

Central Parc at North Port - Proposed Planned Community Development

*Redevelopment of a 207 acre golf course into 500 unit
Residential Community with mixed-use*

**Kimley-Horn
and Associates**

www.kimley-horn.com

Sabal Trace Development Partners, LLC

Request

- Comprehensive Plan amendment, changing future land use from Recreation Open Space to Activity Center #9.
- Text amendment to Chapter 55 of the Unified Land Development Code to include intensity, density, urban design and use criteria for proposed Activity Center #9.
- Rezone from Commercial Recreation to Planned Community Development
- Companion Development Master Plan approval.

Background



CENTRAL PARC
NORTH PORT, FLORIDA

ENTRY SIGN - OPTION III

DATE: 3/28/2019 CONTACT: PETER T. VAN BUSKIRK, PE, AICP (239) 271-2635

Central Parc
AT NORTH PORT
Kimley»Horn

Aerial Overlay



Comp Plan Compliant

- Continued development of Activity Centers provide opportunity to create a live/work community.
- Pedestrian and bicycle oriented.
- Mixture of commercial/office with residential uses.

Infill Redevelopment

- Compatible redevelopment of a defunct golf course.
- Infill development taking advantage of all existing City infrastructure.
- Location approximate to retail development and arterial roadway.
- Logically interfaces with Activity Center #1 with proposed mixed-use area.

Neighborhood Outreach

- Sensitive to neighbor concerns.
- Plans were modified after public input.



