



Central Parc at North Port Pattern Plan Amendment

Petition No. PMCPA-24-00000114

(Formerly DMA-24-114), via Ordinance No. 2025-28

Presented by: The Planning & Zoning Division



Overview

Applicant: Kim B. Fields, Auth. Member of Manager of Sabal Trace Development Partners, LLC

Property Owner: Sabal Trace Development Partners, LLC

Request: Amend the Central Parc at North Port Pattern Plan to revise the buffer planting plan to remove plantings along the back of lakes adjacent to neighboring properties

Two (2) waivers from Chapter 21 of the 2010 ULDC

Location: North of Greenwood Avenue and west of South Sumter Boulevard, (Section 29, Township 39 South, Range 21 East) AC-9

Project Area: Approximately 207 acres

History

On July 5, 2024, the Planning and Zoning Division of North Port received an application to amend the Central Parc Pattern Plan.

The application was submitted before the new Unified Land Development Code (ULDC) adopted on October 28, 2024, and evaluated under the 2010 ULDC provisions.

Central Parc is being developed on the former Sabal Trace golf course, which closed in 2015. The 207-acre site is currently undergoing revitalization and is classified as a brownfield area.

AC-9 promotes infill development with a mix of low to medium-density housing, senior living, retail, storage, medical offices, and neighborhood commercial spaces.

Central Parc is an active site and has gone through several approval processes since it started.

Since there is no formal procedure for modifying a Pattern Plan, this will be treated as an amendment to the development master plan via an Ordinance, given that the original Pattern Plan was adopted through Ordinance 2019-09.

Because Ordinance 2019-09 is incorporated by reference in the 2024 adopted ULDC, it is also necessary to amend the ULDC.

SITE INFORMATION

CURRENT LAND USE

Adopted Future Land Use Map Designation: Activity Center 9 (AC-9)

Adopted Zoning Map Designation: Activity Center 9 (AC-9), formerly Planned Community Development (PCD)

Existing Land Uses: Single-family homes are presently in the development phase.

SURROUNDING LAND USES:

Direction	Existing Land Uses	Future Land Use Map Designation	Zoning Map Designation
North	Residential	Medium Density Residential (MDR); Low-Density Residential (LDR)	R-2 Residential, Medium; R-1 Residential, Low
South	Commercial Mixed-Use Development	Activity Center 1 (AC-1)	Activity Center 1 (AC-1)
East	Residential	High-Intensity Corridor (HIC); Low-Density Residential (LDR)	R-1 Residential, Low; R-3 Residential, Multifamily
West	Residential	High-Density Residential (HDR); Medium-Density Residential (MDR)	R-3 Residential, Multi-Family; R-2 Residential, Medium

Proposed Changes

The proposed Pattern Plan amendment seeks to revise the approved buffer plan. There are three (3) major changes proposed.

Remove plantings along the back edges of lakes 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13, 14, 16, and 17. These changes would affect adjacent existing developments, including single-family homes, two-family homes, and multi-family residences.

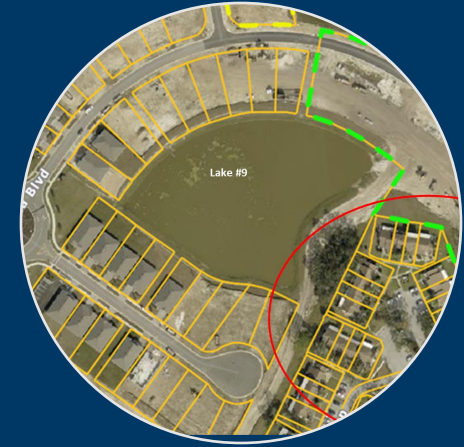
The Applicant is requesting two waivers from Section 21-9, Table 1, of the 2010 Unified Land Development Code (ULDC). These waivers concern the types of perimeter buffers that are required next to existing uses.

