



## NEIGHBORHOOD DEVELOPMENT SERVICES DEPARTMENT

Planning Division

### MEMO Environmental Advisory Board

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**To:** Environmental Advisory Board

**Thru:** Peter Lear, CPA, CGMA, City Manager *PL*

**Thru:** Jason Yarborough, ICMA-CM, Assistant City Manager *JY*

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

**Thru:** Nicole Galehouse, AICP, Planning Division Manager *NG*

**From:** Alison Christie, Planner *AC*

**Date:** July 29, 2019

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This memo is to inform the Environmental Advisory Board of the City of North Port's Future Land Use Map (FLUM) and how it is developed.

The FLUM is a part of the Future Land Use Element of the City's Comprehensive Plan. Together they establish the thirteen (13) future land use designations (and future annexation overlay) that are assigned to all property within the City of North Port. These future land use designations are:

- Agricultural, Estates – Designated for agricultural uses and very low density residential to retain open character of the land.
- Low Density Residential – Designated for low density residential areas, 4 units per acre for unplatted areas and 4.3 units per acre for platted areas.
- Medium Density Residential – Designated for medium density residential areas, maximum of 10 units per acre.
- High Density Residential – Designated for high density residential areas, maximum of 15 units per acre.
- Professional Office – Designated for professional and business offices, institutional, cultural, residential, and associated uses.
- Commercial – Designated to provide areas for conduct of trade and retail services.
- Industrial – Designated for light manufacturing, processing, storage, warehousing, wholesaling, and distribution.

- Conservation – Designated to protect environmentally sensitive lands by maintaining them in a nearly pristine state as aquatic preserves, wilderness areas, wildlife sanctuaries or similar uses. No other uses may be permitted within Conservation Areas.
- Recreation/Open Space – Designated for active or passive recreational uses. The City may wish to classify privately owned platted lots as Recreation/Open Space. The density/intensity shall be the same as defined in Low Density Residential.
- Public – Designated for sites where governmental, educational, and public activities are conducted.
- Activity Center – Designated to provide an area for coordinated development of industrial, commercial, professional office, residential, public, and recreational uses. Provides for a variety of uses where project components and land use relationships are physically and functionally integrated. There is a total of 8 Activity Centers across the City, with number 9 just recently passed by City Commission.
- Village – Designated to promote a pattern of development that will encourage a better jobs/housing balance, overcome issues associated with urban sprawl, reduce reliance on the personal automobile by allowing a greater variety of land uses closer to work and home, protect and enhance environmental assets, and provide an orderly transition from rural to urban land uses through a planning process that couples a build out vision with the proper timing and location of adequate public facilities. This process is defined in the Comprehensive Plan and involves an Index Map, Village District Pattern Book, and Village District Pattern Plans which map out the location of land uses and establishes development standards. As a part of this process, the applicant is required to show the location of wetlands and a greenbelt system.
- Utility/Industrial Corridor – Designated to provide for transmission along limited access highways of electrical power, underground transmission of water, sewer, and gas, rapid transit facilities, outdoor advertising, underground communication transmission lines, stormwater drainage facilities, and other improvements for industrially zoned land. No industrial buildings will be located within this corridor.
- Future Annexation Overlay – Designated for sites to be considered as future annexations into the City of North Port.

The FLUM has been a part of the Comprehensive Plan since our City established the Comprehensive Plan. The current Comprehensive Plan can be found on the City website, and we have records of the document itself going back to the 1997 Comprehensive Plan and versions of the FLUM going back to 1978. I cannot speak to whether wildlife specifically was taken into consideration at the time our FLUM was created but conservation of the environment, and thus the wildlife present, was identified as a future land use designation and created for that purpose.

If an applicant wanted to change the future land use designation on a property, they would have to file a Comprehensive Plan Amendment with the City's Planning and Zoning Division to change the Future Land Use Map. This petition would then go to the Planning and Zoning Advisory Board and two City Commission meetings for approval. If the property is over 10 acres in size, it is also forward to the State's Department of Economic Opportunity for state review along with state agencies including Florida Department of Transportation, Florida Department of Environmental Protection, Florida Division of

Historical Resources, and Southwest Florida Water Management District before a second City Commission meeting.

Shown on the current FLUM attached to this memo in a dark green color, there are large areas designated as Conservation on the western side of the City including lands owned by the State of Florida, Southwest Florida Water Management District, and Sarasota County. There are also areas centrally located within the City with the Recreation/Open Space designation including some City-owned parks and the Myakkahatchee Creek. On the eastern side of the City are two other large wet prairie/freshwater marsh areas designated Recreation/Open Space including within the Orange Hammock area in the northeast corner of the City. Though the Conservation designation is stricter with what can be done, both the Conservation designation and the Recreation/Open Space designation protect our environment and wildlife. The way the land can be used is limited to protection areas, or passive or active recreation respectively. Additionally, active recreation is not permitted within wetlands. By keeping this designation on the City's more environmentally sensitive lands we are in control of what uses can be done on the property, thus able to preserve both sensitive environments and wildlife.