



A C H I E V E A N Y T H I N G



CENTRAL PARC AT NORTH PORT



Central Parc at North Port

Comprehensive Plan Amendment
Rezone

Text Amendment
Development Master Plan

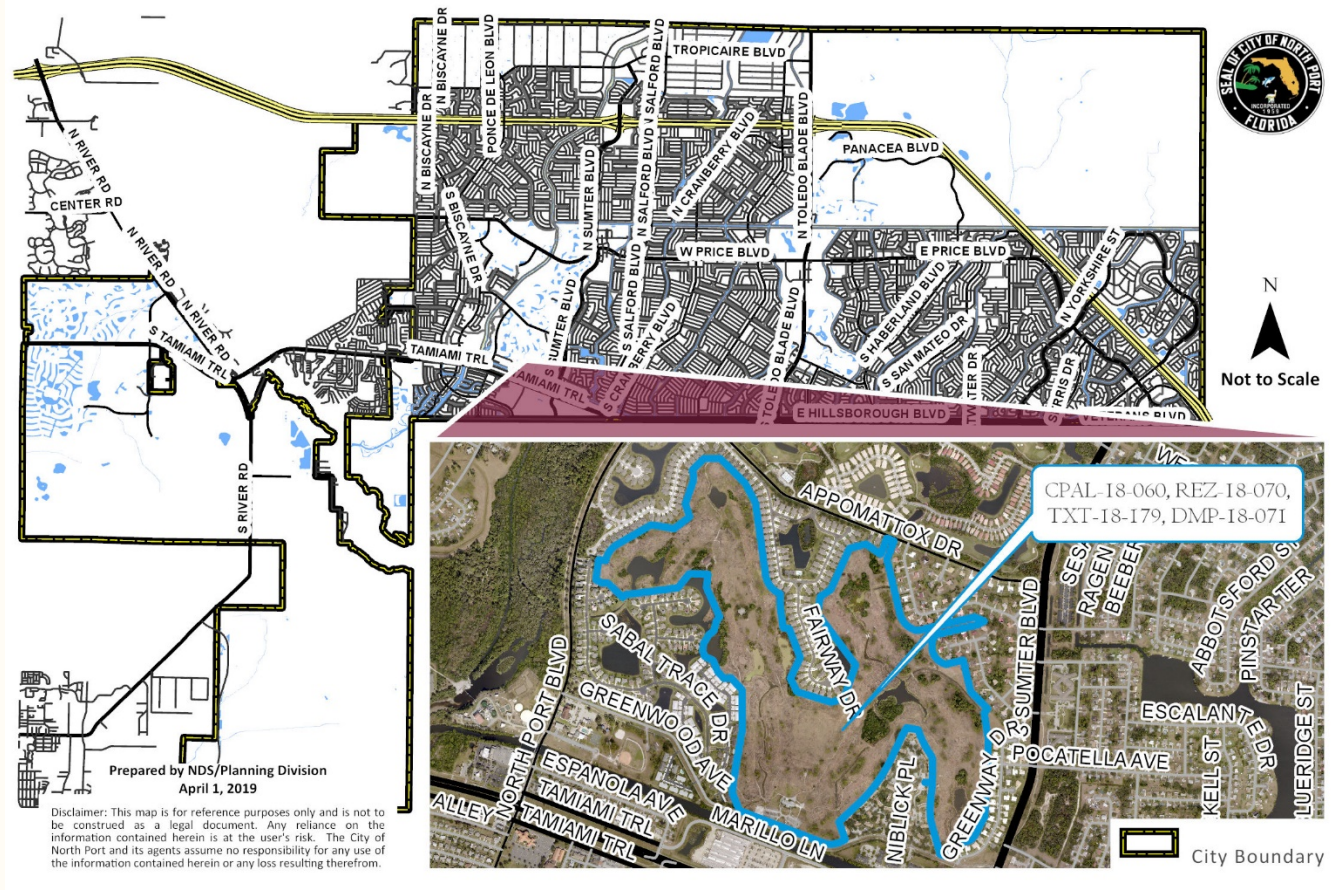
Nicole Galehouse, AICP, Planning Division Manager

Proposals



Mark Gerenger, on behalf of Sabal Trace Development Partners, LLC, requests approval of a comprehensive plan amendment, rezone, ULDC text amendment, and development master plan to develop a 207.5 acre site with 500 single-family homes and a mixed-use component.