The perimeter buffering abutting Mixed-Use Area 1 and Mixed-Use Area 2 follows the 2010 ULDC regulations based on the final use, to be determined when the Site Development and Infrastructure Plans are submitted in the future.

Waiver Requests



Waiver 1 - requests relief from ULDC Section 21-9, Table 1, Buffers, which requires a Type B buffer consisting of a 10' wide buffer with one tree every 50' and shrubs between the proposed Single-Family/Two-Family and existing multi-family. The waiver applies to approximately 450 feet of the boundary around Lake 5 between the Colony at Sabal Trace condominiums and Central Parc. The Applicant is requesting to eliminate any required plantings within the buffer adjacent to the lake, to allow the neighboring condominium residents an unobstructed view of the lake.



Waiver 2 - requests relief from ULDC Section 21-9, Table 1, Buffers, which requires a Type B buffer consisting of a 10' wide buffer with one tree every 50' and shrubs between the proposed Single-Family/Two-Family and existing multi-family. The waiver pertains to approximately 275 feet of the perimeter boundary between Fairway Villas and Central Parc, surrounding Lake 9. The Applicant is requesting to eliminate any required plantings within the buffer adjacent to the lake, proposing that existing preserved mature oaks in the buffer area provide needed buffering between the uses.

Staff Analysis



The approved Development Master Plan (DMP-18-071) and the adopted Central Parc at North Port Pattern Plan provide a framework for the site's development. These documents specify requirements for lot configurations, open spaces, buffers, and landscaping in accordance with the master plan.



Perimeter buffering does not count toward fulfilling the requirements for interior landscaping, as these are separate and distinct.



The approved Central Parc Pattern Plan includes three types of perimeter buffer categories, labeled A, B, and C. These categories are specific to the Central Parc development and should not be confused with the buffers outlined in the City's 2010 Unified Land Development Code (ULDC).



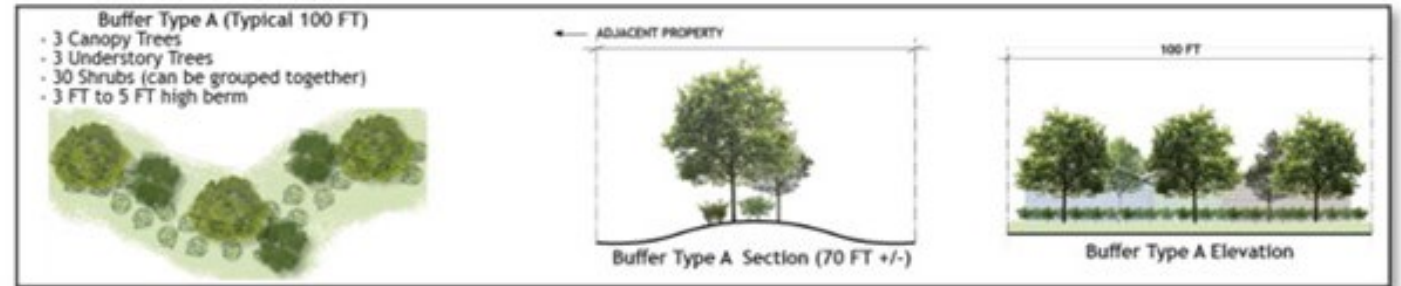
The approved buffer plan resulted from outreach to neighboring properties. Given that the Central Parc property was an infill site surrounded by existing development, the enhanced buffer plan significantly influenced the overall approval of both the DMP and Pattern Plan by the City Commission. (City Commission Special Meeting May 2, 2019)



