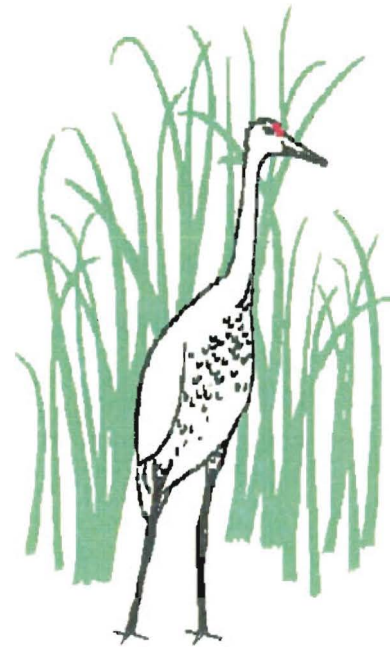




# *City of North Port, Florida*

**Joint Exhibit 16**



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## **Comprehensive Plan Goals, Objectives, and Policies**

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*Adopted – November 10, 1997  
Ordinance No. 97-27  
Amended – July, 1999  
Amended - December 11, 2001  
Amended – May 28, 2002*





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*North Port Comprehensive Plan*



**City Commission**

Roy E. Hall, Sr., Chair  
Joseph E. Fink  
Hazel M. Hardman  
George D. Mullen

**Planning and Zoning Advisory Board**

Harry L. Wheat, Chair  
Charlene Abbene      Richard A. Lockhart      Joseph J. Mandina  
Joseph H. Russell      Mary Lou Sasinowski      Thomas L. Williamson

**Citizen Advisory Committees**

John Zagrobelny	Vern Kester	Robert Wilkin	Robert Smith
Thomas DeCillis	Joan Hanley	Atanas Kobryn	Thomas Coulson
Margaret Gamez	James Kinsey	Morris A. Hale	Lois Kozak
Helen Casey	Winfred Archer	Al Hashem	Sandra Gwynn
Connie Tackett	Sandra McEwen	Donald Kissel	Thomas Mulligan
Ellen Hawkinson	Karen Comer	Marjorie Patterson	Jackie Kline
Charles Hashem	Eugene Willis	Joseph McKay	Steve Barnhardt

**Parks and Recreation Advisory Board**

Jack Crump, Chair  
Marie DeMilio      Doris Nye      Frank DeCarlo, III  
James Meyer      Paul Smith      Goldie Stewart

**Utility Advisory Board**

Harvey Webb, Jr., Chair  
James Kinsey      Margaret Gamez  
James Gildersleeve      Joseph McKay



**City of North Port Staff**

Paul G. Kaskey, City Manager  
Patricia Gering, Executive Assistant  
David Levin, City Attorney



Michael Auclair, Fire Rescue Chief	Juan Florensa, Director, Road/Drainage
Cindy Mick, Director, Utilities	Ann Marie Ricardi, Director, Finance
John Singer, Director, Public Service	David Yurchuck, Police Chief

**Members of Planning Division**

Samuel K. Jones, AICP, Director	
Tom Slaughter, AICP, Planner II	Brett Harrington, AICP, Planner II
Juliana B. Bellia, Planner/Zoning Coordinator	Nita L. Hester, AICP, Planning and Zoning Technician
Suzanne DeVaul, Staff Assistant	

***Special Appreciation to:***

Wayne Daltry, Executive Director  
**Southwest Florida Regional Planning Council**

Robert Meyers  
Dr. Rick Nations  
**Sarasota County School Board**

Roger Wilburn  
Robin Branda  
Harry Schmertman  
**Florida Department of Community Affairs**

Ian McDonald  
**Southwest Florida Water Management District**

**A.L. Van Buskirk, Engineers and Planners, Inc.**

**Hartman and Associates, Inc.**

**Camp Dresser and McKee (CDM), Inc.**



# ***North Port Comprehensive Plan July 19, 1999 Amendment***



## **City Commission**

Roy E. Hall, Sr., Chair  
Rue Berryman  
Joseph E. Fink  
George D. Mullen  
Thomas Williamson

## **Planning and Zoning Advisory Board**

Joseph H. Russell, Chair  
Charlene Abbene      John P. Barkenquast      Richard A. Lockhart  
Joseph J. Mandina      Mary Lou Sasinowski-Hoffman      Mary Wagner

## **City of North Port Staff**

Paul G. Kaskey, City Manager  
Patricia Gering, Executive Assistant  
H. Jack Klingensmith, City Attorney



Michael Auclair, Fire Rescue Chief      Juan Florensa, Director, Public Works  
Cindy Mick, Director, Utilities      Ann Marie Ricardi, Director, Finance  
David Yurchuck, Police Chief

## **Members of Planning Division**

Samuel K. Jones, AICP, Director  
Brett Harrington, AICP, Senior Planner      Bob Carlsen, Senior Planner  
Nita L. Hester, AICP, GIS Specialist      Suzanne DeVaul, Staff Assistant  
Maureen Doyle, Planning and Zoning Technician





**ORDINANCE NO. 97-27**



## City of North Port

### ORDINANCE NO. 97-27

(Adoption of the Amendments and Revisions to all Elements of the City of North Port Comprehensive Plan as Recommended in the Evaluation and Appraisal Report)

AN ORDINANCE OF THE CITY OF NORTH PORT FLORIDA, PROVIDING FOR FINDINGS; PROVIDING FOR ADOPTION OF THE AMENDMENTS AND REVISIONS TO ALL ELEMENTS OF THE CITY OF NORTH PORT COMPREHENSIVE PLAN AS RECOMMENDED IN THE EVALUATION AND APPRAISAL REPORT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT,

FLORIDA:

#### SECTION 1 - FINDINGS:

- 1.01- Pursuant to Article VIII, Section 1 (g) of the Constitution of the State of Florida, the North Port City Charter, and the Local Government Comprehensive Planning and Land Development Regulation Act, Section 163.3161, et. Seg., Florida Statutes (the Act), the City of North Port is authorized and required to adopt a comprehensive plan.
- 1.02- The City of North Port Ordinance No. 76-4, as amended, designated the North Port Planning and Zoning Advisory Board as the Local Planning Agency and provided for the preparation and recommendation of a comprehensive plan by the North Port Planning and Zoning Advisory Board and the adoption of a comprehensive plan by the North Port City commission in accordance with the provisions of the Local Government Comprehensive Planning Act of 1975, as amended.
- 1.03- The City of North Port Comprehensive Development and Growth Management Plan was adopted by the North Port City Commission by Ordinance No. 89-3.
- 1.04- The Local Government Comprehensive Planning and Land Development Regulation Act, Sections

## ORDINANCE NO. 97-27

Comprehensive Plan, together with the required supporting documents including the Evaluation and Appraisal Report, to the Florida Department of Community Affairs pursuant to the requirements of Chapter 163, Part II, Florida Statutes, and Rule 9J-11.004, F.A.C.

1.12- The North Port Planning and Zoning Advisory Board has held a public hearing with due public notice to consider the Department of Community Affairs' Objections, Recommendations, and Comments Report on the revised and updated City of North Port Comprehensive Plan, and has considered the public comments received at said public hearing.

1.13- The North Port city Commission has held public hearings with due public notice to consider the Department of Community Affairs' Objections, Recommendations, and Comments Report on the revised and updated City of North Port Comprehensive Plan, to consider the recommendations of the Planning and Zoning Advisory Board, and to consider the public comments received at said public hearings.

SECTION 2 -ADOPTION OF THE AMENDMENTS AND REVISIONS TO ALL ELEMENTS OF THE CITY OF NORTH PORT COMPREHENSIVE PLAN AS RECOMMENDED IN THE EVALUATION AND APPRAISAL REPORT:

2.01- The North Port City Commission hereby approves and adopts, the revised and updated City of North Port Comprehensive Plan, as contained in Exhibit A, Attached hereto and incorporated herein.

SECTION 3 - SEVERABILITY

3.01 If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the

**ORDINANCE NO. 99-4**





## City of North Port

### ORDINANCE NO. 99-4

(Adoption of Amendments to the City of North Port, Florida Comprehensive Plan)

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA;  
PROVIDING FOR FINDINGS; PROVIDING FOR THE ADOPTION OF  
AMENDMENTS TO THE CITY OF NORTH PORT COMPREHENSIVE  
PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR  
CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

#### SECTION 1 - FINDINGS:

- 1.01 - On November 10, 1997, in accordance with the provisions set forth in Chapter 163, Part II, Florida Statutes, the City of North Port adopted a revised and updated Comprehensive Plan;  
and
- 1.02 - The North Port City Commission has held public hearings with due public notice on the proposed amendments to the City of North Port Comprehensive Plan, to consider Staff's recommendations and to consider the public comments received at said public hearings.

#### SECTION 2 - ADOPTION:

- 2.01 - The North Port City Commission hereby approves and adopts the following proposed amendments to the City of North Port Comprehensive Plan; the complete text of which is attached hereto as Exhibits "A", "B", "C", and "D".

#### Amendment TXT-98-186:

A text amendment by Mr. Allen Parsons, Planner for the Sarasota County Planning Department, acting as agent for Sarasota County Government, to add language to the Conservation Sub-section of the Future Land

## ORDINANCE NO. 99-4

Use Element, and the Conservation Sub-section of the Recreation and Open Space Element to allow for the development of regionally required natural disaster evacuation routes within designated Conservation areas (See Exhibit A).

**Amendment CPA-98-187:**

A Future Transportation Circulation Map Amendment by Mr. Allen Parsons, Planner for the Sarasota County Planning Department, acting as agent for Sarasota County Government, to add the Winchester Boulevard Hurricane Evacuation Corridor as an arterial right-of-way (See Exhibit B).

**Amendment CPA-98-285:**

A Comprehensive Plan Amendment by Community Development Department Staff to address scrivener errors identified in various sections of the Comprehensive Plan (See Exhibit C).

**Amendment CPA-98-286:**

Staff generated Comprehensive Plan Amendments necessary to update or clarify policy issues contained within the adopted City of North Port Comprehensive Plan (See Exhibit D).

**SECTION 3 - SEVERABILITY:**

3.01 - If any section, subsection; sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provisions shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

**SECTION 4 - CONFLICTS:**

4.01 - In the event of any conflict between the provisions of this Ordinance and any other ordinance or portions thereof, the provisions of this Ordinance shall prevail to the extent of such conflict.

ORDINANCE NO. 99-4


SECTION 5 - EFFECTIVE DATE:

5.01 - This Ordinance shall take effect immediately upon its adoption by the City Commission.

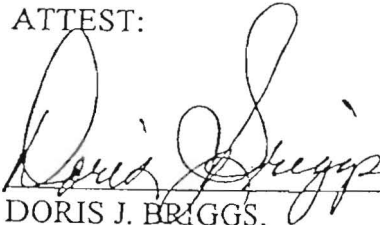
Read by title only in public session this 22nd day of February  
\_\_\_\_\_, 1999.

PASSED AND ADOPTED on the second and final reading in public  
session this 19<sup>th</sup> day of July, 1999.


CITY OF NORTH PORT, FLORIDA

  
\_\_\_\_\_  
Roy E. Hall, SR., COMMISSIONER  
Chairperson

ATTEST:

  
\_\_\_\_\_  
DORIS J. BRIGGS,  
City Clerk

Approved as to form and correctness:

  
\_\_\_\_\_  
DAVID M. LEVIN,  
City Attorney

*North Port Comprehensive Plan  
December 11, 2001 Amendment*



**City Commission**

Rue S. Berryman, Chairperson  
Barbara L. Gross, Vice Chair  
Joseph E. Fink  
Thomas Williamson  
Richard A. Lockhart

**Planning and Zoning Advisory Board**

Joseph H. Russell, Chairperson  
Mary Wagner  
Harry Schmertmann  
Roy E. Hall, Sr.  
MaryLou Sasinowski-Hoffman  
John P. Barkenquast  
Bob Bruhn

**City of North Port Staff**

Mark Roath, City Manager  
Pat Gering, Executive Assistant  
Robert K. Robinson, City Attorney  
\*\*\*

Michael Auclair, Fire Rescue Chief	Perry Eisenach, Director, Public Works
Rick Newkirk, Interim Director, Utilities	Ann Marie Ricardi, Director, Finance
David Yurchuck, Police Chief	

**Members of Planning Department**

Samuel K. Jones, AICP, Director	
Suzanne DeVaul, Executive Assistant	
Brett Harrington, AICP, Senior Planner	John F. Patterson, Planner
Catherine A. Hilton, Senior Planner	Nita L. Hester, AICP, GIS Specialist
Maureen Doyle, Planning & Zoning Technician	



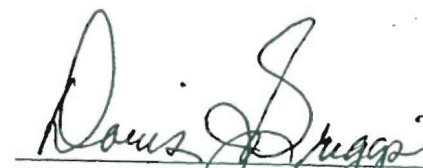


## City of North Port

### CERTIFICATION

I HEREBY CERTIFY that the attached is a true and correct copy of Ordinance No. 01-46, consisting of thirty-six (36) pages, not including this page, adopted by the City Commission of the City of North Port, Florida on the 11<sup>th</sup> day of December, 2001. This Ordinance adopts the Amendments to the City of North Port, Florida Comprehensive Plan, relating to a request from Pallardy, Carlton and Davis, for properties consisting of 9,552 acres, located north of and adjacent to Interstate 75 and east of and adjacent to Toledo Blade Boulevard.

WITNESS my hand and the official seal of the City of North Port, Florida, this 13th day of December, 2001.

  
DORIS J. BRIGGS, CMO  
CITY CLERK



## City of North Port

ORDINANCE NO. 01-46

(Adoption of Amendments to the City of North Port, Florida Comprehensive Plan)

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA; PROVIDING FOR FINDINGS; PROVIDING FOR THE ADOPTION OF AMENDMENTS TO THE CITY OF NORTH PORT COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

### SECTION 1 - FINDINGS:

- 1.01 - On November 10, 1997, in accordance with the provisions set forth in Chapter 163, Part II, Florida Statutes, the City of North Port adopted a revised and updated Comprehensive Plan; and
- 1.02 - The North Port City Commission has held public hearings with due public notice on the proposed amendments to the City of North Port Comprehensive Plan, to consider Staff's recommendations and to consider the public comments received at said public hearings.

### SECTION 2 - ADOPTION:

- 2.01 - The North Port City Commission hereby approves and adopts the following proposed amendments to the City of North Port Comprehensive Plan; the complete text of which is attached hereto as Exhibit "A".

### **Amendment CPA-00-111:**

A request by Pallardy, Carlton and Davis for a Comprehensive Plan Amendment allowing for an expansion of Activity Center No. 4 and future land use designations of Village, Recreation/Open Space, and Agricultural Estates on other portions of the property. The property is approximately 9,552 acres and is located north of and adjacent to Interstate 75 and east of and adjacent to Toledo Blade Boulevard (See Exhibit A).

CERTIFIED

11 12 1

## ORDINANCE NO. 01-46

**Amendment CPA-00-116:**

A request by Tropical Land Holdings, Inc., for a Comprehensive Plan Amendment which would allow for a Utility/Industrial Corridor Land Use designation for property adjacent to I-75 from the Snover Waterway to the Charlotte County line (See Exhibit A).

**Amendment TXT-00-120:**

A request by Tropical Land Holdings, Inc., for a Comprehensive Plan Text Amendment which would allow for a Utility/Industrial Corridor Land Use designation for property adjacent to I-75 from the Snover Waterway to the Charlotte County line (See Exhibit A).

**Staff Generated Comprehensive Plan Amendment:**

Staff generated Comprehensive Plan Amendments necessary to update or clarify issues contained within the adopted City of North Port Comprehensive Plan and amendments necessary to respond to the Objections, Recommendations and Comments Report (ORC) issued by the Florida Department of Community Affairs on January 23, 2001. Staff generated amendments also include the new Village Land Use Classification and related Goals, Objectives, and Policies (See Exhibit A).

**SECTION 3 - SEVERABILITY:**

3.01 - If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provisions shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

**SECTION 4 - CONFLICTS:**

4.01 - In the event of any conflict between the provisions of this Ordinance and any other ordinance or portions thereof, the provisions of this Ordinance shall prevail to the extent of such conflict.

— CERTIFIED  
Page 2 of 3  
DATE: 12-12-1



## ORDINANCE NO. 01-46

SECTION 5 - EFFECTIVE DATE:

5.01 - This Ordinance shall take effect ten days after the issuance of a Final Order by the Florida Department of Community Affairs determining that the amendments are "In Compliance" with s. 163.3184(9).

Read by title only in public session this 26<sup>th</sup> day of November, 2001.

PASSED AND ADOPTED on the second and final reading in public session this 11<sup>th</sup> day of December, 2001.

CITY OF NORTH PORT, FLORIDA

Rue S. Berryman

RUE S. BERRYMAN, COMMISSIONER  
Chairperson

ATTEST:  
Doris J. Briggs  
DORIS J. BRIGGS  
City Clerk

Approved as to form and correctness:

Robert K. Robinson  
ROBERT K. ROBINSON  
City Attorney

CERTIFIED  
Page 3 of 5  
DATE: 12-13-1

***North Port Comprehensive Plan  
May 28, 2002 Amendment***



**City Commission**

Rue S. Berryman, Chairperson  
Barbara L. Gross, Vice Chair  
Joseph E. Fink  
Thomas Williamson  
Richard A. Lockhart

**Planning and Zoning Advisory Board**

Mary Wagner, Chairperson  
Harry Schmertmann, Vice Chair  
Roy E. Hall  
Joseph H. Russell  
William E. Bower  
John P. Barkenquast  
Bob Bruhn

**City of North Port Staff**

Mark Roath, City Manager  
Pat Gering, Executive Assistant  
Doug Lewis, Assistant City Manager  
Robert K. Robinson, City Attorney

\*\*\*

Michael Auclair, Fire Rescue Chief	Perry Eisenach, Director, Public Works
Rick Newkirk, Interim Director, Utilities	Ann Marie Ricardi, Director, Finance
David Yurchuck, Police Chief	

**Members of Planning Department**

Samuel K. Jones, AICP, Director	
Suzanne DeVaul, Executive Assistant	
Brett Harrington, AICP, Senior Planner	John F. Patterson, Planner
Catherine A. Hilton, Senior Planner	Nita L. Hester, AICP, GIS Specialist
Maureen Doyle, Planning & Zoning Technician	



## City of North Port

### ORDINANCE NO. 02-03

(Adoption of Amendments to the City of North Port, Florida Comprehensive Plan)

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA;  
PROVIDING FOR FINDINGS; PROVIDING FOR THE ADOPTION OF  
AMENDMENTS TO THE CITY OF NORTH PORT COMPREHENSIVE  
PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR  
CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

#### SECTION 1 - FINDINGS:

- 1.01 - On November 10, 1997, in accordance with the provisions set forth in Chapter 163, Part II, Florida Statutes, the City of North Port adopted a revised and updated Comprehensive Plan;  
and
- 1.02 - The North Port City Commission has held public hearings with due public notice on the proposed amendments to the City of North Port Comprehensive Plan, to consider Staff's recommendations and to consider the public comments received at said public hearings.

#### SECTION 2 - ADOPTION:

- 2.01 - The North Port City Commission hereby approves and adopts the following proposed amendments to the City of North Port Comprehensive Plan; the revised Future Land Use Map is attached hereto as Exhibit "A".

#### Amendment CPA-1-49:

A Future Land Use Map amendment by Mr. Charles P. Hamilton, to change the Future Land Use designation of Tract "C", 51<sup>st</sup> Addition, from "Commercial Recreation" to "Commercial" (See Exhibit A).

**Amendment CPA-1-50:**

A Future Land Use Map amendment by Mr. Charles P. Hamilton, to change the Future Land Use designation of Tract "D", 51<sup>st</sup> Addition, from "Commercial Recreation" to "Medium Density Residential" (See Exhibit A).

**SECTION 3 - SEVERABILITY:**

3.01 - If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provisions shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

**SECTION 4 - CONFLICTS:**

4.01 - In the event of any conflict between the provisions of this Ordinance and any other ordinance or portions thereof, the provisions of this Ordinance shall prevail to the extent of such conflict.

SECTION 5 - EFFECTIVE DATE:

5.01 - This Ordinance shall take effect ten days after the issuance of a Final Order by the Florida Department of Community Affairs determining that the amendments are "In Compliance" with s. 163.3184(9).

Read by title only in public session this 28<sup>th</sup> day of January, 2002.

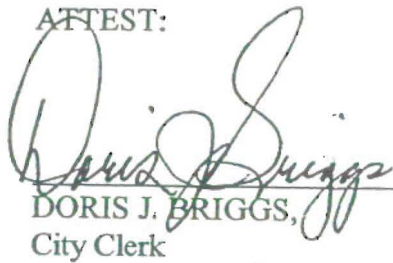
PASSED AND ADOPTED on the second and final reading in public session this 28<sup>th</sup> day of May, 2002.

CITY OF NORTH PORT, FLORIDA

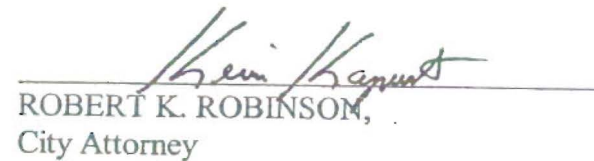


RUE S. BERRYMAN, COMMISSIONER  
Chairperson

ATTEST:

  
DORIS J. BRIGGS,  
City Clerk

Approved as to form and correctness:

  
ROBERT K. ROBINSON,  
City Attorney



## **COMPREHENSIVE PLAN**

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1

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Recreation and Open Space Element

Housing Element

Solid Waste Element

Natural Groundwater Aquifer Recharge Element

Intergovernmental Coordination Element

Capital Improvements Element

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## PLANNING FRAMEWORK

The City Commission, in 1995, adopted by resolution the following *Mission Statement* which states --

*The City of North Port will provide the health, safety and welfare services to our residents which would not be provided or could not be provided efficiently or equally without the intervention of government at the local level.*

*The City will provide said services in a professional and cost-effective manner, and only by listening to those who have put us in the position to serve them, our residents.*

The Planning Framework, developed as part of the Evaluation and Appraisal Report (EAR) of the 1988 Comprehensive Plan, is an instrument created for use by City Officials and the public to help guide in the revision of the state mandated Comprehensive Plan. While not required by statute, the Citizen Advisory Committees and staff developed the Planning Framework through public input to provide a synopsis which formally establishes the focus of the newly amended Comprehensive Plan. It is anticipated that this document will undergo revision as a result of public input in a manner similar to that used to update and amend the Comprehensive Plan via the EAR process.

### Planning Vision

Planning begins with vision. This vision focuses on what a desirable future would include. When looking at the development and past planning for the City, the vision includes availability of jobs and business opportunities; the strength of existing and future neighborhoods; the provision of adequate utilities including potable water, sewer and solid waste; the condition of streets; the quality of the Myakkahatchee Creek; the quality of open space and City parks; the availability of affordable and diversified housing; and the accessibility and adequacy of libraries, schools and protective services. These are, in summary, some basic elements that contribute to a positive quality of life.

Concepts are a result of vision. Concepts provide the framework and direction which will enable the City to best achieve its desired goals. The planning concepts for the City of North Port are as follows:

#### 1. Projected Growth

The City's population will increase with time. The City accepts this projected population growth and will plan accordingly to ensure that future community needs and vision are realized.

#### 2. Neighborhoods

This concept involves ensuring that existing and future residential areas form viable and stable neighborhoods. The City was originally developed on the neighborhood concept with small



commercial and park areas in each neighborhood. The City recognizes that stable neighborhoods are major assets to the community. The original design concept remains valid. For existing neighborhoods, the neighborhood's character needs should be defined so that necessary improvements are built and policies are developed to support the neighborhood's character. For future neighborhoods the City's Comprehensive Plan and Land Development Code should guide development to create aesthetically pleasing and safe neighborhoods, and ensure the provision of the necessary infrastructure which will enhance the neighborhoods overall character.

### **3. Activity Centers**

Several activity centers exist within the City, each having its own potentially unique characteristics and functions. The City should develop design guidelines which will guide development and define the individual character of each activity center. The activity centers should provide for a mix of land uses that implement the goals desired for each area. For example, an activity center's design can provide for diverse housing types, employment areas, etc. Each activity center corresponds to identified Future Growth Areas on the 1988 Future Land Use Map and defines the areas by allowing a mixture of uses at varying intensities and densities.

- 3a. The US 41 corridor that contains the City's existing shopping area is an activity center characterized by long established retail, office and service uses. This activity center should develop, or redevelop, with a common design theme similar to the design of the existing public library, catholic church, or other structure as determined by the property owners and community.
- 3b. The area around the Sumter/Price intersection is the town center. This activity center will contain a mix of uses including government, multifamily, office professional, and medical facilities. This area should be designed to be pedestrian oriented with smaller signs, sidewalks, traffic calming features, and other innovative design standards.
- 3c. The I-75 interchange with Sumter is another activity center. This activity center will be characterized by highway uses and retail at lower intensities than those at the I-75/Toledo Blade activity center. The proximity of this activity center to the City's primary potable water supply source will restrict the types of uses and intensity of development.
- 3d. The area around the I-75 and Toledo Blade interchange is an activity center defined by highway commercial uses near the interchange. The Panacea DRI, which contains a range of land uses from retail and office to light industrial and multifamily, will be included in this activity center. This activity center will provide the highest allowable intensity due to the available land area, surrounding land uses, and accessibility to the road network.
- 3e. The Price/Toledo Blade intersection can be another activity center characterized by commercial/retail uses, multifamily, industrial, motels. This will be an automobile oriented activity center.

- 3f. The future interchange of I-75 and Yorkshire/Raintree will become another Activity Center when the interchange is built. At this date, no agency or other entity plans to construct the interchange. When the interchange is programmed, the City should examine the land use patterns surrounding the interchange as well as the potential of the interchange area to be shown on the Future Land Use Map as an activity center.

#### 4. Gateways

A gateway is an area around a point that is an entrance into the City. The City's primary gateways are the I-75 interchanges with Sumter and Toledo Blade Boulevards, U.S. 41 at the eastern and western City limits, the intersection of Hillsborough and Toledo Blade Boulevards, and a future interchange at I-75 and Yorkshire Boulevard. The purpose of the gateways is to provide a sense of entry into the City. To accomplish this, design standards are appropriate. These standards can range from architectural, special landscaping requirements to city-sponsored streetscaping projects.

#### 5. Infrastructure Systems

These systems include roads, parks, utilities, schools, drainage, fire/police, open space, and the environment. These systems help define the quality of life within the community. As a general concept, these systems should be designed so that they implement several Goals. Examples are as follows - road system improvements should be designed to implement the gateway and park/open space concepts, schools should be designed to promote/provide a neighborhood focal point as well as recreational opportunities, drainage systems should be aesthetically designed to include park/open space opportunities and, if possible, to provide a source of potable water. Also, infrastructure systems such as water/sewer, roads, and fire /police need to be phased to guide development, and should be used to accomplish other goals such as economic development, and be financed by creative methods to achieve the goals of the City.

#### 6. Financial Feasibility

Any changes to the Comprehensive Plan must be financially feasible. Changes to the Comprehensive Plan that improve the tax base should be favorably considered, whereas changes that negatively affect the City's financial health should be considered with caution. Any improvements called for must be financially feasible to implement and to maintain. An accompanying funding concept is that growth should "pay its own way" provided the growth supports the Comprehensive Plan. This concept does not preclude the use of public funds to accomplish a public purpose such as economic development.

To test the financial feasibility of the Comprehensive Plan, a planning tool was developed to compare the projected capital funds that will be available to the estimated cost of the capital projects necessary to maintain the existing levels of service. Due to the long range nature of this planning tool, the numbers should not be used to analyze yearly budgets or five year master plans.



The results of the analysis clearly show that the Local Government Infrastructure Surtax (1 cent sales tax) must continue, and the City must review the existing impact fees and analyze the benefits/impacts of establishing other impact fees such as a transportation impact fee. The Infrastructure Surtax is critical to financing the capital projects. Therefore, if this funding source is discontinued, the City must review this Comprehensive Plan and amend it where appropriate.

## **7. Annexation Areas**

The City has identified two potential areas of annexation which may offer opportunities to diversify the City's tax base. These boundaries are meant to depict general areas adjacent to the City and that could reasonably be served by City services. The exact boundaries will be determined on a case by case basis.

The first area is the northeast quadrant of the Toledo Blade/I-75 interchange. Upon annexation, the City should consider this area or portion thereof an activity center containing intensities and densities similar to the existing activity center on the south side of I-75.

The second area lies between the existing western City limits and the Myakka River. This area contains the environmentally sensitive Warm Mineral Springs and the existing mobile home parks on the south side of U.S. 41. There is a potential for increased commercial and multifamily development along this stretch of U.S. 41. This area, excluding the existing mobile home developments, should be considered an activity center and gateway.

Any future annexation shall meet the requirements of the appropriate state laws; in particular Chapter 171, Florida Statutes. In addition to the requirements of state laws, the extension of City services shall be economically feasible to ensure the cost of extending services does not burden the existing rate payers and property owners within the City limits prior to the annexation.

## **8. Planning Opportunities**

Several planning opportunities extend beyond the corporate limits of the City. Drainage, traffic circulation, hurricane evacuation, potable water, affordable housing, conservation lands (eco-tourism) and schools are examples of the general areas that require intergovernmental cooperation and coordination to resolve problems and to take advantage of opportunities. Therefore, the City accepts its responsibility as a part of the regional pattern. The City will cooperate with other jurisdictions to seek regionally acceptable solutions to regional problems and to take advantage of opportunities that may arise.

## **9. Community Concept Map**

The purpose of the Community Concept Map is to identify the general geographic limits of the City, existing and future neighborhoods, major civic centers, activity centers, community parks and major conservation areas. The Community Concept Map is intended to graphically depict



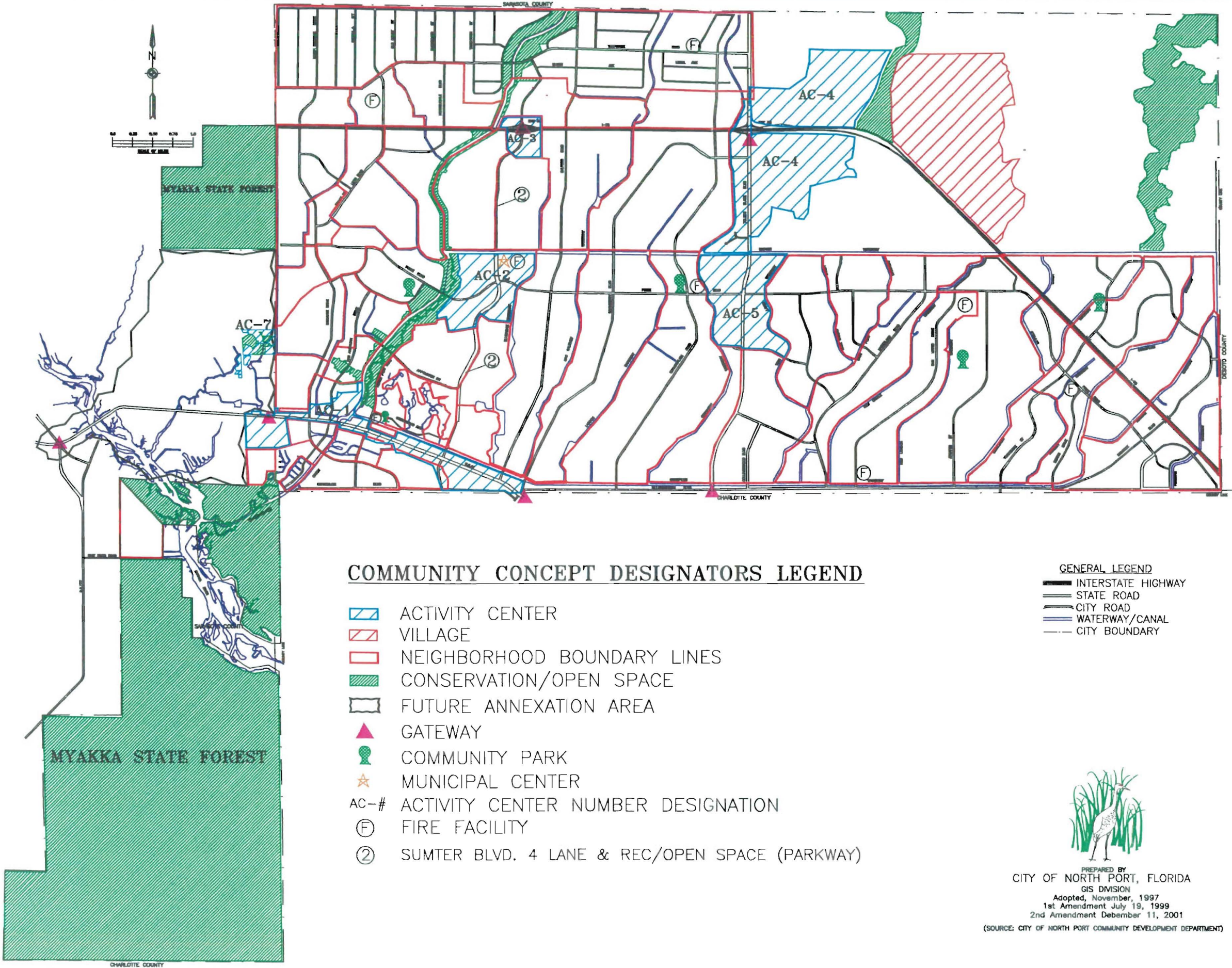
the general development pattern of the city at buildout. Consequently, planning period date is not appropriate.

These concepts form the basis for the proposals found in the EAR and accompanying Comprehensive Plan amendments. The amendments further refine, define and implement the concepts.

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COMMUNITY CONCEPT MAP  
CITY OF NORTH PORT, FLORIDA



PREPARED BY  
CITY OF NORTH PORT, FLORIDA  
GIS DIVISION  
Adopted, November, 1997  
1st Amendment July 19, 1999  
2nd Amendment December 11, 2001  
(SOURCE: CITY OF NORTH PORT COMMUNITY DEVELOPMENT DEPARTMENT)





**FUTURE LAND USE ELEMENT**

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## 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.

**Objective 1:** Future development activities shall continue to be directed in appropriate areas as depicted on the Future Land Use Map, and shall encourage the use of innovative land development regulations, consistent with sound planning principles, minimal natural limitations, the goals, objectives and policies contained within this plan, and the community character.

**Policy 1.1:** Land development regulations adopted to implement this Comprehensive Plan shall be consistent with F.S. 163.3202 (1), as amended, and based on and be consistent with the following densities and intensities, presuming concurrency requirements are satisfied, for residential and non-residential development as indicated below:

**Agricultural, Estates** - These lands are designated for agricultural related uses and very low density residential development in order to retain the open character of the land (maximum of 1.0 residential unit per 3.0 gross acres).

Land areas annexed into the City after the November 10, 1997 adoption date this Comprehensive Plan that receive an Agricultural, Estates designation shall be developed only as part of a "Rural Village" pursuant to Objective 13 of the Future Land Use Element including, but not limited to, the procedures identified in Future Land Use Policy 13.6.

**Low Density Residential** - These lands are designated for residential areas of low density (for currently platted single family lots: maximum density of 4.3 residential units per gross acre, 4.0 residential units per gross acre for unplatted areas).

**Medium Density Residential** - These lands are designated for residential areas of medium density (maximum of 10.0 residential units per gross acre). Low density residential is permitted within this designation.

**High Density Residential** - These lands are designated for high density residential areas with emphasis on multi-family use (maximum of 15.0 residential units per gross acre excluding bonuses, incentives or transfer of development rights).

**Professional Office** - These lands are designated for professional and business offices, institutional, cultural, residential and associated uses (0.95 FAR, 15 DU/acre excluding bonuses, incentives or transfer of development rights. As a guideline, the residential use should not exceed 50% of the floor area).

**Commercial** - These lands are designated to provide areas in which customary and traditional conduct of trade, retail services, commerce and residential uses may be carried

on without disruption by the encroachment and intrusion of incompatible residential and other uses (0.95 FAR, 15 DU/acre excluding bonuses, incentives or transfer of development rights. As a guideline, the residential should not exceed 50% of the floor area).

**Industrial** - These lands are designated for light manufacturing, processing, storage, warehousing, wholesaling, and distribution. Institutional and residential uses are prohibited as they are not in character with activities conducted in these districts (0.95 FAR, 15 DU/acre excluding bonuses, incentives or transfer of development rights).

**Conservation** - These lands are 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, with the exception of the Winchester Boulevard hurricane evacuation route through the Myakka State Forest, which is deemed necessary to protect human life from the threat of natural disasters provided that such facility is constructed so that the impact upon native habitat and wildlife populations are minimized consistent with the policies in the Conservation Plan, and consistent with the requirements of all permitting agencies.

There may be instances where the City may wish to classify privately owned platted lots or tracts designated as Conservation on the Future Land Use Map. The density/intensity shall be the same as defined in the Low Density Residential designation. Prior to permitting, the property owner shall be encouraged to seek other opportunities including transfer of development rights, land trade, acquisition to preserve such lands in an undeveloped condition, as well as other strategies and mechanisms that may be used to bring private lands into public control.

**Recreation / Open Space** - These lands are designated for either active or passive recreational uses.

For the Myakkahatchee Creek project identified in Objective 5 of the Conservation and Coastal Zone Management Element, and other similar future projects, the City may wish to classify privately owned platted lots or tracts designated as Recreation / Open Space on the Future Land Use Map. The density/intensity shall be the same as defined in the Low Density Residential designation. Prior to permitting, the property owner shall be encouraged to seek other opportunities including transfer of development rights, land trade, acquisition to preserve such lands in an undeveloped condition, as well as other strategies and mechanisms that may be used to bring private lands into public control (Applies only to the City limits as of 1999). No active recreational facilities shall be permitted within wetlands or wetland systems, unless approved by the appropriate state and federal regulatory agencies.

**Public** - These lands are designated for sites where governmental and public activities are conducted. It is not the intent to classify all lands owned by government into this designation, but only those lands related to the public welfare and civic activities.



**Activity Centers** - These lands are designated to provide an area for coordinated development of industrial, commercial, professional office, residential, public and recreational uses. This designation provides for a variety of uses where project components and land use relationships are physically and functionally integrated. (See figure 1, herein, for densities/intensities)

**Utility/Industrial Corridor** – These lands are 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, storm water drainage facilities, and other appurtenances, structures, or improvements for industrially zoned land. Institutional and residential uses are prohibited as they are not in character with activities conducted in this land use. Any reference to industrial uses within this proposed designation is limited to only transmission lines (power, water, sewer, gas, etc.), rapid transit facilities, outdoor advertising, and drainage utilities. No industrial buildings will be located within this corridor.

**Policy 1.2:** Expansion, reclassification or replacement of land uses shall be compatible and consistent with the Future Land Use Map. Each land use type will be reviewed individually and for their impact on the remainder of the Plan. Land use types cumulatively will be evaluated based on:

1. Extent and provision of infrastructure systems;
2. Location and gateways;
3. Distribution;
4. Density;
5. Intensity;
6. Compatibility with existing and future neighborhoods or Activity Centers;
7. Suitability;
8. Functional relationship;
9. Land use combinations;
10. Demonstrated need over the planning period;
11. Financial Impact.

**Policy 1.3:** For areas designated Low Density Residential, and currently platted for single-family dwelling units, the RSF-2 Zoning District shall be consistent with the Comprehensive Plan provided the dwelling units per gross acre does not exceed 4.3.

**Policy 1.4:** When the City redesignates previously privately owned lands to public on the adopted Future Land Use Map as Conservation or Recreation/Open Space, the development rights shall be maintained for the purposes of transfer of development rights.

**Policy 1.5:** Any Transfer of Development Rights, or an awarding of intensity/density bonuses, shall implement appropriate policies in the adopted Comprehensive Plan. Property owners shall be awarded double the development rights as an incentive to discontinue the use of existing structures in a TDR sending zone.

**Policy 1.6:** Subdivisions shall be designed so that all individual lots have access to the internal street system, and lots along the periphery are buffered from major roads and incompatible land uses.

**Policy 1.7:** As the demand for public lands dictates, the City shall establish close coordination through negotiations with property owners for actions including the outright purchase of properties and the use of transfer of development rights as well as other strategies and mechanisms that may be used to bring private lands into public control. This policy shall apply to lands currently indicated on the adopted Future Land Use Map as "Public" as well as to future properties needed for public use, which will also be redesignated as "Public" when placed under City or other jurisdictional control. The City shall continue to update, quarterly, its property owners database based upon the records of the Sarasota County Property Appraiser's Office.

**Policy 1.8:** Prior to the adoption of the next Evaluation and Appraisal Report, the City Commission may conduct a city-wide workshop(s) to develop a more detailed vision statement/planning framework concerning the future development of the City of North Port.

**Policy 1.9:** Prior to the adoption of the next Evaluation and Appraisal Report, the Planning Department may administer a city-wide survey questionnaire to City residents to facilitate discussion for the city-wide visioning workshop(s).

**Policy 1.10:** The interpretation of Goals, Objectives and Policies of this Comprehensive Plan, shall be made by the Planning Director, with the Planning and Zoning Advisory Board resolving appeals.

**Policy 1.11:** Public school facilities shall be allowed in the following Future Land Use Map designations: Low, Medium, and High Density Residential; Activity Center; and Public.

**-Activity Centers-**

**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.

**Objective 2:** The City shall amend its Land Development Code in 1998 to provide standards, including intensity and density standards, and gateway criteria for Activity Centers to achieve the desired and economically feasible mixture of land uses.

**Policy 2.1.1:** AC#1 (US-41) - This Activity Center shall be established to provide for retail, office, commercial and limited light industrial uses. This long established commercial area provides services to the surrounding neighborhoods and to people using US-41.



**Policy 2.1.2:** AC#1 - Access roads and cross access easements shall be established to promote ease of internal traffic movement and to limit re-entry points on US-41.

**Policy 2.1.3:** AC#1 - Private property owners shall be encouraged to fund the Urban Design Study pursuant to Policy 6.1, Transportation Element.

**Policy 2.2.1:** AC#2 (Town Center) - This Activity Center shall be established to provide for governmental, low, medium and high residential densities, offices, commercial and medical facilities. Buildings shall be encouraged to abut or be placed very near sidewalks within this area.

**Policy 2.2.2:** AC#2 - This Activity Center will be pedestrian oriented with the mixture of commercial/office with residential uses, de-emphasis on the vehicular traffic, and emphasis on sidewalks, street tree landscaping and pedestrian oriented signs and street designs that incorporate traffic calming techniques.

**Policy 2.3.1:** AC#3 (I-75/Sumter Blvd.) - This Activity Center shall be established to provide for lower intensity highway uses such as motels, and restaurants or other highway uses primarily serving interstate commuters, and for economic development.

**Policy 2.3.2:** AC#3 - Due to the environmental issues (close proximity to the City's potable water supply) the northwest quadrant shall be developed pursuant to conditions which shall include consultation with the Florida Department of Environmental Protection, Southwest Florida Water Management District, Florida Game and Freshwater Fish Commission, and other appropriate federal, state and regional authorities to ensure the protection of the City's potable water source.

**Policy 2.3.3:** AC#3 - Tracts A and D in this Activity Center should be designated as a receiving zone for transfer of development rights.

**Policy 2.4.1:** AC#4 (I-75/Toledo Blade Blvd.) - This Activity Center shall be established to provide a large concentrated area of a mixture of residential, commercial, office, medical, industrial, recreational and cultural facilities at a scale which serves the entire city, and the regional market due to its proximity to I-75. The area of this Activity Center which lies within the Panacea DRI shall be developed consistent with "Map H" of the DRI Development Order, as revised.

**Policy 2.4.2:** AC#4 - Due to proximity of the interchange with I-75, this area is dependant on vehicular access.

**Policy 2.4.3:** AC#4 - This activity center shall allow for the highest allowable intensity and density. Development incentives may increase intensities within the area. Intensities shall be further increased by establishing the area as a receiving zone for the transfer of development rights.



**Policy 2.4.4:** AC#4 - Should a public or private initiative result in multi-modal transportation system improvements, including the siting of a high speed rail facilities/stations, the intensity/density established for this Activity Center shall be revised to reflect increased carrying capacities of the infrastructure.

