Parkland    
 Environmentally Sensitive Land    
 Other (please explain below)

<b>Parcel Identification No. (if known):</b> Various – Please see attached Tropical Lands Holding Inc. / Others	<b>Street Address of Property (if available):</b> Various – Please see attached
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**Location of Property (please be specific):**

This is a 117 plus acre site of vacant wooded upland located off North Yorkshire Boulevard in the most eastern section of the city. It is access via East Price Boulevard and Hillsborough Boulevard and Veterans Boulevard further to the south.

**The nominated property has the following features (select all that are applicable):**

- |   |   |
|---|---|
| <input type="checkbox"/> Historical / Archaeological Value                                      | <input type="checkbox"/> High quality / unaltered habitat           |
| <input type="checkbox"/> Rare habitat and/or listed species                                     | <input type="checkbox"/> Open space                                 |
| <input checked="" type="checkbox"/> Located more than 5 miles from an existing park or preserve | <input type="checkbox"/> Wetlands                                   |
| <input type="checkbox"/> Access to water (Gulf of Mexico, bay, river, or creek frontage)        | <input type="checkbox"/> Adjacent to existing public lands / trails |
| <input type="checkbox"/> Existing structure(s)  | <input checked="" type="checkbox"/> Other (please explain below)    |

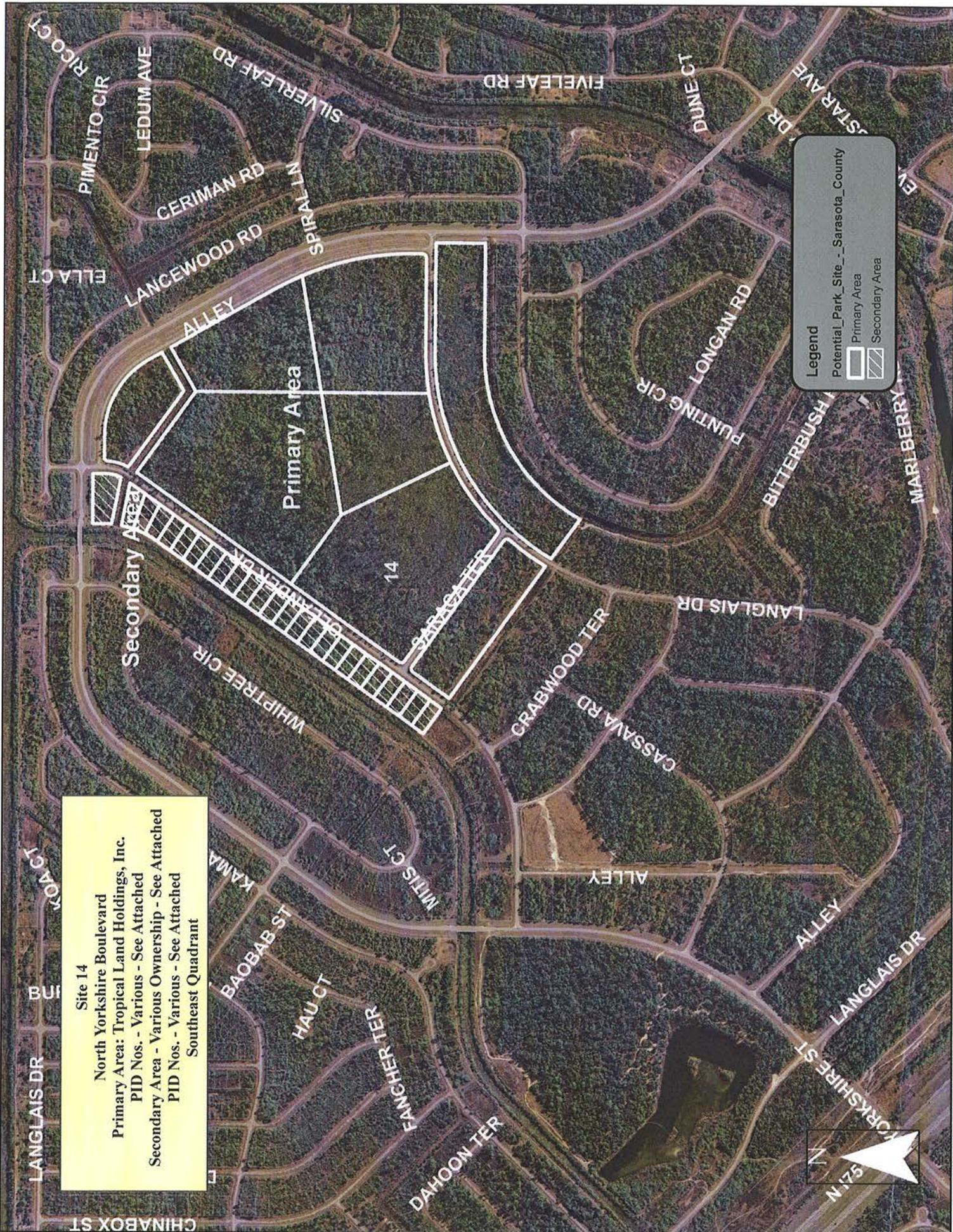
**Description of property / resources:**

*(Briefly describe this property's features, including any existing structures on the site; please be specific)*

Located in the eastern most section of the City, this is a 117 plus acre site comprised of several large tracts and abutting smaller platted residential lots. Envisioned to serve as a regional park setting, the principal section contains just over 105 acres and is comprised of seven large tracts in single ownership. The remaining 12 acres is comprised of numerous small vacant platted residential lots. All of the lands are wooded to partially wooded sites. The area is accessed by North Yorkshire Boulevard which can be accessed by East Price Boulevard or by Veteran Boulevard in Charlotte County. The North Yorkshire access of Veterans is less than three miles from the intersection of I-75 and Kings Highway. The surrounding area is comprised of a mixture of additional larger tracts and platted residential lots, almost all of which are currently unimproved.

