



City of North Port
NEIGHBORHOOD DEVELOPMENT SERVICES DEPT.

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MEMORANDUM

TO: Jonathan Lewis, City Manager

THRU: Scott Williams, Director

THRU: Michele Norton, Planning Manager

FROM: Mary McNish, Planner & Josh Pelfrey, Planning Intern

SUBJECT: Project Summary Memorandum-Low Income Housing Tax Credit Program Applications

DATE: October 17th, 2016

Recommended Action

Approve to contribute allocations of \$50,000, either monetary or in-kind, to support applications for the 2016/2017 City of North Port Contribution Reservation process for the State of Florida Low Income Housing Tax Credit Program (LIHTC).

Background

On October 17th, all accepted applications were reviewed by a panel of City staff from Fire, Public Works, Engineering, Economic Development and the Planning Division. Staff evaluated each project individually on a point based system to ensure that the needs of the community were considered as comprehensively and objectively as possible.

Assessments were made on project location, housing need, project characteristics, developer experience and financial ability, and overall project feasibility. Project similarities were separated by factors such as the projects consistency with the neighborhood character, the shovel readiness of the project, amenities offered, and the ability to provide synergy to transform the neighborhood or activity center.

Findings

Five complete applications were submitted that met the threshold criteria as approved by Commission. Project proposals were rated on a point system based on five factors; Location of proposed site (2 points), Housing need being fulfilled (2 points), Characteristics of the structures being proposed (3 points), the Experience of the applicants (3 points), Overall Project feasibility (2 points), and a series of Tie Breaking elements to consider should the other aspects yield multiple projects of merit but no definitive 'winner'.

Project Name

Applicant # 1
Creighton Creek Senior Apartments
1651 W. Price Blvd
Beneficial Communities-Colliers International

Score

38 points

The project location is south of Price Boulevard and west of Citizens Parkway. The vacant 8.4-acre site is in close proximity to a grocery store, restaurants, and a pharmacy. Bus Route 28 is a block east of the site near the intersection of Price and Toledo Blade. The parcel is zoned PCD and is part of Activity Center 5.

Creighton Creek Senior Housing will consist of a three-story apartment building with 90 units and an attached leasing office/club house. There will be 45 of the 1 bedroom/1 bath units and 45 of the 2/bedroom/1 bath units. The units will vary in size from 800 sf for the single bedroom up to 950 sf for a 2 bedroom. This will be a 55+ age restricted community for low income seniors.

Access to the development will be from Citizens Parkway. The circular drive leads to a porte-cochere that enters into the leasing office. Rental rates are based on bedroom size and will range from \$400 at the low end and up to \$750 per month at the high end.

The project amenities include a club house with an exercise room, computer lab, movie theatre, game room and laundry area. Outdoor amenities include a pool and a walking trail along the Creighton Waterway. The trail circles the retention pond with a water fountain. Park benches will be placed along the way for rest and relaxation. Several bike racks are located around the project and 140 parking spaces are available on the south, east and north sides of the lot.

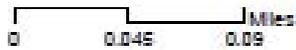
Energy conservation efforts such as energy efficient appliances, windows, EPA certified water sense faucets, toilets and shower heads will be used. The building will be LEED or Florida Green Builder certified.

A Development Master Plan will be required prior to a Major Site Plan approval. The applicant will comply with City architectural requirements for Activity Center 5.

The applicants have completed similar projects in the past and have shown an adequate and complete application.

Staff Review and Findings

Staff was resistant to the age segregation which was the core of the project. Issues were also found with the location being distant from existing public transportation routes (though such routes could be expected to change to accommodate the new population if needed).



Bill Furst

Sarasota County Property Appraiser



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site plan

Project Name

Applicant #2
Spring Cove
Housing Trust Group, LLC
US 41-Pan American

Score

48 points

Spring Cove will consist of 92 units in 4 three-story apartment buildings. The size of units will vary from 700 square feet up to 1,050 square feet. The unit mix will range from one to three bedroom apartments for both families and seniors. All residents must be 60% below the area's median income.

