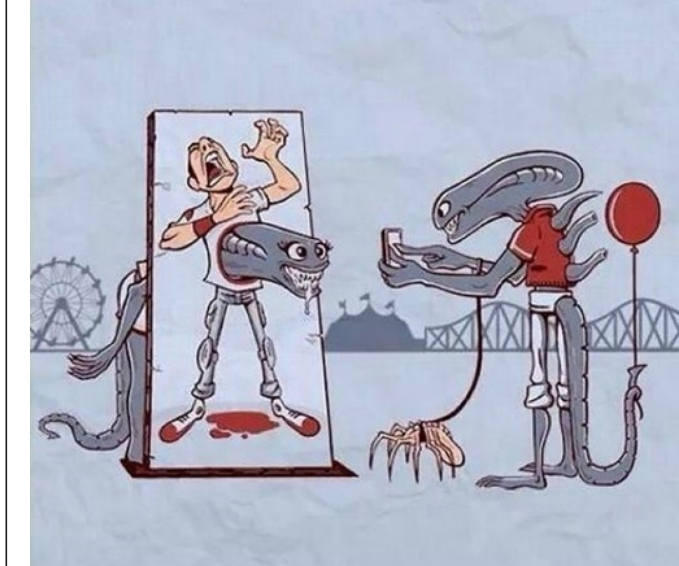
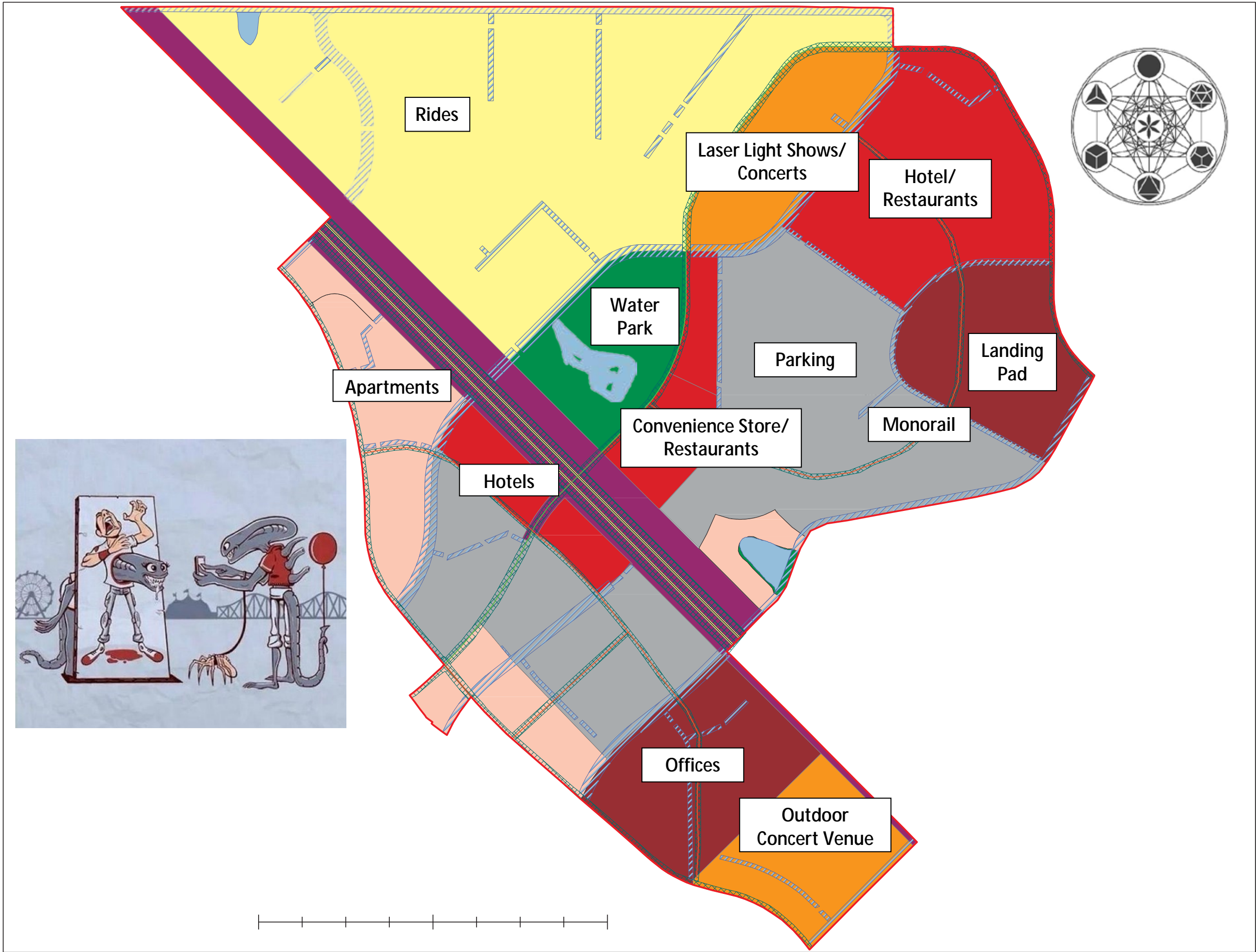