Project Location



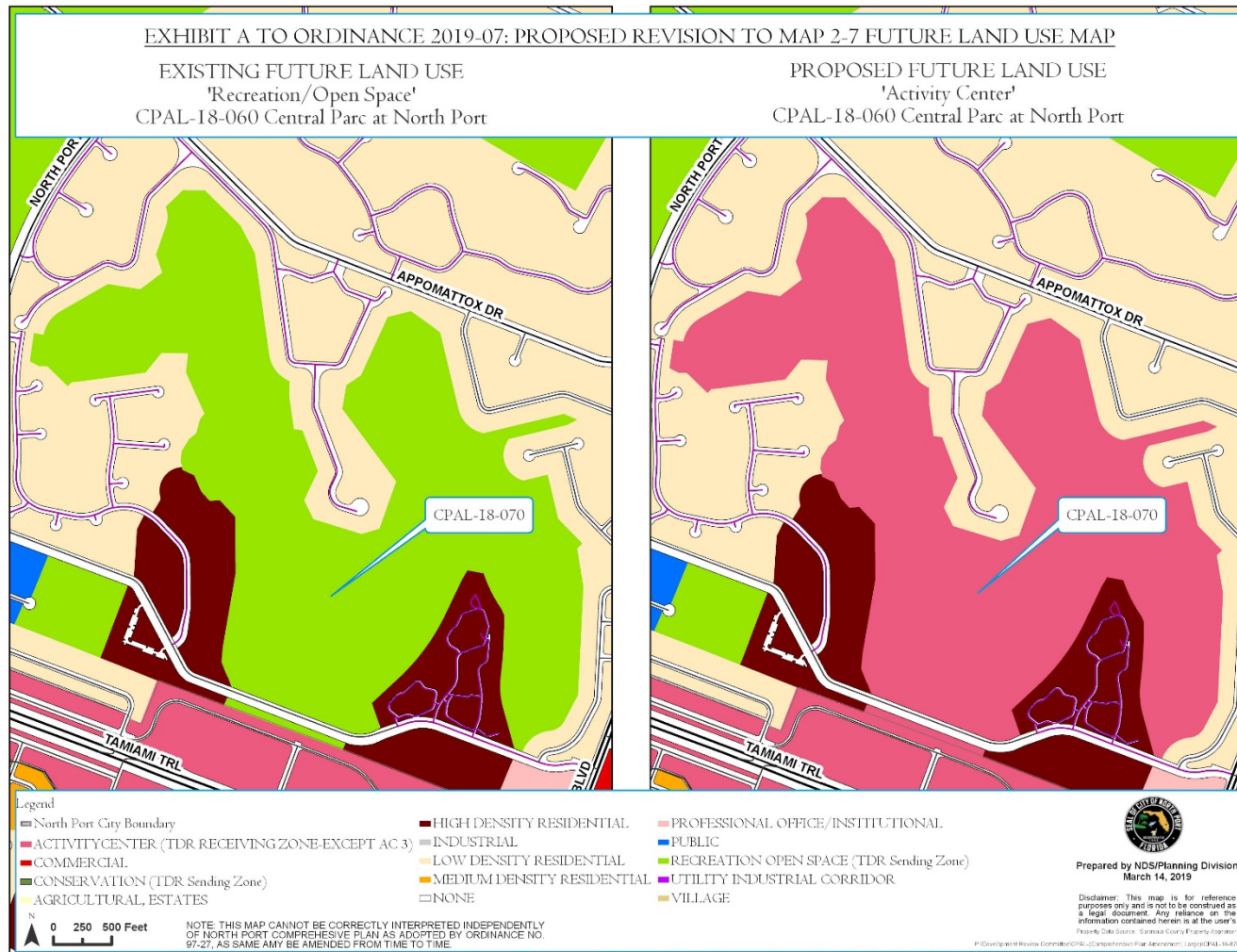
The ±207.5 acre site is located between North Port Boulevard and Sumter Boulevard on the west and east, and between Greenwood Avenue and Appomattox Drive on the south and north.

