



DMA-24-093

Ekos at Arbor Park II

Development Master Plan Amendment

Overview

- **Applicant:** Chris Sear for MHP Arbor Park II, LLC (Agent)
- **Property Owner:** MHP FL X, LLLP & Arbor Land, LLC
- **Request:** Revision to approved DMP-21-246, to include a second phase of mixed-use development comprised of three, three-story buildings totaling 66 affordable multifamily units and 7,799 square feet of commercial space
- **Location:** PIDs 0984-03-0010 & 0984-03-0011
- **Property Size:** ±4.432 acres

Staff Review

- Pre-Application meeting with the Staff Development Review (SDR) team held on May 22, 2024
- Formal Development Master Plan Amendment (DMA) petition deemed sufficient July 24, 2024
- Multiple meetings between staff and applicant to discuss the layout of the proposed project
- Staff and Applicant could not come to mutual agreement for compliance through meetings
- Applicant insisted on taking the project to public meeting without staff's recommendation

Staff Review

Staff Development Review	
Finance	No Objection
Fire/Rescue	Meets Requirements with Conditions
NDS/Planning & Zoning	Does Not Meet Requirements
NDS/Building-Arborist	No Objection
NDS/Building-Structural	No Objection
Parks & Recreation	No Objection
PW/Engineering-Infrastructure	No Objection
PW/Engineering-Stormwater	No Objection
PW/Solid Waste	No Objection
PW-PZ/Environmental	No Objection
Utilities	Meets Requirements with Conditions

Current Zoning

DMA-24-093, Ekos at Arbor Park II
AC-5: Activity Center 5



Prepared on 12/17/2024
by Planning & Zoning
Development Services

- Petition Boundary
- AC-5: Activity Center 5
- R-1: Residential, Low

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.

NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF NORTH PORT COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 87-07, AS SAME AS MAY BE AMENDED FROM TIME TO TIME.



W PRICE BLVD

CITIZENS PARKWAY

Future Land Use

DMA-24-093, Ekos at Arbor Park II
Activity Center 5



Prepared on 12/17/2024
by Planning & Zoning
Development Services

- Petition Boundary
- Activity Center 5
- Low Density Residential

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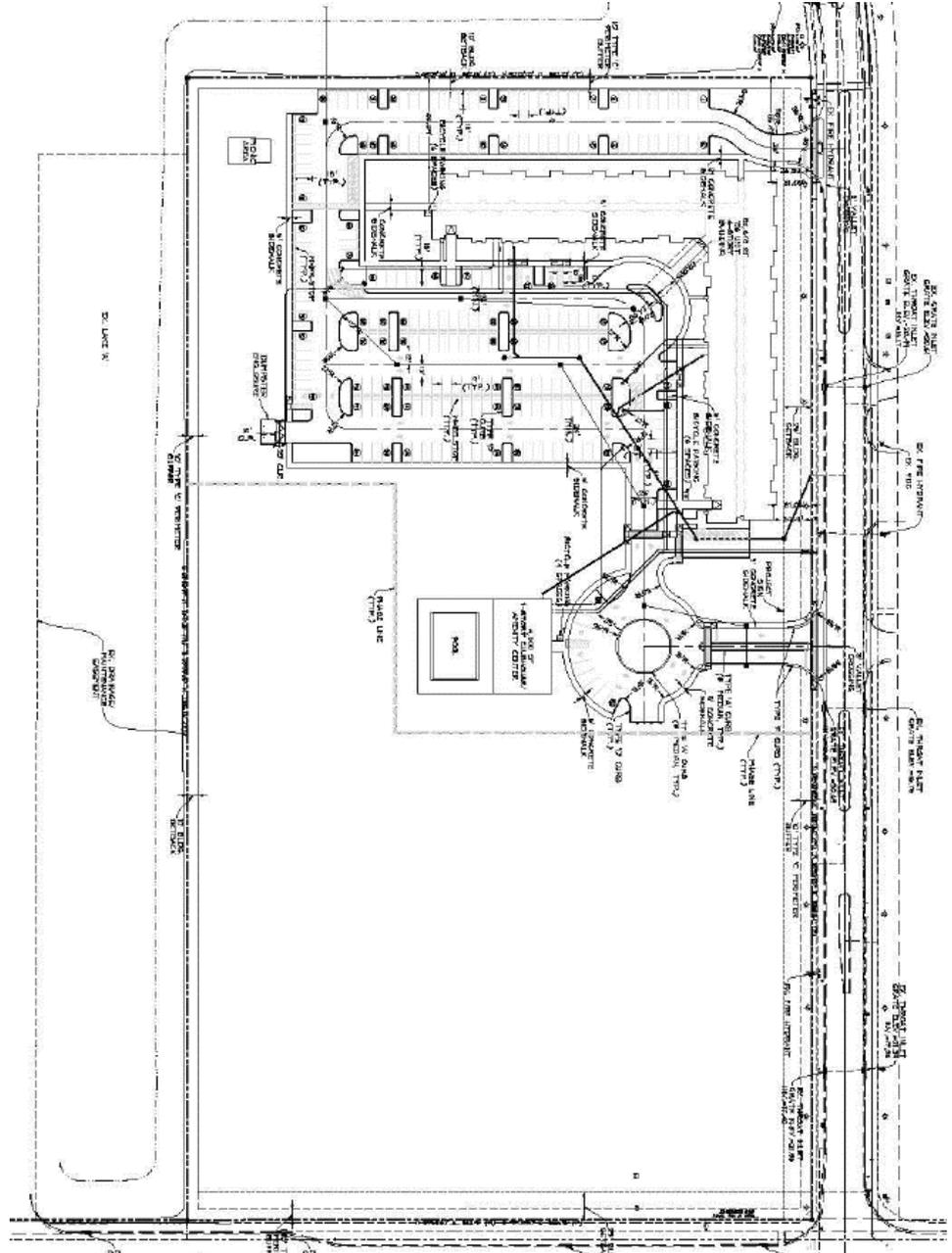


