



Central Parc at North Port Phase I Plat (Petition No. PLF-23-167)

From: Sherry Willette-Grondin, Planner III

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Thru: Lori Barnes, AICP, CPM, Assistant Development Services Director

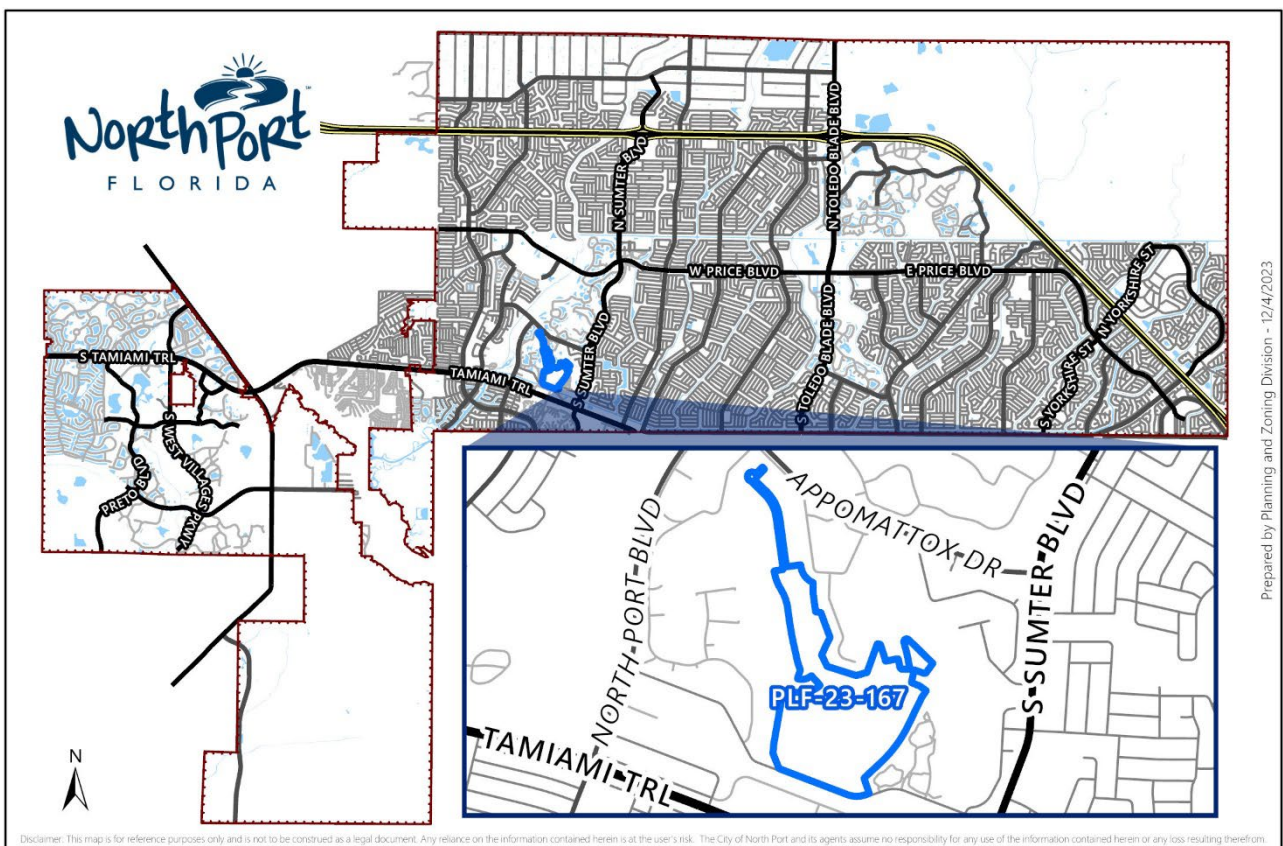
Thru: Alaina Ray, AICP, Development Services Director