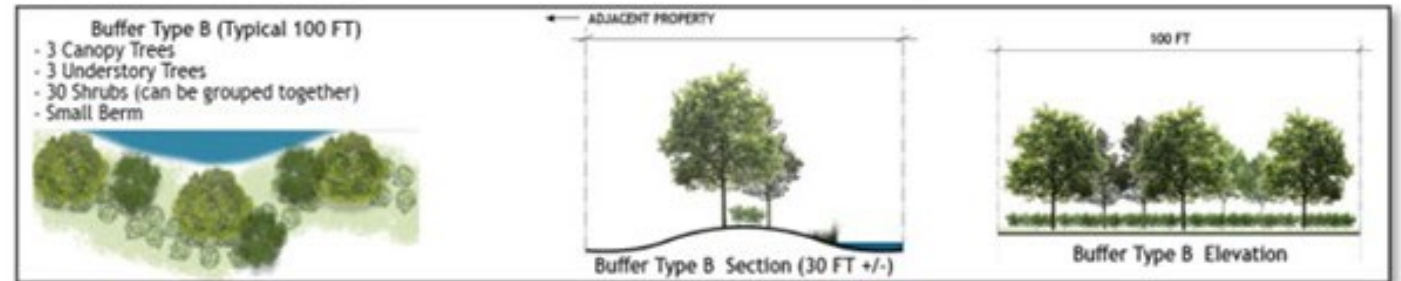
The adopted Central Parc buffers serve a vital function by separating different land uses, effectively minimizing nuisances such as dirt, litter, noise, light glare, unsightly signs, and unattractive buildings or parking areas.

Central Parc Approved Buffers

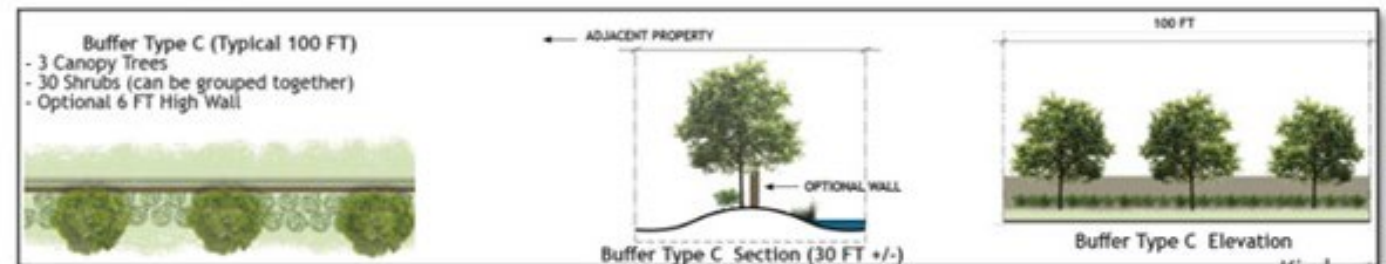
Approved Buffer Type A - is a 70' wide open space area with a landscaped berm having 3 canopy trees, 3 understory trees, and 30 shrubs every 100'. The berm height is between 3 feet to 5 feet high. This buffer type is located adjacent to residential properties.



Approved Buffer Type B is a 30' wide open space area featuring 3 canopy trees, 3 understory trees, and 30 shrubs every 100' on a small berm. The shrubs can be grouped together. This buffer type is located at the property line between the lakes and the adjacent residential properties.



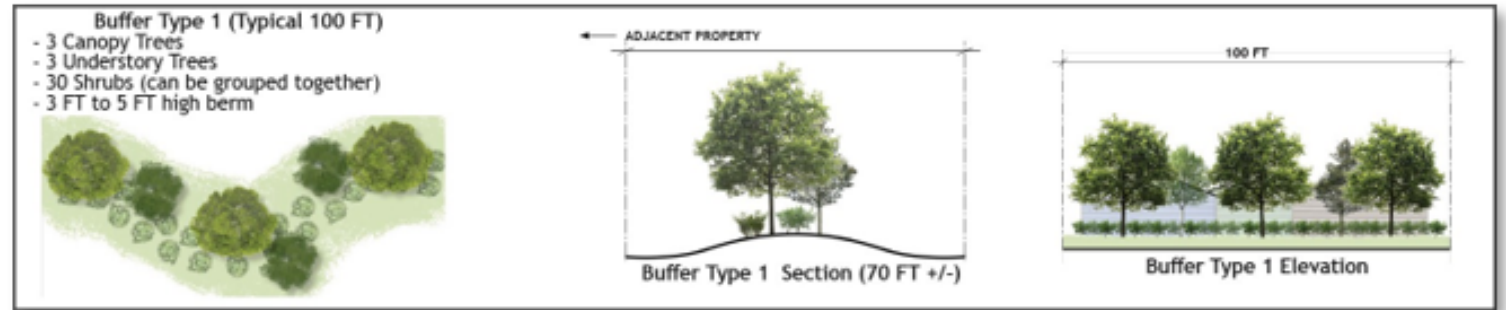
Approved Buffer Type C is a 30' wide open space area featuring 3 canopy trees and 30 shrubs every 100', with the option of an additional 6-foot-high wall. The shrubs can be grouped together. This buffer type is located on the property line in the mixed-use area adjacent to the residential properties.