**Policy 2.5.1:** AC#5 (Price Blvd./Toledo Blade Blvd.) - This Activity Center shall be established to provide for commercial, residential densities, motels and industrial uses.

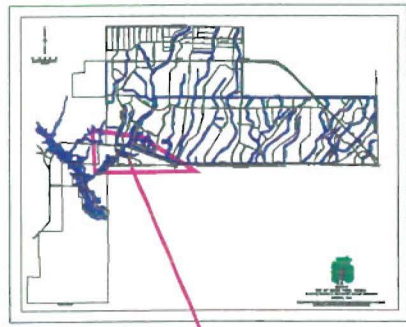
**Policy 2.5.2:** AC#5 - This Activity Center is characterized by automobile dependent uses due to the close proximity to I-75 and location at the intersection of north/south and east/west roads.

**Policy 2.5.3:** AC#5 - This area will serve the entire City with a mixture of land uses.

**Policy 2.6.1:** AC#6 (Raintree Blvd./I-75) - This Activity Center shall be established to provide for commercial, industrial and residential uses.

**Policy 2.6.2:** AC#6 - The construction of this interchange is not programmed by any agency. Therefore, when the exact location of the interchange is known and programmed for construction, the Comprehensive Plan shall be amended to define the appropriate intensity, density and land uses.

**Policy 2.7:** Standards for Activity Centers shall be as shown in Figure 1. The densities and intensities established in Fig.1 for Activity Centers shall not be altered except by amendment of this Comprehensive Plan or as allowed in this Comprehensive Plan (excluding bonuses, incentives or transfer of development rights). The percentage figures in Fig. 1 are intended to be used as guidelines and to reflect the desired land use mixture at build-out to achieve an economically feasible development pattern relative to taxes received and services provided.



# ACTIVITY CENTER #1

## POLICY 2.14, FUTURE LAND USE ELEMENT

### "TRACTS REQUIRING MASTER PLAN REVIEW"

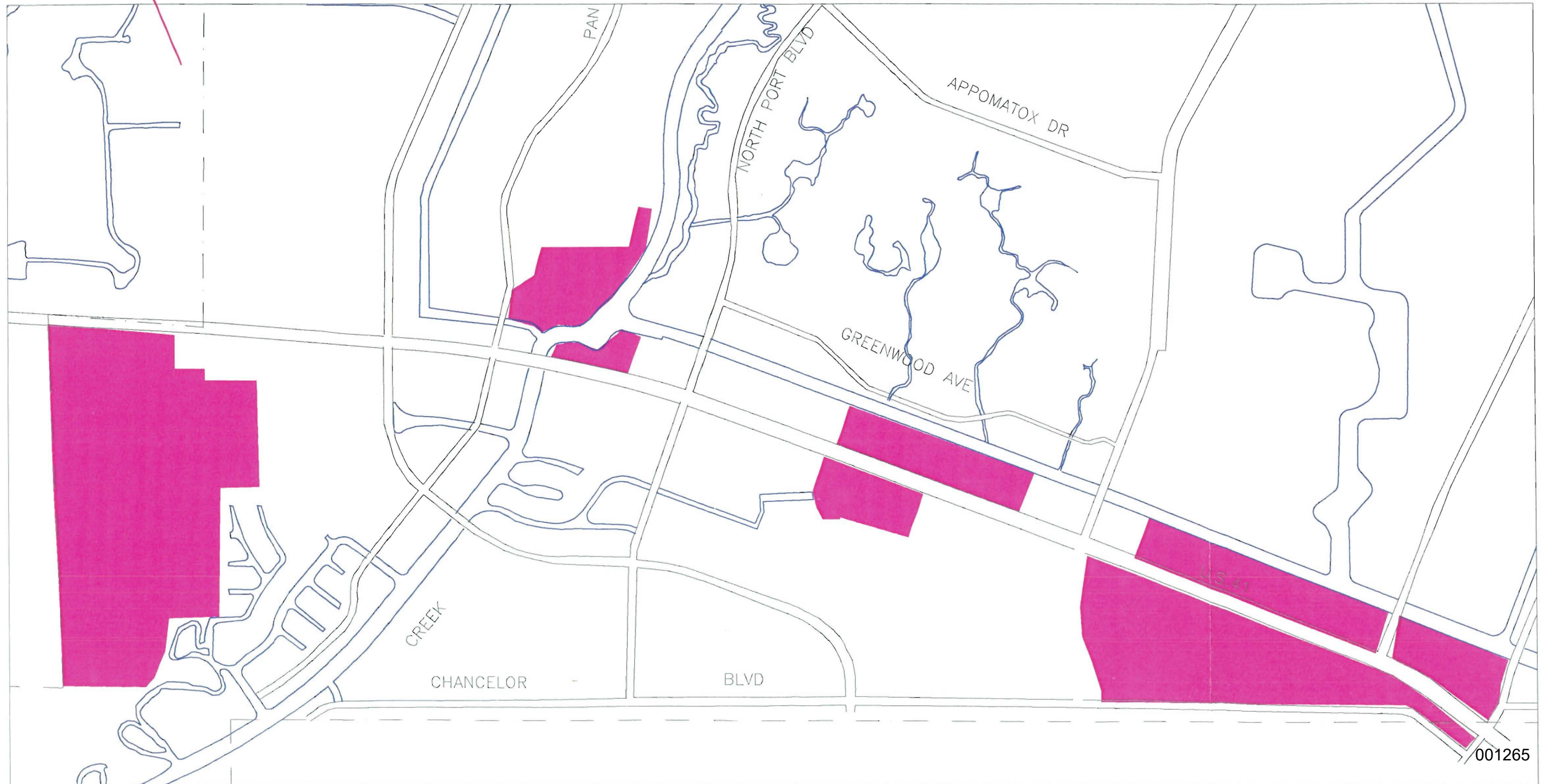






Figure 1: Standards for Activity Centers

Activity Centers	AC #1 US-41		AC #2 Town Center		AC #3 Sumter Blvd. I-75		AC #4 Toledo Bld. I-75		AC #5 Toledo Bld. Price		AC #6 Raintree future		AC #7 Golden Springs2	
Future Land Use Map Designation	D/I	%	D/I	%	D/I	%	D/I	%	D/I	%	D/I	%	D/I	%
Low Density Res.	NPU	0	4.0/	10	NPU	0	4.0/	27	NPU	0	n/a	n/a	4.0/	52
Medium Density Res.	5.5/	2	10.0/	16	NPU	0	10.0/	5	10.0/	9	n/a	n/a	0	0
High Density Res.	15.0/	2	15.0/	27	NPU	0	15.0/	4	15.0/	9	n/a	n/a	0	0
Professional Office	/0.95	18	/0.95	13	/0.95	23	/0.95	13	/0.95	13	n/a	n/a	see ftnote 2	
Commercial	/0.95	58	/0.95	22	/0.95 <sup>1</sup>	75	/0.95	20	/0.95	39	n/a	n/a	.15	12
Industrial	/0.95	9	/0.95 <sup>2</sup>	1	/0.95 <sup>2</sup>	2	/0.95	29	/0.95	26	n/a	n/a	0	0
Public - Rec / Open	—	11	—	11	—	0	—	1	—	4	n/a	n/a		36

Footnotes/Notes

1. Hotels, motels, restaurants or other highway uses permitted (See Policy 2.3.1)
2. The land use categories commercial and professional office are combined.
- D/I Density/Intensity
- % Percentage of land area within Activity Center
- NPU Non-permitted use

**Policy 2.7.1:** AC#7 (Warm Mineral Springs). This Activity Center shall be established to provide for the protection of Warm Mineral Springs while permitting a limited mixture of residential, office, professional, institutional and commercial uses intended to complement the existing uses of the springs and create an internationally recognized wellness center.

**Policy 2.7.2:** AC#7. Concurrent with the approval of development applications, the Warm Mineral Springs and the creek flowing there from shall be protected from incompatible development by the creation of a 1.41 acre conservation buffer. The conservation buffer shall surround the springs and creek. No new development shall be permitted within this buffer area except for the following:

- (1) construction and maintenance of amenities which allow access to the spring by disabled, elderly or infirm persons;
- (2) maintenance, repair or replacement of existing facilities, and;

- (3) construction and maintenance of facilities and equipment to continue the historic uses of the spring for medical, therapeutic or rehabilitation services.

**Policy 2.7.3:** AC#7. Residential uses shall not exceed 270 equivalent single-family units.

**Policy 2.7.4:** AC#7. Retail and tourist/spa commercial uses shall not exceed 62,000 gross square feet, excluding required parking areas.

**Policy 2.7.5:** AC#7. Institutional/conference center uses shall not exceed 45,000 gross square feet, excluding required parking areas.

**Policy 2.7.6:** AC#7. No residential lot shall be located closer than 400 feet from the 1.41 acre conservation buffer immediately surrounding the springs and creek.

**Policy 2.7.7:** AC#7: A minimum 300 foot natural resource buffer shall be established between the springs and any residential lot. Uses within said buffer shall be restricted to passive recreation consistent with the Unified Land Development Code.

**Policy 2.7.8:** AC#7: Prior to development approval for any portion of AC#7, a utility developers agreement shall be executed between the applicant/developer and the City of North Port.

**Policy 2.7.9:** AC#7. Any multi-family, commercial or office development proposed on property within the City of North Port which abuts the creek flowing from the Warm Mineral Springs to the Myakka River will be required to contact the Florida Department of Environmental Protection (FDEP) manatee experts to determine the best management practices for development, and any mitigation necessary, to protect manatees which may utilize this tributary. Prior to development approval by the City, applicant shall provide notice of the discussions with FDEP to North Port Community Development (Planning) staff.

**Policy 2.8:** The City's Land Development Code shall be amended by 1998 to encourage concentrated development in Activity Centers. Activity Centers shall be so located and designed as to create vibrant urban areas, promote convenience for people and reduce travel distance and energy consumption. The determination of the incentives and bonuses shall be made at the master plan review and on a case by case basis.

**Policy 2.9:** In Activity Centers, the City's Land Development Code shall be amended in 1998 to include bonuses, incentives and transfer of development rights above the intensity/density shown in Figure 1 and are intended to encourage intensive development to achieve high standards of design and incorporation of environmental areas into the overall site design.

**Policy 2.10:** The City's Land Development Code shall be amended in 1998 to provide for protection of adjacent lower intensity neighborhoods from the impacts of Activity Center development through either significant landscaped buffer yards or other protective measures.



**Policy 2.11:** The City's Land Development Code shall be amended to incorporate provisions to ensure existing important habitats, are protected in such a way as to produce an end product that incorporates the habitats within urban development.

**Policy 2.12:** Because the exact boundaries of wetlands and other environmentally sensitive areas in Activity Centers and other areas can only be determined by detailed site analysis, the Planning Director shall be authorized to determine the precise boundaries of Conservation and Recreation and Open Space areas shown on the Future Land Use Map based on the findings of appropriate environmental studies and analysis without amending this Comprehensive Plan.

**Policy 2.13:** The Land Development Code shall be amended in 1998 to include provisions that require that site planning does not unduly hinder the eventual expansion and/or redevelopment of the use to achieve the planned intensity or density.

**Policy 2.14:** The Land Development Code shall be amended in 1998 to require that vacant tracts within Activity Centers shall be processed and reviewed as a master plan or site and development plan, as depicted on the Activity Center #1 "Tracts Requiring Master Plan Review" Map. Existing platted lots in AC#1 will be exempt from this review requirement.

**Policy 2.15:** The City shall maintain or enhance the quietness of neighborhoods by amending the Land Development Code in 1998 to utilize 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.

**Policy 2.16:** 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, based upon sound planning principles, soils, topography and other natural limitations, and consistent with the cumulative goals, objectives, and policies contained within this Comprehensive Plan, and as appropriate, the Development of Regional Impact process.

**Policy 2.17:** All commercial and medium/high density residential developments shall include adequate off-street parking, loading facilities and pedestrian circulation.

**Policy 2.18:** Adopt land development regulations, where appropriate, to ensure that commercial/service establishments along U.S. 41 are adequately accessed by frontage roads and serviced by adequate utility services.

**Policy 2.19:** Land development regulations shall be amended in 1998, consistent with F.S. 163.3202 (1), as amended, which establish standards for types, sizes, densities and intensities of non-residential land uses based upon sound planning principles, soils, topography and other

natural limitations, and consistent with the cumulative goals, objectives, and policies contained within this Comprehensive Plan.

**Policy 2.20:** To protect or mitigate the impact of Activity Center development upon viable wetlands or wetland systems, the City shall, at the time of initiation of PCD rezoning and approval of the Development Concept Plan, work with the Applicant(s) to place the development in locations to ensure that incompatible uses are located outside of, and at the appropriate distance away from, the wetlands. The type, intensity, extent, distribution and location of allowable land uses and the types, values, functions, sizes, conditions, and locations of wetlands are land use factors which shall be considered when directing incompatible land uses away from wetlands. All proposed developments shall comply with, or exceed, the criteria for wetland protection of all appropriate local, state, or federal regulatory agencies. When no reasonable alternatives to avoid wetland impacts exist, mitigation shall be considered as one of the means to compensate for loss of wetland functions.

**Objective 3:** The economic base shall be increased and diversified relative to the City's 1988 economic tax base through planning and development activities which attract new business and industries, and expand existing businesses and industries.

**Policy 3.1:** Industrial park areas shall be encouraged to attract compatible, light industries within appropriate Activity Centers.

**Policy 3.2:** The City shall pursue industries as defined in the Economic Development Plan Industries Clusters. [see Appendix A]

**-Neighborhoods, City wide-**

**Objective 4:** The City shall establish City-wide and neighborhood specific policies addressing development and redevelopment efforts, safety, stability, property values, mobility and aesthetic controls.

**Policy 4.1:** The Land Development Code shall be amended in 1998 to continue to preserve and promote positive neighborhood characteristics.

**Policy 4.2:** Residential neighborhoods shall be designed to include an efficient system of internal pedestrian and vehicle circulation.

**Policy 4.3:** For those neighborhoods within the City in which approximate locations for neighborhood sponsored entry features have not been indicated on Neighborhood maps, the City shall support citizen sponsored efforts to establish entry features. All entry features shall be maintained and funded by the neighborhood. All expenses shall be the neighborhood's responsibility.

**Policy 4.4:** The City shall encourage FDOT to construct a noise barrier along both sides of I-75 to buffer single-family residences from traffic generated noise on the interstate.



**Policy 4.5:** To enhance the aesthetics and safety of neighborhoods, the City shall amend the Land Development Code to allow staff administered exceptions to the setback requirements to permit the addition of front porches to existing homes, provided specific criteria are met.

**Policy 4.6:** To promote community safety and enhance neighborhood aesthetics, the City shall research and apply for neighborhood enhancement grants and participate in appropriate state and federal programs which address neighborhood issues. Such programs may include, but not be limited to the Community Protection Through Environmental Design (CPTED) program.

**Policy 4.7:** The City shall amend the Land Development Code by 2000 to incorporate incentives which implement CPTED design guidelines.

**Policy 4.8:** The City shall work with the Sarasota County School Board to ensure that future schools located within the city are "neighborhood friendly." This would include, but not be limited to, the provision of sidewalks which connect to the existing neighborhood sidewalk system, joint use of facilities and design.

**Policy 4.9:** The City shall work with the Sarasota County Area Transit (SCAT) as they expand future routes to neighborhoods within the City to ensure that bus stops are accessible to the neighborhood sidewalk system, and that adequate shelters are provided to protect citizens from the elements. The design and location of the shelters shall be compatible with the neighborhood character.

**Policy 4.10:** The City shall amend the Land Development Code in 1998 to provide design requirements to ensure the development of neighborhood commercial areas that are compatible with surrounding residential land uses through the use of screening, landscaping and buffer yards.

**Policy 4.11:** For any policy that requires the expenditure of City funds, that policy is subject to the availability of appropriated funds or funding source(s).

#### **-Land Development Process-**

**Objective 5:** Future growth and development will be managed through the preparation, adoption, implementation and enforcement of land development regulations.

**Policy 5.1:** Amend the land development regulations, consistent with F.S. 163.3202 (1), as amended, that shall contain specific and detailed provisions required to implement the adopted Comprehensive Plan, and which as a minimum:

- a. Regulate the subdivision of land;
- b. Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses and provide for open space;
- c. Protect the Conservation lands designated on the Future Land Use Map and in the Conservation Element;

- d. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- e. Protect potable water supplies and aquifer recharge areas;
- f. Regulate signage;
- g. Ensure safe and convenient onsite traffic flow and vehicle parking needs; and
- h. Provide that development orders and permits shall not be issued which result in a reduction of the level of services for the affected public facilities below the level of service standards adopted in this Comprehensive Plan.

**Policy 5.2:** Land development regulations, consistent with F.S. 163.3202 (1), as amended, shall include provisions for the transfer of development rights which:

- a. provide for the transfer of development rights from designated areas where lower densities are to be encouraged, historic resources deserving protection, and from environmentally sensitive areas.
- b. Designate Activity Centers (except Tracts B & C in Activity Center #3, as indicated on the City Base Map) on the Future Land Use Map as Transfer of Development Rights receiving zones where such areas are able to accommodate increased density/intensities without lowering the adopted Level of Service (LOS).
- c. Provide for the Transfer of Development Rights to designated receiving zones.

**Policy 5.3:** The City shall continue to identify appropriate innovative land development techniques, as appropriate. Prior to 2000, the City shall amend the Land Development Code to implement appropriate land development techniques and establish a process for the awarding of density/intensity bonuses and incentives.

**Policy 5.4:** Land development regulations, consistent with F.S. 163.3202 (1), as amended, shall contain performance standards which:

- a. Address buffering and open space requirements; and
- b. Address historically significant properties meriting protection.

**Policy 5.5:** Regulations for buffering of incompatible land uses shall be set forth in the City's land development regulations, consistent with F.S. 163.3202 (1), as amended.

**-Concurrency / Extension of Facilities-**

**Objective 6:** All development orders and permits for future development activities shall be issued only if infrastructure facilities necessary to meet level of service standards (which are adopted as part of the Capital Improvements Element of this plan) are available concurrent with the impacts of the development. Where appropriate, due consideration shall be given to the suitability of land, topography and soils prior to the issuance of any development order or permit.

**Policy 6.1:** Higher densities and intensities of development shall be located within the PCD Activity Centers and other appropriate areas, where infrastructure facilities will be made available.



**Policy 6.2:** The platting of additional residential, commercial and industrial land shall be timed and staged in conjunction with provision of supporting community facilities, such as streets, utilities, police and fire protection service, emergency medical service, and public schools.

**Policy 6.3:** Community facilities and utilities shall be located to:

- a. maximize the efficiency of services provided;
- b. minimize their cost; and
- c. minimize their impacts on the natural environment.

**Policy 6.4:** All development in areas not provided central water and sewer services shall be governed by the provisions of s.381.272, F.S., regulating on-site water and sewage disposal systems; and, Chapter 10D-6, F.A.C., which regulates the installation of individual sewage disposal facilities.

**Policy 6.5:** By 1999, the City shall explore amending the Land Development Code to include criteria and incentives for the extension of water/sewer lines at the property owners expense.

**Objective 7:** To the extent possible in light of the numerous outstanding sales agreements the City shall develop a CIP program for the extension of necessary City services. This program may include utility developers agreements, additional funding sources, etc.

**Policy 7.1:** Through the Capital Improvements Program, the City shall program the extension of facilities to accomplish the goals, objectives and policies of this plan and ensure that facilities are concurrent with demand.

**Policy 7.2:** The City will discourage premature development by requiring that individual property owners, and not the City, will bear the appropriate costs of extending appropriate infrastructure beyond that programmed by the City.

**Policy 7.3:** Exemption from the provisions of this objective will be made only in extraordinary cases where the physical size, potentially disruptive nature, or geographic needs of the project would make strict adherence unreasonable, consistent with F.S. 163.3187 (1) (c), as amended.

**Policy 7.4:** Development Orders or Agreements (including amendments or modifications thereto) executed pursuant to Chapter 380, F.S. cap the intensity or density of uses identified on the future land use map for the lands encompassed by such Orders or Agreements.

**Goal 3:** At the time of buildout, the City shall serve all developed residential, commercial, and industrial areas with potable water and sanitary sewer in order to maintain the adopted level of service standards, based upon the City's population, excluding the Residential Estates area, Myakka State Forest, and other conservation/open space areas.



**Objective 8:** In order to encourage a compact pattern of development and orderly growth which efficiently utilizes existing services, facilities and infrastructure, the City shall establish a utility extension program to guide potable water and sanitary sewer line extension decisions.

**Policy 8.1:** In order to continue an orderly and compact urban growth pattern, potable water and sanitary sewer line extensions or improvements shall be based upon the following criteria:

- Increase efficiency and effectiveness to new and existing residential, commercial, and industrial developments by looping both water and sewer lines;
- To protect the health and safety of residents;
- To implement economic development strategies or other public goals; and
- Extending water and sewer concurrently.

**Policy 8.2:** Prior to 2000, the City shall research ways for increasing revenues in order to facilitate the improvement and extension of the City's potable water and sanitary sewer system.

**Policy 8.3:** Prior to 2000, the City shall draft a Potable Water and Sanitary Sewer Master Plan which guides the funding, improvements, and extensions of the City's potable water and sanitary sewer systems. The Master Plan shall be developed by City staff and necessary consultants in close coordination with the City's Planning and Zoning Advisory Board (Local Planning Agency) and the Utility Advisory Board.

#### **-Resources-**

**Objective 9:** Revised land development regulations, consistent with F.S. 163.3202 (1), as amended, shall be adopted to ensure that development activities provide for the protection of natural, historic, and archeological resources.

**Policy 9.1:** Areas designated on the Future Land Use Map as Conservation or Recreation/Open Space use shall limit development as follows:

- a. All development shall be subject to environmental performance standards which would prevent adverse environmental impacts and are adopted in the land development regulations.
- b. Recreational development must be compatible with the surrounding environment and shall be subject to performance standards adopted in the land development regulations.
- c. All applications for development approval shall continue to be subject to site plan review.
- d. Septic tanks and water wells shall be strictly regulated.
- e. FEMA/FIRM elevation regulations shall be strictly enforced.
- f. Maximum limits shall be established for impervious surfaces.
- g. Natural vegetative communities shall be maintained.
- h. Densities and intensities of land use shall be limited.

**Policy 9.2:** Prior to 2000, areas designated on the Future Land Use Map as Conservation or Recreation/Open Space including, but not limited to, Little Salt Spring, the archaic Indian burial ground and the Atwater Archeological site, shall be designated as TDR sending zones.

**Policy 9.3:** Amend the Land Development Code by 2000 to regulate proposals for development within the designated riverine floodplains identified on FEMA 100 year floodplain maps. These amendments should ensure that significant alteration of the functions of the floodplain will not occur, the proposed development is consistent with performance standards regulating development, or takes advantage of any incentives, if appropriate.

**Policy 9.4:** The developer/owner of any site, except single-family residential, shall be responsible to meet stormwater regulations and other appropriate regulations, as applicable.

**Policy 9.5:** The City land development regulations, consistent with F.S. Chapter 163.3202(1), as amended, shall address and regulate activities having the potential to degrade water quality.

**Policy 9.6:** Extraction of natural resources shall be permitted as a conditional use only where compatible with existing and proposed land uses.

**Policy 9.7:** Where conservation through land development regulation is not sufficient, land acquisition alternatives shall be pursued through City applications to available State and Federal grant programs and utilization of any other appropriate innovative financing mechanisms.

**Policy 9.8:** Zoning and Land Development Regulations, consistent with F.S. 163.3202 (1), as amended, shall be revised to maintain the Open Use Agricultural (OUA) character of agricultural lands within the Estates area of the City.

**Policy 9.9:** Historic resources shall be protected through application requests by the City for designation as historic sites by the state or the county, consistent with State law and criteria as established by the Florida Division of Archaeological and Historic Resources.

**Policy 9.10:** By 2000, a list of designated historic resources shall be submitted to the U.S. Department of Interior for inclusion in the National Register of Historic Places provided the policy is funded by a grant or other private funding source(s).

**Policy 9.11:** North Port shall continue, with the assistance of archaeologists, to identify significant historic resources including unmarked human burials which are in need of protection, provided the policy is funded by a grant or other private funding source(s).

**Policy 9.12:** Within the jurisdictional wetlands located in the Agricultural Estates portion of the Glawson/Carlton property, no intensive agricultural activities shall be permitted. Prohibited activities include, but are not limited to, dairy and hog farms, citrus groves, and crop farming. Small private gardens, the grazing of cattle, and equestrian activities will be permitted pursuant to approval by the appropriate local and state review agencies.

**Policy 9.13:** Within the Agricultural Estates portion of the Glawson/Carlton property development setbacks from jurisdictional wetlands shall equal, or exceed (as directed by state



or federal environmental agencies), the setback guidelines required by state and federal environmental agencies.

**Policy 9.14:** No public water or sewer service shall be provided to the Agricultural Estates portion of the Glawson/Carlton property.

**Policy 9.15:** Environmental studies/reports required by state and federal agencies to obtain development approval for activities that may impact protected wildlife or environmentally significant portions of the Glawson/Carlton property shall be submitted to the City along with any approved permits issued by the agencies.

**Policy 9.16:** For housing, land clearing within the Agricultural Estates portion of the Glawson/Carlton property area shall be a minimum of 50 feet around the structure for fire protection.

**Policy 9.17:** All landscaping within the Agricultural Estates portion of the Glawson/Carlton property shall consist of trees and plants indigenous to Southwest Florida.

**Policy 9.18:** Within the Glawson/Carlton annexation properties, until such time as development of a particular parcel commences all current uses, including borrow pits, sod farming and hunting shall continue to be permitted on site, provided the particular parcel remains a minimum of forty (40) acres.

**Policy 9.19:** Development which affects the designated “wild and scenic protection zone” of the Myakka River shall meet standards which conform to, or are more stringent than, standards developed pursuant to Section 258.501, Florida Statutes, the “Myakka River Wild and Scenic River Designation and Preservation Act”, including standards found in the Myakka Wild and Scenic Management Plan accepted by the Governor and Cabinet on May 22, 1990. All necessary “Myakka River Permits” shall be secured from the Florida Department of Environmental Protection prior to the approval of development by the City of North Port, as applicable.

#### **-Intergovernmental Coordination-**

**Objective 10:** Through increased frequency of meetings and exchange of information, the City shall improve coordination with affected and appropriate governments and agencies to maximize their input into the development process and mitigate potential adverse impacts of future development activities.

**Policy 10.1:** Recommendations and corrective actions described in the Myakka Wild and Scenic River Management Plan as applicable to North Port shall be considered for adoption by the City Commission.

**Policy 10.2:** Requests for development orders and building permits shall be coordinated, as appropriate, through existing procedures as defined by F.S. Chapter 380.06, F.S. Chapter 163, and City Ordinance 87-252, with Sarasota County, Charlotte County, the Southwest



Florida Regional Planning Council, the Southwest Florida Water Management District, and other State and Federal agencies to ensure consistency with the provisions of the Charlotte Harbor Management Plan, Charlotte Harbor SWIM Plan, and the Charlotte Harbor National Estuary Program, and other regional issues.

**Policy 10.3:** Where appropriate the City will concentrate the location and development of infrastructure to take advantage of high elevations and opportunities for rapid evacuation as identified in the Southwest Florida Comprehensive Hurricane Evacuation Plan.

**Policy 10.4:** Close coordination shall be maintained with the Sarasota County School Board to ensure optimum school facilities and services are provided within the City of North Port.

**Policy 10.5:** The City shall, by 1999, in conjunction with the Counties or other agencies, update the Intergovernmental Coordination Element.

**Policy 10.6:** The City shall support the development of campus-style educational facilities which clusters elementary, middle and high school facilities on one self-contained geographic area, and encourages the location of other appropriate government or public uses adjacent to the school campus.

**Policy 10.7:** The City shall continue to coordinate planning efforts with the Sarasota County School Board to ensure that the logical assembly of adequate lands, necessary infrastructure, and pedestrian friendly facilities, are provided.

**Policy 10.8:** Prior to the year 2000, the City shall coordinate with the Sarasota County School Board to develop a feasibility study for planned and future Public lands, as depicted on the Future Land Use Map and designated for "school" use.

**Objective 11:** By 2000, solutions to problems inherent to platted lands as identified by a DCA, Regional Planning Council financed feasibility study, shall be considered for adoption by the City Commission to ensure compliance with the State and Regional Comprehensive Plans.

**Policy 11.1:** By 2000, the City will provide incentives to individual property owners, builders, and developers to consolidate and assemble parcels of land for future private uses, and will encourage the use of other innovative land development techniques to improve lot layout, drainage, infrastructure and stormwater retention.

**Policy 11.2:** Existing platted areas in the Charlotte Harbor region shall be developed in accord with the goals and objectives of the Charlotte Harbor Management Plan, Charlotte Harbor SWIM Plan, and the Charlotte Harbor National Estuary Program.

**Policy 11.3:** The City will monitor programs and initiatives resulting from the Sustainable South Florida Initiative, the Sustainable Communities Pilot Project, and other local, state and national programs pertaining to sustainable development. Specific topics to be examined include, but are not limited to, the replatting and reassembly of land.

**Policy 11.4:** To ensure large lot, low density development of tracts which were previously depicted on the 1988 Future Land Use Map as "Recreation/Open Space," and to ensure that allowable uses are compatible with surrounding land uses, the City will amend the Unified Land Development Code by 1999 to:

- permit allowable residential density to be no greater than one (1) dwelling unit per acre;
- permit cluster housing and other unique housing types at the allowable density;
- permit, as a conditional use, use of these tracts for stormwater retention/detention facilities.

**Policy 11.5:** In order to implement the intent of Policy 11.4, the Planning Department will identify and monitor development proposals for these tracts, as well as instances where a homeowner develops one Single Family dwelling unit on two (2) or more lots.

**Policy 11.6:** The City shall pursue with the County the transfer of tax lots to City ownership and control to insure that lots not needed for a public purpose are returned to private ownership, absent any state legislation that would supercede this initiative.

**Policy 11.7:** Prior to 2004, the City shall develop a program intended to use the tax lots for a public purpose including returning the lots to the tax roles. This program may include, at least the following components.

- The tax sale lot(s) or tract(s) may be traded for lot(s) or tract(s) for environmental/archaeological purposes and park and recreation improvements such as lot(s) or tract(s) along the Myakkahatchee Creek (including the second tier), other environmental areas, lot(s) or tract(s) containing historic or specimen trees pursuant to Chapter 45, as amended, and lot(s) or tract(s) adjacent to or planned City parks.
- Tax sale lot(s) or tract(s) may be traded for lot(s) or tract(s) that are needed for a public improvement project including but not limited to mass transit, roadway construction, water and sewer service expansion, drainage improvements, or access to existing or planned public facilities such as stormwater canals and water resource areas.
- Tax sale lot(s) or tract(s) may be traded for public improvements that are specific to a neighborhood such as traffic calming projects, neighborhood entry feature, etc.
- Tax sale lot(s) or tract(s) may be traded for any economic development activity or improvements such as improved public vehicular and pedestrian access to employment areas.
- Development of a database showing the tax sale lot(s) that are available. The database should be easily available to the public on electronic media such as the City's web page.

**Policy 11.8:** Prior to 2004, the City shall develop and implement a program to encourage combining two or more platted lots for one dwelling unit. This program may include, at least the following components.



- The automatic elimination of easements along the interior lot line.
- Appropriate impact fee credit may be applied provided certain criteria are satisfied. These criteria may include a legal document permanently eliminating the development rights that would accompany the lot(s) being combined, etc.
- Expedited permitting

**Policy 11.9:** The funds from the sale of any tax lot(s) returned to the City or tract(s) sold to a private individual or company shall be deposited in an account established for future neighborhood improvements in that particular neighborhood (as geographically depicted on the Neighborhood Map in the Comprehensive Plan, Future Land Use Element) such as street trees and furniture, traffic calming improvements, street lights, sidewalks, etc.

**Policy 11.10:** The City may accumulate a number of contiguous lots including tax sale lots and, when appropriate in size and configuration, offer all the lots for sale provided the development of those lots implements a creative and innovative development pattern such as neo-traditional development, cluster housing village, etc.

**Policy 11.11:** The City shall accept all appropriate donated lots to be used for any purpose as stated in policies 11.7, 11.8, 11.9 and 11.10.

**Policy 11.12:** The existing platted lots within the pre-2000 year City limits shall be designated a TDR sending zone.

**Policy 11.13:** If Sarasota County does not return the tax lots to City control, at no cost to the City, then the City shall encourage the County to use the lots for the following: any public purpose including federal, state, county and local facilities, for the health and safety of residents, environmental and infrastructure purposes including, protective services, schools, libraries, health facilities, parks and recreation, etc., return the lots to the private sector. Lots that cannot be used for any purpose listed above shall be transferred to City control.

**Objective 12:** The City shall develop policies for establishing a rational basis for land development decisions and environmental regulations to ensure fairness and balance for all property owners.

**Policy 12.1:** Vested property rights shall be protected, as provided by law.

**Policy 12.2:** Any replatting of an area shall meet current codes, including incentives and bonuses.

**Policy 12.3:** When a specific action of the City has inordinately burdened an existing use of real property or a vested right to a specific use of real property, the property owner is entitled to relief, which may include compensation for the actual loss to the fair market value of the property caused by the action of the City.



**Policy 12.4:** Prior to 2000, the City shall amend the Unified Land Development Code to provide a mechanism whereby land use controversies are solved without formal court action and resulting excessive costs. The mechanism shall establish an informal, non-judicial settlement procedure with a hearing process overseen by a neutral hearing examiner ("Special Master") who attempts to resolve the dispute.

**Policy 12.5:** In order to apply the "takings" balancing test, the City shall require property owners to produce evidence of an "inordinate" burden on the subject property, prior to filing a legal action. This administrative procedure shall require property owners to support claims by producing relevant information, including:

- an explanation of the property owners interest in the property;
- price paid or option price;
- terms of purchase or sale;
- all appraisals of the property;
- assessed value;
- tax on the property;
- offers to purchase;
- rent, income and expense statements for income-producing property and the like.

**Policy 12.6:** The property owner shall have the burden of proof on hardship and "takings" issues.

#### **-VILLAGE LAND USE -**

**Goal 4:** To realize the long range planning vision for the City of North Port, the City shall create the Village Land Use Classification. The Village Land Use Classification has been designed to promote a pattern of development that will overcome the problems associated with urban sprawl; encourage a better jobs/housing balance; promote a pattern of development that will 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 for 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 through the preparation of Village District Pattern Plan(s) (VDPP).

**Objective 13:** In order to fulfill the build-out vision for the City of North Port, any property under unified ownership or united application within the City, which can meet the minimum requirements to form a village, town center, and neighborhoods contributing to the formation of a village, may receive a Village Land Use Classification.

**Policy 13.1: General Village Principles** - Each Village must adhere to the following general Community Planning Principles:

- a. Planning for villages shall be in the form of distinct neighborhoods served by a mixed-use village center. Each neighborhood shall contain a neighborhood center consisting of a civic space to accommodate a neighborhood park, elementary school or other similar neighborhood servicing civic facility.

Neighborhood servicing commercial development shall be permitted in the neighborhood center. Groups of two or more neighborhoods shall be served by a mixed-use village center containing one or more of the following: housing, shops, work places, schools, parks, or civic facilities essential to the daily life of the Village residents.

- b. Village size shall be designed so that the neighborhood centers are generally within a 1.0 to 2.0 mile radius of the Village Center (shops, services and other activities). This radius may be relaxed for rural villages and where natural or community facilities and services interrupt the design.
- c. All Villages containing more than one neighborhood should contain a diversity of housing types to encourage citizens from a wide range of economic levels and age groups to live within its boundaries. This is accomplished by using the adjusted gross acreage approach, which is the gross acreage minus water bodies, wetland/conservation areas, and open space.
- d. Transit stops shall be incorporated into the design of the Village Center.
- e. The Village shall have a center focus that combines commercial, civic, cultural, or recreational uses.
- f. The Village shall contain an ample supply of open space (includes stormwater management areas, golf courses, floodplains, greenbelts, upland habitat areas, vehicular/utility corridors) in the form of squares, greens and parks whose frequent use is encouraged through access, placement, and design.
- g. Each Village shall have a well-defined edge, such as greenbelts, wildlife corridors permanently protected from development, or through the use of urban design features which distinctly define the edge of the village.
- h. Local and collector streets, pedestrian paths and bike paths shall contribute to a system of fully-connected and interesting routes from individual neighborhoods to the Village Center and to other Villages. Their design shall encourage pedestrian and bicycle use.
- i. The natural terrain, drainage patterns and vegetation of preserved tracts of native habitats shall be contained within parks, open space or greenbelts.
- j. The Village Center shall be designed to encourage and accommodate linkage with the regional transit system.
- k. Planning requirements for the design of each Village District Pattern Plan shall exceed or be consistent with 1) the requirements of the Florida Fish and Wildlife Conservation Commission, the United States Fish and Wildlife



Service, and the Conservation and Coastal Zone Management Element of the City of North Port Comprehensive Plan with regard to listed species and their associated habitats; 2) the protection of wetlands pursuant to Chapter 373, Florida Statutes permitting requirements as administered by the Florida Department of Environmental Protection and the Southwest Florida Water Management District.

- l. Where appropriate, civic structures, schools, clubhouses and other structures shall be designed as hurricane shelters to provide a safe environment for the residents or employees.
- m. City shall adopt standards governing development in storm surge I and II areas, per FEMA regulations.

**Policy 13.2: Town Center**

A Town Center may be developed in support of Villages programmed for large annexed areas or land assemblages. The purpose of the Town Center will be to provide a place for residential, office, retail, civic, and light industrial land uses with a more regional market base, the scale of which should not be appropriate in the villages (standards for design are identified in the accompanying table which follows).

In order for development to take place a Town Center must be located so that it has access to major interchange/intersection. A Town Center must be designed to encourage and accommodate linkage with the regional transit system. Town Center design must provide for connections with the collector streets, pedestrian and bike path system provided in individual Villages. Existing civic uses such as Fire/Police Stations and educational facilities shall be connected to the Town Center, where applicable. When developing a Town Center, close coordination with the School Board of Sarasota County shall be required to determine whether a school site should be reserved within the Town Center.

Prior to any development proceeding in a Town Center, a Village District Pattern Plan for the Town Center must be approved by the City of North Port. Requirements for the Town Center shall be the same as the Village District Pattern Plan identified in Policy 13.6 of this section.

The following standards should be used in designing Town Centers:

- Maximum Size: To be determined by Village District Pattern Plan
- Minimum Density: 4.0 DU/Adjusted Gross Acre
- Maximum F.A.R.: 1.0
- Density Incentives: Up to 24 DU/ Adjusted Gross Acre with



Transfer of Development Rights (TDR)

Land Use Mix		Minimum Land Area Required	Maximum Land Area Permitted
1.	Residential *	15%	30%
2.	Commercial		
	Retail & Services	30%	70%
3.	Office	0%	30%
4.	Light Industrial	0%	20%
5.	Overall Office and Industrial (2&3&4)	30%	70%
6.	Civic	5%	No Max
7.	Parks & Open Space	10%	No Max

\* Residential dwellings are permitted above ground floor commercial uses and home businesses utilizing the Internet and similar technologies are encouraged.

A Town Center shall be integrated with the regional transit system. The design shall include designated locations for establishment of transit stations/stops as a component of a mixed-use development.

Policy 13.3: Village Size

**Policy 13.3.1: Village** - Each Village should be planned so that it includes no greater than 2000 acres of gross land area. This area may be increased at the discretion of the City where substantial acreage is included in natural water bodies, open space, or wetlands/conservation areas. The adjusted gross density in the Village shall generally be 3.0 DU/per adjusted gross acre. Adjusted gross density in the Village shall be capable of supporting, at a minimum, a grocery store anchored commercial center of 80,000 to 150,000 square feet. The Village shall be composed of no less than two (2) neighborhoods, except where constrained by natural or manmade features. Each Village shall contain civic space in the form of a village park and, if required by the Public Improvements Plan analyses completed per Section 13.6.III.3, one (1) elementary school. A village green and, if required by Section 13.6.III.3, one (1) middle school site should be provided in the Village Center. Size requirements for the village green shall be consistent with minimum standards in 13.5.2. The minimum size of a village park should be at least 5 acres.

**Policy 13.3.2: Rural Village** - Each Rural Village should be planned so that it includes no less than 3,000 acres of gross land area. Gross density within the

rural village shall be no greater than 1 DU/3 acres. Each Rural Village Center shall contain civic space for an elementary school or civic related use and central square or park, which should be designed as the focal point for the Rural Village Center. The Rural Village shall be designed around traditional village design criteria as defined in the City of North Port Land Development Code. The size and amount of non-residential uses in the Rural Village Center should support the scale and market demand associated with the total number of residential units in the Rural Village and not surrounding regional or sub-regional market demands.

#### 13.4 Neighborhood Development

**Policy 13.4.1: Neighborhoods** - Residential neighborhoods generally shall not exceed 500 adjusted gross acres and should offer neighborhood facilities and civic services including passive and active recreation facilities. The development of a variety of housing types is encouraged. Attached dwellings are encouraged for the property surrounding the neighborhood center (focal point). Civic space shall be provided within each neighborhood. Each neighborhood shall be designed so all housing units are generally within a ½ mile radius of the neighborhood center.

**Policy 13.4.2: Rural Neighborhoods** - No minimum size requirements will be instituted for rural neighborhoods. As a general guideline, it is recommended that approximately 1,500 adjusted gross acres be included in a rural neighborhood. Due to the low density of development (1DU/3 acres), the focal point for rural neighborhoods shall be contained in the rural village no minimum radius is required.

#### Policy 13.5: Commercial Development

Commercial development shall be permitted in conjunction with a Neighborhood or Village Center.

**Policy 13.5.1: Neighborhood Centers** - Area set aside for commercial development shall be in addition to that required for any civic use. Commercial development shall be permitted in Neighborhood Centers in association with the following standards:

- (a) Total land area shall not exceed four (4) acres (not including lands uses such as civic areas, open space, schools).
- (b) Floor area ratio (FAR) may not exceed .25 FAR with maximum gross floor area of approximately 20,000 square feet.
- (c) Located within walking distance criteria required in Policy 13.4.1



- (d) Should be located central to the neighborhood separated from major collector or arterial roads.
- (e) Site design, which emphasizes parking behind or beside buildings and incorporates the use of landscaping and pedestrian amenities such as benches, bike parking and coordinated architectural scheme. The site design shall maintain the mass, scale and character of the surrounding neighborhoods. The Neighborhood Center must be linked to the adjoining neighborhood by sidewalks and bike paths.
- (f) Residential dwellings above ground floor commercial uses will be permitted.
- (g) Users shall be limited to convenience retail and service operations and office, which are intended to serve the neighborhood population.

**Policy 13.5.2: Village Center** - The Village Center shall function as a community of compatible uses in a compact setting serving the surrounding neighborhoods. The Village Center shall provide for a mix of land uses such as residential, commercial, office uses, personal and household service establishments, civic uses, public facilities, parks, playgrounds, or other similar services designed to meet the needs of the adjoining neighborhoods. The following standards should be used in designing the Village Center:

- Maximum Size - 50 adjusted gross acres and location to be determined by Village District Pattern Plan
- Maximum Density - 3.0 units/ adjusted gross acre:
- Maximum FAR - .40
- Density Incentives: up to 16 units/ adjusted gross acre/with Transfer Development rights (TDR)

Land Use Mix		Minimum	Maximum
		Land Area	Land Area
		Required	Permitted
1.	Residential	25%	40%
2.	Commercial		
	Retail & Services	20%	60%
3.	Office	10%	25%
4.	Overall Business	30%	60%
	(2&3 Combined)		
5.	Civic	5%	No Max



6.
- Parks  
& Open Space
- 10%
- No Max

The Village Center should be located on a collector road serving the village or at the intersection of two collector roads. Collector roads should not split the Village Center unless the road is designed to facilitate and encourage pedestrian access along and across the roadway. The Village Center may be located on an arterial road provided that the center is not designed to be located on both sides of the arterial road. The Village Center shall be designed to accommodate linkage with the regional transit system. The transit stops should be located so that they are easily accessible to commercial uses. The Village Center shall not be consolidated into a larger commercial complex serving more than one Village, except in circumstances where it can be demonstrated that placing village centers proximate to each other will advance City goals for accessibility and reduced vehicle trips. Village Centers should generally maintain a separation of approximately one mile from another Village Center and ½ mile from a Neighborhood Center. Schools sites if required shall not be included in the computation for maximum size of the Village Center.

