Ekos at Arbor Park II

Development Master Plan Amendment

From: Carl Benge, AICP, Planner II

Thru: Gabriel Quintas, AICP, CFM, Assistant Development Services Director

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

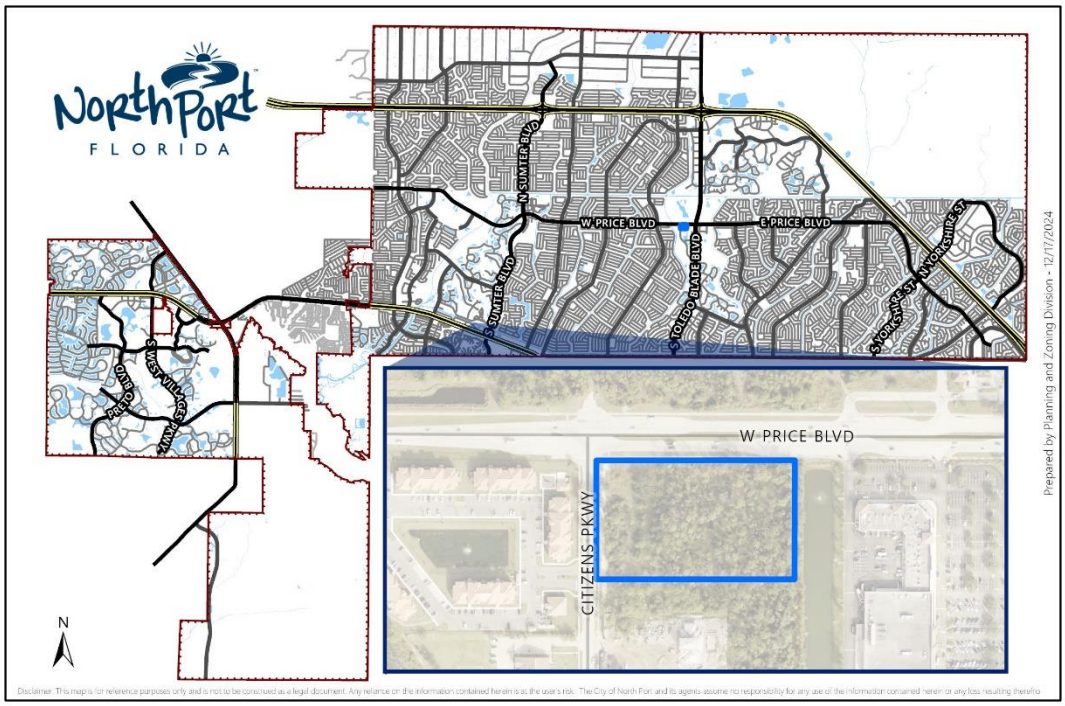
Thru: Alaina Ray, AICP, Development Services Director

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

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

Date: January 16, 2025

STAFF REPORT



PROJECT:	DMA-24-093 Ekos at Arbor Park II
REQUEST:	Revision to approved DMP-21-246, to include a second phase of mixed-use development comprised of three, three story buildings totaling 66 affordable multifamily units and 7,799 square feet of commercial space.
APPLICANT:	Chris Sear for MHP Arbor Park II, LLC **(Exhibit A—Warranty Deed and Affidavit)**
OWNERS:	MHP FL X, LLLP & Arbor Land, LLC
LOCATION:	Parcels 0984-03-0010 & 0984-03-0011
PROPERTY SIZE:	± 4.432 Acres
ZONING:	Planned Community Development (PCD)
FUTURE LAND USE:	Activity Center (Activity Center #5)

I. BACKGROUND & PROJECT SUMMARY

On June 14, 2024, the Planning & Zoning Division received an application petitioning the City of North Port to approve a Development Master Plan Amendment to develop a second phase of a mixed-use development comprised of three, three-story buildings totaling 66 multifamily units and 7,799 square feet (SF) of commercial space (**Exhibit B)**. The application was deemed sufficient on July 24, 2024, and subsequently distributed to all reviewers.

The Development Master Plan Amendment proposes to amend DMP-21-246 for "Arbor Park," to include a second phase of the project "Ekos at Arbor Park," a mixed-use development comprised of three, three story buildings totaling 66-units of affordable multi-family and 7,799 square feet of commercial space. This project is proposed on approximately 4.4 acres of land within Activity Center 5 (AC5) and zoned Planned Community Development (PCD) district.

The original Arbor Park project, DMP-21-246, which was approved by the City Commission on January 11, 2022, authorized a four-story building consisting of 136-units of affordable multifamily with accessory uses including, but not limited, to a clubhouse, fitness center, swimming pool, and leasing office. The staff report for DMP-21-246 (**Exhibit C**) includes, Exhibit B-1, which identifies phase 2, the Ekos at Arbor Park parcel, as "Potential Future Development (Non-Residential)." The proposed non-residential use called out on the approved DMP plan set was the basis upon which staff found the project consistent with the intent of the Activity Centers and the Planned Community Development zoning district and thus recommend approval of the original Arbor Park. The maximum land area percentages for development types are established in Figure 1, Standards for Activity Centers of the Comprehensive Plan Future Land Use Element (**Exhibit D**). Below are excerpts from the Comprehensive Plan Future Land Use Element Goal 2 and Section 53-102 of the Unified Land Development Code,

> **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.

I. BACKGROUND & PROJECT SUMMARY (continued)

Section 53-102. – Intent.

The purpose of the PCD Planned Community Development District is to provide an area for **coordinated development of industrial, commercial, service, residential and government uses with a park-like setting.** The establishment of this district provides a mechanism to attract major employers to the City, which can contribute to the diversification of the economic base in a manner consistent with the City's adopted Comprehensive Plan. The PCD District **provides for a variety of uses where project components and land use relationships are physically and functionally integrated.**

…

It is the intent of these regulations to facilitate the harmonious interaction of land uses not individually provided for in other industrial, commercial, service, residential or government use districts through grouping of similar uses. These regulations are designated 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.**

The applicant is proposing residential units for the parcel, even though the parcel was identified as potential future development – non-residential under the previously approved DMP. Because the percentage of land allocated to residential use in AC5 has been exhausted, before scheduling public hearings, staff had multiple meetings with the applicant to discuss increasing the project's balance of uses to 35% non-residential versus 65% residential of the constructed building square footage. However, the applicant declined to increase the proposed commercial square footage of the mixed-use development and provided an administrative interpretation (**Exhibit E**) issued on January 24, 2022, by the interim Planning and Zoning Manager to support the proposed residential use. The administrative interpretation references Chapter 2: Future Land Use Policy 2.25 of the Comprehensive Plan, which states that increasing the residential uses within Activity Centers is prohibited, except for projects that include loft apartments or similar mixed uses that provide low-income housing. While the project includes affordable

housing, the balance of uses does not reflect consistency with best practices in planning for mixed use development.

The Planning and Zoning Division's policies regarding development proposing a residential component is Activity Centers/PCD zoning districts is to seek mixed-use development with no more than 65% of the floor area as residential in order to find the project consistent with the City's regulations and offer a recommendation for approval. This policy is based on best management practices in planning for mixed-use development. In instances where the City's ULDC does not address a development requirement, the Planning and Zoning Division utilizes accepted best practices found within the planning field. This is a common practice utilized by planning departments to fill voids where local development codes are not as specific. The City of North Port updates the references to best practices to ensure the City stays up-to-date with current development types. Before the revised ULDC, the City of North Port did not have specific mixed-use development standards and used planning best practices to address proposed mixed-use development within the City.

For some context, the Urban Land Institute's Mixed-Use Development Handbook identifies three characteristics of mixed-use development that 1) provides three or more significant revenue-producing uses (retail, office, residential, civic, etc.), 2) fosters integration, density, and compatibility of land uses, and 3) creates walkable community with uninterrupted pedestrian connections. Research by Urban3, 1,000 Friends of Florida, University of Florida, and Live Wildly based on the economics of development in Florida define mixed-use development as, combining two or more land uses on one site. A classic mixed-use development type is a building with ground-floor retail spaces and apartments above.

To support the staff position, mixed-use development projects throughout the state of Florida have been utilized as examples of best practices showing comparable amounts of mixed uses as the building square footage breakdown staff has presented to the applicant of DMA-24-093:

- One West Palm, which is an 829,000 square feet project that includes 410,000 square feet of office space and a separate 200-room, 96,000 square feet hotel with

84 residences. The development will also feature a restaurant, indoor and outdoor tennis courts, and health club. The development has roughly 61% non-residential uses.

- Millstream at Cascades (Tallahassee, FL) is a 161-unit multifamily project with a total of 200,000 square feet with 44,247 square feet of office space, 29,553 square feet of ground-floor retail and 770-space structured parking garage. This development has roughly 37% non-residential uses.
- Florida and Oak (Tampa, FL), is a development that has 30,000 square feet of residential and 10,000 square feet of commercial and a full parking garage. This development has roughly 33% non-residential uses.

Each of the previously mentioned projects provide an example of a physically and functionally integrated development by providing around 35% non-residential uses which offer possible employment options and help counter the property tax burden placed on the residents on-site and within the city.

In 2013, Smart Growth America released, "Building Better Budgets – A National Examination of the Fiscal Benefits of Smart Growth Development," concluded that:

"Smart growth strategies can help any town or city improve its finances. The studies included in the analysis constitute more than a series of one-time successes. Other communities can use these strategies to achieve similar results.

Smart growth development costs an average of 38 percent less than conventional suburban development for upfront infrastructure. This figure is conservative, and many communities could save even more.

Smart growth development saves municipalities an average of 10 percent on ongoing delivery of services as compared to conventional suburban development. The case studies included in our analysis consistently demonstrated this reduction in costs.

And, smart growth development generates 10 times more tax revenue per acre than

conventional suburban development. Smart growth development's potential for lower costs and higher revenues means that many municipalities can operate smart growth development at a surplus rather than a deficit. Every community is different and not all outcomes will be the same. However, our research consistently demonstrates the financial benefits of smart growth strategies…

For example, in Sarasota, FL, a smart growth residential project required $5.7 million in infrastructure while generating $1.98 million in property tax revenue per year, meaning it would take three years for the project to pay back its infrastructure cost. By contrast, a comparable conventional suburban residential project required $10 million in infrastructure while generating $239,000 in tax revenue per year, meaning it would take 42 years to pay back the conventional suburban infrastructure cost.

…These strategies can improve public balance sheets for decades to come. With at least one-third of local government spending sensitive to the geographic patterns of development, that could amount to billions of dollars each year in savings for local governments nationwide."

A similar research paper done in 2024, used for best practices titled, "Economics of Development in Florida", by Urban3, 1,000 Friends of Florida, University of Florida, and Live Wildly, highlights very similar issues regarding balanced development. The research paper discusses how communities struggle to afford essential infrastructure along with two major findings: 1) communities of all sizes are struggling to afford essential infrastructure, and 2) balanced mixed-use developments produce more tax revenue per acre than what is needed to pay for infrastructure. This report concludes that low-density suburban development does not produce enough tax revenue per acre to pay for its infrastructure liabilities. This form of development is fiscally insolvent over the long term. It is often the most dense, walkable, areas of a community that help subsidize the areas that are not as tax productive.

Balanced development can improve fiscal sustainability, which is what the City of North Port wants to promote within its Activity Centers. When development is not capable of

I. BACKGROUND & PROJECT SUMMARY (continued)

sustaining the costs of its infrastructure, it will rely on more fiscally productive places in the City to subsidize the costs. Without enough balanced neighborhoods, the City will face higher maintenance and capital costs. With less than 20% of the city's land being zoned for non-residential and mixed uses, the land area available for these uses needs to be preserved and protected.

For these reasons staff requested the applicant increase the proposed 9% non-residential use (commercial) to a higher more sustainable percentage of 35% to receive a staff recommendation of approval for the project. The City of North Port was platted long before it was a city with any regard to sustainability. It has been up to the City as an established entity to make up for the disproportionate zoning and land uses over the years through best practices updates to the City's Comprehensive Plan and ULDC.

II. MODIFICATION OF REGULATIONS

Through the Development Master Plan process, applicants may request modifications of regulations in accordance with ULDC Sec. 53-118. The applicant is requesting one (1) modification with their Development Master Plan Amendment.

Applicant's Request & Justification:

We are officially requesting a waiver to provide one lane of travel with parking on both sides in front of Building 1 between the building and W. Price Blvd. in an effort to save a heritage tree and allow additional parking in front of Building 1.

Staff Analysis and Recommendation:

Per an email exchange with the former Planning & Zoning Manager, Hank Flores, staff agreed to the modification request to allow the additional parking in an effort save a heritage tree on-site.

III. STAFF REVIEW

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

III. STAFF REVIEW (continued

Commission:

- Sufficiency review to verify all materials have been provided prior to review by Staff.
- Pre-Application meeting with the Staff Development Review ("SDR") team.
- Formal submittal (and any requisite Resubmittals) and approval by SDR.
- Fiscal Impact Analysis (See Section VI).

IV. CONDITIONS & SAFEGUARDS

All reviews by Staff check for consistency with the Comprehensive Plan and the Unified Land Development Code (See Section VI), as well as any other applicable regulatory documents (i.e., Florida Statutes). For this proposed development, Staff reviewed for conformance with the Urban Design Standards Pattern Book.

The following table details all relevant reviewers and if they have conditions for future submittals. Fire/Rescue, Planning & Zoning, and Utilities have such conditions.

Staff Development Review	
Finance	No Objection
Fire/Rescue	Meets Requirements with Conditions
NDS/Planning & Zoning	Does Not Meet Requirements
NDS/Building-Arborist	No Objection
NDS/Building-Structural	No Objection
Parks & Recreation	No Objection
PW/Engineering-Infrastructure	No Objection
PW/Engineering-Stormwater	No Objection
PW/Solid Waste	No Objection
PW-PZ/Environmental	No Objection
Utilities	Meets Requirements with Conditions

After review, Staff has deemed the Development Master Plan Amendment has met requirements with the following conditions to be met with future submittals:

Planning and Zoning—

1. Require that the mixed-use development be composed of not less than 35 percent of the total building square footage for nonresidential use as long as the 65 percent residential.

IV. CONDITIONS & SAFEGUARDS (continued)

Fire/Rescue—

2. All proposed project or development shall commply with the Florida Fire Prevention Code (FFPC), 8th Edition (NFPA 1 – Fire Code, 2021 Edition with State of Florida Amendments) and the City of North Port Unified Land Development Code (ULDC), Chapters 37 and 60 as outlined prior to formal submittal. Emergency Access Plans (EAP) for Fire Apparatus Access must be submitted for review and approval prior to commencement of all new construction as outlined in FFPC, 8th Edition (NFPA-1 Fire Code, 2021 Edition), § 1:18.1.3 and § 60-10(A-C) of the ULDC.
3. Maintain Fire Department Access during construction and no combustible products or materials are to be delivered or placed on site until fire hydrants are installed, tested, certified, placed in service, approved by the City of North Port Utilities, and meet the requirements outlined in §60-10 of the ULDC.

Utilities—

4. Before FDEP permits will be signed, North Port Utilities requires the following:
    a. Four complete sets of DEP permit applications (water and sewer) and four sets of construction plans both sets of items shall be signed and sealed by the engineer of record.
    b. One engineer certified (sealed) estimate for the cost of utility construction.
    c. A check for the Utility Construction Inspection Fee. The fee shall be 6.5% of the utility construction costs for projects $0 to $2 million, plus 2.5% of utility construction cost over $2 million. The minimum fee is $250.00.
5. Prior to commencement of utility site construction, three copies of shop Drawings plus any copies required by the applicant shall be submitted to the Utilities Department for review and approval.
6. Irrigation systems shall be designed and constructed to meet reuse standards.
7. Prior to utility site construction the Development Order, Department of Environmental Protection Permit, and Development of Health Permit shall be posted at the project site and provided at the preconstruction meeting.
8. A developer agreement shall be negotiated with the utility department and approved by the Utilities Director and City Staff prior to DEP or DOH permits and released.

V. DATA & ANALYSIS

Staff has reviewed the proposed Development Master Plan Amendment for consistency with the City's Comprehensive Plan, the Unified Land Development Code ("ULDC"), and

the Urban Design Standards Pattern Book (UDSPB).

COMPREHENSIVE PLAN

Future Land Use Element 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."

Staff Response: The Development Master Plan Amendment proposes 76,840 SF of affordable residential and 7,799 SF of commercial space. This proposed development not only removes 4.42 acres of potential non-residential development from the City, but the proposed commercial use is also short of the City's minimum expectations of mixed-use. Taking into considerations the required setbacks and 50% max lot coverage, the parcel has approximately 94,668 buildable square footage. A variety of non-residential uses could be developed on the proposed parcel that could be more economically beneficial than residential uses.

The approval of a residential development with minimal non-residential would significantly reduce the potential for increased ad-valorem tax revenue and job creation.

Staff concludes that the Development Master Plan Amendment is NOT consistent with Future Land Use Element Goal 1.

COMPREHENSIVE PLAN

Future Land Use Element Objective 1

Future development activities shall continue to be directed in appropriate areas as depicted on the Future Land Use Map and shall encourage the use of innovative land development regulations, consistent with sound planning principles, minimal natural limitations, the goals, objectives, and policies contained

within this plan, and the community character.

Staff Response: The Future Land Use (FLU) for the proposed site is Activity Center. Activity Center FLU allows industrial, commercial, professional office, residential, public and recreational uses. When petition DMA-24-093 was submitted, the allotted 4% high density residential and 4% medium density residential per the City's Comprehensive Plan (**Exhibit D**) was exhausted. The proposed project does provide 7,799 SF of commercial, which as previously indicated, falls short of the characteristic percentage mix necessary to yield a staff recommendation for approval.

Staff concludes that the Development Master Plan Amendment is NOT consistent with Future Land Use Element Objective 1.

COMPREHENSIVE PLAN

Future Land Uses Element
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.

Staff Response: The proposed project is not proposing enough non-residential area to provide an intensive mixture of uses to make a significant contribution to employment, goods, or services for the area. The proposed 7,799 SF makes up only 10% of the overall proposed building square footage. As proposed, job creation will be minimal, as will the impact on the tax base as compared to a more balanced mixed-use development.

Staff concludes that the Development Master Plan Amendment is NOT consistent with Future Land Use Element Goal 2

COMPREHENSIVE PLAN

Future Land Use Element Policy 2.1, Figure 1 & 2.2.5

Policy 2.1, Figure 1: Standards for Activity Centers shall be as shown in Figure 1. The densities and intensities established in Figure 1 for Activity Centers shall not be altered except by amendment of this Comprehensive Plan or as allowed in this Comprehensive Plan (excluding bonuses, incentives or transfer of development rights). The percentage figures in Figure 1 are intended to be used as guidelines and to reflect the desired land use mixture at build-out to achieve an economically feasible development pattern relative to taxes received and services provided. The City shall monitor every two years the development activity within the Activity Centers. If the percentages in Figure 1 are not being implemented, the City shall consider changing the percentage or amending the Unified Land Development Code to require the percentage mix.

Activity Center 5
Low Density Residential: 0% (0 acres)
Medium Density Residential: 4% (26.96 acres)
High Density Residential: 4% (26.96 acres)
Professional Office: 13% (87.62 acres)
Commercial: 44% (296.57 acres)
Industrial: 31% (208.95 acres)

Policy 2.25: Due to the fiscal importance of Activity Centers to the City's overall financial sustainability the geographic size of the Activity Centers shall not be decreased. In addition, any change of land use in the Activity Centers that does not further the financial sustainability of the City shall be prohibited. Land use changes for more residential use than is already permitted within the Activity Centers shall be prohibited, with the exception

of projects that include loft apartments or similar mixed uses that provide low-income housing.

Staff Response: The City's Comprehensive Plan identifies the percentages of land area authorized for various uses within, AC5. The total residential acreage 8% (53.92 acres). The total acreage is divided into 4% (26.96 acres) of medium density residential and 4% (26.96 acres) of high density residential. All of the AC5 allocated residential land area has been utilized by other constructed (or entitled) residential development. While the proposed project does not reduce the land area of Activity Centers, as disallowed by Policy 2.25, the project configuration does not meet the intent of the Activity Center future land use district or the PCD zoning district. While this policy speaks to the allowance of loft apartments or similar mixed-use development where other increases in residential are prohibited, the policy does not absolve the developer from complying with all other applicable provision of the City's Comprehensive Plan and ULDC.

Staff concludes that the Development Master Plan Amendment is NOT consistent with Future Land Use Element Policy 2.1, Figure 1 & Policy 2.25.

COMPREHENSIVE PLAN

Recreation and Open Space Objective 6

All new residential development within the City shall be required to continue to provide for their proportionate fair share of recreation areas via the impact fee ordinance and through the identification and development of open space necessary to accommodate the recreational needs of residents of such developments.

Staff Response: If the proposed DMA is approved the project will move forward to major site and development plan (MAS) review. As part of the MAS review, the project plans must show

compliance with the requirement for 30% of the total gross residential acreage as usable open space, per ULDC Sec. 53-106.B.1.

Staff concludes that the Development Master Plan Amendment is consistent with Recreation and Open Space Objective 6.

COMPREHENSIVE PLAN

Housing Element Objective 1

To provide a variety of housing types and affordability levels to accommodate the present and future housing needs of North Port residents.

Staff Response: The DMA is proposing 66 affordable housing units. The City of North Port is primarily developed as stand-alone single-family housing units. Single-family housing has shown to be more costly than multifamily options for individuals regarding maintaining the property, and to the municipality in which it is located who provides the public services to the parcel. Having a multi-family affordable housing project within the City does allow for more opportunities for new families, or those who wish to scale down.

Staff concludes that the Development Master Plan Amendment is consistent with Housing Element Objective 1.