The site is a vacant 48.5-acre parcel just north of Tamiami Trail and east of Pan American Boulevard. The proposed project will use a 6.5-acre portion of the parcel located at the end of Children's Way. The proposed development is near a grocery store, bus stop and adjacent to the County Health Department. The Head Start Program is within walking distance. The parcel is zoned PCD and is part of Activity Center #1.

The applicant plans to incorporate several energy efficient features to the project such as Energy Star appliances, Energy Star lighting in open and common areas, water saving showerheads and faucets, low VOC paint, and Green Label certified carpet and pads.

This project offers several amenities and services such as a club house, a computer lab, and an exercise room. The buildings are centered around a pool and outdoor play area. There is an area designated for a fenced in dog park. The applicant is including an onsite after school program for children. Quarterly scheduled workshops/meetings will be provided for an employment assistance program. A family support coordinator will be available at no cost to the residents.

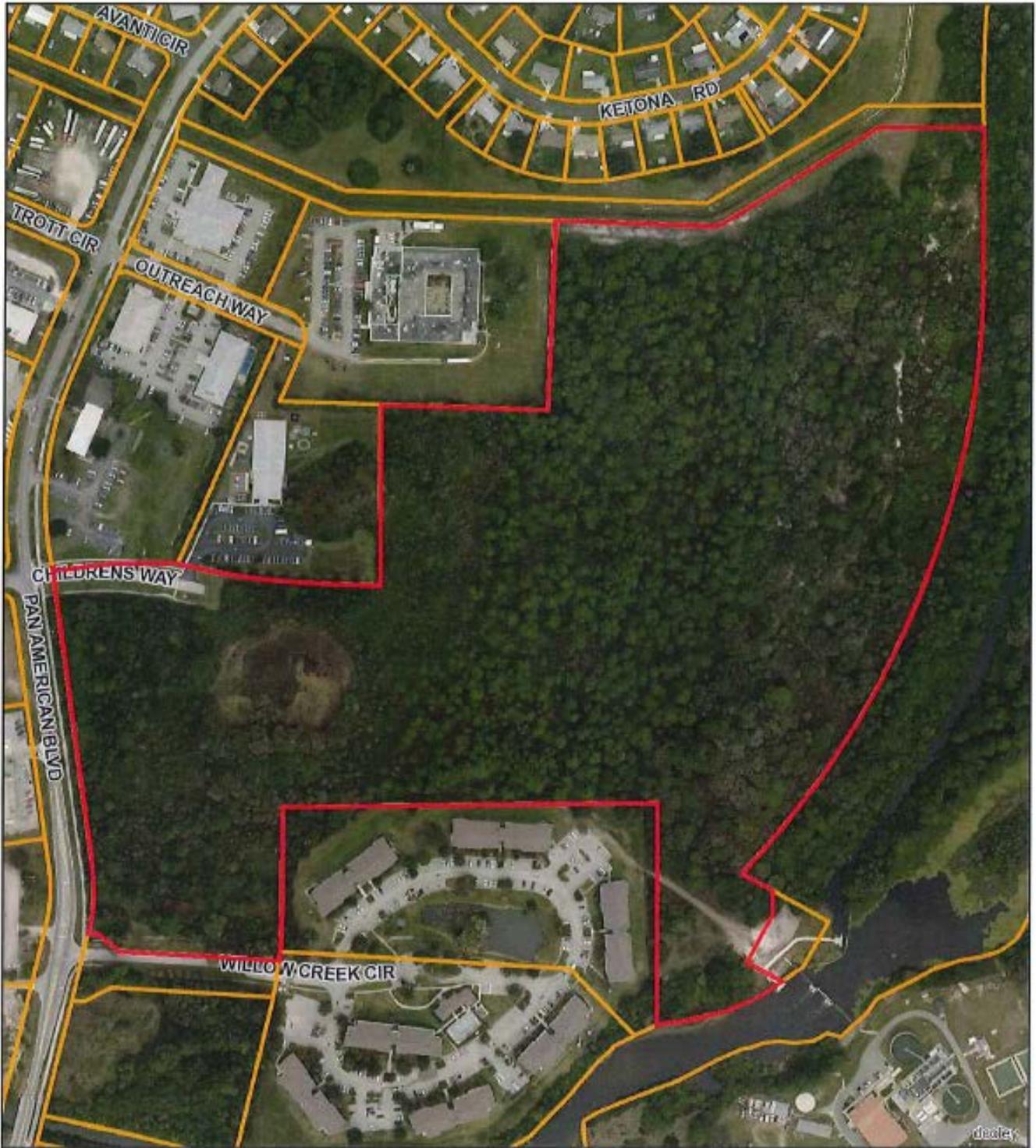
The applicant, Housing Trust Group, LLC, has completed similar projects throughout the state of Florida. A purchase and sale agreement for the 6.5 acres on the parcel has been recently signed and is shown as Section 3.6 Site Control on the application documents.