Activity Center Six

Proposed Earthly Delights Theme Park

Exhibit A: Site Plan



in coordination with the
Interstellar Galactic Federation

October 2018

for reference purposes only and is not to be construed as a legal document.
Any reliance on the information contained herein is at the user's risk.
The City of North Port and its agents assume no responsibility for any use of the information
contained herein or any loss resulting there from.



CITY OF NORTH PORT
Neighborhood Development Services
Planning Division
4970 City Hall Boulevard
North Port, FL 34286-4100
www.cityofnorthport.com
Phone (941) 429-7156

DATE RECEIVED – DATE STAMP
CITY OF NORTH PORT
PLANNING
SEP 20 2018
RECEIVED

DEVELOPMENT MASTER PLAN APPLICATION

Upon making any application to the City for any reason, the applicant agrees to comply with all the requirements of the Unified Land Development Code and further agrees to allow authorized city staff and personnel to enter and inspect the property during normal business hours

Date Application Received: 9/20/18 Accepted by: QJ Project No: DMP 18 7734

Above to Be Completed by Planning Staff

P.P. xyz

Project Name: Earthly Delights Amusement Park

Name of Applicant: Jack Parsons Whitehead

Name of Corporation/LLC (If Applicable): Space Port, LLC

Street Address: 75215 Next Deminsion Drive

City: Roswell State: NM Zip Code: 88201

Phone: 575-867-5309 FAX No. E-mail: JPWstarchild@aol.com

Name of Property Owner: (if different from the applicant above) Thomas Cruise

Street Address: 123 Main Street

City: Tampa State: FL Zip Code: 44444

Phone: 813-555-5757 FAX No. E-mail: TC@stardom.com

Name of Architect: (If Applicable)

Street Address:

City: State: Zip Code:

Phone: FAX No. E-mail:

Name of Engineer: (If Applicable)

Street Address:

Has this property received variance, waiver or special exception use permit approval?

No: ☒ Yes: _____ If yes, please describe: _____

Adopted Future Land Use Map Designation: Activity Center

Existing Zoning Map Designation: PCD

Is the property located in an Activity Center or Town Center? Yes ☒ No _____ If yes, what Activity Center 6

Is property located near a Gateway? No: ☒ Yes: _____ (distance) _____ feet

If yes, please indicate which one _____

Existing land use (e.g., house, commercial structure, vacant): _____

Surrounding existing land uses/zoning of adjacent properties:

North: _____

South: _____

East: _____

West: _____

Provide the following information relative to the proposed development: (Answer all that apply)

300 Total acres

50 Total wetland acres

250 Total recreational/open space

_____ Floor area ratio or dwelling units / acre

_____ Percentage of lot coverage by buildings

_____ Percentage of acres devoted to open space and storm water requirements

_____ Total commercial acres _____ Total building square footage of commercial use

_____ Total residential acres _____ Total number residential units

_____ Total government acres _____ Total building square footage of government use

_____ Total industrial acres _____ Total building square footage of industrial use

FIRE & RESCUE:

Nearest Fire Hydrant: _____ (feet)

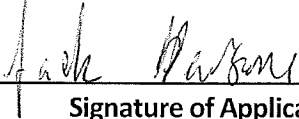
TRAFFIC:

List the Roadways immediately serving the site:

stage.

No: ☒ Yes: ☐ Please indicate which ones: _____

***All of the information provided on this application is true and correct to the best of my knowledge.**



Signature of Applicant

9/20/18

Date

Jack Parsons

Print Applicant Name

Salutations North Port Citizenry,

My name is Jack Parsons, billionaire, special effects artist, and fireworks enthusiast. I have been named "Most Eccentric" by several national publications on their lists of influential rich people. I come to your fair city with a project that is truly glorious.

