

Policy 2.18: A Planned Community Development (PCD) Zoning District shall be amended which applies to the activity centers identified on the Future Land Use Map, or other unplatted areas. The PCD zoning district shall establish standards for types, sizes, densities and intensities of mixed land uses...



Activity Center 6 Consideration

Commission Workshop

April 22, 2024

Figure 1: Standards for Activity Centers

| Activity Centers | AC#1 US-41 | AC#2 Town | AC#3 Sumter | AC#4 Toledo Blade/I- 75 | AC#5 Toledo Blade/Pric e | AC#6 Yorkshir e | AC#7 Golden Springs | AC#8 River Road Office Park (3.4) |
|---------------------------------|---------------|----------------------|-----------------------|----------------------------------|-----------------------------------|-----------------------|---------------------------|-----------------------------------------------|
| Future Land Use Map Designation | 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 | n/a n/a |
| Medium Density Res. | 5.5/ 2 | 10.0/ 16 | NPU 0 | 10.0/ 5 | 10.0/ 9 | 10.0/ 9 | 0 0 | n/a n/a |
| High Density Residential | 15.0/ 2 | 15.0/ 27 | NPU 0 | 15.0/ 4 | 15.0/ 9 | 15.0/ 9 | 0 0 | 15.0/ 20 |
| 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 |
| Commercial | /0.95 58 | /0.95 22 | /0.95 ¹ 75 | /0.95 20 | /0.95 39 | /30 16 | /15 12 | /0.55 20 |
| Industrial | /0.95 9 | /0.95 ² 1 | /0.95 ² 2 | /0.95 29 | /0.95 26 | /30 38 | 0 0 | n/a n/a |
| Public - Rec/Open | — 11 | — 11 | — 0 | — 1 | — 4 | n/a 6 | 36 | 36 |
| Utility Ind. Corr | | | | | | n/a 12 | | |

