



Palm Port Multi-Family Development

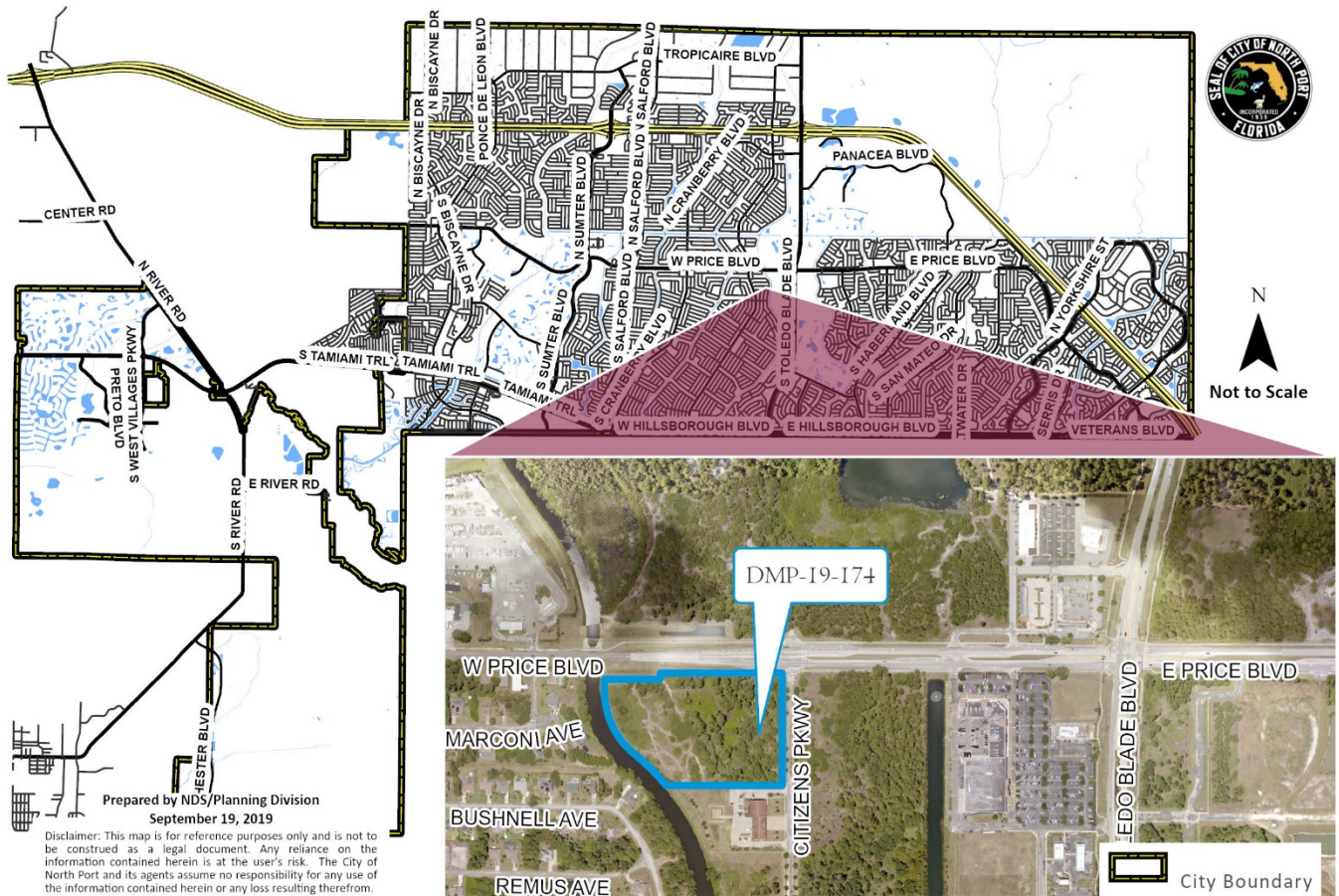
Development Master Plan (DMP-19-174)

From: Heather Hansen, Senior Planner

Thru: Nicole Galehouse, AICP, Planning Manager
Frank Miles, MPA, Director, Neighborhood Development Services

Date: September 17, 2019

STAFF REPORT



PROJECT:	Palm Port Apartments, 126 units in 6 buildings (Exhibit A)
REQUEST:	Approval of the DMP with two requested waivers – one to the front yard setback and another to perimeter buffering requirement.
APPLICANT:	Scott Seckinger on behalf of SP Port LLC (Exhibit B)
OWNER:	SP Port LLC
LOCATION:	South of Price Blvd, West of Citizens Parkway, North of Fire Station #84, East of Creighton Waterway; 1651 W. Price Blvd.
PROPERTY SIZE:	+/- 8.4 acres
ZONING:	Planned Community Development (PCD)/ Midway Activity Center (AC#5)

II. PROJECT SUMMARY

The applicant is planning to develop a six-building, 126-unit apartment complex on 8.4-acres that is zoned Planned Community Development (PCD). Multi-Family development is a permitted use by right in the PCD zone.

The site is located within the Midway Activity Center (AC#5), and the proposed development will need to meet the site and building design requirements in the Urban Design Standards Pattern Book.

They are also requesting two waivers: (A) to the minimum front setback; and (B) to the perimeter buffering requirement (see Section III below). Staff is recommending Conditions of Approval to mitigate for the requested waivers (see Section VII).

III. WAIVERS REQUESTED

Pursuant to ULDC Sec. 53-118-Modifications of regulations, the Commission may approve waivers to regulations during the Development Master Plan hearing process. The following two waivers were requested by the applicant (**EXHIBIT C**):

WAIVER A

ULDC Sec. 53-109-Minimum setback requirements.

- A. Minimum setback requirements shall be as follows, unless otherwise modified in the Development Master Plan:**

Group 4 – Residential: Front yards – 25 feet; Side yards – 10 feet; Rear yards – 10 feet. The request is to allow for a 15-foot front yard setback where a 25-foot setback is required.

ULDC Sec. 53-106-Minimum lot requirements.

- B. For lands proposed as residential, the following minimum requirements shall apply:**

- (1) Multifamily, cluster housing or townhouses. No minimum lot size shall be required, provided, however, that no structure shall be located closer to any peripheral property line than two (2) times the height of such structure.** If the above waiver request is approved, the development will not meet this requirement and will also need a waiver.

Staff Response: The proposed development, with the requested waiver, would encroach 10 feet into the front 25-foot setback to the east along Citizens Parkway. ULDC Sec. 53-109(B)(1) states that the minimum setback for front yards may be modified by up to 50% as long as the reduction does not infringe upon City right-of-way or easement and is shown on the Development master plan and is justified.

- The 10-foot reduction is less than 50% of the 25-foot minimum setback requirement.
- The encroachment does not infringe on City R-O-W or easements.
- The 15-foot setback is shown on the DMP.
- Constructing one apartment building closer to Citizens Parkway would not negatively impact any adjacent uses. The site improvements will be reviewed in more detail during the Major Site & Development phase of the project.

Staff supports this waiver request.

WAIVER B

ULDC Sec. 53-113 General development regulations. The following Planned Community Development (PCD) District regulations shall govern the general development pattern of the PCD District, unless otherwise modified in the Development Master Plan, as well as existing and proposed physical and environmental site characteristics.

A. ***Perimeter buffer area:*** The primary purpose of the perimeter buffer area is to assist in assuring that potentially adverse impacts associated with internal development are mitigated. Areas to be classified as Planned Community Development shall maintain a minimum buffer area of forty (40) feet measured from the property line, unless modified by the Development Master Plan. This buffer shall only apply to the perimeter which abuts existing single-family recorded lots or drainage area.