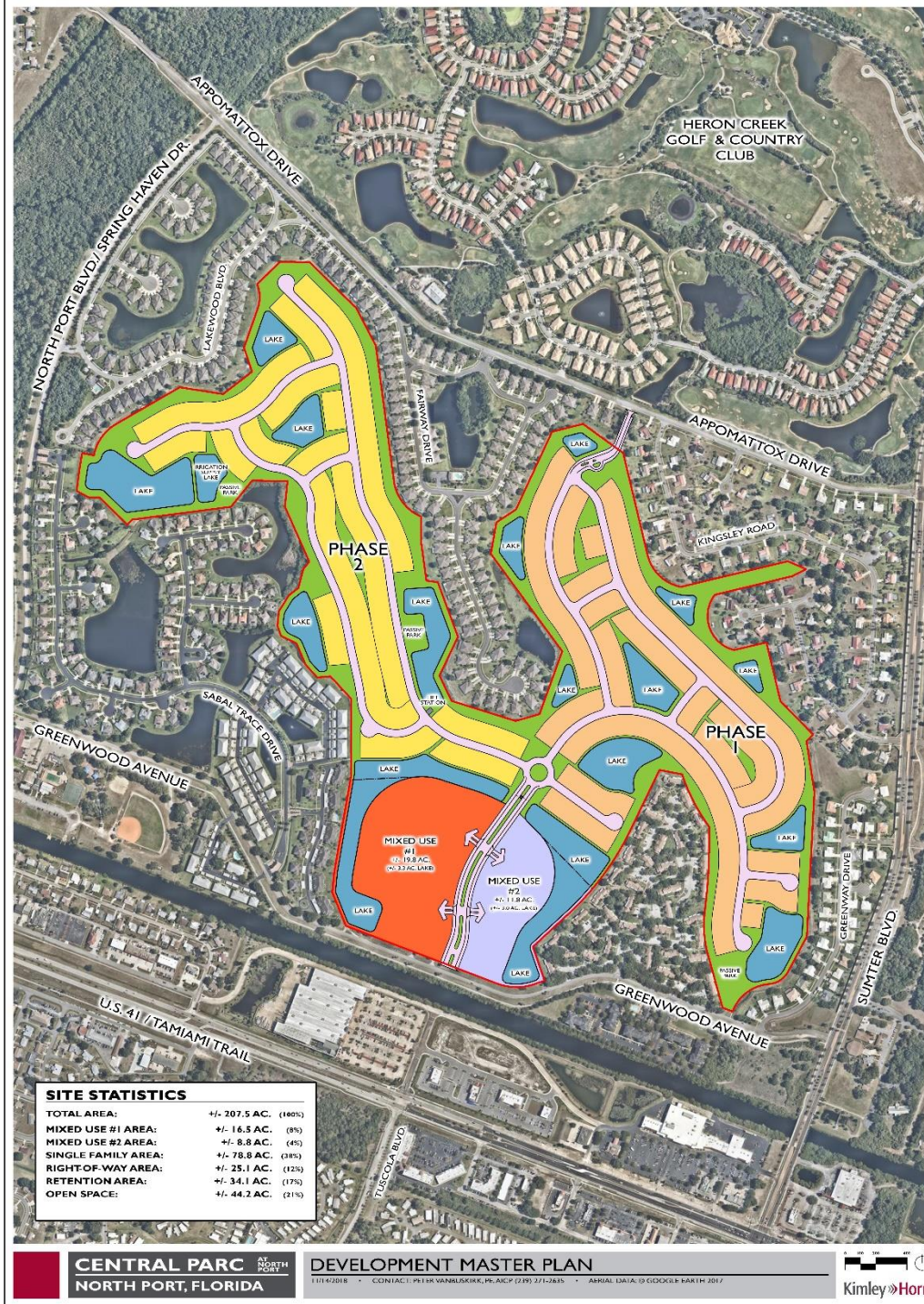
Evolution of Plans: Version 1



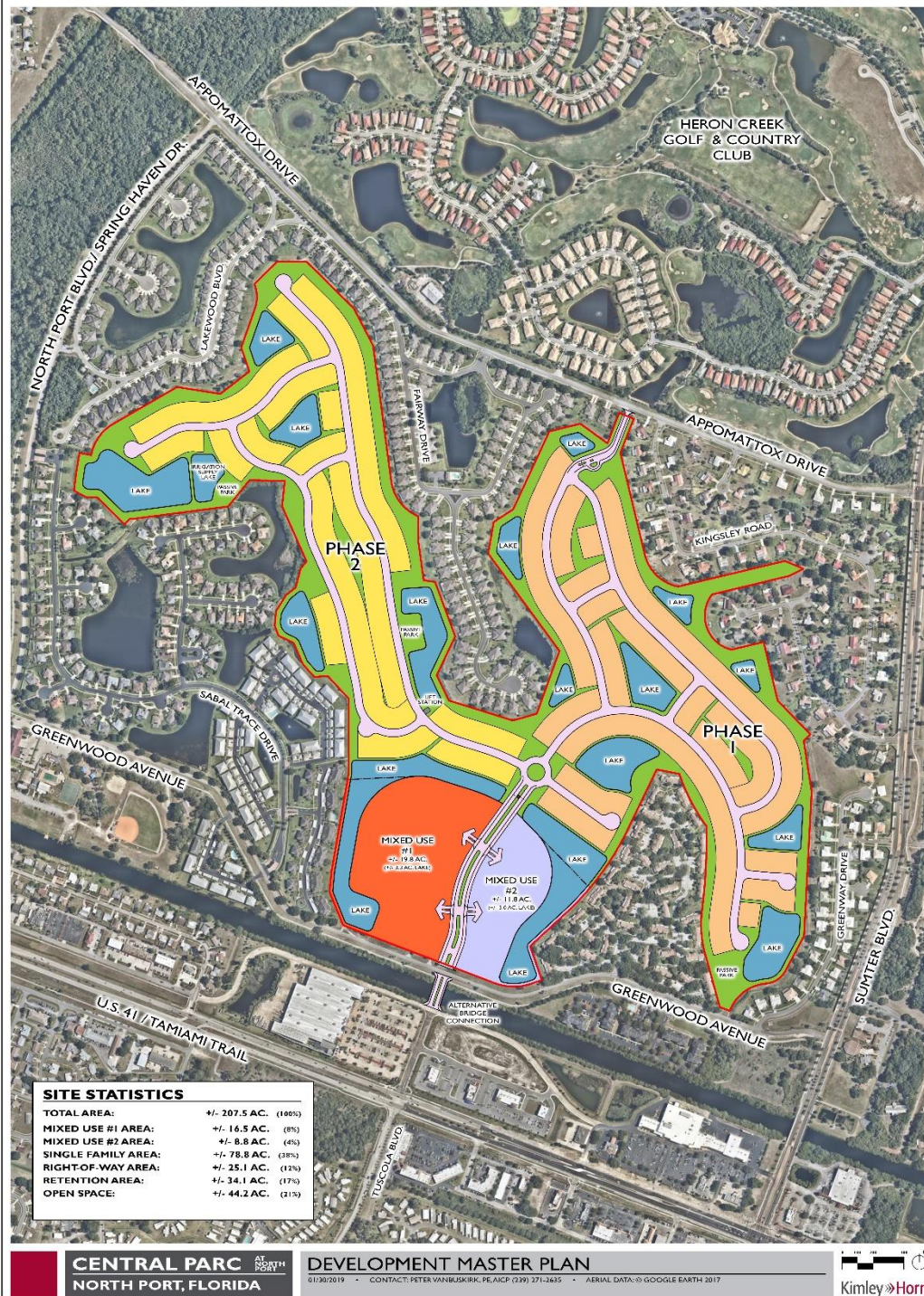
Evolution of Plans: Version 2



Evolution of Plans: Version 3



Evolution of Plans: After more neighbor input, Version 4 (Final)



Buffers

- Buffers exceed City requirements.