COMPREHENSIVE PLAN

Housing Element Policy 1.7

Accommodate the production of a diversity of type and price of housing through the land use and zoning process to encourage a broad range of housing opportunities, including single/multi-family, owner/rental, and permanent/seasonal, to meet the community's residential and economic needs.

Staff Response: The proposed project will contribute to diversified housing types within AC5 by providing affordable housing based on area median income (AMI). According to the Sarasota Housing Authority in 2024 the AMI for Sarasota County is as follows:

- 30% of AMI: $21,150 for a family of one and $31,200 for a family of four
- 50% of AMI: $35,200 for a family of one and $50,250 for a family of four
- 80% of AMI: $56,300 for a family of one and $80,400 for a family of four

The proposed project contemplates a range of affordable of units based as follows:

- 30% of AMI: 12 units (18%)
- 60% of AMI: 18 units (27%)
- 70% of AMI: 36 units (55%)

Staff concludes that the Development Master Plan Amendment is consistent with Housing Element Policy 1.7.

COMPREHENSIVE PLAN

Housing Element Policy 2.6

Encourage the dispersal of affordable housing throughout the City with a preference for such housing in areas accessible by transit and in close proximity to local services and employment.

Staff Response: The proposed site for this affordable housing project is a continuation of the 136-unit affordable housing project adjacent to the site. The location of the affordable housing project is directly on W Price Blvd, which is an arterial road with the closest public transit stop location is roughly 3 miles away being North Port City Hall at Kramer Way via Breeze Route 9. However, the proposed project is located within the Breeze on Demand service area. The parcel's location within AC5 is between 400-1,000 feet from Publix, Walgreens, Aldi,

restaurants and other services offered at Price Crossings and other businesses at the northwest intersection of Toledo Blade Blvd and W. Price Blvd.

Staff concludes that the Development Master Plan Amendment is consistent with Housing Element Policy 2.6.

UNIFIED LAND DEVELOPMENT CODE

ULDC Sec. 53-103. – Permitted principal uses and structures

A. Any development located within an Activity Center which is located within a Planned Community Development (PCD) shall be regulated by this section, Chapter 55, Activity Center Design Regulations, and the Urban Design Standards Pattern Book.

Chapter 55 – Activity Center Design Regulations, Article V.- Midway (Activity Center #5), ULDC Sec. 55-36.—Permitted principal uses.

B. Permitted uses are as follows:

(8) Childcare
(19) General office
(41) Retail sales and service

Staff Response: All uses have not been determined for this development at this time. However, of the uses that have been identified by the applicant (childcare, office, and retail) are permitted. All tenants will be required to complete certain building permits that will determine if the uses are allowed.

Staff concludes that the Development Master Plan Amendment is consistent with ULDC Sec. 53-103 and ULDC Sec. 55-36.

UNIFIED LAND DEVELOPMENT CODE

ULDC Sec. 53-106.—Minimum lot requirement

A. Each lot or parcel of land proposed for uses as non-residential within the PCD District shall have a minimum land

area of at least one-half (1/2) acre as proposed in the Development Master Plan.

…

(2) Each lot or parcel of land within a Planned Community Development (PCD) District proposed for use as non-residential shall have a minimum frontage of one hundred (100) feet on an approved public or private street.

Staff Response: The proposed development totals 4.43 acres. The parcel exceeds the one-half (1/2) acre minimum land area. Additionally, the parcel frontage exceeds the requirement.

Staff concludes that the Development Master Plan Amendment is consistent with ULDC Sec. 53-106.

UNIFIED LAND DEVELOPMENT CODE

Site Development requirements—

ULDC Sec. 53-107.—Maximum lot coverage.

A…(3) Group 3, Commercial General (Activity Centers, CG, NC): Fifty percent (50%).

Group 4, Residential (RSF, RTF, RMF): Fifty percent (50%)

ULDC Sec. 53-109.—Minimum setback requirements.

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

   Group 3 – Commercial General (Activity Centers, CG, NC) … Front Yards (feet): 0 … Side Yards (feet): 0 … Rear Yards (feet): 20.

   Group 4 – Residential (RSF, RTF, RMF) … Front Yards (feet): 25 … Side Yards (feet):10 … Rear Yard (feet):10

ULDC Sec. 53-110.—Maximum building height.

No buildings or structures in any land uses group within a PCD District shall exceed a maximum height of seventy (70)

feet, unless otherwise modified in the Development Master Plan.

Staff Response: The proposed development plans reflect the following site data—

- Lot coverage is 1.94 acres, or 43.8%
- All building setbacks meet the minimum requirements.
- The structures proposed will not exceed seventy (70) feet in height.

Staff concludes that the Development Master Plan Amendment is consistent with ULDC Sec. 53-107, Sec. 53-109, and Sec. 53-110.

UNIFIED LAND DEVELOPMENT CODE

ULDC Sec. 53-113.—General development regulations.

A. Perimeter buffer area … Areas to be classified as Planned Community Development shall maintain a minimum buffer area of forty (40) feet measured from the property line … This buffer shall only apply to the perimeter which abuts existing single-family recorded lots or drainage area.

…

B. Open space … A minimum of thirty percent (30%) open space shall be required for the entire area unless modified by the DMP.

Staff Response: The proposed development does not abut single-family recorded lots or a drainage area; thus, no perimeter buffer was required. The development does provide 1.42 acres of open space which is 31.1% of the total area.

Staff concludes that the Development Master Plan Amendment is consistent with ULDC Sec. 53-113.

VI. RECOMMENDED MOTIONS

PLANNING AND ZONING ADVISORY BOARD—

The Planning and Zoning Division recommends that the Planning & Zoning Advisory Board recommend denial of DMA-24-093 and motion as follows"

I move to recommend denial of Petition No. DMA-24-093 and find that, based on the competent substantial evidence:

[Select one or more WITH SUPPORTING REASONS:]

1. The proposed Development Master plan **IS NOT** specifically adapted and designed for the uses anticipated, including but not limited to lot configuration, access, and internal circulation.

2. The Proposed Development Master Plan **DOES NOT COMPLY** with the City of North Port Comprehensive Plan, the zoning regulations, and other sections of the Unified Land Development Code and other laws, ordinances, and regulations. **[Include the section reference, as applicable]**

CITY COMMISSION—

The City Commission deny DMA-24-093 and motion as follows:

I move to deny Petition No. DMA-24-093 and find that, based on the competent substantial evidence:

[Select one or more WITH SUPPORTING REASONS:]

1. The proposed Development Master Plan **IS NOT** specifically adapted and designed for the uses anticipated, including but not limited to lot configuration, access, and internal circulation.

2. The proposed Development Master Plan **DOES NOT COMPLY** with the City of North Port Comprehensive Plan, the zoning regulations, and other sections of the Unified Land Development Code and other laws, ordinances, and regulations. **[Include the section references, as applicable]**

VII. ALTERNATIVE MOTIONS

PLANNING AND ZONING ADVISORY BOARD—

1. **RECOMMEND APPROVAL** of Petition No. DMA-24-093.

I move to recommend approval of Petition No. DMA-24-093 as presented and find that based on the competent substantial evidence, the development master plan complies with the Unified Land Development Code.

CITY COMMISSION—

1. **APPROVAL WITH CERTAIN CONDITION(S) OR MODIFICATION(S)** of Petition No. DMA-24-093.

I move to approve Petition No. DMA-24-093, with condition numbers 1-8 as identified in Section IV of the staff report, with modification numbers1-8 as identified in Section IV of the staff report; and find, that based on competent substantial evidence, the development master plan and the modifications comply and are consistent with the intent of the Unified Land Development Code and the Comprehensive Plan, and do not adversely affect the public interest.

VIII. PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	January 16, 2025 9:00 AM or as soon thereafter
City Commission Public Hearing	January 28, 2025 6:00 PM or as soon thereafter

IX. EXHIBITS

A.	Warranty Deed and Affidavit
B.	DMA Proposed Site Plans
C.	DMP-21-246 Staff Report
D.	Standards for Activity Centers of the Comprehensive Plan Future Land Use Element
E.	Interim Manager Interpretation
F.	Legal Ad
G.	Postcards

Exhibit A for DMA-24-093

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2022156545 3 PG(S)
10/4/2022 1:18 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2921494

Doc Stamp-Deed: $15,260.00

Prepared by and return to:
Melissa N. VanSickle
Nelson Mullins Riley & Scarborough LLP
215 S. Monroe Street, Suite 400
Tallahassee, Florida 32301
850-681-6810

Tax Parcel ID Number: 0984030011 (formerly a portion of 0984030010)

Special Warranty Deed

This Special Warranty Deed is made this 30th day of Sept., 2022, between **ARBOR LAND, LLC**, a Florida limited liability company, whose mailing address is c/o McDowell Housing Partners, LLC, 777 Brickell Avenue, Suite 1300, Miami, FL 33131 ("Grantor"), and **MHP FL X LLLP**, a Florida limited liability limited partnership, whose mailing address c/o McDowell Housing Partners, LLC, 777 Brickell Avenue, Suite 1300, Miami, FL 33131 ("Grantee").

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to Grantee, its successors and assigns forever, all that certain real property situate in Sarasota County, Florida, described in Exhibit A attached hereto and by this reference made a part hereof (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to all covenants, conditions, restrictions and easements of record, if any, and taxes and assessments for the year 2022 and subsequent years.

Together with all the tenements, herediments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor, but against none other.

[Remainder of Page Intentionally Left Blank]

Exhibit A for DMA-24-093

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GRANTOR:

ARBOR LAND, LLC, a Florida limited liability company

By: W. Patrick McDowell 2001 Trust, its Manager

By: _____
W. Patrick McDowell, Trustee

_____
Witness Signature

Print Name Aimee Vazquez

_____
Witness Signature

Print Name Jennifer Diaz

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

On September 15, 2022, before me, W. Patrick McDowell, a Notary Public, personally appeared by means of ☒ physical appearance or ☐ online notarization, W. Patrick McDowell, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same as Trustee of the W. Partick McDowell 2001 Trust, the Manager of Arbor Land, LLC, a Florida limited liability company, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

WITNESS my hand and official seal.

_____ (SEAL)
(Signature of Notary)

My Commission Expires: Oct. 23, 2024

CHERYL CHALAS
Notary Public - State of Florida
Commission # HH 040453
My Comm. Expires Oct 23, 2024
Bonded through National Notary Assn.

Exhibit A for DMA-24-093

EXHIBIT "A"

Parcel 1 (Fee Simple Estate)

A tract of land being part of Price Commerce Park as recorded in Plat Book 46, Pages 45 and 45A, of the Public Records of Sarasota County, Florida, located in Section 24, Township 39 South, Range 21 East, Sarasota County, Florida, and being more particularly described as follows:

Commencing at the intersection point of the Southerly right of way of West Price Boulevard per Quitclaim Deed recorded March 20, 2008 in Official Records Instrument No. 2008038421, of the Public Records of Sarasota County, Florida, and the Easterly line of Citizens Parkway being a 60 foot wide public access and utility easement per Plat Book 46, Pages 45 and 45A, of the Public Records of Sarasota County, Florida, and considering the Easterly line of said Citizens Parkway to bear North 00°00'00" East with all bearing contained herein relative thereto; thence South 00°00'00" East along and with said East line of Citizens Parkway, a distance of 342.66 feet to the Point of Beginning; thence North 90°00'00" East a distance of 562.75 feet; thence South 00°00'00" West a distance of 704.50 feet; thence South 90°00'00" West along and with the North line of said Citizens Parkway Subdivision a distance of 562.22 feet to the East line of said Citizens Parkway; thence Northerly along and with said Citizens Parkway along a non-tangent arc of a curve to the right with a radius of 669.95 feet, an arc distance of 26.63 feet with a central angle of 02°16'38" a chord bearing of North 01°08'19" West a distance of 26.63 feet; thence North 00°00'00" East continuing along said Citizens Parkway a distance of 677.88 feet to the Point of Beginning.

Parcel 2 (Easement)

TOGETHER WITH: Non-Exclusive Easements for the benefit of the above fee parcel, as set forth and created by that certain Restrictions, reservations, covenants and conditions pursuant to that certain Declaration of Covenants, Conditions and Restrictions for North Port Activity Center Five Association, Inc. recorded in Official Records Instrument No. 2007116720, as amended by Amendment recorded in Official Records Instrument No. 2014037065, all of the Public Records of Sarasota County, Florida, over, under and across the lands described therein.

TOGETHER WITH: Non-Exclusive Easements for the benefit of the above fee parcel, as set forth and created by that certain by that certain Cross Easement Agreement recorded in Official Records Instrument No. 2002065380, as amended by First Amendment recorded in Official Records Instrument No. 2004002625 and Second Amendment recorded in Official Records Instrument No. 2008092860, re-recorded in Official Records Instrument No. 2008096679, all of the Public Records of Sarasota County, Florida, over, under and across the lands described therein.

TOGETHER WITH: Non-Exclusive Easements for the benefit of the above fee parcel, as set forth and created by that certain by that certain Non-Exclusive Drainage Easement and Maintenance Agreements by and between Price Health Park, LLC, a Nevada limited liability company, North Port Parkway, LLC, a Nevada limited liability company and Price Crossing, LLC, a Nevada limited liability company and Shoppes at Price Crossing, Ltd., a Florida limited partnership recorded in Official Records Instrument No. 2006014519 and Official Records Instrument No. 2006123704, together with First Amendment recorded in Official Records Instrument No. 2007056993 and Second Amendment recorded in Official Records Instrument No. 2008144344, all of the Public Records of Sarasota County, Florida.

Exhibit A for DMA-24-093

AFFIDAVIT

I (the undersigned), Christopher L. Shear being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner of the property described and which is the subject matter of the proposed application; 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 accurate to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be processed or hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I authorize City of North Port staff and agents to visit the site as necessary for proper review of this application. *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 15 day of July, 2024,

Signature of Applicant or Authorized Agent

Christopher L. Shear, COO
Print Name and Title

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged by me this 15 day of July, 2024, by Christopher L. Shear who is personally known to me or has produced _____ as identification.

Signature - Notary Public

JANET KAY PETERS
Notary Public - State of Florida
Commission # HH 433871
My Comm. Expires Aug 16, 2027
Bonded through National Notary Assn.

AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT

I, W. Patrick McDowell, Trustee of W. Patrick McDowell 2001 Trust, property owner, hereby authorize Christopher L. Shear to act as Agent on our behalf to apply for this application on the property described as (legal description) _____

W. Patrick McDowell, Trustee of W. Patrick McDowell 2001 Trust
Owner

7/15/2024
Date

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged by me this 15 day of July, 2024, by W. Patrick McDowell who is personally known to me or has produced _____ as identification.

(Place Notary Seal Below)

Signature - Notary Public

JENNIFER DIAZ
Notary Public - State of Florida
Commission # HH 335981
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

updated 9/19/23

Exhibit B for DMA-24-093

DEVELOPMENT MASTER PLANS

FOR

EKOS AT ARBOR PARK - PH II

GENERAL NOTES

*OWNERSHIP & UNIFIED CONTROL STATEMENT: THE SUBJECT PROJECT WILL BE OWNED BY MHP ARBOR PARK II, LLC, 777 BRICKELL DRIVE, SUITE 1300, MIAMI, FL, 33131 (786) 604-2846.
*SITE ADDRESS IS 1191 W. PRICE BOULEVARD, NORTH PORT, FL 34288
*CHARACTER & INTENDED USE STATEMENT: THE PROPOSED USE WILL BE A 66 UNIT (3) 3-STORY MULTIFAMILY APARTMENT COMPLEX AND 7,799 SF COMMERCIAL RETAIL.
*MAINTENANCE OF COMMON FACILITIES STATEMENT: ALL SITE IMPROVEMENTS, EXCEPT WHERE NOTED ON THE PLANS, ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND SHALL NOT BE DEDICATED TO OR MAINTAINED BY THE PUBLIC.
*ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF NORTH PORT LAND DEVELOPMENT CODE.
*WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SYSTEM CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH PORT UTILITY MANUAL.
*THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE" ONE CALL, FP&L, AND ALL OTHER UTILITY COMPANIES PRIOR TO ANY WORK ON-SITE OR OFF-SITE SO THAT THE EXACT LOCATION OF ALL UTILITIES CAN BE DETERMINED.
*EXISTING ZONING: PCD-PLANNED COMMUNITY DEVELOPMENT
*ACTIVITY CENTER #5 - 'MIDWAY'.
*PARCEL ID NO.: 0984-03-0010.
*SITE COVERAGES (PHASE I PROJECT AREA):
IMPERVIOUS: 2.29 Ac. (51.7%) (87.98% IMPERVIOUS - CN=96, PER MASTER PERMIT)
PERVIOUS: 2.14 Ac. (48.3%)
TOTAL PROJECT AREA (PH. II): 4.43 Ac. (100.00%)
*OPEN SPACE: 1.42 Ac. = 32.1%
*PARKING CALCULATIONS:
PARKING SPACES REQUIRED: 1.5 SPACE/DWELLING UNIT + 1 SPACE/10 UNITS (GUEST) + 2 SPACES (MANAGER) = 111 SPACES
COMMERCIAL/RETAIL: 1 SPACE/200 SF = 7,799 SF/200 = 39 SPACES
PARKING SPACES REQUIRED: 150 SPACES
PARKING SPACES PROVIDED: 154 SPACES
HANDICAP SPACE REQUIRED: 6 SPACES
HANDICAP SPACE PROVIDED: 7 SPACES

PARCEL:	AREA (Ac.):	PROPOSED IMP (Ac.):	ALLOWABLE IMP (Ac.):
PHASE I:	9.10	3.48	8.01
PHASE II:	4.43	2.69	3.89
TOTAL:	13.53	6.17	11.90

*MAXIMUM BUILDING HEIGHT: 70'
*SETBACK REQUIREMENTS:
FRONT: 25' SIDE: 10' REAR: 10'
*THE PROPOSED PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE, WITH THE FIRST PHASE ANTICIPATED TO START SEPTEMBER 1, 2024. PHASE LIMITS SHOWN WITHIN THESE PLANS ARE FOR CONSTRUCTION SCHEDULING/BUILDING DELIVERY ONLY.
*SIGNAGE: PROPOSED SIGN LOCATION IS SHOWN ON THESE PLANS AND WILL BE PERMITTED SEPARATELY THROUGH THE BUILDING DEPARTMENT.
*LANDSCAPE BUFFERS: SEE LANDSCAPE PLANS PREPARED BY A REGISTERED LANDSCAPE ARCHITECT..
*IRRIGATION SOURCE SHALL BE THE EXISTING STORM WATER LAKE.
*SANITARY SEWER SYSTEM: SANITARY SEWER SERVICE TO BE PROVIDED BY NORTH PORT UTILITIES.
*WATER DISTRIBUTION SYSTEM: WATER SERVICE TO BE PROVIDED BY NORTH PORT UTILITIES.
*DEP WATER AND WASTEWATER PERMITS ARE REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
*A TREE PERMIT IS REQUIRED PRIOR TO ANY TREE REMOVAL OR CONSTRUCTION.
*THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONE 'X', WITH NO BASE FLOOD ELEVATION DETERMINED, PER FIRM MAP #120279 0383F, REVISED SEPTEMBER 2, 1981.
*TO THE BEST OF OUR KNOWLEDGE AND BELIEF, NO WELLS EXIST ON SITE.
*SEDIMENT AND EROSION CONTROL/BEST MANAGEMENT PRACTICES (BMP'S):
THE FOLLOWING PERTAINS TO SEDIMENT & EROSION CONTROL/BEST MANAGEMENT PRACTICES AND SHALL BE ADHERED TO ACCORDINGLY:
SAID MEASURES AND PRACTICES SHALL BE IMPLEMENTED DURING CONSTRUCTION BY THE CONTRACTOR.
SITE SPECIFIC MEASURES SHALL PREVENT SEDIMENT AND OTHER DELETERIOUS SUBSTANCES FROM ENTERING UTILITY AND STORM WATER DRAINAGE SYSTEMS INCLUDING BUT NOT LIMITED TO DITCHES, WATER BODIES, WETLANDS, AND ADJACENT PROPERTIES.
THE EFFECTIVENESS OF THE BMP'S SHALL BE CHECKED DAILY DURING CONSTRUCTION BY THE CONTRACTOR.
METHODS USED SHALL INCLUDE BUT NOT BE LIMITED TO SODDING OF RETENTION AREAS AND SWALES IMMEDIATELY UPON THEIR COMPLETION, SILT FENCE, AND HAY BALES.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SILTATION ENTERING THE STORM WATER MANAGEMENT SYSTEM AND/OR ANY ON-SITE OR OFF-SITE DRAINAGE AREAS.
*ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITION, OR BETTER, TO THE SATISFACTION OF THE OWNER.
*ALL FACILITIES CONTAINED HEREIN HAVE BEEN DESIGNED FOR HANDICAP ACCESSIBILITY IN ACCORDANCE WITH BOTH THE FLORIDA ACCESSIBILITY CODE 1997 EDITION AND THE AMERICAN DISABILITY ACT STANDARDS.
*REFUSE & RECYCLABLE TO BE PICKED UP BY CITY OF NORTH PORT.
*ALL OUTDOOR REFUSE COLLECTION AND REFUSE STORAGE AREAS SHALL BE LIMITED TO THAT AREA SHOWN ON THE APPROVED MAS PLAN.
*THERE ARE NO KNOWN HISTORIC SITES OR HISTORIC BUILDINGS LOCATED ON THE SITE.
*MINIMUM VERTICAL CLEARANCE OF 13'-6' IS REQUIRED.
*EMERGENCY ACCESS SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR AT ALL TIMES DURING CONSTRUCTION.