(1) ***Buffer areas listed in Sec. 21-9 shall apply to all property lines within the Planned Community Development unless modified by the Development Master Plan.*** The request is to allow for a 10-foot buffer along the Creighton Waterway on the west side of the development where a 40-foot buffer is required per ULDC Sec. 53-113(A).

Staff Response: This is consistent with the landscaping requirements along waterways in ULDC Sec. 21-9(J) below.

ULDC Sec. 21-9. - Landscaping the perimeter of abutting land uses.

J. ***Landscape along waterways and parks.*** If a development abuts a waterway or park, additional landscape shall be required along the side that abuts the waterway or park. The buffer shall be ten (10) feet wide with two (2) rows of trees planted in a staggered pattern. Each row of tree shall be planted every forty (40) feet on center. One (1) row of tree shall be planted on the interior side of the buffer with small and medium shade trees found in Sec. 45-19. The other row of trees shall be planted with major shade trees found in Sec. 45-19.

However, since the requirement is actually 40 feet when abutting drainage areas, and there are single-family lots and residences across the waterway, staff recommends the following conditions, which will be implemented during the Major Site and Development Plan (MAS) phase:

1. A Waterway Buffer Plan approved by the City Arborist that is consistent with the following:
 - a. All trees, shrubs and groundcover will be native species naturally found along waterways in North Port.
 - b. Existing native trees and shrubs along the waterway at the south end of the property shall remain intact.
 - c. Trees and shrubs shall be planted in naturalistic groupings rather than spaced as described in ULDC Sec. 21-9(J) above.
 - d. The buffer will be more densely planted with trees and shrubs than the minimum requirements, resulting in a visual screen from properties across the waterway within 5 years.
 - e. The plantings will assist in stabilizing the bank along the Creighton Waterway.

Staff supports this waiver request with the recommended conditions.

IV. NEIGHBORHOOD MEETING

The development team held a neighborhood meeting on August 27, 2019 at the Suncoast Technical College per the requirements of ULDC Sec. 53-5 (E). The notice of the meeting was sent to all property owners within a 1,320-foot radius of the subject property. Three members of the development team and twelve residents attended the meeting. The agenda, sign-in sheet, and meeting notes are attached as **EXHIBIT D**.

V. STAFF REVIEW

The following staff reviews are required for all Development Master Plan submittals prior to hearings held by the Planning & Zoning Advisory Board and the City Commission:

- Pre-Application Meeting with the Staff Development Review (SDR) team
- Formal Submittal/Resubmittal to be reviewed and approved by SDR.
- Review for consistency with the City's Comprehensive Plan (Comp Plan). See Section VI.
- Compliance with the City's Unified Land Development Code (ULDC). See Section VI.
- Fiscal Impact Analysis. See Section VI.

SDR

Staff Development Review – *Meets Requirements/ No Objection*

NDS/Planning	Meets requirements
NDS/Building-Arborist	Meets requirements with conditions
NDS/Building-Structural	No objection
Fire & Rescue	Meets requirements
PW/Solid Waste	Meets requirements
PW/Stormwater & Environmental	Meets requirements
PW/Engineering-Infrastructure	No objection
Utilities	Meets requirements
Finance	No objection

VI. DATA & ANALYSIS

COMPREHENSIVE PLAN

Chapter 1 PLANNING FRAMEWORK, Article 1 Planning Vision, 3 Activity Centers and Town Centers, 3e. *The Price/Toledo Blade intersection is an activity center characterized by commercial/retail uses, multifamily, office and industrial uses, and motels. This will be a multi-modal activity center.*

Staff Findings & Conclusion: Midway Activity Center (AC#5) currently has a mix of low-density residential, commercial/retail uses, and office and industrial uses. A multi-family residential development with 224 units was recently approved and is under construction. This would be the only other multi-family development in this Activity Center. **The proposed DMP is consistent with the Planning Vision.**

Chapter 2 FUTURE LAND USE ELEMENT GOALS, OBJECTIVES & POLICIES, 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.

Policy 1.1: Land development regulations adopted to implement this Comprehensive Plan shall be consistent with F.S. 163.3202 (1), 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:

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)

Staff Findings & Conclusion: Figure 1 referenced in the Activity Centers section above, indicates that the densities and intensities of uses in the Midway Activity Center (AC#5) include 4% high-density residential (15 units per acre) in the mix. The Midway Activity Center is approximately 675 total acres. One other multi-family project was recently approved and is under construction in the Midway Activity Center. That development is on 18.1 acres. The Palm Port Apartments are on 8.4 acres. The two apartment projects combined are 26.5 acres, which is 3.9% of the total Midway Activity Center acreage. **The proposed DMP is consistent with the Goal and Policy.**

Chapter 2 FUTURE LAND USE ELEMENT GOALS, OBJECTIVES & POLICIES

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.*

Policy 2.5.1: *AC#5 (Price Blvd./Toledo Blade Blvd.) - This Activity Center is intended to provide for commercial uses, 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 2.5.4: *AC#5- Encourage connectivity to surrounding neighborhoods and school facilities.*

Policy 2.5.5: *AC#5 - Require multi-modal means of transportation throughout this corridor as well as pedestrian level features in order to enhance safety and stimulate social activity.*

Staff Findings & Conclusion: The proposed multi-family development will provide housing for the city's workforce, and residents with limited income, in a location that is very accessible to amenities, services, and transportation. The development will in turn support the nearby commercial establishments. **The proposed DMP is consistent with the Goal**

and Policies.

Chapter 8: HOUSING

Goal 1: *To promote the preservation and development of high-quality, balanced, and diverse housing options for persons of all income levels throughout the City of North Port.*

Objective 9: *Address the community's employment demands, workforce needs, and senior livability concerns.*

Policy 9.1: *Ensure that housing alternatives meet the diverse needs of the community, providing for the needs of fixed income seniors, empty nesters, working families, entry level workforce, and civil service fields.*

Policy 9.3: *Consider creating and offering incentives such as alternative design standards in order to provide flexibility to the developer without negatively impacting the resulting development, as feasible and appropriate, to developers of housing for the low-income workforce.*

Staff Findings & Conclusion: The Area Median Income (AMI) for Sarasota County is \$70,300 (HUD 2018), which is one of the highest in the State. The proposed multi-family development will provide housing that is more affordable than market rate housing for the City's workforce and households with incomes that are 40%, 60%, and 80% of AMI. **The proposed DMP is consistent with the Goal, Objective, and Policies.**

ULDC CHAPTER 53

CHAPTER 53 ZONING REGULATIONS

PART 1. GENERAL PROVISIONS, Sec. 53-7. Development Master Plan submission. *All lands proposed for a Development Master Plan (DMP) shall be suitable for the various purposes proposed in the request for approval. In addition to the standards contained herein, the developer shall demonstrate to the satisfaction of the Planning and Zoning Advisory Board and City Commission that the proposed DMP is specifically adapted and designed for the uses anticipated, including but not limited to lot configuration, access, and internal circulation.*

Staff Findings & Conclusion: The subject property is zoned Planned Community Development and is within the Midway Activity Center. Multi-Family Development is a permitted use by right and the property is centrally located and accessible to amenities, services, and transportation. **The Staff Development Review team's review of the proposed DMP concluded that the conceptual design meets the requirements related to lot configuration, access, and internal circulation.**

PART 2. - SCHEDULE OF DISTRICT REGULATIONS, ARTICLE VIII. PCD PLANNED COMMUNITY DEVELOPMENT DISTRICT. Sec. 53-102. Intent. *These regulations are designed to protect adjacent properties from the potentially adverse impacts associated with mixed-use development and to promote efficient and economic land use among functionally integrated activities. This intent is achieved through coordinated application of standards and other physical design elements.*