- Up to 70' buffers promote compatibility.



Buffer Plan with Stormwater



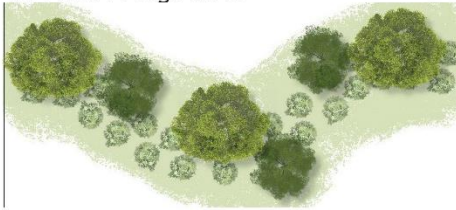
Buffer Sections

07 Buffer Plan

The Springs at North Port Planned Community
Development (PCD) Pattern Plan

Buffer Type A (Typical 100 FT)

- 3 Canopy Trees
- 3 Understory Trees
- 30 Shrubs (can be grouped together)
- 3 FT to 5 FT high berm



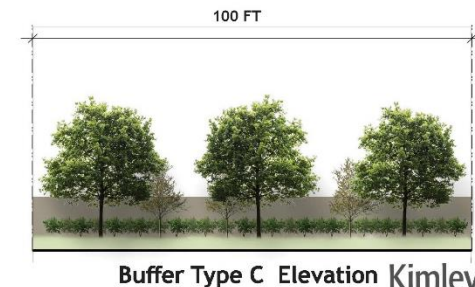
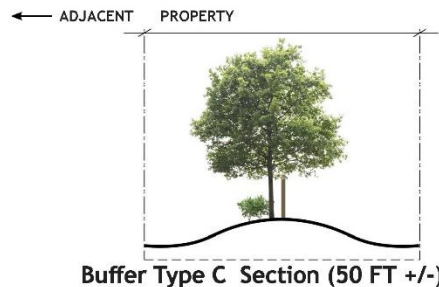
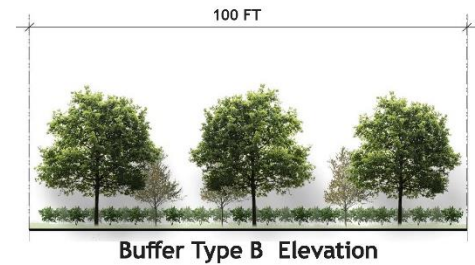
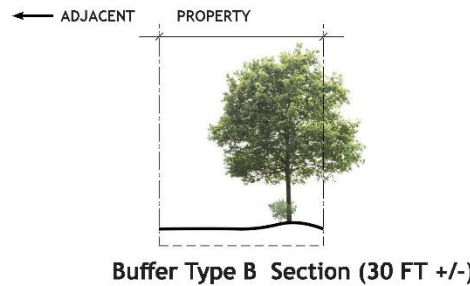
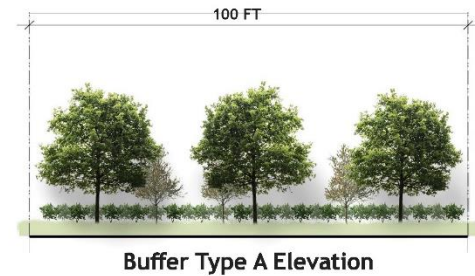
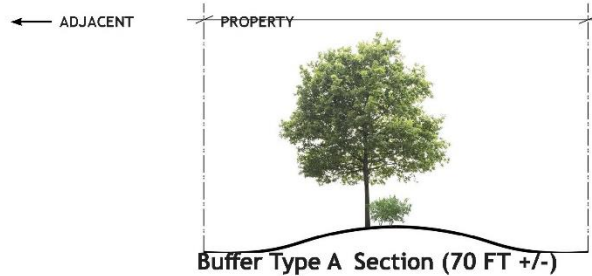
Buffer Type B (Typical 100 FT)