Thru: Jason Yarborough, ICMA-CM, Assistant City Manager

Thru: A. Jerome Fletcher II, ICMA-CM, MPA, City Manager

Date: December 21, 2024

STAFF REPORT



Prepared by Planning and Zoning Division - 12/4/2023

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PROJECT:	Central Parc at North Port Phase I, Plat (Quasi-Judicial)
REQUEST:	Approval of Central Parc at North Port Phase I, Plat
APPLICANT:	Mark Gerenger, Vice President, Sabal Trace Developments Partners, LLC
OWNERS:	Sabal Trace Developments Partners, LLC
LOCATION:	Located North of Greenwood Avenue and West of South Sumter Boulevard, (PID# 0999001010)
PROPERTY SIZE:	± 82.62 Acres
ZONING:	Planned Community Development (PCD)

I. BACKGROUND

The Central Parc Phase I plat comprises 104 residential lots (36 single-family detached and 68 Villas), two mixed-use tracts, and multiple lakes and open space tracts. Central Parc is approved for 500 low-density dwelling units and 100 medium-density units per the approved Development Master Plan (DMP-18-071). The number of proposed dwelling units falls within the allotted low-density residential units for Central Parc.

In October 2022, the Subdivision Plans (SCP-20-047) and the Master Infrastructure Plans (INF-20-048) for Central Parc were determined to meet the minimum development standards of the ULDC by city staff.

The site is located within Activity Center #9, as shown in Figure 1, North of Tamiami Trail (US-41) and West of South Sumter Boulevard below. The plat area contains approximately 82.62 acres of land.

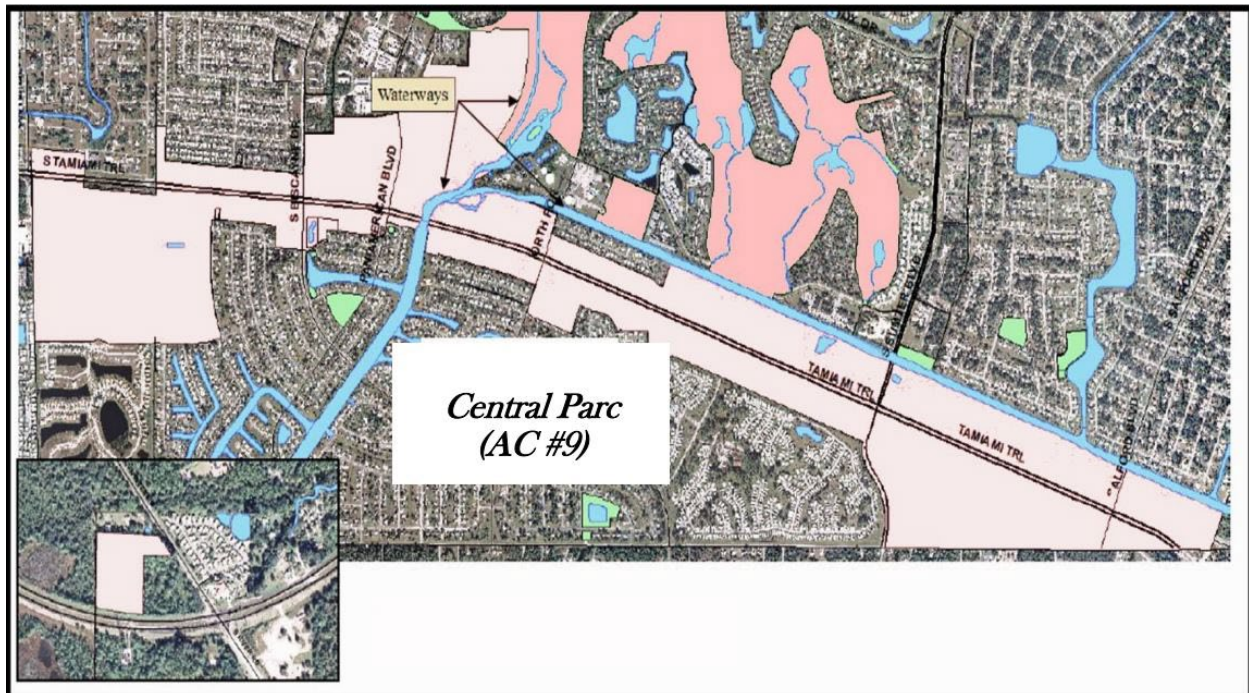


Figure 1

The City of North Port has received surety bonds for Central Parc INF-20-048 totaling \$7,327,213.70 for the following:

Bond purpose	Amount
Arsenic remediation, stormwater improvements, including drainage	\$3,886,917.10
Sanitary sewer and water distribution	\$2,882,840.40
Offsite improvements for the replacement of three (3) outfall pipes on Greenwood Avenue	\$ 557,456.20

II. STAFF ANALYSIS & FINDINGS

2022 Florida Statutes

Title XII MUNICIPALITIES, Chapter 177 LAND BOUNDARIES, Part I: PLATTING, Section 177.081 Dedication, and approval.