Staff Findings & Conclusion: The proposed DMP includes the required buffering on the north, east, and south sides. The requested waiver to the buffering on the west side along the Creighton Waterway, which would allow for a 10-foot buffer, is consistent with buffering requirements along waterways in other zoning districts. In order to mitigate for the impact of

the narrower buffer, staff is recommending conditions that would result in a denser buffer that would screen the development from residential properties on the west side of the waterway. The development will also need to comply with the design standards for the Midway Activity Center (AC#5), which requires higher standards for site and building design. **The proposed DMP, with recommended conditions, will meet the intent of the PCD regulations (see Section VII of this staff report).**

PART 2. - SCHEDULE OF DISTRICT REGULATIONS, ARTICLE VIII. PCD PLANNED COMMUNITY DEVELOPMENT DISTRICT, Sec. 53-118-Modifications of regulations. Pursuant to subsection (C), such waivers or modifications shall only be granted where the City Commission finds that the waiver or modification would be consistent with the purpose and intent of this chapter, with the Comprehensive Plan and with any criteria made specifically applicable by these regulations or conditions of approval and would not adversely affect the public interest.

Staff Findings & Conclusion: Waiver A is to allow for a 15-foot front yard setback along Citizens Parkway where 25 feet is required. ULDC Sec. 53-109(B)(1) allows for up to a 50% reduction in the front yard setback under certain conditions (see Section III of this staff report). The proposed setback meets those conditions. **The proposed DMP is in compliance with Chapter 53, with the requested waivers (EXHIBIT C).**

FISCAL IMPACT

Staff performed a fiscal impact analysis of the proposed Palm Port Apartment development using the City's Fiscal Analysis Model (NP FAM). The model assesses operating revenue and expenses to the City from new development. The model employs a modified per capita, "average cost" approach to determining fiscal impacts. **(EXHIBIT E)**

Staff Findings & Conclusion: The model estimates that the project has a minimal net operating surplus over the first 5-year period, gradually increasing over time. The total surplus over 30 years is \$230,008.

The benefit of providing housing that is affordable to the city's workforce, including teachers, nurses, public servants, technicians, and many others, staff concludes that the long-term social benefits add to the long-term fiscal benefits to the City.

VII. RECOMMENDED CONDITIONS

1. A Waterway Buffer Plan approved by the City Arborist that is consistent with the following:
 - a. All trees, shrubs and groundcover will be native species naturally found along waterways in North Port.
 - b. Existing native trees and shrubs along the waterway at the south end of the property shall remain intact.
 - c. Trees and shrubs shall be planted in naturalistic groupings rather than spaced as described in ULDC Sec. 21-9(J) above.
 - d. The buffer will be more densely planted with trees and shrubs than the minimum requirements, resulting in a visual screen from properties across the waterway within 5 years.
 - e. The plantings will assist in stabilizing the bank along the Creighton Waterway.

VIII. PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	October 3, 2019 9 a.m. or thereafter
City Commission Public Hearing	October 22, 2019 6 p.m. or thereafter

IX. RECOMMENDED ACTION

Approve DMP-19-174 with requested waivers.