W PRICE BLVD

CITIZENS PARKWAY

Brief History

- **Arbor Park**
 - City Commission approved 1/11/2022
 - Permitted a four-story building consisting of 136-units of affordable multifamily with accessory uses including, but not limited, to a clubhouse, fitness center, swimming pool, and leasing office.



DMA-24-093

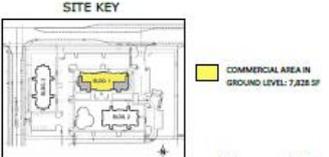
- A development comprised of three, three story buildings totaling 66 affordable multifamily units and 7,799 square feet of commercial space.



3D View - Front
Not to Scale



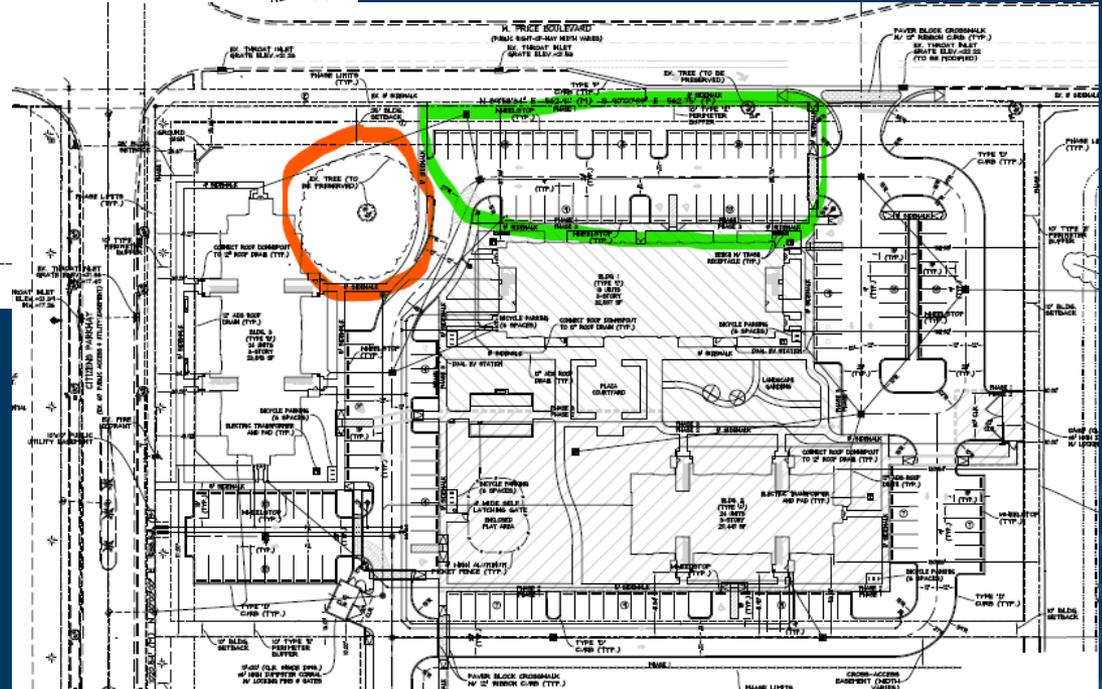
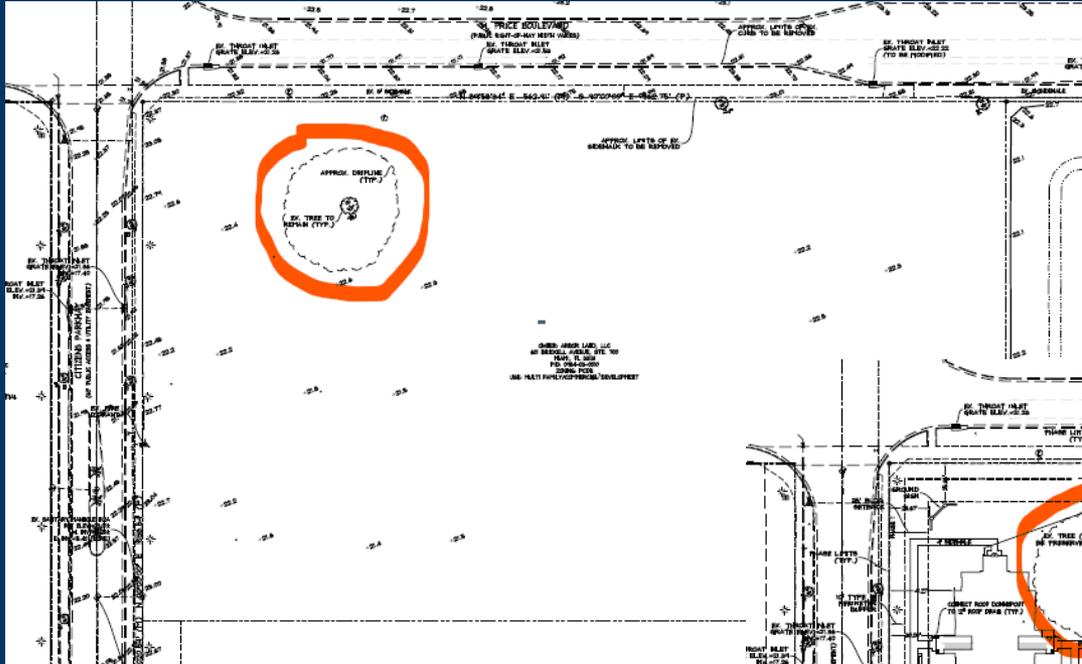
3D View - Rear
Not to Scale