I am proposing the world's largest UFO themed Amusement Park, "Earthly Delights". Looking at North Port, we saw a large area to the North East of Interstate 75, that you call Activity Center 6, or "The Shire". This looks like an ideal area for us to build over.

To start the Park will have 40 restaurants with a showcase of food from around the world, I want to make sure that we have a full smorgasbord for the visitors, half of these will be outside the park and open to the general public with no admission fee. There will be a concert hall to feature popular music from every decade for the last hundred years, able to accommodate 8,000 people, I am not sure what the visitors will like, but I want to make sure they get a good sampling.

There will also be a museum on Earth's contributions to space flight, because I think it is important that the visitors know that Earth would like to explore other worlds. It will be next to the entrance to the park, free admittance with a ticket to the park, or a small entry fee if people just want to visit it. We have estimated it will be 10,000 square feet, but we may build more museums in the future, for world history and art from around the world. We'll see what the visitors are curious about.

For rides, there will be rocket ship themed drop towers, simple and exciting. Three roller coasters, we are thinking of theming them around different stars. There will be other big rides in the future, but I want the park to focus on its theme first and rides later.

There will be nightly firework and laser shows, to signal to the visitors that earth is here and waiting for them to come and see us. At the center of the whole development will be the park's symbol, a flashing landing pad for any UFO's in the area. Visitors will have a standing invitation to visit the park, sample the world's food and music, and meet guests. Maybe they will stop over at Warm Mineral Springs to relax after the park.

I am requesting waivers from noise and light pollution regulations, the firework and laser displays are critical to the park's function of signaling to potential visitors. The park will also need utilities to be run to it, as much as the city can handle, I will spare no expense to make sure all the roads, pipes, and lines run in and out of the park. I also want to build multiple hotels that will need waivers from height restrictions.

Earthly Delights will employ an estimated 7,000 people on both full and part time levels and will be a source of international tourism and investment. I have gathered a list of enthusiastic investors from my church to come in and pay for an over hall of the city's sewer, water, and road systems to ensure that the sudden growth will be properly absorbed.

Ultimately, we hope to extend a high-speed light rail system down to Punta Gorda airport, and beyond down to Fort Myers airport. We are hoping that North Port will work with the other counties and cities to help us with the project. Parking will be handled by multiple garages, but I would be willing to hear North Port's suggestions for alternatives.

I feel that visitors from all over the universe will want to come and sample Earthly Delights, and I think North Port is just the place for me to build this showcase of the world's best and bid them, "bah weep grom weep nini bong".

Sincerely,

Jack Parsons, Billionaire, Special Effects Artist, Fireworks Enthusiast, EdD

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the ____ day of September, 2018, by Thomas Cruise, whose address is 123 Main Street, Tampa, Florida, 44444 ("Grantor") to Jack Parsons, whose address is 1313 Roswell Landing, North Port, Florida, 33333 ("Grantee").

WITNESSETH; That Grantor, for and in consideration of the sum of Ten and More Dollars (\$10.00 and more), to it in hand paid by Grantee, the receipt of whereof is acknowledged, hereby conveys, grants, and transfers to Grantee, its successors and assigns forever, the real property (inclusive of the land and all buildings and improvements thereon) situate, lying, and being in the County of Sarasota, State of Florida, which real property is more particularly described in Exhibit A attached hereto ("Property").

AND GRANTOR does hereby warrant the title to the Property and will defend the same against all claims of all persons and entities whomsoever claiming by, through, or under Grantor, but not otherwise, subject to all matters of record, including any and all covenants, easements, rights of way, restrictions, real property taxes and assessments not yet due and payable, and any state of facts disclosed by a survey and/or inspection of the Property, Grantee accepts Property in its "as is" condition.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name as of the day and year first above written.

Signed and sealed in the presence of:	

Signature of Witness	
Fox Mulder	

Printed Name of Witness	

Signature of Witness	
Dana Scully	

Printed Name of Witness	

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this ____ day of September, 2018, by Thomas Cruise.



Notary Public

Exhibit A TO DEED

Legal Description

VACANT PARCEL

A parcel of land lying in Section 13, Township 13 South, Range 13 East, Sarasota County, Florida, being more particularly described as follows:

300 acres located northeast of Interstate 75 in Sarasota County, Florida.