X. ALTERNATIVE ACTIONS

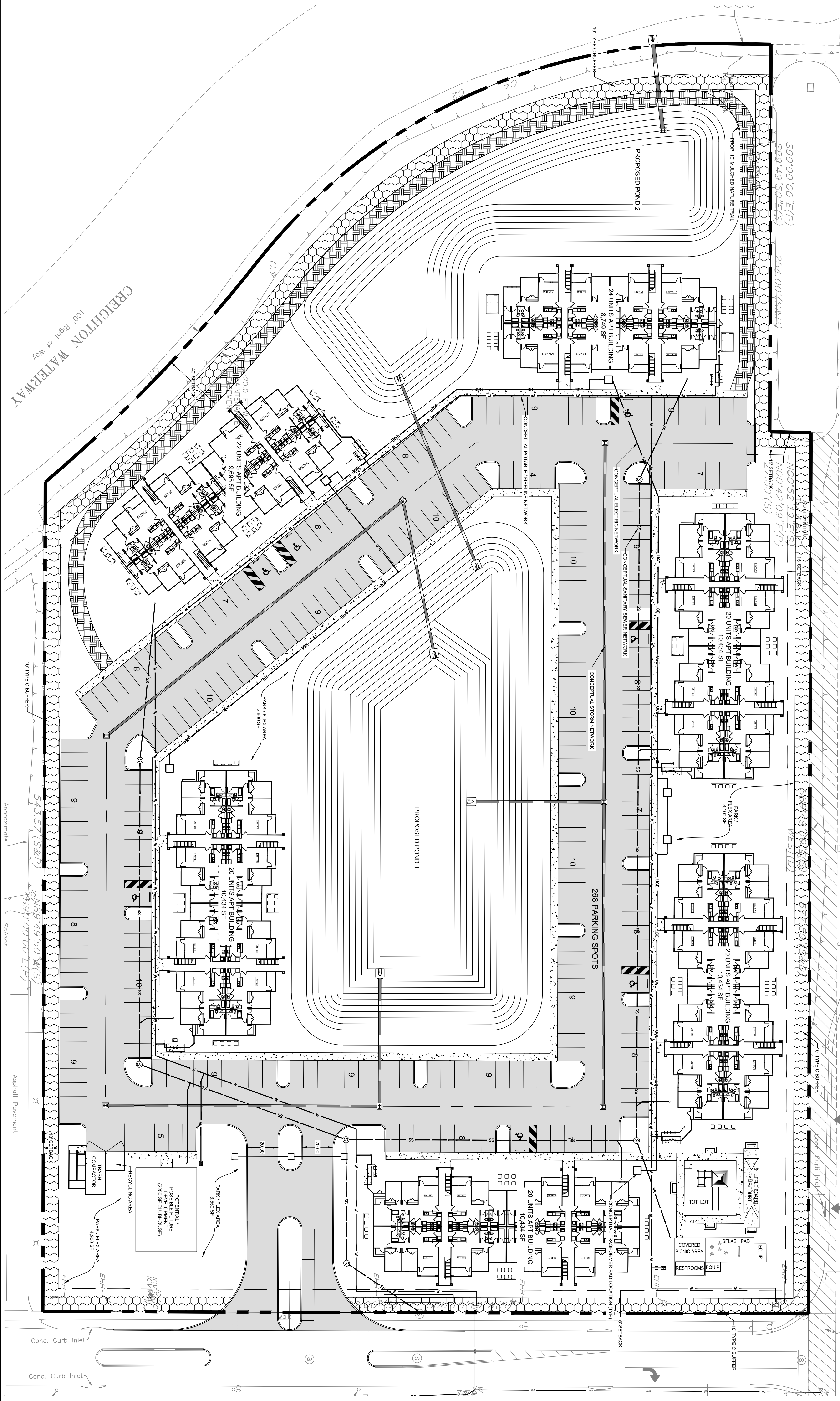
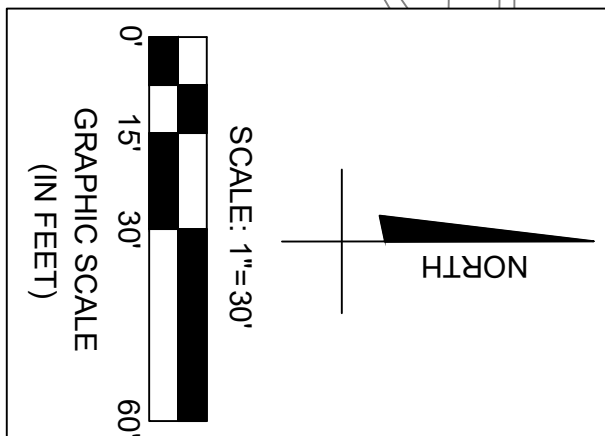
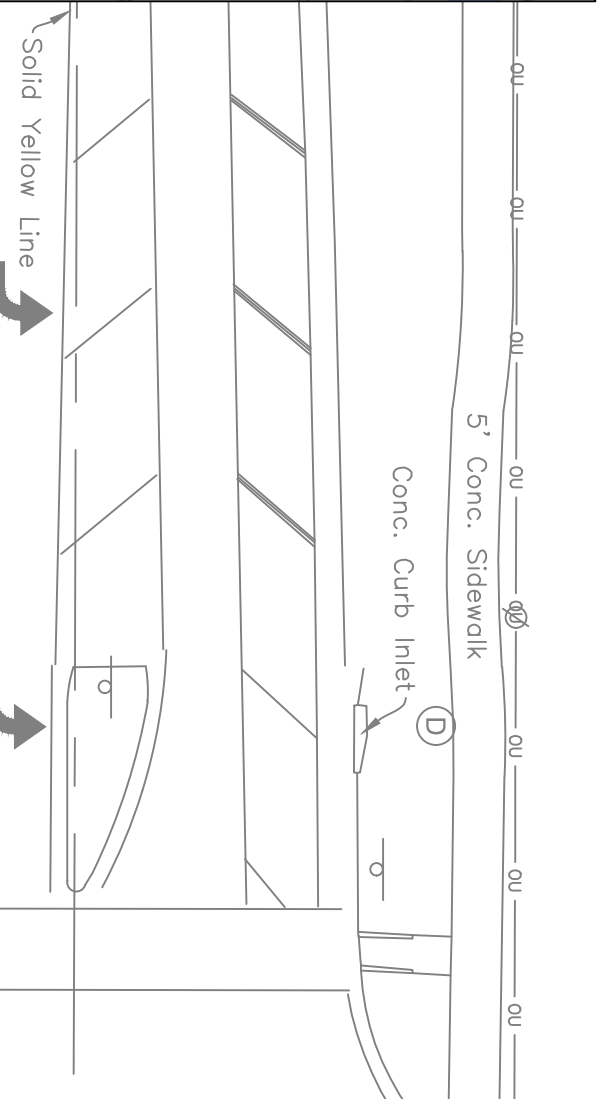
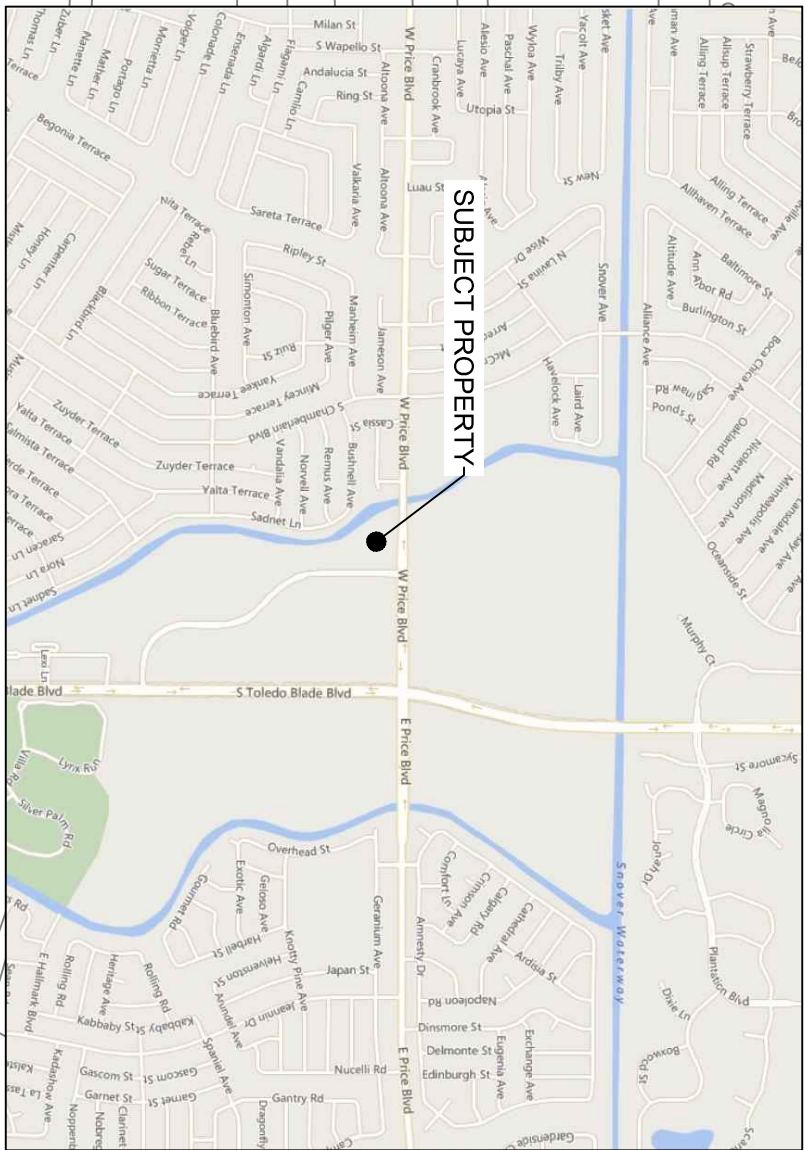
- City Commission may modify the request by adding conditions or revising waivers.
- City Commission may deny DMP-19-174. If that were the case, new findings would need to be written to support that recommendation.

XI. EXHIBITS

A.	DMP and Building Elevations
B.	Affidavit
C.	Waivers Requested
D.	Neighborhood Meeting Materials
E.	Fiscal impact Analysis
F.	Map Gallery

PROPOSED DEVELOPMENT STANDARDS		
PROPOSED MULTI-FAMILY:	PLANNED COMMUNITY DISTRICT (PCD)	
ZONING:	FUTURE LAND USE:	
ACTIVITY CENTER (MIDWAY)		
STREETS:	F: 15' W: 8' 4"	
10' TYPE C BUFFER:	N: 10' E: 10' W: 10'	
MAXIMUM BUILDING HEIGHT:	70'	
REQUIRED PROPOSED PARKING:	128 UNITS + 1.5 SPACES PER UNIT + 2 OWNER + 11 GUEST + 203.08 = 204 SPACES REQUIRED	
EXTERNAL AND INTERNAL SIDEWALKS SHALL BE PROVIDED PER NORTH PORT LDC FOR STORMWATER, LANDSCAPE, TRANSPORTATION, ACCESS MANAGEMENT, WATER AND SEWER REQUIREMENTS.		
THE PROJECT SHALL BE DESIGNED IN ACCORDANCE WITH NORTH PORT LDC FOR STORMWATER, LANDSCAPE, TRANSPORTATION, ACCESS MANAGEMENT, WATER AND SEWER REQUIREMENTS.		
THE PROJECT ROADWAYS, RETENTION POND, UTILITY LAYOUT AND BUILDING LOCATION AND SIZE AS SHOWN HEREON ARE FOR REPRESENTATION PURPOSES ONLY. THE ACTUAL LOCATIONS OF THESE FEATURES ARE SUBJECT TO CHANGE IN ORDER TO MEET THE FINAL APPROVAL FROM THE CITY OF NORTH PORT AND OTHER REGULATORY AGENCIES.		
WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF NORTH PORT		