AC-6

2008 Comprehensive Plan

**AC-6
2008
Boundary**

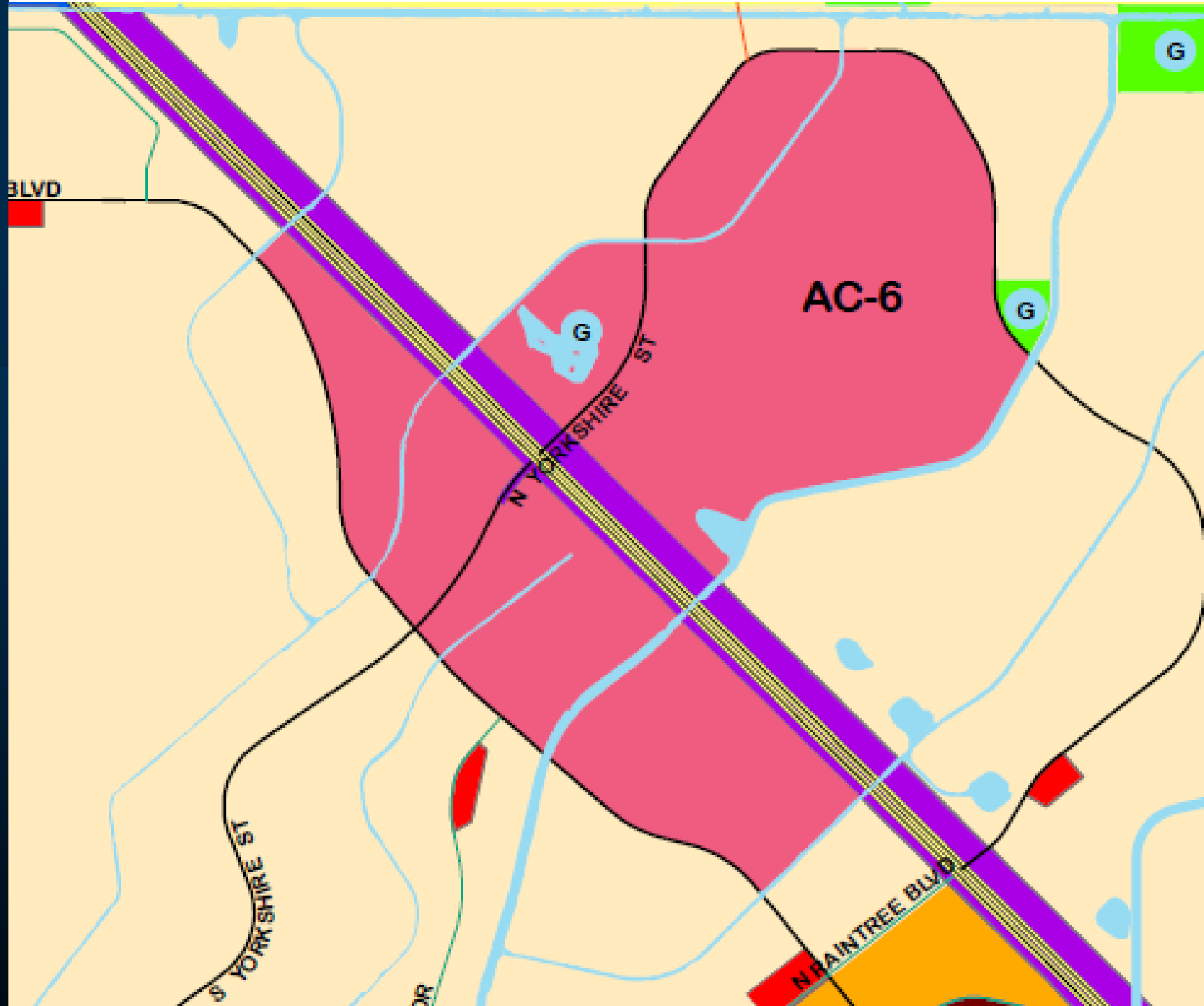


Figure 1: Standards for Activity Centers

| 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 ² | AC #7A Area A of Golden Springs/ Warm Mineral Springs ² | 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 % | D/I % |
| Low Density Residential | NPU 0 | 4.0/10 | NPU 0 | 4.0/ 27 | NPU 0 | NPU 0 | 4.0/ 52 | 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 | 5.0 See footnote 9 | 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 | 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 footnote 2 | See footnote 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 | 0.20 See footnote 9 | /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 | 0 0 | n/a n/a | NPU 0 |
| Public – Rec/Open | — 11 | — 11 | — 0 | — 1 | — 4 | n/a 6 | 36 | 35 ² | 36 | — 0 |
| Utility Ind. Corr. | | | | | | n/a 12 | | | | NPU 0 |
| Mixed-Use Development | | | | | | | | | | See foot note 8 / 15 |

AC-6

Current Comprehensive Plan

Figure 2 - Interim Guidelines: Activity Center #6:

| Future Land Use Districts | Number of Units or Square Footage Allowed Per the 10% Cap |
|----------------------------|---------------------------------------------------------------------------|
| Industrial | 500,000 square feet (including all areas, whether under roof or outdoors) |
| Medium-Density Residential | 132 units |
| High-Density Residential | 270 units |
| Commercial | 150,000-200,000 square feet |
| Professional Office | 10,000-12,000 square feet |
| Recreation Open Space | No restrictions |

Source: City of North Port

Figure 2 - Interim Guidelines: Activity Center #6:

| Future Land Use Districts | Number of Units or Square Footage Allowed Per the 10% Cap |
|----------------------------|---------------------------------------------------------------------------|
| Industrial | 500,000 square feet (including all areas, whether under roof or outdoors) |
| Medium-Density Residential | 132 units |
| High-Density Residential | 270 units |
| Commercial | 150,000-200,000 square feet |
| Professional Office | 10,000-12,000 square feet |
| Recreation Open Space | No restrictions |