**Policy 13.5.3: Rural Village Center** - A Rural Village Center should function as the focal point and serve the neighborhood and convenience retail and office needs of the surrounding rural community. The Rural Village Center shall allow for a mix of land uses such as residential, commercial, office, civic, or and parks.

The following standards should be used in designing a Rural Village Center:

- Maximum Size:
- 10 Acres
- Maximum Density:
- 1 DU/3 Adjusted Gross Acres
- Maximum F.A.R.:
- .30 maximum non-residential floor  
Area limited to no greater than  
40K Square Feet
- Density Incentives:
- Up to 8 DU/ Adjusted Gross Acre  
with TDR's. Where  
rural development is clustered  
on lots no smaller than 1 DU/acre to  
create greater open space, TDR's  
may be transferred into the rural village center  
at a rate of  
up to 1 DU/1 Acre

**Policy 13.6: Initiation of a Village/District Planned Development**

Detailed Village boundaries must be established through the adoption of a Village

District Pattern Plan (VDPP). No development shall be permitted within a Neighborhood, Neighborhood Center, Village Center or a Town Center until a VDPP for the entire Village or Town Center has been approved by the North Port City Commission. However, the initiation of a VDPP does not constitute proposal of an actual plan of development by the developers of land within the Village, and the approval of a VDPP by the North Port City Commission does not constitute an authorization to commence development within the Village. Following approval of a VDPP, a developer of land within the Village must apply for and obtain from the City approval of specific plans of development which are consistent with the approved VDPP. A VDPP must be prepared in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with Policies 13.1 – 13.12 in this section. Each and every step involved in the preparation of the VDPP must be directed by, or coordinated with, the City and must include at a minimum the following information:

I. Site Analysis

Prior to the initiation of the VDPP, a site analysis shall be prepared including, but not limited to, the following information:

1. Identification of extent and location of natural features in the VDPP area pursuant to the Principles 13.1.i and k. The preparation of any VDPP shall utilize, but not be limited to, the baseline environmental mapping, consistent with Chapter 62-340, F.A.C., the State of Florida Unified Wetland Delineation Methodology, the Florida Land Use Forms and Classification System, and shall comply with the regulatory requirements of State and Federal agencies identified in Principles 13.1.i and k.
2. Identification of the quality and character of the native habitats in the VDPP area within an environmental report, which identifies corresponding opportunities and constraints to development within the area.
3. Identification of the usable land area, and the need for the proposed development.
4. Identification at a conceptual level of the area suitable to address stormwater management requirements.
5. Identification of public facilities and services available to the area; capacity available; and, any deficiencies.
6. In addition to the criteria in the Village Land Use Classification, preparation of specific guidelines and standards for staff and community review which will guide development of the VDPP.



7. Identification of existing and proposed land uses in proximity to the property, which should be considered in preparation of the VDPP.
8. Preparation of a map identifying any perceived opportunities and constraints to development of the Village.
9. Provide an opportunity for the public to review the findings of the site analysis to provide input related to the identification of opportunities and constraints to development.

## II. Preliminary VDPP

1. Prepare rough sketch plans for staff and community review. The sketch plans shall include:
  - a. The location of each neighborhood, neighborhood center and village center in conjunction with the provisions of the Village Land Use Classification. For the neighborhoods, a computation of the adjusted gross density should be provided along with the permitted uses and proposed lot sizes. For neighborhood and village center, a computation of gross density shall be provided, as well as the area and percentage of land use mix in conjunction with the categories found in Policy 13.5.
  - b. Circulation routes for auto, transit, pedestrian, and bicycles including consideration for connection with the surrounding area. For each facility to be included in the VDPP, design criteria shall be included addressing:
    - Approximate center line locations of proposed primary roadways
    - Right of Way width's
    - On street parking (if applicable)
    - Landscape and streetscape treatments
    - Design cross section(s)
  - c. The proposed location, size and capacity of major infrastructure components including wastewater, water, and stormwater, and solid waste.
  - d. Preliminary criteria for each land use category, pursuant to Policies 13.5.2, 13.2, and 13.5.3, proposed for the VDPP including, but not limited to:
    - Minimum lot size
    - Setbacks



- Height
  - Density
  - Floor Area Ratio (non-residential)
  - Signage
  - Architectural style for non-residential areas
- e. Illustrate how existing development, if any, is to be integrated within the plan.
- f. Provide an opportunity for the public to review the Preliminary VDPP. Each property owner in the VDPP area must be notified of the opportunity as well as special interest groups identified by the City of North Port Community Development Department. The public review opportunity must also be advertised in a newspaper of general circulation in the area. Comments from the public must be documented and summarized in a report to the City of North Port Community Development Department.

### III. Proposed VDPP

Based on the results of the informational session described in II.f., preparation of the proposed Village District Pattern Plan will include the following elements:

1. Statement of the community goals and objectives to be accomplished by the VDPP.
2. Preparation of the VDPP Exhibits:
  - Land use plan
  - Transportation plan
  - Environmental impact plan
  - Public facilities plan
  - Design performance standards
3. Preparation of a Public Improvements Plan which identifies the infrastructure necessary to support development of the VDPP, the proposed source of funding, and the approximate timing for construction. The Public Improvements Plan shall include an analysis of the need for roadways, utilities and schools and shall demonstrate how the VDPP addresses those including:
  - (a) Detailed land use plan indicating the location of neighborhoods, neighborhood centers, and village center

including the proposed locations for transportation facilities (auto, transit, bike, pedestrian), major community services, as applicable, (water and wastewater plants, stormwater and floodplain management, solid waste transfer stations, fire and police substations, government buildings), neighborhood school(s), parks, greenbelt, and any conservation areas.

- (b) A Transportation Plan. This plan shall include the location of all arterial and collector roadways, their right-of-way width, and design cross section. It shall also address the proposed location of transit routes and the manner in which they can be integrated into the regional transportation system. The location of all bikeways and pedestrian paths shall be provided demonstrating the ability to access all schools, commercial and civic areas. The transportation plan shall be accompanied by an analysis report demonstrating the impact on transportation facilities, including impact on hurricane evacuation clearance times, and documenting the timing and estimated cost for transportation improvements required by development.
- (c) Identification of anticipated impacts to native habitats including: wetlands and representative tracts of upland habitats. Native habitats not proposed for impact shall be preserved in a manner that protects or enhances any significant ecological functions. Particular emphasis shall be placed on the conservation of wetlands and upland habitats as linked ecological components within greenbelts. Land uses shall be distributed in a manner that minimizes the effect and impact on wetlands. The protection and conservation of wetlands shall be ensured during the preparation of the VDPP. The type, intensity or density, extent, distribution and location of allowable land uses and the types, values, functions, sizes, conditions and locations of wetlands are land use factors which shall be considered when directing incompatible land uses away from wetlands during the preparation of the VDPP. When no reasonable alternatives to avoid wetland impacts exist, mitigation shall be considered as one of the means to compensate for loss of wetland functions.
- (d) Location and size of necessary water and wastewater systems. Including an analysis of demand, the location and size of plants, major distribution and collection systems.



- (e) The design performance standards that will be utilized in the review and approval of all development plans processed for different land use categories in the village.
  - (f) As part of the VDPP approval process, the applicant shall be required to provide the City with an Educational Facilities Needs Analysis ("EFNA"). The EFNA shall, at a minimum, include the proposed number of dwelling units, at timed stages/phases throughout the development of the property subject to the EFNA, and the proposed number of public school students to live therein. The EFNA shall be submitted by the City to the School Board for review and analysis. The City shall offer the School Board multiple opportunities during the VDPP process to provide input as to school size, location and other issues concerning public schools' impacts or needs. Upon receipt of same from the School Board, the City shall encourage the School Board to coordinate with the City on all such issues during the VDPP process.
- 4. Prepare an analysis for the anticipated cost of development vs. revenues and other public benefits. Where a short fall that is not mitigated by other public benefits, such as economic development, exists identify the financial mechanisms that will be utilized to cover any short-fall and anticipated revenues accruing from application of the financial mechanism.
  - 5. Provide an opportunity for public review and comment on the proposed VDPP as per the requirements of II. f. Make any refinements to the Proposed VDPP documents and submit the resulting Proposed VDPP to the City of North Port Community Development Department for review and approval by the Local Planning Agency and City Commission.

#### IV. Final VDPP

- 1. Based on any changes resulting from required public sessions make any refinements to the VDPP and submit to the City of North Port. Preparation of a Final VDPP with related drawings and text will be based upon final approval by the North Port City Commission.
- 2. Where the fiscal analysis provided in the VDPP requires implementation of an independent tax district or other related financial mechanism to support development, such district or mechanism shall be in place before recordation of the first final plat.



3. The City shall amend the CIP, as appropriate.

**Policy 13.7: Facilities and Services**

The City of North Port may adopt a Developer's Agreement for directing the timing and location of future development within the Village Classification and VDPP.

The Developer's Agreement shall identify those community facilities (including but not limited to schools and park sites, road rights-of-way, water and wastewater treatment sites, and other utility rights-of-way), which will be subject to the agreement. The land required to accommodate adequate public facilities shall be conveyed to the City pursuant to the Developer's Agreement.

The Developer's Agreement shall be in addition to and shall not replace or supersede any provisions of the North Port Concurrency Management System.

Each Developers Agreement for each VDPP shall be evaluated to determine that adequate facilities and services are or will be available. Where facilities or services are determined to be inadequate the provisions of the developer(s) agreement shall correct any deficiency and allow development to proceed. All development in the Village will be served by central sewer and water service. Rural Villages may be served by wells and septic systems. However, on-site utilities, temporary septic tanks, and potable water wells, where deemed appropriate by the City of North Port, may be used in initial stages of development until adequate demand is available to support a central water and wastewater system, at which time the structures shall be required to connect to the system(s) pursuant to local ordinance or, absent such local ordinance, pursuant to Florida Statutes. On-site utilities shall only be utilized where soil and water table conditions will permit their use and; where the developer shall install the necessary water and sewer lines (dry lines) to ultimately connect the development to the central utility system; and, the area is included in a capital improvement program which provides for central utility services to be in place in the next five (5) years or the planning period approved in the VDPP.

**Policy 13.7.1:** Where applicable, the City shall pursue an interlocal agreement with Sarasota County, or other utility providers, to interconnect City system and County (or other) water systems.

**Policy 13.7.2:** Where applicable, the City shall pursue an arrangement for the provision of fire and emergency management services to proposed Town Center(s) and associated proposed villages.

**Policy 13.8: Village Greenbelts**

Purpose: In addition to requirements for formal parks and neighborhood greens,

greenbelts surrounding each village and Town Center, shall be required at the perimeter of each Village. This greenbelt must be provided to discourage sprawl by creating a definable Village and provide a permanent undeveloped edge, except as set forth in Policy 13.8.1 (g) and Policy 13.9, so that planning a Village within limited space takes on meaning. These greenbelts may function as an environmental corridor(s) incorporating passive recreation uses such as hiking and surface water management systems. The functions shall be consistent and compatible with the type of Village (i.e.: Village or Rural Village). In greenbelts which contain listed plant or animal species, or unique habitat types; no development other than passive recreational facilities shall be permitted within these areas. Significance shall be determined based upon an environmental assessment report and consultation with appropriate State or federal agencies. TDR's shall be assigned to the Greenbelt at a rate of two (2) dwelling units per acre and may be applied within the Village or Town Center unless the transfer will result in over crowding of the schools serving the area where TDR's are transferred.

**Policy 13.8.1: Design Standards:** In addition to discouraging sprawl by creating a definable Village and providing a permanent edge, the following design standards may be applicable depending on the Village type and the site constraints and opportunities.

- (a) Where incompatible uses exist between villages, the greenbelt shall function to buffer incompatible uses from a visual, auditory and separation perspectives. For example, the greenbelt may be designed to reduce noise impacts created by a principal arterial.
- (b) Significant environmental features may be linked by or incorporated into the greenbelt.
- (c) Greenbelts may be designed to preserve/enhance ambient water quality with contiguous wetland ecosystems.
- (d) The greenbelts may create and enhance a mosaic of preserved representative tracts of native habitat (both uplands and wetlands).
- (e) Greenbelt vistas and features must be compatible with the village type.
- (f) Greenbelts may facilitate collector and arterial roadways, as shown in the City of North Port Comprehensive Plan and pedestrian ways that shall link the villages to each other and the Town Center.
- (g) Where the Village Center may be located near or adjacent to the periphery of the Village, the village edge may include urban design features such as: the buildings placed adjacent to the sidewalk along the arterial or collector road, distinctive architectural style or site design requirements that differentiate one Village Center from another, or the creation of pedestrian promenades which by their landscaping and other amenities clearly define one village edge from



another.

**Policy 13.9: Collector and Arterial Roads**

To protect the Village form of complete and integrated neighborhoods, villages shall not be designed to be severed by arterial highways as defined by the City of North Port, or the FDOT.

Arterials shall include a separation from the Village perimeter to the edge of the roadway. The area of separation shall be maintained as a permanent greenbelt and buffer.

Arterials may be located within greenbelts provided the roadway does not encroach on any preserved tracts of native habitat or conflict with the maintenance of wetland or preserved native habitat functions.

As a requirement of approval, a Village District Pattern Plan shall consider provision and location of Rights-of-Way for any collector or principal arterial highway.

Area sufficient to accommodate long range plans for mass transit shall be considered when acquiring rights-of-way for collector and arterial highways serving the area included in the Village Land Use Classification.

Any owner or developer of property located within the Village Land Use Classification and within the right-of-way of the collector or arterial highways, as identified by the City of North Port, may donate the right-of-way in exchange for Transferable Development rights. Transportation Impact Fee Credits may be granted in accordance with the City of North Port's Impact Fee Ordinance.

To encourage provision of rights-of-way for collector or principal arterial highways necessary to support the Villages, North Port will allow Transfer of Development Rights from the rights-of-way to designated receiving areas.

**Policy 13.9.1:** Prior to or concurrent with the applicable EAR, the City shall examine methods to provide mass transit to any future Town Center from the existing AC-1 master plan.

**Policy 13.9.2:** Where applicable, the City shall pursue an agreement regarding transportation impact fees that will be applied to County road projects adjacent or within a project site. If such an agreement is not executed the City shall perform a rational nexus study within the City limits and, based on that study, amend the transportation impact fee ordinance appropriately.



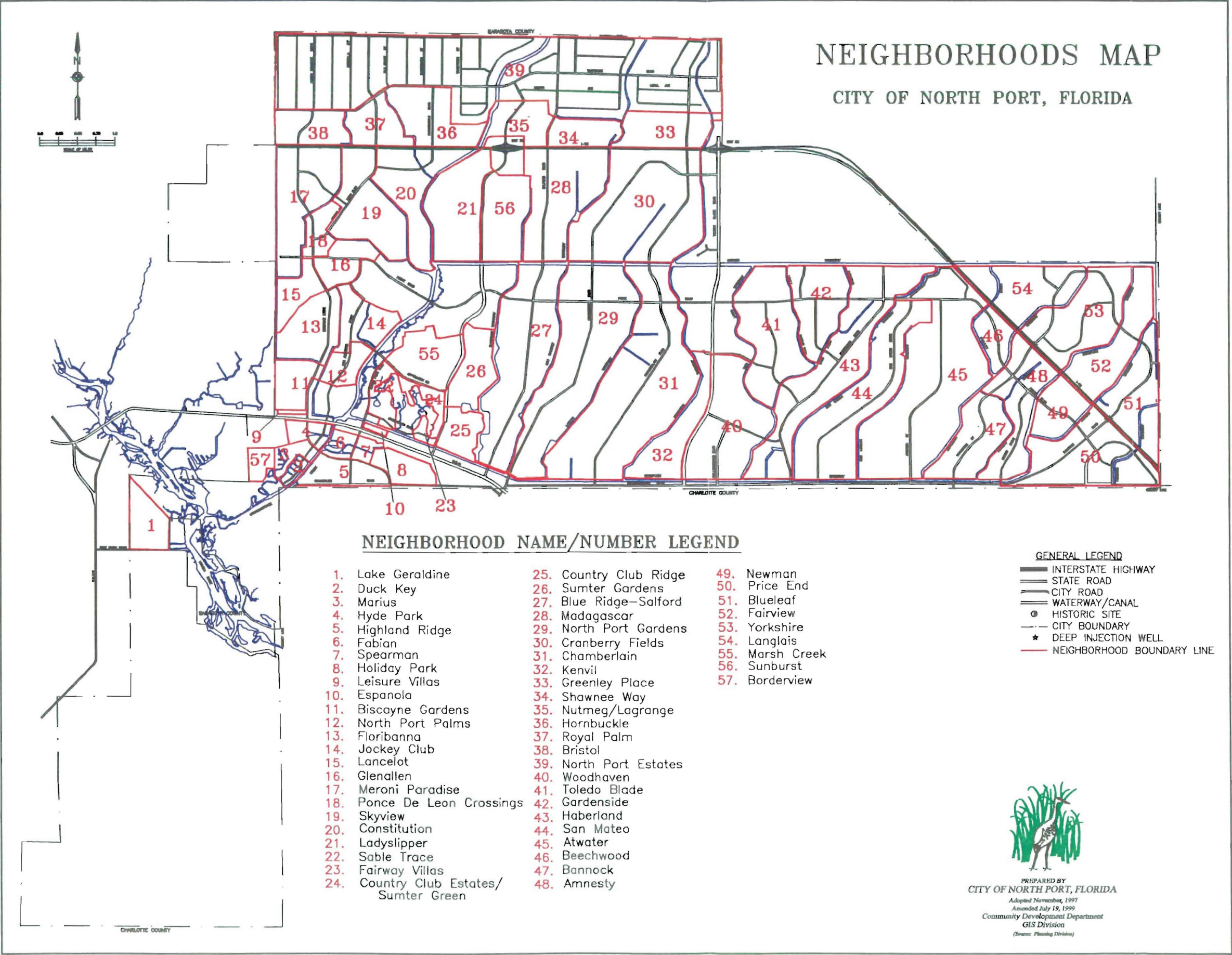
**Policy 13.10: Transfer of Development Rights (TDR)**

In order to encourage the implementation of the greenbelt requirements in 13.8, as well as preserve other important uplands, agriculture areas, water reuse area, aquifer recharge, wetland connections and wildlife corridors, the City of North Port may allow the transfer of development rights from these sending areas to receiving areas in the City of North Port. Priority will be given to these areas where platted lots of record have been assembled to allow infill development. The City will amend the TDR Ordinance to implement this policy by June 2002

**Policy 13.11: Land Development Code Update**

By June 1, 2002, the City of North Port shall amend its Land Development Code to incorporate the design criteria for the Village Land Use Classification as described in policies 13.1 - 13. 11.

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**-Neighborhood Protection-**

**NP-Policy 3.1:** Subject to the availability of appropriated funds, canopy/shade trees shall be planted between palm tree clusters located in the median of Biscayne and along the sides of Pan American Boulevard within this neighborhood, provided the planting meets appropriate traffic safety standards.

**NP-Policy 3.2:** New commercial development on vacant property, or upon enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, commercial developments (including Biscayne Church) adjacent to this neighborhood, shall provide buffering between the facility and adjacent residential development, where appropriate.

**NP-Policy 4.1:** Subject to the availability of appropriated funds, canopy/shade trees shall be planted between palm tree clusters located in the median of Biscayne and along the sides of Pan American Boulevard within this neighborhood, provided the planting meets appropriate traffic safety standards.

**NP-Policy 4.2:** To protect existing residential areas, a buffer zone consisting of native vegetation shall be developed between the access road and U.S. 41. The design shall be consistent with Policy 2.1.3.

**NP-Policy 4.3:** New commercial development on vacant property, or upon enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, commercial developments (including Biscayne Church) adjacent to this neighborhood, shall provide buffering between the facility and adjacent residential development, where appropriate.

**NP-Policy 6.1:** New commercial development on vacant property, or upon enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, commercial developments adjacent to this neighborhood shall provide buffering between the facility and adjacent residential development, where appropriate.

**NP-Policy 6.2:** A buffer/screening shall be installed along the alleyway as the existing businesses in the area undergo substantial enlargements or improvements which exceed 50% of the fair market value of the existing structure. All new development along the alley shall be required to install appropriate buffering/screening upon completion of construction.

**NP-Policy 7.1:** New commercial development on vacant property, or upon enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, commercial developments (including San Pedro Church) adjacent to this neighborhood shall provide buffering between the facility and adjacent residential development, where appropriate.

**NP-Policy 7.2:** A buffer/screening shall be installed along the alleyway as the existing businesses in the area undergo substantial enlargements or improvement. All new development along the alley shall be required to install appropriate buffering/screening upon completion of construction.

Developments undergoing substantial enlargements or improvements that do not have land available for adequate buffering may be required to fund buffered screening on the residential side of the alleyway.

**NP-Policy 8.1:** New commercial development on vacant property, or upon enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, commercial developments adjacent to this neighborhood shall provide buffering between the facility and adjacent residential development, where appropriate.

**NP-Policy 9.1:** New commercial development on vacant property, or upon enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, commercial developments adjacent to this neighborhood shall provide buffering between the facility and adjacent residential development, where appropriate.

**NP-Policy 10.1:** New commercial development on vacant property, or upon enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, a buffer/screening shall be installed by the developer along the alleyway as the existing businesses in the area undergo substantial enlargements or improvement. All new development along the alley shall be required to install appropriate buffering/screening upon completion of construction.

**NP-Policy 10.2:** Crosswalks shall be installed connecting the existing sidewalks along Espanola Avenue to the commercial area on the west side of North Port Boulevard.

**NP-Policy 10.3:** Subject to the availability of appropriated funds, as existing street trees along Espanola die, new trees of a similar species and shape shall be planted subject to appropriate funding.

**NP-Policy 10.4:** The neighborhood sidewalk shall be connected with the FDOT sidewalks along U.S. 41

**NP-Policy 11.1:** Subject to the availability of appropriated funds, canopy/shade trees shall be planted between palm tree clusters located in the median of Biscayne Blvd., provided the planting meets appropriate traffic safety standards

**NP-Policy 12.1:** New commercial development on vacant property, or upon substantial enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, the fenced storage yard on the west side of Pan American Boulevard shall be buffered to enhance the aesthetics of the neighborhood



**NP-Policy 20.1:** The City shall pursue the control/preservation of the second tier of lots to the east of the Myakkahatchee Creek to be used as compensating storage areas, sending zones for Transfer of Development Rights, and as a conservation, open space area.

**NP-Policy 21.1:** To protect adjacent single family residential areas from the impacts of the activity center at Sumter and I-75, a buffer along and within the activity center shall be maintained, where appropriate, which utilizes the existing natural features of the area including, but not limited to, the existing berm. Gaps in any such natural buffer shall be filled, as appropriate, by utilizing indigenous trees and shrubs. The developer shall be responsible for installation and maintenance of the buffer.

**NP-Policy 21.2:** The City shall pursue the control/preservation of the second tier of lots to the east of the Myakkahatchee Creek to be used as compensating storage areas, sending zones for Transfer of Development Rights, and as a conservation, open space area.

**NP-Policy 21.3:** Continue the sidewalk along both sides of Sumter Boulevard to U.S. 41.

**NP-Policy 24.1:** The City shall encourage the construction of a wall, with native landscaping, along the west side of Sumter Boulevard

**NP-Policy 25.1:** To protect the single-family residential areas in this neighborhood from future development along the east side of Sumter, the developer shall install a buffer which utilizes any existing berms and native vegetation, or other appropriate design. Breaks in the natural buffer will be filled by utilizing indigenous trees.

**NP-Policy 25.3:** The City shall encourage the planting of street trees to continue the existing neighborhood pattern. As existing palm trees die, live oaks will be used as replacements.

**NP-Policy 25.4:** The city shall encourage the planting of native trees in McKibben Park.

**NP-Policy 25.5:** The City shall amend the Land Development Code to require buffering and screening to protect the neighborhood from the eventual commercial development on the south side of the Cocoplum Waterway.

**NP-Policy 26.1:** The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersections of Sumter and Libby Road (north) and Sumter and Cazes Avenue (south).

**NP-Policy 26.2:** Buffers which utilize native vegetation should be erected between any commercial or medium density residential development along Sumter and the single family residential neighborhoods to the east.

**NP-Policy 26.3:** Continuation of the existing pattern of sidewalks may be required with any new development in the neighborhood consistent with neighborhood needs and character.

**NP-Policy 26.4:** The sidewalk along Sumter shall be continued so that it connects to the paths and commercial areas along U.S. 41 to the south.

**NP-Policy 27.1:** The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersections of Salford Boulevard and Price (north) and Salford and Barbary Lane (south).

**NP-Policy 27.2:** The City program within the next 5 years the construction of a sidewalk which connects Blueridge Park to the sidewalk along Salford.

**NP-Policy 27.3:** As commercial development occurs along the Cocoplum, the City may require the installation of a pedestrian way along the rear of the parcel.

**NP-Policy 27.4:** To protect adjacent single-family residential areas from the impacts of the proposed Municipal Complex (Activity Center #2), a buffer along and within the complex shall be developed and maintained which utilizes the existing natural features of the area. Gaps in any such natural buffer shall be filled, as appropriate, by utilizing indigenous trees and shrubs. The developer shall be responsible for installation and maintenance of the buffer.

**NP-Policy 28.1:** The City shall encourage the construction of a neighborhood sponsored entry feature in the vicinity of the intersection of Salford Boulevard and Weidman Avenue.

**NP-Policy 28.2:** To protect adjacent single-family residential areas from the impacts of the activity center at Sumter and I-75, a buffer along and within the activity center shall be maintained which utilizes the existing natural features of the area including, but not limited to, the existing berm. Gaps in any such natural buffer shall be filled, as appropriate, by utilizing indigenous trees and shrubs. The developer shall be responsible for installation and maintenance of the buffer.

**NP-Policy 29.1:** The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersection of Cranberry Boulevard and Tuskett Avenue (north) and Cranberry at the bridge crossing the Cocoplum Waterway (south).

**NP-Policy 29.2:** The City will encourage the construction of a pedestrian footbridge on the west side of Cranberry where it crosses the Cocoplum Waterway.

**NP-Policy 29.3:** As commercial development occurs along the Cocoplum, the City may require the installation of a pedestrian way along the rear of the parcel.

**NP-Policy 30.1:** The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersections of Cranberry Boulevard and the Creighton Waterway (north), Cranberry and Traverse Avenue (southwest), and Chamberlain Boulevard and Alliance Avenue (southeast).



**NP-Policy 30.2:** The sidewalks along Cranberry and Chamberlain shall be installed as lots are developed. The developer shall be responsible for installation and maintenance of the sidewalks.

**NP-Policy 31.1:** The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersections of Chamberlain and Price (north) and Chamberlain and Hillsborough (south).

**NP-Policy 35.1:** The City shall encourage the control/preservation of the second tier of lots to the east of the Myakkahatchee Creek (across local streets) to be used as compensating storage areas, sending zones for Transfer of Development Rights, and as a conservation area.

**NP-Policy 36.1:** The City shall encourage the control/preservation of the second tier of lots to the east of the Myakkahatchee Creek to be used as compensating storage areas, sending zones for Transfer of Development Rights, and as a conservation, open space area

**NP-Policy 41.1:** The City shall encourage the construction of a neighborhood sponsored entry feature at the intersection of Price Boulevard and Jeannin Street.

**NP-Policy 43.1:** The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersections of Haberland Boulevard and Price (north) and Haberland and Hillsborough (south).

**NP-Policy 44.1:** The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersections of San Mateo Drive and Price (north) and San Mateo and Adelaide Avenue (south).

**NP-Policy 44.1:** The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersections of San Mateo Drive and Price (north) and San Mateo and Adelaide Avenue (south).

**NP-Policy 45.1:** The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersections of Price Boulevard and Atwater Street (north) and Atwater and Germany Avenue (south).

**NP-Policy 45.1:** The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersections of Price Boulevard and Atwater Street (north) and Atwater and Germany Avenue (south).

**NP-Policy 45.2:** The City shall amend its Land Development Code by 1999, to establish the "Atwater Archaeological Site" as a Transfer of Development Rights sending zone to protect potential archaeologically significant artifacts or remains that may be found on the site.

**NP-Policy 56.1:** Pedestrian bridges shall be constructed where Sumter crosses the Snover Waterway to connect this neighborhood with the proposed North Port Municipal Complex and the associated activity center to the south.



**NP-Policy 56.2:** To protect adjacent single family residential areas from the impacts of the activity center at Sumter and I-75, a buffer along and within the activity center shall be maintained which utilizes the existing natural features of the area including, but not limited to, the existing berm. Gaps in any such natural buffer shall be filled, as appropriate, by utilizing indigenous trees and shrubs. The developer shall be responsible for installation and maintenance of the buffer.

**NP-Policy 56.3:** Continue the sidewalk along both sides of Sumter Boulevard all the way to U.S. 41.

**NP-Policy 56.4:** To protect adjacent single-family residential areas from the impacts of the proposed Municipal Complex (Activity Center #2), a buffer along and within the complex shall be developed and maintained which utilizes the existing natural features of the area. Gaps in any such natural buffer shall be filled, as appropriate, by utilizing indigenous trees and shrubs. The developer shall be responsible for installation and maintenance of the buffer.

**NP-Policy 57.1:** Any medium density development on this site shall be restricted to a maximum density of eight (8) dwelling units per acre.

**NP-Policy 57.2:** Buffers which utilize native vegetation shall be erected between any medium density residential development and the single family residential neighborhoods to the east.

**NP-Policy 57.3:** The Master Plan for development of this site shall be designed so that total trips accessing Sydney Avenue do not exceed 20% of the total peak hour trips generated by the development.

**NP-Policy 57.4:** Buffers which utilize native vegetation shall be erected between any medium density residential development and Mobile Home Park community to the west.

**NP-Policy 58.1:** New development and enlargement/improvement of existing development (the cost of which exceeds 50% of the fair market value of the existing structure) shall be required to buffer the adjacent residential areas from the Activity Center, where appropriate.

**NP-Policy 58.2:** The Spring's master plan shall be designed to such that access points on Trionfo Avenue shall be prohibited unless an alternate design that discourages through traffic on Trionfo Avenue is found acceptable by the City.

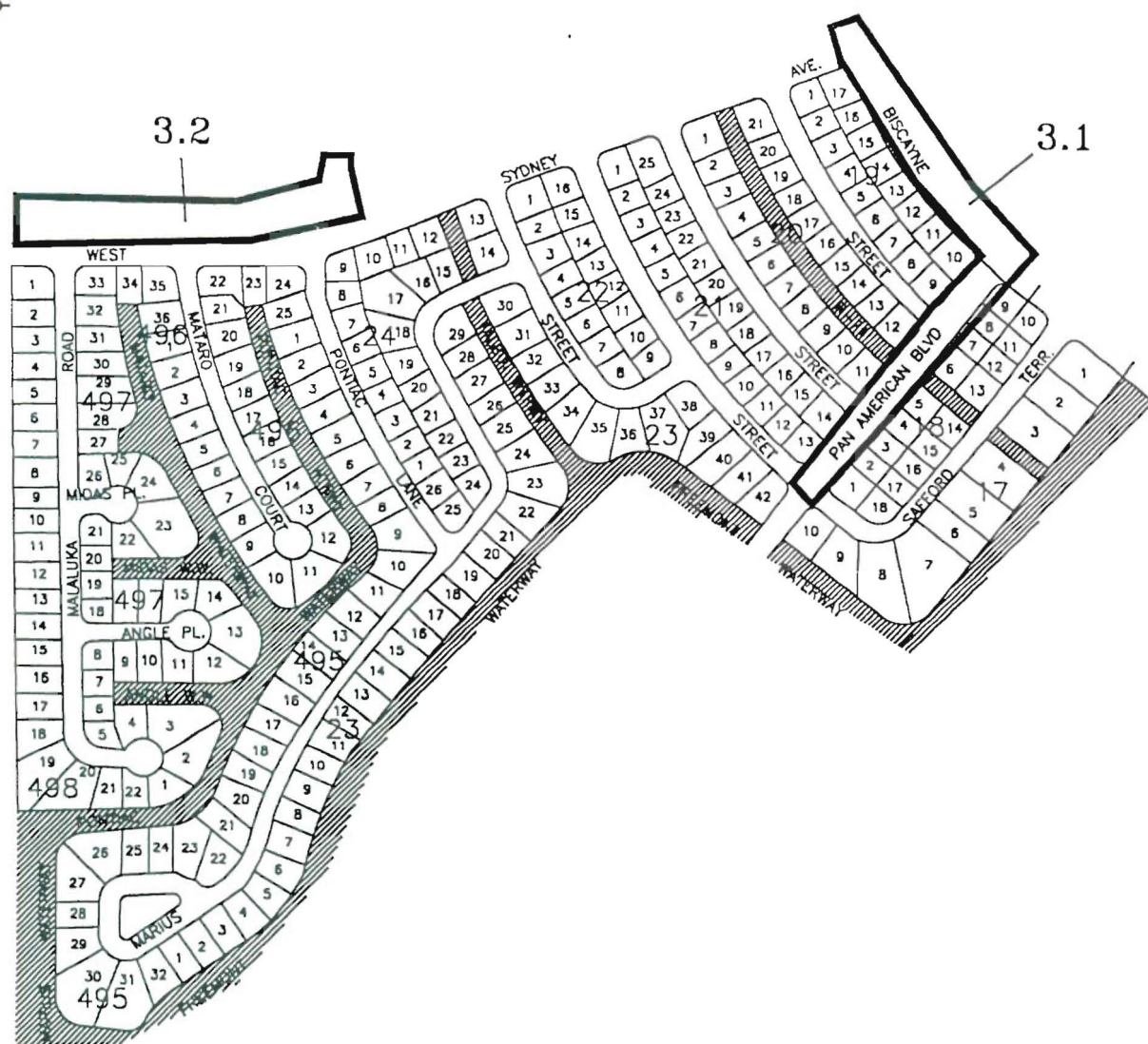


## Marius Neighborhood #3

### Neighborhood Policies

**NP-Policy 3.1:** Subject to the availability of appropriated funds, canopy/shade trees shall be planted between palm tree clusters located in the median of Biscayne and along the sides of Pan American Boulevard within this neighborhood, provided the planting meets appropriate traffic safety standards.

**NP-Policy 3.2:** New commercial development on vacant property, or upon enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, commercial developments (including Biscayne Church) adjacent to this neighborhood, shall provide buffering between the facility and adjacent residential development, where appropriate.



PREPARED BY  
CITY OF NORTH PORT, FLORIDA

NOVEMBER, 1997

PLANNING, BUILDING & DEVELOPMENT SERVICES DEPARTMENT

(Source: Planning Division)

(Source: Hartman & Associates, Inc.)





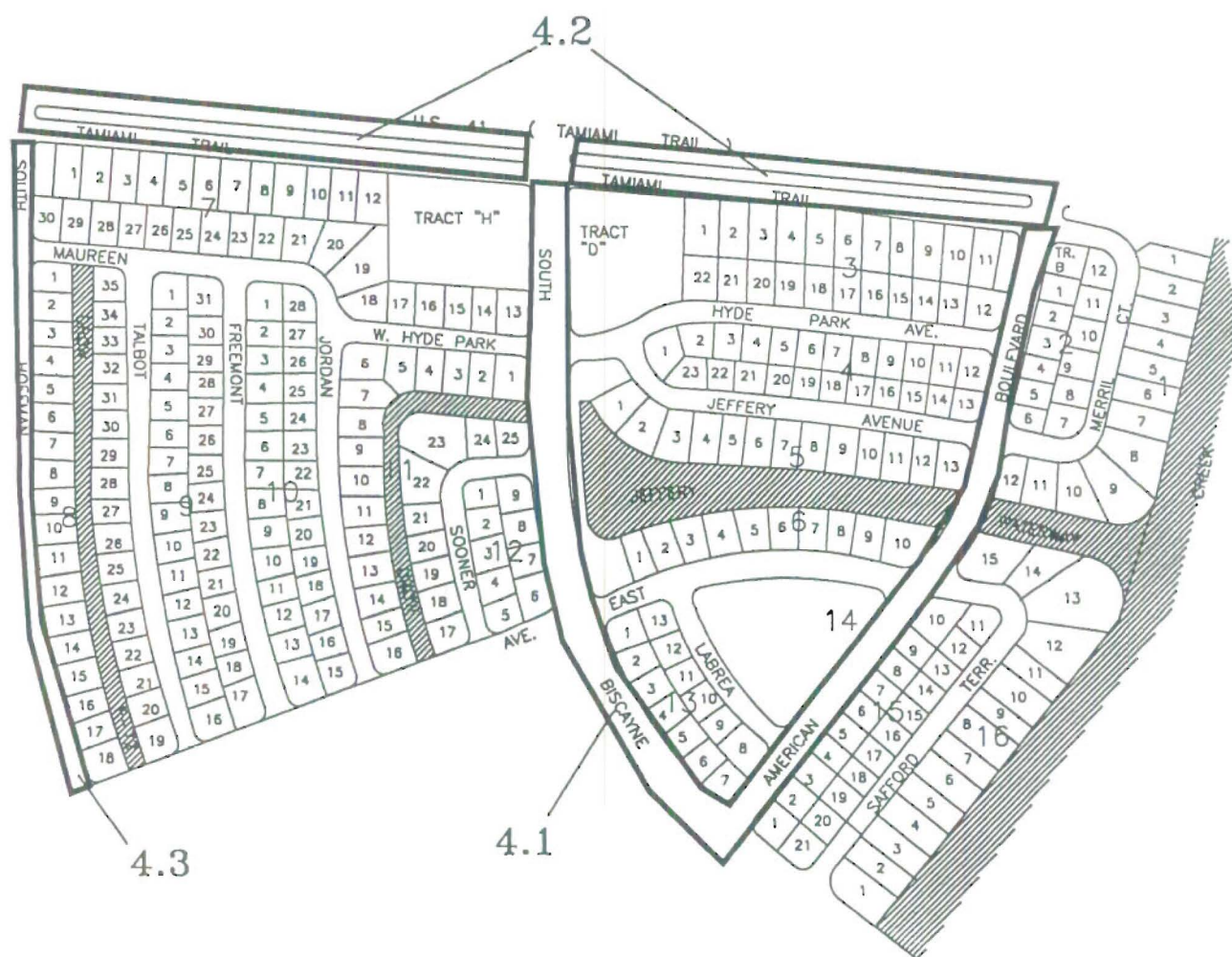
## Hyde Park Neighborhood #4

### Neighborhood Policies

**NP-Policy 4.1:** Subject to the availability of appropriated funds, canopy/shade trees shall be planted between palm tree clusters located in the median of Biscayne and along the sides of Pan American Boulevard within this neighborhood, provided the planting meets appropriate traffic safety standards.

**NP-Policy 4.2:** To protect existing residential areas, a buffer zone consisting of native vegetation shall be developed between the access road and U.S. 41. The design shall be consistent with Policy 2.1.3.

**NP-Policy 4.3:** New commercial development on vacant property, or upon enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, commercial developments (including Biscayne Church) adjacent to this neighborhood, shall provide buffering between the facility and adjacent residential development, where appropriate.



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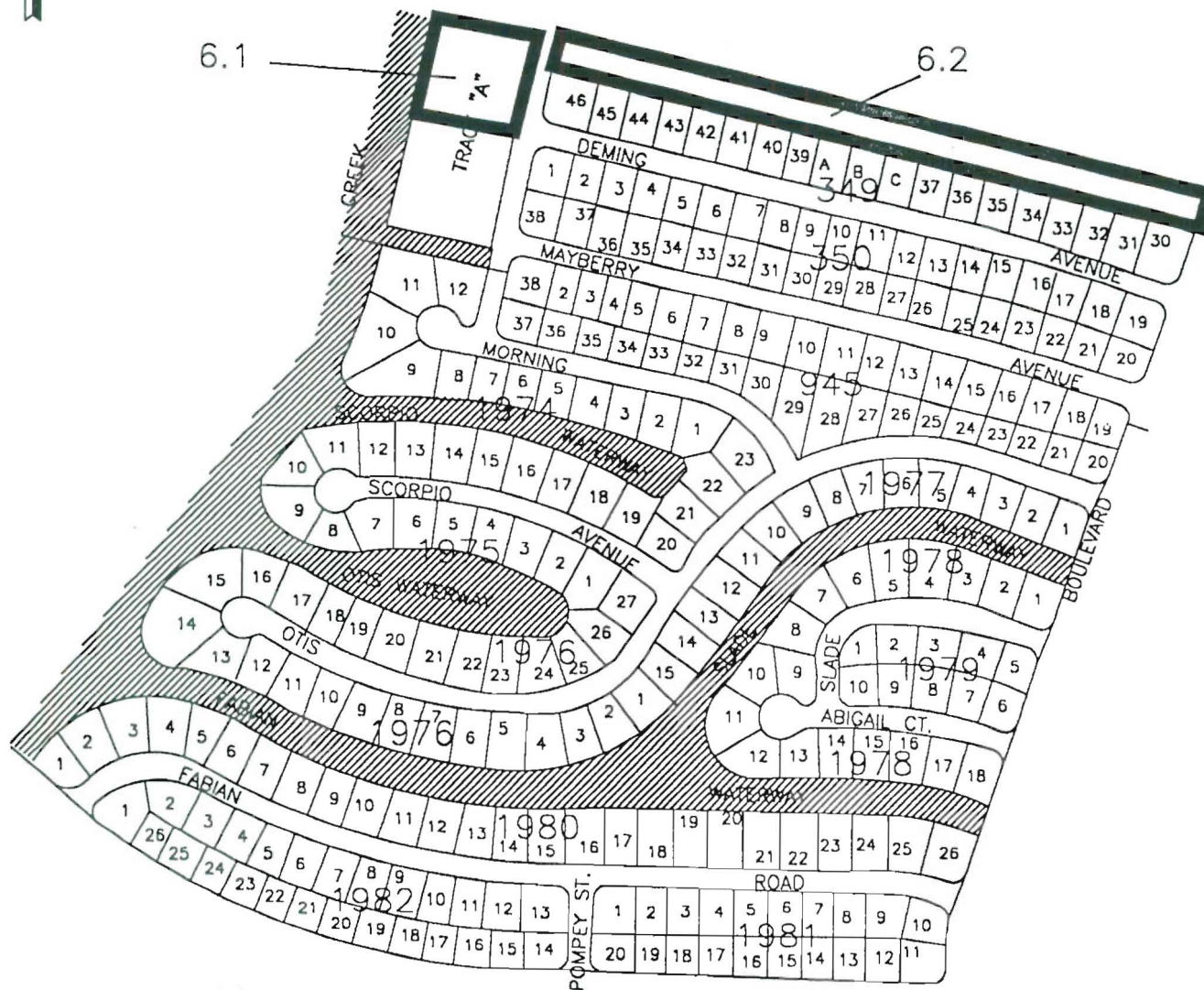


## Fabian Neighborhood #6

### Neighborhood Policies

**NP-Policy 6.1:** New commercial development on vacant property, or upon enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, commercial developments adjacent to this neighborhood shall provide buffering between the facility and adjacent residential development, where appropriate.

**NP-Policy 6.2:** A buffer/screening shall be installed along the alleyway as the existing businesses in the area undergo substantial enlargements or improvements which exceed 50% of the fair market value of the existing structure. All new development along the alley shall be required to install appropriate buffering/screening upon completion of construction.