CONSTRUCTION NOTES

*ALL EXTERIOR METAL (PUBLIC AMENITIES) SHALL BE PAINTED 'NORTH PORT CITY CENTER' GREEN. IF APPLICABLE, ANY PRIVATE AMENITIES SHALL BE PAINTED 'DEEP RED' (PANTONE 201C).
*ALL TACTILE SURFACES ON CURB CUT RAMPS SHALL CONFORM TO FDOT INDEX 522-002.
*ALL SIGN BLANKS AND STREET SIGNS SHALL BE FABRICATED FROM ALUMINUM SHEET CONFORMING TO ASTM SPECIFICATIONB209, WITH 5052-H38 ALLOY AND SHALL HAVE A THICKNESS OF 0.080 INCHES. SIGN BLANK DIMENSIONS, HOLE SIZE, LOCATION OF HOLES AND CORNER RADII SHALL BE AS DEFINED IN THE U.S. DEPT. OF TRANSPORTATION STANDARD HIGHWAY MANUAL, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
*STEEL SIGN POSTS SHALL CONFORM TO THE STANDARD SPECIFICATION OF HOT-ROLLED CARBON SHEET STEEL, STRUCTURAL QUALITY. THE CROSS SECTION OF THE POST SHALL BE ROUND GALVANIZED STEEL. POSTS TO BE 2-3/8" IN DIAMETER. THE FURNISHED MEMBERS SHALL BE STRAIGHT AND SHALL HAVE A SMOOTH UNIFORM FINISH. ALL SIGN POSTS OUTSIDE CONCRETED AREAS SHALL BE PLACED WITH HIGH STRENGTH CONCRETE MIX THAT MEETS OR EXCEEDS ASTM C-387 SPECIFICATIONS. EACH POST SHALL HAVE A MINIMUM OF 20 LBS AND A MAXIMUM OF 40 LBS OF CONCRETE AROUND EACH POST. ALL CONCRETE SHALL ACHIEVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS. THE TOP OF THE CONCRETE SHALL BE A MINIMUM OF 24" BELOW THE FINAL SURFACE. ALL SIGNS PLACED IN CONCRETED AREAS SHALL HAVE A 12" PVC LINER PIPE INSERT SURROUNDING THE SIGN POST. THE PVC POST SHALL BE FLUSH WITH THE FINAL SURFACE OF THE SURROUNDING CONCRETE AND FILLED WITH DIRT TO SUPPORT THE SIGN. THESE SHALL NOT BE FILLED WITH CONCRETE.
*ALL POST-MOUNTED SIGN HEIGHTS & LOCATIONS SHALL CONFORM TO MUTCD STANDARDS.
*ALL DRAINAGE CULVERT JOINTS SHALL BE WRAPPED PER FDOT INDEX NO. 280.
*ALL ROADWAY AND DRAINAGE RELATED STRUCTURES SHALL BE 3,000 PSI CONCRETE.
*A MINIMUM OF 2 FEET OF SOD SHALL BE PLACED AT THE BACK OF ALL CURBS AND PAVEMENT EDGES, EXCEPT LANDSCAPE AREAS. ALL SWALES, BERMS, AND DETENTION AREAS TO THE NORMAL WATER LEVEL SHALL BE SODDED.
*ALL PAVEMENT MARKINGS, EXCEPT PARKING STALLS, SHALL BE 'ALKYD THERMOPLASTIC' 90 MILS IN THICKNESS, AND CONFORM TO FDOT AND MUTCD STANDARDS INCLUDING HANDICAP ACCESS AISLES AND CROSSWALKS.
*CLOSURE PLAN: NO STOCKPILED VEGETATIVE DEBRIS WILL BE LOCATED ON-SITE. SITE CONTRACT WITH CONTRACTOR WILL PROVIDE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS AND FILL FROM THE SITE IN THE EVENT THE CONSTRUCTION SITE IS ABANDONED PRIOR TO PROJECT COMPLETION AND WILL ALLOW CONTRACTOR TO LIEN PROPERTY FOR COMPENSATION.
*VEGETATION FROM CLEARING AND GRUBBING WILL BE DISPOSED OFF-SITE OR IF USED ON-SITE, MUST BE VERIFIED WITH THE COUNTY AND THE ENGINEER FOR LOCATION, DEPTH, AND WIDTH AND BE LOCATED ABOVE SEASONAL HIGH WATER LEVEL. A MIXING SPECIFICATION WILL BE PROVIDED FOR REVIEW.
*A SEPARATE BUILDING PERMIT WILL BE REQUIRED PRIOR TO ANY RETAINING WALL SYSTEM AND ALL MASONRY OR ENGINEERED STYROFOAM PRIVACY WALLS.
*IF EVIDENCE OF THE EXISTENCE OF HISTORIC RESOURCES IS DISCOVERED OR OBSERVED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITIES AFTER FINAL APPROVAL, ALL WORK SHALL CEASE IN THE AREA OF EFFECT AS DETERMINED BY THE DIRECTOR. THE DEVELOPER, OWNER, CONTRACTOR, OR AGENT THEREOF SHALL NOTIFY THE DEPARTMENT OF HISTORICAL RESOURCES (HISTORY CENTER) WITHIN TWO WORKING DAYS. EXAMPLES OF EVIDENCE OF HISTORIC RESOURCES INCLUDE WHOLE OR FRAGMENTARY STONE TOOLS, SHELL TOOLS, ABORIGINAL OR HISTORIC POTTERY, HISTORIC GLASS, HISTORIC BOTTLES, BONE TOOLS, HISTORIC BUILDING FOUNDATIONS, SHELL MOUNDS, SHELL MIDDENS, OR SAND MOUNDS. THE DIRECTOR SHALL ASSESS THE SIGNIFICANCE OF THE FINDS AND MITIGATE ANY ADVERSE EFFECTS AS SOON AS POSSIBLE, BUT NO LATER THAN WITHIN THREE WORKING DAYS OF NOTIFICATION.
*IF ANY HUMAN SKELETAL REMAINS OR ASSOCIATED BURIAL ARTIFACTS ARE DISCOVERED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITY, ALL WORK IN THE AREA MUST CEASE, AND THE PERMITTEE MUST IMMEDIATELY NOTIFY THE NEAREST LAW ENFORCEMENT OFFICE AND NOTIFY THE DEPARTMENT OF HISTORICAL RESOURCES WITHIN TWO WORKING DAYS. ACCORDING TO CHAPTER 872, FLORIDA STATUTES, IT IS UNLAWFUL TO DISTURB, VANDALIZE, OR DAMAGE A HUMAN BURIAL.
*COMBUSTIBLE MATERIALS SHALL NOT BE STORED ONSITE UNTIL INFRASTRUCTURE IS IN PLACE.
*ELEVATIONS SHOWN ARE BASED ON NAVD 88 DATUM.

66 UNIT 3-STORY MULTIFAMILY
RESIDENTIAL / COMMERCIAL

PROJECT TEAM

OWNER/CLIENT:
MHP Arbor Park II, LLC
777 Brickell Key Drive, Suite 1300
Miami, FL 33131
(786) 604-2846

CIVIL ENGINEER:
CAVOLI Engineering, Inc.
63 Sarasota Center Blvd., Unit 101
Sarasota, FL 34240
(941) 927-3647
Fax: (941) 927-3646

SURVEYOR:
Brigham/Allen Land Surveying, Inc.
305 S. Tamiami Trail, Suite E
Nokomis, FL. 34275
(941) 493-4430
Fax: (800) 447-7402

LANDSCAPE ARCHITECT:
Foster Conant & Associates
100 W. Lucerne Circle, Suite 401
Orlando, FL 32801
(407) 648-2225

INDEX OF DRAWINGS

C1 COVER SHEET
C2 AERIAL W/ SITE PLAN
C3 EXISTING CONDITIONS/DEMOLITION PLAN
C4 SITE PLAN
C5 PAVING, GRADING AND DRAINAGE PLAN
C6 SITE PLAN SECTIONS
C7 STORM WATER MANAGEMENT DETAILS
C8 SEDIMENT / EROSION CONTROL PLAN
C9 MASTER UTILITY PLAN
C10 PLAN AND PROFILE
C11 CONSTRUCTION DETAILS
C12-C13 WATER DETAILS
C14 SEWER DETAILS
C15 TRAFFIC CONTROL PLAN - FIRE SAFETY
C16 TRAFFIC CONTROL PLAN - REFUSE
C17 URBAN DESIGN STANDARDS - ACTIVITY CENTER #5

SARASOTA COUNTY

N

SCALE: N.T.S.
SECTION: 24
TOWNSHIP: 39S
RANGE: 21E
LATITUDE: 27° 04' 00.95" N
LONGITUDE: 82° 09' 38.40" W

LEGEND

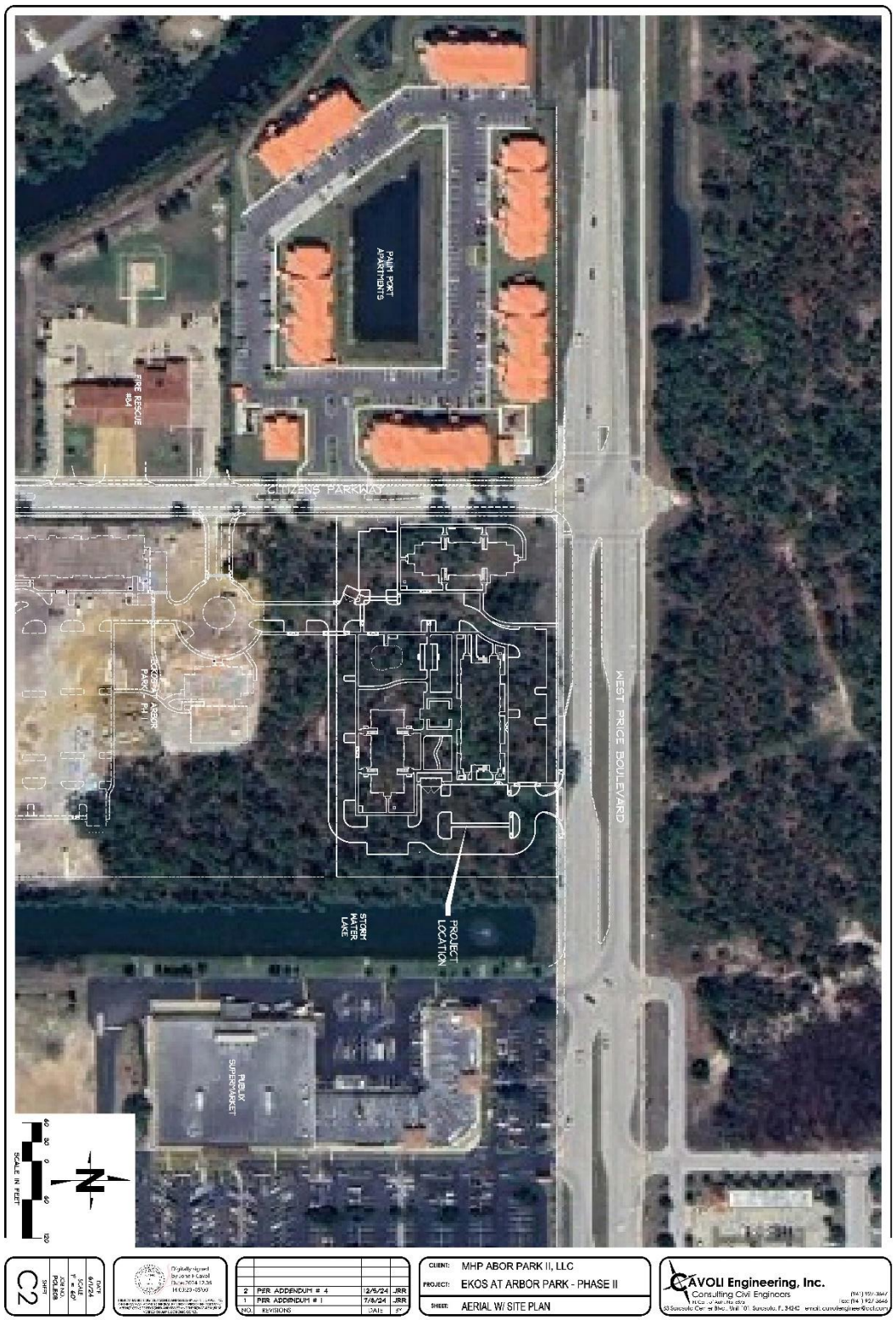
Symbol	Description	Symbol	Description
EX MH	EXISTING MANHOLE	MH #5 ●	PROPOSED MANHOLE
EX F. HYD.	EXISTING FIRE HYDRANT	FF 36.75	PROPOSED FINISH FLOOR ELEVATION
33X.97	EXISTING SPOT GRADE		PROPOSED FIRE HYDRANT
	OVERLAND DRAINAGE FLOW DIRECTION	6" PVC WM (TYP)	PROPOSED WATER MAIN SIZE WITH SPECIFICATION (POLYVINYL CHLORIDE PIPE)
	PAVEMENT DRAINAGE FLOW DIRECTION	WM	PROPOSED WATER MAIN
54.00	PROPOSED SPOT GRADE		PROPOSED DOUBLE SANITARY SEWER SERVICE
D.E.	PROPOSED DRAINAGE EASEMENT		PROPOSED SINGLE SANITARY SEWER SERVICE
CB #5 ■	PROPOSED CATCH BASIN		PROPOSED DOUBLE WATER SERVICE
JB ●	PROPOSED JUNCTION BOX		PROPOSED SINGLE WATER SERVICE
E/W W/ RIP-RAP INV.	PROPOSED END WALL WITH RIP-RAP AND INVERT	FM	PROPOSED FORCEMAIN
57 LF 36" RCP AT 1.72%	PROPOSED LINEAR FEET OF REINFORCED CONCRETE PIPE AND SLOPE PERCENTAGE	(TYP)	TYPICAL
INV.	PROPOSED INVERT		PROPOSED HANDICAP PARKING SPACE
BM	BENCHMARK	6' CL. MIN.	6' CLEAR MINIMUM
	SEASONAL HIGH/NORMAL WATER LINE		PROPOSED DRAINAGE BASIN
	PROPOSED RIGHT-OF-WAY		PROPOSED EASEMENT (SEE PLANS FOR TYPE)

CAVOLI Engineering, Inc.
Consulting Civil Engineers
FL Cert. of Auth. No. 8875
(941) 927-3647
Fax: (941) 927-3646
63 Sarasota Center Blvd., Unit 101, Sarasota, FL 34240 email: info@cavoliengineering.com

FOR CITY ENGINEER'S USE ONLY

Digitally signed by John F Cavoli
Date: 2024.12.06 14:03:06 -05'00'

Exhibit B for DMA-24-093



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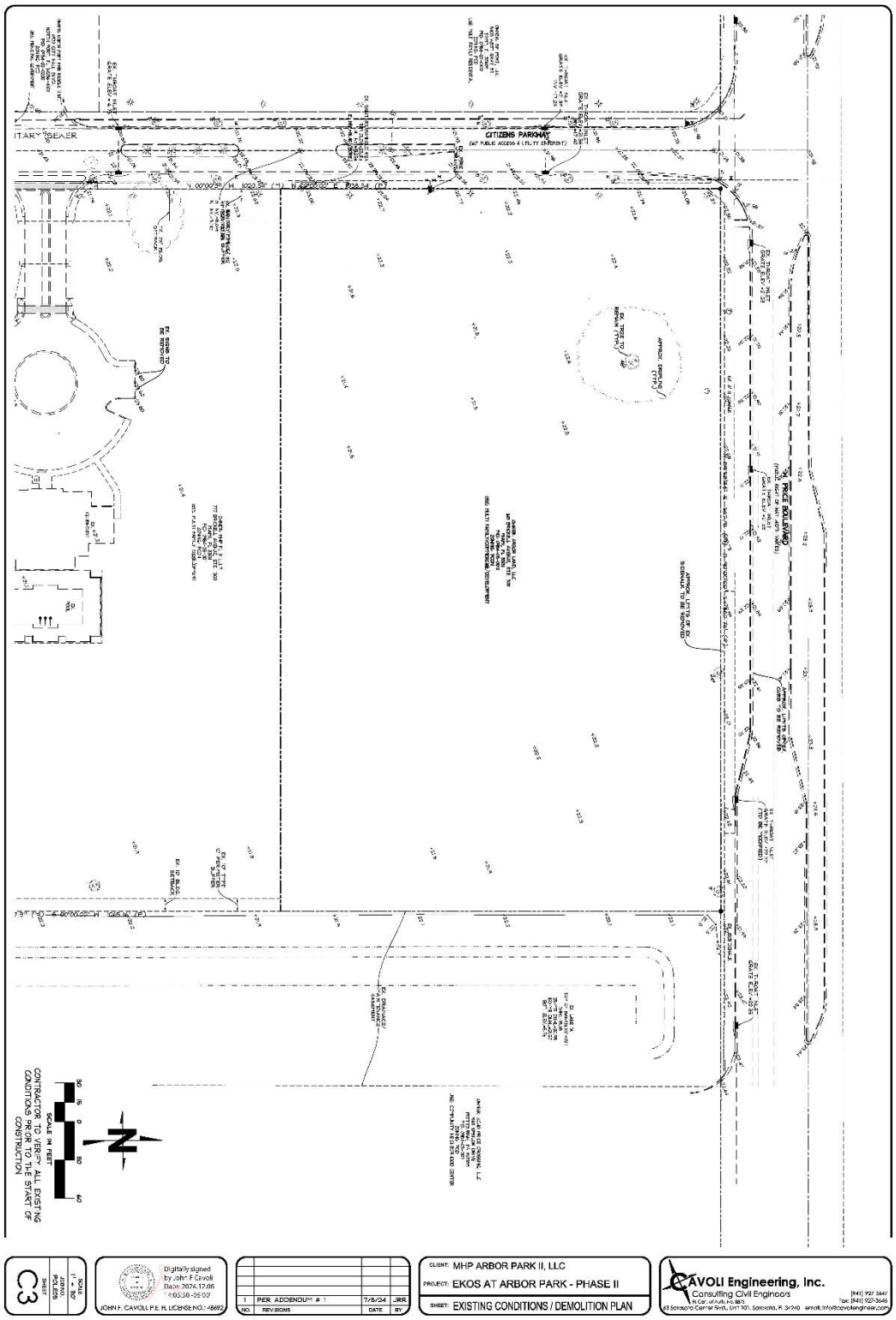

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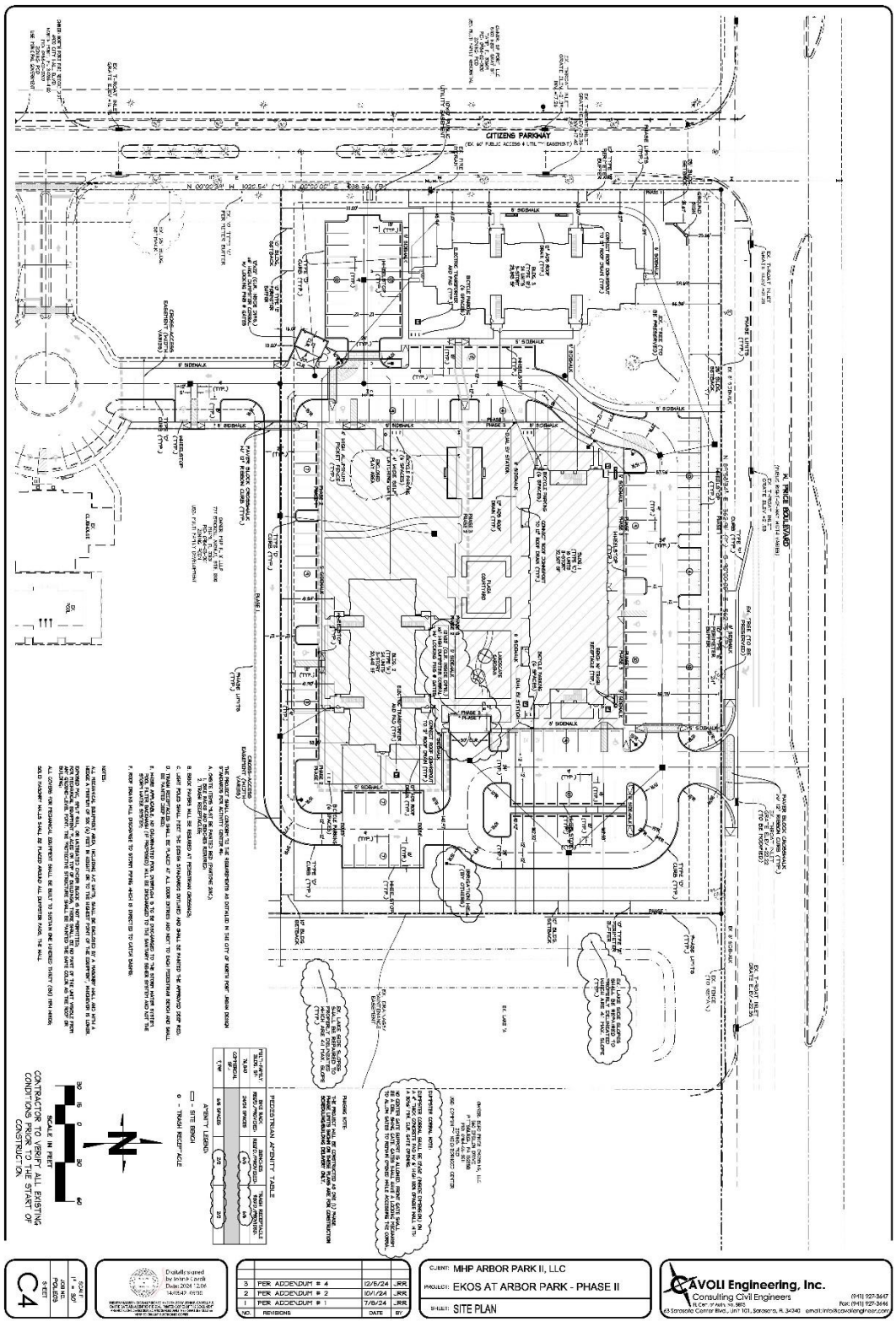