A Development Master Plan will be required prior to a Major Site Plan approval. The applicant will comply with City architectural requirements for Activity Center 1.

The applicants have completed similar projects in the past and have shown an adequate and complete application.

Staff Review and Findings

With the overall highest score the staff felt that it best suited the needs of the chosen area with a close proximity to numerous existing government services. It was hoped that the existing services would be a good compliment to the amenities being brought in. The area is in need of affordable housing and this seems an excellent fit.



0 0.04 0.08 Miles

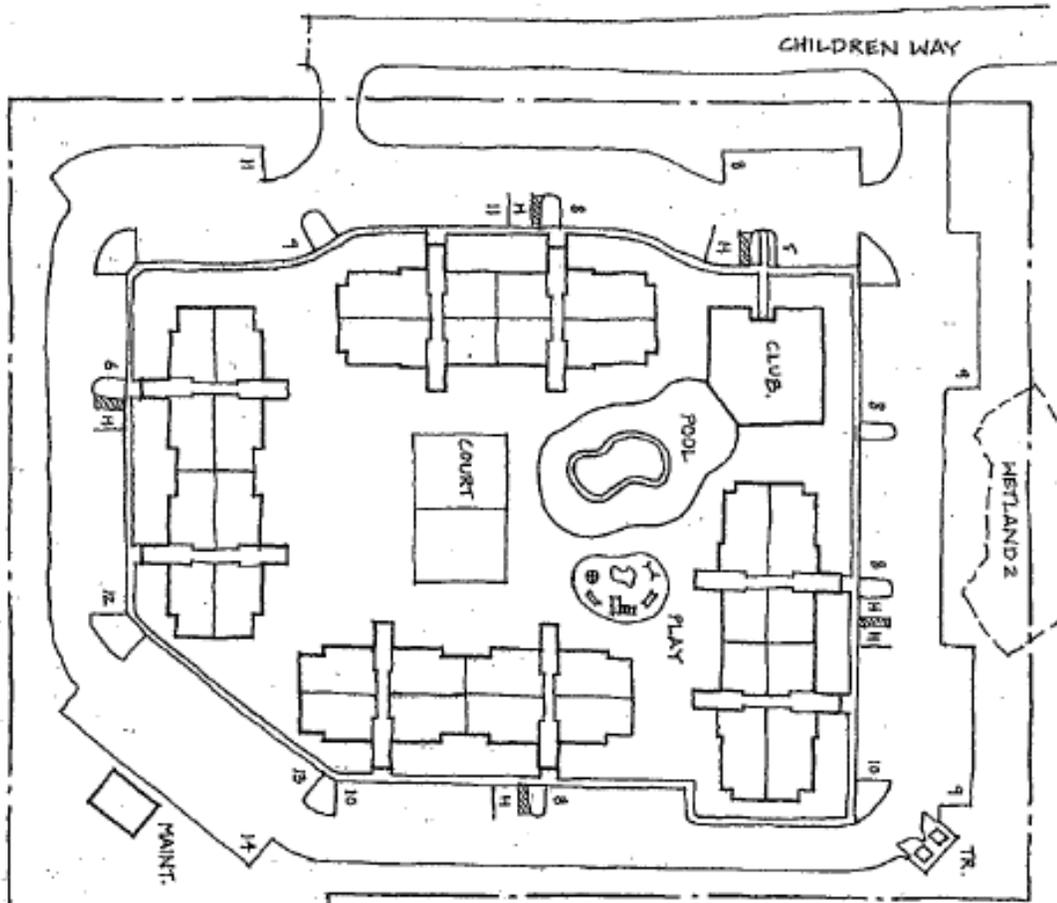
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SPRING COVE
 MULTIFAMILY APARTMENTS, NORCHPORT, FL.
 © FULLEBERG KOCH, LLC