- 3 Canopy Trees
- 3 Understory Trees
- 30 Shrubs (can be grouped together)



Buffer Type C (Typical 100 FT)

- 3 Canopy Trees
- 30 Shrubs (can be grouped together)
- 6 FT High Wall



Transportation

- Interconnected network of greenways and sidewalks.
- Close to SCAT Route 9.
- Multimodal pedestrian and bicycle focused.
- Proposed bridge will further reduce traffic congestion if approved. If bridge isn't approved, development still meets all standards.

Request – Demonstrated Compliance

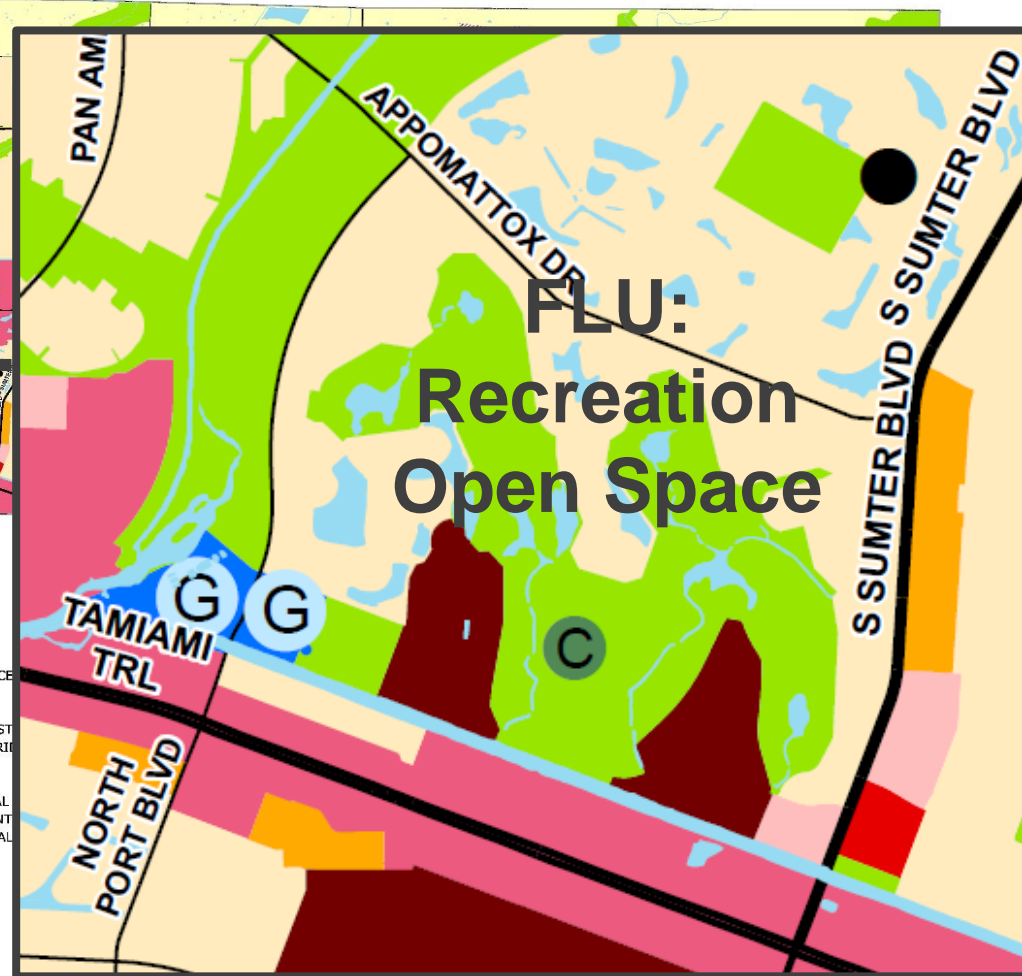
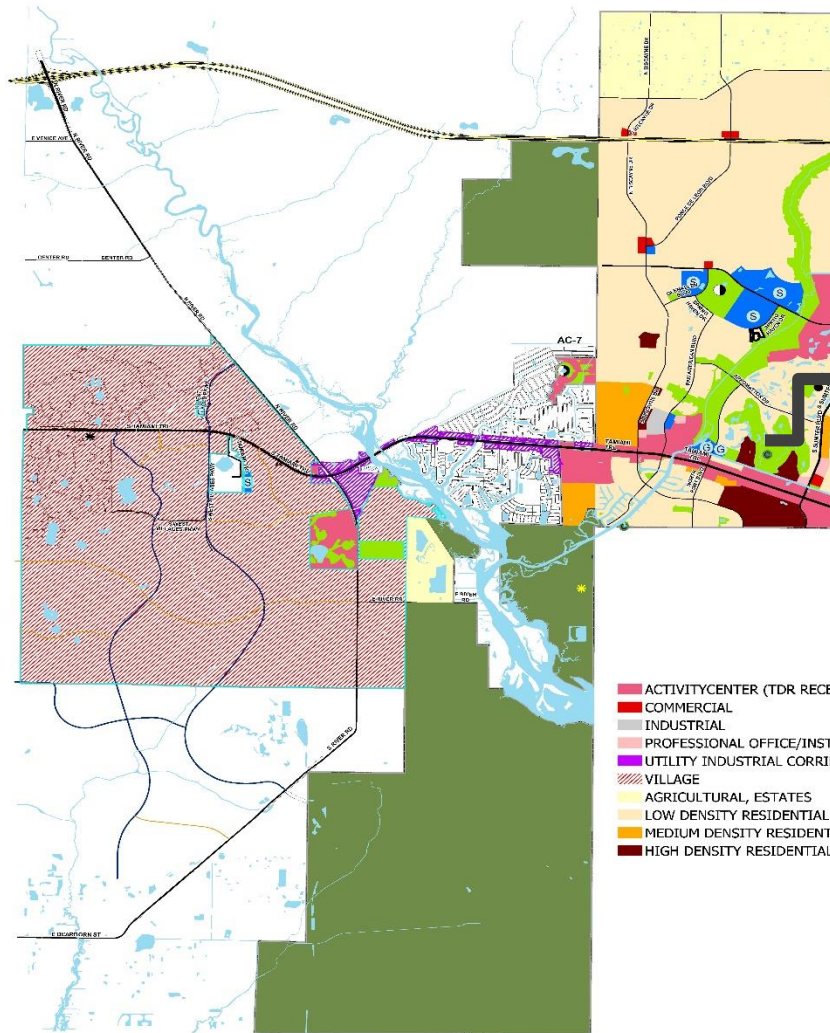
- Comprehensive Plan amendment.
- Rezone from Commercial Recreation to Planned Community Development.
- Text amendment to ULDC for proposed Activity Center #9.