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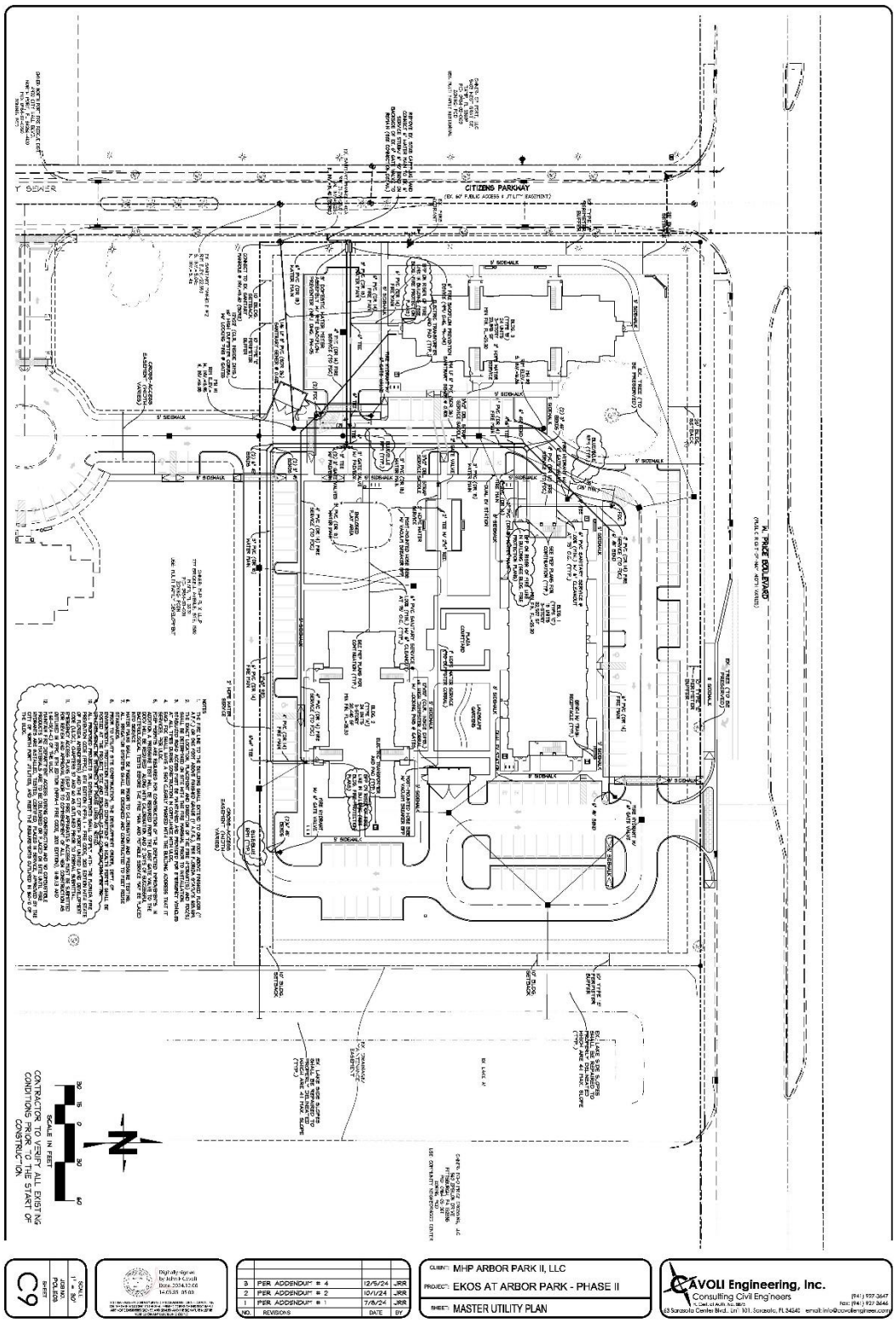

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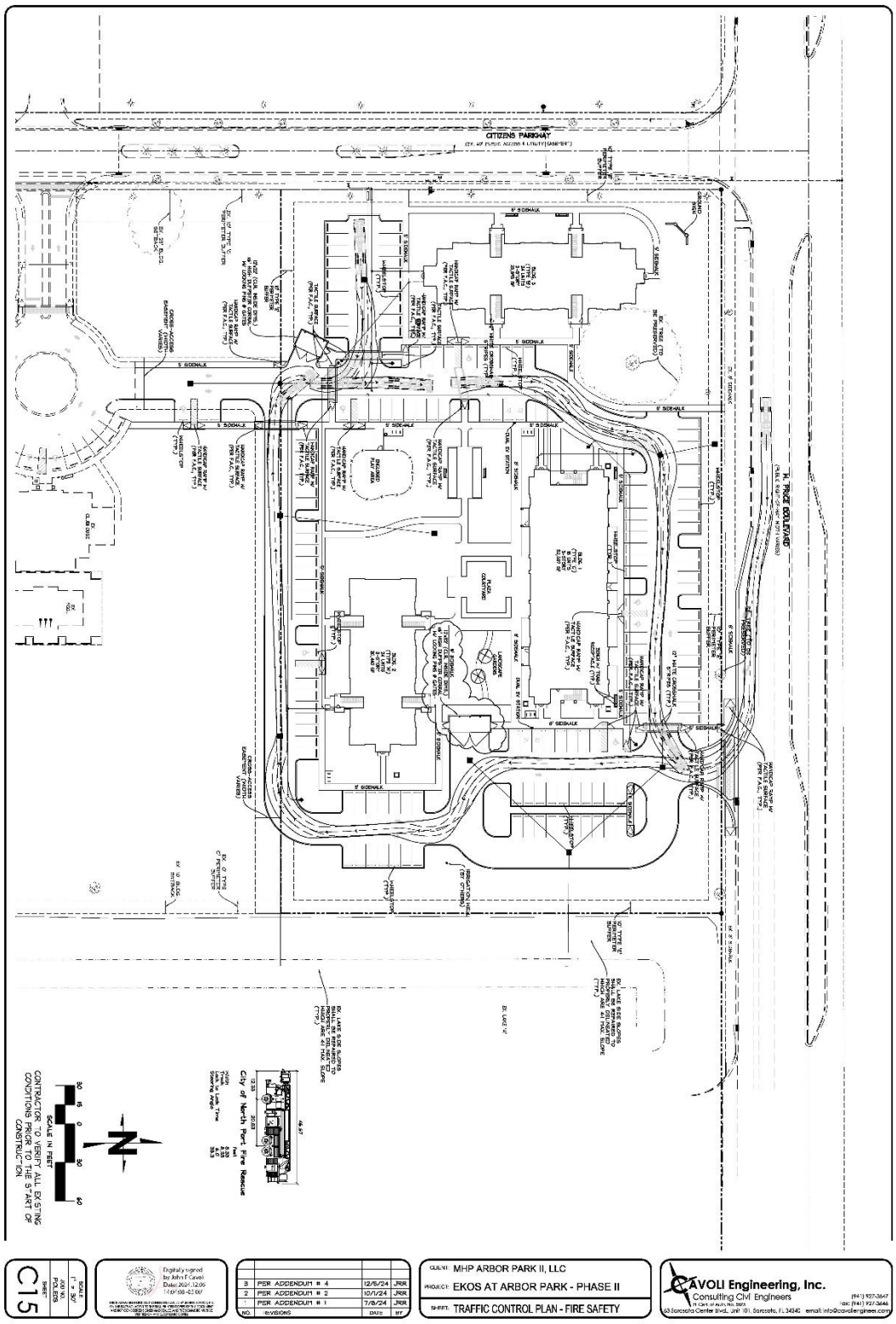

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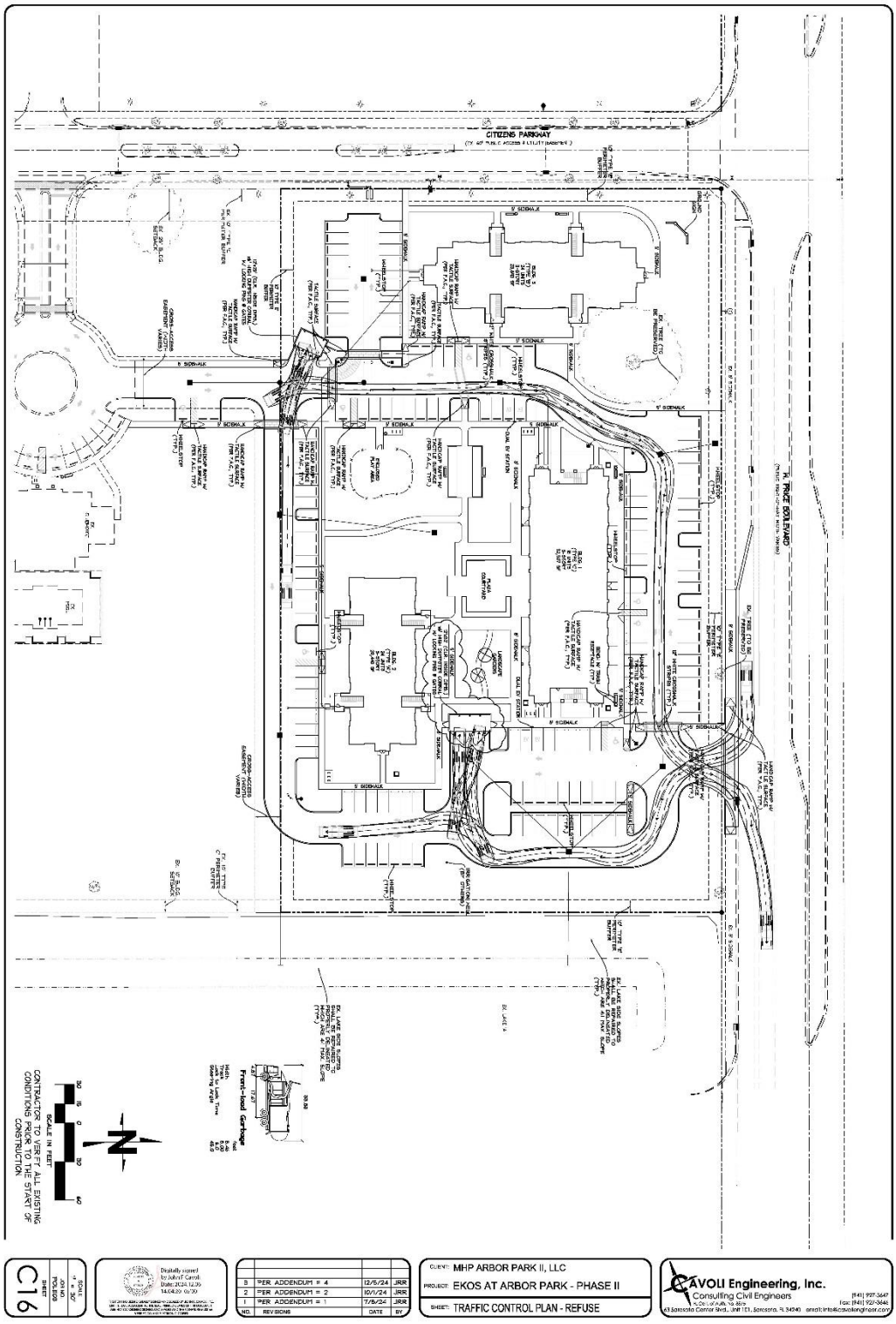


Exhibit C for DMA-24-093

NORTH PORT FLORIDA

STAFF REPORT

Arbor Park
Development Master Plan

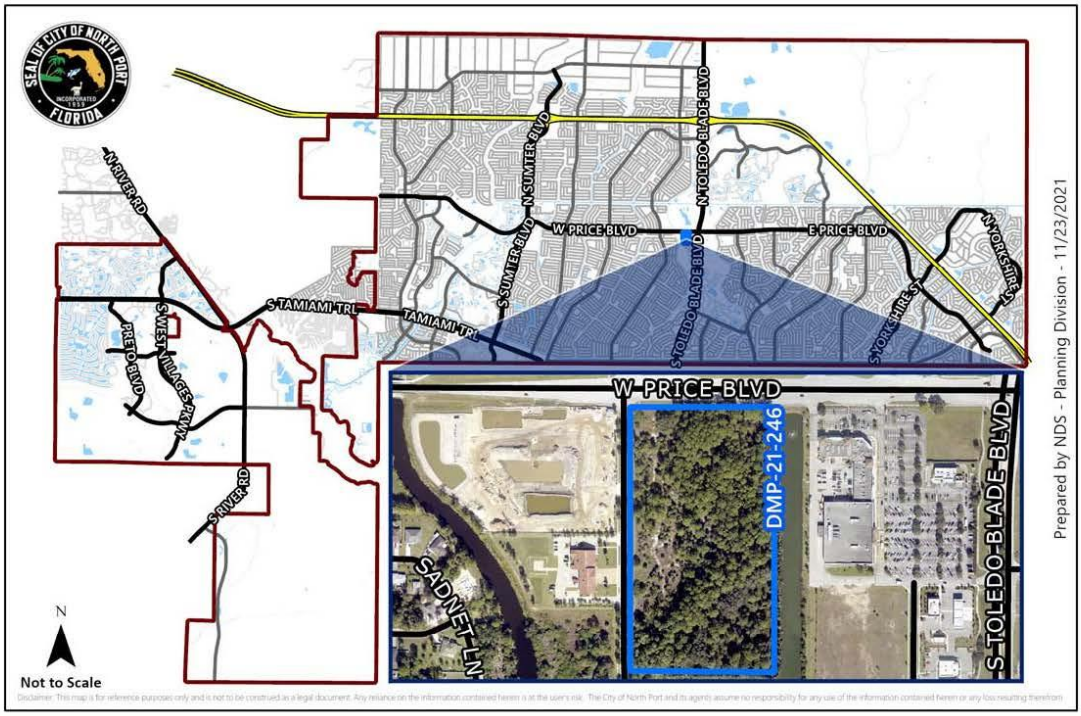
From: Tom Sacharski, Planner II
Noah Fossick, Planner II

Thru: Alison Christie, AICP, Interim Planning & Zoning Manager

Thru: Alaina Ray, AICP, Neighborhood Development Services Director

Thru: A. Jerome Fletcher II, City Manager

Date: December 6, 2021



PROJECT:	Arbor Park, DMP-21-246
REQUEST:	Consideration of a Development Master Plan Application for a 136-unit multifamily development
APPLICANT:	Chris Shear of MHP FL X LLLP. on behalf of American Momentum Bank (**Exhibit A-1, Affidavit**)
OWNERS:	American Momentum Bank (**Exhibit A-2, Warranty Deed**)
LOCATION:	In the area west of South Toledo Blade Blvd, south of West Price Blvd, east of the Citizen's Parkway. PID: 0984-03-0010
PROPERTY SIZE:	± 13.76 acres

Exhibit C for DMA-24-093

I. BACKGROUND

Chris Shear, representative of MHP FL X LLLP, affiliate of McDowell Housing Partners, LLC, has formally submitted a Development Master Plan application to the City of North Port to develop a ± 13.76 acre site into a 136-unit affordable multifamily development. The applicant proposes a 4-story building with accessory uses including, but not limited, to a clubhouse, fitness center, swimming pool, and leasing office. The development is located south of West Price Blvd, west of South Toledo Blade Blvd, and east of Citizen's Parkway. The parcel is zoned Planned Community Development (PCD) and has a future land use of Activity Center. The subject parcel is located in Activity Center 5—Midway. The proposed high density residential land use as shown within this project is permitted within Activity Center 5—Midway.

II. REQUESTED WAIVERS

Pursuant to ULDC Sec.53-118-Modifications of regulations., the Commission may approve waivers to regulations during the Development Master Plan hearing process. The applicant is not requesting any waivers from the ULDC.

III. NEIGHBORHOOD MEETING

Pursuant to Section 53-5.E. of the Unified Land Development Code, the applicant held a neighborhood meeting on November 17, 2021 at 6:30 PM at the Morgan Family Community Center. The meeting documents, including public notice, are attached as **Exhibit C.**

IV. STAFF REVIEW

Staff Development Review	
NDS/Planning	No Objection
NDS/Building-Arborist	No Objection
NDS/Building-Structural	No Objection
Fire & Rescue	Meets Requirements with Conditions
PW/Solid Waste	Meets Requirements with Conditions
PW/Stormwater & Environmental	Meets Requirements with Conditions
PW/Engineering-Infrastructure	No Objection
Utilities	Meets Requirements with Conditions
Finance	No Objection
Parks and Recreation	No Objection

Exhibit C for DMA-24-093

IV. STAFF REVIEW (continued)

The following staff reviews are required for all Development Master Plan submittals prior to hearings held by the Planning and Zoning Advisory Board and 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 Comprehensive Plan and the Unified Land Development Code (See Section V)
- Fiscal Impact Analysis (See Section IV)

The conditions from Fire Rescue, PW—Solid Waste, and PW—Stormwater/Environmental have been addressed with Final Plans. Conditions from North Port Utilities will be required with future submittals and are listed in Section VI of this staff report.

V. DATA & ANALYSIS

Staff has reviewed the proposed Development Master Plan for consistency with the City's Comprehensive Plan and Unified Land Development Code (ULDC).

COMPREHENSIVE PLAN

Housing Development, Housing Element, Policy 1.7
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.

Staff Findings: This project is proposing to construct a 136-unit affordable multifamily development with amenities that will serve current and future residents of North Port. The project fills a current market gap in the City for affordable housing.

Staff concludes that the proposed Development Master Plan is consistent with Housing Element Policy 1.7.

Activity Centers, Future Land Use, Policy 2.5.1
This Activity Center shall be established to provide for commercial uses, residential densities, motels and industrial uses.

Staff Findings: This project proposes affordable high density residential multifamily development which is greatly needed within the City and will provide more of a mix of uses to Activity Center 5.

Staff concludes that the proposed Development Master Plan is consistent with Housing Element Policy 2.6.

Low Income Housing, Housing Element, Policy 2.6
To encourage the dispersal of affordable housing through the City with a preference for such housing in areas accessible by transit and in close proximity to local services and employment.

Staff Findings: The proposed development is located within Activity Center 5 with a mix of local services. The site is in proximity to neighboring Activity Center 4 which hosts a multitude of employment opportunities due to the mix of industrial, manufacturing, and commercial/office businesses permitted.

Exhibit C for DMA-24-093

V. DATA & ANALYSIS (continued)

COMPREHENSIVE PLAN

Staff concludes that the proposed Development Master Plan is consistent with Housing Element Policy 2.6.

ULDC

Chapter 53-Zoning Regulations, Part 1.-General Provisions, Section 53-7.- Development Master Plan Submission

A Development Master Plan (DMP) is required on this site pursuant to ULDC Sec. 53-6.A. as it is located in an Activity Center. ULDC Sec. 53-7. outlines the submission requirements for the DMP along with the submittal and approval process.

Staff Findings: A complete application packet was submitted to the Planning & Zoning Division of Neighborhood Development Services in accordance with ULDC Sec.53-7.C. in August 2021. The Planning & Zoning Division reviewed the application in accordance with ULDC Sec.53-7.D. and E.

Staff concludes that the proposed Development Master Plan is consistent with this section.

Chapter 53-Zoning Regulations, Part 1.-General Provisions, Section 53-102.- Intent.

It is the intent of the Planned Community Development (PCD) zoning district to provide for an area for coordinated development of industrial, commercial, service, residential, and government uses.

Staff Findings: This Development Master Plan is proposing a 136-unit multifamily development to be constructed within Activity Center 5—Midway. This new development has to opportunity to help create a stronger mix of land uses within the Activity Center by complimenting the non-residential developments. This development also has the potential to answer the increased housing demand in the Activity Center and City of North Port.

Staff concludes that the proposed Development Master Plan is consistent with this section.

FISCAL IMPACT ANALYSIS

Staff performed a fiscal impact analysis of the proposed Development Master Plan. The results of the fiscal analysis are just a rough estimate based on the assumptions staff made and input into the City's fiscal analysis model (NPFAM). The model assesses operating revenue and expenses to the City from new developments. It employs a modified per capita, "average cost" approach to determine fiscal impacts **(Exhibit D)**.

Staff Findings:
Using the above assumptions, the model estimates that the project will operate at a surplus of $95,943.00 through the first 5-year period, and continues to increase over time. The total surplus over years 1-30 is $2,222,456.00. This indicates the project overall would be an economic benefit to the City.

Exhibit C for DMA-24-093

V. PUBLIC HEARING SCHEDULE

PUBLIC HEARING SCHEDULE		
	Planning & Zoning Advisory Board Public Hearing	**December 16, 2021** **9:00 AM** or as soon thereafter
	City Commission Public Hearing	**January 11, 2022** **10:00 AM** or as soon thereafter

VI. CONDITIONS & SAFEGUARDS

The **Development Master Plan** was approved by staff with the following conditions to be met with future submittals:

1. Before FDEP permits will be signed, North Port Utilities requires the following:
   a. Four complete sets of DEP permit applications (water and sewer) and four sets of construction plans both sets of items shall be signed and sealed by the engineer of record.
   b. One engineer certified (sealed) estimate for the cost of utility construction.
   c. A check for the Utility Construction Inspection Fee. The fee shall be 6.5% of the utility construction costs for projects $0 to $2 million, plus 2.5% of utility construction cost over $2 million. The minimum fee is $250.00.
2. Prior to commencement of utility site construction, three copies of shop drawings plus any copies required by the applicant shall be submitted to the Utility Department for review and approval.
3. Irrigation systems shall be designed and constructed to meet reuse standards.
4. Prior to utility site construction, the Development Order, Department of Environmental Protection Permit and Development of Health Permit shall be posted at the project site and provided at the preconstruction meeting.