**List the reasons you believe this property should be acquired:**

This setting is unique because of its design and location. Currently, with the exception of a handful of improved residential platted lots, the area has no development. The large tract setting abuts lands zoned for multi-family and commercial development, both of which compliment the regional nature of the proposed park. Furthermore, because main section of the site is comprised of seven large tracts under single ownership, it affords the City the opportunity to create a regional park setting without having to deal with having to acquire over 100 platted lots which would be needed to create such an area. The additional platted smaller residential lots that have been added to the site was done so to afford those property owners the opportunity to sell their property should they not wish to located directly adjacent to a regional park setting. Most importantly, however, the site is the only large tract area within the three populated quadrants of the City that lends itself to such a development. The site also will enable the City to develop a unique regional park setting that has adequate access from both the City of North Port and Charlotte County. The close proximity of the intersection of I-75 and Kings Highway in Charlotte County provides easy access for regional park visitors. Furthermore, there are existing hotel, motel and retail establishments that serve that intersection and can provide many of the types of services needed to support such a location. For the long term, as the immediate area surrounding the site is developed, those supportative amenities will become more available. Also, the setting is consistent with the City's Parks Master Plan.



**Site 14**

North Yorkshire Boulevard

Primary Area: Tropical Land Holdings, Inc.

PID Nos. - Various - See Attached

Secondary Area - Various Ownership - See Attached

PID Nos. - Various - See Attached

Southeast Quadrant

**Legend**

Potential\_Park\_Site\_-\_Sarasota\_County

Primary Area

Secondary Area

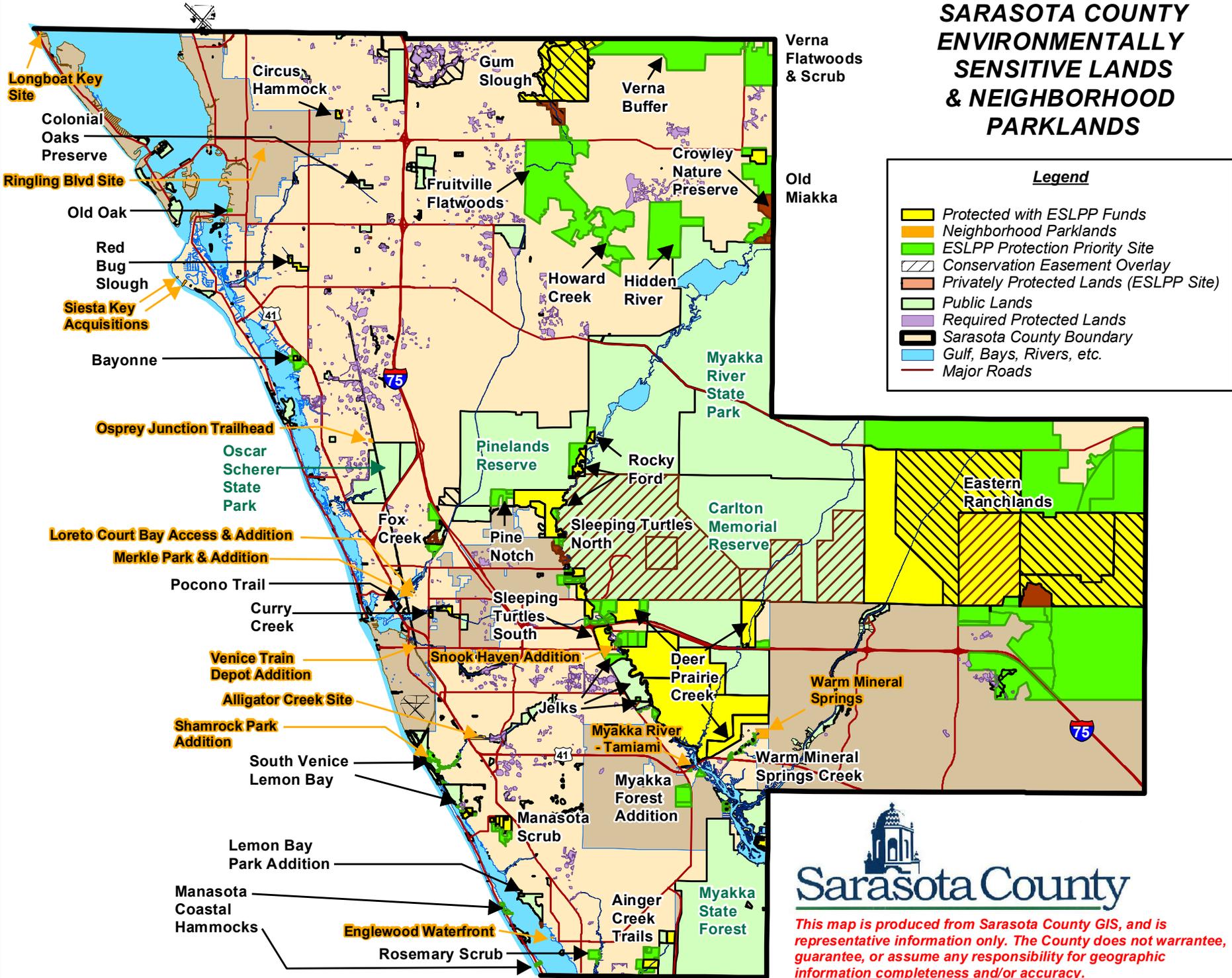
Map		Street Address			Assessed Value		Zoning		LEGAL/REF/Short Legal Description		Land Area	
No.	ID Number	Owner	Street Address	Assessed Value	Zoning	LEGAL/REF/Short Legal Description	Square Feet	Acres			Square Feet	Acres
14 Primary Parcels												
	1128-22-7318	Tropical Lands Holding Inc	Langlais Drive	\$114,500	CGS	3053/1190	637,718	14.6	Tract J Containing 14.64 Ac M/L 47th Addition To Port Charlotte		637,718	14.6
	1127-22-8515	Tropical Lands Holding Inc	Yorkshire Street	\$47,500	CGS	3053/1190	210,830	4.8	Tract A Containing 4.84 Ac M/L 47th Addition To Port Charlotte		210,830	4.8
	1127-22-8516	Tropical Lands Holding Inc	Oleander Drive	\$190,400	CGS	3053/1190	1,036,728	23.8	Tract B Containing 23.8 Ac M/L 47th Addition To Port Charlotte		1,036,728	23.8
	1127-22-8517	Tropical Lands Holding Inc	Yorkshire Street	\$103,700	CGS	3053/1190	456,073	10.5	Tract C Containing 10.47 Ac M/L 47th Addition To Port Charlotte		456,073	10.5
	1127-22-8518	Tropical Lands Holding Inc	Oleander Drive	\$200,000	CGS	3053/1190	880,347	20.2	Tract D Containing 20.21 Ac M/L 47th Addition To Port Charlotte		880,347	20.2
	1127-22-8519	Tropical Lands Holding Inc	Langlais Drive	\$98,900	CGS	3053/1190	435,164	10.0	Tract E Containing 9.99 Ac M/L 47th Addition To Port Charlotte		435,164	10.0
	1127-22-8520	Tropical Lands Holding Inc	Yorkshire Street	\$139,600	CGS	3053/1190	616,374	14.2	Tract F Containing 14.13 Ac M/L 47th Addition To Port Charlotte		616,374	14.2