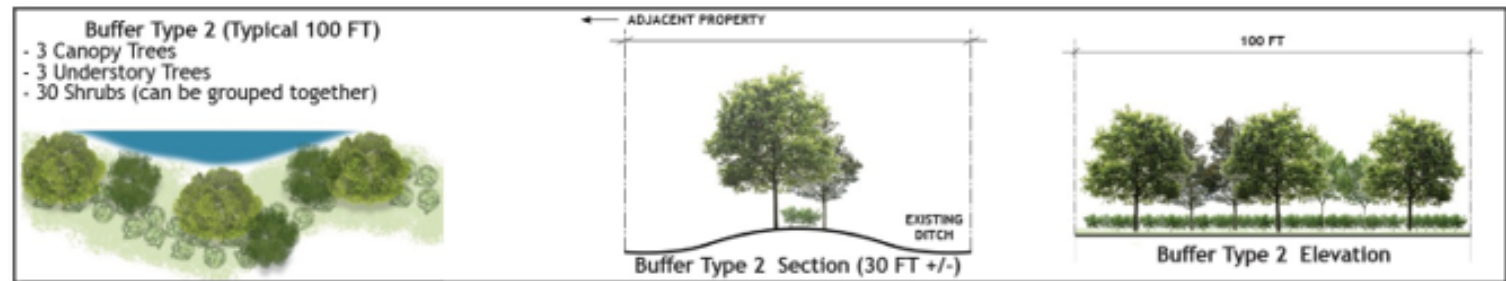
Central Parc Approved Buffers Overview



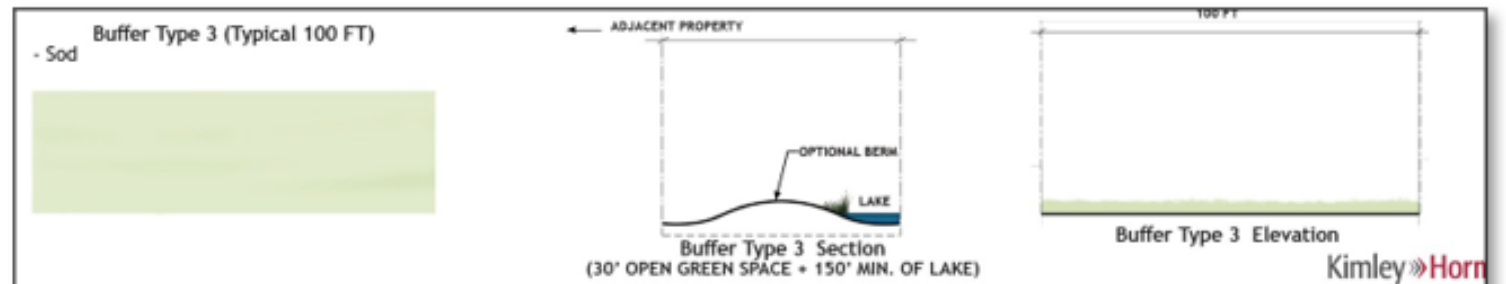
Central Parc Proposed Buffers



Proposed Buffer Type 2 - is a 30' wide open space area having 3 canopy trees, 3 understory trees, 30 shrubs every 100' on a small berm. The shrubs can be grouped together. This buffer type is located at the property line between the lakes and the adjacent residential properties. The berm has been removed with the proposed amendment, and the elevation relates to an existing ditch.