VII. RECOMMENDED ACTION

1. **APPROVAL WITH CONDITIONS** of Petition DMP-21-246, Arbor Park.

VIII. ALTERNATIVE ACTIONS

1. **DENIAL** of Petition DMP-21-246, Arbor Park, with new findings to support the decision.

IX. EXHIBITS

Exhibits
A-1. Affidavit
A-2. Warranty Deed
B-1. Development Master Plan
B-2. Elevations
C. Neighborhood Meeting Documents
D. Fiscal Impact Analysis

Exhibit C for DMA-24-093

Exhibit A-1

AFFIDAVIT

I (the undersigned), MHP FL X LLLP (Christopher Shear) being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner of the property described and which is the subject matter of the proposed application; 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 accurate to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be processed or hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I authorize City of North Port staff and agents to visit the site as necessary for proper review of this application. *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 7th day of July, 20 21,

Signature of Applicant or Authorized Agent

Christopher Shear, Authorized Representative
Print Name and Title

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged by me this 7th day of July, 20 21, by CHRISTOPHER SHEAR who is (personally known) to me or has produced _____ as identification.

Signature - Notary Public

(Place Notary Seal Below)
MONICA ROJAS
Notary Public - State of Florida
Commission # HH 109403
My Comm. Expires Mar 28, 2025
Bonded through National Notary Assn.

AFFIDAVIT

AUTHORIZATION FOR AGENT/APPLICANT

I, American Momentum Bank (Mike Collins), property owner, hereby authorize MHP FL X LLLP (Christopher Shear) to act as Agent on our behalf to apply for this application on the property described as (legal description) Parcel ID: 0984 - 03 - 0010

American Momentum Bank (Mike Collins)
Owner

7/07/2021
Date

STATE OF Florida, COUNTY OF Orange

The foregoing instrument was acknowledged by me this 7th day of July, 20 21, by Mike Collins who is personally known to me or has produced _____ as identification.

The foregoing was acknowledged before me by online notarization. (*Place Notary Seal Below*)

Signature - Notary Public

DENISE RODRIGUEZ
MY COMMISSION # HH 048829
EXPIRES: November 12, 2024
Bonded Thru Notary Public Underwriters

Revised 8-30-19 (Reviewed by CAO)

Exhibit C for DMA-24-093

Exhibit A-2

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015063893 7 PG(S)

5/26/2015 11:59 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 1864675

Doc Stamp-Deed: $0.70

Prepared without benefit of title examination by:
Michael T. Hankin, Esq.
Hankin & Hankin
6841 Energy Court
Lakewood Ranch, Florida 34240

WARRANTY DEED

THIS WARRANTY DEED is made this 21 day of May, 2015, by BRAZOS VII LLC, a Florida limited liability company, whose post office address is 4830 West Kennedy Boulevard, Suite 200, Tampa, Florida 33609, hereinafter called Grantor, to AMERICAN MOMENTUM BANK, whose post office address is 4830 West Kennedy Boulevard, Suite 200, Tampa, Florida 33609, hereinafter called Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representativesand assigns of individuals, and the successors and assigns of corporation)

WITNESSETH: That the grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Sarasota County, State of Florida, viz:

SEE ATTACHED EXHIBITS A and B

SUBJECT TO taxes for the current and subsequent years.
SUBJECT TO valid easements, restrictions and reservations of record.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE and to HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Print Name: R. Michael Johns

Romena Smith
Print Name: ROWENA SMITH

BRAZOS VII LLC, a Florida limited liability company

BY: AMERICAN MOMENTUM BANK,
Sole Member and Manager

BY: _____
WILLIAM FALZONE, Executive Vice President

Exhibit C for DMA-24-093

Exhibit A-2

STATE OF FLORIDA
COUNTY OF Hillsborough

THE FOREGOING INSTRUMENT was acknowledged before me on this 21 day of May, 2015 by WILLIAM FALZONE as Executive Vice President of AMERICAN MOMENTUM BANK, the sole Manager and Member of BRAZOS VII LLC, a Florida limited liability company, who is personally known to me: ✓ or who has produced a driver's license as identification: ___.

(NOTARY SEAL)

AMY P. GRIMMING
MY COMMISSION # FF 184322
EXPIRES: December 22, 2018
Bonded Thru Notary Public Underwriters

Amy P. Grimming
(Type, print or stamp name)

I am a Notary Public of the State of Florida, and my commission expires on 12/22/18.

EXHIBIT "A"

Parcel 7
Plat of PRICE COMMERCE PARK, according to the plat thereof, as recorded in Plat Book 46, Pages 45 and 45A, of the Public Records of Sarasota County, Florida.

LESS AND EXCEPT THE FOLLOWING EIGHT PARCELS:

1) A PORTION OF "CITIZENS PARKWAY SE", PER PLAT THEREOF RECORDED IN PLAT BOOK 47, PAGE 2, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF CITIZENS PARKWAY, ON THE SOUTH LINE OF PRICE BLVD. (O.R 1939, PAGE 699); THENCE SOUTH, ALONG THE WEST LINE OF SAID CITIZENS PARKWAY, A DISTANCE OF 18.00 FEET; THENCE EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF SAID CITIZENS PARKWAY; THENCE NORTH, ALONG SAID EAST LINE, A DISTANCE OF 18.00 FEET TO THE SOUTH LINE OF SAID PRICE BLVD.; THENCE WEST, ALONG SAID SOUTH LINE OF PRICE BLVD., A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

2) A PORTION OF TRACT "A", "TWIN LAKES OFFICE PARK", PER PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 50, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF AFORESAID TRACT "A", ON THE SOUTH LINE OF PRICE BLVD. (OR. 1939, PAGE 699); THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT "A" AND THE SOUTH LINE OF PRICE BLVD., A DISTANCE OF 125.82 FEET TO A CORNER OF TRACT "A", THENCE SOUTH, ALONG THE EAST LINE OF TRACT "A" AND THE WEST LINE OF PRICE BLVD., A DISTANCE OF 45.00 FEET TO A CORNER OF TRACT "A"; THENCE EAST, ALONG THE NORTH LINE OF TRACT "A" AND THE SOUTH LINE OF PRICE BLVD., A DISTANCE OF 233.50 FEET TO THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 65.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 07°39'44", A CHORD BEARING OF S.03°49'52"E. AND A CHORD LENGTH OF 60.13 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE EAST LINE OF SAID TRACT "A", AN ARC LENGTH OF 60.18 FEET; THENCE WEST, A DISTANCE OF 363.34 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "A"; THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING.

3) A PORTION OF LOT 1, "MAXFIELD OFFICE PARK PHASE II" PER PLAT THEREOF RECORDED IN PLAT BOOK 47, PAGE 13, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF AFORESAID LOT 1, ON THE SOUTH LINE OF PRICE BLVD. (O. R. 1939, PG. 699), THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE' OF 18.00 FEET; THENCE WEST, A DISTANCE OF 577.59 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE N.00°42'09"E., ALONG SAID WEST LINE, A DISTANCE OF 18.00 FEET TO A CORNER OF SAID LOT 1; THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF PRICE BLVD., A DISTANCE OF 465.18 FEET TO THE POINT OF BEGINNING.

4) A PORTION OF "CITIZENS PARKWAY SW", PER PLAT THEREOF RECORDED IN PLAT BOOK 47, PAGE 1, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF CITIZENS PARKWAY, ON THE SOUTH LINE OF PRICE BLVD. (O.R. 1939, PAGE 699); THENCE SOUTH, ALONG THE WEST LINE OF SAID CITIZENS PARKWAY, A DISTANCE OF 18.00 FEET; THENCE EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF SAID CITIZENS PARKWAY; THENCE NORTH, ALONG SAID EAST LINE, A DISTANCE OF 18.00 FEET TO A POINT ON THE SOUTH LINE OF SAID PRICE BLVD.; THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

5) A PORTION OF TRACT "A", "PRICE COMMERCE PARK", PER PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 45, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF AFORESAID TRACT "A", ON THE SOUTH LINE OF PRICE BLVD. (O.R. 1939, PAGE 699); THENCE SOUTH, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 18.00 FEET; THENCE WEST, A DISTANCE OF 562.75 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "A"; THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 18.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT "A" AND THE SOUTH LINE OF PRICE BLVD., A DISTANCE OF 562.75 FEET TO THE POINT OF BEGINNING.

6) A PORTION OF "CITIZENS PARKWAY NW", PER PLAT THEREOF RECORDED IN PLAT BOOK 47, PAGE 4, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF CITIZENS PARKWAY, ON THE NORTH LINE OF PRICE BLVD. (O.R. 1939, PAGE 699); THENCE NORTH, ALONG THE WEST LINE OF SAID CITIZENS PARKWAY, A DISTANCE OF 18.00 FEET; THENCE EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF SAID CITIZENS PARKWAY; THENCE SOUTH, ALONG SAID EAST LINE, A DISTANCE OF 18.00 FEET TO THE NORTH LINE OF SAID PRICE BLVD.; THENCE WEST, ALONG SAID NORTH LINE OF PRICE BLVD., A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

7) A PORTION OF TRACT "A", "NORTH PORT PROFESSIONAL PARK SOUTH", PER PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 41, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF AFORESAID TRACT "A", THENCE WEST, ALONG THE SOUTH LINE OF SAID TRACT "A" AND THE NORTH LINE OF PRICE BLVD. (O.R. 1939, PAGE 699), A DISTANCE OF 574.53 FEET TO A CORNER OF SAID TRACT "A"; THENCE N.00°44'09"E, ALONG THE EAST LINE OF PRICE BLVD. AND THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 45.00 FEET TO A CORNER OF SAID TRACT "A", THENCE WEST, ALONG THE SOUTH LINE OF SAID TRACT "A" AND THE NORTH LINE OF PRICE BLVD., A DISTANCE OF 254.00 FEET TO A CORNER OF SAID TRACT "A, THENCE N.00°44'09"E., ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 24.95 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 01°20'37", A CHORD BEARING OF N.00°03'51"E. AND A CHORD LENGTH OF 17.59 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE WEST LINE OF SAID TRACT "A", AN ARC LENGTH OF 17.59 FEET; THENCE S.89°18'51"E, A DISTANCE OF 600.08 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1350.00 FEET, A CENTRAL ANGLE OF 00°46'07" A CHORD BEARING OF S.00°21'06"W. AND A CHORD LENGTH OF 18.11 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 18.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.00°44'09"W., A DISTANCE OF 44.24 FEET; THENCE EAST, A DISTANCE OF 228.25 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A", THENCE SOUTH, ALONG SAID EAST LINE, A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING.

8) A PORTION OF TRACT "A", "NORTH PORT TOWN CENTER SOUTH", PER PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 43, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID TRACT "A", ON THE NORTH LINE OF PRICE BLVD. (OR. 1939, PG. 699); THENCE NORTH, ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 18.00 FEET; THENCE EAST, A DISTANCE OF 985.99 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A"; THENCE S.00°07'29"W., ALONG SAID EAST LINE, A DISTANCE OF 18.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE WEST, ALONG THE SOUTH LINE OF SAID TRACT "A" AND THE NORTH LINE OF SAID PRICE BLVD., A DISTANCE OF 985.95 FEET TO THE POINT OF BEGINNING.

Exhibit C for DMA-24-093

EXHIBIT "B"

(A) Any and all fixtures, machinery, equipment and other articles of real, personal or mixed property, belonging to the Grantor ("Grantor"), at any time now or hereafter installed in, attached to or situated in or upon the real property described in Exhibit "A" hereto ("Real Property"), or the buildings and improvements now or hereafter erected thereon, or used or intended to be used in connection with the Real Property, or in the operation of the buildings and improvements, plant, business or dwelling situate thereon, whether or not such real, personal or mixed property is or shall be affixed thereto, and all replacements, substitutions and proceeds of the foregoing (all of the foregoing herein called the "Service Equipment"), including without limitation: (i) all appliances, furniture and furnishings; all articles of interior decoration, floor, wall and window coverings; all office, restaurant, bar, kitchen and laundry fixtures, utensils, appliances and equipment; all supplies, tools and accessories; all storm and screen windows, shutters, doors, decorations, awnings, shades, blinds, signs, trees, shrubbery and other plantings; (ii) all building service fixtures, machinery and equipment of any kind whatsoever; all lighting, heating, ventilating, air conditioning, refrigerating, sprinkling, plumbing, security, irrigating, cleaning, incinerating, waste disposal, communications, alarm, fire prevention and extinguishing systems, fixtures, apparatus, machinery and equipment; all elevators, escalators, lifts, cranes, hoists and platforms; all pipes, conduits, pumps, boilers, tanks, motors, engines, furnaces and compressors; all dynamos, transformers and generators; (iii) all building materials, building machinery and building equipment delivered on site to the Real Property during the course of, or in connection with, any construction or repair or renovation of the buildings and improvements; (iv) all parts, fittings, accessories, accessions, substitutions and replacements therefor and thereof. Any and all leases, subleases, tenancies, licenses, occupancy agreements or agreements to lease all or any portion of the Real Property, improvements, Service Equipment or all or any other portion of the Real Property and all extensions, renewals, amendments, modifications and replacements thereof, and any options, rights of first refusal or guarantees relating thereto (collectively, the "Leases"); all rents, income, receipts, revenues, security deposits, escrow accounts, reserves, issues, profits, awards and payments of any kind payable under the Leases or otherwise arising from the Real Property, improvements, Service Equipment or all or any other portion of the Real Property including, without limitation, minimum rents, additional rents, percentage rents, parking, maintenance and deficiency rents (collectively, the "Rents"); all of the following personal property (collectively referred to as the "Contracts"): all accounts, general intangibles and contract rights (including any right to payment thereunder, whether or not earned by performance) of any nature relating to the Real Property, improvements, Service Equipment or all or any other portion of the Real Property or the use, occupancy, maintenance, construction, repair or operation thereof; all management agreements, franchise agreements, utility agreements and deposits, building service contracts, maintenance contracts, construction contracts and architect's agreements; all maps, plans, surveys and specifications; all warranties and guaranties; all permits, licenses and approvals; and all insurance policies, books of account and other documents, of whatever kind or character, relating to the use, construction upon, occupancy, leasing, sale or operation of the Real Property, improvements, Service Equipment or all or any other portion of the Real Property;

(B) Any and all estates, rights, tenements, hereditaments, privileges, easements, reversions, remainders and appurtenances of any kind benefiting or appurtenant to the Real Property, improvements or all or any other portion of the Real Property; all means of access to and from the Real Property, improvements or all or any other portion of the Real Property, whether public or private; all streets, alleys, passages, ways, water courses, water and mineral rights relating to the Real Property, improvements or all or any other portion of the Real Property; all rights of Grantor as declarant or unit owner under any declaration of condominium or association applicable to the Real Property, improvements or all or any other portion of the Real Property including, without limitation, all development rights and special declarant rights; and all other claims or demands of Grantor, either at law or in equity, in possession or expectancy of, in, or to the Real Property, improvements or all or any other

Exhibit C for DMA-24-093

portion of the Real Property (all of the foregoing described in this subsection B herein called the "Appurtenances"); and

(C) Any and all "proceeds" of any of the above-described Real Property, improvements, Service Equipment, Leases, Rents, Contracts and Appurtenances, which term "proceeds" shall have the meaning given to it in the Uniform Commercial Code, as amended, (the "Code") of the State of Florida (collectively, the "Proceeds") and shall additionally include whatever is received upon the use, lease, sale, exchange, transfer, collection or other utilization or any disposition or conversion of any of the Real Property, improvements, Service Equipment, Leases, Rents, Contracts and Appurtenances, voluntary or involuntary, whether cash or non-cash, including proceeds of insurance and condemnation awards, rental or lease payments, accounts, chattel paper, instruments, documents, contract rights, general intangibles, equipment and inventory.