	1126-22-8521	Tropical Lands Holding Inc	Oleander Drive	\$70,700	CGS	3053/1190	311,018	7.1	Tract H Containing 7.14 Ac M/L 47th Addition To Port Charlotte		311,018	7.1
	Subtotal = Primary Parcels - North Yorkshire Boulevard			\$965,300			4,584,252	105.2			4,584,252	105.2
Secondary Parcels												
	1125-22-8711	Tropical Lands Holding Inc	Oleander Drive	\$8,300	CGS	3053/1190	20,000	0.5	Lot 11, Block 2287, 47th Addition To Port Charlotte		20,000	0.5
	1125-22-8712	Tropical Lands Holding Inc	Oleander Drive	\$8,300	CGS	3053/1190	20,000	0.5	Lot 12, Block 2287, 47th Addition To Port Charlotte		20,000	0.5
	1125-22-8713	Tropical Lands Holding Inc	Oleander Drive	\$8,300	CGS	3053/1190	20,000	0.5	Lot 13, Block 2287, 47th Addition To Port Charlotte		20,000	0.5
	1125-22-8714	Tropical Lands Holding Inc	Oleander Drive	\$8,300	CGS	3053/1190	20,000	0.5	Lot 14, Block 2287, 47th Addition To Port Charlotte		20,000	0.5
	1125-22-8715	Nativio, Judy	Oleander Drive	\$8,300	CGS	2005049744	20,000	0.5	Lot 15, Block 2287, 47th Addition To Port Charlotte		20,000	0.5
	1125-22-8716	Tropical Lands Holding Inc	Oleander Drive	\$8,300	CGS	3053/1190	20,000	0.5	Lot 16, Block 2287, 47th Addition To Port Charlotte		20,000	0.5
	1125-22-8717	Golaszewski Jr., Stephen M	Oleander Drive	\$8,300	CGS	2008164392	20,000	0.5	Lot 17, Block 2287, 47th Addition To Port Charlotte		20,000	0.5
	1125-22-8718	Tropical Lands Holding Inc	Oleander Drive	\$8,300	CGS	3053/1190	20,000	0.5	Lot 18, Block 2287, 47th Addition To Port Charlotte		20,000	0.5
	1125-22-8719	Tropical Lands Holding Inc	Oleander Drive	\$8,300	CGS	3053/1190	20,000	0.5	Lot 19, Block 2287, 47th Addition To Port Charlotte		20,000	0.5
	1125-22-8720	Gallup, III, Kenneth G	Oleander Drive	\$8,300	CGS	2007132117	20,000	0.5	Lot 20, Block 2287, 47th Addition To Port Charlotte		20,000	0.5
	1125-22-8721	Kane, Jean M	Oleander Drive	\$8,300	CGS	1919/0864	20,000	0.5	Lot 21, Block 2287, 47th Addition To Port Charlotte		20,000	0.5
	1125-22-8722	Tropical Lands Holding Inc	Oleander Drive	\$8,300	CGS	3053/1190	20,000	0.5	Lot 22, Block 2287, 47th Addition To Port Charlotte		20,000	0.5
	1125-22-8723	Ma Miki Anh Tu	Oleander Drive	\$8,300	CGS	2002109059	20,000	0.5	Lot 23, Block 2287, 47th Addition To Port Charlotte		20,000	0.5
	1126-22-8724	Nguyen, Minh T	Oleander Drive	\$8,300	CGS	2002103053	20,000	0.5	Lot 24, Block 2287, 47th Addition To Port Charlotte		20,000	0.5
	1126-22-8725	Shum Thompson H N	Oleander Drive	\$8,300	CGS	1821/0988	20,000	0.5	Lot 25, Block 2287, 47th Addition To Port Charlotte		20,000	0.5
	1127-22-8701	T & L Towing Corp	Oleander Drive	\$8,800	CGS	1812/1719	43,578	1.0	Lot 1, Block 2287, 47th Addition To Port Charlotte		43,578	1.0
	1127-22-8702	Shine Jamie	Oleander Drive	\$8,800	CGS	1998167258	24,903	0.6	Lot 2, Block 2287, 47th Addition To Port Charlotte		24,903	0.6
	1127-22-8703	Tropical Lands Holding Inc	Oleander Drive	\$8,800	CGS	3053-1190	22,534	0.5	Lot 3, Block 2287, 47th Addition To Port Charlotte		22,534	0.5
	1127-22-8704	Nagrani, Kishin S	Oleander Drive	\$8,800	CGS	2424/1718	22,373	0.5	Lot 4, Block 2287, 47th Addition To Port Charlotte		22,373	0.5
	1127-22-8705	Tropical Lands Holding Inc	Oleander Drive	\$8,300	CGS	3053-1190	20,388	0.5	Lot 5, Block 2287, 47th Addition To Port Charlotte		20,388	0.5
	1127-22-8706	Nguyen, Ken	Oleander Drive	\$8,400	CGS	2004119409	20,825	0.5	Lot 6, Block 2287, 47th Addition To Port Charlotte		20,825	0.5
	1127-22-8707	Tropical Lands Holding Inc	Oleander Drive	\$8,300	CGS	3053-1190	20,000	0.5	Lot 7, Block 2287, 47th Addition To Port Charlotte		20,000	0.5
	1127-22-8708	Prima Properties LLC	Oleander Drive	\$8,300	CGS	2004113622	20,000	0.5	Lot 8, Block 2287, 47th Addition To Port Charlotte		20,000	0.5