Maps

Current Future Land Use

Map 2-7



0 1 2 4 Miles

Prepared by:
City of North Port, Florida
NDS - Planning Division

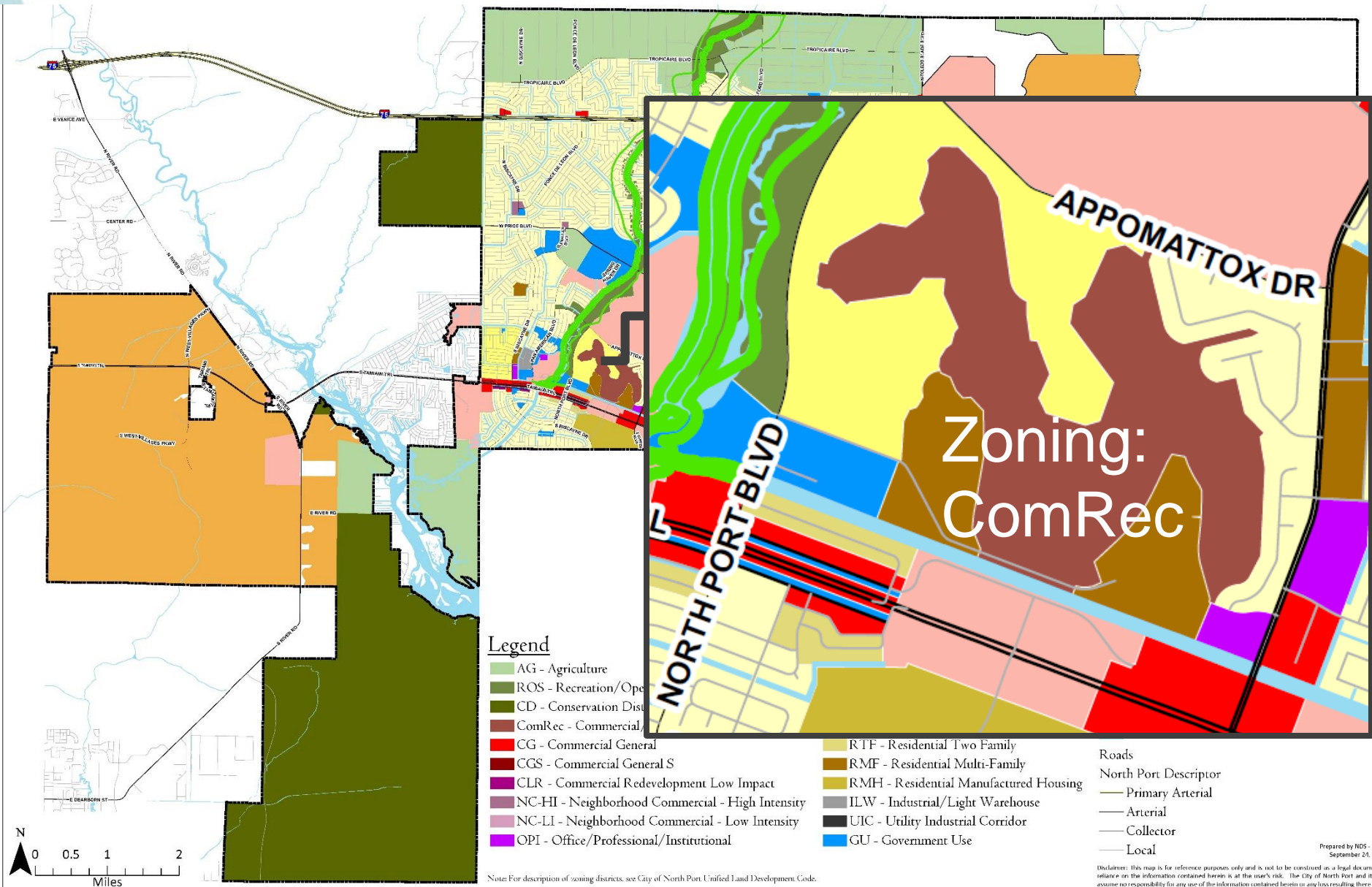
September 24, 2018



Disclaimer: This map is for reference purposes only and is not to be used 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 material on contained herein or any loss resulting therefrom.

W:\2017\2018 Comprehensive Plan LHM 2015 2019 Map

Current Zoning





Uses

Permitted Mixed-use Uses

- Adult living facility
 - Art gallery, museum
 - Bank or financial
 - Business services
 - Emergency and essential services
 - Exercise gym
 - House of worship
 - Low and medium residential
 - Professional office
 - Medical office
 - Mini-storage
 - Personal services
 - Post office
 - Professional services
 - Rec center
 - Restaurant (no drive-thru)
- 
- A decorative graphic on the right side of the slide, featuring a large red shape and a smaller teal shape, both with rounded corners and a slight shadow effect.