CITY OF NORTH PORT, FLORIDA
DEVELOPMENT ECONOMIC AND FISCAL IMPACT MODEL
Earthly Delights Fiscal Impact Model
SUMMARY OF ECONOMIC AND FISCAL IMPACTS

I. OPERATING REVENUE IMPACT	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 21 - 25</u>	<u>Years 26 - 30</u>	<u>Years 1 - 30</u>
A. Ad Valorem Taxes	\$47,904,853	\$102,433,772	\$118,460,065	\$131,040,849	\$142,964,199	\$154,773,226	\$697,576,965
B. Other Taxes	\$739,354	\$1,487,014	\$1,729,572	\$1,729,572	\$1,729,572	\$1,729,572	\$9,144,655
C. Permits, Fees, & Special Assessments	\$854,041	\$1,717,677	\$1,997,859	\$1,997,859	\$1,997,859	\$1,997,859	\$10,563,155
D. Intergovernmental Revenue	\$1,009,275	\$2,029,889	\$2,360,999	\$2,360,999	\$2,360,999	\$2,360,999	\$12,483,162
E. Charges for Services	\$7,947,191	\$15,983,662	\$18,590,874	\$18,590,874	\$18,590,874	\$18,590,874	\$98,294,348
F. Fines & Forfeitures	\$15,169	\$30,509	\$35,485	\$35,485	\$35,485	\$35,485	\$187,619
G. Miscellaneous Income	\$148,468	\$298,604	\$347,312	\$347,312	\$347,312	\$347,312	\$1,836,318
TOTAL OPERATING REVENUE IMPACT	\$58,618,353	\$123,981,127	\$143,522,166	\$156,102,950	\$168,026,300	\$179,835,327	\$830,086,222
II. OPERATING EXPENDITURE IMPACT	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 21 - 25</u>	<u>Years 26 - 30</u>	<u>Years 1 - 30</u>
General Government	\$4,676,818	\$9,406,176	\$10,940,486	\$10,940,486	\$10,940,486	\$10,940,486	\$57,844,936
Economic Environment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Physical Environment	\$871,419	\$1,752,627	\$2,038,511	\$2,038,511	\$2,038,511	\$2,038,511	\$10,778,088
Human Services	\$111,667	\$224,589	\$261,223	\$261,223	\$261,223	\$261,223	\$1,381,148
Transportation	\$1,839,143	\$3,698,946	\$4,302,308	\$4,302,308	\$4,302,308	\$4,302,308	\$22,747,321
Public Safety	\$4,647,693	\$9,347,597	\$10,872,352	\$10,872,352	\$10,872,352	\$10,872,352	\$57,484,699
Culture/Recreation	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital	\$1,670,018	\$3,358,797	\$3,906,675	\$3,906,675	\$3,906,675	\$3,906,675	\$20,655,515
Debt & Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING EXPENDITURE IMPACT	\$13,816,757	\$27,788,732	\$32,321,555	\$32,321,555	\$32,321,555	\$32,321,555	\$170,891,708
III. NET OPERATING SURPLUS/DEFICIT	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 21 - 25</u>	<u>Years 26 - 30</u>	<u>Years 1 - 30</u>
	\$44,801,595	\$96,192,395	\$111,200,611	\$123,781,395	\$135,704,745	\$147,513,772	\$659,194,513
IV. AD VALOREM INCREMENTAL REVENUE	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 21 - 25</u>	<u>Years 26 - 30</u>	<u>Years 1 - 30</u>
	\$45,509,611	\$97,312,084	\$112,537,062	\$124,488,807	\$135,815,989	\$147,034,565	\$662,698,117
V. TOTAL IMPACT FEES	<u>Years 2 - 6</u>	<u>Years 7 - 11</u>	<u>Years 12 - 16</u>	<u>Years 17 - 21</u>	<u>Years 22 - 26</u>	<u>Years 27 - 31</u>	<u>Years 2 - 31</u>
Law Enforcement	\$84,297	\$9,272	\$0	\$0	\$0	\$0	\$93,569
Fire	\$328,431	\$129,282	\$119,430	\$0	\$0	\$0	\$577,143
Parks & Recreation	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transportation	\$2,638,197	\$901,490	\$791,350	\$0	\$0	\$0	\$4,331,037
Solid Waste	\$89,670	\$32,545	\$29,000	\$0	\$0	\$0	\$151,215
General Government	\$228,009	\$89,727	\$82,880	\$0	\$0	\$0	\$400,616
TOTAL IMPACT FEES	\$3,368,603	\$1,162,317	\$1,022,660	\$0	\$0	\$0	\$5,553,580
VI. UTILITY CONNECTION FEES	<u>Years 2 - 6</u>	<u>Years 7 - 11</u>	<u>Years 12 - 16</u>	<u>Years 17 - 21</u>	<u>Years 22 - 26</u>	<u>Years 27 - 31</u>	<u>Years 2 - 31</u>
Water	\$937,703	\$104,600	\$1,512	\$0	\$0	\$0	\$1,043,815
Wastewater	\$1,277,558	\$142,511	\$2,060	\$0	\$0	\$0	\$1,422,129
TOTAL CONNECTION FEES	\$2,215,261	\$247,111	\$3,572	\$0	\$0	\$0	\$2,465,945
VII. SUMMARY OF ANNUAL ECONOMIC IMPACTS	<u>Year 5</u>	<u>Year 10</u>	<u>Year 15</u>	<u>Year 20</u>	<u>Year 25</u>	<u>Year 30</u>	
(Output and Earnings in Current Dollars)							
Direct Output From Development	\$458,143,837	\$533,253,290	\$560,494,293	\$560,494,293	\$560,494,293	\$560,494,293	
Direct Employment From Development	3,645	4,491	4,991	4,991	4,991	4,991	
Direct Earnings From Development	\$114,862,576	\$137,530,493	\$148,428,493	\$148,428,493	\$148,428,493	\$148,428,493	
Indirect Output From Development	\$230,567,280	\$266,903,181	\$278,543,261	\$278,543,261	\$278,543,261	\$278,543,261	
Indirect Employment From Development	2,288	2,378	2,147	2,147	2,147	2,147	
Indirect Earnings From Development	\$72,619,353	\$78,989,255	\$77,214,267	\$77,214,267	\$77,214,267	\$77,214,267	
Total Output From Development	\$688,711,117	\$800,156,471	\$839,037,555	\$839,037,555	\$839,037,555	\$839,037,555	
Total Employment From Development	5,933	6,869	7,138	7,138	7,138	7,138	
Total Earnings From Development	\$187,481,929	\$216,519,748	\$225,642,760	\$225,642,760	\$225,642,760	\$225,642,760	