Sarasota County Parkland Acquisition Program  
 City of North Port  
 March 2009

Map No.	ID Number	Owner	Street Address	Assessed Value	Zoning	LEGAL REF	Short Legal Description	Land Area	
								Square Feet	Acres
	1127-22-8709	Najmi Properties Inc	Oleander Drive	\$8,300	CGS	2004071024	Lot 9, Block 2287, 47th Addition To Port Charlotte	20,000	0.5
	1127-22-8710	Tropical Lands Holding Inc	Oleander Drive	\$8,300	CGS	3053-1190	Lot 10, Block 2287 47th Addition To Port Charlotte	20,000	0.5
	Subtotal - Secondary Parcels			\$209,200				\$534,601	12.3
	Grand Total - Site 14 - North Yorkshire Boulevard			1,174,500				5,118,853	117.5

No.	ID Num	Owner	Street Address	2009			Land Area		2013	
				Assessed Value	Zoning	LEGALREF	Short Legal Description	Square Feet	Acres	Assessed Value
<b>14 Primary Parcels</b>										
1128-22-731		Tropical Lands Holding Inc	Langlais Drive	\$114,500	CGS	3053/1190	Tract J Containing 14.64 Ac M/L47th Addition To Port Charlot	637,718	15.9	\$66,500
1127-22-851		Tropical Lands Holding Inc	Yorkshire Street	\$47,500	CGS	3053/1190	Tract A Containing 4.84 Ac M/L 47th Addition To Port Charlot	210,830	5.3	\$37,500
1127-22-851		Tropical Lands Holding Inc	Oleander Drive	\$190,400	CGS	3053/1190	Tract B Containing 23.8 Ac M/L 47th Addition To Port Charlot	1,036,728	25.9	\$147,400
1127-22-851		Tropical Lands Holding Inc	Yorkshire Street	\$103,700	CGS	3053/1190	Tract C Containing 10.47 Ac M/L47th Addition To Port Charlot	456,073	11.4	\$77,200
1127-22-851		Tropical Lands Holding Inc	Oleander Drive	\$200,000	CGS	3053/1190	Tract D Containing 20.21 Ac M/L47th Addition To Port Charlot	880,347	22.0	\$148,900
1127-22-851		Tropical Lands Holding Inc	Langlais Drive	\$98,900	CGS	3053/1190	Tract E Containing 9.99 Ac M/L 47th Addition To Port Charlot	435,164	10.9	\$73,600
1127-22-852		Tropical Lands Holding Inc	Yorkshire Street	\$139,600	CGS	3053/1190	Tract F Containing 14.13 Ac M/L47th Addition To Port Charlot	616,374	15.4	\$104,300
1126-22-852		Tropical Lands Holding Inc	Oleander Drive	\$70,700	CGS	3053/1190	Tract H Containing 7.14 Ac M/L 47th Addition To Port Charlot	311,018	7.8	\$52,600
Subtotal = Primary Parcels - North Yorkshire Boulevard				\$965,300				4,584,252	114.6	\$708,000
<b>Secondary Parcels</b>										
1125-22-871		Tropical Lands Holding Inc	Oleander Drive	\$8,300	CGS	3053/1190	Lot 11, Block 2287, 47th Addition To Port Charlotte	20,000	0.5	\$4,000
1125-22-871		Tropical Lands Holding Inc	Oleander Drive	\$8,300	CGS	3053/1190	Lot 12, Block 2287, 47th Addition To Port Charlotte	20,000	0.5	\$4,000
1125-22-871		Tropical Lands Holding Inc	Oleander Drive	\$8,300	CGS	3053/1190	Lot 13, Block 2287, 47th Addition To Port Charlotte	20,000	0.5	\$4,000
1125-22-871		Tropical Lands Holding Inc	Oleander Drive	\$8,300	CGS	3053/1190	Lot 14, Block 2287, 47th Addition To Port Charlotte	20,000	0.5	\$4,000
1125-22-871		Nativio, Judy	Oleander Drive	\$8,300	CGS	2005049744	Lot 15, Block 2287, 47th Addition To Port Charlotte	20,000	0.5	\$4,000
1125-22-871		Tropical Lands Holding Inc	Oleander Drive	\$8,300	CGS	3053/1190	Lot 16, Block 2287, 47th Addition To Port Charlotte	20,000	0.5	\$4,000
1125-22-871		Golaszewski Jr, Stephen N	Oleander Drive	\$8,300	CGS	2008164392	Lot 17, Block 2287, 47th Addition To Port Charlotte	20,000	0.5	\$4,000
1125-22-871		Tropical Lands Holding Inc	Oleander Drive	\$8,300	CGS	3053/1190	Lot 18, Block 2287, 47th Addition To Port Charlotte	20,000	0.5	\$4,000