(1) Prior to approval by the appropriate governing body, the plat shall be reviewed for conformity to this chapter by a professional surveyor and mapper either employed by or under contract to the local governing body, the costs of which shall be borne by the legal entity offering the plat for recordation, and evidence of such review must be placed on such plat.

Findings: The final plat was reviewed and approved by the contracted City Surveyor for conformance with the Florida Statutes Chapter 177 Part I.

Conclusion: PLF-23-167 meets the State's requirements for City review and approval of plats.

Compliance with ULDC

Chapter 37 - Subdivision Regulations, Article II - Procedures for Securing Approvals, Section 37-8 Plat Submission Requirements.

B. Conformity with approved subdivision plans. The plat shall incorporate all stipulations, easements, changes, and modifications required to ensure the approved subdivision and infrastructure plans meet these regulations.

Findings: The final plat was reviewed for conformance with the approved Subdivision Plans (SCP-20-047) and the Master Infrastructure Plans (INF-20-048) for Central Parc.

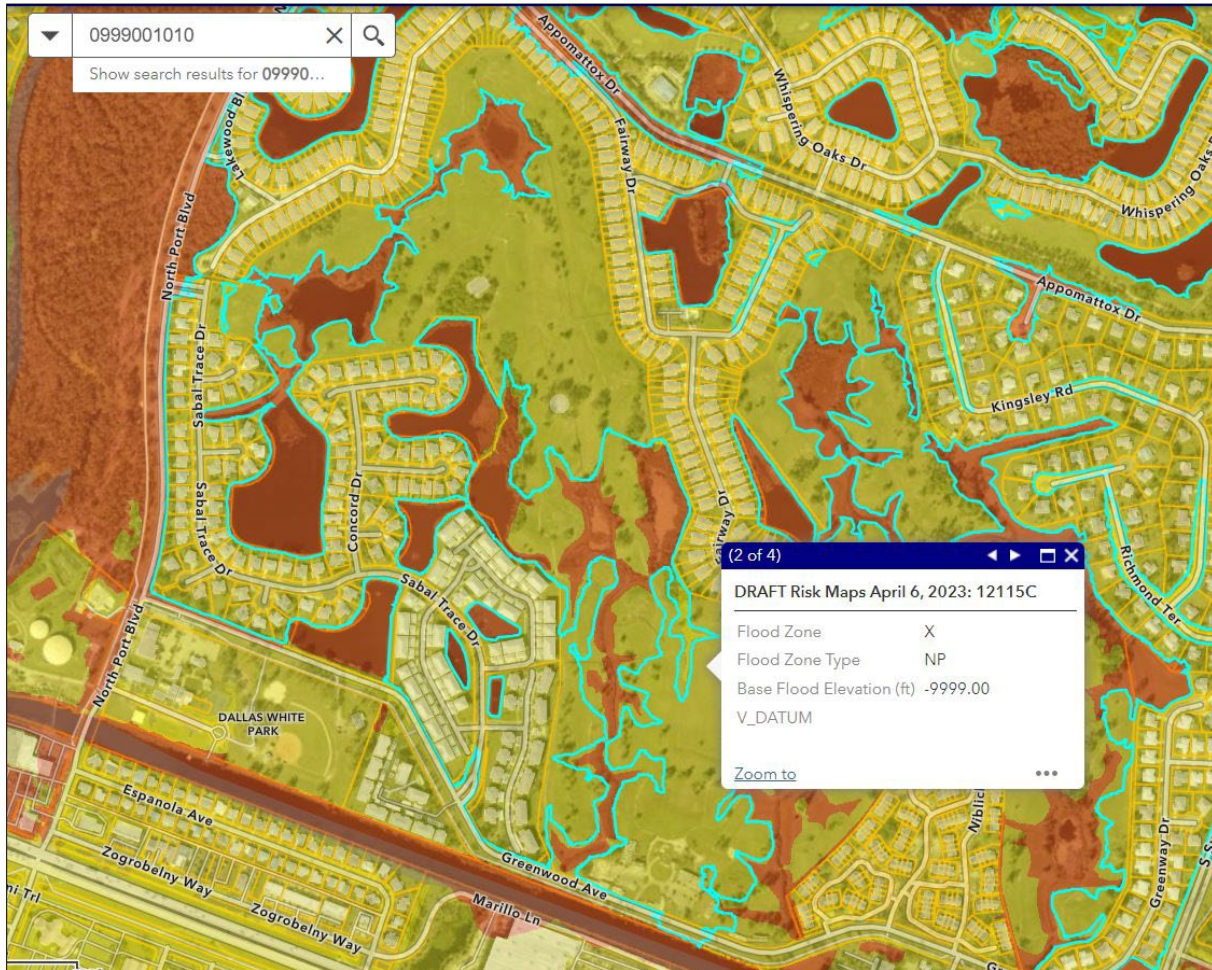
Conclusion: PLF-23-167 conforms with the ULDC.