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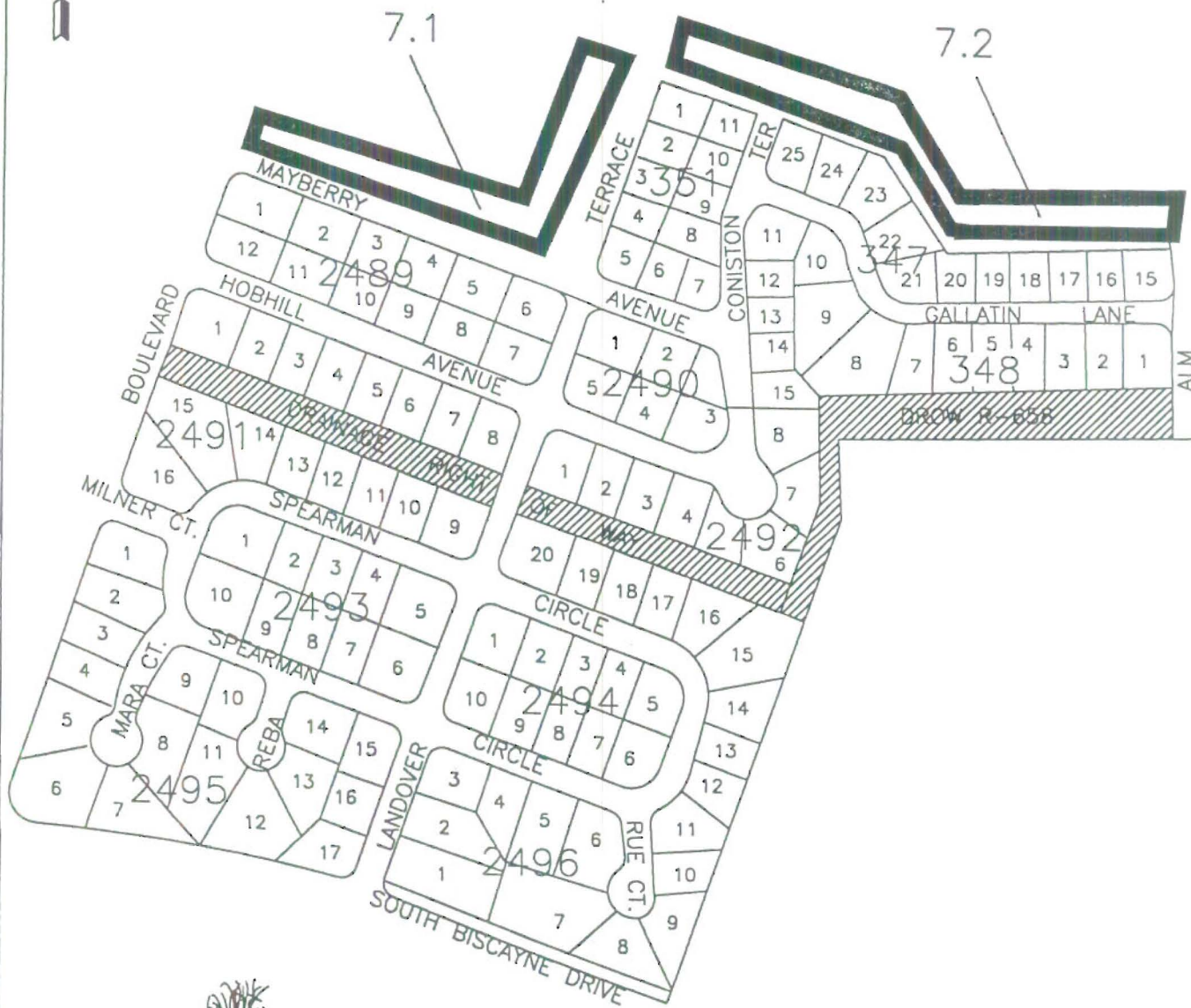


# Spearman Neighborhood #7

## Neighborhood Policies

**NP-Policy 7.1:** New commercial development on vacant property, or upon enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, commercial developments (including San Pedro Church) adjacent to this neighborhood shall provide buffering between the facility and adjacent residential development, where appropriate.

**NP-Policy 7.2:** A buffer/screening shall be installed along the alleyway as the existing businesses in the area undergo substantial enlargements or improvement. All new development along the alley shall be required to install appropriate buffering/screening upon completion of construction. Developments undergoing substantial enlargements or improvements that do not have land available for adequate buffering may be required to fund buffered screening on the residential side of the alleyway.



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CITY OF NORTH PORT, FLORIDA  
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PLANNING, BUILDING & DEVELOPMENT SERVICES DEPARTMENT  
(Source: Planning Division)  
(Source: Thibault & Associates, Inc.)





# Holiday Park Neighborhood #8

## Neighborhood Policies

**NP-Policy 8.1:** New commercial development on vacant property, or upon enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, commercial developments adjacent to this neighborhood shall provide buffering between the facility and adjacent residential development, where appropriate.



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(Source: Planning Division)  
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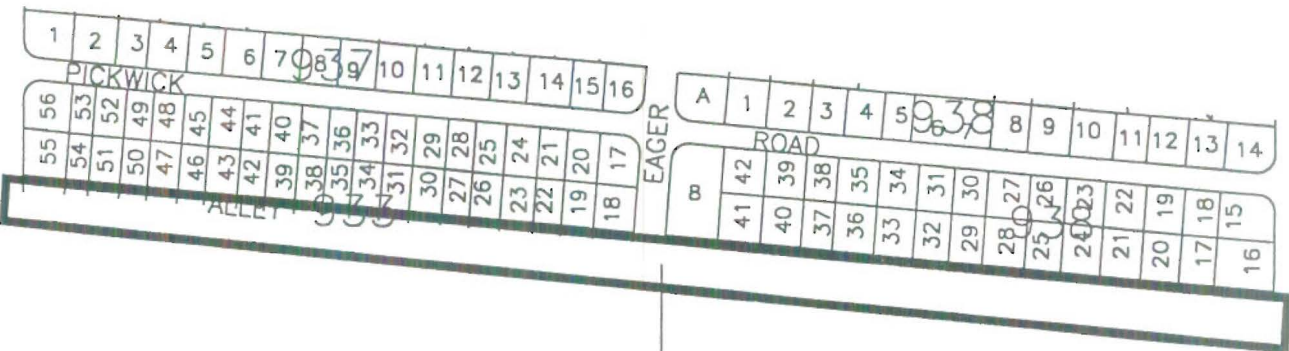




# Leisure Villas Neighborhood #9

## Neighborhood Policies

**NP-Policy 9.1:** New commercial development on vacant property, or upon enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, commercial developments adjacent to this neighborhood shall provide buffering between the facility and adjacent residential development, where appropriate.



9.1



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(Source: Planning Division)  
(Source: Thurnmont & Associates, Inc.)



## Espanola Neighborhood #10

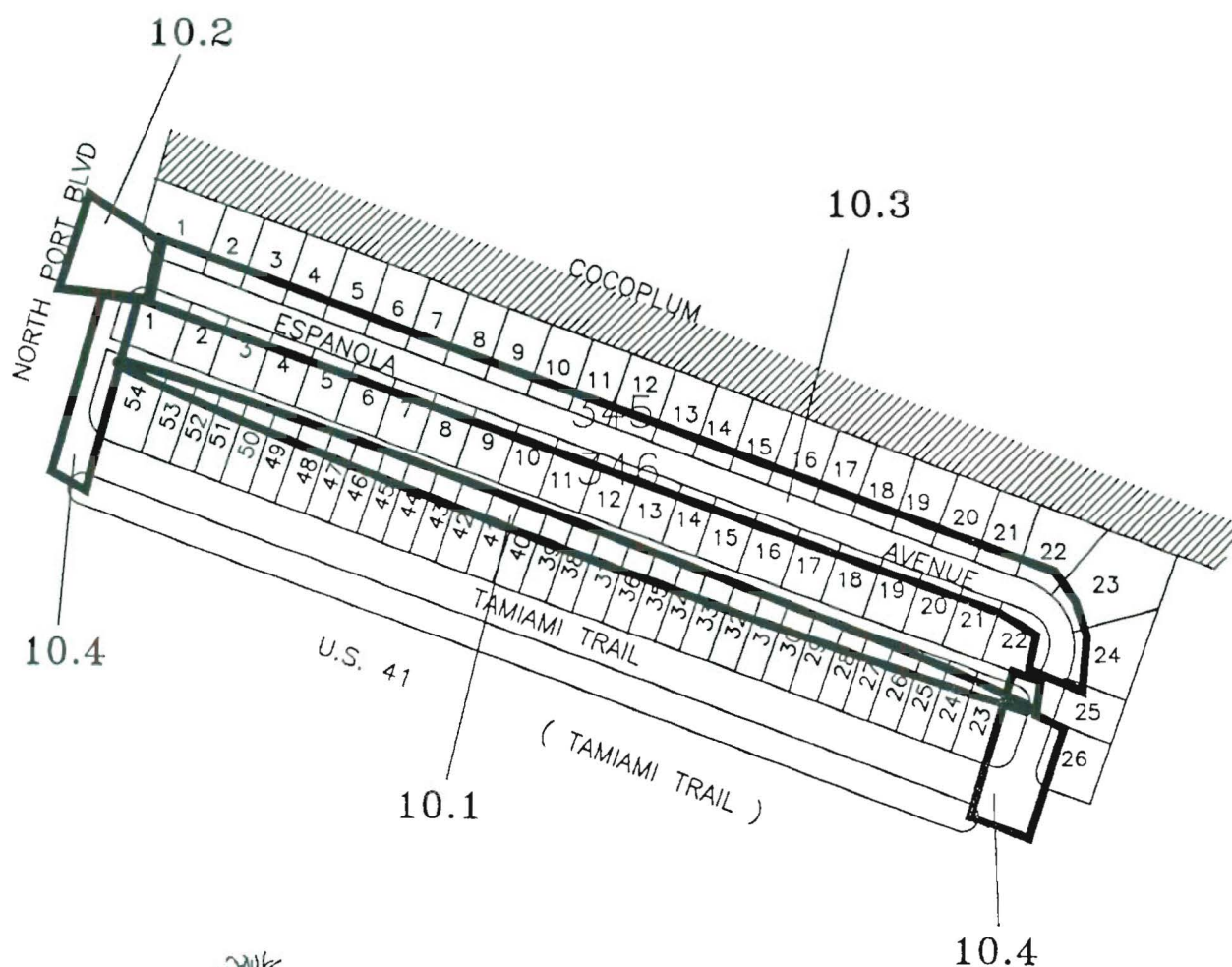
### Neighborhood Policies

**NP-Policy 10.1:** New commercial development on vacant property, or upon enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, a buffer/screening shall be installed by the developer along the alleyway as the existing businesses in the area undergo substantial enlargements or improvement. All new development along the alley shall be required to install appropriate buffering/screening upon completion of construction.

**NP-Policy 10.2:** Crosswalks shall be installed connecting the existing sidewalks along Espanola Avenue to the commercial area on the west side of North Port Boulevard.

**NP-Policy 10.3:** Subject to the availability of appropriated funds, as existing street trees along Espanola die, new trees of a similar species and shape shall be planted.

**NP-Policy 10.4:** The neighborhood sidewalk shall be connected with the FDOT sidewalks along U.S. 41



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Adopted November, 1997  
Amended July 19, 1999  
Community Development Department  
GIS Division  
(Source: Planning Division)

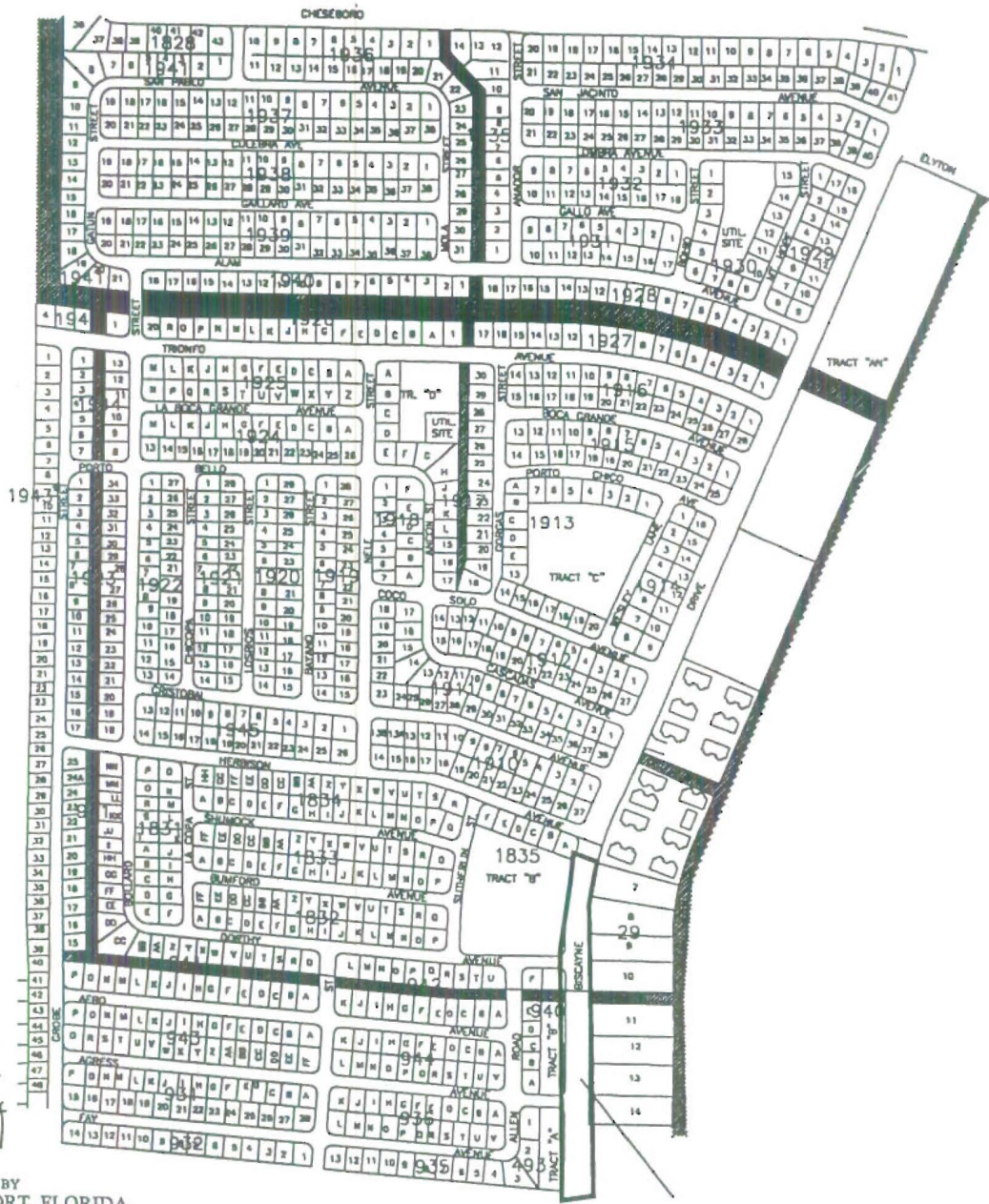




# Biscayne Gardens Neighborhood #11

## Neighborhood Policies

NP-Policy 11.1: Subject to the availability of appropriated funds, canopy/shade trees shall be planted between palm tree clusters located in the median of Biscayne Blvd., provided the planting meets appropriate traffic safety standards.



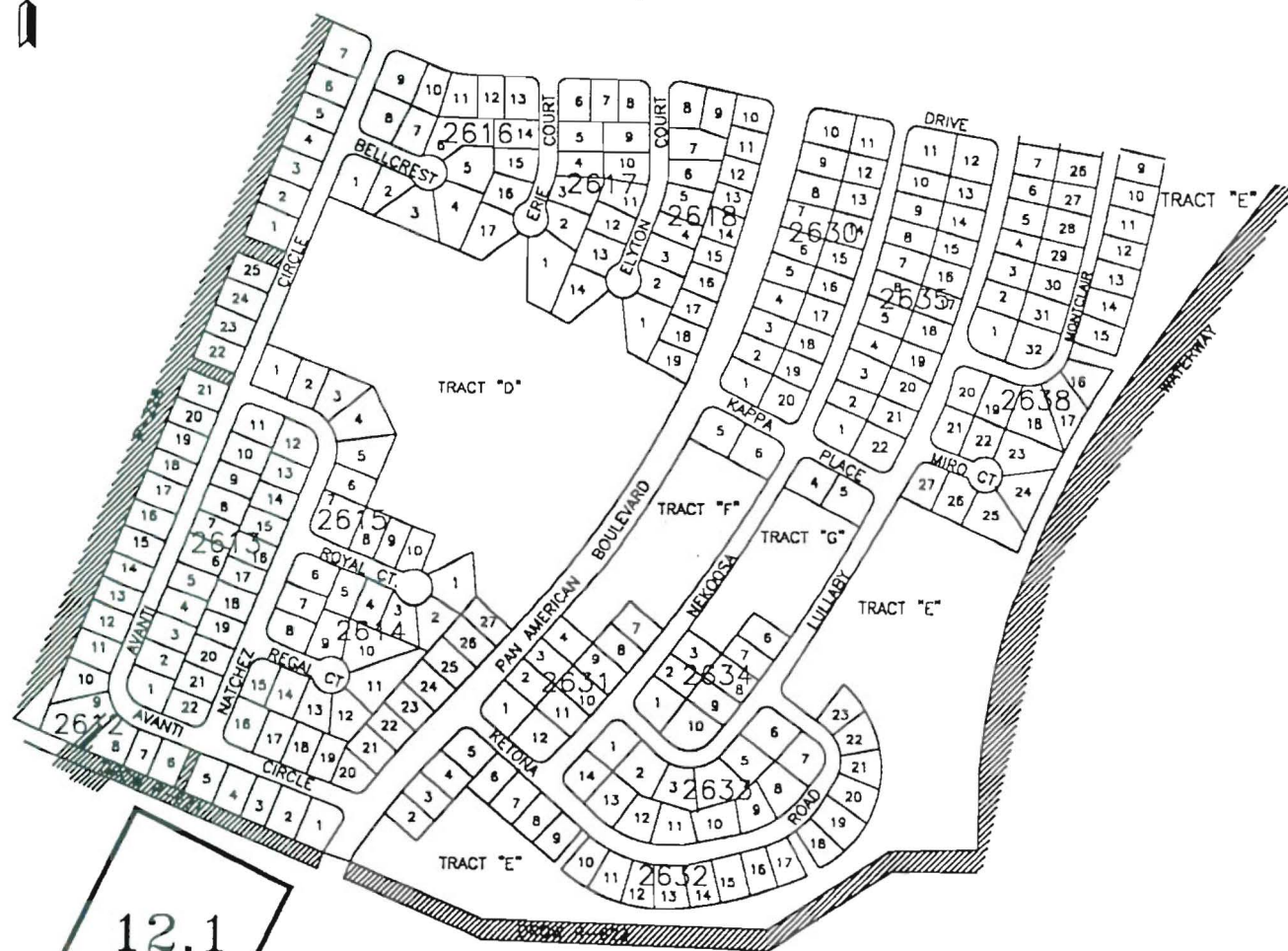
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(Source: Planning Division)  
(Source: Hartman & Associates, Inc.)



# North Port Palms Neighborhood #12

## Neighborhood Policies

NP-Policy 12.1: New commercial development on vacant property, or upon substantial enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, the fenced storage yard on the west side of Pan American Boulevard shall be buffered to enhance the aesthetics of the neighborhood.



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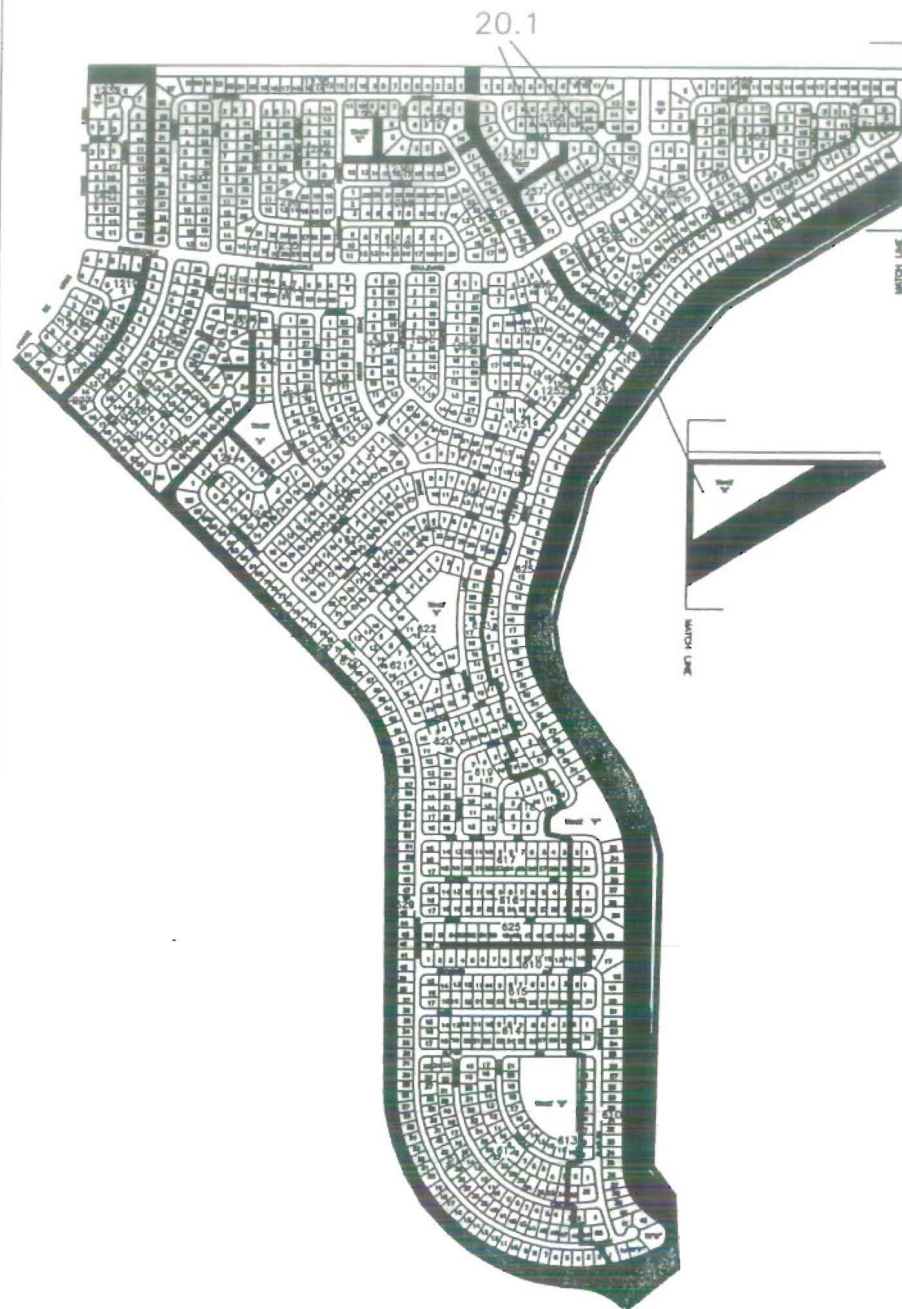
PLANNING, BUILDING & DEVELOPMENT SERVICES DEPARTMENT

(Source: Planning Division)  
(Source: Hartman & Associates, Inc.)



## Neighborhood Policies

**NP-Policy 20.1:** The City shall pursue the control/preservation of the second tier of lots to the west of the Myakkahatchee Creek to be used as compensating storage areas, sending zones for Transfer of Development Rights, and as a conservation, open space area.



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Adopted November, 1997  
Amended July 19, 1999  
Community Development Department  
GIS Division  
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21.2

# Ladyslipper Neighborhood #21

## Neighborhood Policies

21.1

**NP-Policy 21.1:** To protect adjacent single family residential areas from the impacts of the activity center at Sumter and I-75, a buffer along and within the activity center shall be maintained, where appropriate, which utilizes the existing natural features of the area including, but not limited to, the existing berm. Gaps in any such natural buffer shall be filled, as appropriate, by utilizing indigenous trees and shrubs. The developer shall be responsible for installation and maintenance of the buffer.

**NP-Policy 21.2:** The City shall pursue the control/preservation of the second tier of lots to the east of the Myakkahatchee Creek to be used as compensating storage areas, sending zones for Transfer of Development Rights, and as a conservation, open space area.

**NP-Policy 21.3:** Continue the sidewalk along both sides of Sumter Boulevard to U.S. 41.

21.3



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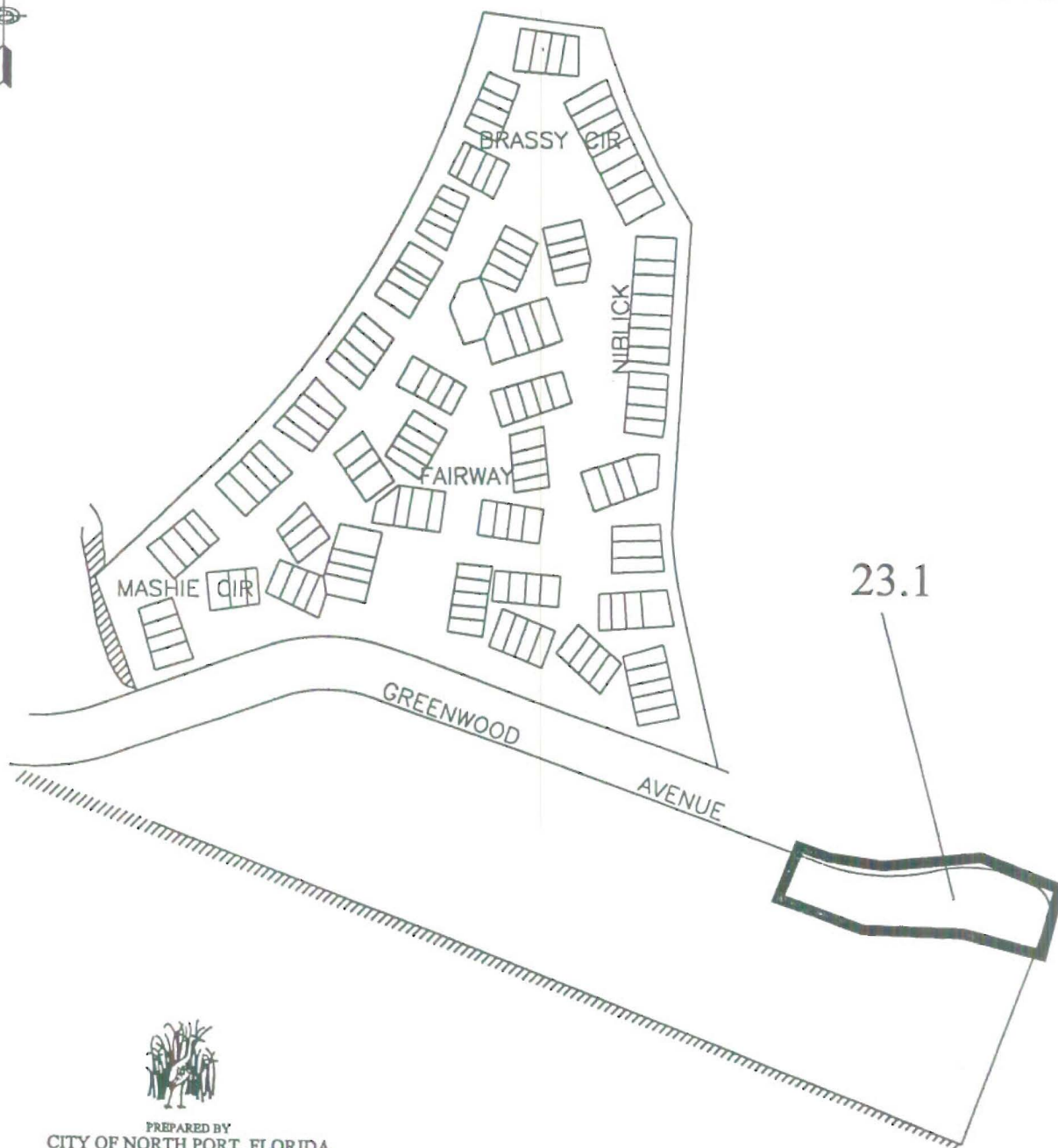
(Source: Planning Division)  
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## Fairway Villas Neighborhood #23

## Neighborhood Policies

**NP-Policy 23.1:** As professional office development occurs on the south side of Greenwood Avenue, the developer shall be required to install a buffer consisting of native vegetation to mitigate the visual impact upon the residential development to the north.



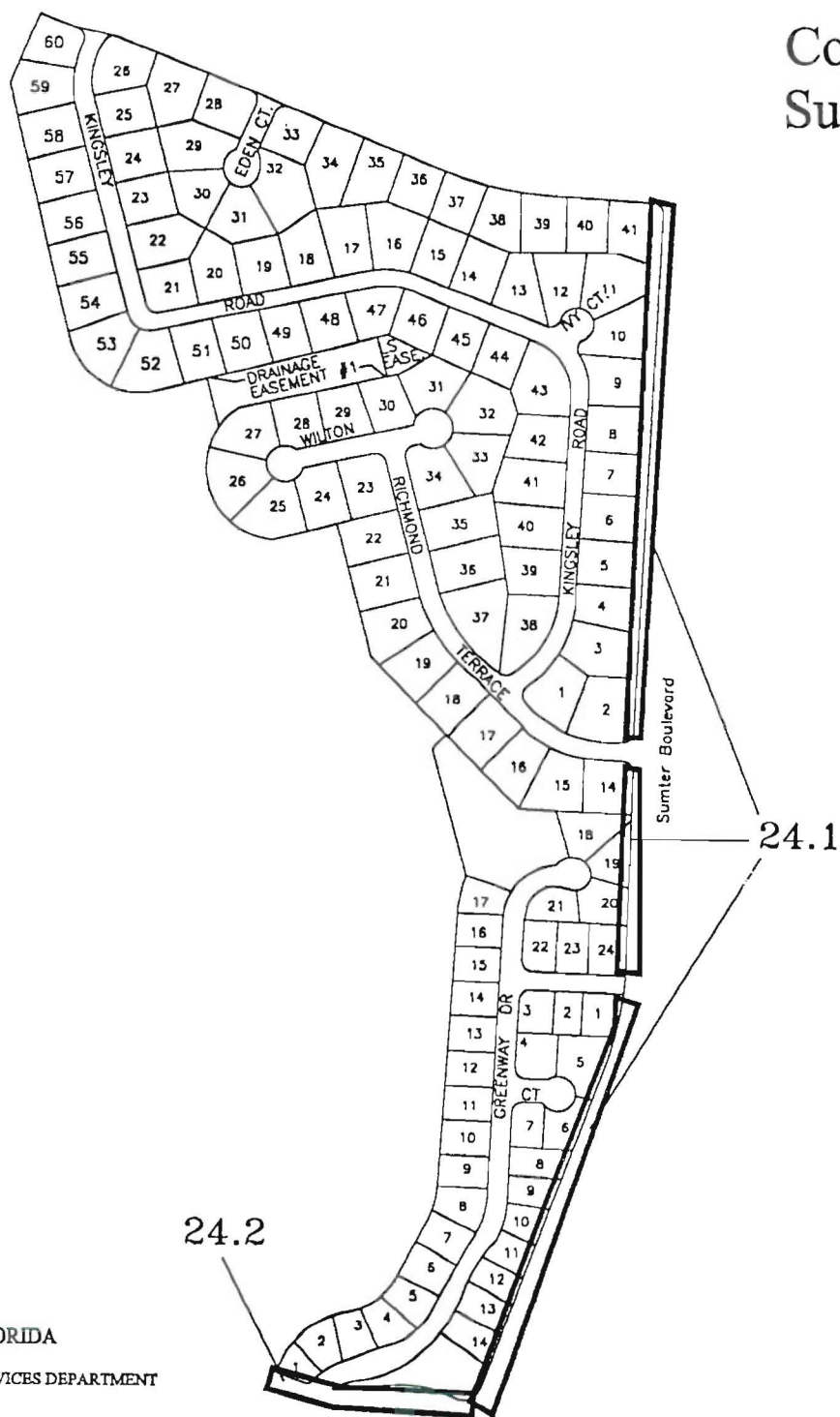
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(Source: Planning Division)  
(Source: Hartman & Associates, Inc.)

# Country Club Estates/ Sumter Green Neighborhood #24

## Neighborhood Policies

**NP-Policy 24.1:** The City shall encourage the construction of a wall, with native landscaping, along the west side of Sumter Boulevard.

**NP-Policy 24.2:** Buffers which utilize native vegetation should be erected along Greenwood Avenue as professional office development is permitted on the south side of Greenwood Avenue.



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# Country Club Ridge Neighborhood #25

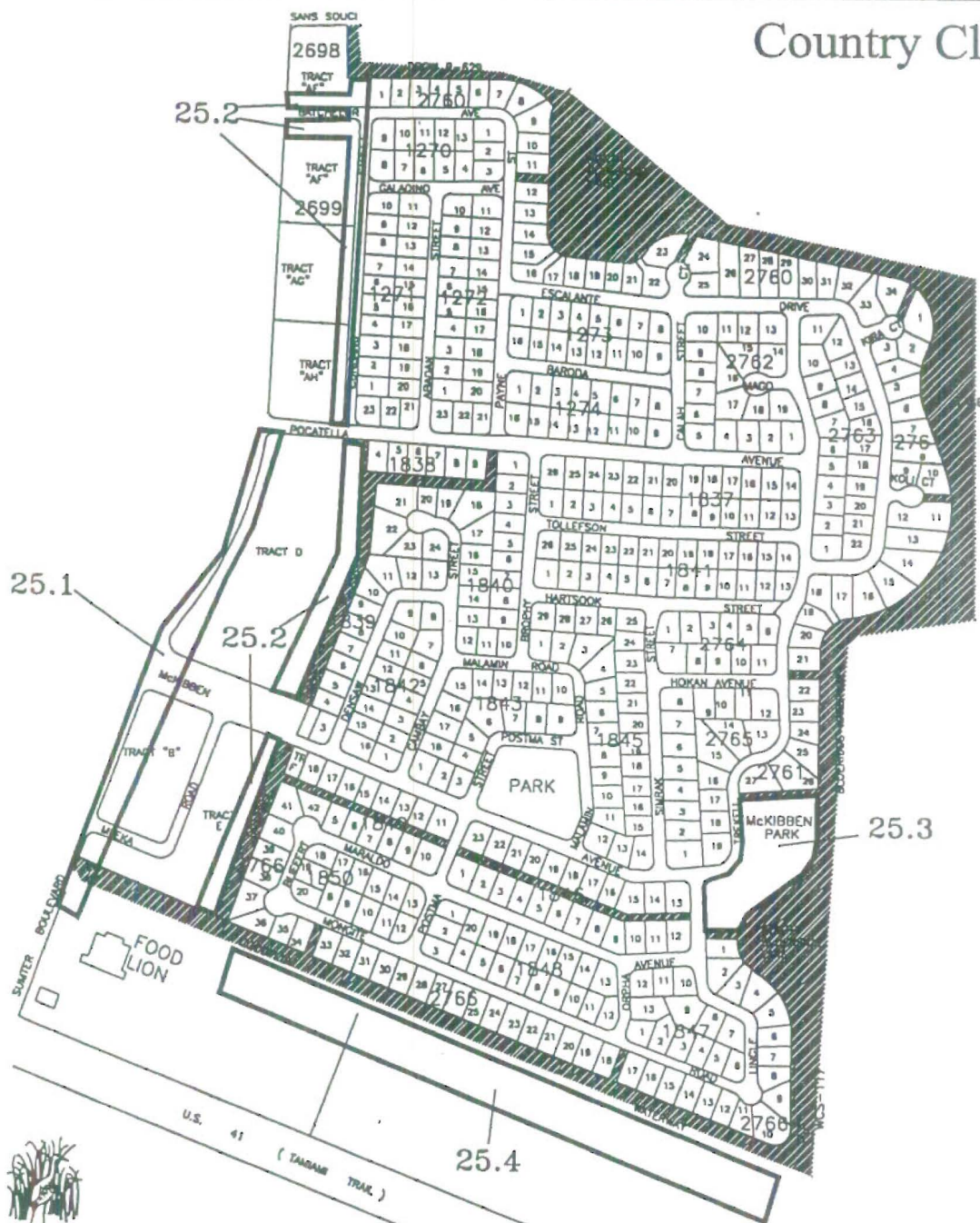
## Neighborhood Policies

**NP-Policy 25.1:** To protect the single family residential areas in this neighborhood from future development along the east side of Sumter, the developer shall install a buffer which utilizes any existing berms and native vegetation, or other appropriate design. Breaks in the natural buffer will be filled by utilizing indigenous trees.

**NP-Policy 25.2:** The City shall encourage the planting of street trees to continue the existing neighborhood pattern. As existing palm trees die, live oaks will be used as replacements.

**NP-Policy 25.3:** The city shall encourage the planting of native trees in McKibben Park.

**NP-Policy 25.4:** The City shall amend the Land Development Code to require buffering and screening to protect the neighborhood from the eventual commercial development on the south side of the Cocoplum Waterway.



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# Sumter Gardens Neighborhood #26



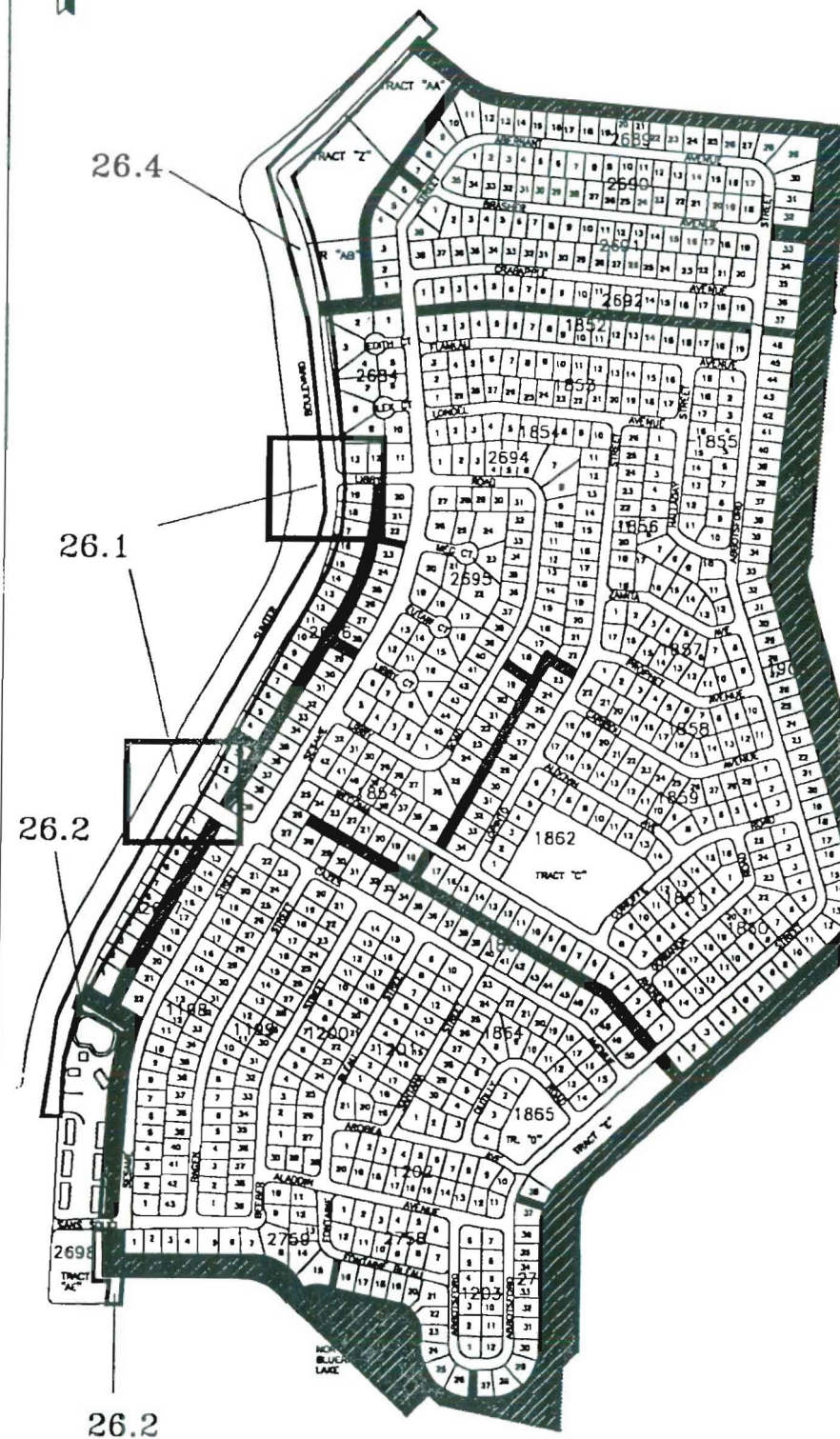
## Neighborhood Policies

**NP-Policy 26.1:** The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersections of Sumter and Libby Road (north) and Sumter and Cazes Avenue (south).

**NP-Policy 26.2:** Buffers which utilize native vegetation should be erected between any commercial or medium density residential development along Sumter and the single family residential neighborhoods to the east.

**NP-Policy 26.3:** Continuation of the existing pattern of sidewalks may be required with any new development in the neighborhood consistent with neighborhood needs and character.

**NP-Policy 26.4:** The sidewalk along Sumter shall be continued so that it connects to the paths and commercial areas along U.S. 41 to the south.



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Blueridge-Salford Neighborhood #27

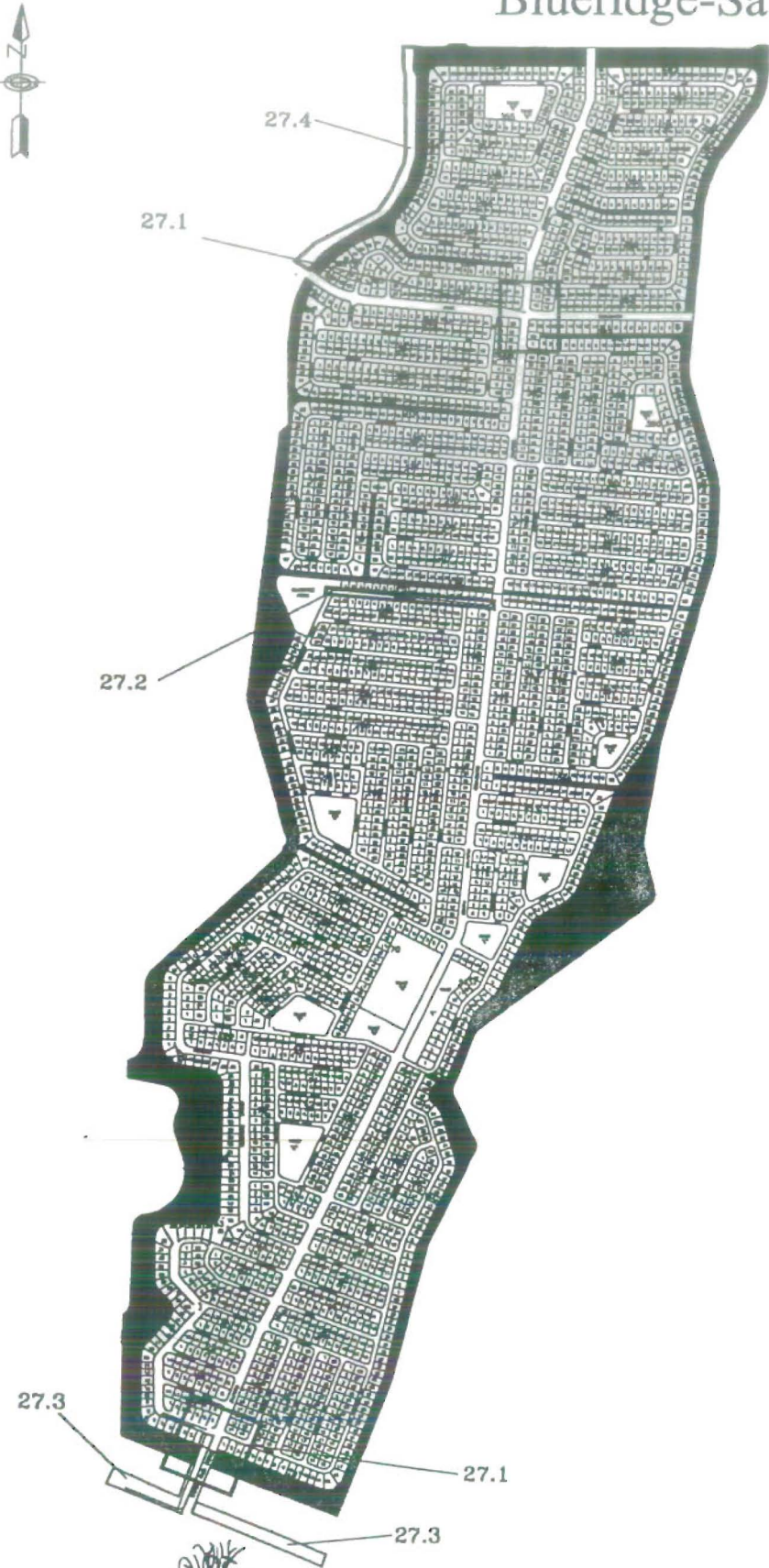
Neighborhood Policies

**NP-Policy 27.1:** The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersections of Salford Boulevard and Price (north) and Salford and Barbary Lane (south).