Petitions: Comprehensive Plan Amendment



- Applicant is proposing a Large-Scale Comprehensive Plan Amendment to:
 - Assign a City of North Port Future Land Use Designation of "Activity Center"
 - Create Activity Center 9 on the Future Land Use Map, Map 2-7
 - Create policies for Activity Center 9 to establish density

Future Land Use

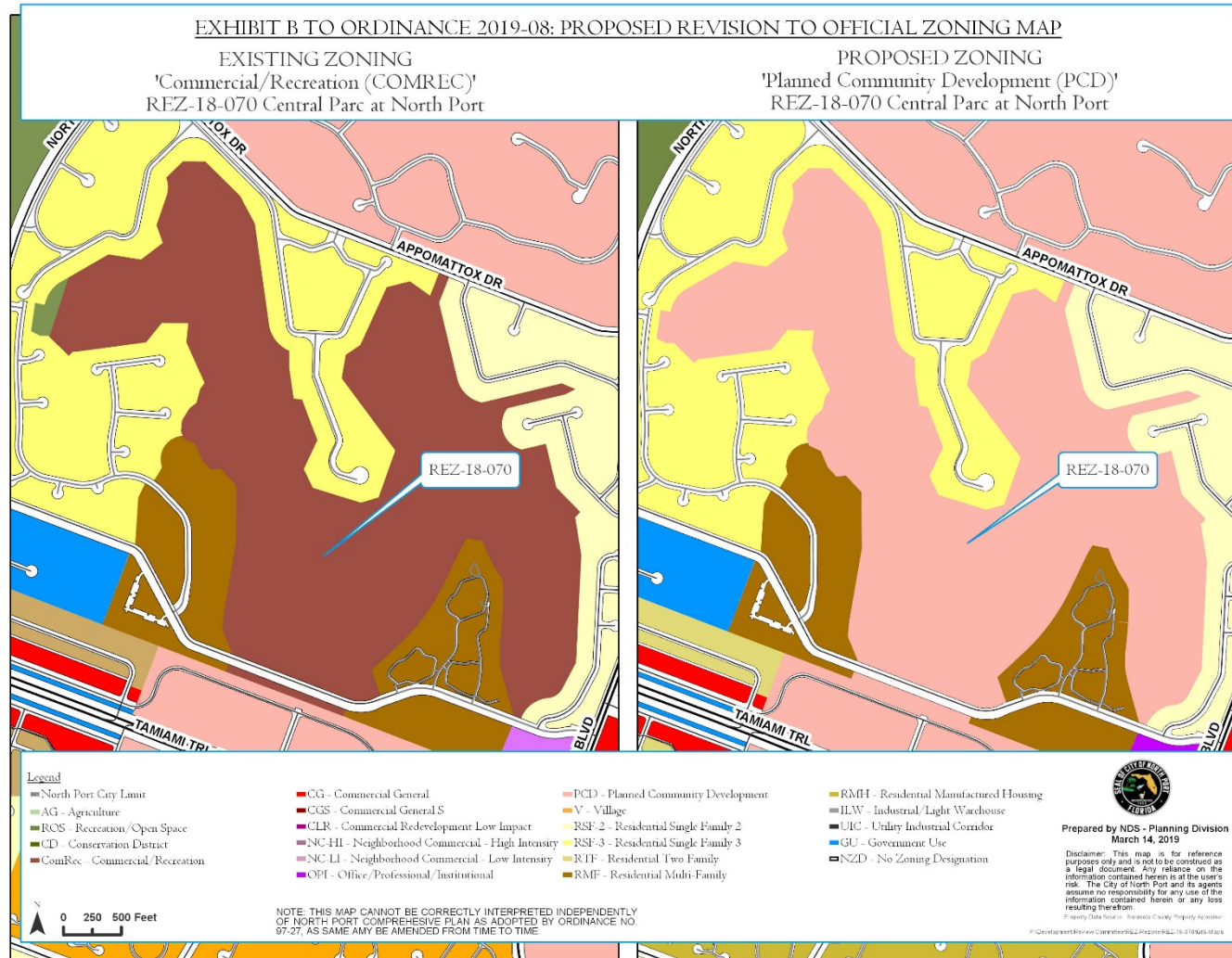


Petitions: Rezone



- Applicant is proposing to rezone the subject property to implement the "Activity Center" Future Land Use.
- It currently has a designation of 'Commercial Recreation (ComRec).'
- A rezone is proposed to change the property to 'Planned Community Development (PCD).'
- Requirements for a rezone are listed in Sec. 1-33(E)(1)a-o
 - Staff finds that these criteria have been met.