SITE DATA	
PARCEL DATA	
TOTAL PROJECT AREA	8,435 AC
TOTAL PROJECT	8,435 AC
OVERALL SITE DENSITY	14.83 DU/AC
DRAINAGE BASIN AREA	7.43 AC
WETLAND DATA	
WETLAND AREA	0 AC
MULTI-FAMILY DATA	
MULTI-FAMILY BUILDING AREA	1.38 AC (16.4%)
NUMBER OF MULTI-FAMILY DWELLING UNITS	128
OPEN SPACE DATA	
PARK / FLEX AREA	0.33 AC
RECREATION AREA	0.23 AC
DEFENTION AREA	0.24 AC
NATURE TRAIL AREA	0.19 AC
BUFFER AREA	0.41 AC
TOTAL OPEN SPACE AREA	3.20 AC (37.9%)



TAMPA CIVIL DESIGN
17937 HUNTING BOW CIR. S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
(813) 482-9128 FAX
WWW.TAMPACIVIL.COM

COA: 28971

NORTH PORT APARTMENTS
FOLIO:
1651 W PRICE BLVD NORTH PORT, FL, 34288

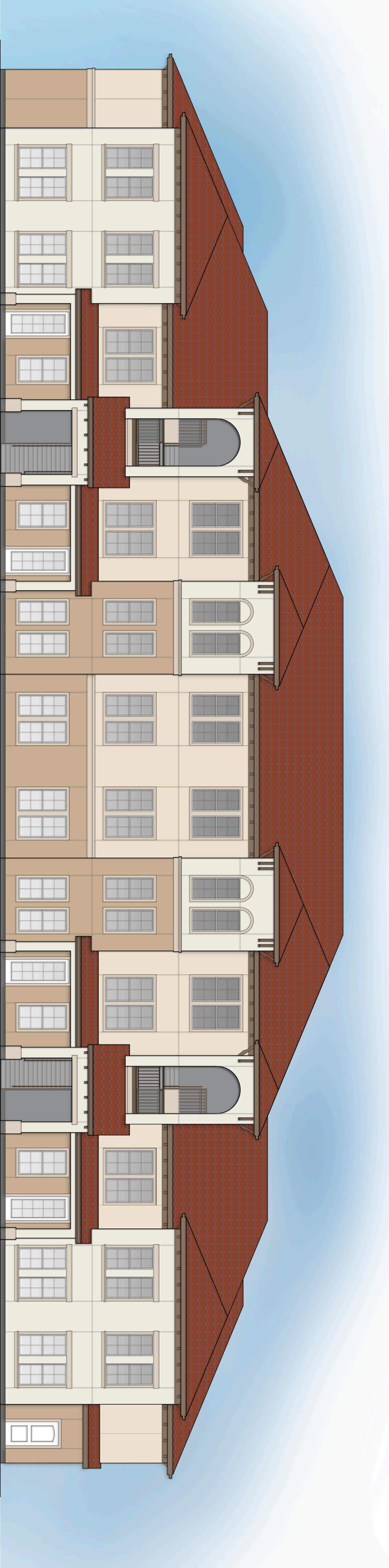
SOUTHPORT FINANCIAL SERVICES, INC
MR. SCOTT SECKINGER
5403 WEST GRAY STREET
TAMPA, FL 33609

REVISION	DATE
TOTAL SITE SUBMITTAL	1/17/2019
DATE REVISIONS	6/2/2019

DES: J.C. DWT: A.K.

MASTER DEVELOPMENT PLAN

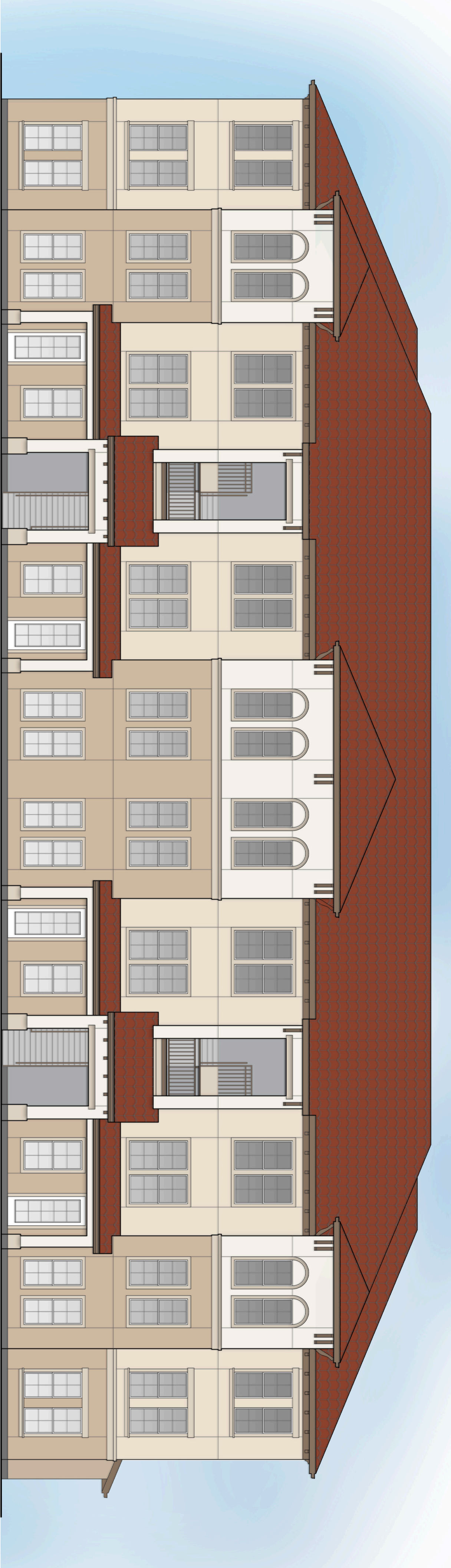
SHEET NO: E-2



Building Type I



Building Type II



Building Type III
Preliminary Exterior Elevations



AFFIDAVIT

I (the undersigned), Mark Brenckman being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my (our) knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I (we) authorize City staff to visit the site as necessary for proper review of this petition. *If there are any special conditions such as locked gates, restricted hours, guard dogs, etc., please provide the name and telephone number of the individual who can allow access.*

Sworn and subscribed before me this 1 day of MAY, 2019,

Mark Brenckman
Signature of Applicant or Authorized Agent

Mark Brenckman, VP

Print Name and Title

STATE OF TEXAS

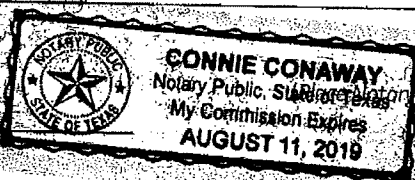
COUNTY OF BRAZOS

The foregoing instrument was acknowledged by me this 1 day of MAY, 2019, by MARK BRECKMAN who is personally known to me or has produced

as identification, and who

did/did not take an oath.

Signature - Notary Public



AFFIDAVIT

AUTHORIZATION FOR AGENT/APPLICANT

I (we), Mark Brenckman, property owner(s),

hereby authorize Scott Seckinger (SP Port LLC) & Jeremy Couch (Tampa Civil Design) to act as Agent/Applicant on our behalf to apply for this petition on the property described as (legal description) See attached

Mark Brenckman
Signature of Owner

5-1-2019

Date

STATE OF TEXAS

COUNTY OF BRAZOS

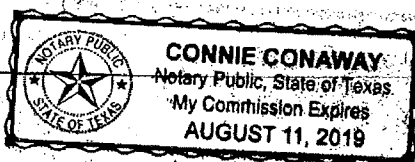
The foregoing instrument was acknowledged by me this 1 day of MAY, 2019, by MARK BRECKMAN who is personally known to me or has produced

as identification, and who did

not take an oath.