Note: If entire jurisdiction growth forecasts are used in scenario modeling, disregard indirect and total impact categories. For this case, direct impacts represent total impacts.

From: Lafayette Hubbard, PE, Principal, HLK Engineering LLC.

To: Benjamin Newman, PE, City of North Port

RE: Earthly Delights DRI Transportation Impact Analysis and Mitigation Plan Summary

Note: This is a summary of a transportation study that was undertaken for the proposed development by HLK Engineering LLC, a licensed engineering firm operating in the State of Florida. A copy of the full study is available at the NDS-Planning Office.

Narrative:

The project area is located at the northwest corner of Interstate 75 and Yorkshire Boulevard within the City of North Port, Sarasota County Florida. The property is approximately 300 acres in size and is, at present, located within several zoning districts (Commercial General, Commercial General- Special, Residential Multifamily, Residential Two Family, and Government Use)

The existing site is undeveloped, and consists of small to mid-size trees and grasslands. There is a portion of the project area that is within a wetland area

The proposed project is to rezone the project area to Planned Community Development (PCD) and construct a large (180 acre) amusement park facility similar to Busch Gardens or Universal Island Walk with numerous ancillary uses, including the following

- 1) Approximately 410,000 square foot entertainment and shopping center that would include approximately 200,000 square feet of restaurant uses, 75,000 square feet of retail uses, 75,000 square feet of nightclub and other entertainment uses, and a 60,000 square feet (15 screen) movie theater.
- 2) Approximately 4,000 hotel rooms
- 3) An 8,000 capacity concert venue.
- 4) A 50,000 square foot office building that for executives, marketing, sales, and similar staff.
- 5) A 5,000 square foot convenience market/gas station with 12 fueling positions.
- 6) Approximately 7,000 parking spaces in two garages
- 7) A mag-lev rail facility that will connect the project area to the three regional airports (Sarasota-Bradenton, Punta Gorda, and Southwest Florida International Airport.)