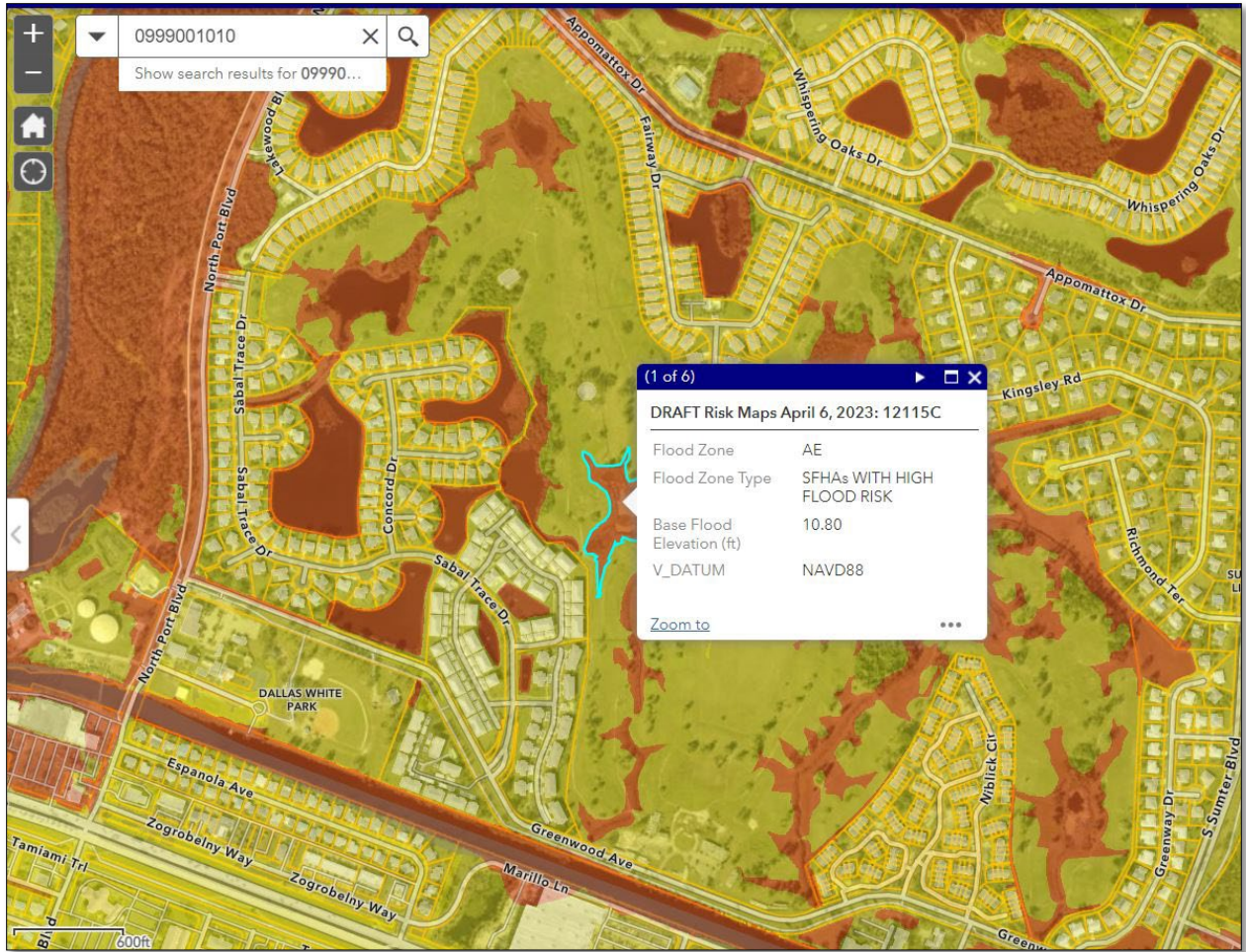
Environmental

A formal environmental survey has been completed on the site with the approved infrastructure plan and the site has been cleared. All permits will be issued in accordance with State and Federal standards.

Flood Zone

This plat is within Flood Zone X (areas of 0.2% annual chance of flood) as shown in the green shaded areas, according to FEMA Flood Map, Community Panel Number 12115C0386F, effective November 3, 2016. Portions of the property lie within Flood Zone AE SFHAs with high flood risk, as shown in the red shaded areas below.





III. RECOMMENDED MOTION

PLANNING & ZONING ADVISORY BOARD –

Staff recommends **approval** of Petition No. PLF-23-167, Central Parc at North Port Phase I, Plat as stated:

MOTION TO APPROVE: I move to recommend approval of the Central Parc at North Port Phase I, Plat, Petition No. PLF-23-167, and that the City Commission find that, based on the competent and substantial evidence, the plat is consistent with Florida Statutes Section 177.081, the Unified Land Development Code, and the North Port Comprehensive Plan.

CITY COMMISSION –

The City Commission **approves** Petition No. PLF-23-167, Central Parc at North Port Phase I, Plat as stated:

MOTION TO APPROVE: I move to approve the Central Parc at North Port Phase I, Plat, Petition No. PLF-23-167, and find that, based on the competent and substantial evidence, the plat is consistent with Florida Statutes Section 177.081, the Unified Land Development Code, and the North Port Comprehensive Plan.

IV. ALTERNATIVE MOTION

Petition PLF-23-167 could be DENIED. New findings would need to be written to support that recommendation if that were the case. The motion would be as follows:

PLANNING & ZONING ADVISORY BOARD –

MOTION TO DENY: I move to recommend denial of the Central Parc at North Port Phase I, Plat, Petition No. PLF-23-167, and that the City Commission find that, based on the competent and substantial evidence, the Plat:

[include all applicable factors below]

1. Is NOT consistent with Florida Statutes Section 177.081 because [include explanation of how the plat fails to meet each specific regulation];
2. Is NOT consistent with the Unified Land Development Code because [include explanation of how the plat fails to meet each specific regulation];
3. Is NOT consistent with the North Port Comprehensive Plan because [include explanation of how the plat fails to meet each specific regulation].

CITY COMMISSION –

MOTION TO DENY: I move to deny the Central Parc at North Port Phase I, Plat, Petition No. PLF-23-167, and find that, based on the competent and substantial evidence, the Plat:

[include all applicable factors below]

1. Is NOT consistent with Florida Statutes Section 177.081 because [include explanation of how the plat fails to meet each specific regulation];
2. Is NOT consistent with the Unified Land Development Code because [include explanation of how the plat fails to meet each specific regulation];
3. Is NOT consistent with the North Port Comprehensive Plan because [include explanation of how the plat fails to meet each specific regulation].

V. PUBLIC HEARINGS

Planning & Zoning Advisory Board Public Hearing	December 21, 2023 9:00 AM or as soon thereafter
City Commission Public Hearing	January 9, 2024 10:00 AM or as soon thereafter

VI. EXHIBITS

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| A. Map Gallery |
| B. Affidavit |
| C. Title Assurance |
| D. Contracted Surveyor's Approval |