Proposed Buffer Type 3 - is a 30-foot wide open space featuring sod and an optional berm. The sod will be placed in locations where the lake adjoins residential and mixed-use areas 1 and 2.



Central Parc Proposed Buffers Overview

07 Buffer Plan

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



LEGEND

-  NO PLANTING
-  DENOTES AREA OF WAIVER REQUEST FROM ULDC SECTION 21-9

REVISIONS TO BUFFER PLAN

Analysis of Buffer Changes

Buffer Type	Adopted Pattern Plan	Proposed Pattern Plan	Analysis
Type A/1	Buffer width: - 70' +/- wide Plantings: - 3 Canopy Trees - 3 Understory Trees - 30 Shrubs Fence/Wall/Berm: - 3'-5' high berm	Buffer width: - 70' +/- wide Plantings: - 3 Canopy Trees - 3 Understory Trees - 30 Shrubs Fence/Wall/Berm: - 3'-5' high berm	Buffer Design: - No change proposed buffer design (width, plantings, fence/wall/berm) Buffer Locations: - No change proposed to former Type A buffer locations
Type B/2	Buffer width: - 30' +/- wide Plantings: - 3 Canopy Trees - 3 Understory Trees - 30 Shrubs Fence/Wall/Berm: - Small Berm	Buffer width: - 30' +/- wide Plantings: - 3 Canopy Trees - 3 Understory Trees - 30 Shrubs Fence/Wall/Berm: - Optional 1'-3' berm, max. 4:1 (H:V) side slope	Buffer Design: - No change proposed buffer width, and plantings - Berm is optional, but design detail is provided Buffer Location: - Type B buffer along multiple lakes modified to a Type 3 buffer
Type C/3	Buffer width: - 30' +/- wide Plantings: - 3 Canopy Trees - 30 Shrubs Fence/Wall/Berm: - Optional 6' high wall	Buffer width: - 30' Open Green Space + 150' min. of Lake Plantings: - Sod Fence/Wall/Berm: - Optional 1'-3' berm, max. 4:1 (H:V) side slope	Buffer Design: - Buffer design modified to remove all plantings and substitute it with sod. - Optional wall substituted with optional berm Buffer Location: - Type B buffer along multiple lakes modified to a Type 3 buffer - No change to former Type C buffer locations

There are four (4) Locations where plantings are required per the 2010 ULDC

- Adjacent to Lake 5 (Adjacent to multi-family – The Colony)
- Adjacent to Lake 9 (Adjacent to multi-family – Fairway Villas)
- Adjacent to Lake 7 (Adjacent to mixed-use area)
- Adjacent to Lake 8 (Adjacent to mixed-use area)





Analysis of Requested Waivers Waiver #1

The request to eliminate plantings adjacent to Lake 5 is not supported. The 2010 ULDC requires a 10' Type B buffer where single-family/two-family residential is adjacent to multifamily uses. The approved Pattern Plan includes an enhanced buffer for added protection between different densities and heights. Retaining the enhanced buffer is essential for compatibility between current and future uses of the two districts.



Analysis of Requested Waivers Waiver #2

The request to eliminate planting adjacent to Lake 9 is not supported. The 2010 ULDC requires a 10' Type B buffer in this location where single-family/two-family residential is proposed adjacent to existing multifamily uses. It is important to recognize that the adopted Pattern Plan has an enhanced buffer approved in this location providing additional protection between uses of varying density and heights. To ensure compatibility between current and future uses of the two districts, the enhanced buffer should be retained.

Request to change Buffer Type B to Sod for Lake 19

Staff does not support this waiver request. The buffer in this location provides screening between the entrance right-of-way from Appomattox Drive to the development, and the front and rear of existing single-family residential lots. Removing screening commitments in this location would create noise, light nuisance for the adjacent residences. Staff recommends retaining an enhanced buffer in this location.