(Place Notary Seal Below)

Signature - Notary Public



TAMPA CIVIL DESIGN

Site design and Civil ENGINEERING

Palm Port Apartments Modifications & Waivers

Waiver #1:

Requirement

Sec. 53-106.B.(1): “No minimum lot size shall be required; provided, however, that no structure shall be located closer to any peripheral property line than two times the height of such structure...”

Sec 53-109.A: Minimum setback requirements: Front – 25’ Side – 10’ Rear – 10’

Waiver

Proposed setbacks: Front – 15’ Side – 10’ Rear – 40’

Rationale

The proposed development has a future land use of Activity Center #5. The Urban Design Standards (which govern Activity Centers) state, “To promote the site connectivity and a “main street” feel, a maximum of one row of parking or a zero-lot line will be allowed at building front, which shall orient toward the street.” The buildings have been designed to promote a “main street” feel, being pushed as far as possible to the property line while still leaving space for a buffer. Without the waiver, the buildings would need to be set back 60’ (building height = 30’) from each property line, which would result in the buildings being designed in the middle of the site and the parking around the perimeter. This waiver serves the public interest to an equivalent degree.

Waiver #2:

Requirement

Sec. 53-113.A.: “Areas to be classified as Planned Community Development shall maintain a minimum buffer area of 40 feet measured from the property line, unless modified by the Development Master Plan. This buffer shall only apply to the perimeter which abuts existing single-family recorded lots or drainage area.”

Sec. 21-9.D. TABLE 1 & TABLE 2:

North (Street ROW) – Type C (10’)

East (Street ROW) – Type C (10’)

South (Public Service – Fire Station) – Not Defined

West (Other ROW) – Type C (10’)

Waiver

Proposed buffers: North – Type C (10’) East – Type C (10’) South – Type C (10’) West –Type C (10’)

Rationale

In order to conform the North Port Urban Design Standards, reduced buffers are necessary. Please see the rationale above, as it pertains to this waiver as well. A western buffer has been added to this revised waiver in order to provide light and noise screening across the Creighton Waterway. This waiver serves the public interest to an equivalent degree.

TAMPA CIVIL DESIGN

SITE DESIGN AND CIVIL ENGINEERING

EXHIBIT D

MEETING MINUTES

Project : Palm Port Apartments

Date: 8/27/2019

Time: 5:00 – 7:00 PM

Location: Suncoast Technical College – North Port Campus

Agenda:

- 1) Project overview – TCD
- 2) Project overview – SP Port I
- 3) Q&A

MEETING MINUTES

[illegible]

TAMPA CIVIL DESIGN

SITE DESIGN AND CIVIL ENGINEERING

MEETING MINUTES

General Notes:

- Low-income housing w/ associated crime is a neighborhood concern
- Neighbors are upset about notification radius
- Scott covered Housing Tax Credit & not Section 8.
- Work force housing emphasized by Scott
- Camera, gates, fencing will be proposed
- Background checks & income verification strict
- Allison explained hearing process
- Other Southpoint property has management issues (from neighbor)
- Neighbor requested arch render w/ color
- Buffer along Creighton Way
- Neighbor inquired about Gopher Tortoises
- Neighbor supports apartment to keep low-income away from other development
- Scott asked about why this property?
 - Multiple reasons
 - Funding worked
- Why next to parking?
 - zoning allows it
- - neighbor supports location w/ public transportation
- Rent prices discussed with neighbors.
 - 741 / 1BR
 - 840 / 2BR
 - 1028 / 3BR
- Government subsidy explained to neighbors
- Are there lease limits?
 - NO, tenants can stay as long as they want, unless income increases
- Capacity limit?
 - yes, of course

- Government checks tenant income annually
- \$50-70 thousand local grant from the ~~city~~ ^{State}
- Neighbors don't believe traffic study data
- Crime brought up again
 - Scott emphasized camera, background check, income verification
- Neighbor asked about long-term goal, Condo conversion?
 - Scott said no plan for that / Not how the grant works
- Additional neighbor believes keeping renters in this community would be positive
- 90% reserved for less than \$20,000?
 - Scott said this is not true (10% @ \$23,000) (80% @ \$42,240)
- Neighbor asked what Scott can do to improve management from ex prop.
 - Scott cannot comment to management issues in ex community.
 - Onsite security?
 - NO
 - onsite management will be there (24/7)
- Residents can stay w/out eviction up to 140% AMI
- Buildings built by Florida Building Code & Hurricane proofed.
- Neighbors want more meetings required prior to hearings
- Neighbor claims we are hiding by the code.
- I explained review process to neighbors
- Neighbor doesn't agree BOCC approve comes before construction plan
- SP Port's only project in Northport
- ABC7 quoted "90% of the unit will be reserved for tenants who earn less than \$27,600 annually"