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SITE DATA

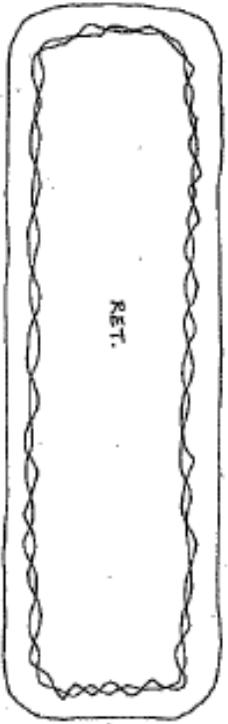
4 3-STORY RES. BLDGS
 1 STORY CLUBHS/MAINT.

UNIT MIX

ONE BED	24
TWO BED	44
THREE BED	24
TOTAL	92 UNITS

PARKING

REQ'D	150
PROV'D	159



CONCEPT SITE PLAN
 SCALE: 1" = 60'
 0' 10' 60' 120'

Project Name

Applicant # 3
Toledo Place
Picerne Development Corporation of Florida
1191 W. Price Blvd

Score

36.5 points

This project is located south of Price Boulevard and east of Citizens Parkway. The 12.6-acre site will be divided into two separate lots with this project at the northern portion. The site is zoned PCD and resides in Activity Center 5.

The applicant is proposing to construct a 3-story apartment building to accommodate 100 units of various sizes. This project is an age restricted community for seniors 55 and older. There will be 50 one-bedroom units between 625-670 square feet and 50 two-bedroom units at 910-970 square feet.

Three attached buildings are centered around a pool and cabana. The club house will offer a library, activity room and community center. Services may include daily activities, computer training and literacy training.

The project will adhere to all Florida Housing Finance Corporation standards and constructed to meet the requirements for the National Green Building Standard.

142 parking spaces will be designed on the east side of the building, with access from Citizens Parkway.

The location is in walking distance to a grocery store, pharmacy, and restaurant.

The applicants have completed similar projects in the past and have shown an adequate and complete application.

Staff Review and Findings

This project showed the least enthusiasm. While its location was proximate to similar amenities of other projects (1,3,4, and 5 are in close proximity) it again had the issue of being a seniors' only facility, and there were additional issues with the design of the parking lot and access to the lot.