Source: City of North Port

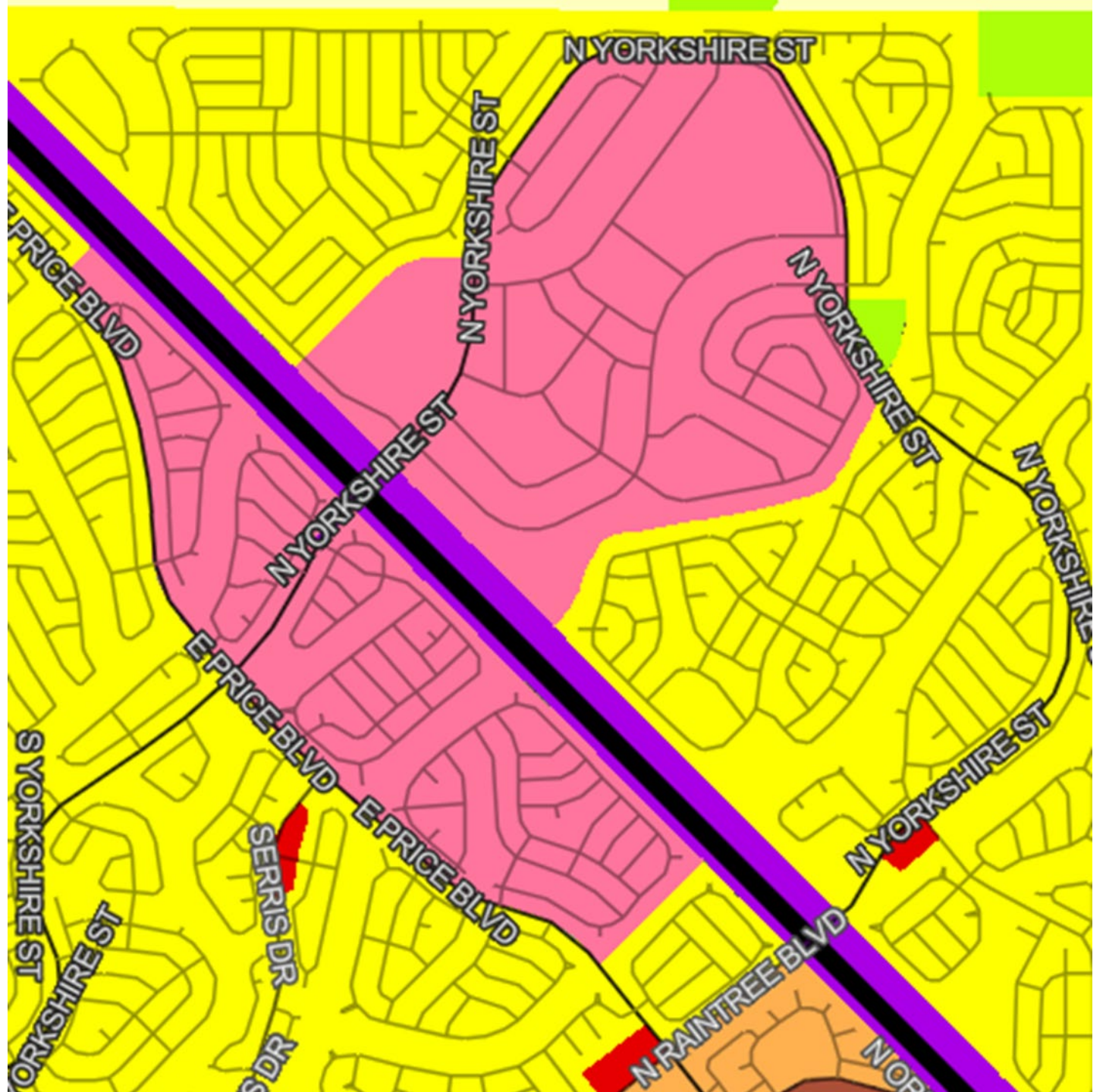
ARTICLE VI. - THE SHIRE (Activity Center #6)

Sec. 55-41. - Permitted principal uses and structures.