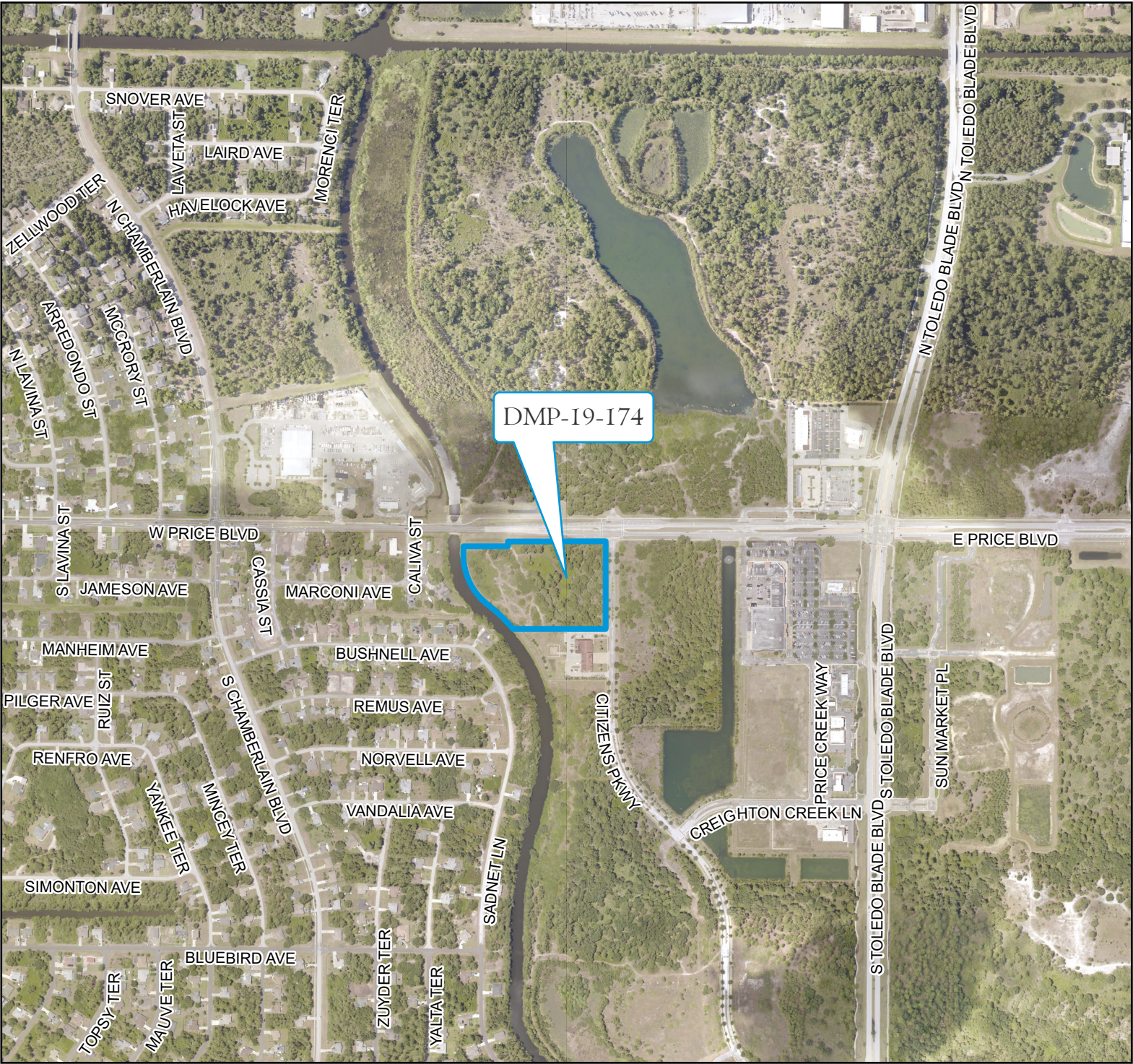
EXHIBIT E

CITY OF NORTH PORT, FLORIDA DEVELOPMENT ECONOMIC AND FISCAL IMPACT MODEL ACTIVITY CENTER #5 SUMMARY OF ECONOMIC AND FISCAL IMPACTS

I.	OPERATING REVENUE IMPACT	Years 1 - 5	Years 6 - 10	Years 11 - 15	Years 16 - 20	Years 21 - 25	Years 26 - 30	Years 1 - 30
A.	Ad Valorem Taxes	\$144,718	\$172,658	\$186,002	\$200,377	\$212,662	\$223,510	\$1,139,926
B.	Other Taxes	\$71,208	\$79,120	\$79,120	\$79,120	\$79,120	\$79,120	\$466,805
C.	Permits, Fees, & Special Assessments	\$368,564	\$409,516	\$409,516	\$409,516	\$409,516	\$409,516	\$2,416,142
D.	Intergovernmental Revenue	\$87,321	\$97,023	\$97,023	\$97,023	\$97,023	\$97,023	\$572,437
E.	Charges for Services	\$380,138	\$422,376	\$422,376	\$422,376	\$422,376	\$422,376	\$2,492,019
F.	Fines & Forfeitures	\$1,750	\$1,945	\$1,945	\$1,945	\$1,945	\$1,945	\$11,473
G.	Miscellaneous Income	\$16,721	\$18,579	\$18,579	\$18,579	\$18,579	\$18,579	\$109,618
TOTAL OPERATING REVENUE IMPACT		\$1,070,420	\$1,201,216	\$1,214,560	\$1,228,935	\$1,241,220	\$1,252,068	\$7,208,420
II.	OPERATING EXPENDITURE IMPACT	Years 1 - 5	Years 6 - 10	Years 11 - 15	Years 16 - 20	Years 21 - 25	Years 26 - 30	Years 1 - 30
	General Government	\$376,527	\$418,363	\$418,363	\$418,363	\$418,363	\$418,363	\$2,468,344
	Economic Environment	\$3,795	\$4,216	\$4,216	\$4,216	\$4,216	\$4,216	\$24,876
	Physical Environment	\$74,174	\$82,416	\$82,416	\$82,416	\$82,416	\$82,416	\$486,254
	Human Services	\$2,155	\$2,394	\$2,394	\$2,394	\$2,394	\$2,394	\$14,124
	Transportation	\$169,197	\$187,996	\$187,996	\$187,996	\$187,996	\$187,996	\$1,109,178
	Public Safety	\$343,719	\$381,910	\$381,910	\$381,910	\$381,910	\$381,910	\$2,253,271
	Culture/Recreation	\$12,400	\$13,778	\$13,778	\$13,778	\$13,778	\$13,778	\$81,291
	Capital	\$39,755	\$44,172	\$44,172	\$44,172	\$44,172	\$44,172	\$260,613
	Debt & Lease	\$42,782	\$47,536	\$47,536	\$47,536	\$47,536	\$47,536	\$280,460
TOTAL OPERATING EXPENDITURE IMPACT		\$1,064,504	\$1,182,782	\$1,182,782	\$1,182,782	\$1,182,782	\$1,182,782	\$6,978,412
III.	NET OPERATING SURPLUS/DEFICIT	Years 1 - 5	Years 6 - 10	Years 11 - 15	Years 16 - 20	Years 21 - 25	Years 26 - 30	Years 1 - 30
		\$5,917	\$18,434	\$31,778	\$46,153	\$58,439	\$69,286	\$230,008

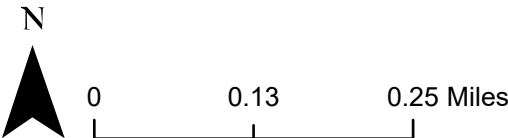
Aerial Location Map
City of North Port
DMP-19-174, Palm Port Apartments

EXHIBIT F



Legend

 City Boundary



Prepared by NDS/Planning Division
September 19, 2019

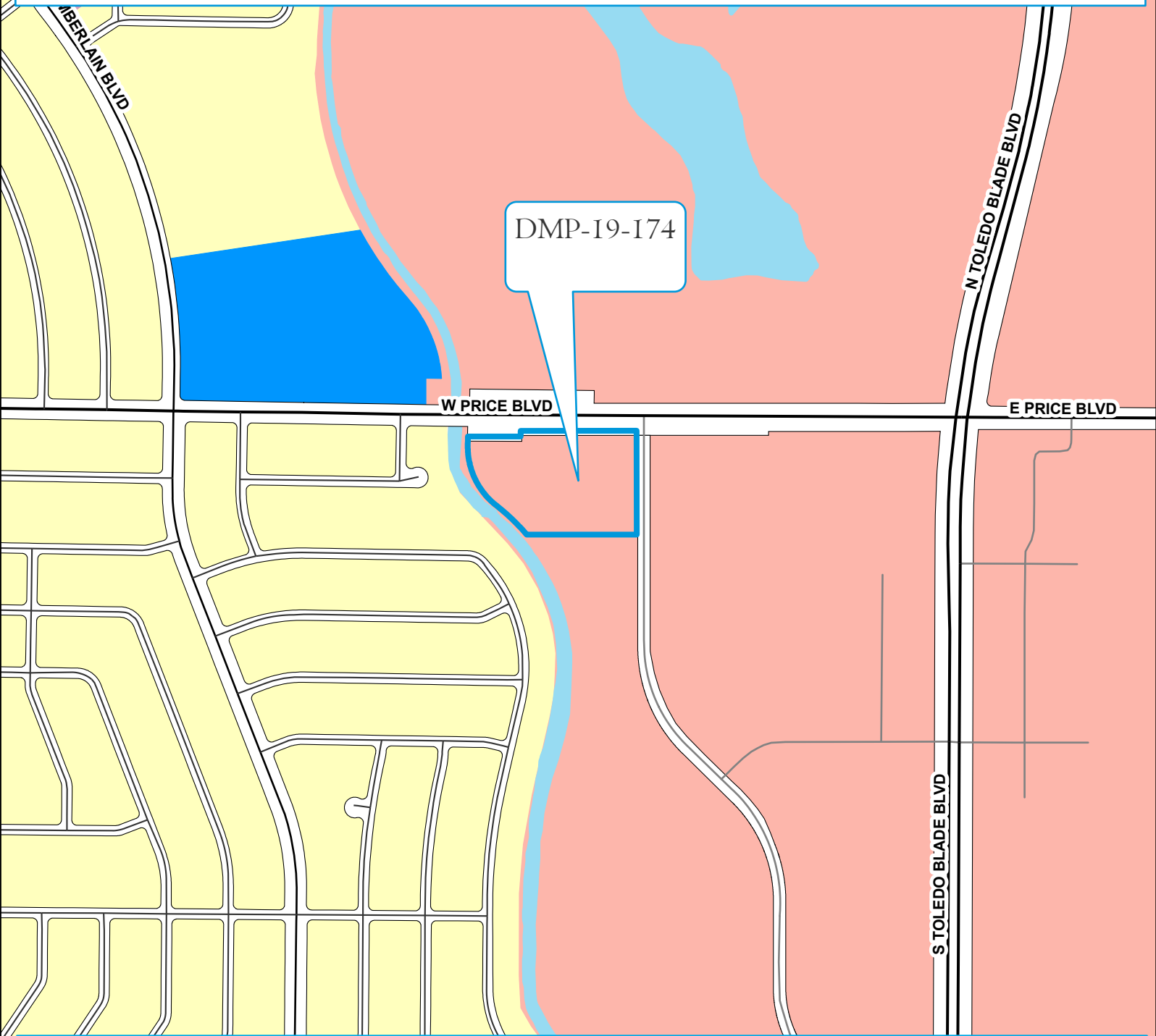
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Property Data Source: Sarasota County Property Appraiser