Modification Requests

The applicant is seeking one (1) modification in this petition

1. Requesting a waiver to provide one lane of travel with parking on both sides in front of Building 1 between the building and W. Price Blvd. in an effort to save a heritage tree and allow additional parking in front of Building 1.



Staff Supports

Highlights

- ±4.432 total acres
- Amendment to construct a second phase of mixed-use development comprised of three, three-story buildings totaling 66 affordable multifamily units and 7,799 square feet of commercial space.

Compliance with Comprehensive Plan and Unified Land Development Code

Future Land Use Element 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.”

Staff concludes that the DMA is NOT consistent with this goal

Future Land Use Element Objective 1

Future development activities shall continue to be directed on the Future Land Use map and shall encourage the use of innovation land development regulations, consistent with sound planning principles, minimal natural limitations, the goals, objectives, and policies contained within this plan, and the community character.

Staff concludes that the DMA is NOT consistent with this goal

Future Land Use Element Goal 2

To promote an intensive mixture of employment, goods and services, and residential uses in Activity Centers; to promote a wide variety of residential and employment alternatives; to achieve the highest standards of quality in the urban environment; and to provide a balanced and healthy tax base.

Staff concludes that the DMA is NOT consistent with this goal

Future Land Use Element Policy 2.1, Figure 1

Activity Center 5

Low Density Residential: 0% (0 acres)

Medium Density Residential: 4% (26.96 acres)

High Density Residential: 4% (26.96 acres)

Professional Office: 13% (87.62 acres)

Commercial: 44% (296.57 acres)

Industrial: 31% (208.95 acres)

Staff concludes that the DMA is NOT consistent with this goal

Future Land Use Element Policy 2.25

Due to the fiscal importance of Activity Centers to the City's overall financial sustainability the geographic size of the Activity Centers shall not be decreased. In addition, any change of land use in the Activity Centers that does not further the financial sustainability of the City shall be prohibited. Land use changes for more residential use than is already permitted within the Activity Centers shall be prohibited, with the exception

Staff concludes that the DMA is NOT consistent with this goal

Recreation and Open Space Objective 6

All new residential development within the City shall be required to continue to provide for their proportionate fair share of recreation areas via the impact fee ordinance and through the identification and development of open space necessary to accommodate the recreational needs of residents of such developments.

Staff concludes that the DMA IS consistent with this goal

Housing Element Objective 1

To provide a variety of housing types and affordability levels to accommodate the present and future housing needs of North Port residents.