Exhibit C for DMA-24-093

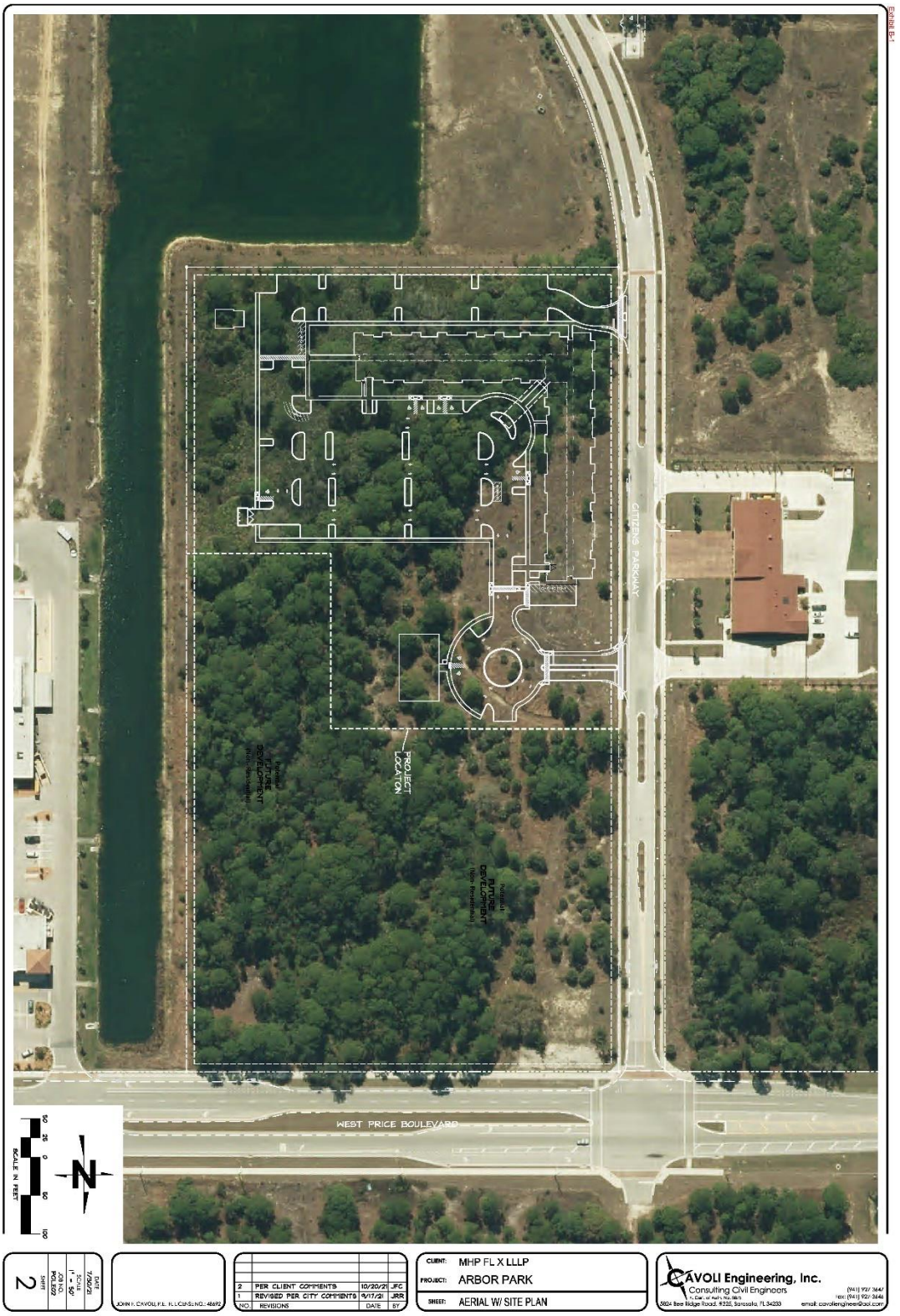


Exhibit C for DMA-24-093

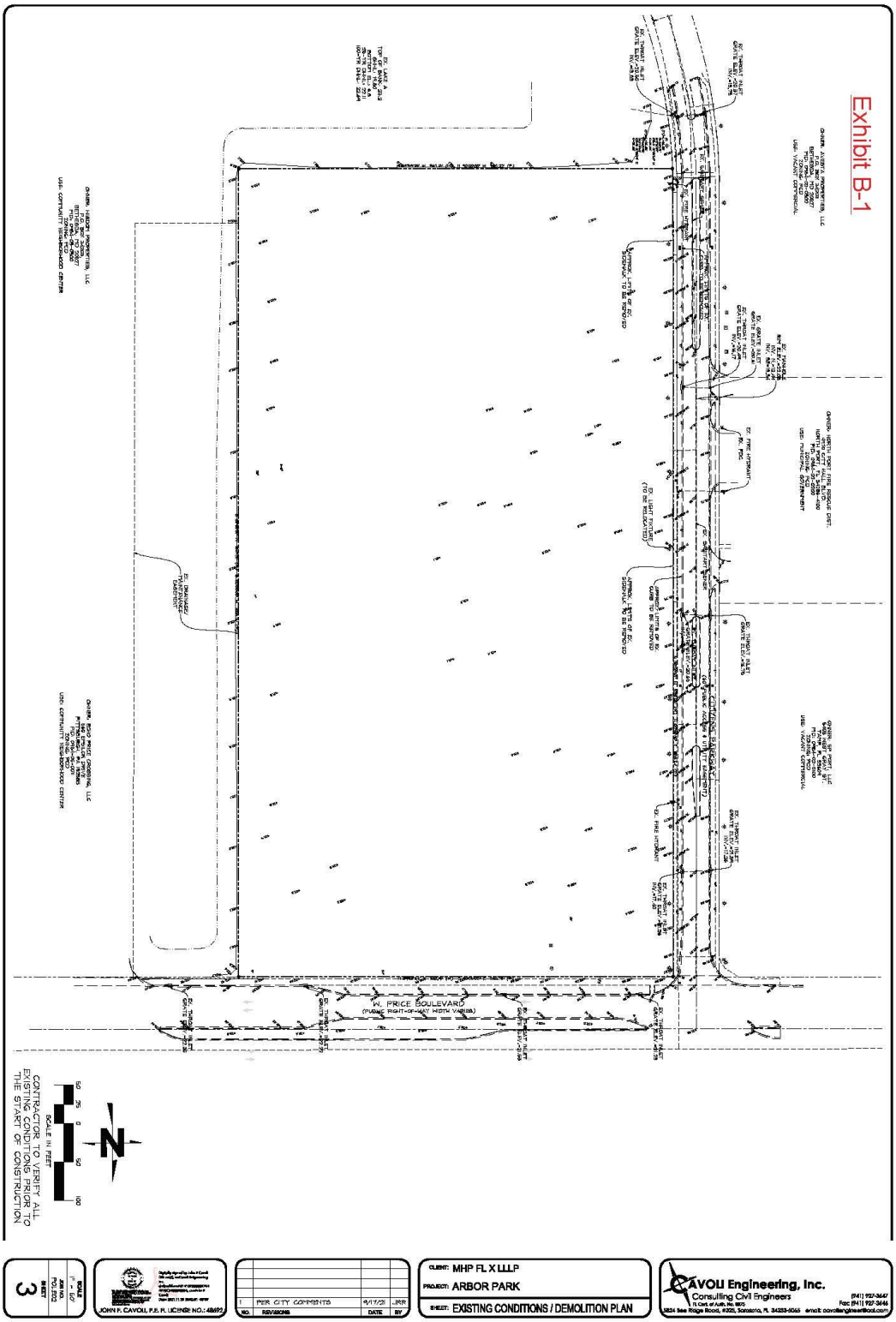


Exhibit C for DMA-24-093

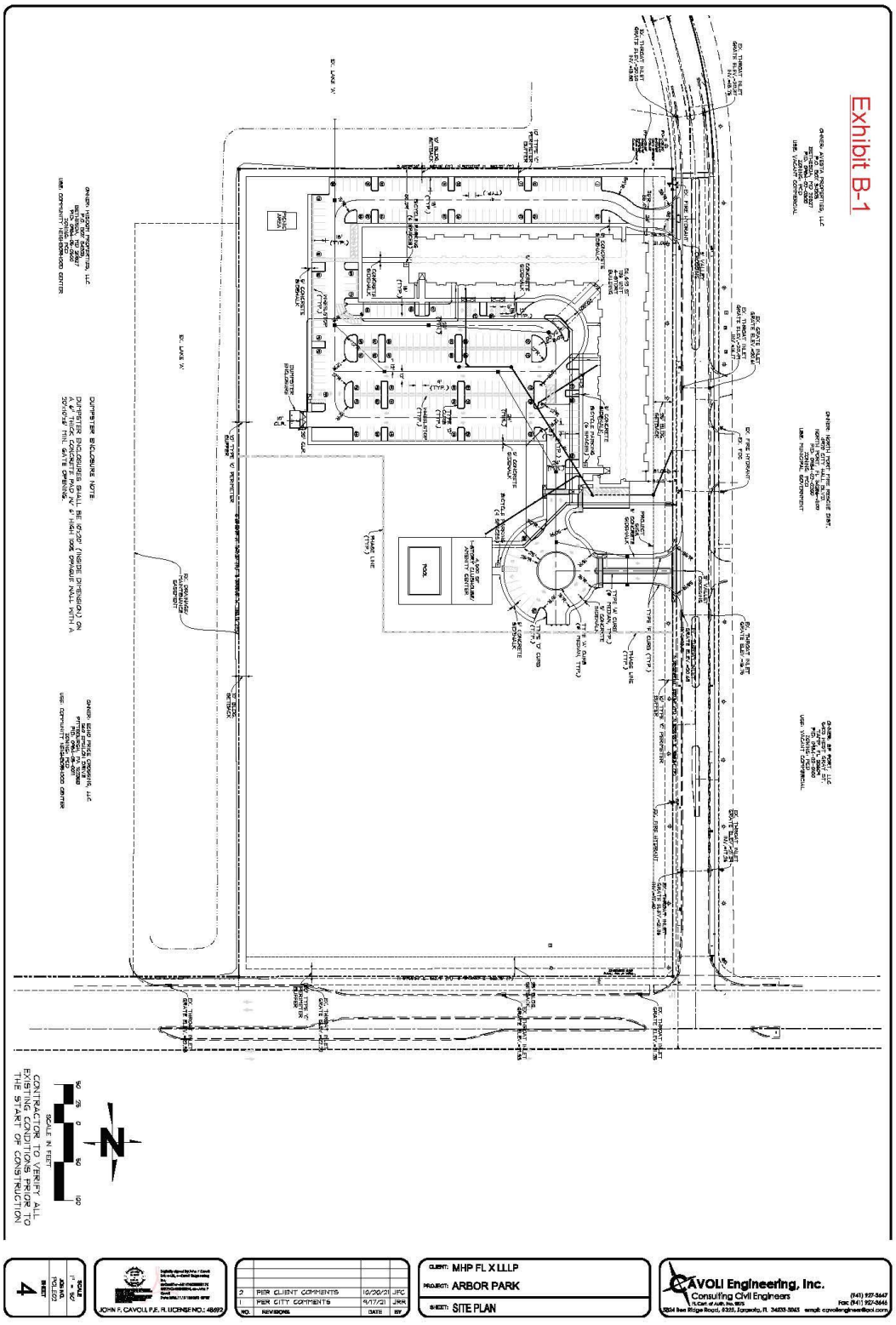


Exhibit C for DMA-24-093

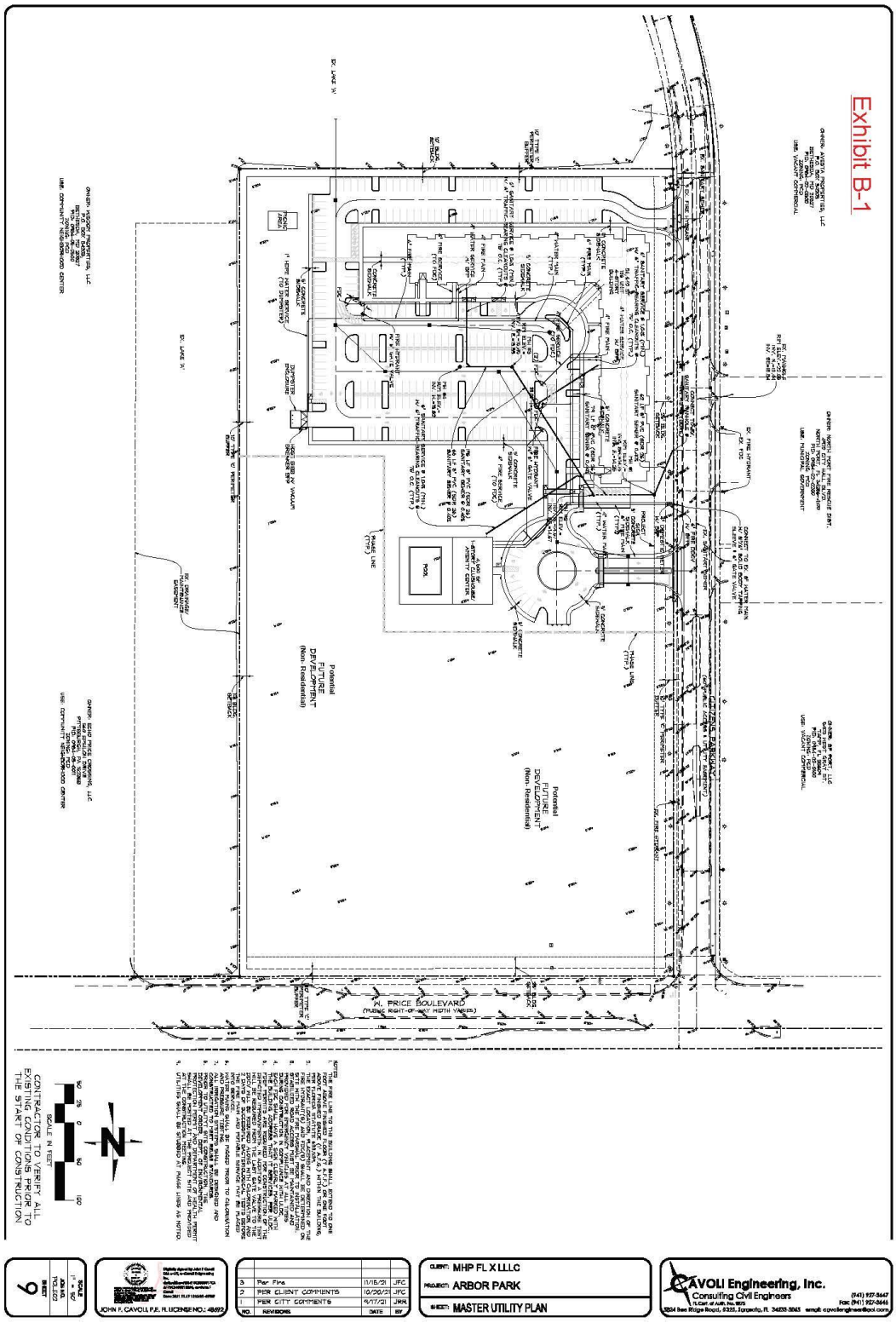


Exhibit C for DMA-24-093

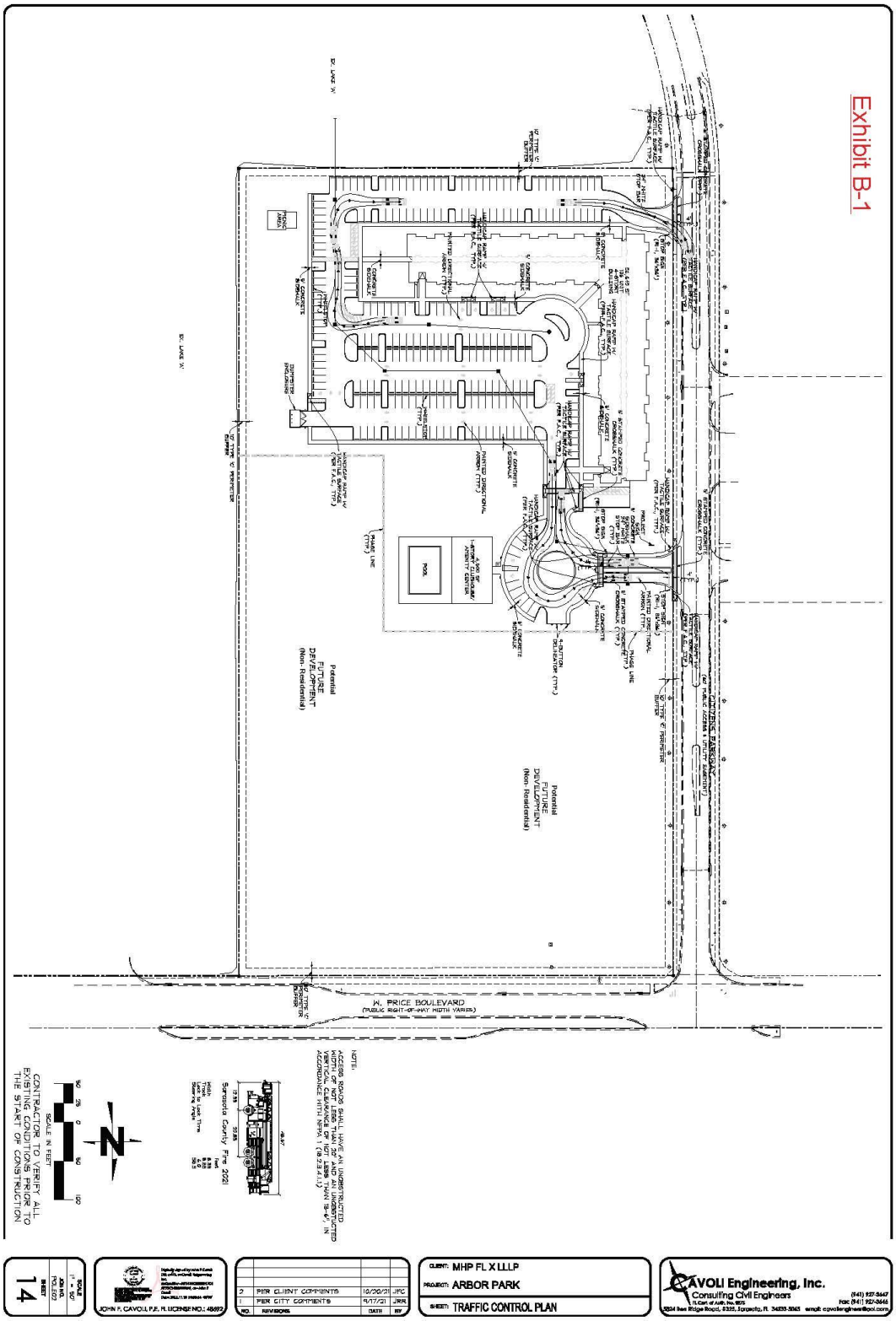


Exhibit C for DMA-24-093

FORUM

237 S Westmonte Drive - Suite 220 - Altamonte Springs, FL 32714
407-830-1400 • www.ForumArchitecture.com • AA26751

SOUTH ELEVATION

ARBOR PARK

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Exhibit B-2

Exhibit B-2

FORUM
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WEST ELEVATION

ARBOR PARK

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Exhibit C for DMA-24-093

Exhibit C for DMA-24-093

Exhibit C

McDowell Housing Partners
601 Brickell Key Drive, Suite 700
Miami, FL 33131
(786) 257-2767

McDOWELL HOUSING PARTNERS
An Affiliate of McDowell Properties

CITY OF NORTH PORT
PLANNING
NOV 12 2021
RECEIVED

CITY OF NORTH PORT
4970 CITY HALL BLVD
NORTH PORT, FL, 34286,

November 4, 2021

RE: Neighborhood Meeting - Project Name: Arbor Park
Application No.: DMP 21-246

Dear Property Owner:

Please be advised that a formal application has been submitted to the City of North Port seeking approval of a Development Master Plan for the following property:

1191 W Price Blvd., North Port, FL, 34288
At the intersection of W Price Blvd & Citizens Pkwy

The applicant, MHP FL X LLLP, affiliate of McDowell Housing Partners, LLC. is asking the City of North Port to approve the application to allow development of Arbor Park, a 136-unit multi-family apartment development on the above-described property.

In compliance with the Unified Land Development Code requirements, a Neighborhood Meeting will be held to provide you an opportunity to learn more about our development intentions and to give you an opportunity to provide input as to the form of development.

The Neighborhood Meeting will be held on November 17, 2021 at 6.30 pm at

MORGAN FAMILY COMMUNITY CENTER
6207 West Price Boulevard
North Port, FL 34291

At this meeting the applicant will make every effort to illustrate how the property will be developed and to answer any questions. Should you have any questions prior to meeting, please contact me at dlopez@mcdhousing.com.

Sincerely,

Daniel M. Lopez
Sr. Development Manager

Exhibit C for DMA-24-093

Exhibit C

Neighborhood Meeting Agenda

Date: 11/17/2021
Time: 6:30 pm

Type of Meeting: Neighborhood Meeting for DMP 21-246
Meeting Facilitator: MHP FL X LLLP, an affiliate of McDowell Housing Partners, LLC.
Invitees: Neighbors per list provided by the City on North Port

I. Review of development master plan and project visuals

II. Presentation of proposed project

III. Discussion on project's impact on the community

IV. Answer questions

V. Adjournment

Exhibit C for DMA-24-093

Exhibit C

Arbor Park Neighborhood Meeting

Meeting Minutes
11/17/2021

Opening: The meeting was called to order by Daniel Lopez at 6:30 p.m. at the Morgan Family Community Center, 6207 W Price Blvd, North Port, FL 34291.

Present:

- Daniel Lopez, McDowell Housing Partners
- Bill Zunamon, McDowell Housing Partners
- Tom Sacharski, City of North Port
- Alison Christie, City of North Port

There were no attendees except for those listed above.

Adjournment: The meeting was adjourned by Daniel Lopez at 6:56 p.m.

Exhibit C for DMA-24-093

Exhibit C

UNITED STATES POSTAL SERVICE.

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1101 BRICKELL AVE STE GD
MIAMI, FL 33131-9996
(800)275-8777

11/08/2021 04:45 PM

Product	Qty	Unit Price	Price
Chrysanthemum	5	$1.30	$6.50
US Flag Coil/100	1	$58.00	$58.00
PurpleHeartMedal	4	$0.58	$2.32

Grand Total: $66.82

Credit Card Remitted $66.82
Card Name: AMEX
Account #: XXXXXXXXXXX1057
Approval #: 877338
Transaction #: 950
AID: A0000000250108O1 Chip
AL: AMERICAN EXPRESS
PIN: Not Required

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UFN: 115864-0097
Receipt #: 840-53300105-2-4185638-1
Clerk: 16

UNITED STATES POSTAL SERVICE.

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MIAMI, FL 33131-9996
(800)275-8777

11/08/2021 04:47 PM

Product	Qty	Unit Price	Price
Chrysanthemum	1	$1.30	$1.30

Grand Total: $1.30

Credit Card Remitted $1.30
Card Name: AMEX
Account #: XXXXXXXXXXX1057
Approval #: 865812
Transaction #: 951
AID: A0000000250108O1 Chip
AL: AMERICAN EXPRESS
PIN: Not Required

USPS is experiencing unprecedented volume increases and limited employee availability due to the impacts of COVID-19. We appreciate your patience.

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UFN: 115864-0097
Receipt #: 840-53300105-2-4185658-1
Clerk: 16

Exhibit C for DMA-24-093

Exhibit D

CITY OF NORTH PORT, FLORIDA
DEVELOPMENT ECONOMIC AND FISCAL IMPACT MODEL
WATERCRESS COVE
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	$1,332,405	$1,557,785	$1,746,741	$1,954,012	$2,100,437	$2,219,383	$10,910,761
B. Other Taxes	$294,588	$320,514	$343,559	$366,604	$372,366	$372,366	$2,069,997
C. Permits, Fees, & Special Assessments	$340,284	$370,231	$396,851	$423,471	$430,126	$430,126	$2,391,091
D. Intergovernmental Revenue	$402,136	$437,526	$468,985	$500,443	$508,308	$508,308	$2,825,706
E. Charges for Services	$3,166,479	$3,445,151	$3,692,859	$3,940,568	$4,002,495	$4,002,495	$22,250,047
F. Fines & Forfeitures	$6,044	$6,576	$7,049	$7,522	$7,640	$7,640	$42,470
G. Miscellaneous Income	$59,156	$64,362	$68,989	$73,617	$74,774	$74,774	$415,672
TOTAL OPERATING REVENUE IMPACT	**$5,601,091**	**$6,202,145**	**$6,725,034**	**$7,266,237**	**$7,496,145**	**$7,615,091**	**$40,905,743**

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	$1,863,431	$2,027,426	$2,173,199	$2,318,973	$2,355,416	$2,355,416	$13,093,861
Economic Environment	$0	$0	$0	$0	$0	$0	$0
Physical Environment	$347,208	$377,765	$404,926	$432,088	$438,878	$438,878	$2,439,743
Human Services	$44,493	$48,408	$51,889	$55,370	$56,240	$56,240	$312,639
Transportation	$732,788	$797,278	$854,603	$911,928	$926,259	$926,259	$5,149,116
Public Safety	$1,851,827	$2,014,800	$2,159,665	$2,304,531	$2,340,747	$2,340,747	$13,012,317
Culture/Recreation	$0	$0	$0	$0	$0	$0	$0
Capital	$665,402	$723,962	$776,015	$828,069	$841,082	$841,082	$4,675,611
Debt & Lease	$0	$0	$0	$0	$0	$0	$0
TOTAL OPERATING EXPENDITURE IMPACT	**$5,505,149**	**$5,989,640**	**$6,420,298**	**$6,850,957**	**$6,958,622**	**$6,958,622**	**$38,683,288**

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
	$95,943	**$212,506**	**$304,736**	**$415,280**	**$537,523**	**$656,469**	**$2,222,456**

IV. AD VALOREM INCREMENTAL REVENUE	Years 1 - 5	Years 6 - 10	Years 11 - 15	Years 16 - 20	Years 21 - 25	Years 26 - 30	Years 1 - 30
	$1,265,784	**$1,479,895**	**$1,659,404**	**$1,856,311**	**$1,995,415**	**$2,108,413**	**$10,365,223**

V. TOTAL IMPACT FEES	Years 2 - 6	Years 7 - 11	Years 12 - 16	Years 17 - 21	Years 22 - 26	Years 27 - 31	Years 2 - 31
Law Enforcement	$120,214	$5,191	$5,191	$2,595	$0	$0	**$133,190**
Fire	$148,323	$5,510	$5,510	$2,755	$0	$0	**$162,099**
Parks & Recreation	$369,709	$14,932	$14,932	$7,466	$0	$0	**$407,038**
Transportation	$1,453,177	$59,341	$59,341	$29,671	$0	$0	**$1,601,531**
Solid Waste	$88,316	$4,012	$4,012	$2,006	$0	$0	**$98,346**
General Government	$132,288	$3,831	$3,831	$1,915	$0	$0	**$141,865**
TOTAL IMPACT FEES	**$2,312,027**	**$92,817**	**$92,817**	**$46,408**	**$0**	**$0**	**$2,544,069**

VI. UTILITY CONNNECTION FEES	Years 2 - 6	Years 7 - 11	Years 12 - 16	Years 17 - 21	Years 22 - 26	Years 27 - 31	Years 2 - 31
Water	$744,436	$71,371	$71,371	$35,686	$0	$0	**$922,864**
Wastewater	$1,014,244	$97,239	$97,239	$48,619	$0	$0	**$1,257,342**
TOTAL CONNECTION FEES	**$1,758,680**	**$168,610**	**$168,610**	**$84,305**	**$0**	**$0**	**$2,180,206**

VII. SUMMARY OF ANNUAL ECONOMIC IMPACTS (Output and Earnings in Current Dollars)	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30
Direct Output From Development	$41,018,570	$41,018,570	$41,018,570	$41,018,570	$41,018,570	$41,018,570
Direct Employment From Development	190	190	190	190	190	190
Direct Earnings From Development	$10,384,640	$10,384,640	$10,384,640	$10,384,640	$10,384,640	$10,384,640
Indirect Output From Development	$17,498,522	$17,498,522	$17,498,522	$17,498,522	$17,498,522	$17,498,522
Indirect Employment From Development	210	218	225	229	229	229
Indirect Earnings From Development	$2,904,328	$3,149,322	$3,394,317	$3,516,814	$3,516,814	$3,516,814
Total Output From Development	$73,873,216	$74,902,900	$75,932,584	$76,447,426	$76,447,426	$76,447,426
Total Employment From Development	400	408	415	419	419	419
Total Earnings From Development	$13,288,968	$13,533,962	$13,778,957	$13,901,454	$13,901,454	$13,901,454

Note: If entire jurisdiction growth forecasts are used in scenario modeling, disregard indirect and total impact categories. For this case, direct impacts represent total impacts.