Rezoning



Petitions: ULDC Text Amendment



- Creation of a new Activity Center requires regulations to implement the Planned Community Development zoning.
- Three major components:
 - Updates to Chapter 55
 - Permitted & Prohibited Uses
 - Amendment to Urban Design Standards Pattern Book
 - Design criteria for commercial development
 - Creation of Central Parc at North Port Pattern Plan
 - Land use standards
 - Setbacks
 - Lot requirements
 - Building height
 - Open space
 - Roadway plan
 - Buffer plan

ULDC Text Amendment



Figure 2	Mixed Use Development Areas					Residential Development Areas	
	Medical Office	Multi-Family		Commercial		Single-Family Detached	Single-Family Villas
		Senior Living	Conventional Multi-Family	Neighborhood Commercial	Mini Storage (4)		
Maximum density/intensity	0.50 FAR	300 beds / 0.50 FAR	10 du/acre	0.5 FAR	35% of available lot area	4 du/acre	10 du/acre
Minimum lot requirements	Minimum land area of 7,500 SF with a minimum width of 50-feet measured along the front property line	Minimum land area of 7,500 SF with a minimum width of 50-feet measured along the front property line	Min. lot size: 8,700 SF	Minimum land area of 7,500 SF with a minimum width of 50-feet measured along the front property line	Minimum land area of $\geq \frac{1}{2}$ acre and have a minimum frontage of 100-feet	See dimensional and performance standards	See dimensional and performance standards
Maximum lot coverage	50%	50%	50%	50%	50%	50%	50%
Minimum dwelling living area	--	350 SF	1,000 SF	--	--	1,500 SF	1,000 SF
Maximum building size	30,000	--	--	20,000	80,000SF	--	--
Minimum setback requirements(1)	--	--	--	--	--	See dimensional and performance standards for setbacks	See dimensional and performance standards for setbacks
Front Yard:	0-feet	10-feet	10-feet	0-feet	10-feet	--	--
Side Yard:							

ULDC Text Amendment



Figure 2	Mixed Use Development Areas					Residential Development Areas	
	Medical Office	Multi-Family		Commercial		Single-Family Detached	Single-Family Villas
		Senior Living	Conventional Multi-family	Neighborhood Commercial	Mini Storage (4)		
Interior:	0-feet	10-feet	10-feet	0-feet	None unless a landscaping buffer is required as set forth elsewhere in the ULDC	-- --	-- --
Abutting a road:	0-feet	10-feet	20-feet	0-feet	15-feet	-- --	-- --
Abutting residential zoning:	30-feet	30-feet	20-feet	30-feet	30-feet	-- --	-- --
Rear yard:	20-feet	20-feet	20-feet	20-feet	20-feet	-- --	-- --
Abutting a road:	0-feet	10-feet	20-feet	0-feet	15-feet	-- --	-- --
Abutting water:	25-feet	25-feet	25-feet	25-feet	25-feet	-- --	-- --
Waterfront yard or drainage right-of-way:	25-feet	25-feet	25-feet	25-feet	25-feet	-- --	-- --
Maximum building height	35-feet	50-feet	35-feet	35-feet	35-feet	35-feet	35-feet
Minimum open space (2) (3)	10%	15%	15%	10%	10%	25%	25%

ULDC Text Amendment



Figure 2	Mixed Use Development Areas					Residential Development Areas		Prohibited Uses & Structures
	Medical Office	Multi-Family		Commercial		Single-Family Detached	Single-Family Villas	
		Senior Living	Conventional Multi-family	Neighborhood Commercial	Mini Storage			
Permitted Uses	<ul style="list-style-type: none">(a) Adult living facilities.(b) Art galleries, museum.(c) Banks and other financial institutions (no drive-through).(d) Business services.(e) Emergency and essential services.(f) Exercise gymnasium.(g) Houses of worship, provided that minimum parcel size shall not be less than two (2) acres.(h) Low and Medium- Density residential.(i) Professional office including medical and dental office / clinic.(j) Mini-storage facility.(k) Personal services.(l) Post Office.(m) Professional services.(n) Recreational or community center maintained by a Community Development District or a homeowner's association, as defined in F.S. 720.301 (9)(o) Restaurant (no drive-through)					<ul style="list-style-type: none">(a) Family day care.(b) Model home. See Sec. 53-240 (U) of the Unified Land Development Code.(c) Non-profit park or playground.(d) PODS shall be permitted in accordance with Sec. 53-265 (A)(2) of the Unified Land Development Code.(e) Recreational or community center maintained by a Community Development District or a homeowner's association, as defined in F.S. 720.301(9).(f) Single-family residential.(g) Two-family dwelling.		<ul style="list-style-type: none">(1) Adult exhibition / entertainment.(2) Adult gaming / casino.(3) Bail bondsman.(4) Billboards.(5) Cemetary.(6) Check quick cashing and quick loan establishments.(7) Equipment rental.(8) Fireworks sales or manufacturing.(9) Funeral home.(10) Heavy machinery and equipment sales and service.(11) Incinerator.(12) Junkyard or automobile wrecking yard.(13) Manufacturing or industrial establishments.(14) Pawn shop.(15) Restaurant, drive-through.(16) Tattoo parlor or body art establishment.(17) Truck stop.(18) Warehouse and storage, except as permitted in Sec. 55-61.(19) Wholesale establishment.(20) Wholesale club.(21) The parking and storage of construction equiment in connection with authorized active, continuing construction on the premises.(22) The keeping of farm animals, exotic animals, livestock and poultry, or any animal normally found in the wild.(23) Any car service activity other than that done by the homeowner, or by a service professional who has been granted permission by the homeowner, to the homeowner's vehicle shall be expressly prohibited.(24) All communication towers including but not limited to television and radio transmitter towers, are prohibited. This section is not meant to prohibit small- cell deployment.