**NP-Policy 27.2:** The City program within the next 5 years the construction of a sidewalk which connects Blueridge Park to the sidewalk along Salford.

**NP-Policy 27.3:** As commercial development occurs along the Cocoplum, the City may require the installation of a pedestrian way along the rear of the parcel.

**NP-Policy 27.4:** To protect adjacent single family residential areas from the impacts of the proposed Municipal Complex (Activity Center #2), a buffer along and within the complex shall be developed and maintained which utilizes the existing natural features of the area. Gaps in any such natural buffer shall be filled, as appropriate, by utilizing indigenous trees and shrubs. The developer shall be responsible for installation and maintenance of the buffer.



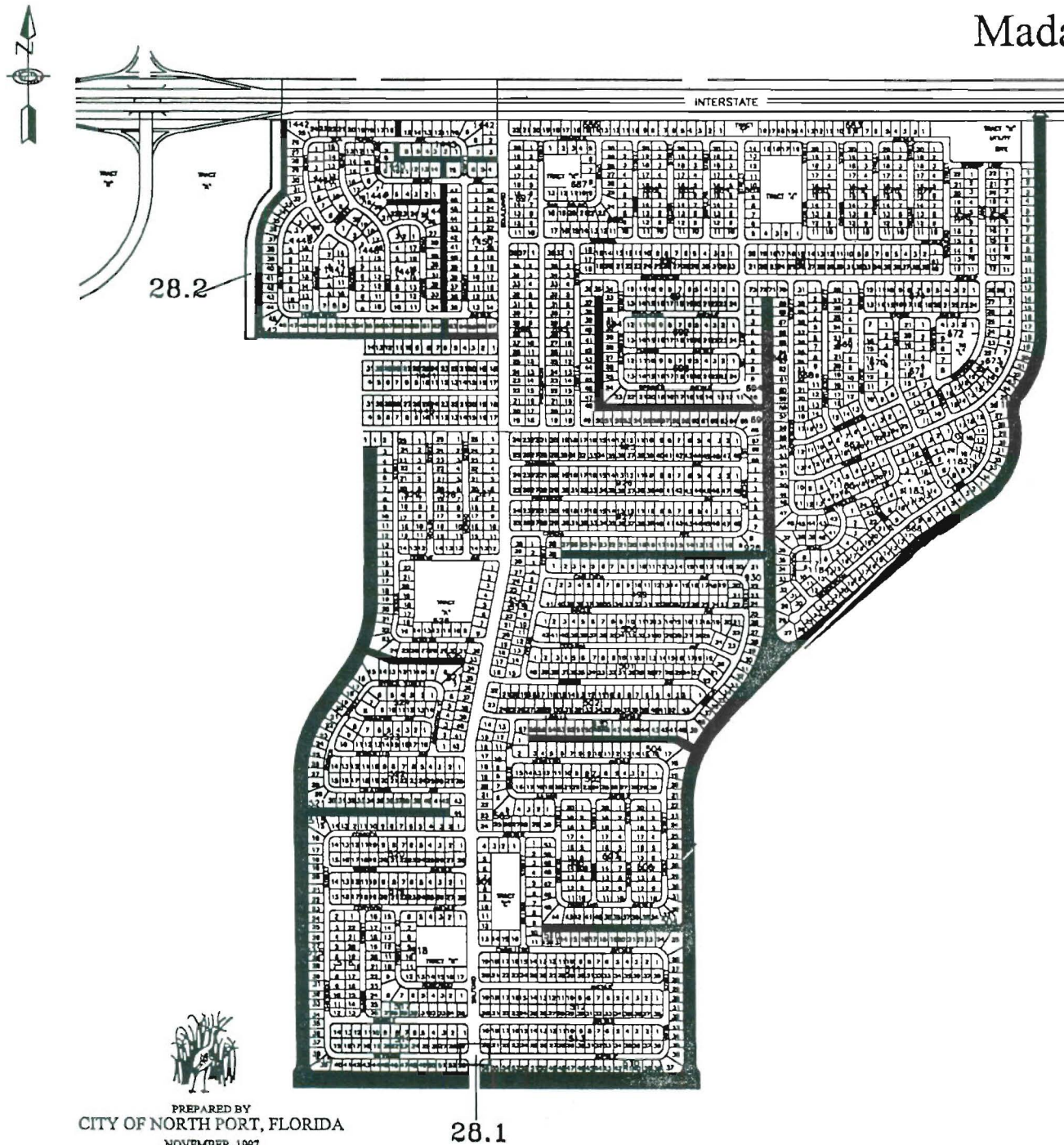


# Madagascar Neighborhood #28

## Neighborhood Policies

**NP-Policy 28.1:** The City shall encourage the construction of a neighborhood sponsored entry feature in the vicinity of the intersection of Salford Boulevard and Weidman Avenue.

**NP-Policy 28.2:** To protect adjacent single family residential areas from the impacts of the activity center at Sumter and I-75, a buffer along and within the activity center shall be maintained which utilizes the existing natural features of the area including, but not limited to, the existing berm. Gaps in any such natural buffer shall be filled, as appropriate, by utilizing indigenous trees and shrubs. The developer shall be responsible for installation and maintenance of the buffer.



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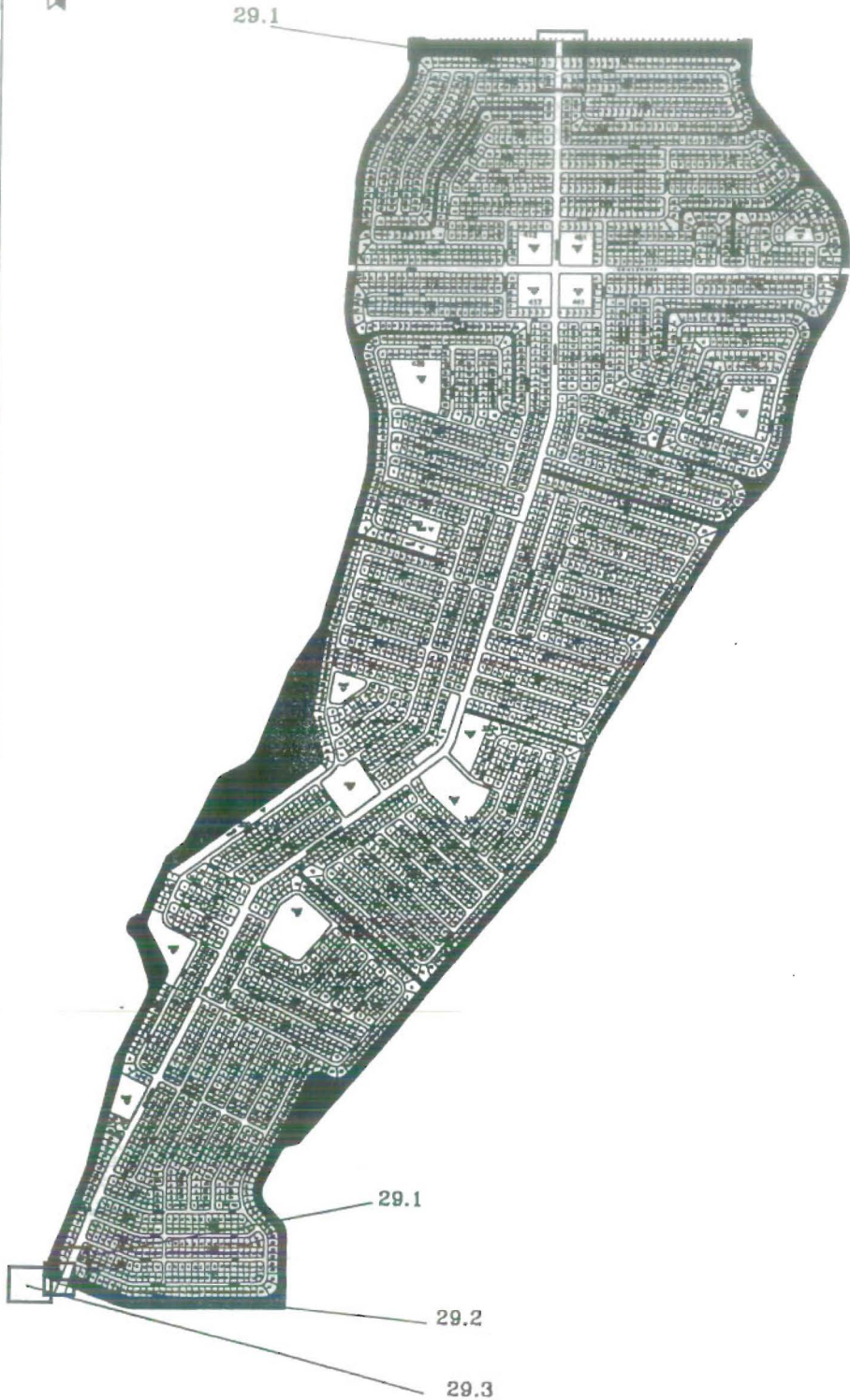
# North Port Gardens Neighborhood #29

## Neighborhood Policies

**NP-Policy 29.1:** The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersection of Cranberry Boulevard and Tusket Avenue (north) and Cranberry at the bridge crossing the Cocoplum Waterway (south).

**NP-Policy 29.2:** The City will encourage the construction of a pedestrian footbridge on the west side of Cranberry where it crosses the Cocoplum Waterway.

**NP-Policy 29.3:** As commercial development occurs along the Cocoplum, the City may require the installation of a pedestrian way along the rear of the parcel.



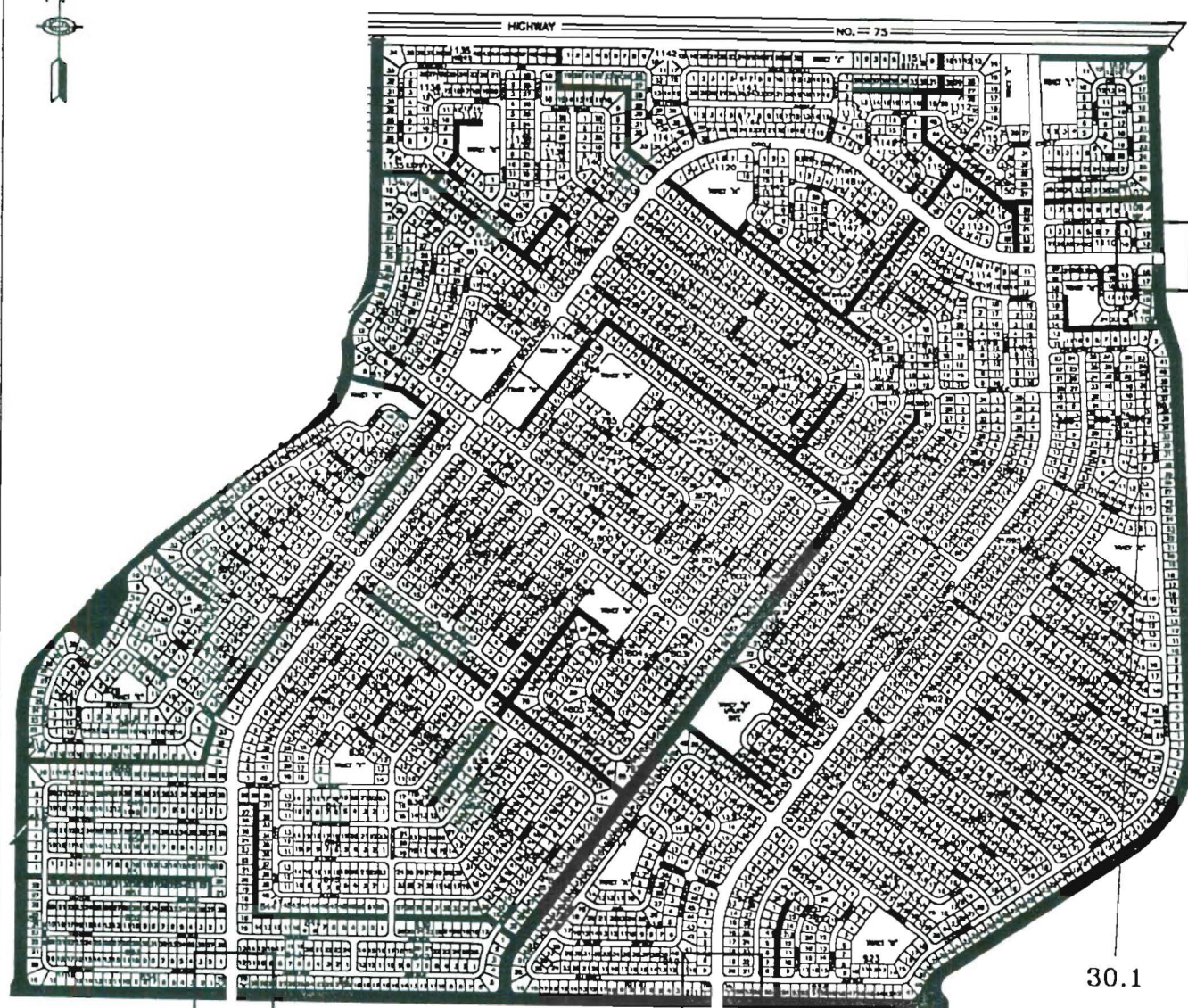


# Cranberry Fields Neighborhood #30

## Neighborhood Policies

**NP-Policy 30.1:** The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersections of Cranberry Boulevard and the Creighton Waterway (north), Cranberry and Traverse Avenue (southwest), and Chamberlain Boulevard and Alliance Avenue (southeast).

**NP-Policy 30.2:** The sidewalks along Cranberry and Chamberlain shall be installed as lots are developed. The developer shall be responsible for installation and maintenance of the sidewalks.



30.1

30.1

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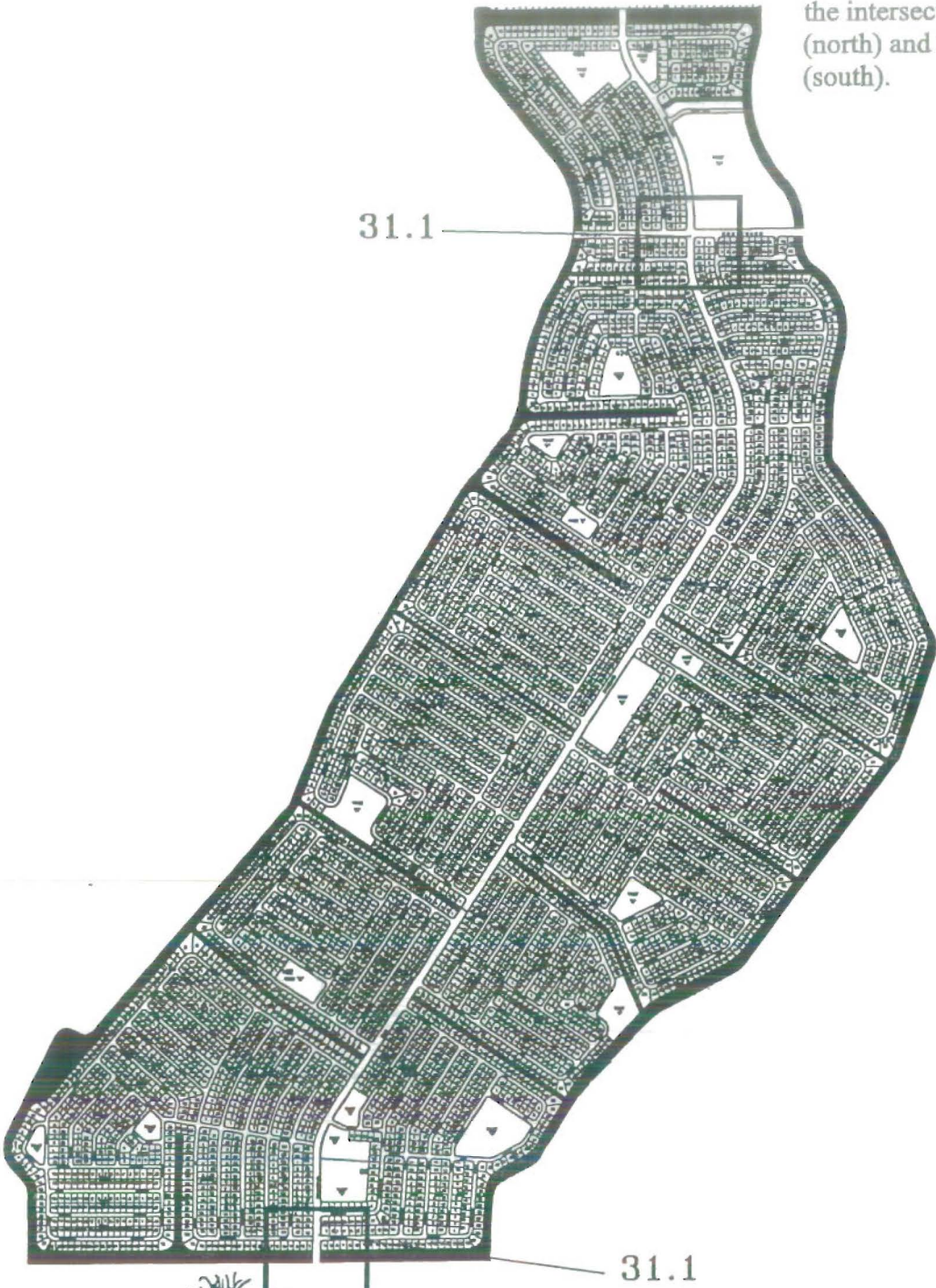
(Source: Hartman & Associates, Inc.)



# Chamberlain Neighborhood #31

## Neighborhood Policies

NP-Policy 31.1: The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersections of Chamberlain and Price (north) and Chamberlain and Hillsborough (south).



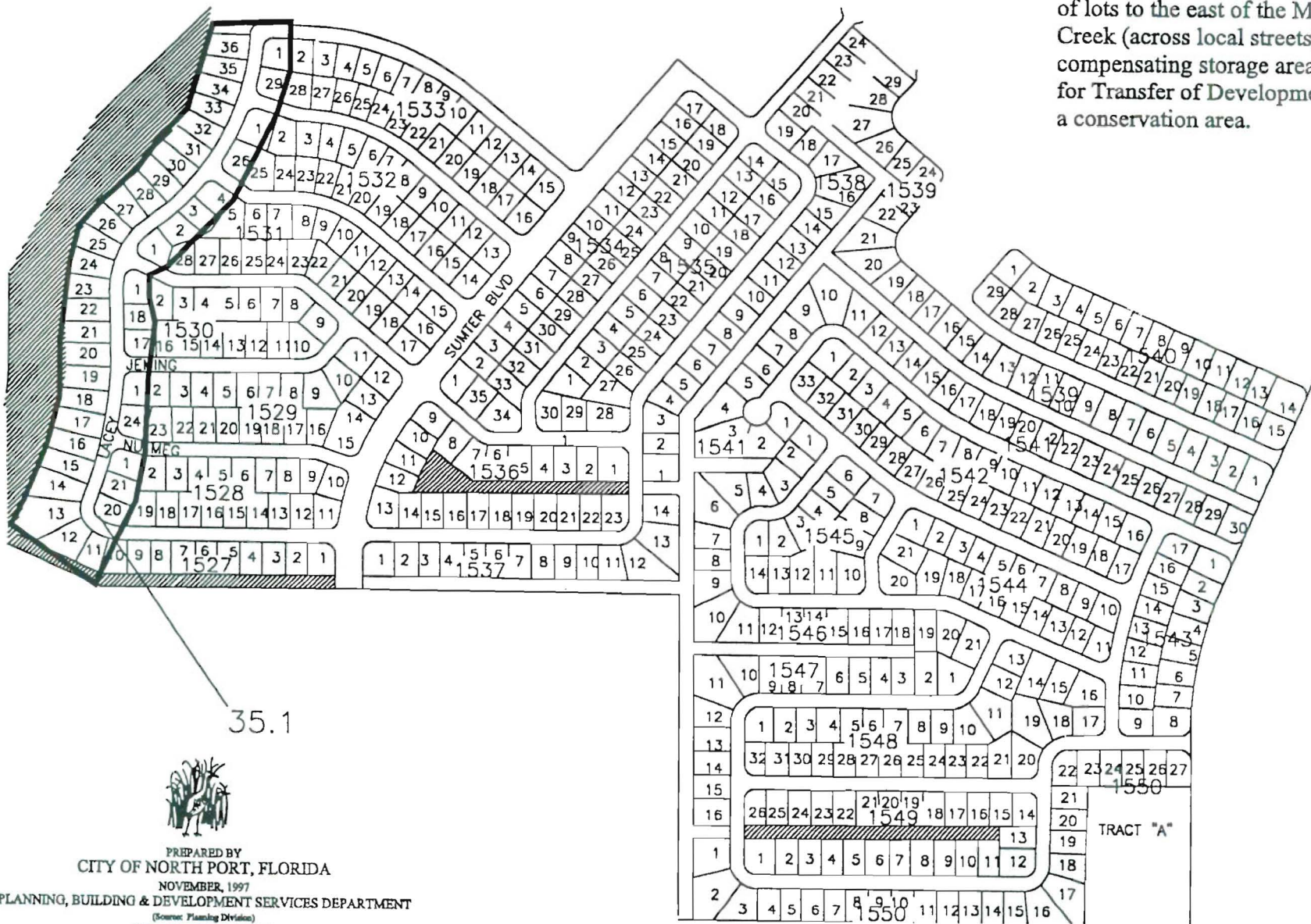




# Nutmeg/Lagrange Neighborhood #35

## Neighborhood Policies

**NP-Policy 35.1:** The City shall encourage the control/preservation of the second tier of lots to the east of the Myakkahatchee Creek (across local streets) to be used as compensating storage areas, sending zones for Transfer of Development Rights, and as a conservation area.



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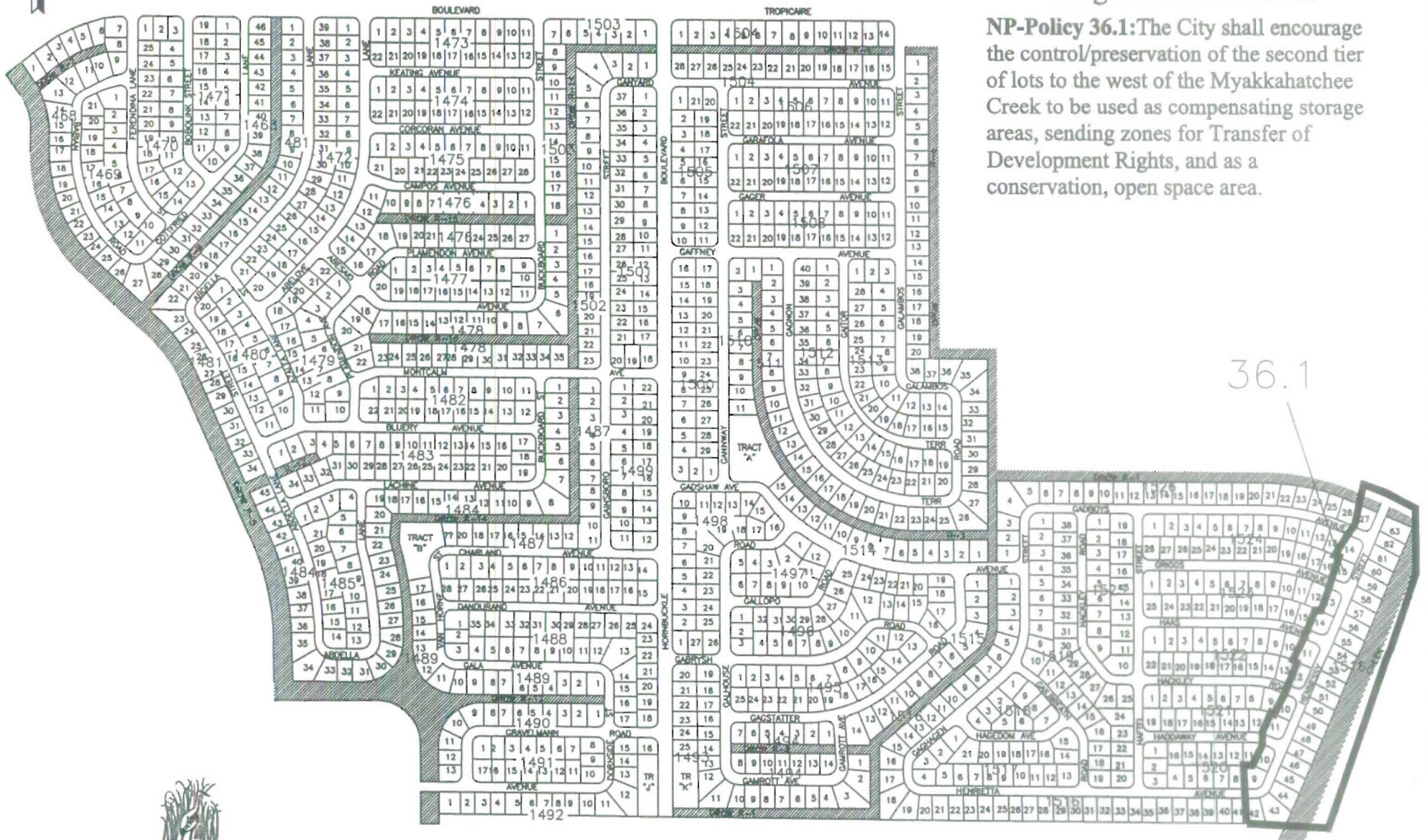




# Hornbuckle Neighborhood #36

## Neighborhood Policies

**NP-Policy 36.1:** The City shall encourage the control/preservation of the second tier of lots to the west of the Myakkahatchee Creek to be used as compensating storage areas, sending zones for Transfer of Development Rights, and as a conservation, open space area.



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CITY OF NORTH PORT, FLORIDA  
Adopted November, 1997  
Amended July 19, 1999  
Community Development Department  
GIS Division  
(Source: Planning Division)



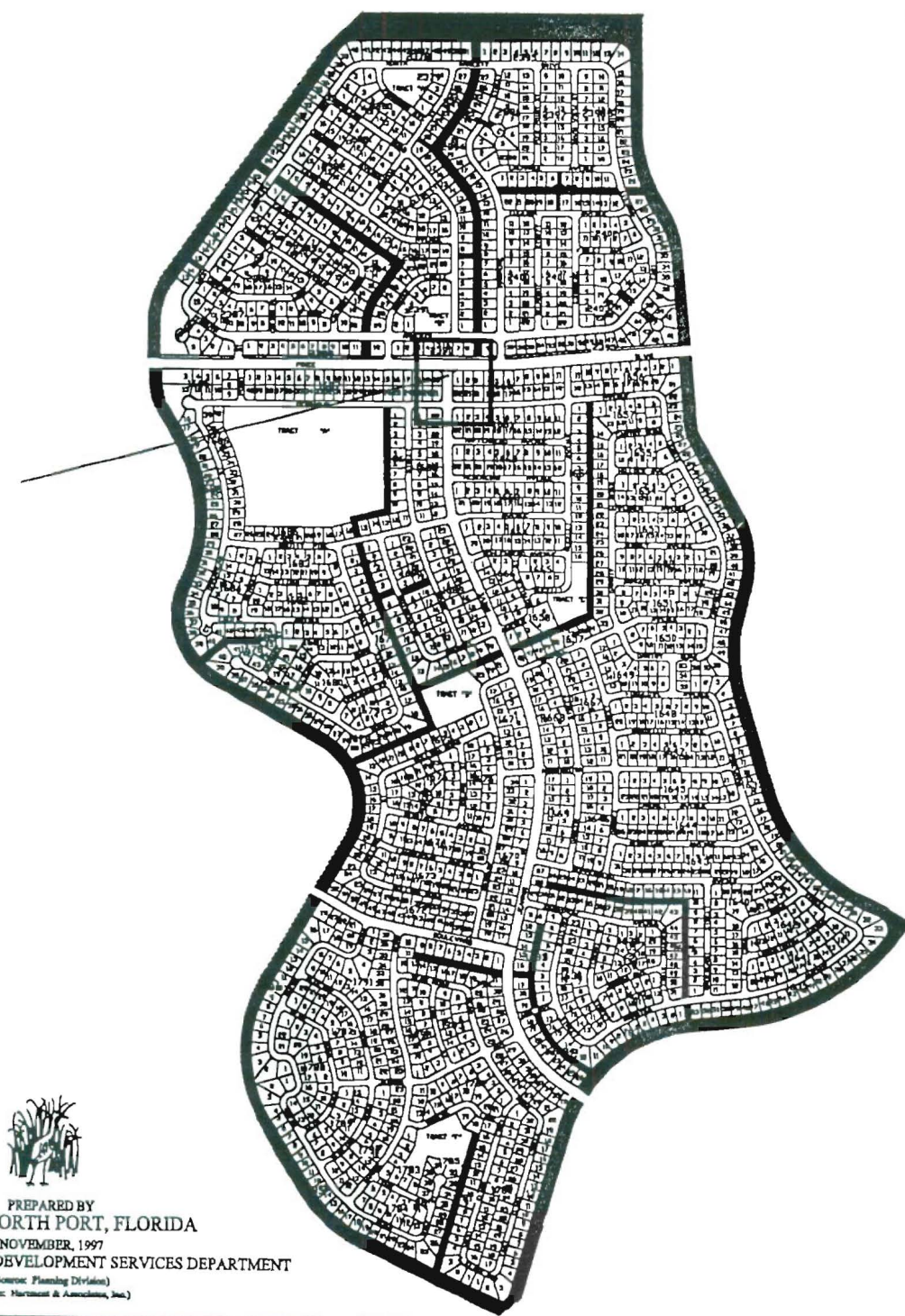


## Toledo Blade Neighborhood #41

### Neighborhood Policies

NP-Policy 41.1: The City shall encourage the construction of a neighborhood sponsored entry feature at the intersection of Price Boulevard and Jeannin Street.

41.1



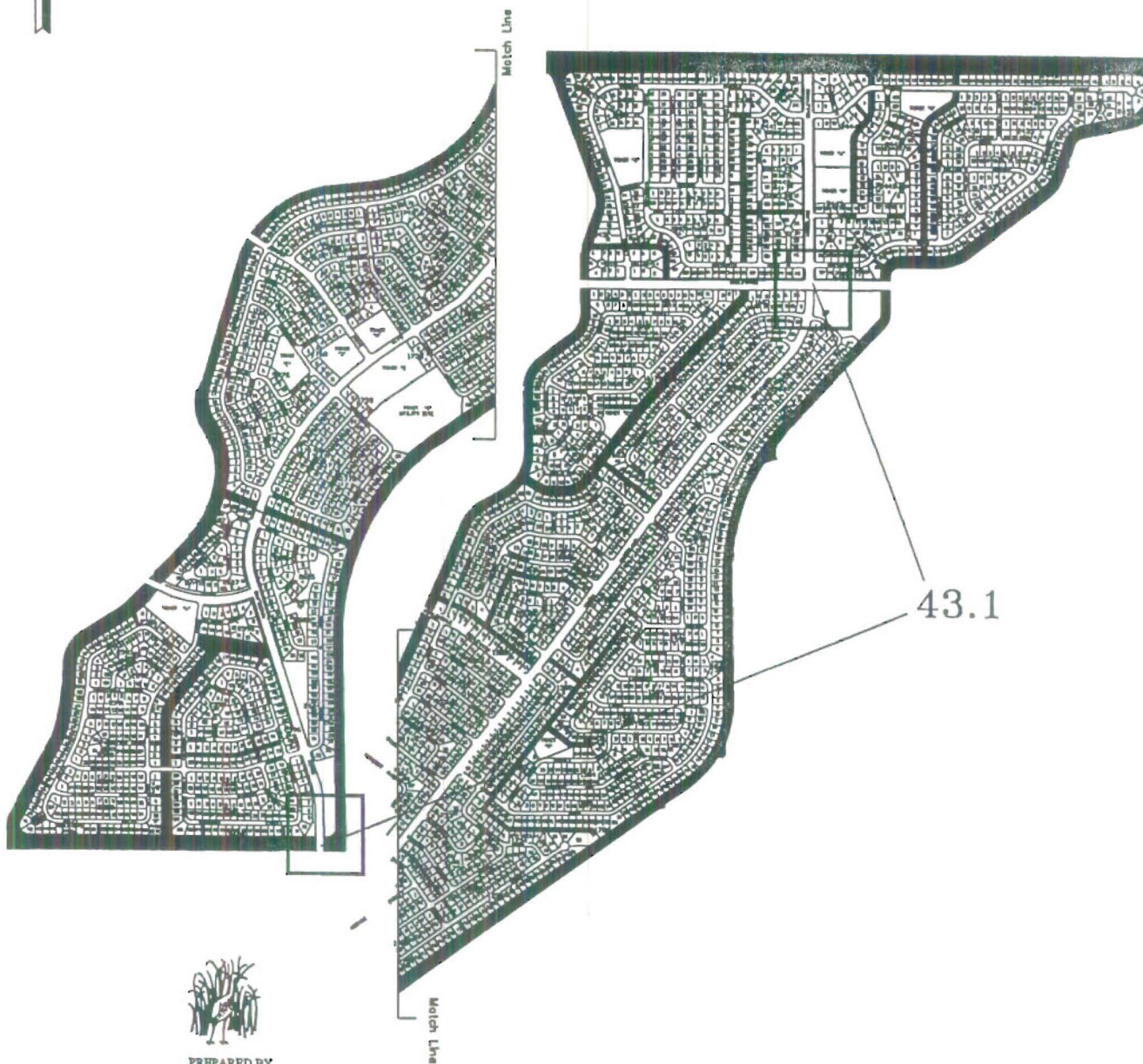
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# Haberland Neighborhood #43

## Neighborhood Policies

**NP-Policy 43.1:** The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersections of Haberland Boulevard and Price (north) and Haberland and Hillsborough (south).



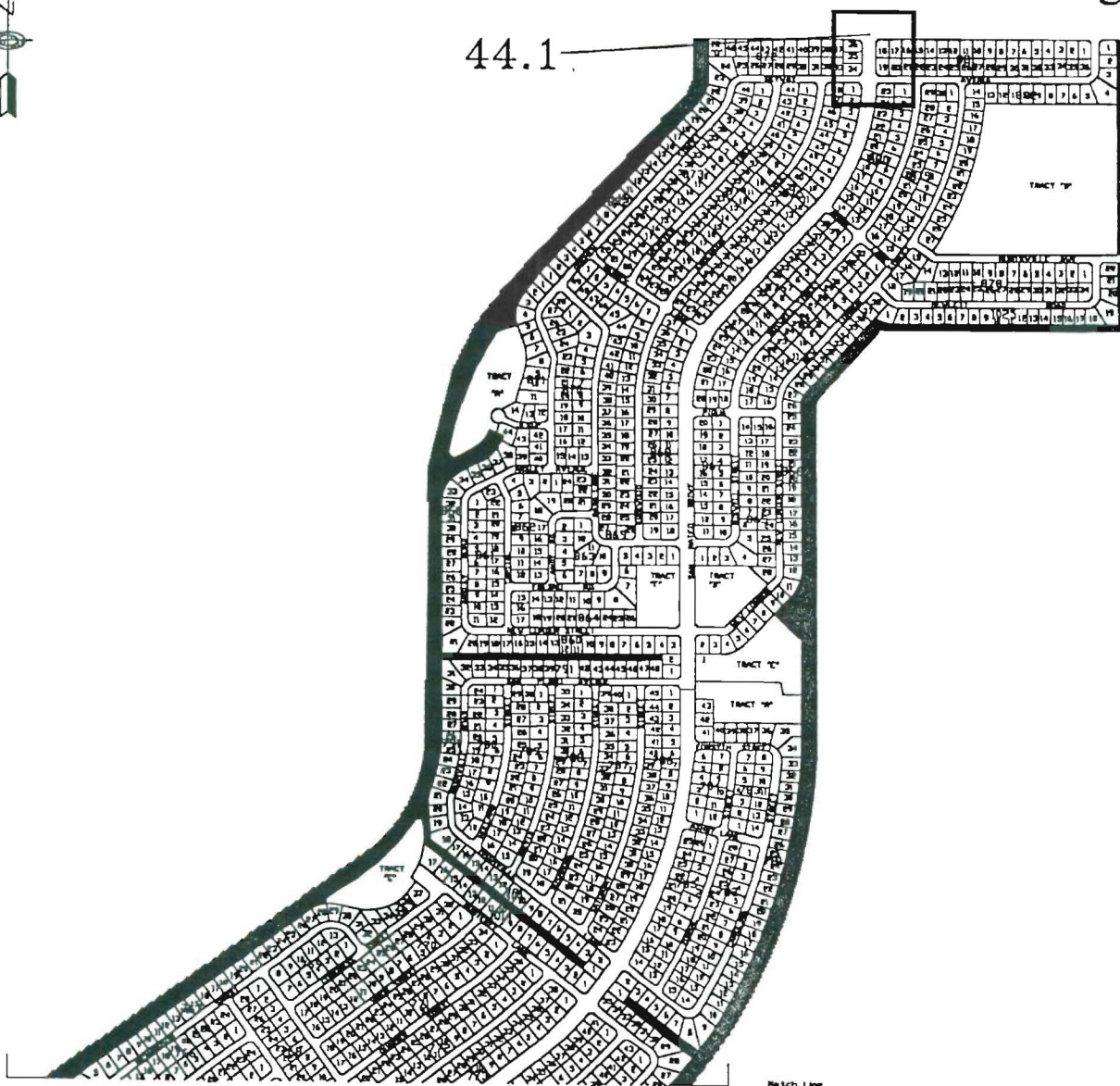
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# San Mateo Neighborhood #44 (North 1/2)



44.1



## Neighborhood Policies

**NP-Policy 44.1:** The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersections of San Mateo Drive and Price (north) and San Mateo and Adelaide Avenue (south).

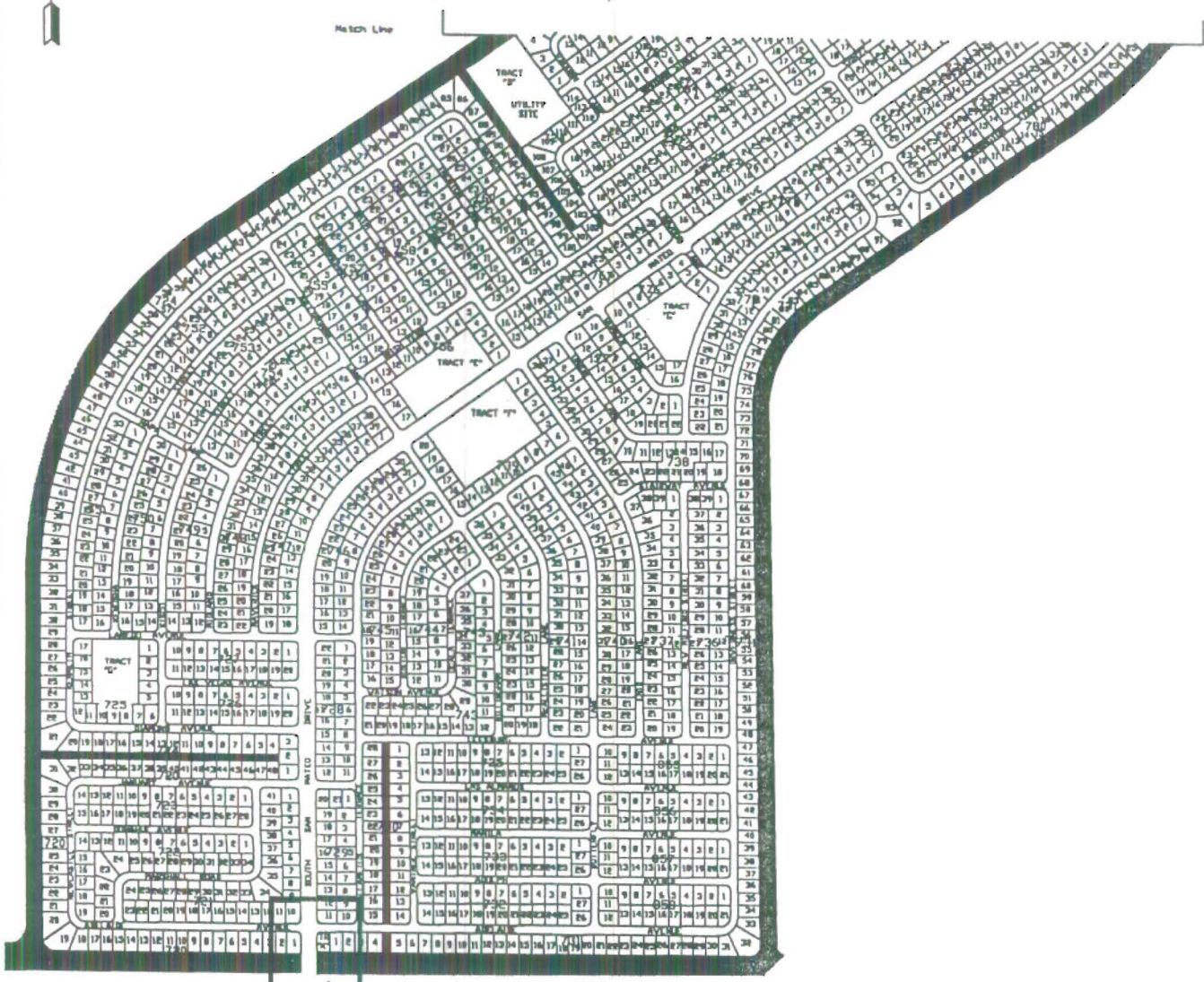


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# San Mateo Neighborhood #44 (South 1/2)

## Neighborhood Policies

NP-Policy 44.1: The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersections of San Mateo Drive and Price (north) and San Mateo and Adelaide Avenue (south).