The traffic impact statement will compare trip generation rates associated with land uses associated with the proposed uses on site. This comparison will be a reasonable worst case scenario in which the maximum allowed development for each zoning category is assumed based on the proposed development in the site. This document will also discuss several mitigation measures that the applicant will use to limit the project's impact on the existing transportation network

Traffic Impact

Because of the complexity of the Earthly Delights Project and the number of individual uses that are part of the overall Earthly Delights development, there is a great deal of interplay between the various uses in the park area. Based on this, it is estimated that 40% of all trips that are identified as part of the development would be considered as internal capture trips, based on analysis from numerous studies from similar locations. It is also assumed that a number of the visitors to the Earthly Delights (particularly for the restaurants and gas station) will be made up of travelers passing the site on Interstate 75 (pass-by trips). Finally, the applicant has indicated that there will be a number of alternative transportation options used, including a mag-lev rail connection between the project site and regional airports, an expansion of Sarasota County Area Transit Service and Charlotte County Transit to serve the site, an agreement between the park owners and the owners of the Sunseeker resort in Charlotte Harbor that will provide bus service between the Sunseeker site and the Earthly Delights park, and various other mitigation measures, including car and van pooling for employees, staggered work shifts and flex scheduling, and the development of a bicycle share network and carshare for both the Earthly Delights park and the remainder of North Port. The applicant has also indicated that as technology changes, the development of an autonomous vehicle network for the Earthly Delights development and the region would be undertaken.

Based on these factors, it is estimated that the project will generate a net of 38,337 daily trips once pass-by trips, internal capture, and alternative modes of travel are considered. This would include a minimum of 2,325 PM peak hour trips, as shown in Table 1.

Table 1. Trip Generation Table

Use Number	Use Name	Measure Type	Daily Rate	PM Peak Rate	Number of Units	# OF 24 Hour Trips	PM Peak Trips	PM Peak IN	PM Peak Out	Notes
330	Resort Hotel	Occupied Rooms	13.43	0.49	3800	51034	1862	801	1061	Based on Saturday at 95% occupancy
445	Multiplex Theater	Screens	153.33	20.22	15	2300	303	121	182	
460	Arena	Employees	10	NA	400	4000	NA			Closest proximation to music venue, Events will take place outside of PM Peak
480	Amusement Park	Employees	8.33	0.5	2000	16660	1000	610	390	
715	Single Tenant Office Building	Employees	3.62	0.5	200	724	100	15	85	
820	Shopping Center	KSF	42.97	3.37	75	3221	253	124	129	
931	Quality Restaurant	KSF	89.95	7.49	70	6297	524	351	173	Low Turnover/More than One Hour
932	High Turnover/Sitdown Restaurant	KSF	127.15	11.15	50	6358	558	329	229	
925	Drinking Place	KSF	NA	11.34	75		851	561	289	
944	Service Station W. Convenience Mart	Fuel Position	162.78	13.38	12	1953	161	80	80	
Subtotal						92547	5612	2992	2618	
	Less Passby (13.7%)					12679	769	410	359	Based on ITE
Subtotal						79868	4843	2582	2259	
	Less Internal Capture (40%)					31947	1937	1033	904	Based on ITE Florida Average
Subtotal						47921	2906	1549	1354	
	Less Alternative Method (20%)					9584	581	310	271	Rail, Vanpool, SCAT, Bike/Ped
Final Total						38337	2325	1239	1084	

2. Trip distribution:

With the site's location on Interstate 75, it is assumed that the majority of trips (80%) that would be created by the park site would be via Interstate 75. 10% of the trips would come via Yorkshire Blvd and an additional 10% would come to the site via a frontage road along Interstate 75 that would extend to Kings Highway in DeSoto County. Of the Interstate 75 trips, it is estimated that half of these trips would be northbound trips, most of which would funnel into the North Port roadway network at the Toledo Blade and Sumter exits. The applicant has indicated that he will provide all proportionate share funding to improve the local roadways, as described in the narrative. A map of the transportation impacts of the development are included in the overall Transportation Impact Study document that is on file with the City.

Earthly Delights Development of Regional Impact- Hurricane Evacuation Plan

According to the Florida Department of Emergency Management's Hurricane Evacuation Zone map, the proposed location for the Earthly Delights Development of Regional Impact is located in zones D (typically requiring a minimum of a category 4 storm to evacuate) and Zone E (Category 5). While the need to evacuate the site is limited, the probability does exist. If an evacuation event were to occur, in addition using Interstate 75 via the Yorkshire exit, the applicant has proposed to construct an additional east-west two lane roadway extending from Yorkshire Boulevard to King's Highway in DeSoto County that would allow for evacuation to points northward. The applicant is currently negotiating with landowners in order to acquire the right of way to construct the roadway and will be working with DeSoto County to gain approvals to build the roadway once land is acquired.

In addition, the applicant proposes to construct all buildings, structures, and transportation facilities to withstand up to a 400 mile per hour impact. The applicant has not disclosed the exact nature of these materials but has assured us that it is not something that is currently available locally but would meet Florida Building Code standards.



Prepared by NDS/Planning Division
September 25, 2018

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.