Permitted Residential Uses

- Family day care
- Model home
- Non-profit park or playground
- PODS
- Recreational or community center
- Single-family residential
- Two-family dwelling residential

Prohibited Uses

- Adult exhibition
- Adult gaming/casino
- Bail bondsman
- Billboards
- Cemetery
- Quick check/loan
- Equipment rental
- Fireworks sales or manufacturing
- Funeral home
- Heavy machinery
- Incinerator
- Junkyard
- Manufacturing
- Pawn shop
- Restaurant, drive-thru
- Tattoo parlor
- Truck stop
- Warehouse
- Wholesale
- Construction equipment
- Farm animals
- Car servicing
- Communication towers



Illustrative Graphics

Residential Types

- Single-family detached
- Single-family attached (villa style housing options)

single-family detached



single-family detached



single-family attached



Roads and Landscaping

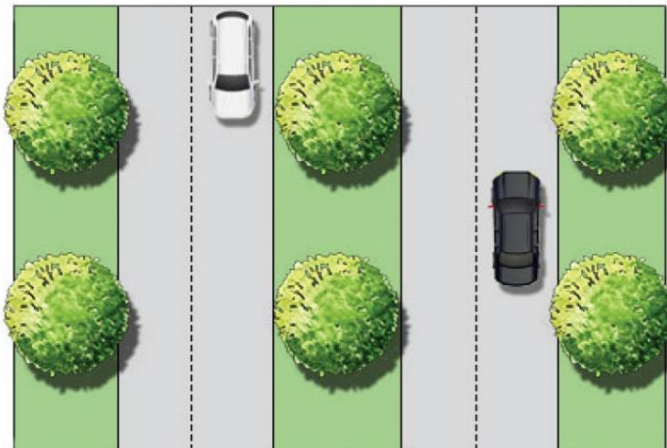
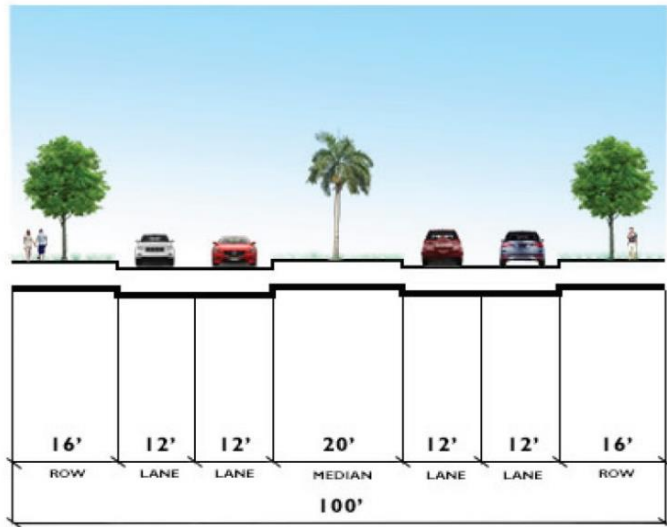


Figure _____
Typical Collector Road Section + Plan

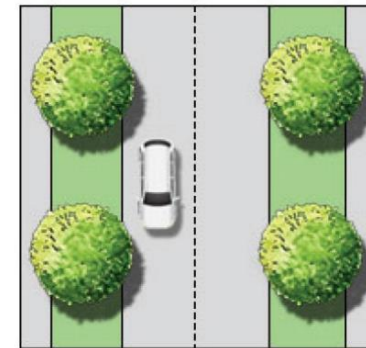
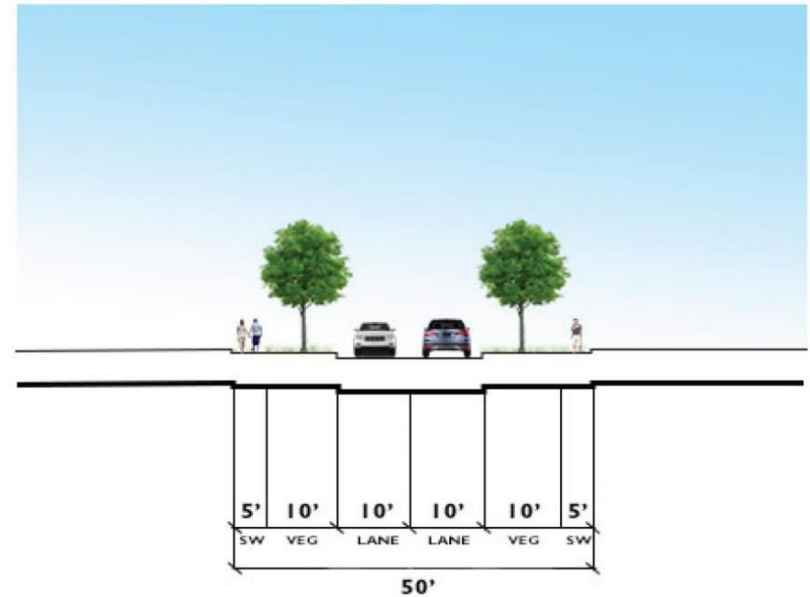