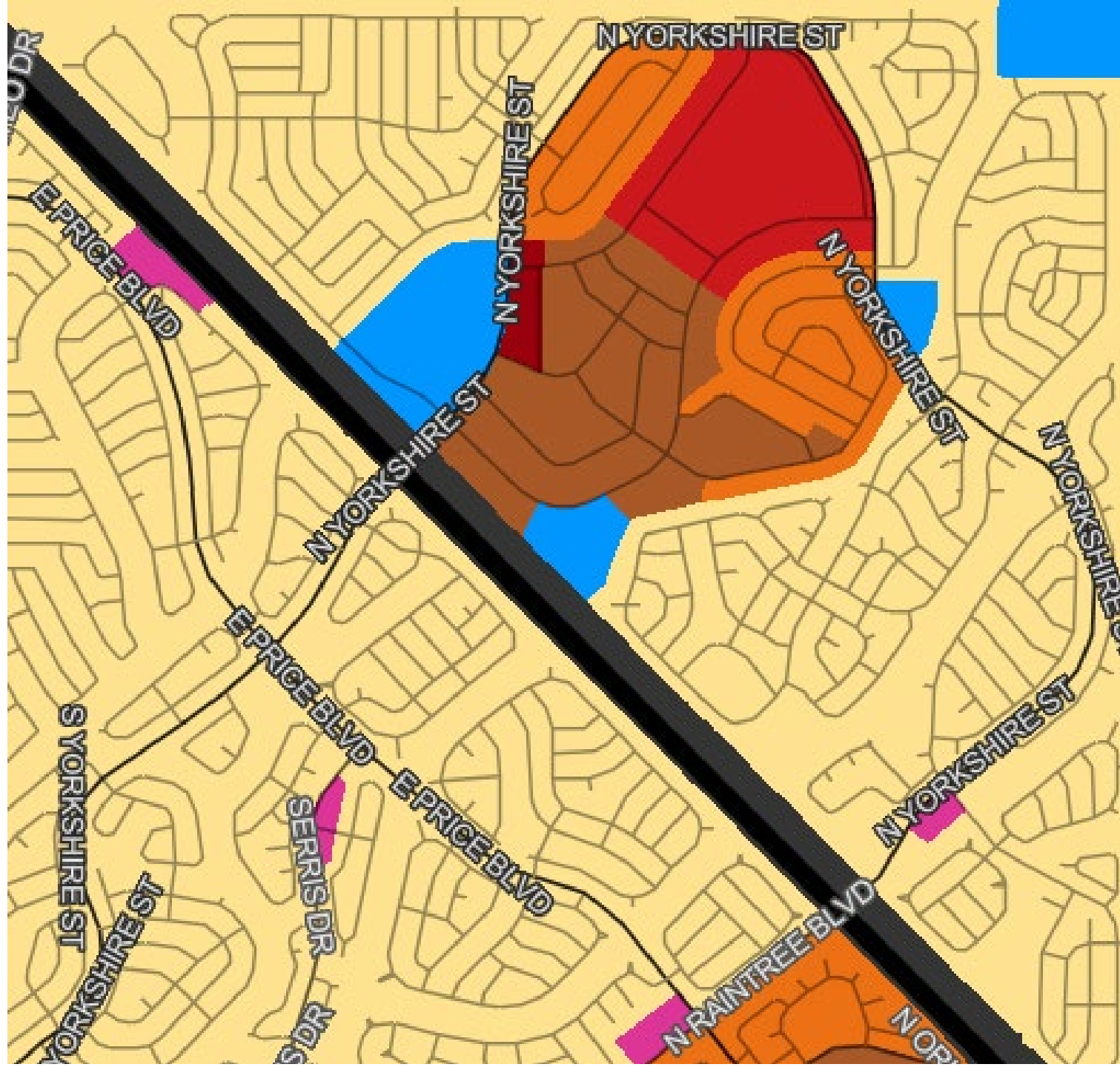
A. The parameter for the percentage of allowable land uses pursuant to the Comprehensive Plan are as follows:

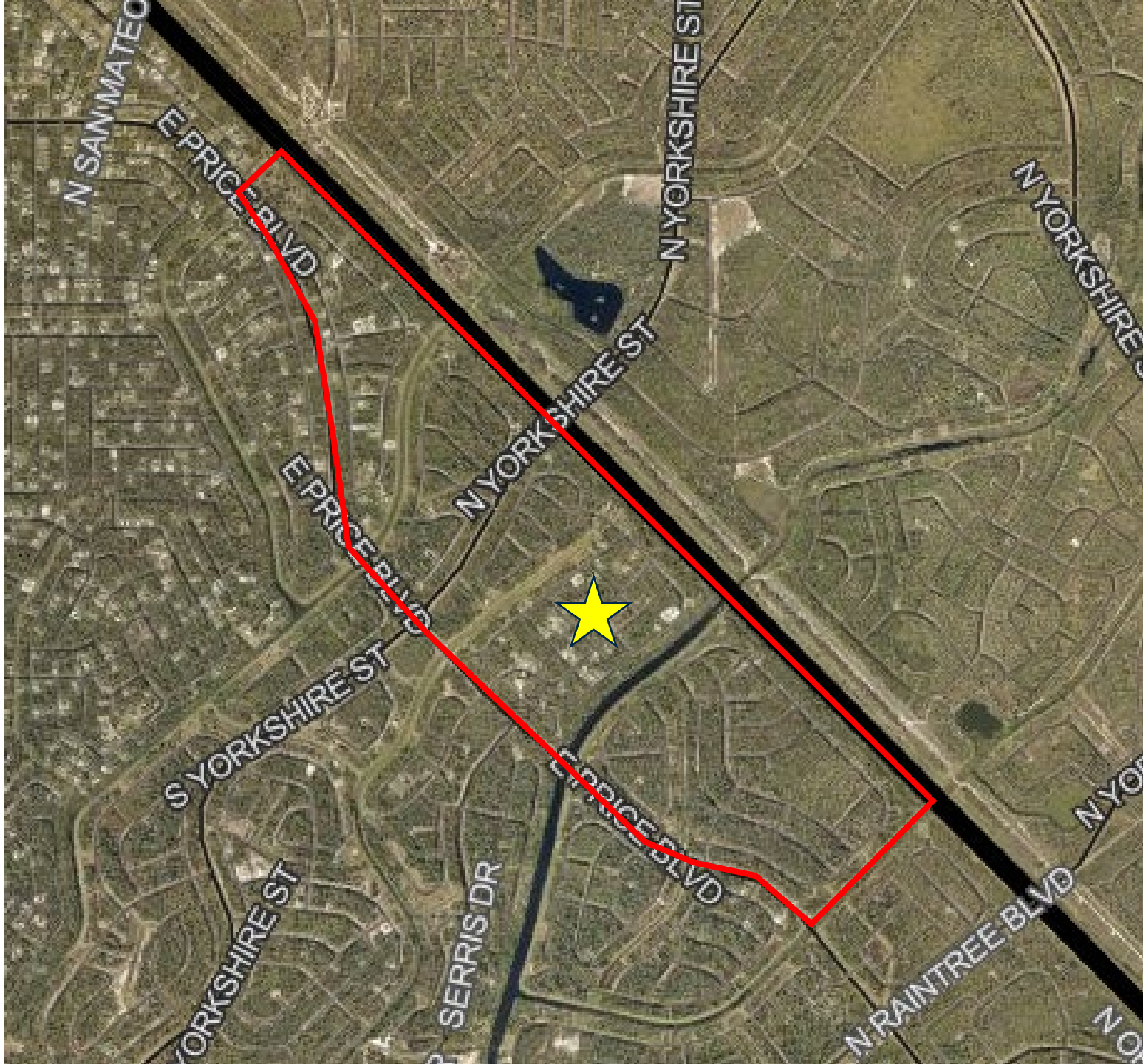
| | |
|-------------------------------------------------------------------------------------------|-----|
| Medium Density Residential | 9% |
| High Density Residential | 9% |
| Professional Office | 10% |
| Commercial | 16% |
| Industrial | 38% |
| Public Recreational Open Space | 6% |
| Utility Industrial Corridor | 12% |
| Activity Center 6 shall be rezoned in order to comply with the City's Comprehensive Plan. | |

AC-6 Current Boundary



AC-6 Current Zoning







1. Make no changes to the AC-6 regulations and proceed with establishing AC-6 zoning on all properties in the existing AC-6 boundary via the repeal and replacement of the Zoning Map associated with the ULDC rewrite; or
2. Allow single-family homes only on certain blocks and lots in AC-6 (Dalewood Circle area); or
3. Allow single-family homes in AC-6 south of I-75 only.



QUESTIONS, COMMENTS, DIRECTION