0 0.02 0.04 Miles

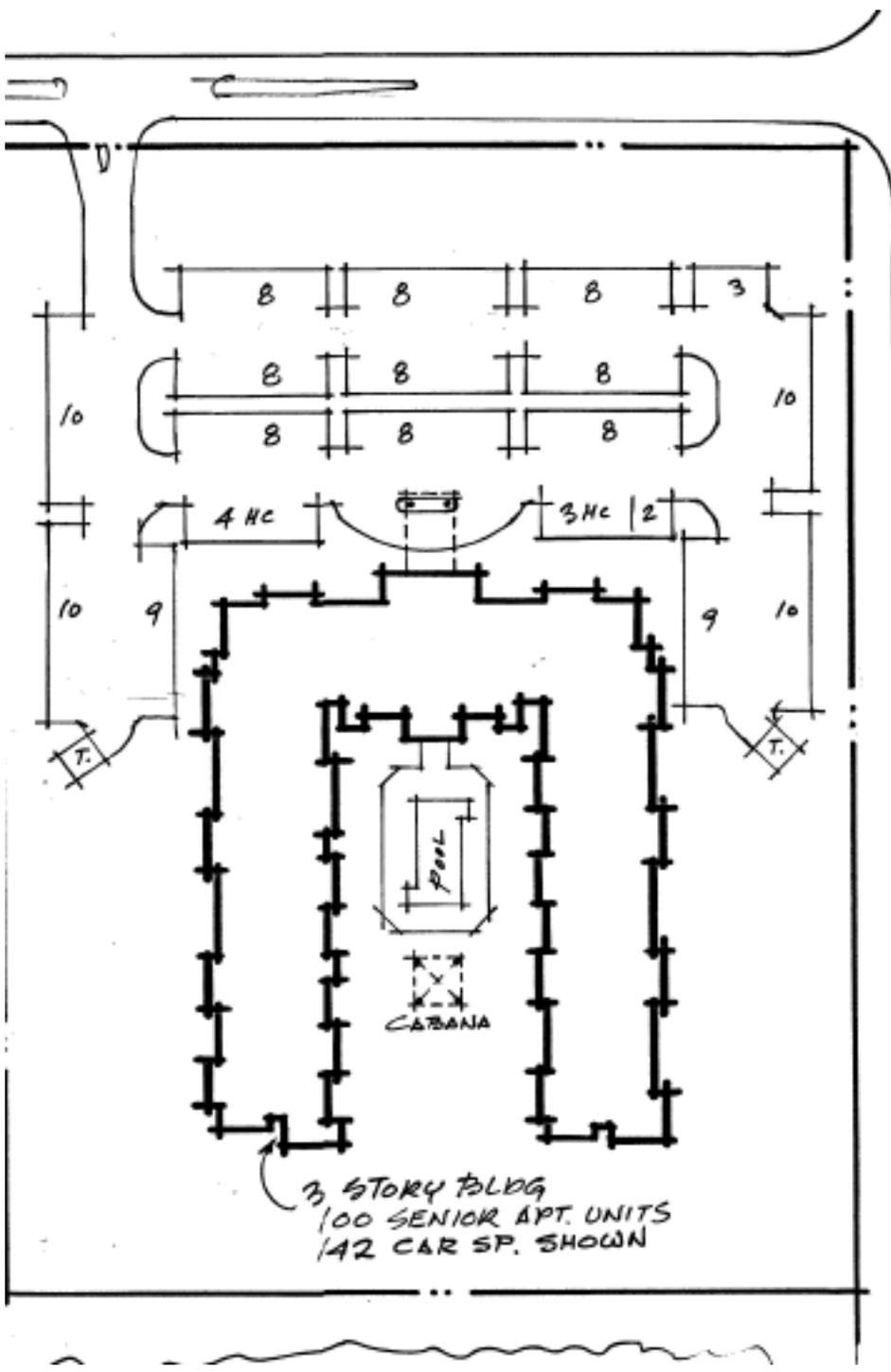
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Project Name

Applicant # 4
Picerne Development Corporation of Florida
The Pointe at Price Crossing
Price & Citizens Parkway

Score

39 points

This project is located east of Citizens Parkway and south of Price Boulevard directly across from Fire Station # 84.

The applicant is proposing to design 123 units in five 3- story apartment buildings plus a club house. The target market is for low income families. One, two and three bedroom options will be available. Rental rates will be determined by square footage and income.

An outdoor play area for the children will be constructed in the court yard centered around the buildings. It will include a covered picnic area and dog park. The club house offers a library, community center and activity room. Other services may include computer training, literacy training, and an afterschool program for children at no additional cost.

The project consists of 60 two-bedroom, two bath units and 63 three-bedroom, two bath units. The project will adhere to all Florida Housing Finance Corporation standards, and constructed to meet the requirements for the National Green Building Standard.