Figure _____
Typical Residential Local Road Section + Plan













Compliance and Review Findings

Comp Plan - Compliance

Goal/Policy/Objective

- FLU, Goal 2: Activity Centers
- FLU, Policy 2.9: Location and Design
- FLU, Policy 4.2: Connectivity
- FLU, Policy 6.2: Directing services at reduced costs through infill development

Proposed Project

- Activity Center proposed in close proximity to another Activity Center. Designed with walkability and connectivity in mind, utilizing existing infrastructure. Responsible and sensible infill development.

Comp Plan - Compliance

Goal/Policy/Objective

- Recreation/Open Space, Policy 1.12: Pedestrian and Bicyclists
- Transportation, Obj. 5: Greenways and sidewalks
- Housing, Obj. 1: Mix of housing types
- Stormwater Mgmt, Obj. 1: Urban services are available

Proposed Project

- Will not place an undue burden on existing or planned infrastructure. Appropriate level of services. Central sewer available. Adequate school availability. Master stormwater. Increased housing options and pedestrian accessibility.

Rezone Findings – Review Criteria

Sec. 1-33E(1), Unified LDC

Findings	COMPLIANCE
Consistent with FLUM – Proposed PCD consistent with Activity Center #9	✓
Relationship to Existing Land Uses – Residential and Mixed-Use areas are compatible and generous buffers are provided	✓
Compatible with existing and planned uses in the surrounding area	✓
Does not create an isolated zoning	✓
Proposed zoning change is necessary – Redevelopment of a closed, economically unfeasible golf course in the core area of the City	✓
Will not adversely affect living conditions in the neighborhood due to compatible proposed uses of similar residential uses	✓
Will not create or excessively increase traffic congestion – Interconnectivity provided and road network operating below required level of service	✓

Rezone Findings – Review Criteria

Sec. 1-33E(1), Unified LDC

Findings	COMPLIANCE
Will not create a drainage problem – Master stormwater system improves old, non-conforming stormwater system on site	✓
Will not reduce light and air to adjacent areas – Substantial setbacks and buffer, and same height of structures	✓
Will not adversely affect property value – Redevelopment of a blighted parcel should not adversely affect neighboring property values	✓
Will not deter improvement or development of adjacent properties	✓
Does not constitute a grant of special privilege to an individual owner	✓
Substantial reasons property needs a zoning amendment – Redevelopment of a blighted parcel in the City core – Infill development requires minimal demand of City services	✓ ✓
Consistent with all levels of service and scale of character with the neighborhood	

Summary of Request

- Full compliance with the Comprehensive Plan
- Consistent with findings for a zoning amendment
- Infill redevelopment of a closed golf course
- Citizen input helped shape plans
- Adequate public facilities and services exist
 - Water/sewer
 - Road network
- Proposed uses are compatible with surrounding land uses
- Innovative, responsible infill redevelopment which will promote diverse housing options, promote activity centers, provide pedestrian friendly travel options, comprehensive plan compliant

Thank You

**Kimley-Horn
and Associates**
www.kimley-horn.com

No Bridge



With Bridge