Petitions: Development Master Plan



- ULDC Sec. 53-117 states a DMP petition must accompany a rezone to Planned Community Development petition
- Applicant is proposing two phases of residential development, with accompanying mixed-use phases at the front of the property:
 - Phase 1 includes a 5,500 square foot convenience store with self-service fuel pumps.
 - Phase 2 includes 10,000 square feet of commercial retail space to be developed at a future date.

Development Master Plan



Buffer Plan



Building Elevation



Neighborhood Meeting



- 1st Attempt – September 25, 2018 at Morgan Center
 - Due to overwhelming turnout, meeting was rescheduled
- 2nd Attempt – Official Meeting – October 10, 2018 at North Port High School
 - Approximately 100 people in attendance
 - Notice, agenda, and minutes attached

Staff Analysis



- Staff reviewed the proposals for consistency with:
 - Florida Statutes
 - Comprehensive Plan
 - Unified Land Development Code
- The Rezone was evaluated against 15 criteria:

Consistency with Comprehensive Plan	Reduction of light and air
Existing Land Use patterns	Adverse affect on property values
Creation of isolated zoning districts	Deterrent to improvement of adjacent property
Availability of public facilities	Grant of special privilege
Changing conditions impact	Use under current zoning
Adverse influence on living conditions	Scale with character of neighborhood
Traffic congestion and public safety	Cause a decrease in level of service
Drainage impacts	

Review and Advertising



- These petitions have been reviewed and approved by the applicable City staff.
- Ordinance 2019-07, Ordinance 2019-08, and Ordinance 2019-09 have been reviewed and approved by the City Attorney's office for form and correctness.
- Ordinance 2019-07, Ordinance 2019-08, and Ordinance 2019-09 have been advertised pursuant to all applicable State and local regulations.

Conditions of Approval



- Arsenic Remediation
 - Interim Source Removal work plan required before Infrastructure Development Order
 - Communication with FDEP
 - Sampling requirements
- IF a remediation plan cannot be approved to allow for development consistent with the plans presented, the property must be maintained to not be a nuisance or the developer must start over to seek new land use approvals.

Conditions of Approval



- Traffic Improvements
 - Bridge is required per the Traffic Impact Analysis (TIA).
 - Seeking a Development Agreement.
 - IF a Development Agreement is not obtained, the alternative traffic scenario in the TIA must be met.
- The reclaimed storage tank and pump station on the site must be removed and replaced by a new reclaimed storage pond/lake.

Recommended Action



Staff recommends that the PZAB recommend that the City Commission:

1. **APPROVE WITH CONDITIONS** Ordinance 2019-07, Petition CPAL-18-060, based on findings of consistency with the standards and intent of the adopted Comprehensive Plan and all applicable Florida Statutes.
2. **APPROVE WITH CONDITIONS** Ordinance 2019-08, Petition REZ-18-070, based on staff findings that this project meets the requirements of the Comprehensive Plan, Unified Land Development Code, and all Federal, State and local regulations.
3. **APPROVE WITH CONDITIONS** Ordinance No. 2019-09, Petition TXT-18-179, amending the Unified Land Development, amending the Urban Design Standards Pattern Book, and adopting the Central Parc Pattern Plan.
4. **APPROVE WITH CONDITIONS** Petition DMP-18-071, Central Parc at North Port.



A C H I E V E A N Y T H I N G

Thank you!