44.1

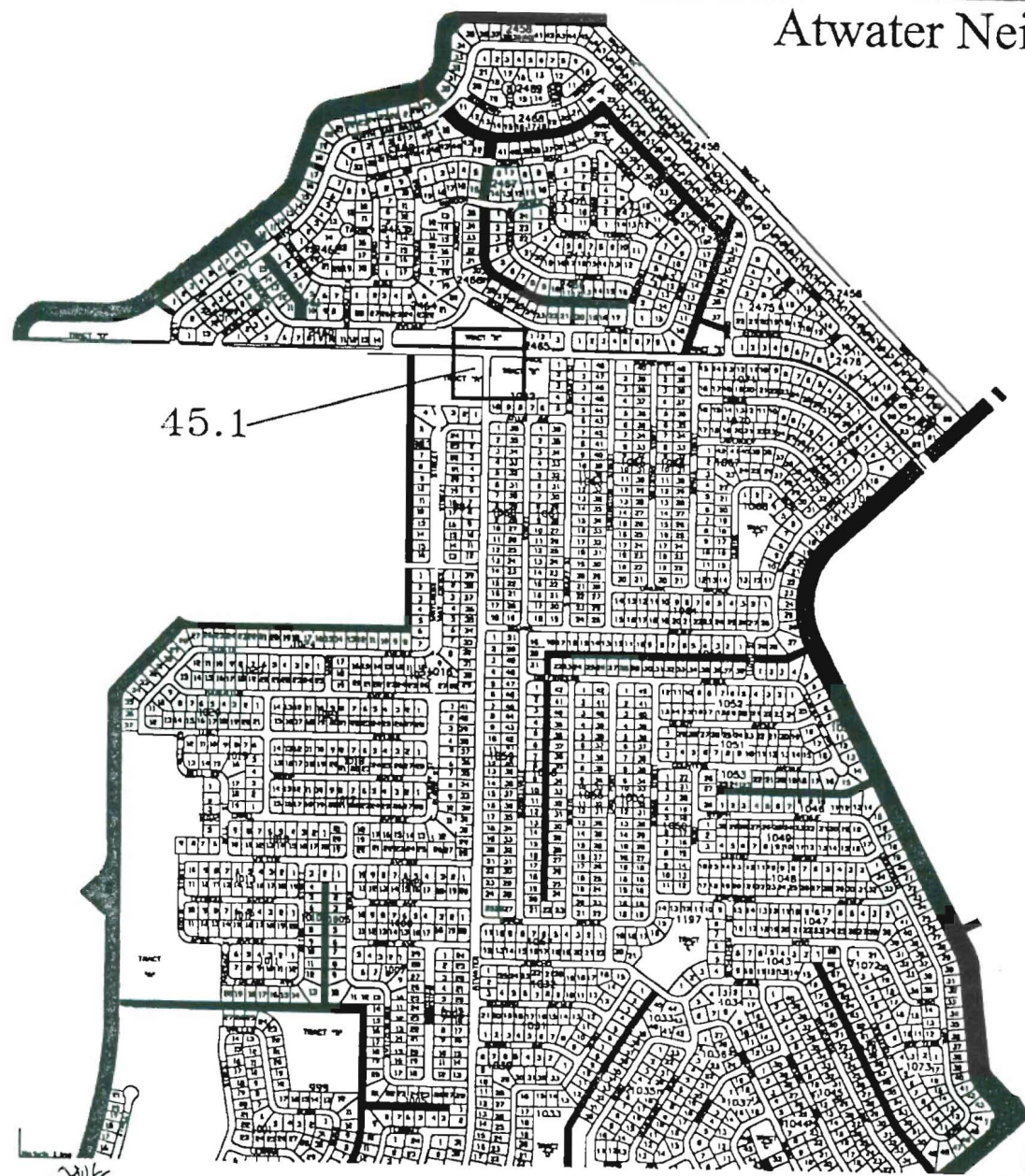
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# Atwater Neighborhood #45 (North 1/2)

## Neighborhood Policies

NP-Policy 45.1: The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersections of Price Boulevard and Atwater Street (north) and Atwater and Germany Avenue (south).



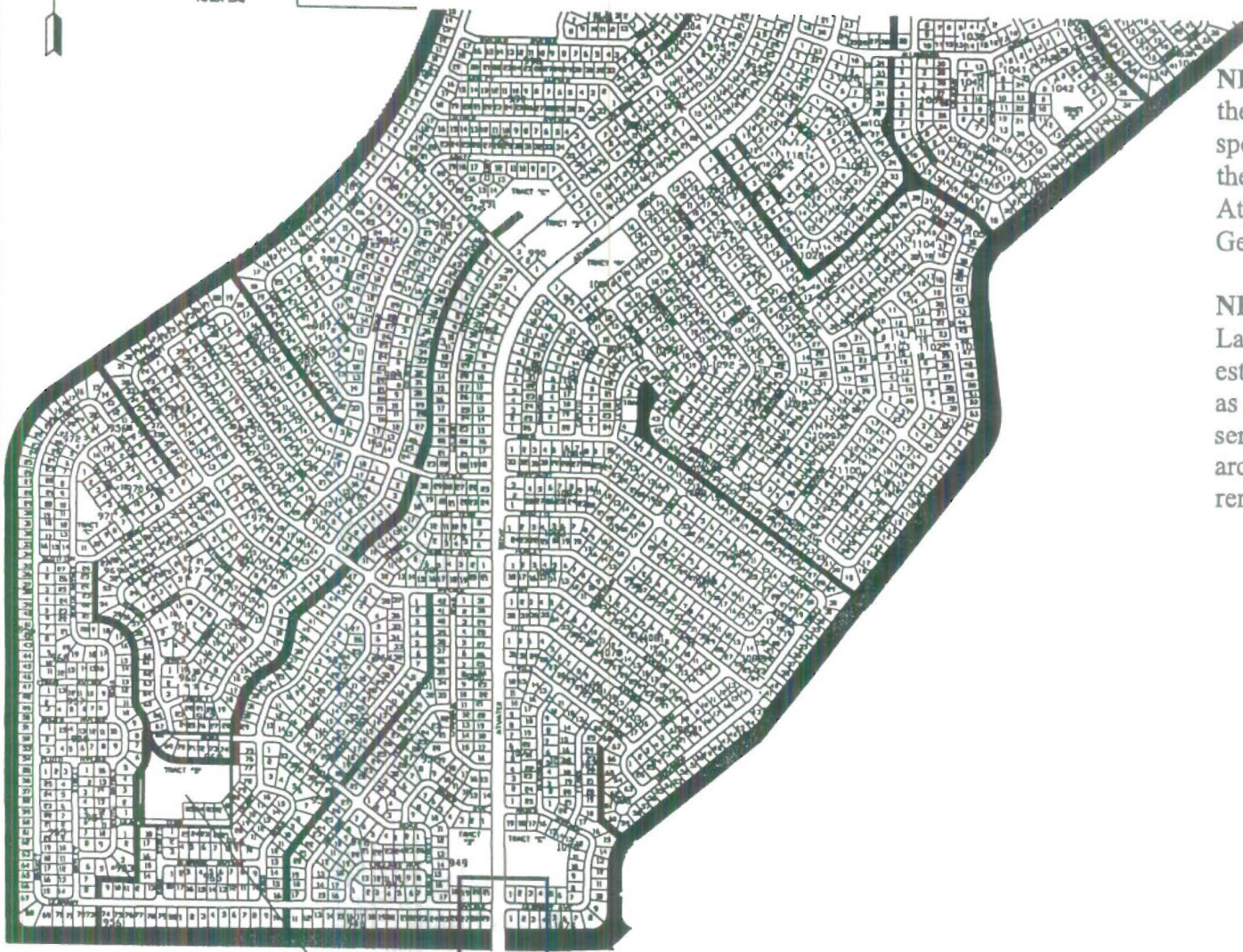
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# Atwater Neighborhood #45 (South 1/2)



Patch Line



## Neighborhood Policies

**NP-Policy 45.1:** The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersections of Price Boulevard and Atwater Street (north) and Atwater and Germany Avenue (south).

**NP-Policy 45.2:** The City shall amend its Land Development Code by 1999, to establish the "Atwater Archaeological Site" as a Transfer of Development Rights sending zone to protect potential archaeologically significant artifacts or remains that may be found on the site.



45.2

45.1

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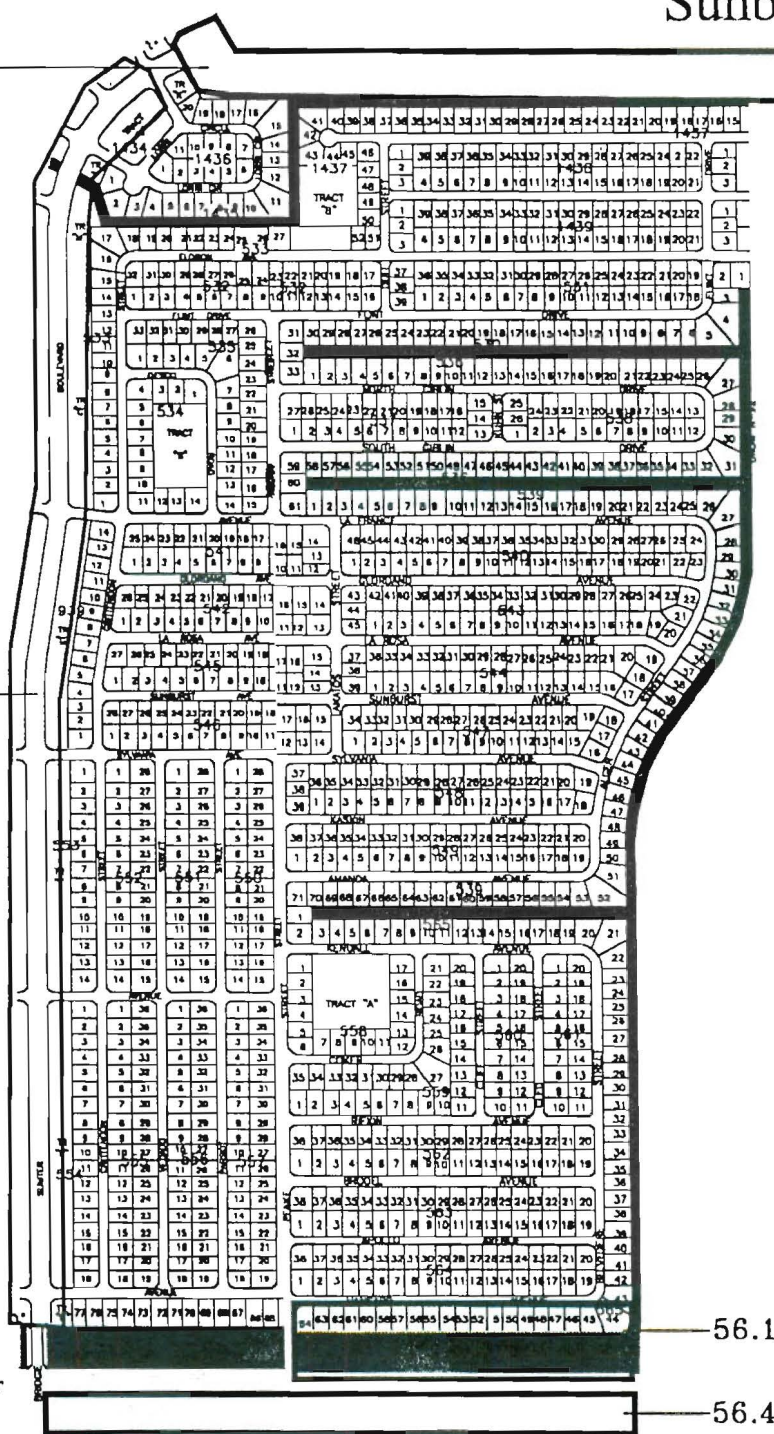




# Sunburst Neighborhood #56

56.2

56.3



## Neighborhood Policies

**NP-Policy 56.1:** Pedestrian bridges shall be constructed where Sumter crosses the Snover Waterway to connect this neighborhood with the proposed North Port Municipal Complex and the associated activity center to the south.

**NP-Policy 56.2:** To protect adjacent single family residential areas from the impacts of the activity center at Sumter and I-75, a buffer along and within the activity center shall be maintained which utilizes the existing natural features of the area including, but not limited to, the existing berm. Gaps in any such natural buffer shall be filled, as appropriate, by utilizing indigenous trees and shrubs. The developer shall be responsible for installation and maintenance of the buffer.

**NP-Policy 56.3:** Continue the sidewalk along both sides of Sumter Boulevard all the way to U.S. 41.

**NP-Policy 56.4:** To protect adjacent single family residential areas from the impacts of the proposed Municipal Complex (Activity Center #2), a buffer along and within the complex shall be developed and maintained which utilizes the existing natural features of the area. Gaps in any such natural buffer shall be filled, as appropriate, by utilizing indigenous trees and shrubs. The developer shall be responsible for installation and maintenance of the buffer.



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Borderview Neighborhood #57

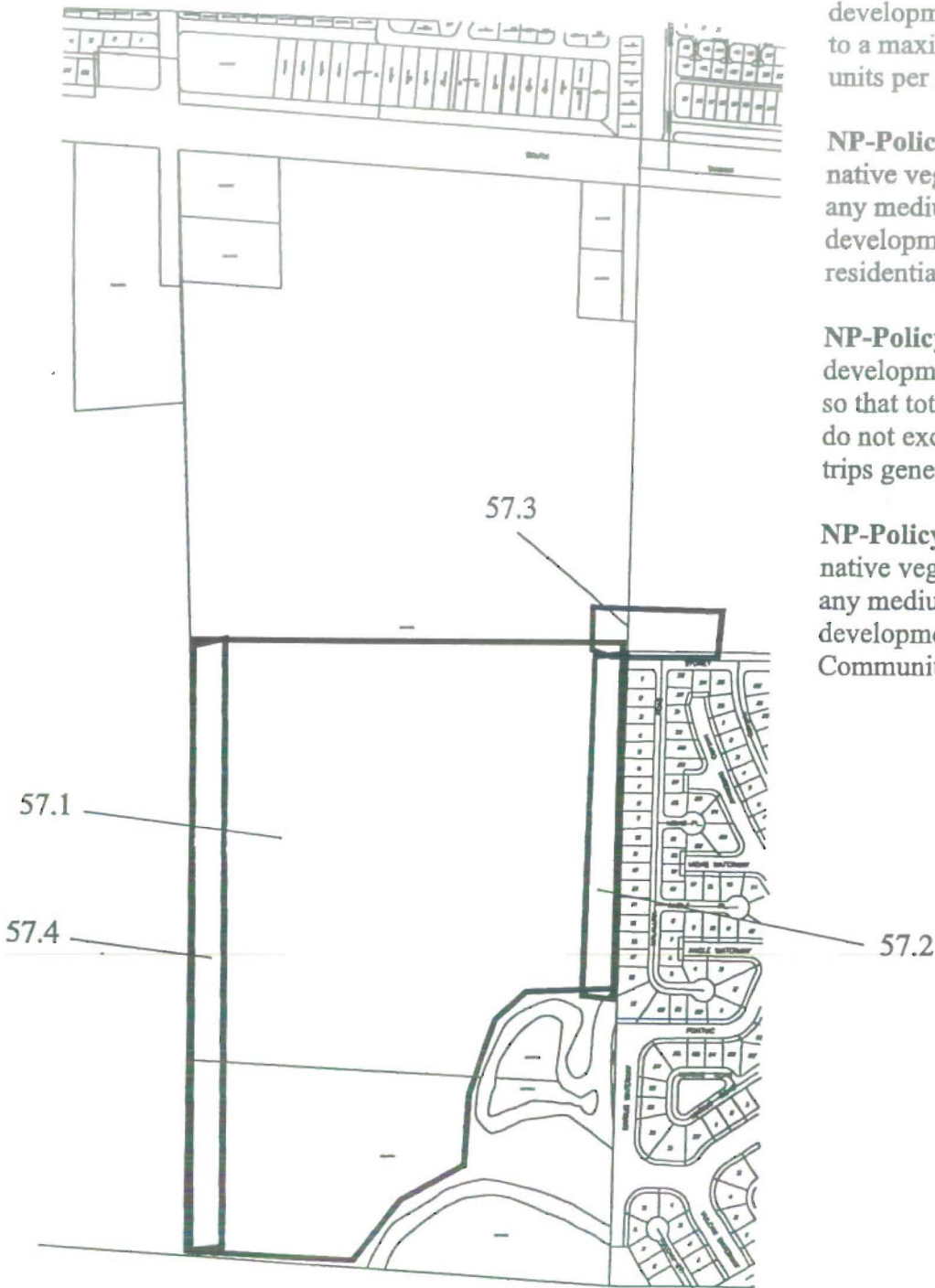
Neighborhood Policies

**NP-Policy 57.1:** Any medium density development on this site shall be restricted to a maximum density of eight (8) dwelling units per acre.

**NP-Policy 57.2:** Buffers which utilize native vegetation shall be erected between any medium density residential development and the single family residential neighborhoods to the east.

**NP-Policy 57.3:** The Master Plan for development of this site shall be designed so that total trips accessing Sydney Avenue do not exceed 20% of the total peak hour trips generated by the development

**NP-Policy 57.4:** Buffers which utilize native vegetation shall be erected between any medium density residential development and Mobile Home Park Community to the west.





**TRANSPORTATION ELEMENT**

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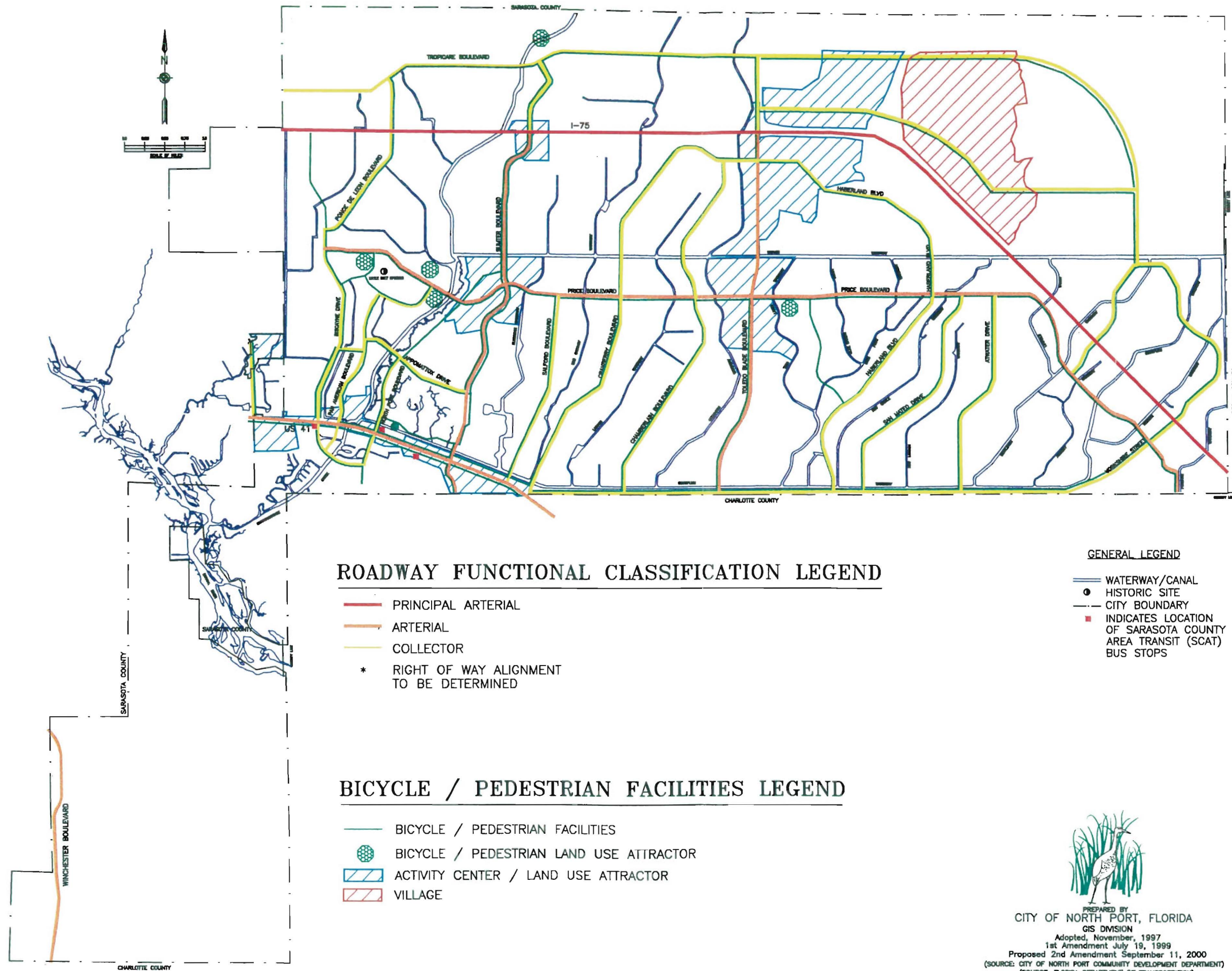
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# FUTURE TRANSPORTATION CIRCULATION MAP







## TRANSPORTATION ELEMENT

**GOAL 1: To develop an effective multi-modal transportation system which optimizes safety, convenience, cost and pollution reduction practices by establishing internal and external transportation linkages between residential neighborhoods and activity centers.**

**- Level of Service-**

**Objective 1:** The City shall continue to implement all improvements to the transportation system as identified in the Capital Improvements Element which address the impacts of future land uses as identified through the Comprehensive Plan.

**Policy 1.1:** The City hereby adopts the following peak hour LOS standards for each facility type based on a 100th design hour criterion within the corporate limits of the City.

- Principal Arterial Roadway (I-75) - LOS Standard "C"
- Arterial Roadway - LOS Standard "C"
- Collector Roadway - LOS Standard "C"

**Policy 1.2:** Continue to perform traffic analysis counts biannually on principal arterial and collector roadways to assist in level of service determination.

**Policy 1.3:** The City shall continue to update annually its Level of Service (LOS) projections on all existing and projected future arterial roadways. Updates will include updating LOS projections based on traffic monitoring, experienced growth, growth trends and growth forecasts, and previously established goals for traffic calming and pedestrian accommodations. Transportation infrastructure needs will be identified and used as input to the City's Capital Improvements Element.

**Policy 1.4:** Continue to coordinate with the Sarasota-Manatee Metropolitan Planning Organization and Charlotte County-Punta Gorda Metropolitan Planning Organization to develop additional databases necessary to perform traffic modeling studies.

**Policy 1.5:** The City shall continue to acquire additional technical expertise, software and hardware as deemed necessary to improve the analytical capacity to project and monitor future Level of Service (LOS) on the City's roadway system.

**Policy 1.6:** City of North Port Functional Classification of Roads - The City of North Port shall use the following classification scheme for the unique system of roadways within its jurisdiction:

Principal Arterial - a controlled access facility with grade separated intersections providing for interregional and/or interstate travel at high operating speeds. Principal arterials typically accommodate high volumes of traffic. Interstate 75 is a principal arterial.

Arterial - are roadways which facilitate relatively long trip lengths at moderate to high operating speeds with somewhat limited access to adjacent properties. Arterials generally serve major centers of activity and have the highest traffic volume corridors. U.S. 41, Price Boulevard, Sumter Boulevard, and Toledo Blade Boulevard are arterial roads.

Collector - collect and distribute moderate to high amounts of traffic between arterials and local roads at moderate to low operating speeds. Collectors provide for more accessibility to adjacent properties than arterials. Biscayne Drive, Pan American Boulevard, North Port Boulevard, Appomattox Drive, Salford Boulevard, Cranberry Boulevard, Chamberlain Boulevard, San Mateo Drive, Yorkshire Street, Ponce De Leon Boulevard, and Tropicaire Boulevard are collector roadways.

Local Roads - generally provide access to abutting properties. Local roads possess relatively low traffic volumes, operating speeds, trip lengths, and through traffic movements.

**-Safety Improvements-**

**Objective 2:** The City shall continue to improve safety conditions on the City's existing roadway system through completion of the transportation improvements identified in the Capital Improvements Element.

**Policy 2.1:** Prior to 2001, The City will conduct a study to identify needed signalization or signage improvements and crosswalk controls at warranted intersections. The cost of these improvements may be shared on an estimated 50/50 basis between the City and the Florida Department of Transportation (FDOT), or other appropriate agency(s).

**Policy 2.2:** The City's Public Works Department will continue to implement an annual Bridge Inspection Program to assist in its bridge maintenance management system.

**Policy 2.3:** The City will continue to analyze the need for, and feasibility of, improving the quality of existing roadways through the annual resurfacing program in order to meet adopted City design and construction standards.

**Policy 2.4:** The City will continue to enforce existing regulations governing the control of connections and access points of driveways and roads to roadways.

**-Roadway Improvement-**

**Objective 3:** Over the Capital Improvement Planning period 1996-2001, implement new roadway construction work and maintenance as specified in the policies below and as identified in the Capital Improvements Element and Capital Improvement Program.

**Policy 3.1:** The City shall meet with the appropriate developer on at least an annual basis to coordinate the completion of the construction of major roadway segments with other transportation projects.



**Policy 3.2:** The City will monitor on at least an annual basis the completion of planned roadway segments by the appropriate developer of the Panacea Development of Regional Impact (DRI), or other planned developments, to ensure their compliance with approved development phasing schedules and coordinate the projects with other projects.

**Policy 3.3:** The City shall continue to install new road signs for consistency with the City's Uniform Traffic Control and Property Numbering System Resolution 88-R-10, as amended.

**Policy 3.4:** The City shall continue to contract with Florida Power and Light to provide additional street lights within developed neighborhoods in accordance with the City's "Street Lighting Guidelines and Standards".

**-Future Needs-**

**Objective 4:** Preserve existing, and assess the need for the acquisition of additional, right-of-way along existing roadways to meet potential future needs for expansion and prevent building encroachment, or other improvements.

**Policy 4.1:** The City shall continue to annually monitor traffic volumes, land use information and growth trends along arterial and collector roadways to determine the need for future right-of-way acquisition, and other needed transportation system improvements.

**Policy 4.2:** The City shall continue to review existing right-of-ways as platted and provided relative to current Florida Department of Transportation (FDOT) and City standards to identify potential deficiencies.

**Policy 4.3:** The City shall continue to implement land development regulations which explicitly provide for the protection of existing and future rights-of-way from building encroachment consistent with State and Federal transportation planning legislation.

**Policy 4.4:** Prior to 2001, the City shall revise its Land Development Code to provide adequate access management controls to limit the proliferation of commercial and residential driveways along arterial and collector roadways. Current platted lots with direct access to arterial and collector roadways may continue to develop.

**-Bicycle/Pedestrian-**

**Objective 5:** The City shall promote the development of an integrated bicycle/pedestrian pathway system.

**Policy 5.1:** The City shall adopt the following criteria for the development of a City-wide bicycle/pedestrian pathway system:

1. Safety;
2. Completion of existing network;
3. Establish linkages with existing and future activity centers, neighborhoods, community parks and schools;
4. Development of new or improved arterial and collector roadways;

5. Neighborhoods approaching 60% buildout; and
6. Cost minimization.

**Policy 5.2:** Prior to adoption of its next Capital Improvements Plan, the City shall determine appropriate locations for bicycle/pedestrian pathways to meet existing and future demand, and identify other available funding sources.

**Policy 5.3:** Beginning FY 1997-98, budget appropriate funds per fiscal year for enhancing the effectiveness of existing and future bicycle/pedestrian pathways by supporting the development of additional pathways, increased roadway widths, bridges and cross-walks, over the 5-year Capital Improvement Planning (CIP) period.

**Policy 5.4:** Prior to 2001, revise the land development regulations, implementing standards which require that multi-family and commercial development provide for pedestrian/bicycle pathways and bicycle parking facilities to the extent that such facilities are roughly proportionate to the impacts created by such development.

**Policy 5.5:** Prior to 2001, revise the land development regulations, implementing standards, and City standards, which require developers to provide bicycle/pedestrian pathways, where appropriate, in new subdivision developments.

**Policy 5.6:** Prior to 2001, review right of way needs and funding techniques for all arterial and collector roadways to ensure that adequate land is available for the development of future bicycle/pedestrian pathways.

**Policy 5.7:** Where financially and physically feasible, the City will explore developing additional lane widths to new or improved arterial and collector roadways. Additional widths may be utilized for bicycle lanes.

#### **-Parking and Design-**

**Objective 6:** Promote the improvement and development of parking facilities to support commercial developments and tax base for lands located along U.S. 41 to correct present and potential future parking deficiencies consistent with City's Land Development Code.

**Policy 6.1:** Prior to 2001, the City shall support the development of a US-41 Corridor Plan which, for example, may incorporate the following design concepts:

1. Identify appropriate expansion areas for commercial parking along US-41 to support commercial uses;
2. Implement the City's gateway policies;
3. Develop site design guidelines and aesthetic controls for new and improved commercial structures;
4. Develop uniform parking and landscape design standards;
5. Develop design standards and locations for future construction of commercial parking structures; and
6. Establish funding sources.



Any such study shall be funded and supported by the property owners and business people who are affected by the results of the study.

**Policy 6.2:** Upon adoption of a US-41 Corridor Plan, the City may establish parking lease agreements or other appropriate methods with private establishments which are interested in using City-owned properties.

**-Landscaping-**

**Objective 7:** Continue to provide landscaping and other buffer material along the City's arterial and collector roadway system in order to improve the aesthetic appearance of these roadways and serve as noise buffers.

**Policy 7.1:** Prior to 2000, revise the land development regulations, to implement City standards, and to strengthen the landscaping code/criteria for roadway rights-of-way and median strips for newly developed commercial roadways.

**Policy 7.2:** Prior to 2000, adopt landscaping requirements for construction of off-site parking facilities consistent with the recommendation from the design study (see policy 6.1).

**Policy 7.3:** Continue to coordinate landscaping efforts within the City through the Tree and Beautification Council and the Public Works Department as part of roadway construction programs, as deemed economically feasible.

**Policy 7.4:** The City will continue to seek out and apply for Beautification Grants from organizations including, but not limited to, the Florida Department of Transportation (FDOT) to provide for landscaping along U.S. 41 and other arterial roadways, collector roadways and gateways.

**Policy 7.5:** The City will continue to support private volunteer efforts to landscape and beautify City roadway right-of-ways and cul-de-sacs after receiving site plan approval by City staff.

**-Intergovernmental Planning-**

**Objective 8:** As specified in the policies listed below, coordinate the City's transportation planning activities with the plans and programs of the Sarasota/Manatee and Charlotte/Punta Gorda Metropolitan Planning Organizations (MPOs), the Southwest Florida Regional Planning Council (SWFRPC), Sarasota County, Charlotte County, and the Florida Department of Transportation's 5-Year Plan.

**Policy 8.1:** The City shall meet, on at least an annual basis, with transportation planners/engineers from the Florida Department of Transportation, the Southwest Florida Regional Planning Council (SWFRPC), the Sarasota-Manatee and Charlotte County-Punta Gorda MPOs to coordinate plans and projects.

**Policy 8.2:** Negotiate interlocal agreements with Charlotte County on providing uniform traffic control and maintenance on inter-jurisdictional roadways identified by the Southwest Florida Regional Planning Council (SWFRPC) and the Sarasota/Manatee and Charlotte-Punta Gorda Metropolitan Planning Organizations (MPOs).

**Policy 8.3:** Continue to provide representation to the Sarasota/Manatee MPO Board and support transportation planning efforts through participation in the Technical Advisory Committee process of the Sarasota/Manatee MPO. The City shall also become an active participant in the transportation planning activities of the Charlotte-Punta Gorda MPO.

**-Mass Transit-**

**Objective 9:** The City shall support the development of mass transit facilities in the City.

**Policy 9.1:** The City shall continue to coordinate its mass transit efforts with the Sarasota County Area Transit (SCAT) authority and other possible transit providers to reduce automobile trips and increase mobility of the City's resident and functional populations.

**Policy 9.2:** In conjunction with the next Evaluation and Appraisal Report, the City Planning Department may develop policies, design standards, funding sources, and an implementation schedule for a trolley system linking the neighborhoods to Activity Centers and civic areas.

**Policy 9.3:** The City shall support activities which establish a high speed rail stop at the I-75/Toledo Blade Activity Center, or other appropriate areas within the City.

**Policy 9.4:** In order to protect native ecosystems through revitalizing urban areas, maximize greenway accessibility, and provide recreation opportunities, economic benefits, and alternative transportation options, the City shall explore the development of a system of urban transit greenways linking neighborhoods and activity centers within the City, and linking North Port with other communities within the region.

**-Hurricane Evacuation-**

**Objective 10:** To facilitate the safe evacuation of City residents within the Hurricane Vulnerability Zones 1 and 2 as shown on SLOSH maps, as amended, during a natural disaster or other emergency situation.

**Policy 10.1:** Prior to 2001, the City shall initiate a thorough review and identification of all arterial and collector roadways for possible designation as an approved Emergency Evacuation Route. This effort shall be coordinated with the Southwest Florida Regional Planning Council, and appropriate officials of Sarasota County and Charlotte County.

**Policy 10.2:** Prior to 2001, the City shall explore alternatives for the necessary roadway improvements based on regional evacuation needs identified in the 1995 Hurricane Evacuation Study drafted by the Southwest Florida Regional Planning Council.



**Policy 10.3:** The City of North Port, Sarasota County, and Charlotte County shall coordinate the timing and funding of improvements to Toledo Blade Boulevard to ensure adequate roadway capacity to carry regional hurricane evacuees.

**Policy 10.4:** The City of North Port, Sarasota County, and Charlotte County shall work closely with the Sarasota/Manatee and Charlotte County-Punta Gorda Metropolitan Planning Organizations to coordinate the timing and funding of improvements necessary to ensure that Toledo Blade Boulevard has the road capacity to carry regional hurricane evacuees.

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## **STORMWATER MANAGEMENT ELEMENT**

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**STORMWATER MANAGEMENT ELEMENT**

**GOAL 1:** The City of North Port shall provide a stormwater management system which protects real and personal properties, preserves natural resources, maintains recharge to the surficial aquifer, and maintains or improves the quality of surface water runoff.

**Objective 1:** The City will continue to implement procedures to ensure that at the time a development permit is issued, adequate surface water management facilities are available or will be available to serve the development within a reasonable time, as defined in the Concurrency Management System Ordinance of the Unified Land Development Code.

**Policy 1.1:** The following level of service standards are hereby adopted to adequately achieve management and storage of surface waters, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

**Primary Drainage System - Design Storm Within the City of North Port:**

- 10-year frequency, 5-day duration for existing surface water management systems.
- 25-year frequency, 24-hour duration pursuant to SWFWMD criteria for permitting new surface water management systems.

**Water Quality:**

- Development activities (excluding currently platted single-family lots) shall not violate the water quality standards as set forth in Chapter 17-3, Florida Administrative Code, as amended.

**Policy 1.2:** All improvements for replacement, expansion or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities.

**Policy 1.3:** The City shall examine the feasibility of incorporating the Southwest Florida Water Management District's Pollutant Load Reduction Goals for the Charlotte Harbor Watershed into the City's stormwater management regulations once these goals have been formally adopted by the Water Management District.

**Objective 2:** The City and the Public Works Department will maintain a five-year schedule of capital improvement needs for public facilities, identify responsible parties and agencies, and identify time frames for completion. The schedule will be updated annually in conformance with the review process for the Capital Improvement Element (CIE) of this plan, and for consideration in the City's annual budget process to ensure economic feasibility.

**Policy 2.1:** Proposed capital improvement projects will be evaluated and ranked according to the following priority level guidelines:

Level One - whether the project is needed to protect public health and safety, to fulfill the City's commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.

Level Two - whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or promotes in-fill development.

Level Three - whether the project represents a logical extension of facilities and services within a designated service area.

**Policy 2.2:** Upon completion and adoption, the five-year Capital Improvement Program of the North Port Public Works Department shall be considered within subsequent CIE updates, to maintain adopted levels of service and objectives and policies herein.

**Objective 3:** Existing deficiencies which have been identified in the Camp, Dresser & McKee *Big Slough Watershed Study*, will be corrected by undertaking the following policies:

**Policy 3.1:** Prior to 2000, the City shall increase the hydraulic capacity of the following critical culvert crossings:

1. Biscayne at R-36 ditch;
2. Bullard at R-36 ditch;
3. Tropicaire at Cosmic Waterway;
4. Tropicaire at Creighton Waterway.

**Policy 3.3:** Prior to 2000, the City shall analyze the feasibility of prohibiting septic tank installation within the 100-year flood plain, as delineated by the FEMA Flood Insurance Rate Map (FIRM); and other potential disposal methods which may serve as desirable alternatives to septic tanks.

**Policy 3.4:** Prior to 2000, the City shall amend the Unified Land Development Code to provide for incentives and disincentives intended to reduce the desirability of septic tank installation within the 100-year flood plain, as delineated by the FEMA Flood Insurance Rate Map (FIRM).

**Policy 3.5:** Prior to 2000, the City shall encourage development activities which would not decrease the storage volume of the 100-year floodplain, as delineated by the FEMA Flood Insurance Rate Map (FIRM); these means may include, but not necessarily be limited to, adoption of a schedule of tax incentives and other appropriate inducements to encourage the use of alternative construction methods.

**Policy 3.6:** Prior to 2000, the City shall consider the implementation of additional early warning measures in order to better protect residents from potential floods and other natural disasters. Such measures would include, but not necessarily be limited to, the purchase of automated stream gauges, as well as other equipment and software.

**Policy 3.7:** Prior to 2000, the Land Development Code shall be appropriately amended to be consistent with the FEMA Flood Insurance Rate Map (FIRM).



**Objective 4:** Projected demands for drainage through the year 2000 will be met by implementing the following policies:

**Policy 4.1:** The capital improvements identified in the Public Works Department Five-Year Stormwater Master Plan may be completed by the year 2000.

**Policy 4.2:** The maintenance activities identified in the Public Works Department Five-Year Stormwater Master Plan may be completed by the year 2000.

**Policy 4.3:** All requirements contained in the National Pollutant Discharge Elimination System (N.P.D.E.S.) permit issued by the United States Environmental Protection Agency for stormwater discharges will be implemented in accordance with the schedule contained in the permit (1995-1999).

**Objective 5:** Projected demands for the period 1996 through 2001 will be met by undertaking the following drainage policies, and by such actions as the City Commission may determine to be appropriate.

**Policy 5.1:** Drainage facilities will be maintained to assure their proper function to maintain adopted levels of service.

**Policy 5.2:** Where additional levels of service are requested within existing districts, the City shall consider the establishment of special assessments to meet demands. The purpose of the special drainage assessments is to provide additional levels of service within the existing districts than is being provided for the City as a whole through district taxation.

**Objective 6:** Prior to 2000 the City will have revised land development regulations to provide for the control of stormwater, the maintenance of stormwater facilities, and the recharge of the surficial aquifer.

**Policy 6.1:** Prior to 2000, the City's stormwater drainage regulations will be reviewed and revised to assure that they conform with SWFWMD hydraulic analysis requirements and to ensure that future development utilizes stormwater management systems compatible with applicable water management district regulations, and adopted level of service standards.

**Policy 6.2:** Prior to 2000, adequate secondary and tertiary drainage facilities will be provided in new developments to control street flooding, to maintain hurricane evacuation routes, and to provide water quality treatment. The City will explore retrofitting methods to alleviate street flooding, to maintain evacuation routes and to provide water quality treatment in the existing built areas of the City.

**Policy 6.3:** The treatment of stormwater for water quality improvement will be provided in any drainage rework projects by the acquisition or grant of easement of available land, as may be necessary, for treatment and the design of swales for temporary storage of storm water.

**Policy 6.4:** Beginning in and subsequent to 1998, all facilities designed and constructed to provide stormwater management in the City will have maintenance easements. The easements will be provided around culverts, storm drains and other enclosed conduit drainage systems provided the City determines it is in its interest to accept the easements.

**Policy 6.5:** Prior to 2000, The City's Unified Land Development Code will be amended to provide for conservation of open space to enhance recharge to the surficial aquifer.

**Policy 6.6:** Prior to 2000, the City of North Port Unified Land Development Code will be reviewed and revised as necessary to maintain or restore groundwater levels consistent with flood prevention objectives and SWFWMD criteria.

**Policy 6.7:** Prior to 2000, the City shall review and, as necessary, revise the Dredge and Fill Ordinance consistent with adopted levels of service and applicable goals, objectives and policies.

**Objective 7:** Intergovernmental Coordination shall be increased to ensure acceptable construction and maintenance of primary, secondary and tertiary drainage systems.

**Policy 7.1:** As appropriate, the City will meet and enter into intergovernmental agreements, with local, state, and federal agencies to achieve regional aquifer recharge protection objectives.

**Policy 7.2:** The City shall continue to enter into or, as may be necessary, amend, interlocal agreements with Charlotte and Sarasota County to effectively monitor and maintain identified interjurisdictional drainage facilities.

**Policy 7.3:** The City shall cooperate with other governmental agencies to examine regional solutions to regional drainage problems.

**Policy 7.4:** The City, in updating its drainage ordinances, will continue to meet with SWFWMD to ensure that the local regulatory framework is consistent with the planning objectives and regulations of the region.

**Policy 7.5:** The City shall continue to apply either separately or, as appropriate, jointly with other local governments and/or agencies, for grant funds available from state and federal agencies to obtain required financing for drainage projects.

**Objective 8:** Prior to 2000, The City shall establish an ongoing public relations program to better inform present and potential future residents concerning the realities of summer rainy season drainage conditions in Florida generally and in the City of North Port in particular. The elements of such a program shall include, but not be limited to, the following: the development and distribution of informative brochures and other published information; increased coordination with the Planning, Building and Development Services Department; and public meetings, including



annual pre-season informational meetings to be held concurrently with hurricane awareness meetings.

**Policy 8.1:** In coordination with FEMA, the City will, beginning in 1998, take all feasible measures necessary to improve upon its Class 8 rating relative to the FEMA Community Rating System in order to educate the public concerning summer drainage conditions and help flood insurance policy holders qualify for additional discounts. Such measures will include, but necessarily be limited to, conducting public workshops, including annual pre-season informational meetings to be held concurrently with hurricane awareness meetings.

**Policy 8.2:** Beginning in 1998, in coordination with FEMA and other appropriate agencies both within and outside of City government, the City will initiate the development and distribution of information brochures and other published information in order to better educate the public concerning flood hazards and flood damage prevention.

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**SANITARY SEWER ELEMENT**

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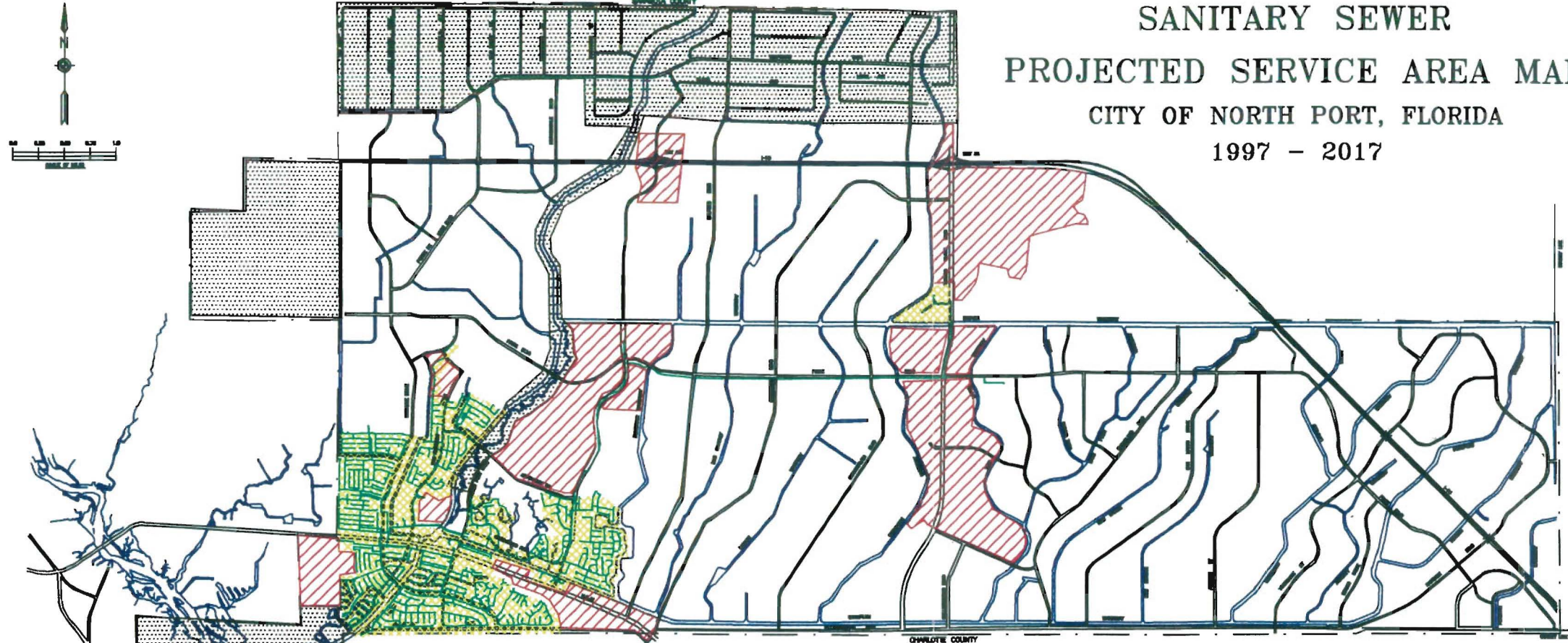
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SANITARY SEWER  
PROJECTED SERVICE AREA MAP

SANITARY SEWER  
PROJECTED SERVICE AREA MAP  
CITY OF NORTH PORT, FLORIDA  
1997 - 2017



PROJECTED SERVICE AREA LEGEND

- TIER 1 (See Policy 2.5 in the Sanitary Sewer Element.)
- EXISTING SANITARY SEWER LINES (INCLUDED IN TIER 1)
- TIER 2 (See Policy 2.5 in the Sanitary Sewer Element.)
- TIER 3 (See Policy 2.5 in the Sanitary Sewer Element.)
- NO SERVICE PROJECTED



PREPARED BY  
CITY OF NORTH PORT, FLORIDA  
Adopted November, 1997  
Amended July 15, 1999  
Community Development Department  
GIS Division  
(Source: Planning Division)





**SANITARY SEWER ELEMENT**

**GOAL 1:** To provide for the adequate collection, treatment, and disposal of sewage to meet the needs of the customers of North Port through the year 2014.