Exhibit D for DMA-24-093

Figure 1: Standards for Activity Centers

Activity Centers	AC#1 US-41/ Mediterranea	AC#2 Town Center/ Heron Creek	AC#3 Sumter Blvd./ Gateway	AC#4 Toledo Blade/I-75/ Panacea	AC#5 Toledo Blade/Price Blvd/ Midway	AC#6 YorkshireBlvd/I-75/-The Shire	AC#7 Golden Springs/ Warm Mineral Springs[5]	AC#8 River Road Office Park The Gardens (3,4)	AC#9 Greenwood/ Appomattox/ Central Parc (7)
Future Land Use Map Designation	**D/I %**	**D/I %**	**D/I %**	**D/I %**	**D/I %**	**D/I %**	**D/I %**	**D/I %**	**D/I %**
Low Density Residential	NPU 0	4.0/ 10	NPU 0	4.0/ 27	NPU 0	NPU 0	4.0/ 52 A: 0/ 0	n/a n/a	4.0 / 85
Medium Density Res.	5.5/ 2	10.0/ 16	NPU 0	10.0/ 5	10.0/ 4	10.0/ 9	0 0 A:10.0/ 30	n/a n/a	n/a n/a
High Density Residential	15.0/ 2	15.0/ 27	NPU 0	15.0/ 4	15.0/ 4	15.0/ 9	0 0 A: 0/0	15.0/ 20	n/a n/a
Professional Office	/0.95 18	/0.95 13	/0.95 23	/0.95 13	/0.95 13	/.30 10	See foot note 2	/0.55 24	n/a n/a
Commercial	/0.95 58	/0.95 22	/0.95[1] 75	/0.95 20	/0.95 44	/.30 16	/.15 12 A: 6/90	/0.55 20	n/a n/a
Industrial	/0.95 9	/0.95[2] 1	/0.95[2] 2	/0.95 29	/0.95 31	/.30 38	0 0 A: 0/0	n/a n/a	NPU 0
Public – Rec/Open	__ 11	__ 11	__ 0	__ 1	__ 4	n/a 6	36 A: 20[6]	36	0
Utility Ind. Corr						n/a 12			NPU 0
Mixed-Use Development									See foot note 8 /15

Footnotes/Notes

1. Hotels, motels, restaurants or other highway uses permitted (See Policy 2.3.1)
2. The land use categories commercial and professional office are combined.
3. River Road Office Park/ The Gardens - Density/Intensity and % of land area within Activity Center applicable to Parcel "B" only.
4. River Road Office Park/ The Gardens – Parcel "A" is a 25-acre parcel for private recreational use and is not included in the density/intensity or % land area calculations above.
5. Warm Mineral Springs Activity Center has two distinct areas with unique development standards that are designed to complement each other. The original AC 7 area represents the publicly owned property of the Springs and Area A represents the "off-site" property west of Ortiz Blvd. and south of Trionfo Ave.
6. Public Rec/Open space for this area is intended to include green space, plazas and community gathering areas as part of the design and 20% is considered a minimum.
7. Total open space for the entire Central Parc at North Port is 30% minimum.
8. Medium Density Residential is 10 units per acre; Professional Office and Commercial FAR is 0.50.

D/I Density/Intensity
% Percentage of land area within Activity Center
NPU Non-permitted use

Exhibit E for DMA-24-093

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
PLANNING AND ZONING DIVISION
DIRECTOR'S ADMINISTRATIVE INTERPRETATION

File No.	PZ2022-000X
Date Issued:	January 24, 2022
Subject:	Residential land use restrictions for affordable housing developments in Activity Centers.
Code References:	City of North Port Comprehensive Plan; Adopted June 27, 2017; Chapter 2: Future Land Use Policy 2.24. (Page 2-19) City of North Port Unified Land Development Code: Sections 55-15, 55-20, 55-31, 55-36, 55-41, 55-50, 55-56, and 55-61
Zoning Designation:	PCD – Planned Community Development; (Within Activity Centers) RMF-Residential Multi-Family

Background:

City staff have received several inquiries concerning the feasibility of affordable housing developments. The specific question is how does the permitted residential use allocation for Activity Centers apply to affordable housing units? It is important that the provisions of the City of North Port Unified Land Development Code (ULDC) are read collectively with the provisions of the policies and goals of the Comprehensive Plan. This interpretation relies on existing criteria in the City of North Port's Ordinances and the State of Florida's regulations.

Findings of Fact:

City of North Port Comprehensive plan; Adopted June 27, 2017; Chapter 2: Future Land Use Policy 2.24. (Page 2-19)"Due to the fiscal importance of Activity Centers to the City's overall financial sustainability the geographic size of the Activity Centers shall not be decreased. In addition, any change of land use in the Activity Centers that does not further the financial sustainability of the City shall be prohibited. Land use changes for more residential use than is already permitted within the Activity Centers shall be prohibited, with the exception of projects that include loft apartments or similar mixed uses that provide low-income housing."

Analysis:

There are provisions included in the ULDC governing the land use mix in Activity Centers, specifically limiting the quantity of residential uses within the Activity Centers. These limitations are included in ULDC Sections 55-15, 55-20, 55-31, 55-36, 55-41, 55-50, 55-56, and 55-61.

Policy 2.24 (Page 2-19) of the City's Comprehensive Plan, outlined above, excludes uses providing low-income housing from these limits within the ULDC. It states land use changes for more residential than is already permitted within the Comprehensive Plan and ULDC are prohibited other than projects with low income housing.

Exhibit E for DMA-24-093

Therefore, an affordable housing project that is located within an Activity Center that has reached its residential limit may exceed that limit.

Conclusion:

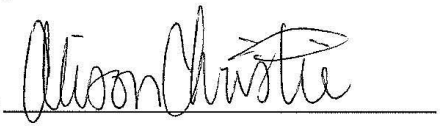
1.The intent of Future Land Use Policy 2.24, is to allow the development of low-income housing within Activity Centers regardless of the existing land use mix.

2. The intent of Future Land Use Policy 2.24 is only to allow residential use to exceed the land use matrix already permitted within the Activity Centers, if the residential units provided are affordable housing units.

Decision:

Affordable Housing is permitted to exceed the existing permitted residential land use allotment provided in the City of North Port Unified Land Development Code: Sections 55-15, 55-20, 55-31, 55-36, 55-41, 55-50, 55-56, and 55-61.

Affordable Housing Units within the residential land use allotment provided within the City of North Port Unified Land Development Code: Sections 55-15, 55-20, 55-31, 55-36, 55-41, 55-50, 55-56, and 55-61 will still count against the permitted residential land use allotment.

Signature: 

Date Issued: January 24, 2022

Exhibit F for DMA-24-093

PUBLIC HEARING
NOTICE OF INTENT TO CONSIDER
PETITION NO. DMA-24-093

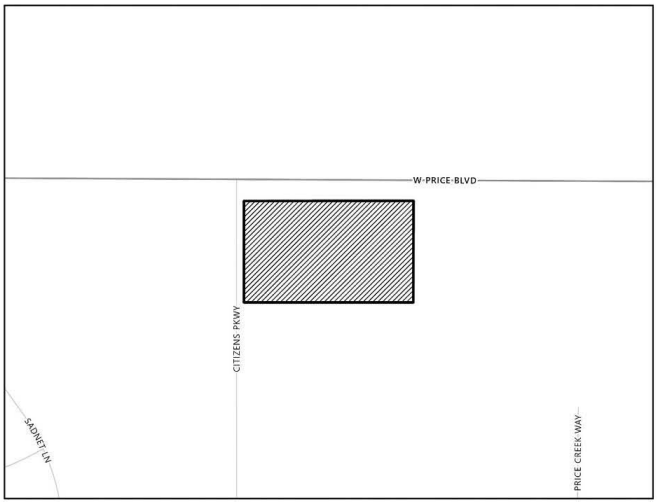
NOTICE IS HEREBY GIVEN, that the Planning and Zoning Advisory Board designated as the Local Planning Agency (LPA) will hold a public hearing at **9:00 a.m.** or shortly thereafter, on **Thursday, January 16, 2025**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon Petition No. DMA-24-093.

NOTICE IS HEREBY GIVEN, that the City Commission of the City of North Port will hold a public hearing at **6:00 p.m.** or shortly thereafter, on **Tuesday, January 28, 2025**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon Petition No. DMA-24-093.

DEVELOPMENT MASTER PLAN PETITION NO. DMA-24-093

Development Master Plan amendment approval for proposed second phase of mixed-use development comprised of three, three-story buildings totaling 66 multifamily units and 7,799 square feet of commercial space. Located at the corner of Citizens Parkway and W Price Boulevard, (PIDs 0984-03-0010 & 0984-03-0011) Price Commerce Park, Section 24, Township 39 South, Range 21 East, containing +/- 4.432 acres, Planned Community Development (PCD), Activity Center 5.

Site Location Map



Note: Proposed DMA-24-093 (boundary of the area) is depicted on this map.

The documents pertinent to the proposed petition are on file in the Development Services Department, Planning & Zoning Division for inspection by the public between the hours of 8 a.m. to 4 p.m., Monday through Friday.

All interested parties may attend the hearing and be heard with respect to the proposed Petition.

This public hearing may be continued from time to time.

No stenographic record by a certified court reporter is made of these meetings. If a person decides to appeal any decisions made with respect to any matter considered at the meeting(s) or hearing(s) noticed herein, he/she will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which any appeal is to be based.

The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties may contact the City Clerk to obtain a hearing device for use during meetings. Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to submit such a request at least 48 hours before the meeting by contacting the City Clerk's Office via email (cityclerk@northportfl.gov), fax (941-429-7008), or telephone (941-429-7270; this telephone voice number can be reached by persons using TTY/TDD equipment via the Florida Relay Service at 711).

/s/
Heather Faust, MMC
City Clerk

_____

Publish in legal section: January 2, 2025

adno=3948638-1

Exhibit G for DMA-24-093

City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

PUBLIC NOTICE - CITY OF NORTH PORT
NOTICE OF PUBLIC HEARINGS
PETITION NO. DMA-24-093

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MBM HOMES INVESTMENTS LLC

AV AFONSO PENA 3088 APTO 202
CAMPO GRANDE
MATO GROSSO DO SUL 7900207,
BRAZIL

City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

PUBLIC NOTICE - CITY OF NORTH PORT
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PETITION NO. DMA-24-093

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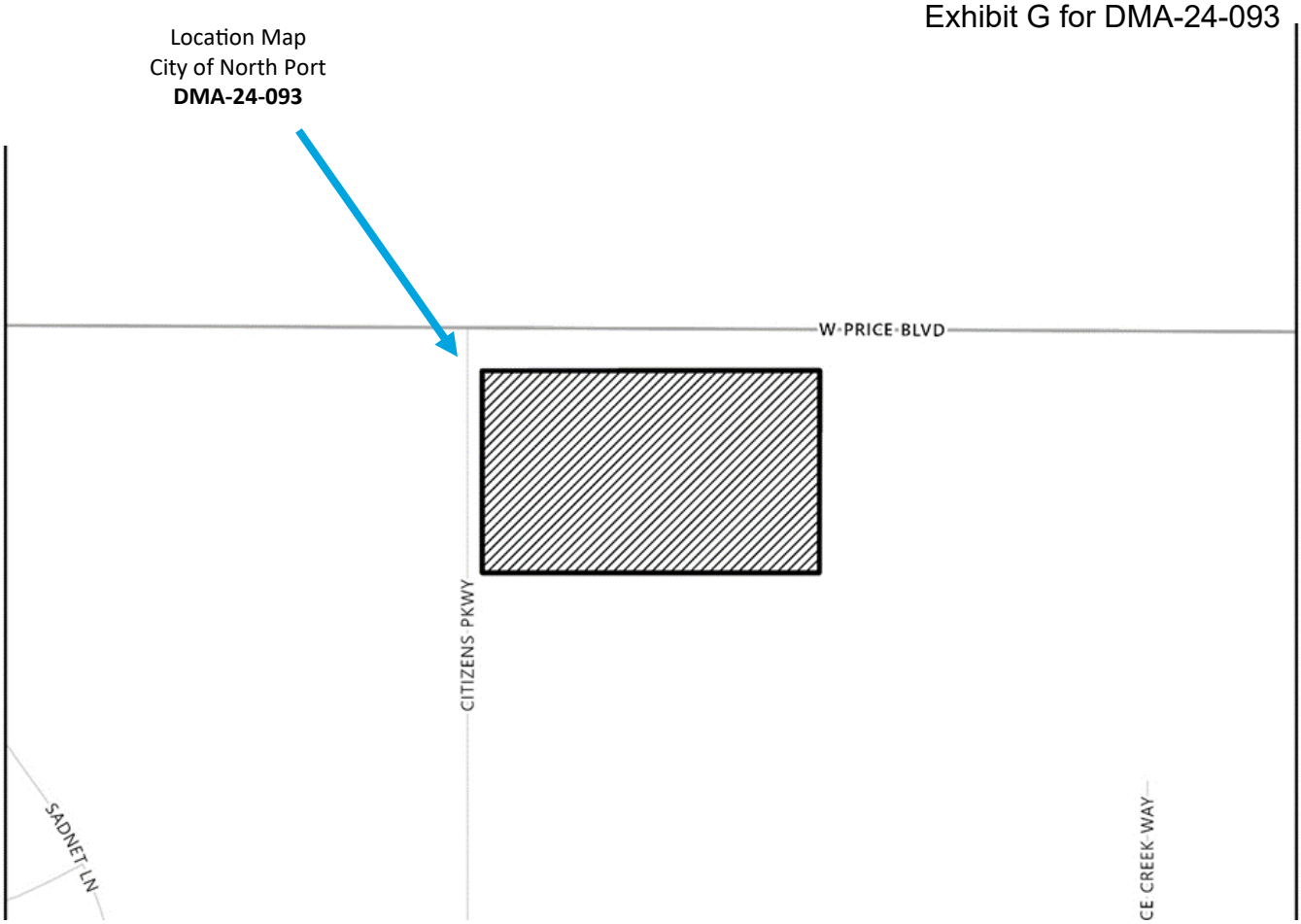
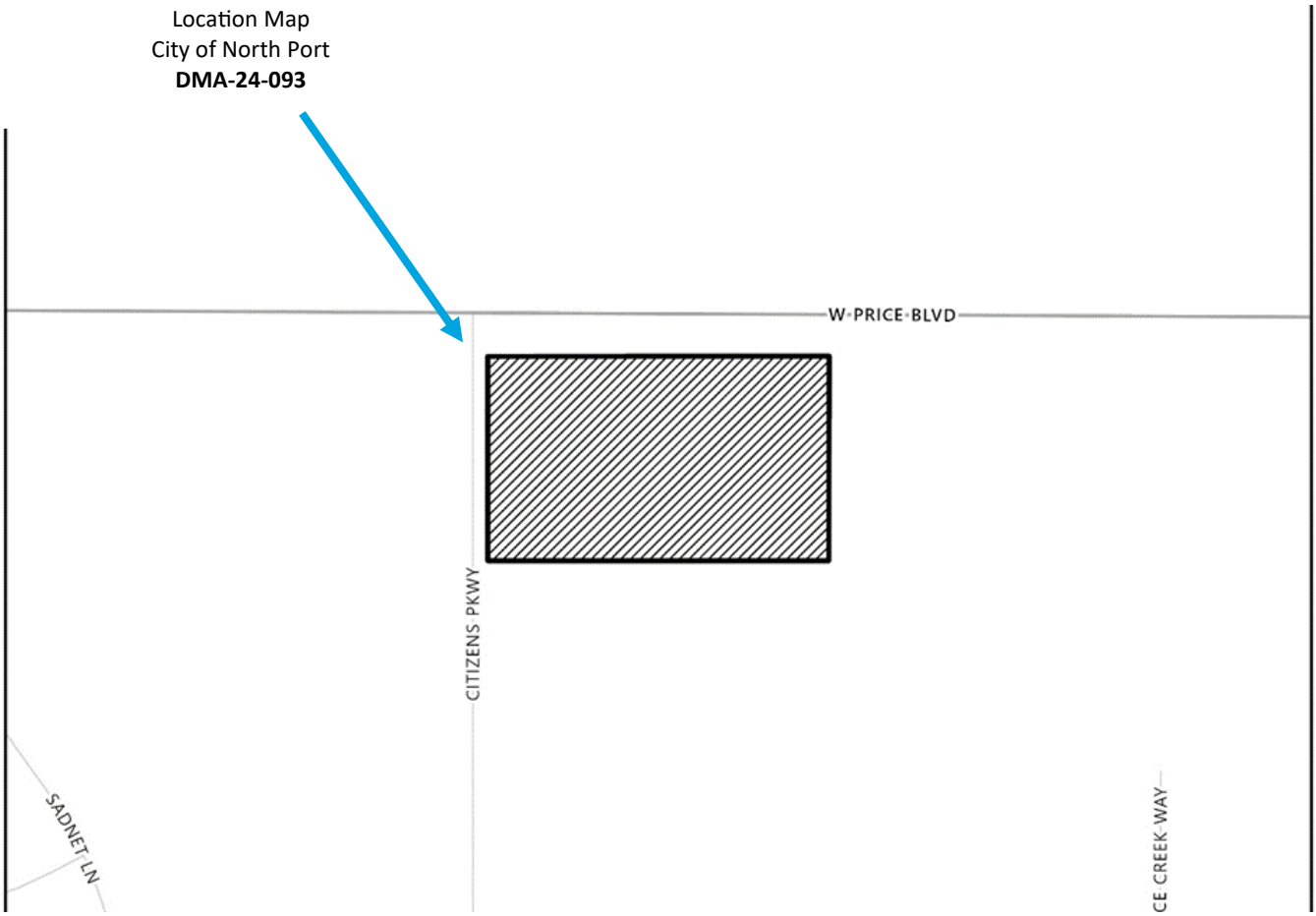
MBM HOMES INVESTMENTS LLC