**Review Process:
A pre-application
meeting for the
project was held on
March 3, 2024**

**Natural Resources
expressed the
following concerns:**

The Unified Land Development Code (ULDC) of North Port, FL, sets forth requirements for landscape buffers aimed at enhancing the visual and environmental quality across various land uses:

1. Buffer Between Activity Center and Residential Area: It is necessary to establish a landscaped buffer separating these areas. This buffer helps to minimize nuisances such as noise and light glare, thereby protecting the residential environment (Section 21-9.A, B).

Any modified landscape plan must comply with ULDC requirements and strive to balance the essential functions of the buffer. Strategies to adhere to the approved pattern plan and to achieve a view of the lake may include:

- Layered Planting: Employ a design where taller plants are placed behind shorter ones to create visual appeal without obstructing views.

Buffer Design: Ensure compliance with minimum width and density requirements, using native plants for effective screening.

Selective Pruning: Improve sightlines through careful pruning of existing vegetation.

- Open Viewing Corridors: Create designated areas within the buffer for unobstructed views of the pond.
- Decorative Elements: Incorporate features such as fencing or benches to enhance aesthetics.
- Compliance with Environmental Standards: Ensure that any modifications maintain the tree canopy and protect environmental quality and aquatic ecosystems.
- Regular Maintenance: Implement a maintenance plan to uphold both the integrity of the buffer and its visibility.

By balancing regulatory requirements with the visual interests of residents, it is possible to create a functional and appealing landscape while adhering to the ULDC and the approved Pattern Plan.

**Review Process:
A pre-application
meeting for the
project was held on
March 3, 2024**

**Natural Resources
expressed the
following concerns:**

Section 53-118: Modifications of Regulations

The City Commission may grant waivers or modifications to the regulations only if it is determined that such changes align with the intent and purpose of this chapter, adhere to the Comprehensive Plan, and satisfy any specific criteria established by these regulations or conditions of approval without adversely affecting the public interest. It is important to note that the obstruction of a lake view by single-family or multi-family residences located outside the boundaries of the new development does not constitute a valid basis for modifying a development master plan or for seeking a waiver of the Unified Land Development Code (ULDC) regulations.

Lakes within the new development are designated as amenities that must be maintained by the development itself. Existing residential areas beyond the confines of the activity center and the proposed Homeowners Association (HOA) do not possess any interest or financial stake in the landscaping surrounding the lakes within Central Parc. Therefore, it is strongly recommended that the landscaping approved in the development master plan and the Central Parc pattern plan book remain unchanged.

Furthermore, buffer requirements within the boundaries of Activity Center 9 are established to ensure the integrity of the development's design and its alignment with the comprehensive planning objectives. Altering these buffer requirements to accommodate the aesthetic desires of communities outside of Central Parc would undermine the regulatory framework designed to preserve the intended separation and character of the activity center bordering a different zoning district. Such modifications could potentially disrupt the planned land use and detract from the development's purpose, which is to create a well-defined and cohesive community. Consequently, the preservation of these buffer requirements is essential for maintaining the balance between development and environmental stewardship, as well as safeguarding the public interest in the long term.

**Consistency
With Florida
Statutes §166.041
– Procedures for
adoption of
ordinances and
resolutions**

The notice requirements pursuant to this Statute have been met and are detailed in Section X of the Staff Report.

The petition for Central Parc at North Port Pattern Plan Amendment is consistent with the requirements of §166.041(3)(a) regarding procedures for adopting ordinances.

Consistency With the City of North Port Comprehensive Plan – Effective at time of submittal

GOAL 1: Ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

If screening is provided between all incompatible land uses, the petition will be consistent with Goal 1 of the Comprehensive Plan.