**Objective 1:** The City will continue to implement procedures to ensure that at the time a development permit is issued, adequate sewage collection, treatment and disposal capacity is available or will be available concurrent with the impacts of development. Such procedures will be implemented as defined in the Concurrency Management System Ordinance.

**Policy 1.1:** To develop a tract or a number of contiguous lots, the City may determine:

1. whether a developer shall expand and/or extend the treatment, collection and distribution system,
2. whether a developer is required to install on-site treatment, collection and distribution systems with City approval subject to applicable federal, state and city standards,
3. a combination of 1 and 2 above, or other appropriate technique(s).

The above shall be implemented by a development agreement or other appropriate document.

**Policy 1.2:** The following level of service standards are hereby adopted to achieve the objective, and shall be used as the basis for determining facility capacity and the demand generated by a development:

**Collection**

**Residential:** In all currently unplatted areas, the developer, the developer in agreement with the City, or the City may extend sewer collection and distribution lines and, if appropriate, increase the treatment capacity of the City's wastewater treatment plant to serve the area concurrent with the development. In all currently platted areas, the City may extend lines pursuant to the Capital Improvement Element, the Water and Wastewater Master Plan and the line extension policy (policy 4.6). The developed lots adjacent to the gravity sewer line shall connect to the line within 365 days of notification of sewer availability.

**Commercial:** All new commercial development within the City will be served by central sanitary sewer, or an on-site treatment system approved by DHRS and DEP if connection to central sewer is not economically feasible. In all currently unplatted areas, the developer, the developer in agreement with the City, or the City may extend sewer collection and distribution lines and, if appropriate, increase the treatment capacity of the City's wastewater treatment plant to serve the area concurrent with the development. In all currently platted areas, the City may extend lines pursuant to the Capital Improvement Element, the Water and Wastewater Master Plan and the line extension policy (policy 4.6). The developed lots adjacent to the gravity sewer line shall connect to the line within 365 days of notification of sewer availability.

**Industrial:** All new industrial development within the City will be served by central sanitary sewer, or an on-site treatment system approved by DHRS and DEP if connection to central sewer is not economically feasible. In all currently unplatted areas, the developer, the developer in agreement with the City, or the City may extend sewer collection and distribution lines and, if appropriate, increase the treatment capacity of the City's wastewater treatment plant to serve the area concurrent with the development. In all currently platted areas, the City may extend lines pursuant to the Capital Improvement Element, the Water and Wastewater Master Plan and the line extension policy (policy 4.6). The developed lots adjacent to the gravity sewer line shall connect to the line within 365 days of notification of sewer availability.

On-site septic, pretreatment and treatment systems will be allowed consistent with rules, and regulations promulgated by State, Federal and local agencies.

**Treatment/Disposal**

80 gallons per capita per day or ERU (Equivalent Residential Unit for land uses other than residential)

The above level of service standards are not the design standards to be used for increasing/improving treatment, collection, or distribution facilities.

For the proper planning, design and construction of upgrades and expansions to the City's wastewater collection, treatment and disposal facilities, at least, the following factors shall be considered:

1. Raw wastewater characteristics and flows.
2. Effluent requirements for the Deep Injection Well and golf course and other irrigation systems.
3. Sensitivity to changes in wastewater characteristics and flow, and their effect(s) on operations.
4. Operational requirements.
5. Flexibility in dealing with changing state and federal regulations regarding the treatment and disposal of wastewater and sludge.
6. Available space for upgrading and expanding the existing facilities.
7. Reliability of process equipment.
8. Capital and operating costs.
9. Appropriate minimum level of service.

Commercial or industrial uses may require pretreatment as determined by the Utility Department on a case by case basis and pursuant to applicable federal, state and local requirements.

**Policy 1.3:** All improvements for replacement, expansion or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities.



**Policy 1.4:** The City shall update facility demand and capacity information as development orders or permits are issued.

**Policy 1.5:** The City will continue to operate and maintain its sludge and lime stabilization facilities to meet the stabilization or treatment requirements for sludge treatment and disposal in accordance with Chapter 62-640, F.A.C., and Title 40 CFR, Part 503.

**Policy 1.6:** Sludge disposal sites utilized by the City shall meet the requirements specified by Chapter 62-640, F.A.C.

**Policy 1.7:** Sludge disposal sites utilized by the City shall comply with the restrictions specified by Rule 62-640.400, F.A.C., pertaining to disposal near waterbodies, groundwater recharge areas, and the discharge of air pollutants.

**Policy 1.8:** The City shall continue to analyze new sludge removal technologies as they become available.

**Objective 2:** The City will maintain a five year schedule of capital improvement needs, as identified in the Capital Improvement Element, for sewer collection, treatment and disposal facilities, and the Water and Wastewater Master Plan as amended. The schedule will be updated annually in conformance with the review process for the Capital Improvement Element of this plan and the City's annual budget process.

**Policy 2.1:** The City of North Port Public Utility Advisory Board, created by Resolution No. 93-R-13 (as amended from time to time), shall make recommendation to the City Commission regarding utility issues as described in 93-R-13.

**Policy 2.2:** The City shall monitor federal and state requirements and grant funding sources for the construction of wastewater facilities, and, where applicable and practical, shall encourage wastewater planning consistent with the eligibility requirements of the funding program(s).

**Policy 2.3:** Proposed capital improvement projects will be evaluated and ranked according to the following priority level guidelines:

- a. whether the project is needed to protect public health and safety,
- b. provide facilities and services to preserve or achieve full use of existing facilities and increase efficiency,
- c. prevents or reduces future improvement costs,
- d. promotes in-fill, economic development or educational facilities (excluding Sarasota Board of Education support facilities such as bus repair garages, etc.),
- e. provides service to developed areas lacking full service.

**Policy 2.4:** The City shall seek to eliminate unauthorized connections and discharges to the City's wastewater system.

**Policy 2.5:** As an interim measure in lieu of the Potable Water and Sanitary Sewer Master Plan, the City's sanitary sewer line extension program should be based upon a three-tiered planning approach, as depicted on the Sanitary Sewer Service Area Map, which consists of the following tiers:

- Tier 1: Existing Service Area. This tier represents the geographic core area currently served by City provided sanitary sewer.
- Tier 2: Planned Line Extensions. The second tier of the utility line extension program is designed to control the extension of new sanitary sewer lines within "master planned" areas developed consistent with the Development of Regional Impact (DRI) process, Planned Community Development (PCD) zoning district regulations, and the Community Development District (CDD) process. Extension of sanitary sewer lines will be governed by a City Commission approved Development Order. The City may extend lines pursuant to an approved Developer's Agreement, or for a public purpose.
- Tier 3: City Initiated Line Extensions. The last tier of the City's line extension and improvement program encompasses those locations outside the Tier 1 and Tier 2 areas. The City may extend services to other areas (not depicted on the Sanitary Sewer Service Area Map) that the City deems necessary to extend or improve service which are necessary to protect the health and safety of residents, or accomplish other public purpose goals, including, but not limited to the concurrent installation of water and sewer lines for economic development or other public purposes.

**Policy 2.6:** The City may provide sanitary sewer service to areas annexed into the City, subject to applicable State and local requirements, where economically feasible. As a matter of public policy, the City shall not extend new wastewater service to unincorporated areas, unless dictated by emergency, public safety, or welfare concerns.

**Objective 3:** Existing deficiencies which have been identified in Water and Wastewater Master Plan, or other pertinent documents will be addressed by the City.

**Policy 3.1:** All projects shall be undertaken in accordance with the Water and Wastewater Master Plan.

**Policy 3.2:** Projects needed to correct existing deficiencies, as identified in Capital Improvement Element or other appropriate documents, shall be given priority, in accordance with Policy 2.3. of this element.

**Policy 3.3:** The City shall continue to pursue reuse options for treated effluent including, but not limited to, residential grey water systems, irrigation of school sites, parks, and other public lands, and export to appropriate sites for spray irrigation. Reuse of wastewater is the effluent disposal method of first choice. The Unified Land Development Code shall be amended in 1998 to require the reuse of wastewater, where such reuse is economically feasible.



**Objective 4:** The City shall accommodate, where and when financially feasible, the projected development and the accompanying demands for sewage collection, treatment, and disposal facilities through the year 2014.

**Policy 4.1:** The City shall require that all new individual septic tanks and on-site systems be installed in accordance with applicable Federal, State and Local regulations where the City sewer system does not exist or where line extensions are not planned, pursuant to Policy 1.1 of this element.

**Policy 4.2:** The City shall continue to identify and evaluate alternative treatment, disposal and collection methods.

**Policy 4.3:** The City will continue to coordinate with regional utilities to assess common needs and opportunities.

**Policy 4.4:** The City will continue to evaluate the amount of inflow/infiltration and options to reduce infiltration to defer treatment and effluent disposal facility expansions. The cost/benefit between reducing infiltration and expanding plant capacity for treatment and effluent disposal shall be addressed so as to minimize costs to sewer customers.

**Policy 4.5:** The City shall continue to promote sewage flow reduction and organic load reductions through greater public education.

**Policy 4.6:** Prior to 2000, the City shall develop and implement a wastewater line extension policy to determine the funding, and timing of line extensions to individual users.

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**POTABLE WATER ELEMENT**

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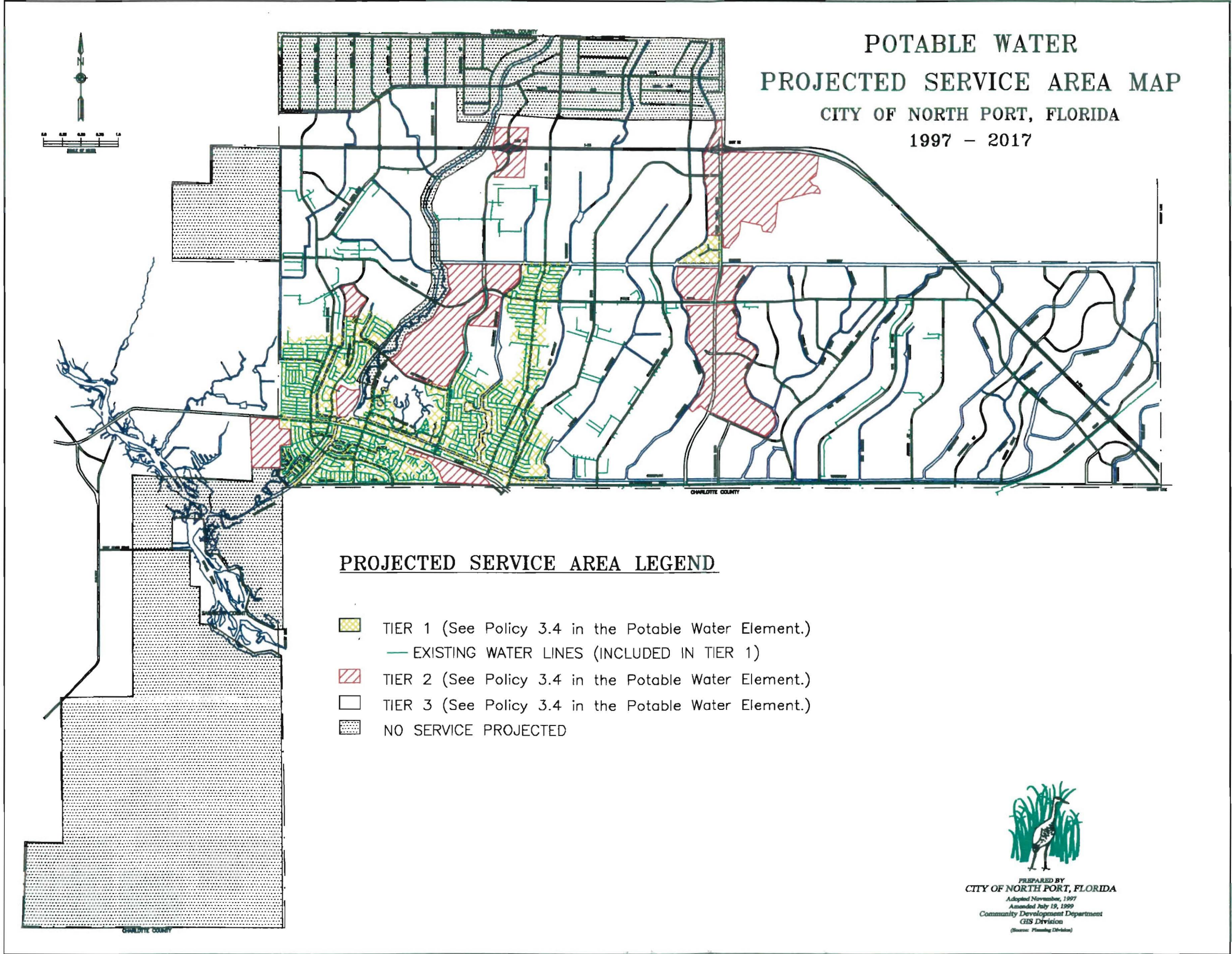
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POTABLE WATER  
PROJECTED SERVICE AREA MAP







**POTABLE WATER ELEMENT**

**GOAL 1:** To provide for a safe, high quality, adequate supply, treatment, distribution, and conservation system of potable water sources to meet the needs of the customers of North Port through the year 2014.

**Objective 1:** The City will continue to implement procedures to ensure that at the time a development permit is issued, adequate potable water supply, treatment and distribution capacity is available or will be available concurrent with the impacts of development. Such procedures will be implemented as defined in the Concurrency Management System Ordinance. The extension of water lines to serve residential, commercial, industrial and other uses shall be financed/funded pursuant to the line extension policy contained in Policy 4.2 herein.

**Policy 1.1:** The following level of service standards are hereby adopted to achieve the objective, and shall be used as the basis for determining facility capacity and the demand generated by a development:

**Supply and Treatment**

110 gallons per day per capita for residential units, 0.15 g/sqft/d for office, 0.13 g/sqft/d for commercial, 187 g/rm/d for hotel room, 0.22 g/sqft/d for industrial, 0.15 g/sqft/d for governmental, 0.22 g/sqft/d for hospital uses with quality meeting or exceeding EPA and DEP Primary and Secondary Drinking Water Standards.

**Distribution**

Residential: Pursuant to the line extension policy, households will be served with central potable water funded in accordance with the adopted Water and Wastewater Master Plan as amended or updated. The City shall adopt an ordinance providing that the residential building(s) will be required to connect to the potable water system upon the availability of potable water service to the property.

Commercial: All new commercial uses within the City will be served by central potable water, or individual water wells approved by DHRS and FDEP if connection to central potable water is not economically feasible. The City shall adopt an ordinance providing that the commercial building(s) will be required to connect to the potable water system upon the availability of potable water service to the property.

Industrial: All new industrial uses within the City will be served by central potable water, or individual water wells approved by DHRS and FDEP if connection to central potable water is not economically feasible. The City shall adopt an ordinance providing that the industrial building(s) will be required to connect to the potable water system upon the availability of potable water service to the property.

Individual water wells will be allowed consistent with regulations promulgated by DHRS and administered by Sarasota County. The above level of service standards are not the design standards to be used for increasing/improving treatment, collection, or distribution facilities.

**Policy 1.2:** All improvements for replacement, expansion or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities.

**Objective 2:** The City will maintain a five-year schedule of capital improvement needs, as identified in the Water and Wastewater Master Plan as amended or updated and in the Capital Improvements Element, for potable water supply, treatment and distribution, identify responsible parties and agencies, and identify time frames for completion. The schedule will be updated annually in conformance with the review process for the Capital Improvement Element of this plan, and in accordance with the City's annual budget process.

**Policy 2.1:** The City of North Port Public Utility Advisory Board, created by Resolution No. 93-R-13 (as amended from time to time), shall make recommendation to the City Commission regarding utility issues as described in 93-R-13.

**Objective 3:** The City shall annually evaluate the potable water infrastructure to maximize its use.

**Policy 3.1:** The City shall continue to update facility demand and capacity information at least once a year.

**Policy 3.2:** Proposed capital improvement projects will be evaluated and ranked according to the following priority level guidelines:

- a. whether the project is needed to protect public health and safety.
- b. provide facilities and services to preserve or achieve full use of existing facilities and increase efficiency.
- c. prevents or reduces future improvement costs.
- d. promotes in-fill, economic development or educational facilities (excluding Sarasota Board of Education support facilities such as bus repair garages, etc.).
- e. provides service to developed areas lacking full service.

**Policy 3.3:** The City may provide water service to areas annexed to the City, subject to applicable State and local requirements, where economically feasible. As a matter of public policy, the City shall not extend new water service to unincorporated areas, unless dictated by emergency, public safety, or welfare concerns.

**Policy 3.4:** As an interim measure in lieu of the Potable Water and Sanitary Sewer Master Plan, the City's potable water line extension program should be based upon a three-tiered planning approach, as depicted on the Potable Water Planned Service Area Map, which consists of the following tiers:

- Tier 1: Existing Service Area. This tier represents the geographic core area currently served by City provided potable water.
- Tier 2: Planned Line Extensions. The second tier of the utility line extension program is designed to control the extension of new potable water lines within "master planned" areas developed consistent with the Development of Regional Impact (DRI) process, Planned Community Development (PCD) zoning district



regulations, and the Community Development District (CDD) process. Extension of potable water lines will be governed by a City Commission approved Development Order. The City may extend lines pursuant to an approved Developer's Agreement or for a public purpose.

- Tier 3: City Initiated Line Extensions. The last tier of the City's line extension and improvement program encompasses those locations outside the Tier 1 and Tier 2 areas. The City may extend services to other areas (not depicted on the Potable Water Service Area Map) that the City deems necessary to extend or improve service which are necessary to protect the health and safety of residents, or accomplish other public purpose goals, including, but not limited to the concurrent installation of water and sewer lines for economic development or other public purposes.

**Objective 4:** Existing deficiencies which have been identified in the Master Water and Wastewater Plan, or other pertinent document(s) will be addressed by the City. In order to assure adequate fire protection, the City Utility Department will work cooperatively with the Fire Rescue District to develop and implement a fire hydrant maintenance/location program by 1999.

**Policy 4.1:** All projects shall be undertaken in accordance with the Water and Wastewater Master Plan.

**Policy 4.2:** Prior to 2000, the City shall develop and implement a waterline extension policy to determine the funding, and timing of line extensions to individual users.

**Policy 4.3:** No permits shall be issued for a new development which would result in a demand that exceeds the capacity of the facility pursuant to the City's Concurrency Management Ordinance of the Unified Land Development Code.

**Policy 4.4:** To protect the potable water supply, the City shall continue to evaluate further options to decrease the potential sewerage contamination of the potable water supply and to continue efforts to acquire lots along the Myakkahatchee Creek. The City shall work with and encourage the County to improve and preserve the water quality and quantity north of the City and including the headwaters of the Myakkahatchee Creek.

**Policy 4.5:** The City shall continue to develop a formal backflow prevention/cross connection program.

**Policy 4.6:** The City shall develop and implement a mandatory water service hookup ordinance before 1999.

**Policy 4.7:** The City shall amend the Unified Land Development Code in 1998 to regulate high risk land uses (such as petroleum storage facilities) within the Myakkahatchee watershed as defined by the Conservation and Recreation and Open Space land use classifications on the Future Land Use Map and within the cones of influence for any future potable water well fields. The northwestern and southwestern quadrants of the I-75 and Sumter Blvd. Activity

Center shall be permitted to contain such uses, provided policy 2.3.2, of the Future Land Use Element, is implemented.

**Objective 5:** Expansion of the supply, treatment, and distribution facilities through the year 2014, to accommodate projected demand shall be accommodated from the expansion of the Peace River/Manasota Regional Water Supply Authority facility or Myakkahatchee Creek, or other appropriate facilities whichever is most economically feasible. Distribution facilities shall be programmed and expanded pursuant to the Capital Improvement Program.

- The City will continue to implement conservation programs, as appropriate, to reduce potable water use consistent with the Comprehensive Plan Conservation Element.
- The City will continue to identify and implement management and protection programs and procedures to preserve and enhance the Myakkahatchee Creek as a Class I potable water supply pursuant to Objectives and Policies of the Conservation Element.

**Policy 5.1:** Projects for the 1998-2017 planning period will be undertaken in accordance with the schedule provided in the Capital Improvement Element of this plan.

**Policy 5.2:** The City shall pursue a voting seat on the Peace River/Manasota Regional Water Supply Authority.

**Policy 5.3:** The City will continue to meet with representatives of regional utilities, including Sarasota County, to evaluate the regionalization of water supply systems, including interconnection opportunities with the Sarasota County distribution system.

**Policy 5.4:** The City will continue, through its participation in the Surface Water Improvement Management Program for Charlotte Harbor and the Myakka River Management Coordinating Council to actively support regulatory activities designed to increase protection of the Myakkahatchee Creek and appropriate upgrade in the classification that preserves and improves the Peace River as a potable water supply.

**Policy 5.5:** The City shall continue to identify and evaluate other sources of potable water supply such as surface reservoir, deep wells, desalination, cisterns, etc. The City shall also coordinate with SWFWMD with technical and other assistance to identify and develop sustainable water sources.

**Policy 5.6:** To increase the water resources available to maintain a viable potable water supply for residents of the City of North Port, the City shall, if determined appropriate by local and state environmental agencies, enter into a Developers Agreement with the owners/operators of property known as the Glawson/Carlton Annexation wherein the water rights to all borrow pits are available to the City for use as water reservoirs. The City may also enter into a Developers Agreement to develop a potable water wellfield on appropriate properties within the annexed area, if determined by local and state officials as suitable for that type of use.

**Objective 6:** The City shall continue to implement and enforce the provisions of City Ordinance No. 87-253 (Water Conservation Code) as amended whenever called upon to do so by



SWFWMD consistent with SWFWMD's Water Shortage Plan, and shall implement the following policies to further conserve potable water use.

**Policy 6.1:** Building codes, utility regulations, landscaping ordinances, and public education programs will be evaluated for implementation of water conservation measures. Xeriscaping, native or other drought resistant species shall be encouraged and the Unified Land Development Code shall be amended to include the foregoing in 1998.

**Policy 6.2:** The City will continue to support and implement SWFWMD and DEP programs which conserve the use of potable water through waste water reuse.

**Policy 6.3:** The Utility Department shall continue to require the metering of all water to ensure accountability of water use.

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**CONSERVATION AND COASTAL ZONE  
MANAGEMENT ELEMENT**





**CONSERVATION AND COASTAL ZONE MANAGEMENT ELEMENT**

**GOAL 1:** The City of North Port shall protect, conserve and enhance its natural, environmental and historic resources to ensure sustainable environmental quality for the future.

**-Natural Communities and Wildlife-**

**Objective 1:** Upon adoption of the Comprehensive Plan, the City will review all applicable ordinances which provide for the protection and enhancement of its critical water resources and biologically productive flora and fauna, and wildlife habitats and initiate the deletion, revision or adoption of ordinances, based upon supporting data and analysis.

**Policy 1.1:** The City shall amend the Land Development Code to require that for all future land use map change proposals, the applicant submit supporting data and analysis pertaining to rare, endangered and threatened species and species of special concern. Prior to issuance of a building permit, the applicant shall provide proof of compliance with appropriate state and federal regulations.

**Policy 1.2:** The City shall consult with the Florida Game and Fresh Water Fish Commission, prior to the issuance of a land use approval that would result in an adverse impact to any rare, endangered and threatened species and species of special concern, as shown on the Phase I Environmental Assessment for all Future Land Use Map amendments.

**Policy 1.3:** The City shall make available conservation easements, transfer of development rights, and fee simple acquisition or other appropriate techniques, for the protection of rare, endangered and threatened species and species of special concern, when the City, through consultation with appropriate state agencies, determines that an action will impact an environmentally significant site. Single family, or existing platted lots are exempt from this policy.

**Policy 1.4:** The City shall coordinate with the Florida Game and Fresh Water Fish Commission in the identification and monitoring of known Southern Bald Eagle nests and creation and implementation of nest protection plans for development proposals (excluding existing platted single-family lots).

**Policy 1.5:** The City shall continue to cooperate with DeSoto, Charlotte and Sarasota Counties and the SWFRPC in order to conserve, appropriately use or protect unique vegetative communities located within more than one of these local jurisdictions.

**Objective 2:** The City shall strive to identify all sustainable native vegetative communities and conserve and maintain these communities as balanced, biologically productive ecosystems while allowing appropriate development.

**Policy 2.1:** The City shall seek assistance from the FGFWFC and FDEP in identifying sustainable flora and fauna habitats, including the protection and conservation of the natural functions of existing soils.

**Policy 2.2:** The City shall seek assistance from the FGFWFC and FDEP in the protection and conservation of its fisheries, rivers, bays, lakes, floodplains, harbors, wetlands including estuarine marshes, freshwater beaches and shores, marine habitats, backyard wildlife habitats and boater awareness of manatees.

**Objective 3:** The City shall encourage the preservation of existing native vegetation, the creation of an urban forest, and the use of xeriscape methods for landscaping public and private development. Tree preservation activities and the planting of trees shall result in a tree canopy that is at least equivalent to 80% of the tree canopy that existed at the time of adoption of this Plan.

**Policy 3.1:** The City shall amend the Land Development Regulations applying to tree protection and landscaping guidelines for development to promote the preservation and use of native and drought tolerant species in landscaping in order to reduce the depletion of the surficial aquifer.

**Policy 3.2:** Upon adoption of the Comprehensive Plan, the City will review the effectiveness and efficiency of the landscape/tree ordinance and make recommended revisions to implement new or modified policies.

**Policy 3.3:** The Land Development Regulations shall continue to prohibit the planting of exotic noxious vegetation such as Melaleuca quinquenervia, Brazilian Pepper (*Schinus terebinthifolius*), and Australian Pine (*Casurina*) as listed by State authorities.

**Policy 3.4:** Prior to 2000, the City shall amend the Land Development Code to include an incentive program for developers/builders to provide appropriate trees to the City when a lot is cleared for development and the developer/builder removes existing native trees.

**Policy 3.5:** Upon adoption of Policy 3.4, the City shall plant trees, on City property only, according to the following priorities:

1. In existing neighborhoods to replace dead or dying street trees.
2. In existing neighborhoods to complete existing street tree patterns.
3. On parks sites, open space areas, or other appropriate public areas to provide shaded picnic or pedestrian walkways.
4. In gateway areas, as defined in the Future Land Use Element. Upon adoption of this policy, the City shall prioritize this sub-policy by planting a maximum of 25% of developer/builder provided trees to gateway areas for a two year period.
5. On sites containing public buildings frequented by citizens such as City Hall, Multi-purpose building, etc.



**Policy 3.6:** Recognizing that factors, both natural and man induced, will result in the diminution of the City's natural forest/tree canopy as the City continues to grow, the City shall, through policies, regulations, and programs strive to develop an urban forest comprised of a mix of native forest land and planted trees which maintains or enhances the City's tree canopy to levels equivalent to 80% of the tree canopy that existed at the time of adoption of this Plan.

**Policy 3.7:** Prior to 2002, the City shall conduct a study to determine the approximate percentage of coverage offered by the City's tree canopy at the time of adoption of this Plan.

**-Surface Waters-**

**Objective 4:** The surface waters of the City shall be protected to ensure that their biological, ecological and hydrological functions are maintained or improved.

**Policy 4.1:** All State and Federal protected wetlands shall include upland buffers, pursuant to State and Federal requirements, adjacent to these wetlands for habitat diversity, edge enhancement, and the promotion of wildlife conservation.

**Policy 4.2:** The City shall continue the water quality monitoring and maintenance program for its canal system to ensure adequate protection of its potable water and recreational resources.

**Policy 4.3:** To maintain or enhance water quality in area waterways, the City shall amend the Land Development Code prior to 2003 to require appropriate landscaping, including natural materials and amounts to be installed or retained, at the waterline of canals and waterways for new development.

**Objective 5:** The City shall continue management and protection programs and procedures to preserve and enhance the Myakkahatchee Creek as a Class I potable water supply and natural resource amenity.

**Policy 5.1:** For those lots along the Myakkahatchee Creek where buy-back purchase or TDR programs may not be feasible, strict local ordinances shall continue regulating stormwater runoff, the handling and storage of hazardous and special wastes, and native vegetation removal. Accordingly, the Future Land Use Map shall designate this area as Recreation/Open Space, which will provide strict regulations to mitigate the impacts of future development. These ordinances and regulations shall provide for incorporation of upland buffers adjacent to wetlands, identifying and remedying artesian wells, remedying any point-sources of inadequately treated stormwater which may be identified, strict land development regulations, stringent regulations regarding sewage disposal methods appropriate to the area, and other restrictions as deemed appropriate.

**Policy 5.2:** The City shall seek the assistance and advice of the Southwest Florida Water Management District (SWFWMD) and the Myakka River Management Coordinating Council in order to achieve the nomination and eventual purchase of lands bordering the



Myakkahatchee Creek under the Save Our Rivers program, SWIM and other appropriate grant programs.

**Objective 6:** The City of North Port shall continue to enforce the City's wetland ordinance that conserves and protects the health, function and biological integrity of all remaining viable wetland systems as defined by State agencies in order to prevent the violation of State water quality standards; maintain freshwater storage capabilities; reduce damage to property and loss of life due to flooding; maintain the viability and diversity of native plants and animals and their habitats; and assure the continued conservation of irreplaceable natural resources.

**Policy 6.1:** No wetland alteration or removal shall be permitted, unless reasonable use of the property is dependent upon said alteration or removal. Appropriate, equitable and compensating mitigation or restoration shall be required for all wetland disturbances, pursuant to State and Federal guidelines.

**Policy 6.2:** All necessary state and federal permit approvals shall be obtained prior to permitting an activity that impacts existing wetland areas. A review of the local codes wetland ordinance shall be implemented in an effort to ensure compatibility with state and federal dredge and fill regulations, consistency with new or modified policies, and effectiveness prior to 1999.

**Policy 6.3:** Prior to 2000, the City shall amend the Land Development Code to include the use of Transfer of Development Rights, or other techniques, and appropriate construction methods within the FEMA FIRM 100 year floodplain.

**Policy 6.4:** The dredging or filling of the Myakkahatchee Creek shall be prohibited, except for that required for canal maintenance, public recreation, improvements to the drainage system or potable water supply requirements.

**Policy 6.5:** The City, by the year 2000, shall amend the Wetlands Protection Ordinance to include provisions for development density/intensity in close proximity to jurisdictional wetland areas. Such provisions shall be based on State and Federal wetland protection regulations. The City shall continue to rely on the Southwest Florida Water Management District or other appropriate State or County agency(s) to enforce State wetland protection requirements.

**Objective 7:** Prior to 2000, the City will implement programs and procedures for the protection, preservation and conservation of coastal water resources and fresh water resources, including, but not limited to waterways and canals.

**Policy 7.1:** The City, which has representation on the Charlotte Harbor Resource Planning and Management Committee, shall continue to coordinate with this body by participating in its resource planning and management activities, as directed by the Southwest Florida Regional Planning Council. The City shall also attempt to take advantage of the resource protection activities and measures provided by the Surface Water Improvement and Management

(SWIM) program legislated by the State of Florida. The various elements of these programs will be considered for incorporation into the City's Comprehensive Plan.

**Policy 7.2:** Recognizing that the City of North Port lies within the Charlotte Harbor drainage basin, the City will support, and where applicable, participate in the resource management activities resulting from the Charlotte Harbor National Estuary Program.

**Policy 7.3:** Development which affects the designated "wild and scenic protection zone" of the Myakka River shall meet standards which conform to, or are more stringent than, standards developed pursuant to Section 258.501, Florida Statutes, the "Myakka River Wild and Scenic Designation and Preservation Act", including standards found in the Myakka Wild and Scenic Management Plan as adopted and amended. All necessary "Myakka River Permits" shall be secured from the Florida Department of Environmental Protection prior to the approval of development by the City of North Port, as applicable.

**Objective 8:** The City shall increase protection of the natural functions of the FEMA - FIRM 100 year floodplain through the establishment of revised land development regulations so that the flood-carrying and flood-storage capacity are maintained.

**Policy 8.1:** The City shall review and update appropriate flood damage prevention ordinances to ensure its compatibility with all current state and federal water management regulatory controls and its consistency with the policies of this Plan.

**Policy 8.2:** Prior to 1999, the City shall review land development regulations, which establish criteria governing land development activities within the "Conservation" area for consistency with new and modified policies.

**Policy 8.3:** The City shall continue its participation in the National Flood Insurance Program's Community Rating System and will undertake those activities necessary to maintain or enhance its rating in order to provide increased awareness of flood protection, reduce damage from floods, and to provide reduced flood insurance premiums for residents of the City.

**Objective 9:** The City of North Port shall meet or exceed the minimum air quality levels established by the FDEP.

**Policy 9.1:** The City shall continue to cooperate with the County's air quality monitoring program as delineated in County Ordinance 85-63 as amended (Sarasota County Air Pollution Control Code).

**Policy 9.2:** Industrial land uses shall be located where they minimize the impact on current air quality standards.

**Policy 9.3:** The City shall reduce the potential for automobile emissions pollution amending the Land Development Code where appropriate and by reviewing the following:



- developments such as Activity Centers;
- require vegetative buffer strips between arterial roadways and residential development; and
- promote alternative transportation modes such as car-pooling, public transit and bicycle and pedestrian paths.

**Objective 10:** Except where governed by existing State and Federal siting standards, the City shall develop standards for the siting of linear transmission facilities.

**Policy 10.1:** Amend the Land Development Code to include standards applying to the siting of linear transmission facilities (pipelines) including the requirement of an environmental impact assessment for all alternative routes by qualified professionals during the conditional use review process.

**Objective 11:** Prior to 2001, and consistent with the provisions of the Unmarked Human Burial bill, procedures shall be established to preserve and protect all significant historic and archaeological sites as they become known, located within the City of North Port.

**Policy 11.1:** Prior to 2001, the City shall establish a transfer of development rights program as a means of preserving those platted lots in the Archaic Indian Midden and the burial area in the associated slough located near Little Salt Spring, Atwater site, and other sites as they become known.

**Policy 11.2:** The City shall support establishing the extent of the Little Salt Spring Indian settlement by working with the known American Indian tribes and descendants of this settlement, Florida Department of State's Division of Archives, Sarasota County and the University of Miami. Agreements between the City and owners of the platted properties in question shall allow for research in order to further scientific knowledge of the settlement area.

**Policy 11.3:** Prior to 2001, an historical resource preservation ordinance shall be enacted to protect significant archaeological sites.

#### **-Soils-**

**Objective 12:** The City of North Port shall protect and maintain its soils as an integral part of the city's natural resources and economy.

**Policy 12.1:** To preserve and protect native soils, the City will continue to implement the erosion control guidelines stipulated in the Land Development Code.

**Policy 12.2:** To preserve and protect native soils, the City shall encourage alternatives to the utilization of fill for flood protection of buildings including the construction of stem walls and piling supported structures.

#### **-Public Awareness-**



**Objective 13:** Before 1999, the City will begin a program to enhance public awareness of natural resources in order to better understand the importance of these resources and the need for their proper management and conservation. Methods for increasing public awareness may include, but not necessarily be limited to, public presentations, education programs, and publications.

**Policy 13.1:** The City shall develop education materials concerning sound environmental practices to be distributed to builders, developers and property owners.

**Policy 13.2:** The City will educate the public on the value of natural resources, especially threatened and endangered species if existing, through interpretive displays and trails at recreation sites and parks.

**Policy 13.3:** The City shall establish a program encouraging private landowners to use good management practices to protect the habitats of rare, endangered and threatened species and species of special concern, based on existing supporting data and analysis.

**-Coastal Management-**

**Objective 14:** The City shall continue to require infrastructure necessary to meet its future land use demand for coastal infrastructure consistent with public safety and to maintain Levels of Service as described in the various elements of this Plan.

**Policy 14.1:** The City will continue to regulate development throughout the planning period to ensure that public facilities are provided concurrent with need and to maintain Levels of Service as described in the various elements of this Plan.

**Policy 14.2:** Man-made structures shall meet all applicable height and set-back requirements when constructed within the FEMA "A" zones or SLOSH Category 1 zones of the City of North Port. This policy shall be reflected in the City's Building Code.

**Policy 14.3:** The City shall minimize the addition of road, water, sewer, or drainage infrastructure in the "A" Zone, or Category 1 SLOSH Zone, and shall limit the building of public infrastructure.

**Objective 15:** By 1999, the City shall adopt land development regulations which establish standards for types, sizes, densities, and intensities of all land use categories, consistent with the County and Regional Hurricane Evacuation Plans.

**Policy 15.1:** The City will continue to provide staff support and assistance to aid the Southwest Florida Regional Planning Council and Sarasota and Charlotte Counties in the identification of public and private shelter, including rental space, for all city residents, consistent with the Southwest Florida Regional Planning Council's Hurricane Evacuation Plan.

**Policy 15.2:** The City will participate in all transportation planning efforts to ensure that minimum evacuation times can be maintained during an evacuation on the City's evacuation routes consistent with the Southwest Florida Regional Strategic Plan.

**Policy 15.3:** The City will continue to participate in erosion-prevention and flood-prevention programs for those areas along the City's evacuation routes where erosion and flooding are potential problems.

**Policy 15.4:** The City shall continue to cooperate with local, state and regional agencies to ensure that safe shelter is available for the City's at risk populace.

**Policy 15.5:** Consistent with the Southwest Florida Regional Planning Council's Hurricane Evacuation Plan, the City shall continue to fulfill its assigned role as specified within the Sarasota County Peacetime Emergency Plan and its policies regarding hurricane evacuation and sheltering.

**Policy 15.6:** Within one year of the adoption of this plan, the City will meet with Charlotte and Sarasota County Disaster Preparedness and local Red Cross officials for the purpose of identifying and designating additional public and private structures, both inside and outside the City, as hurricane evacuation shelters, consistent with the regional Hurricane Evacuation Plan.

**Objective 16:** In order to limit public expenditures that may be construed as subsidizing development and post-disaster redevelopment in coastal high-hazard areas, the City of North Port will continue to regulate the number and type of structures subject to damage in FEMA "A" Zones, or Category 1 SLOSH Zones.

**Policy 16.1:** The City will continue to promote the relocation of repeatedly- damaged structures in FEMA "A" zones, or Category 1 SLOSH zones, to safe locations.

**Policy 16.2:** The City will continue to enforce FEMA, DEP and local setback and height requirements for the safety of structures, especially those located along the Myakkahatchee Creek.

**Policy 16.3:** In the event a hurricane strikes, the recovery effort will be accelerated by the immediate distribution of free emergency permits by the appropriate authority for repair and clean up of damage to private and public structures and utilities, to the extent such situations are still marginally usable without such repair.

**Policy 16.4:** Structures in the FEMA "A" zone, the Category 1 SLOSH zone or in areas subject to severe erosion or flooding which are determined to be in excess of 50% damaged, shall not be permitted to be redeveloped to original design specifications.

**Policy 16.5:** Consistent with SARA Title III, the North Port Fire Rescue Division and the City Police Department, in conjunction with the Sarasota County Division of Emergency Management, shall continue to cooperate in the preparation of an inventory of hazardous materials generators in the City of North Port, or in unincorporated areas where the City Fire and Police Departments have responsibility.





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## RECREATION AND OPEN SPACE ELEMENT

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**RECREATION AND OPEN SPACE**

**GOAL 1:** To develop and maintain a community park and recreation system that will provide a diverse range of active and passive recreational opportunities and facilities to meet the needs of the present and future residents of the City of North Port.

**Objective 1:** To plan, acquire and improve community parks and open space lands consistent with the needs of North Port's resident population, as determined by the City's recreation level of service, through the year 2017.

**Policy 1.1:** Recreation and open space lands shall be designated as either active or passive recreational uses and are located in urban, State park and conservation areas. These lands contain park sites and their associated facilities or open space with minimal facilities. "Recreational and Open Space" lands, as depicted on the adopted Future Land Use Map, may be publicly owned. Other non-public recreational lands may be depicted on the adopted Future Land Use Map as "Commercial Recreation".

**Policy 1.2:** The City shall adopt the following definitions for recreation and open space lands:

**Community park** - A community park is a "ride-to" park, located near major streets or arterials. It is designed to serve the needs of ten (10) to fifteen (15) neighborhoods which constitutes a community -- and serves community residents within a radius of up to approximately three (3) miles, or a service population of approximately twenty-five thousand (25,000) to thirty-five thousand (35,000) permanent residents. Community parks shall be approximately twenty (20) acres or more in size.

**Open Space** - Open space, as it relates to recreation, is undeveloped public lands suitable for passive recreation and used primarily for parks, recreation, conservation, preservation of water resources, historic or scenic purposes, and greenways designed to buffer incompatible land uses. It varies considerably in size and may take the form of land or water surfaces.

**Conservation** - Conservation lands are public lands maintained for continuing the sustainable yield of natural resources, including potable water, timber, game and sport fishing. Allowable development activities include wildlife relocation areas and improvements which are ancillary to the principal uses, including fire trails, or facilities which allow limited human access, such as unpaved parking spaces, primitive camping areas, canoe launches, and sanitation facilities. No other uses may be permitted within Conservation Areas, with the exception of the Winchester Boulevard hurricane evacuation route through the Myakka State Forest, which is deemed necessary to protect human life from the threat of natural disasters provided that such facility is constructed so that the impact upon native habitat and wildlife populations are minimized consistent with the policies in the Conservation Plan, and consistent with the requirements of all permitting agencies.

**Policy 1.3:** The City shall depict on a Future Land Use Map series appropriate general locations for Recreation and Open Space which includes: *Community parks, Open Space, Conservation and Commercial Recreation* lands.

**Policy 1.4:** The City adopts a level of service of ten (10) acres of recreation and open space area per one-thousand (1000) population, to be allocated, among three (3) park classifications, with the following minimum acreage classifications:

- 1.5 acres of Community park;
- 1.5 acres of Open Space;
- 7.0 acres of Conservation.

**Policy 1.5:** Amend administratively the City's Future Land Use Map, City-owned lands located along the Myakkahatchee Creek as *Recreation and Open Space* only after an appropriate study determines the limits to the Recreation and Open Space areas, or when the City purchases/controls lands in this area.

**Policy 1.6:** The City shall continue to classify on the City's Future Land Use Map, Little Salt Spring, the archaic Indian burial grounds located across from Little Salt Spring, and the Atwater Drive Archaeological site as Conservation areas regulating any new development or expansion/replacement of existing development, only after the areas have been purchased/controlled by a governmental agency.

**Objective 2:** Establish general priorities for the development of a community park system to meet the park and recreational needs of present and projected resident populations.

**Policy 2.1:** Construction of a multi-purpose civic center to be located in the City Center to provide for recreational activities for all age groups.

**Policy 2.2:** Establish recreational linkages between neighborhoods and existing and proposed community parks, schools, City Center and multi-purpose buildings, and conservation areas by utilizing facilities including but not limited to: roadways, pathways, greenways, pedestrian bridges, and waterways.

**Policy 2.3:** The City may utilize impact fees for capital improvements to the existing fresh and tidal water canals pursuant to the impact fee ordinance, as amended.

**Policy 2.4:** Where it is determined to be financially feasible, the assembly and consolidation of community park lands adjacent to existing and proposed school sites, and City-owned properties shall be encouraged.

**Policy 2.5:** The City shall pursue a proactive land assembly strategy to purchase, sell, barter or enter into long-term lease agreements for the purpose of expanding existing or future community park sites.



**Policy 2.6:** Where economically feasible, the City shall promote the procurement of greenways for the purpose of expanding linear parks by acquiring land necessary to link publicly-owned conservation lands and recreation areas within and outside the City limits, and coordinate any such linkages with other agencies providing parks located outside the City limits.