1125-22-871		Tropical Lands Holding Inc	Oleander Drive	\$8,300	CGS	3053/1190	Lot 19, Block 2287, 47th Addition To Port Charlotte	20,000	0.5	\$4,000
1125-22-872		Gallup, Ill, Kenneth G	Oleander Drive	\$8,300	CGS	2007132117	Lot 20, Block 2287, 47th Addition To Port Charlotte	20,000	0.5	\$4,000
1125-22-872		Kane, Jean M	Oleander Drive	\$8,300	CGS	1919/0864	Lot 21, Block 2287 47th Addition To Port Charlotte	20,000	0.5	\$4,000
1125-22-872		Tropical Lands Holding Inc	Oleander Drive	\$8,300	CGS	3053/1190	Lot 22, Block 2287, 47th Addition To Port Charlotte	20,000	0.5	\$4,000
1125-22-872		Ma Miki Anh Tu	Oleander Drive	\$8,300	CGS	2002109059	Lot 23, Block 2287, 47th Addition To Port Charlotte	20,000	0.5	\$4,000
1126-22-872		Nguyen, Minh T	Oleander Drive	\$8,300	CGS	2002103053	Lot 24, Block 2287, 47th Addition To Port Charlotte	20,000	0.5	\$4,000
1126-22-872		Shum Thompson H N	Oleander Drive	\$8,300	CGS	1821/0988	Lot 25, Block 2287, 47th Addition To Port Charlotte	20,000	0.5	\$4,000
1127-22-870		T & L Towing Corp	Oleander Drive	\$8,800	CGS	181211719	Lot 1, Block 2287, 47th Addition To Port Charlotte	43,578	1.1	\$4,100
1127-22-870		Shine Jamie	Oleander Drive	\$8,800	CGS	1998167258	Lot 2, Block 2287, 47th Addition To Port Charlotte	24,903	0.6	\$4,100
1127-22-870		Tropical Lands Holding Inc	Oleander Drive	\$8,600	CGS	3053-1190	Lot 3, Block 2287 47th Addition To Port Charlotte	22,534	0.5	\$4,100
1127-22-870		Nagrani, Kishin S	Oleander Drive	\$8,600	CGS	2424/1718	Lot 4, Block 2287, 47th Addition To Port Charlotte	22,373	0.5	\$4,100
1127-22-870		Tropical Lands Holding Inc	Oleander Drive	\$8,300	CGS	3053-1190	Lot 5, Block 2287 47th Addition To Port Charlotte	20,388	0.5	\$4,000
1127-22-870		Nguyen, Ken	Oleander Drive	\$8,400	CGS	2004119409	Lot 6, Block 2287, 47th Addition To Port Charlotte	20,825	0.5	\$4,000
1127-22-870		Tropical Lands Holding Inc	Oleander Drive	\$8,300	CGS	3053-1190	Lot 7, Block 2287 47th Addition To Port Charlotte	20,000	0.5	\$4,000
1127-22-870		Prima Properties LLC	Oleander Drive	\$8,300	CGS	2004113622	Lot 8, Block 2287, 47th Addition To Port Charlotte	20,000	0.5	\$4,000
1127-22-870		Najmi Properties Inc	Oleander Drive	\$8,300	CGS	2004071024	Lot 9, Block 2287, 47th Addition To Port Charlotte	20,000	0.5	\$4,000
1127-22-871		Tropical Lands Holding Inc	Oleander Drive	\$8,300	CGS	3053-1190	Lot 10, Block 2287 47th Addition To Port Charlotte	20,000	0.5	\$4,000
Subtotal - Secondary Parcels				\$209,200				534,601	13.2	\$100,400
<b>Grand Total - Site 14 - North Yorkshire Boulevard</b>				<b>\$1,174,500</b>				<b>5,118,853</b>	<b>127.8</b>	<b>\$808,400</b>
<b>Change in Assessed Value =</b>				<b>2009</b>				<b>Land Area</b>	<b>Acres</b>	<b>2013</b>
<b>Previously Listed as 117.5 Acres</b>				<b>Assessed Value</b>				<b>Square Feet</b>		<b>Assessed Value</b>
				<b>-\$366,100</b>						

# SARASOTA COUNTY ENVIRONMENTALLY SENSITIVE LANDS & NEIGHBORHOOD PARKLANDS



*This map is produced from Sarasota County GIS, and is representative information only. The County does not warrant, guarantee, or assume any responsibility for geographic information completeness and/or accuracy. This map should not be used as a guide for navigation.*

# Concurrency Regulations

## Definitions:

*Park, Community* means a park located near major roadways and designed to serve the needs of more than one neighborhood.

*Park, Metropolitan* means a park Development to serve several communities, population centers, or large portions of the County.