Consistency With the City of North Port Comprehensive Plan – Effective at time of submittal

Policy 2.12: The City's Unified Land Development Code shall continue to be amended to provide for up-to-date techniques for the protection of adjacent lower intensity neighborhoods from the impacts of Activity Center development through either significant landscaped buffer yards or other protective measures. Where the plantings are proposed to be eliminated between compatible uses. *The changes to the buffer plan will reduce protections for nearby low-density single-family neighborhoods. However, the proposed development in Central Parc, next to these areas, will also include single-family and two-family homes. The petition is consistent with Policy 2.12.*

Policy 2.17: The City shall maintain or enhance the quietness of neighborhoods by continuing to amend the Unified Land Development Code to utilize up-to-date traffic calming techniques where appropriate, regulate access points for traffic circulation, design landscaped buffers to diminish noise, site design considerations, and ensure that land uses are compatible with residential neighborhoods. *Overall, if landscaped screening/planting is retained between all incompatible land uses (adjacent to Lakes 5, 9 and 13), the petition will be consistent with Policy 2.17 of the Comprehensive Plan.*

Policy 4.15: Ensure that the character and design of infill development promotes, enhances and increases the vitality of existing neighborhoods. *Overall, if landscaped screening/planting is retained between all incompatible land uses (adjacent to Lakes 5, 9 and 13), the petition will be consistent with Policy 4.15 of the Comprehensive Plan.*

**Consistency
With the City
of North Port
ULDC–
Effective at
time of
submittal**

Chapter 21, Section 21-9, Landscaping the perimeter of abutting uses.

Except for the requested waivers and the buffer adjacent to Lake 13, the petition may be found consistent with Chapter 21, Section 21-9 of the ULDC.

Chapter 53, Section 53-113, General development regulations

The proposed changes to the approved buffer plan are consistent with this section of the ULDC as discussed in Section V Staff Analysis in the staff report.

The petition may be found consistent with Chapter 53, Section 53-113 of the ULDC.

Public Comment

While the Applicant notes that the request is made at the behest of surrounding property owners, who would like to enjoy unobstructed views of the lakes, this claim is not consistently supported based on public comment received. Can be found in Exhibit F to the Staff.

Staff also believes that the intent to provide views of the lake can be met by simply updating the Type B buffers to exclude the required berm and shrubs. Three (3) canopy trees and three (3) understory trees every 100 linear feet will not create visual barriers, and in fact, may create more scenic views of the lake, provided that the planting style is staggered and randomized to provide a less curated appearance.

Neighborhood Meeting

Public Notice

Legal Review

Pursuant to Section 53-5.E. of the Unified Land Development Code, the applicant held a neighborhood meeting on May 14, 2024, at 6:00 p.m. at the Morgan Family Center located at 6207 W. Price Boulevard, North Port, FL 34291.

Notice of Public Hearings were mailed to the owner and property owners within a 1,320-foot radius of the subject property on September 2, 2025.

The petition was also advertised in a newspaper of general circulation within the City of North Port on September 2, 2025.

The City Attorney's Office reviewed and approved the proposed Ordinance 2025-28 as to form and correctness.

Business Impact Estimate

Pursuant to Florida Statutes Section 166.041(4)(c), a business impact estimate was not required because this ordinance is enacted to implement comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.

Planning & Zoning Advisory Board Recommendation

The Planning and Zoning Advisory Board held a hearing on September 18, 2025.

The Board voted unanimously, 7-0, to recommend approval of Petition No. PMCPA-24-00000114 (Formerly DMA-24-114) via Ordinance No. 2025-28 as presented by the applicant, without the grant of Waivers 1 and 2, and the change proposed to the buffer adjacent to Lake 13. Buffers adjacent to Lakes 5, 9, and 13 shall meet the planting/screening specifications of a Type 2 buffer.

Staff Recommendation

Option 1: Approve the amended buffer plan as presented by the Applicant, without the grant of Waivers 1 and 2, and the change proposed to the buffer adjacent to Lake 13. Buffers adjacent to Lakes 5, 9, and 13 shall meet the planting/screening specifications of a Type 2 buffer.