**Policy 2.7:** The City shall monitor and report annually, as part of the budget process to the City Commission, the inventory of all public lands and recreation facilities for the purpose of identifying and prioritizing land assembly and facility development to meet existing and future recreational and open space needs of the resident population.

**Objective 3:** Promote the development of a privately supported neighborhood-based park system to fulfill the recreation and open space desires of existing and future neighborhoods within the City.

**Policy 3.1:** Prior to 2000, the City shall support the development of a privately initiated and funded "Adopt a Park" program, at the discretion of each neighborhood, for establishing, improving and maintaining neighborhood parks.

**Policy 3.2:** As identified through neighborhood-based resident surveys, coordinate with private agencies, groups and individuals to provide funding priorities for the installation of landscaping, equipment, facility development in order to improve existing and proposed future parks.

**Policy 3.3:** All future neighborhood parks proposed as part of the "Adopt a Park Program" shall be rezoned to the appropriate zoning district designation. The City shall process such petitions, by waiving all applications fees and assisting the applicant/neighborhood association(s). Comprehensive plan amendments will not be required in such instances.

**Policy 3.4:** All future neighborhood parks proposed as part of the "Adopt a Park Program" shall be required to undergo a conditional use review.

**Objective 4:** Coordinate with other public and private agencies to meet existing and projected community park demand.

**Policy 4.1:** The Parks and Recreation Advisory Board will continue to provide a formal advisory role to the City Commission per Resolution #93-R-44, as amended.

**Policy 4.2:** Through the efforts of the Sarasota County Department of Parks and Recreation and the City of North Port's Parks and Recreation Advisory Board, conduct a survey every five years of community desires for new City-wide park acquisitions and facility-based improvements. This survey shall be included within the Evaluation and Appraisal Report for the Recreation and Open Space Element, of the Comprehensive Plan.



**Objective 5:** The City will continue to coordinate with the Sarasota County Park and Recreation Department which operates the City's recreational programs so that when viewed in their entirety, the programs and activities are readily accessible to and usable by City residents.

**Policy 5.1:** Conduct a review of all publicly owned recreation and open space areas as part of the Evaluation and Appraisal Report for the Recreation and Open Space Element, of the Comprehensive Plan to assess the need for improvements or modifications of facilities to ensure full public access, and meeting the changing needs of the users.

**Policy 5.2:** Coordinate with the State of Florida, Southwest Florida Water Management District and other agencies to provide appropriate public access to conservation areas located within, adjacent to or near the City limits

**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 open space necessary to accommodate the recreational needs of residents of such developments.

**Policy 6.1:** Continue to implement the City of North Port Parks and Recreation Facilities Impact Fee Ordinance to ensure that community parks and open space areas are maintained at the adopted level of services for existing and future resident populations. The City will also continue to identify other funding sources and ensure that Sarasota County continues to collect impact fees.

**Policy 6.2:** Prior to 2000, the City shall review and amend the Unified Land Development Code consistent with the Goals, Objectives and Policies of this element.

**Objective 7:** Continue to negotiate with property owners to increase the number of recreation and open space areas necessary to meet existing and future demand based upon the adopted level of service standards.

**Policy 7.1:** Negotiate with property owners to facilitate the utilization of Transfer of Development Rights, long-term lease agreements, land bartering or acquisition of future park sites for future community parks and open space in response to population growth.

**Policy 7.2:** Negotiate with property owners to expand the recreational value of lands located along the Myakkahatchee Creek.

**Policy 7.3:** Continue to encourage Atlantic Gulf Corporation not to sell off future designated park sites to third parties without first consulting with the City.

**Objective 8:** Establish Special Interest Parks to enhance the public's appreciation and enjoyment of the City's outstanding natural resource areas.

**Policy 8.1:** Work cooperatively with the University of Miami and/or other property owners to designate Little Salt Spring, and other appropriate areas, as a Special Interest Park and to provide appropriate public access.

**Policy 8.2:** Prior to 2000, the City shall initiate the revision of the Land Development Code to strengthen the use of transfer of development rights, long-term lease agreements, land bartering, acquisition or other techniques, to preserve existing and proposed recreational areas, including but not limited to: lands located along the Myakkahatchee Creek, Myakka River, Little Salt Spring, Atwater Drive Archaeological site, the archaic Indian burial grounds located across from Little Salt Spring, and other appropriately identified special park sites.

**Objective 9:** Coordinate with other government agencies and the private sector to implement park acquisition, construction, maintenance, and preservation plans.

**Policy 9.1:** The City shall continue to work with Sarasota County Department of Parks and Recreation on the operation, acquisition, improvements and maintenance of the City's recreation and open space lands.

**Policy 9.2:** Continue to work with the Sarasota County School Board and the Sarasota County Department of Parks and Recreation to provide recreation facilities and programs at the Glenallen Elementary School, Toledo Blade Elementary School, Multi-purpose building, and other future appropriate public sites and facilities.

**Policy 9.3:** Increase cooperation with the Sarasota County Historical Society, the Environmental Coalition of Southwest Florida (ECOSWF), the Southwest Florida Regional Planning Council (SWFRPC), and related public and private agencies to ensure the preservation and protection of archaeological resources within the City.

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**HOUSING ELEMENT**

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## HOUSING ELEMENT

**GOAL 1:** To encourage that all present and future residents of the City of North Port have access to housing that is safe, decent, standard and affordable.

**Objective 1:** Encourage the diversification of the dwelling unit stock to represent different income levels and lifestyles.

**Policy 1.1:** Prior to 1999, review ordinances, codes, regulations and the permitting process and issue an annual report to the Planning and Zoning Advisory Board that outlines specific guidelines to encourage a diverse dwelling unit stock that will expand the tax base.

**Policy 1.2:** Designate on the Future Land Use Map, additional acreage for medium/high density residential use in areas serviced by or planned for central water and sewer facilities.

**Policy 1.3:** Prior to 2000, Encourage private sector efforts through the provision of incentives in the Unified Land Development Code to construct housing alternatives to the single family detached dwelling unit.

**Policy 1.4:** Encourage the private and non-profit sectors to utilize transfer of development rights (TDRs) that provide residential density bonuses for medium/high density residential development.

**Objective 2:** The City shall continue to manage its resources and systems to support market driven provisions of low, and very low, income housing.

**Policy 2.1:** Seek appropriate grant funding for the construction and rehabilitation of dwelling units for very low and low income households.

**Policy 2.2:** Refer low income households in need of housing assistance to appropriate County, State, and Federal housing assistance agencies.

**Policy 2.3:** Evaluate and monitor zoning and land development regulations annually to insure that they do not foster housing discrimination or attempt to exclude very low and low income households.

**Policy 2.4:** By 1999, amend the Unified Land Development Code to incorporate development incentives that encourage the public, private and non-profit sectors to construct dwelling units for very low and low income households.

**Policy 2.5:** Amend the Unified Land Development Code by 1999 to include incentives that encourage developments to provide sites for affordable housing.

**Policy 2.6:** Encourage the dispersal of affordable housing throughout the City.



**Policy 2.7:** Encourage the formation of a Community Housing Corporation (CHC) or other local housing agency in cooperation with Sarasota County to construct and rehabilitate dwelling units for very low and low income households.

**Policy 2.8:** In addition to the existing automated telephone inspection system, the City by the year 1999, will consider implementing the following strategies to streamline the Single-family permitting process:

- Facsimile permitting;
- Internet permitting;
- Implementation of Phase I, of the City's proposed Geographic Information System, to streamline HRS septic system permit data sharing.

**Policy 2.9:** Developments of Regional Impact either new or amended within the Southwest Florida Regional Planning Council jurisdiction shall not use the existing affordable housing units to satisfy State, Regional or local requirements until the study as referenced in Policy 2.10 below is completed.

**Policy 2.10:** Concurrent with or prior to the adoption of EAR based amendments in 2004, the City shall determine the appropriate affordable housing resources needed to support the economy including affordable housing needs of the elderly.

**Objective 3:** Encourage efforts to increase the number of group home beds (ACLFs) for the elderly, subsidized apartments for the elderly and in-law apartments.

**Policy 3.1:** Amend the Unified Land Development Code to provide incentives for the construction of group home facilities in areas serviced by or planned for central water and sewer facilities.

**Policy 3.2:** Cooperate with Sarasota County in identifying appropriate subsidized housing programs for the elderly and encourage their development by the private or non-profit sectors in the City of North Port.

**Objective 4:** Increase efforts to preserve and rehabilitate existing dwelling units and neighborhoods.

**Policy 4.1:** Monitor the number of dilapidated dwelling units and issue an annual report to the Planning and Zoning Advisory Board.

**Policy 4.2:** Continue enforcing building code regulations and City ordinances governing the structural condition of the dwelling unit stock.

**Policy 4.3:** By 1999, preserve and promote community desired neighborhood character through subsequent zoning and land development regulation amendments.

**Policy 4.4:** Maintain the following standards with regard to evaluating the structural condition of dwelling units:

*Sound:* Dwelling units in this category are in good condition and have no visible defects. However, some structures with slight defects are also included.

*Deteriorating:* Dwelling units in this category needs more repair than would be provided in the course of regular maintenance, such as repainting. A housing unit is classified as deteriorating when its deficiencies indicate a lack of proper upkeep.

*Dilapidated:* Dwelling units in this category indicates that the unit can no longer provide safe and adequate shelter or is of inadequate original construction.

**Policy 4.5:** By 1999, provide neighborhood preservation mechanisms through the Unified Land Development Code in residential neighborhoods by:

- non-expansion of incompatible land uses,
- requiring non-residential height limitations be compatible to the scale of the adjacent land uses,
- requiring buffering and screening from nearby incompatible land uses through significant landscaped buffer guards and/or compatible transitional uses,
- requiring protection from through traffic by means such as the use of selected roadway materials such as bricks, restriction on the use of roadways by non-residential vehicles, redirecting traffic flow patterns,
- encouraging supportive retail uses by providing/requiring infrastructure such as sidewalks to neighborhood retail areas,
- providing incentives in the Unified Land Development Code for the construction of sustainable neighborhoods by utilizing neo-traditional CPTED concepts and others,
- encouraging residential units in conjunction with commercial uses, especially in neighborhood commercial areas.

**Policy 4.6:** Review the applicability of adopting and enforcing a strong housing code by 1999.

**Objective 5:** Increase cooperative efforts with local, regional, state and federal housing agencies.

**Policy 5.1:** Increase appropriate cooperative efforts with the Sarasota County Department of Social Services and the Sarasota Office of Housing and Community Development and actively participate in the periodic revisions of the Sarasota Consortium Consolidated Plan to ensure that housing needs are identified and addressed by the County.

**Policy 5.2:** Increase communication with the U.S. Department of Housing and Urban Development (HUD) to ensure their appropriate involvement in addressing the housing needs of very low and low income households.

**Policy 5.3:** Work with the SWFRPC to develop a regional fair share formula for the allocation of affordable housing by 1999.

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**SOLID WASTE ELEMENT**

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**SOLID WASTE ELEMENT**

**GOAL 1:** To provide for the adequate collection and disposal of solid waste to meet the needs of the residents of North Port through the year 2007.

**Objective 1:** The City will continue to implement procedures to ensure that at the time a development permit is issued, adequate solid waste collection and disposal capacity is available or will be available within a reasonable time to serve the development.

**Policy 1.1:** The following level of service standards are hereby adopted to achieve the objective, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

**Collection**

- at minimum, one time per week

**Policy 1.2:** The City shall continue to utilize the Sarasota County landfill facility or other appropriate facility.

**Policy 1.3:** The City shall continue procedures to update the County or other disposal facility with information on equipment demand and capacity information as development orders or permits are issued.

**Objective 2:** The City will maintain a five-year schedule of capital improvement needs for solid waste collection and disposal. The schedule will be updated annually in conformance with the review process for the Capital Improvement Element of this City of North Port Comprehensive Plan, henceforth known as "plan," and in accordance with the City's annual budget process.

**Policy 2.1:** Proposed capital equipment will be evaluated and ranked according to the following priority level guidelines:

Level One – whether the equipment is needed to protect public health and safety, to fulfill the City's commitment to provide facilities and services or to preserve or achieve full use of existing facilities

Level Two – whether the equipment increases efficiency of use of existing facilities, prevents or reduces future improvement costs, or provides service to developed areas.

**Objective 3:** The City shall continue to provide an educational program to increase awareness of impacts and costs of solid waste to City users. In addition, the City may examine the impacts of promoting composting in the City and burning in the Estates area, and may develop an educational program for composting and burning, subject to FDEP and other appropriate State and local requirements.



**Policy 3.1:** The City shall use materials, such as mail-outs, to educate citizens on the issues of solid waste.

**Policy 3.2:** The City shall continue to maintain the level of service for Solid Waste.

**Objective 4:** Projected demands for solid waste through the year 1999, as identified in the Solid Waste Master Development Plan will be met.

**Policy 4.1:** Equipment for the planning period will be acquired in accordance with the schedule provided in the Capital Improvement Element of this plan.

**Policy 4.2:** The City will continue to coordinate with Sarasota County to ensure capacity is provided at the Central County Solid Waste Disposal Complex or any other future disposal site used by the City to meet projected needs.

**Policy 4.3:** A recycling program, such as curbside recycling, will be continued to separate recyclable materials from the residentially and commercially generated solid waste stream to aid in reducing the amount of solid waste disposed in landfills.

**Policy 4.4:** The City will continue to cooperate with Charlotte and Sarasota Counties to develop disposal alternatives for lot clearing and construction debris, as well as other types of solid waste.

**Policy 4.5:** As long as the City deems it appropriate, the City will continue to maintain the interlocal agreement with Sarasota County for the purpose of developing a joint solid waste management program and receiving grant money for elements of this program from the State.

**Objective 5:** The City shall continue to coordinate with appropriate government agencies to improve hazardous waste management.

**Policy 5.1:** North Port will continue to participate in a region-wide hazardous waste program, as defined within the Southwest Florida Regional Planning Council's (SWFRPC) Strategic Regional Policy Plan.

**Policy 5.2:** The Future Land Use Element, land development code, and the development review process shall continue to take into account the location of all hazardous waste generators with respect to adjacent uses.

**Policy 5.3:** The North Port Fire Rescue District and Police Department shall continue to identify the location of all hazardous materials in the City and have plans prepared for containment and fire control, consistent with Federal, State and County mandates.

**NATURAL GROUNDWATER AQUIFER  
RECHARGE ELEMENT**

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**NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT**

**GOAL 1: Water quality and quantity of the surficial aquifer will be protected to ensure public health and to conserve the public water supply.**

**Objective 1:** By 1999, the City shall implement programs, as specified in the policies below, to maintain and improve water quality in the surficial aquifer.

**Policy 1.1:** If any additional free-flowing artesian wells contributing mineralized water to the surficial aquifer or surface waters in the Myakkahatchee Creek and Snover Waterway drainage basins are discovered, or capped wells leak, the City will cooperate with Southwest Florida Management District to remedy the situation.

**Policy 1.2:** The use of septic tanks will be discouraged by measures identified in the Sanitary Sewer element, other elements, and applicable State requirements.

**Policy 1.3:** To the extent required by FDEP, the City will encourage the monitoring of groundwater at the North Port Landfill to ascertain the scope of any leachate contamination to the surficial aquifer.

**Policy 1.4:** The City will continue to require stormwater treatment for all new development and will amend the Land Development Code by 2001 to encourage retrofitting of stormwater treatment facilities to areas already developed.

**Policy 1.5:** The City will continue to pursue the use of the funding from the North Port Restricted Fund account of the Ecosystem Management Trust Fund for specific projects which directly benefit the City by controlling non-point source pollution and improving water quality.

**Policy 1.6:** By mapping and developing protection plans as required of state and local governments by the Safe Drinking Water Act, as amended, the City will continue, in conjunction with EPA and FDEP, to implement aquifer protection measures for the sole source water supply.

**Policy 1.7:** The City will amend the land development regulations by 2001, consistent with F.S. 163-3202(1) as amended, to regulate land use and development to protect natural drainage features and natural groundwater recharge areas consistent with the goals, objectives and policies in the Conservation element.

**Objective 2:** The quantity of surficial aquifer waters will continue to be conserved by maintaining the water table as high as practical, recognizing the tradeoffs between the need to control flooding and reduce the amount of fill placed on the natural landscape and the need to maintain storage in the surficial (water table) aquifer.

**Policy 2.1:** Consistent with SWFWMD rules for the regulation of water management systems (40D-4 and 40D-40, F.A.C., as amended.), the water table in new surface water management systems will continue to be maintained as near as practical to current levels, recognizing the tradeoffs between the need to control flooding and reduce the amount of fill placed on the natural landscape and the need to maintain storage in the surficial (water table) aquifer.

**Policy 2.2:** The continued use of retention/detention treatment ponds will be required pursuant to City, and State requirements to provide greater opportunity for the infiltration of runoff into the surficial aquifer.

**Policy 2.3:** The City will continue to implement appropriate recommendations contained in the Big Slough Study, as it may be modified, to prevent excessive drainage of the surficial aquifer.

**Policy 2.4:** The further reuse of treated wastewater for irrigation within the City will be continued and expanded wherever financially and practically feasible.

**INTERGOVERNMENTAL COORDINATION  
ELEMENT**



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**INTERGOVERNMENTAL COORDINATION ELEMENT**

**GOAL 1:** To practice effective intergovernmental coordination and communication, so as to attain the goals and objectives of the elements of the City of North Port Comprehensive Plan, and to promote cooperation, through which present and future mutual areas of concern can be addressed and conflicts resolved.

**Objective 1:** By 2003, the City will have exercised the appropriate mechanisms with other jurisdictions which are needed to manage growth and adjacent development impacts and establish and maintain adopted level of service standards.

**Policy 1.1:** The City will continue in its interlocal agreement, and will expand cooperation as necessary, with the Sarasota County School Board regarding such matters as bussing and facility and site planning, including elementary, middle, and high schools.

**Policy 1.2:** The City will maintain and ensure the appropriate level of responsibility for maintenance and expansion of shared facilities as specified in existing and future interlocal agreements with adjacent governments, school boards, and other units of local government.

**Policy 1.3:** The City will continue to implement procedures by which the City and surrounding jurisdictions will exchange pending land development applications, and will provide for comments and recommendations by such jurisdictions during the application review process.

**Policy 1.4:** The City declares an interest in land development applications within four miles of its borders, and in any other land development beyond four miles which may have impacts upon the City.

**Policy 1.5:** The City may execute joint participation agreements with the appropriate entities for the development of growth management information needed by an agency for areas within the City.

**Policy 1.6:** The City of North Port will coordinate in the establishment of levels of service for public facilities with any state, regional, or local entity having operational or maintenance responsibility for such facilities.

**Objective 2:** The City will maintain and enhance its formal and informal interaction with other jurisdictions.

**Policy 2.1:** The City will participate in the areawide planning programs and technical advisory committees of the Southwest Florida Regional Planning Council.

**Policy 2.2:** The City will participate in all Sarasota and Charlotte County technical advisory committees which address issues having a direct impact upon the City of North Port.

**Policy 2.3:** The City will participate in all planning or resource management programs for the Myakka River or Charlotte Harbor including, but not limited to, the Myakka River Coordinating Council, the Charlotte Harbor National Estuary Program (NEP), and the Charlotte Harbor Surface Water Improvement and Management Program (SWIM).

**Policy 2.4:** In the event or the likelihood of a dispute with a neighboring jurisdiction or regional or state agency, the City agrees to initial use of informal mediation programs of the Regional Planning Council or the Florida Growth Management Mediation Center; if such mediation fails, cannot be initiated or is inappropriate, then other forms of dispute resolution may be pursued as set forth in state law.

**Policy 2.5:** The City will share its information on comprehensive planning with any interested entity, and will make use of other agencies' information to the extent feasible and relevant.

**Policy 2.6:** The City will pursue further annexations only of those areas for which services can be provided by the appropriate party; notwithstanding the City's home rule powers, the City will advise Sarasota County of any contemplated future annexations and contractions of the City.

**Policy 2.7:** Recognizing the important environmental and safety functions of prescribed burning, the City will continue to cooperate with the State Division of Forestry in assessing and implementing controlled burn programs.

**Policy 2.8:** The City will continue to coordinate activities with all appropriate agencies for the purpose of securing grants.

**Policy 2.9:** The City will continue coordination with independent and dependent districts, and Holiday Park, as necessary.

**Policy 2.10:** The City will continue to coordinate emergency management planning with the Sarasota County Disaster Preparedness Department.

**Policy 2.11:** The City will review existing and consider future mutual aid agreements for fire and police service in an ongoing effort to improve public safety for its residents.

**Policy 2.12:** To increase public access to the City's parks and to provide cost savings for the City of North Port, the City will continue in its interlocal agreement with the Sarasota County Parks and Recreation Department whereby the County is responsible for maintenance and operation of City-owned parks, provided the interlocal agreement is the most appropriate method to satisfy public access and cost savings.

**Policy 2.13:** To facilitate coordination of transportation projects, the City will continue to participate as an active voting member of the Sarasota-Manatee Metropolitan Planning Organization (MPO). The City shall become an active participant in the transportation planning activities of the Charlotte-Punta Gorda Metropolitan Planning Organization.



**Policy 2.14:** The City will continue to pursue interlocal agreements with neighboring governmental entities for the purpose of reducing costs through consolidating purchases.

**Policy 2.15:** The City shall increase coordination with appropriate jurisdictions and governmental agencies in assessing consolidation in the delivery of services where deemed economically feasible.

**Policy 2.16:** The City will work with the State Division of Forestry and all other appropriate State and local agencies in developing a management plan for the Myakka River State Forest.

**Policy 2.17:** To ensure the preservation and protection of North Port's archaeological and historical resources, the City will coordinate preservation efforts with Sarasota County, the Sarasota Historical Society, the SWFRPC, and related public and private agencies.

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## CAPITAL IMPROVEMENTS ELEMENT





**CAPITAL IMPROVEMENTS ELEMENT**

**GOAL 1:** The City of North Port shall undertake actions to adequately provide needed public facilities for both existing and future residents in a timely and efficient manner consistent with available resources that will promote orderly growth.

**Objective 1:** Capital improvements shall be provided as required on an annual basis to accommodate projected future growth and to replace obsolete and worn-out facilities in accordance with an adopted Capital Improvement Program.

**Policy 1.1:** The City shall include in its 5-year schedule of capital improvements:

- All projects identified in other comprehensive plan elements;
- All public safety projects identified in the Capital Improvement Element;
- Those capital improvements required of the sewer and water utility;
- The capital improvements required for roads and drainage and to meet DRI commitments for which the City has no responsibility;
- Other capital improvement projects consistent with and to implement the Goals, Objectives, and Policies of the Comprehensive Plan.

**Policy 1.2:** Capital improvements projects will continue to be evaluated and updated annually in conformance with the review process for the Capital Improvements Element. Each proposed capital improvement project will be evaluated and ranked according to the following priority level guidelines, and priority criteria contained elsewhere:

Level One - whether the project is needed to protect public health and safety, or to preserve or achieve full use of existing facilities;

Level Two - whether the project increases efficiency of use of existing facilities, prevents or reduces future improvements costs, provides service to developed areas lacking full service or promotes orderly and efficient development;

Level Three - whether the project represents a logical extension of facilities and services within a designated area.

**Objective 2:** In order to limit public expenditures that may be construed as subsidizing development and post-disaster redevelopment in coastal high-hazard areas, from 1988, the City of North Port will continue to regulate the number and type of structures subject to damage in FEMA "A" Zones, or Category 1 SLOSH Zones.

**Policy 2.1:** The City shall promote the relocation of repeatedly flood damaged structures in FEMA "A" Zones, or Category 1 SLOSH Zones, to safe locations.

**Policy 2.2:** The City will enforce FEMA, FDEP and local setback and height requirements for the safety of structures, especially those located along the Myakkahatchee Creek.

**Policy 2.3:** As an incentive to encourage the relocation of repeatedly flood damaged houses within FEMA "A" Zones, or Category 1 SLOSH Zones, the City will amend the Transfer of Development Rights Ordinance by 2000 by awarding development rights equal to twice that allowed by Policy 1.1, of the Future Land Use Element, when the property owner agrees to demolish the house or relocates it out of the flood hazard zone.

**Objective 3:** Future development will bear a proportionate fair share cost of facility improvements necessitated by the development in order to maintain adopted LOS standards.

*The availability of public facilities shall be determined and measured using the following Level of Service (LOS) standards for the required public facility classifications (the LOS standards documented in the Comprehensive Plan Elements).*

**Policy 3.1: (Potable Water)** The following level of service standards are hereby adopted to achieve the objective, and shall be used as the basis for determining facility capacity and the demand generated by a development:

**Supply and Treatment**

110 gallons per day per capita for residential units, 0.15 g/sqft/d for office, 0.13 g/sqft/d for commercial, 187 g/rm/d for hotel room, 0.22 g/sqft/d for industrial, 0.15 g/sqft/d for governmental, 0.22 g/sqft/d for hospital uses with quality meeting or exceeding EPA and DEP Primary and Secondary Drinking Water Standards.

**Distribution**

Residential: Pursuant to the line extension policy, households will be served with central potable water funded in accordance with the adopted Water and Wastewater Master Plan as amended or updated. The City shall adopt an ordinance providing that residential building(s) will be required to connect to the potable water system upon the availability of potable water service to the property.

Commercial: All new commercial uses within the City will be served by central potable water, or individual water wells approved by DHRS and FDEP if connection to central potable water is not economically feasible. The City shall adopt an ordinance providing that commercial building(s) will be required to connect to the potable water system upon the availability of potable water service to the property.

Industrial: All new industrial uses within the City will be served by central potable water, or individual water wells approved by DHRS and FDEP if connection to central potable water is not economically feasible. The City shall adopt an ordinance providing that industrial building(s) will be required to connect to the potable water system upon the availability of potable water service to the property.

Individual water wells will be allowed consistent with regulations promulgated by DHRS and administered by Sarasota County. The above level of service standards are not the design standards to be used for increasing/improving treatment, collection, or distribution facilities.



**Policy 3.2: (Sanitary Sewer)** The following level of service standards are hereby adopted to achieve the objective, and shall be used as the basis for determining facility capacity and the demand generated by a development:

**Collection**

Residential: In all currently unplatted areas, the developer, the developer in agreement with the City, or the City may extend sewer collection and distribution lines and, if appropriate, increase the treatment capacity of the City's wastewater treatment plant to serve the area concurrent with the development. In all currently platted areas, the City may extend lines pursuant to the Capital Improvement Element, the Water and Wastewater Master Plan and the line extension policy (policy 4.6). The developed lots adjacent to the gravity sewer line shall connect to the line within 365 days of notification of sewer availability.

Commercial: All new commercial development within the City will be served by central sanitary sewer, or an on-site treatment system approved by DHRS and DEP if connection to central sewer is not economically feasible. In all currently unplatted areas, the developer, the developer in agreement with the City, or the City may extend sewer collection and distribution lines and, if appropriate, increase the treatment capacity of the City's wastewater treatment plant to serve the area concurrent with the development. In all currently platted areas, the City may extend lines pursuant to the Capital Improvement Element, the Water and Wastewater Master Plan and the line extension policy (policy 4.6). The developed lots adjacent to the gravity sewer line shall connect to the line within 365 days of notification of sewer availability.

Industrial: All new industrial development within the City will be served by central sanitary sewer, or an on-site treatment system approved by DHRS and DEP if connection to central sewer is not economically feasible. In all currently unplatted areas, the developer, the developer in agreement with the City, or the City may extend sewer collection and distribution lines and, if appropriate, increase the treatment capacity of the City's wastewater treatment plant to serve the area concurrent with the development. In all currently platted areas, the City may extend lines pursuant to the Capital Improvement Element, the Water and Wastewater Master Plan and the line extension policy (policy 4.6). The developed lots adjacent to the gravity sewer line shall connect to the line within 365 days of notification of sewer availability.

On-site septic, pretreatment and treatment systems will be allowed consistent with rules, and regulations promulgated by State, Federal and local agencies.

**Treatment/Disposal**

80 gallons per capita per day or ERU (Equivalent Residential Unit for land uses other than residential)

The above level of service standards are not the design standards to be used for increasing/improving treatment, collection, or distribution facilities.

For the proper planning, design and construction of upgrades and expansions to the City's wastewater collection, treatment and disposal facilities, at least, the following factors shall be considered:

1. Raw wastewater characteristics and flows.
2. Effluent requirements for the Deep Injection Well and golf course and other irrigation systems.
3. Sensitivity to changes in wastewater characteristics and flow, and their effect(s) on operations.
4. Operational requirements.
5. Flexibility in dealing with changing state and federal regulations regarding the treatment and disposal of wastewater and sludge.
6. Available space for upgrading and expanding the existing facilities.
7. Reliability of process equipment.
8. Capital and operating costs.
9. Appropriate minimum level of service.

Commercial or industrial uses may require pretreatment as determined by the Utility Department on a case by case basis and pursuant to applicable federal, state and local requirements.

**Policy 3.3: (Stormwater Management)** The following level of service standards are hereby adopted to adequately achieve management and storage of surface waters, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

**Primary Drainage System - Design Storm Within the City of North Port:**

- 10-year frequency, 5-day duration for existing surface water management systems.
- 25-year frequency, 24-hour duration pursuant to SWFWMD criteria for permitting new surface water management systems.

**Water Quality:**

- Development activities (excluding currently platted single-family lots) shall not violate the water quality standards as set forth in Chapter 17-3, Florida Administrative Code, as amended.

**Policy 3.4: (Solid Waste)** The following level of service standards are hereby adopted to achieve the objective, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

**Collection**

- at minimum, one time per week



**Policy 3.5: (Transportation)** The City hereby adopts the following peak hour LOS standards for each facility type based on a 100th design hour criterion within the corporate limits of the City.

- Principal Arterial Roadway (I-75) - LOS Standard "C"
- Arterial Roadway - LOS Standard "C"
- Collector Roadway - LOS Standard "C"

**Policy 3.6: (Recreation & Open Space)** The City adopts a level of service of ten (10) acres of recreation and open space area per one-thousand (1000) population, to be allocated, among three (3) park classifications, with the following minimum acreage classifications:

- 1.5 acres of Community park;
- 1.5 acres of Open Space;
- 7.0 acres of Conservation.

**Policy 3.7: (Police)** The City's level of service is approximately one and nine-tenths (1.9) sworn officer per one-thousand (1000) population. Staff levels may be revised based on further study to determine the volume, type of service calls, other demographic and social data, and financing.

**Policy 3.8: (Fire Rescue)** The North Port Fire Rescue District shall maintain an average response time of six (6) minutes per incident, response times may vary based on circumstances such as time of year and a change in social/demographic factors.

**Policy 3.9:** The City shall continue to update appropriate legislation to ensure that future development continues to bear its proportional share (impact fees) of the costs of facilities necessitated by the development in order to maintain adopted LOS standards.

**Objective 4:** The City shall coordinate the management of its fiscal resources and land use decisions to ensure the provision of needed capital improvements as identified on an annual basis in the City's Capital Improvement Program and for future development in order to maintain adopted Level Of Service standards.

**Policy 4.1:** The City may adopt a Capital Improvement Budget at the same time it adopts an Annual Operating Budget. The Capital Budget shall include those projects as specified in the policies of the other Comprehensive Plan elements necessary to maintain the adopted levels of service.

**Policy 4.2:** The City shall participate in studies to determine capital improvements needed to mitigate both current and future drainage problems, etc.

**Policy 4.3:** The City may consider the establishment of self-imposed Municipal Service Taxing Units (MSTU's) or other similar taxing techniques consistent with State statutes to provide services to specific developments to maintain LOS and to specific neighborhoods that desire services that are in excess of adopted standards.



**Policy 4.4:** The city shall continue to pursue grants or private funds to finance capital improvements.

**Policy 4.5:** The city shall address all identified options and recommendations as a means to insure economic feasibility.

**Policy 4.6:** Prior to the inaugural issuance of any general obligation debt instrument, the City shall adopt specific debt management standards which address, at a minimum, the following requirements of F.A.C. 9J-5.016(3)(c), as amended:

- The limitation on the use of revenue bonds as a percent of total debt;
- The maximum ratio of total debt service to total revenue;
- The maximum ratio of outstanding capital indebtedness to property tax base.

**Policy 4.7:** The City shall continue to manage its fiscal resources to insure the provision of needed capital improvements for previously issued development orders.

**Policy 4.8:** The City shall amend the Concurrency Management System Ordinance by 2000 consistent with F.S. 163.3202(1), to provide for the availability of public facilities and services needed to support development concurrent with the impacts of such development, and to update the ordinance.

**Policy 4.9:** The one cent sales tax project list may be modified by the yearly review of the CIP.

**Policy 4.10:** The City shall adopt with the yearly budget a five year Capital Improvement Program (Table 3) and a Capital Improvement Schedule (Tables 1 and 2) for projected future projects based on updated growth projections and levels of service.

**Policy 4.11:** The City shall update Table 2 concurrent with EAR based amendments.

**Policy 4.12:** Prior to 2003, staff shall amend the development review process to capture the land use square footage contained in VDPP, Major Site and Development Plans, and Development Concept Plans. This information shall be subtracted from the projections. The data along with geographic locations of development will be used each year to develop the CIP and to amend (if necessary) Table 1, 2020 Needs List.

**Policy 4.13:** When the City's projections are 50% completed, staff shall analyze the impacts on Tables 1 and 2. Based on this impact analysis, staff may present Plan amendments to insure that demand and capacity remain in balance. Further, this analysis and Policy 4.12 above are in addition to the City Concurrency Management Ordinance.

**Policy 4.14:** The City shall continue to pursue interlocal agreements with other local governments which would establish "Joint Planning Agreement (JPA)" pursuant to Chapter 163.3171, F.S. The City shall pursue joint planning agreements that include as many of the

following planning considerations as are applicable. Additional items could be addressed at the concurrence of both parties, including:

- a) Cooperative planning and review of land development activities within areas covered by the agreement;
- b) Specification of service delivery;
- c) Funding and cost sharing issues with Joint Planning Areas;
- d) Enforcement/implementation; and
- e) Planning and implementation of joint capital projects within or adjacent to the City limits.

The Southwest Florida Regional Planning Council shall be called upon to mediate outstanding issues that could negatively impact completion of a JPA.

**Policy 4.15:** The City shall use the Council of Governments or a COG subcommittee (yet to be established) as a regular formal forum in which to deal with issues unique to Sarasota County and the City therein. This forum shall be utilized as a means of collaborative planning for matters of inter-jurisdictional significance, but not limited to, locating facilities of countywide significance and locally unwanted land uses.

**Policy 4.16:** The City shall pursue a memorandum of understanding that sets forth the procedures for the review and comments on projects significant to both jurisdictions. Significant projects shall include capital improvement projects within a 2 mile radius, comprehensive plan amendments, etc.

**Policy 4.17:** The City shall meet with the Sarasota School Board and staff to deal with issues unique to North port and the School Board's provision of schools within the City Limits and joint planning areas.

**Policy 4.18:** The City's library level of service shall be pursuant to the County's adopted level of service. Prior to any change in this level of service, the County shall notify the City of any proposed change thirty (30) days prior to the County LPA hearing in order to give the City ample time to analyze and comment on the proposed change.

**Policy 4.19:** To insure an adequate residential capacity potential, adequate residential capacity shall be defined as a minimum dwelling unit potential of one hundred thirty three percent of the housing demand projected for the twenty year planning period. This number shall be reviewed and updated yearly concurrent with the Capital Improvement Element.

**Policy 4.20:** The policies concerning diversification of housing shall be reviewed and changed, if necessary, with each EAR/Comprehensive Plan Update.

**Policy 4.21:** The City shall not issue a residential permit if that additional permit causes the projected population figure including the 1.33 multiplier to be exceeded. This projected population figure shall be updated yearly in conjunction with the CIP (CIE Policy 4.19), updated with each Evaluation and Appraisal Report (EAR), and updated with each annexation that furthers the City's Objective 1 of the Housing Element (housing stock diversification).





CIP TABLE #1 PROJECT NEEDS TO 2020

#	Projects	<sup>1</sup> Funding
<b><sup>4</sup>Transportation</b>		
[1]	4 In. Sumter Blvd. Appomatox to La France	Impact Fees/Developers Agreement
[2]	4 In. Price Blvd Biscayne Blvd. to Sumter Blvd.	Impact Fees
[3]	4 In. Price Blvd. Sumter to Toledo Blade Blvds	Impact Fees/Developers Agreement
[4]	4 In. Toledo Blvd. Blvd. Cocoplum to I-75	Impact Fees/Developers Agreement
[5]	Kelse Ranch (internal collectors)	Developer
[6]	Continue installing sidewalks/bike paths	City - General fund
<b><sup>3</sup>Fire Stations</b>		
[7]	Fire Station at Toledo Blade Blvd.	Fire District/Impact Fees
[8]	Fire Station on Haberland and Price Blvd. (Booster Station site)	Fire District/Impact Fees
<b>Potable Water</b>		
[9]	Panacea Potable Water Treatment Plant	Utilities/per Utility Developers Agreement
[10]	Continue installing ASR wells and reservoirs for potable water system	Utilities/per Utility Developers Agreement
[11]	Continue installing water lines to the neighborhoods	City - Utility bonds
<b>Sewer</b>		
[12]	Panacea Sewer Treatment Plant	Utilities/per Utility Developers Agreement
[13]	Continue installing sewer lines to the neighborhoods	Utilities - bonds
<b>Drainage</b>		
[14]	Flood Control Project North of City Limits in County	City/County TBD
[15]	Jockey Club Drainage project	R&D district fees
[16]	Estates Drainage project	R&D district fees
<b><sup>5</sup>Parks and Recreation</b>		
[17]	Community Park Located along Price Blvd. between Sumter & Toledo Blade	Impact Fees
[18]	Complete Myakkahatchee Creek Project	General Fund/Impact Fees/DEP trust fund
[19]	Sports Complex to be located north of US 41 near Myakka River	County/City/Impact Fees
<b>Government Buildings/Services</b>		
[20]	City Hall/Police Station at City Center Site	General Fund
<b>US-41 CRA</b>		
[21]	US-41 CRA Projects (TBD)	TIF/grants

<sup>1</sup> Includes 1 cent sales tax and other  
appropriate tax revenues.

<sup>2</sup> TBD - To Be Determined.

<sup>3</sup> City owns sites

<sup>4</sup> Majority of r/w is owned by the City,

<sup>5</sup> Majority of sites are owned by the City.

CIP TABLE #2 PROJECT NEEDS FROM 2021 TO BUILD-OUT

#	Projects	<sup>1</sup> Funding
Transportation		
[1]	4 Ln. Price Blvd. from Toledo Blade Blvd. to Orlando Blvd.	Impact Fees
[2]	4 In. Orlando Blvd from Price Blvd. to Veterans Blvd.	Impact Fees
[3]	Mass Transit	TBD
[4]	Continue installing sidewalks/bike paths	City - General fund
Fire Stations		
[5]	Fire Station on Ponce de leon Blvd.	Fire District/Impact Fees
[6]	Fire Station on Yorkshire	Fire District/Impact Fees
[7]	Fire Station San Mateo/Veterans Blvd.	Fire District/Impact Fees
Potable Water		
[8]	Continue installing ASR wells and reservoirs for potable water system	Utilities/per Utility Developers Agreement
[9]	Continue installing water lines to the neighborhoods	City - Utility bonds
Sewer		
[10]	Continue installing sewer lines to the neighborhoods	Utilities - bonds
Drainage		
	TBD	
Parks and Recreation		
[11]	Community Park - Twin Island Lake site.	Impact Fees
[12]	Community Park - Haberland Blvd. site	Impact Fees
Government Buildings/Services		
	TBD	
	<sup>1</sup> Includes 1 cent sales tax and other appropriate existing and future revenues.	<sup>3</sup> City owns sites, except Taylor Ranch site where fire service is being discussed with Sarasota County
	<sup>2</sup> TBD - To Be Determined.	<sup>4</sup> Majority of r/w is owned by the City,
		<sup>5</sup> Majority of sites are owned by the City.

## CIP TABLE #3 FIVE YEAR CAPITAL IMPROVEMENT PROGRAM

		FY01-02	Funding Source	FY02-03	FY03-04	FY04-05	FY05-06	Totals
#	Project Outlays							
<b>General Fund Requests</b>								
1	Finance AS400 Upgrade	1	70,000	General Fund				70,000
2	Comm Dev - HTE Voice Response	14		General Fund	39,800			39,800
3	Comm Dev - HTE Java Line Series	16		General Fund	58,720			58,720
4	Comm Dev - GIS Implementation Phase IV	18	53,100	General Fund				53,100
<b>Solid Waste</b>								
5	One Man Garbage Truck	21	165,000	SW District	165,000		165,000	495,000
6	Recycling Truck	22		SW District	130,000	130,000		260,000
7	Small Shuttle Garbage Truck	23	35,000	SW District				35,000
<b>Fire Rescue</b>								
8	Fire Engine	25	285,000	1 Cent Sales Tax				285,000
9	Station 3 Design/Construction	29			120,000	1,180,000		1,300,000
<b>Road and Drainage</b>								
10	Hillsborough Reconstruction	39	475,000	Road/Drainage				475,000
11	Sidewalks (sites determined by Commissioners)	40	250,000	One Cent Sales	100,000	100,000	100,000	650,000
12	Choctaw Blvd	41	480,000	Road/Drainage				480,000
13	Jockey Club Stormwater	43	100,000	Road/Drainage				100,000
14	Biscayne Gardens Stormwater	44	77,000	CDBG				77,000
15	Biscayne Blvd Pedestrian Bridge	45	220,000	1 Cent Sales				220,000
16	Estates Stormwater Drainage	46	125,000	Road/Drainage				125,000
17	Mullen Center, interior improvements		10,000	General Fund				10,000
	Sumter Widening	48	520,000	SaleTax/Imp fee	2,500,000	2,500,000		5,520,000
18a	Sumter Widening						8,000,000	8,000,000
19	Toledo Blade/Price Improvements					550,000	600,000	1,150,000
<b>Water and Sewer Utilities</b>								
	WTP Upgrades per Master Plan	70	450,000	Utility R&R				450,000
21	Transmission Line Improvements	75	250,000	Utility R&R	250,000	250,000	250,000	1,250,000
21a	Improve. per Master Plan/neighborhood line ext.			bond issue	3,000,000	3,000,000	3,000,000	9,000,000
22	Oversize/Reroute lines	76	350,000	Utility R&R	150,000	150,000	150,000	950,000
23	Complete ASR Well		998,000	Utilities/WFMD				998,000
<b>One Cent Sales Tax-City Wide</b>								
25	Police Stat Design/Const./Furn	80	300,000	1 Cent Sales Tax	2,400,000			2,700,000
26	City Hall Design/Const./Furn	81	400,000	1 Cent Sales Tax	6,000,000			6,400,000



		FY01-02	Funding Source	FY02-03	FY03-04	FY04-05	FY05-06	Totals
27 Community Parks	82	85,000	1 Cent Sales Tax		800,000	800,000		1,685,000
28 Creek Land	83	100,000	1 Cent Sales Tax	100,000				200,000
29 800Mhz Communication system	86	1,000,000	1 Cent Sales Tax					1,000,000
Other City Improvements								
	87							-oOIR
30 Four Lane Price Blvd	89				1,000,000	12,000,000		13,000,000
31 Myakkahatchee Creek Master Plan		70,000	DEP Trust fund					
32 US 41 Corridor	90		TIF	2,785,250				2,785,250
33 Water and Sewer Line Extension	91		Bond		3,000,000	3,000,000	3,000,000	9,000,000
34 Blue Ridge Park -Phase II per Master plan	92	25,000	Parks Impact Fee					25,000
35 RESERVEDoOIRR								
36 Narramore Park Parking area		25,000	Parks Impact Fee					
37 LaBrea Park Parking Area	93	10,000	Parks Impact Fee					10,000
38 LaBrea Park T-Ball Field Upgrade	94	50,000	Parks Impact Fee					50,000
39 Mullen Center Restrooms (outdoor)	95	70,000	Parks Impact Fee					70,000
40 US-41 Gateway Project		249,000	ISTEA					
Total		7,297,100		15,133,770	11,645,000	8,980,000	27,265,000	70,320,870b2Yr