The applicants have completed similar projects in the past and have shown an adequate and complete application.

Staff Review and Findings

This project had some value as it appealed to family residents rather than being a segregated for seniors' facility, however the amenities were limited, it was not a good fit for the location, and it was not as proximate to the Toledo Blade elementary school as another project which was looked on more favorably.



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Project Name

Applicant # 5
Picerne Development Corporation of Florida
The Pointe at Toledo Village
Suncoast Plaza

Score

43 points

The project location is east of Toledo Blade and south of Price Boulevard. Tracts C-1 and C-2 of Suncoast Plaza II will be combined to create this 17.8-acre development.

The proposed development is a 123-unit apartment complex containing 8 three-story buildings and a club house facility. There will be 60 2 bedroom units ranging from 1,100 to 1,200 square feet in size and 63 three bedroom units roughly 1,325 square feet in size. Additional amenities include a fenced play area ("Tot Lot"), a picnic pavilion, and a dog park. Some units will be equipped with handicap amenities such as grab bars and roll in showers.

Building amenities will include, but not be limited to, a library, community center, and activity room. Other services may include computer training, literacy training, and an afterschool program for children at no additional cost.

The chosen site is closest to shovel ready and would be quick to begin construction.

The applicants have completed similar projects in the past and have shown an adequate and complete application.

Staff Review and Findings

This project had some value as it is the second highest rated because of its readiness to be built, its close proximity to Toledo Blade Elementary, and the future technical college. This also couples well with a developing commercial strip along Toledo Blade Blvd.



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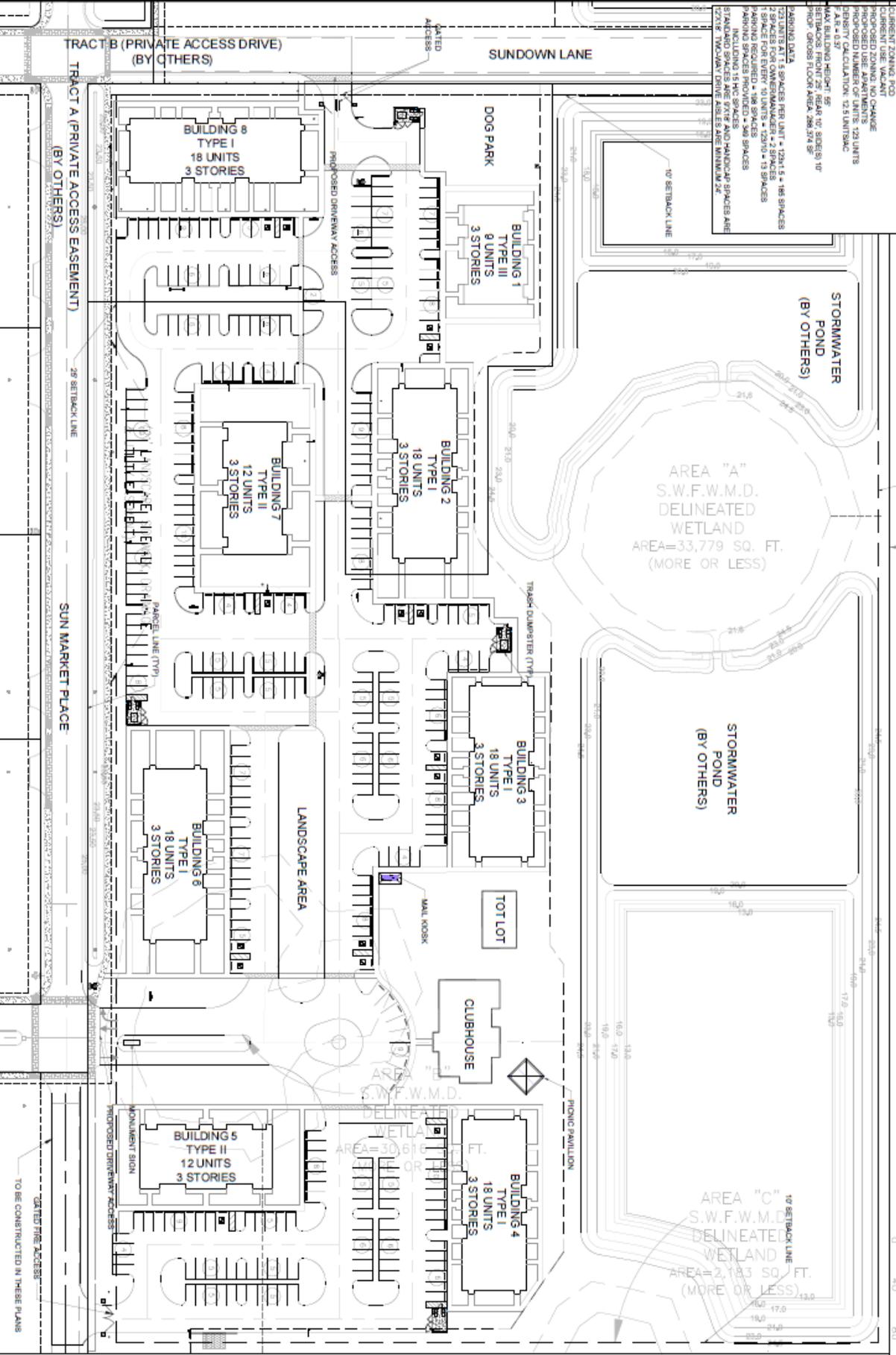
NOTES:
 THIS PROJECT IS LOCATED WITHIN A C-1 ZONING DISTRICT.
 TOTAL PROJECT AREA: 17.88 ACRES
 TOTAL BUILDING AND "T" FROM PARCEL 1203 700015H
 CURRENT ZONING: C-1
 CURRENT USE: VACANT
 PROPOSED ZONING: NO CHANGE
 PROPOSED NUMBER OF UNITS: 123 UNITS
 DENSITY CALCULATION: 123 UNITS/AC
 F.A.R. = 0.37
 MAX. BUILDING HEIGHT: 65'
 MAX. BUILDING FOOTPRINT AREA: 100,000 SQ. FT.
 MINOR GROSS FLOOR AREA: 286,374 SF