Staff concludes that the DMA IS consistent with this goal

Housing Element Policy 1.7

Accommodate the production of a diversity of type and price of housing through the land use and zoning process to encourage a broad range of housing opportunities, including single/multi-family, owner/rental, and permanent/seasonal, to meet the community's residential and economic needs.

Staff concludes that the DMA IS consistent with this goal

Housing Element Policy 2.6

Encourage the dispersal of affordable housing throughout the City with a preference for such housing in areas accessible by transit and in close proximity to local services and employment.

Staff concludes that the DMA IS consistent with this goal

ULDC Section 53-103

Any development located within an Activity Center which is located within a Planned Community Development (PCD) shall be regulated by this section, Chapter 55, Activity Center Design Regulations, and the Urban Design Standards Pattern Book.

Staff concludes that the DMA IS consistent with this goal

ULDC Section 53-106

Each lot or parcel of land proposed for uses as non-residential within the PCD District shall have a minimum land area of at least ½ acre

Each lot or parcel of land within PCD shall have minimum 100ft frontage

Staff concludes that the DMA IS consistent with this goal

ULDC Section 53-107, 53-109, 53-110

Maximum Lot Coverage: 50%

Minimum Setbacks: Front 25/Side 10/Rear 20

Maximum Building Height: 70ft

Staff concludes that the DMA IS consistent with this goal

ULDC Section 53-113

Perimeter buffer area ... Areas to be classified as Planned Community Development shall maintain a minimum buffer area of forty (40) feet measured from the property line ... This buffer shall only apply to the perimeter which abuts existing single-family recorded lots or drainage area.

Open space ... A minimum of thirty percent (30%) open space shall be required for the entire area unless modified by the DMP.

Staff concludes that the DMA IS consistent with this goal



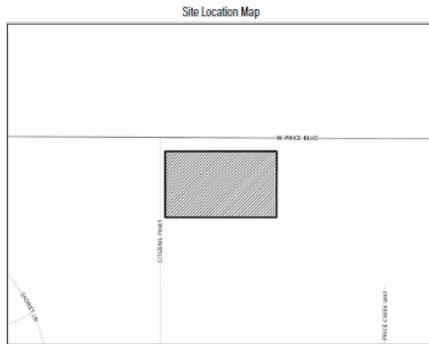
**PUBLIC HEARING
NOTICE OF INTENT TO CONSIDER
PETITION NO. DMA-24-093**

NOTICE IS HEREBY GIVEN that the Planning and Zoning Advisory Board designated as the Local Planning Agency (LPA) will hold a public hearing at **9:00 a.m.** or shortly thereafter, on **Thursday, January 16, 2025**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon Petition No. DMA-24-093.

NOTICE IS HEREBY GIVEN, that the City Commission of the City of North Port will hold a public hearing at **6:00 p.m.** or shortly thereafter, on **Tuesday, January 28, 2025**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon Petition No. DMA-24-093.

DEVELOPMENT MASTER PLAN PETITION NO. DMA-24-093

Development Master Plan amendment approval for proposed second phase of mixed-use development comprised of three, three-story buildings totaling 66 multifamily units and 7,799 square feet of commercial space. Located at the corner of Citizens Parkway and W Price Boulevard, (PIDs 0984-03-0010 & 0984-03-0011) Price Commerce Park, Section 24, Township 39 South, Range 21 East, containing +/- 4.432 acres, Planned Community Development (PCD), Activity Center 5.



Note: Proposed DMA-24-093 (boundary of the area) is depicted on this map.

The documents pertinent to the proposed petition are on file in the Development Services Department, Planning & Zoning Division for inspection by the public between the hours of 8 a.m. to 4 p.m., Monday through Friday.

All interested parties may attend the hearing and be heard with respect to the proposed Petition.

This public hearing may be continued from time to time.

No stenographic record by a certified court reporter is made of these meetings. If a person decides to appeal any decisions made with respect to any matter considered at the meeting(s) or hearing(s) noticed herein, he/she will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which any appeal is to be based.

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 may contact the City Clerk to obtain a hearing device for use during meetings. Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to submit such a request at least 48 hours before the meeting by contacting the City Clerk's Office via email (cityclerk@northportfl.gov), fax (941-429-7008), or telephone (941-429-7270; this telephone voice number can be reached by persons using TTY/TDD equipment via the Florida Relay Service at 711).

/s/
Heather Faust, MMC
City Clerk

Publish in legal section: January 2, 2025

1020-2948638-1



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

**PUBLIC NOTICE - CITY OF NORTH PORT
NOTICE OF PUBLIC HEARINGS
PETITION NO. DMA-24-093**

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Staff Recommendation

- The Planning & Zoning Division recommends denial of Petition DMA-24-093





Questions?