CURRENT ZONING

Planned Community Development (PCD)

DMP-19-174, Palm Port Apartments



0 0.13 0.25 Miles



NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF NORTH PORT COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 97-27, AS SAME AS MAY BE AMENDED FROM TIME TO TIME.



Legend

- City Boundary
- Water Features

Zoning

- AG - Agriculture
- ROS - Recreation/Open Space
- CD - Conservation District
- ComRec - Commercial/Recreation
- CG - Commercial General
- CGS - Commercial General S
- CLR - Commercial Redevelopment Low Impact

- NC-HI - Neighborhood Commercial - High Intensity
- NC-LI - Neighborhood Commercial - Low Intensity
- OPI - Office/Professional/Institutional
- PCD - Planned Community Development
- V - Village
- RSF-2 - Residential Single Family 2
- RSF-3 - Residential Single Family 3
- RTF - Residential Two Family
- RMF - Residential Multi-Family
- RMH - Residential Manufactured Housing
- ILW - Industrial/Light Warehouse

- UIC - Utility Industrial Corridor
- GU - Government Use
- NZD - No Zoning Designation
- Road_ROW

GIS_Prod.GIS.NP_Streets

Roadway functional classification

- Primary Arterial
- Arterial
- Collector
- Local

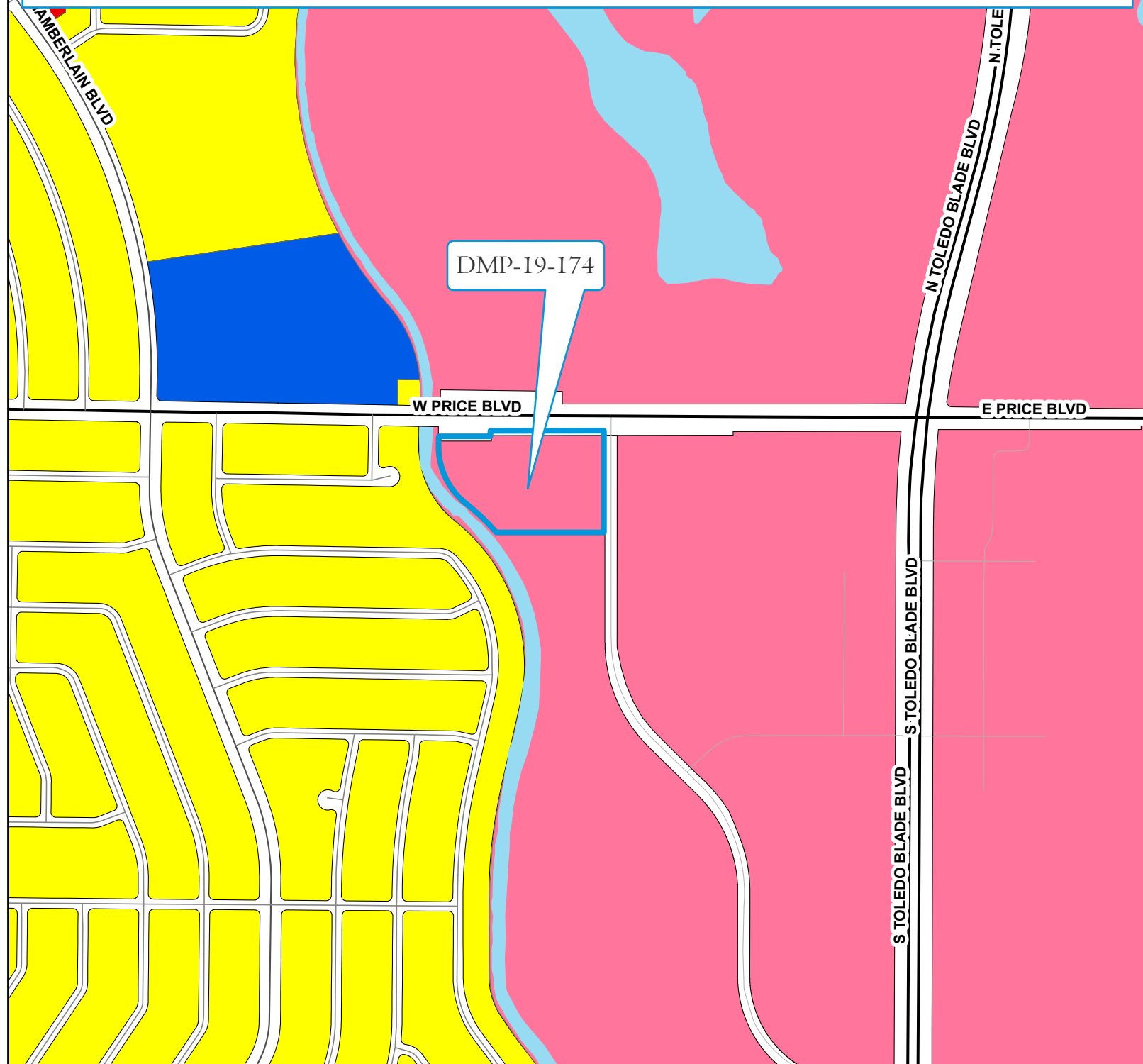
Prepared by NDS/Planning Division
September 19, 2019

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Property Data Source: Sarasota County Property Appraiser

P:\Development Review Committee\DMP\DMP-19-174, Palm Port Apartments

Future Land Use Activity Center DMP-19-174, Palm Port Apartments



Legend

- | | |
|----------------------------|--|
| City Boundary | COMMERCIAL |
| Water Features | INDUSTRIAL |
| Future Land Use | UTILITY INDUSTRIAL CORRIDOR |
| AGRICULTURAL, ESTATES | CONSERVATION (TDR SENDING ZONE) |
| LOW DENSITY RESIDENTIAL | RECREATION/OPEN SPACE (TDR SENDING ZONE) |
| MEDIUM DENSITY RESIDENTIAL | PUBLIC |
| HIGH DENSITY RESIDENTIAL | ACTIVITY CENTER (TDR RECEIVING ZONE - EXCEPT AC-3) |
| PROFESSIONAL OFFICE | VILLAGE |

NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF NORTH PORT COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 97-27, AS SAME AMY BE AMENDED FROM TIME TO TIME.



Prepared by NDS/Planning Division
September 19, 2019

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