



## Legislation Details (With Text)

**File #:** 18-698      **Version:** 1      **Name:**  
**Type:** General Business      **Status:** Agenda Ready  
**File created:** 9/28/2018      **In control:** City Commission Regular Meeting  
**On agenda:** 10/10/2018      **Final action:** 10/10/2018  
**Title:** MOCK COMMISSION MEETING - "Earthly Delights" Development Master Plan (QUASI-JUDICIAL)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. DMP-18-151 with Exhibits.pdf, 2. 10-10-18 1 00 pm 3.A. Material passed out during meeting PowerPoint

Date	Ver.	Action By	Action	Result
10/10/2018	1	City Commission Special Meeting	motion to approve	Fail
10/10/2018	1	City Commission Special Meeting	denied	Pass

**TO:** Honorable Mayor & Members of the North Port Commission

**FROM:** Peter D. Lear, CPA, CGMA, City Manager

**TITLE:** MOCK COMMISSION MEETING - "Earthly Delights" Development Master Plan (QUASI-JUDICIAL)

### Recommended Action

Staff Recommends approval of the Earthly Delights Master Plan.

### Background Information

On September 20, 2018 applicant, Jack Parsons submitted a conceptual plan for a UFO themed amusement park to be built in Activity Center 6, the Shire, called "Earthly Delights".

The proposed project follows a Comprehensive Plan Amendment and Rezone that created a new land use category of Amusement District and a new zoning category of AM - Amusement. The project will construct a large (180 acre) amusement park facility with numerous ancillary uses, including the following,

- 1) Approximately 330,000 square foot entertainment and shopping center that would include approximately 120,000 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 foot (15 screen) movie theater.
- 2) Approximately 4,000 hotel rooms
- 3) An 8,000-seat capacity concert venue.
- 4) A 50,000 square foot office building for executives, human resources, 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). This rail project will take approximately 15% of

the total trips off of the roadway network.

### **Strategic Plan**

This project falls within the city's goals of "Economic Development & Job Creation" to support a vibrant and diversified economy to create local jobs and attract private investments. It does this by supporting two objectives.

- 1) Develop Activity Area Six master plan to accelerate business development.
- 2) Support the development of a quality workforce and strong labor market.

### **Financial Impact**

A fiscal impact analysis has been performed. Over 30 years overall estimated earnings for the project will be \$225,642,760.35, with 7,138 employees.

#### **Attachments:**

1. DMP-18-151 with Exhibits

**Prepared by:** Neighborhood Development Services Planning Division

**Department Director:** Frank Miles, MPA, Director Neighborhood Development Services