LOADING DATA:
 2 SPACES PER UNIT = 1201 S.F. - 18 SPACES
 2 SPACES FOR CANNEDWARE = 4 SPACES
 1 SPACE FOR EVERY 10 UNITS = 1230 - 13 SPACES
 PARKING REQUIRED = 188 SPACES
 INCLUDING 15 AND 20 SPACES
 INCLUDING 15 AND 20 SPACES
 STANDARD SPACES ARE 5'X10' AND HANDICAP SPACES ARE 5'X12'
 TRUCK/ TRAILER DRIVE ASSES ARE MINIMUM 24'

10' SETBACK LINE
 80' (60' WIDE PRIVATE ROAD) (NOT OPEN)
 (60' ACCESS & PUBLIC UTILITY EASEMENT)

AREA "A"
 S.W.F.W.M.D.
 DELINEATED
 WETLAND
 AREA = 33,779 SQ. FT.
 (MORE OR LESS)

10' SETBACK LINE
 AREA "C"
 S.W.F.W.M.D.
 DELINEATED
 WETLAND
 AREA = 2,183 SQ. FT.
 (MORE OR LESS)



N90°00'00"W 968.65'

WATERMARK ENGINEERING GROUP, INC.
 3000 CITY CENTER BLVD., SUITE 1000, FT. LAUDERDALE, FL 33307
 TEL: (954) 432-2100, CERTIFICATE OF AUTHORIZATION #2186

PICERNE APARTMENTS
 NORTH PORT, FL

PICERNE CONCEPT 1

DATE: 01/11/2024
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO: [Number]
 SHEET NO: C-1

C-1