*Park, Neighborhood* means a park which serves the population of a neighborhood and which is generally accessible by bicycle or pedestrian ways.

*Park, Regional* means a park which is designed to serve two or more communities.

*Park, Special* means all parks that cannot be categorized as a Community, Metropolitan, Neighborhood, or Regional Park.

## 4. Parks.

a. Level of Service standard. Policy 1.1.1. of the Apoxsee Recreation and Open Space Plan shall serve as the minimum criteria for determining that adequate capacity exists for the provision of parks and recreation services, as follows:

### *Regulatory recreation Level of Service (LOS)*

The County's recreation Level of Service (LOS) shall be no less than seven acres per 1,000 yearround (resident), incorporated Sarasota County population, to be allocated, among five park classifications, with the following minimum acreage allocations, which are based on the 1995 distribution of existing developed parks in Sarasota County:

0.3	acres of Neighborhood Park facilities;
0.4	acres of Community Park facilities;
0.9	acres of Metropolitan Park facilities;
1.8	acres of highly specialized park facilities; and
3.4	acres of other park acreage, including, but not limited to, parks designated as future capacity, conservation lands and water access

To qualify for inclusion as one of the park classifications in the above cited recreation LOS, a park site must meet the minimum criteria established in the County's Recreation Guiding Principles.

## Definitions

State agencies and national park associations provide recreational guidelines for park and community planning. These publications are designed to be utilized by communities as information sources to be used in the development of park plans. Sarasota County Parks and Recreation used these resources to establish the definitions in this chapter. The resources included the following publications:

Florida Statewide Comprehensive Outdoor Recreation Plan (SCORP): This document is the State of Florida's policy plan for outdoor recreation. The publication contains nationally accepted guidelines and standards for parks and recreation planning and development. Management of Park and Recreation Agencies, was prepared by the National Recreation and Park Association in 1994 and updated in 2004. This publication provides operational standards and guidelines which can be used by parks and recreation agencies.

Sarasota County Parks and Recreation Master Plan, June, 2004: Plan prepared by Wade Trim to assess recreation needs currently and in the future.

Websites:

[www.dep.state.fl.us](http://www.dep.state.fl.us) State of Florida Department of Environmental Protection

[www.nrpa.org](http://www.nrpa.org) National Recreation and Park Association

[www.usgbc.org](http://www.usgbc.org) US Green Building Council (USGBC)

[www.wadetrim.com](http://www.wadetrim.com) Wade Trim

Using the above publications as guidelines, the following definitions were developed to provide a common vocabulary for recreation planning in Sarasota County.

**Ecologically Benign:** A term used to describe activities within natural areas that have a net effect that is neutral or positive.

**Ecotourism:** Environmentally responsible travel and visitation to natural areas, in order to enjoy and appreciate nature (and any accompanying cultural features, both past and present) that promote conservation, have a low visitor impact and provide for beneficially active socio-economic involvement of local peoples. (from Drumm and Moore, 2002, Ecotourism Development: A manual for Planners and managers, Vol. 1) A relatively new subset of nature-based tourism (generally defined as travel and recreation for the appreciation of natural environments and the outdoors) that has multiple definitions. There has been some consensus among the organizations that are involved with ecotourism regarding the following definition.

**Green Building:** The resource efficient design, construction and operation of buildings by employing environmentally sensible construction practices, systems and materials. (Resolution 2005-048.)

**Greenway:** Defined in the Florida Statutes (Chapter 260) as a linear open space established along either a natural corridor, such as a riverfront, stream valley, or ridgeline, or over land along a railroad right-of-way converted to recreational use, a canal, a scenic road, or other route; any natural or landscaped course for pedestrian or bicycle passage; an open space connector linking parks, nature reserves, cultural features, or historic sites with each other and with populated areas.

**Linear Park:** A linear open space established along either a natural corridor, such as a riverfront, stream valley, or ridgeline, or over land along a railroad right-of-way converted to recreational use, a canal, a scenic road, or other route; any natural or landscaped course for pedestrian or bicycle passage; an open space connector linking parks, nature reserves, cultural features, or historic sites with each other and with populated areas. –The definition is similar to the Florida Statute definition for Greenway.

NOTE: The Linear Park classification was chosen as a descriptor to avoid any confusion that might be caused by using the term "Greenway." The source of that confusion might be Sarasota County's use of the term "Greenway" in the County's 2050 Land Use Plan. The "Greenway" definition in the 2050 Plan is entirely different than the State of Florida's definition. To avoid confusion, Parks and Recreation has chosen to use the term "Linear Park."

Further for the purposes of acreage calculations for linear park areas within a larger park boundary, a 12-ft wide trail is used. For example: 1 mile of trail 12-ft wide at Caspersen Park contains approximately 1.5 acres classified as Linear Park land. Acreage for parks that are exclusively Linear Parks includes the entire land area. For example: the Venetian Waterway Park includes all of the ROW acreage used for the trail and trailside amenities.

**Mega-Playground:** A recreation area 15,000 ft<sup>2</sup> or larger, with play equipment that can accommodate a wide range of user abilities and opportunities.

**Open Recreation Space:** Undeveloped park lands suitable for passive recreation or conservation uses.

**Playground:** A recreation area with play apparatus ranging in size and user capacity.

**Private Recreation Sites:** Sites owned by private, commercial, or non-profit entities available to the public for purposes of recreational uses.

**Public Access:** The ability of the public to physically reach, enter, or use water or land based recreation sites including beaches, islands, bays, bayous, rivers, streams, creeks, lagoons and other publicly owned or controlled upland areas.

**Public Recreation Sites:** Sites owned or leased on a long-term basis by a federal, state, regional or local government agency for purposes of recreational use.

**Recreation:** Activities promoting and stimulating the social, physical, and emotional well being of individuals and their communities through a wide variety of quality programming, services, facilities, natural areas, and open recreation space.

**Recreational Amenity:** A component of a recreation site used by the public such as a trail, tennis court, athletic field, playground, or swimming pool.

**Recreation Facility:** A location containing a collection of recreational amenities used by the public for recreation.

**Resource-based:** Recreational opportunities supplied by nature--the County's natural resources.

**Urban Greenspace:** Parcels of undeveloped land suitable for some recreational activities while preserving natural areas, cultural / historic features, and scenic vistas.

**Water Access:** Park lands that provide the public with shoreline access to the County's bays, bayous, creeks, rivers, streams, lagoons, lakes, ponds, and the Gulf of Mexico.

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## County Park Inventory

Sarasota County has developed a park system providing a broad range of recreational opportunities.

Prior to 1992, County owned recreational lands were categorized by evaluating each site and classifying its entire acreage as either neighborhood, community, metropolitan or highly specialized park. The acreage of parks in each category was summed to determine the amount of acreage in that park category. These acreage counts were then compared to service needs to determine if a deficiency or surplus existed. If a deficiency existed, it was viewed as an indicator that more land should be obtained to develop another park.

The Comprehensive Plan adopted in 1997 used an alternative classification system for park acreage. This method broke out park types and divided acreage distributions within individual parks. As an example, Siesta Beach was classified as the following: 8 acres – Neighborhood Park and 32 acres – Metropolitan Park. Using this classification, it would appear that Siesta Beach satisfied the Neighborhood Park needs of the area. Public input into the Siesta Community Plan indicated the need for a Neighborhood Park to satisfy needs not being met by Siesta Beach. This resulted in a new plan for the utilization of Glebe Park as a Community Park. This new designation more accurately reflects the actual value and public usage for each park type.

<b>Name:</b>	<b>3. Linear Park (similar to "Greenway" as defined by Florida Statute)</b>
<b>Purpose:</b>	Provide recreation and social interaction opportunities for walkers, runners, bicyclists, hikers and roller-bladers. Provides connectivity.
<b>Size and Service Area:</b>	Ranging in length from less than 1 mile to many miles.
<b>Location:</b>	Internal to other park areas or along public right-of-ways.
<b>Typical Amenities:</b>	Pathways with a variety of surfaces Benches Overlooks Picnic areas Concession stands
<b>Other Info:</b>	Examples: Venetian Waterway Park

<b>Name:</b>	<b>4. Neighborhood Park</b>
<b>Purpose:</b>	Provide close to home opportunities for recreation and social interaction. To preserve urban greenspace.
<b>Size and Service Area:</b>	Less than 5 acres that serves population within a 1 mile radius
<b>Location:</b>	Reachable within a neighborhood that is accessible by walking or bicycling.
<b>Typical Amenities:</b>	Playground Multi-purpose field Multi-purpose court Picnic area Open recreation space Cooking facilities/barbeque
<b>Other Info:</b>	In neighborhood park planning play areas for children and picnic areas should be provided wherever feasible. A neighborhood park should be accessible without crossing heavy traffic. Emphasis should be on a welcoming friendly setting.

<b>Name:</b>	<b>5. Community Park</b>
<b>Purpose:</b>	Serves as a gathering place for area residents.
<b>Size and Service Area:</b>	Typically 20 acres that serves a population within a 3-mile radius
<b>Location:</b>	Drive-to park located near a major roadway.
<b>Typical Amenities:</b>	Community building Restroom Playground Picnic Area Open recreation space Parking area (Athletic amenities – see Community Sports Complex)
<b>Other Info:</b>	N/A
<b>Note:</b>	A Community Park may be a neighborhood park.
<b>Name:</b>	<b>6. Community Sports Complex (formerly Highly Specialized Park)</b>
<b>Purpose:</b>	Primarily used for athletics or specialized recreation activities.
<b>Size and Service Area:</b>	Typically 25 acres that serves a population within a 3-mile radius, intended to serve smaller community than District Park.
<b>Location:</b>	Drive-to park located near a major roadway.
<b>Typical Amenities:</b>	Baseball field Softball field Football field Soccer field Mega-Playground Skateboard Area Restroom Open recreation space Parking area
<b>Other Info:</b>	N/A
<b>Note:</b>	A Community Sports Complex may be situated adjacent to a neighborhood park.

<b>Name:</b>	<b>7. District Park (formerly known as Metropolitan Park)</b>
<b>Purpose:</b>	Active use parks with focus on tournament scale athletic facilities and diverse recreational opportunities.
<b>Size and Service Area:</b>	Typically 80 acres or larger that serves a population within a 5 mile radius, intended to serve several communities
<b>Location:</b>	Near major urban areas within 30 minutes drive time from population centers.
<b>Typical Amenities:</b>	<p>Tournament scale athletic facilities (required)</p> <p>Hiking or exercise trails</p> <p>Specialized building</p> <p>Area for boating, fishing, or swimming</p> <p><u>Mega-Playground</u></p> <p><u>Skateboard Area</u></p> <p>Restroom</p> <p>Open recreation space</p> <p>Parking area</p> <p>Swimming pool</p> <p>Tennis court</p> <p>Recreation building</p> <p>Gymnasium</p>
<b>Other Info:</b>	May also have resource-based opportunities.
<b>Note:</b>	A District Park may also include those recreational amenities commonly provided for in a neighborhood park.

Table 3-1: Total Acreage by Parks Classification

TABLE 3-1: Total Unincorporated County Acreage Parks and Conservation Land by Parks Classification			
North and South County Totals			
Park Type	Acreage	Quantity	
1. Boat Access Parks	12	8	launch lanes
		225	pk. spaces
2. Beach Access Parks	367	22	sites
3. Linear Parks	168	112	miles
4. Neighborhood	139	41	sites
5. Community	121	10	sites
6. Community Sports Complex (formerly Highly Specialized)	246	8	sites
7. District Park (formerly Metropolitan)	259	2	sites
8. Natural Area Parks	2,603	59	sites
10. Other	703	15	sites
<b>Park Acreage Total</b>	<b>4,618</b>		
<b>Regulatory Level of Service (LOS) Calculation</b>	19.01		
	Acres Per 1000 Persons*		
<b>9. Conservation Land Acreage</b>	<b>32,664</b>	<b>12</b>	<b>sites</b>

Note: \* 2004 Estimated resident population

242,852

An analysis of the supply of existing recreational facilities in County owned parks was completed by adding the acreage in each park classification in the County Park Inventory. The acreage per 1,000 residents was calculated based on the estimated 2004 unincorporated area population of 242,852 residents.<sup>2</sup>

The adopted regulatory level of service for parks and recreation is 7 acres per 1,000 residents. Table 3-1 illustrates that the current County allocation of over 20 acres per 1,000 residents of park land greatly exceeds the required regulatory level of service. While this would suggest that the County has an adequate supply of park land, the Parks and Recreation Master Plan reveals the need for additional lands to meet specific recreational needs. As an example, the number of boat ramps is inadequate to meet current and future needs. Much of the existing park acreage is in the form of Natural Area Parks which are not suitable, as an example for athletic fields. Thus additional acreage is needed for the development of Sports Complex Parks.

Summaries also were made of the supply of park facilities in North and South County. For the purpose of the evaluation the dividing line between North and South County was defined as Preymore Road, extended west to the Gulf of Mexico and east to the DeSoto County line. Preymore Road was designated as the dividing line because it is the boundary of the north and south impact fee districts.

County-owned properties within the City of Sarasota were included in the acreage count for North County. County-owned parks within the Cities of Venice and North Port were included with the data for South County. The summaries are shown in Tables 3-3 and 3-4 below:

**Table 3-3: Total Acreage Parks and Conservation Land - North**

<b>TABLE 3-3: Total Unincorporated County Acreage Parks and Conservation Land</b>			
<b>by Parks Classification</b>			
<b>North County Totals</b>			
<b>Park Type</b>	<b>Acreage</b>	<b>Quantity</b>	
<b>1. Boat Access Parks</b>	2	5	launch lanes
		142	pk. spaces
<b>2. Beach Access Parks</b>	187	16	sites
<b>3. Linear Parks</b>	15	10	miles
<b>4. Neighborhood</b>	53	14	sites
<b>5. Community</b>	61	6	sites
<b>6. Community Sports Complex (formerly Highly Specialized)</b>	216	6	sites
<b>7. District Park (formerly Metropolitan)</b>	123	1	sites
<b>8. Natural Area Parks</b>	1,086	21	sites
<b>10. Other</b>	608	9	sites
<b>Park Acreage Total</b>	<b>2,351</b>		
<b>Regulatory Level of Service (LOS) Calculation</b>	<b>14.77</b>		
	<b>Acres Per 1000 Persons*</b>		
<b>9. Conservation Land Acreage</b>	85	2	sites

Note: \* 2004 Estimated North County resident population 159,165

Table 3-4: Total Acreage Parks and Conservation Land – South

TABLE 3-4: Total Unincorporated County Acreage Parks and Conservation Land		
by Parks Classification		
South County Totals		
Park Type	Acreage	Quantity
1. Boat Access Parks	10	3 launch lanes
		83 pk spaces
2. Beach Access Parks	180	6 sites
3. Linear Parks	153	102 miles
4. Neighborhood	86	27 sites
5. Community	60	4 sites
6. Community Sports Complex (formerly Highly Specialized)	30	2 sites
7. District Park (formerly Metropolitan)	136	1 site
8. Natural Area Parks	1,517	38 sites
10. Other	95	6 sites
<b>Park Acreage Total</b>	<b>2,267</b>	
<b>Regulatory Level of Service (LOS) Calculation</b>	<b>27.09</b>	
	<b>Acres Per 1000 Persons*</b>	
9. Conservation Land Acreage	32,579	10 sites

Note: \* 2004 Estimated South County resident population 83,687

A comparison of the North and the South areas reveals the following:

- There is twice the Neighborhood Park acreage in the South as there is in the North. This is largely a result of the acquisition of the South Venice Parks.
- Historically, Natural Area Park opportunities have been lacking in the North area. In 2005 the balance of Natural Area Parks has been improved by the development of Red Bug Slough Preserve, the acquisition of the site at Bee Ridge and Honore, and the planned development of the Celery Fields and Rothenbach Park in the North County area.

Hi Bill,

I know you are very aware of the nomination that is on the City of North Port's priority list for the N. Yorkshire property. There had also been some informal conversations about a need in the Venice area, and those discussions were about an area near Knight Trail Park. Overall, however, there is a shortage of ball fields throughout Sarasota County. In the new year, we will begin working on a Parks and Recreation Master Plan. Once this process is completed, we will have a much better understanding of deficiencies within our community and will more strategically be able to identify critical areas of need.

Carolyn

Carolyn Brown, Director  
Sarasota County Parks and Recreation  
1660 Ringling Blvd., Sarasota, FL 34236  
office: 941.861.5483  
cell: 941.650.5549  
*A sense of COMMUNITY... It Starts in Parks!*