AV AFONSO PENA 3088 APTO 202
CAMPO GRANDE
MATO GROSSO DO SUL 7900207,
BRAZIL

Location Map
City of North Port
DMA-24-093



Location Map
City of North Port
DMA-24-093



City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

PUBLIC NOTICE - CITY OF NORTH PORT
NOTICE OF PUBLIC HEARINGS
PETITION NO. DMA-24-093

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ASHTIANI AZAM C

203 APRIL RD

POR MOODY, BC V3H 3V3
CANADA

City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

PUBLIC NOTICE - CITY OF NORTH PORT
NOTICE OF PUBLIC HEARINGS
PETITION NO. DMA-24-093

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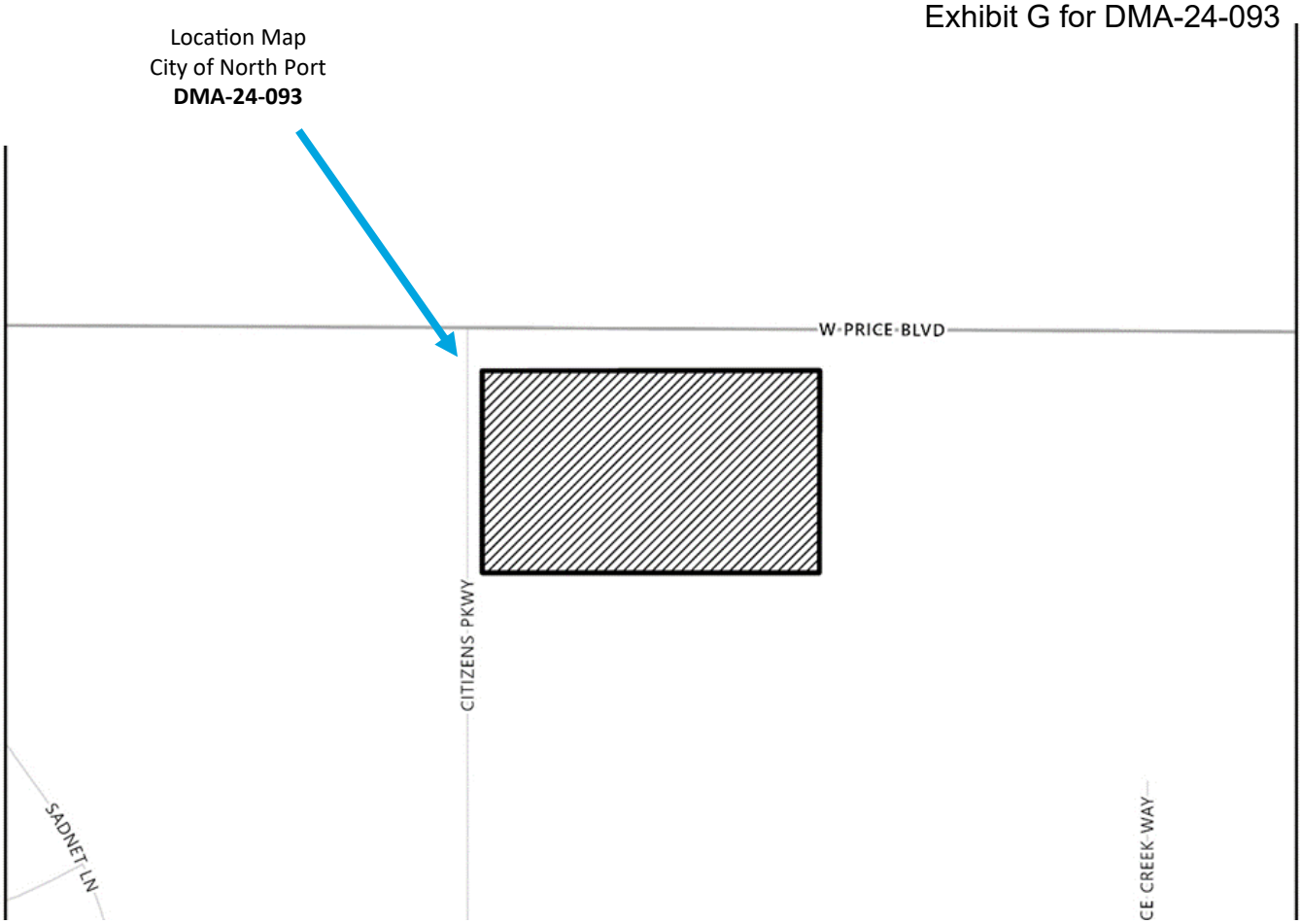
ASHTIANI AZAM C

203 APRIL RD

POR MOODY, BC V3H 3V3
CANADA

Location Map
City of North Port
DMA-24-093



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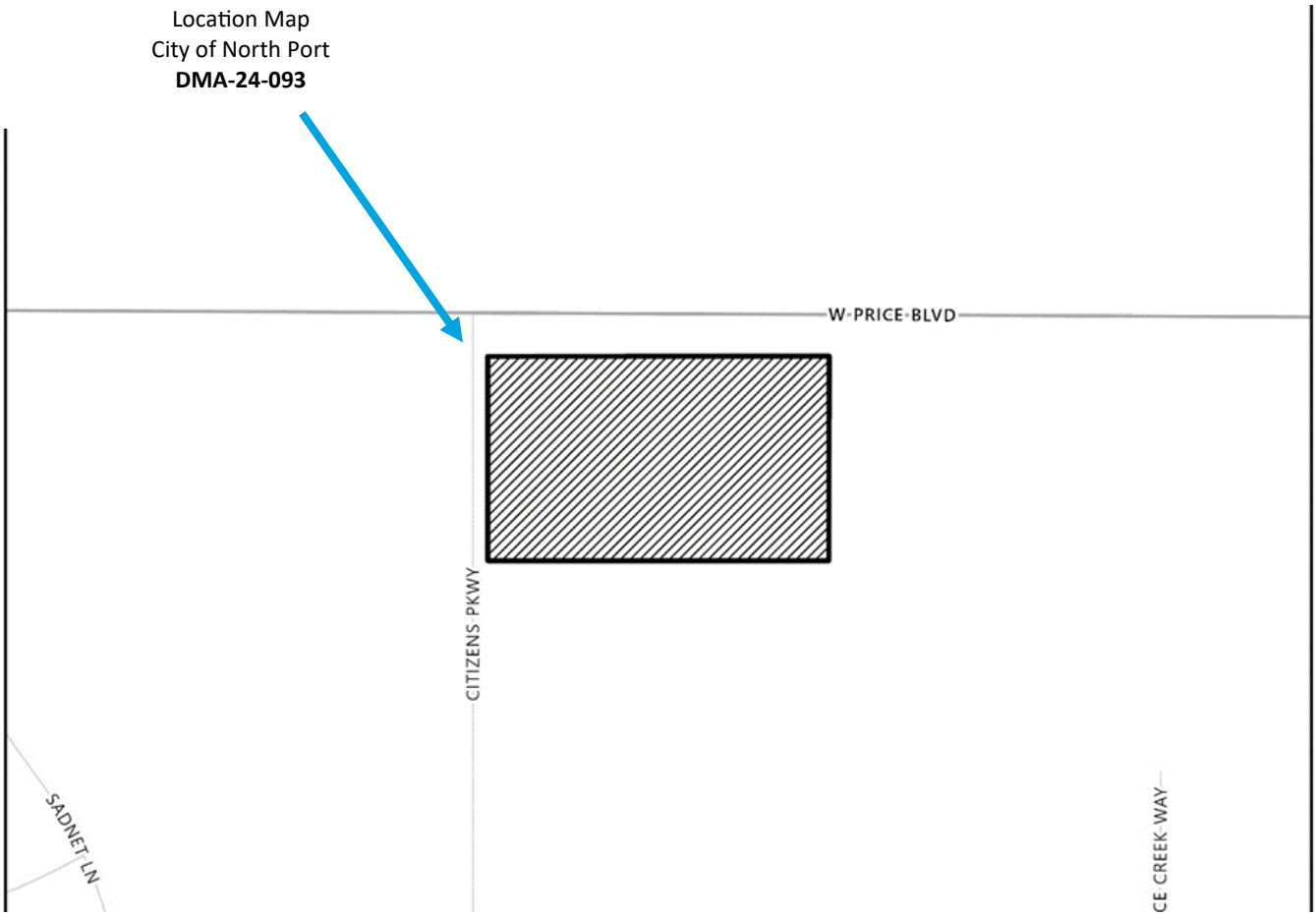

City of North Port
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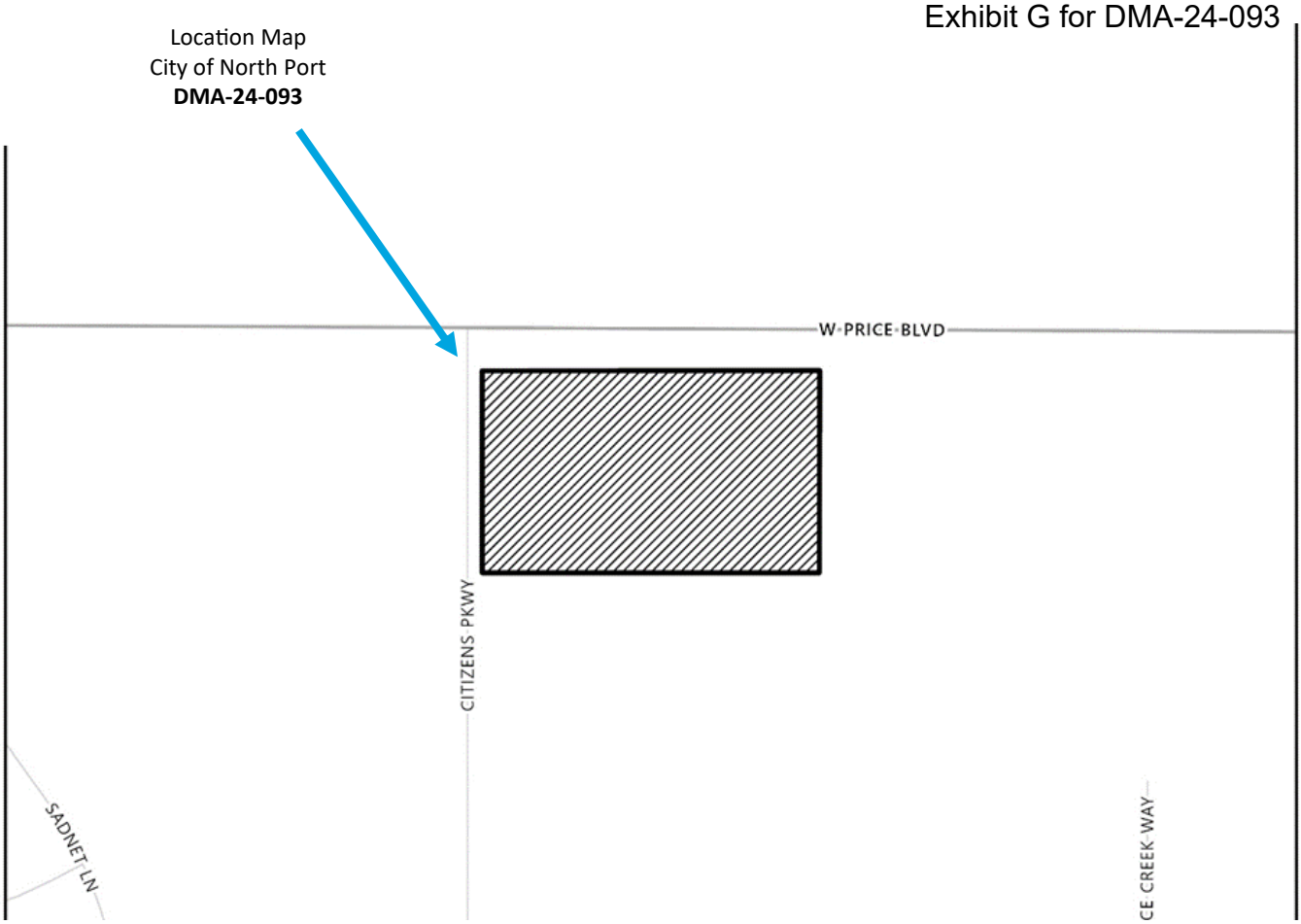

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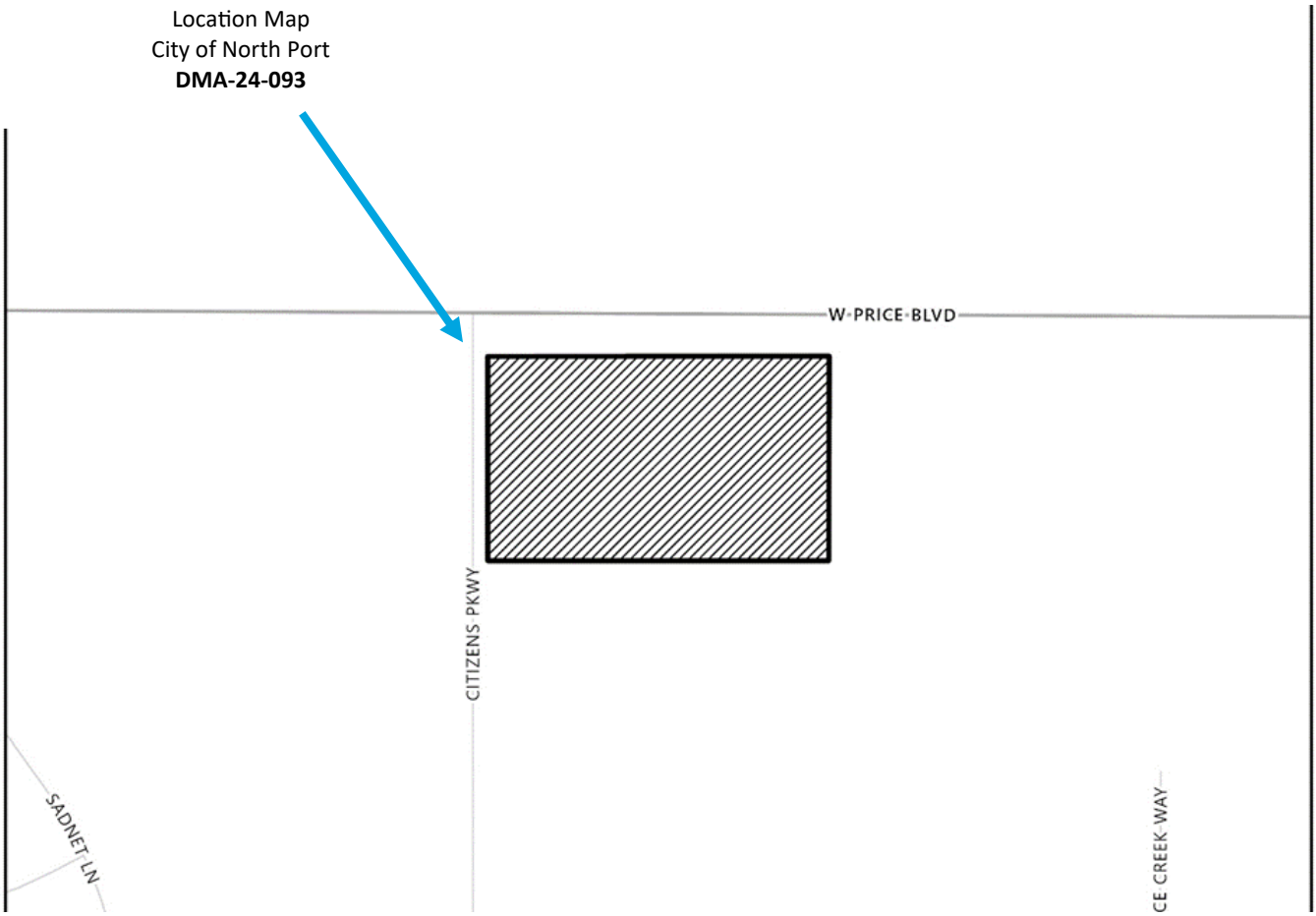

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35-10080 KILBY DR

RICHMOND, BC V6X 3W2
CANADA

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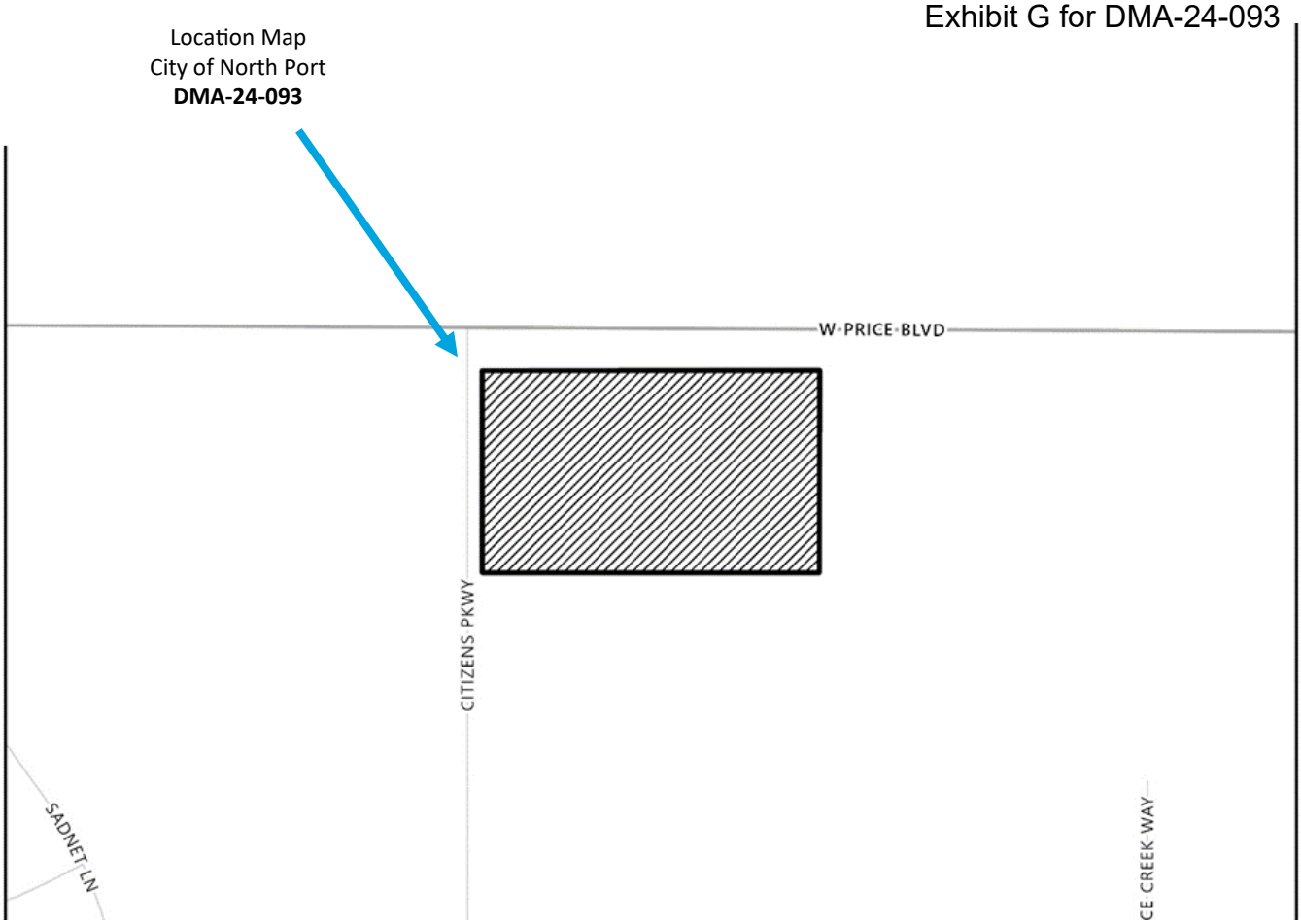

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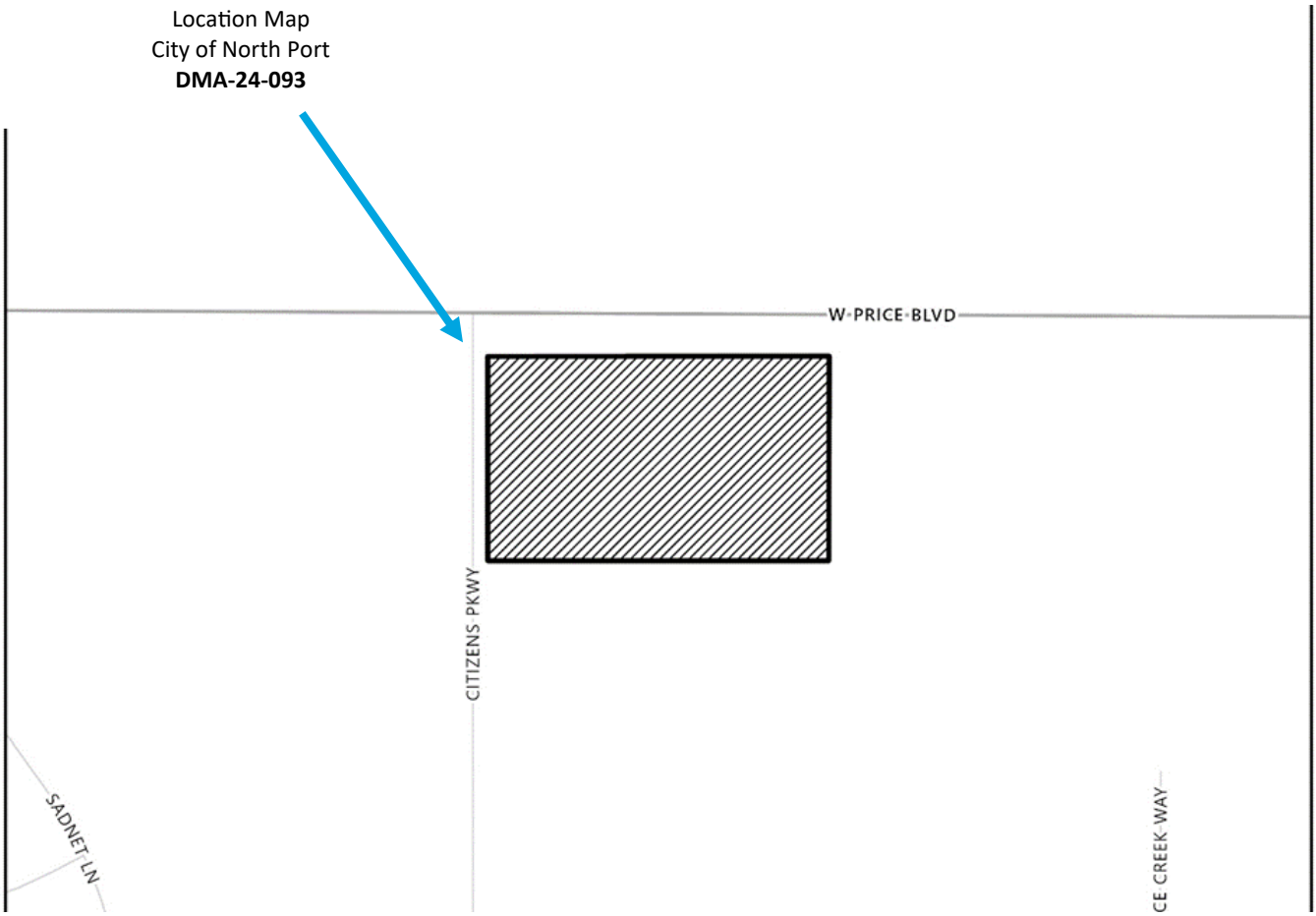

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MC TAVISH ROSEMARY

1175 MARITIME WAY STE 704

KANATA, ON K2K 0G4
CANADA

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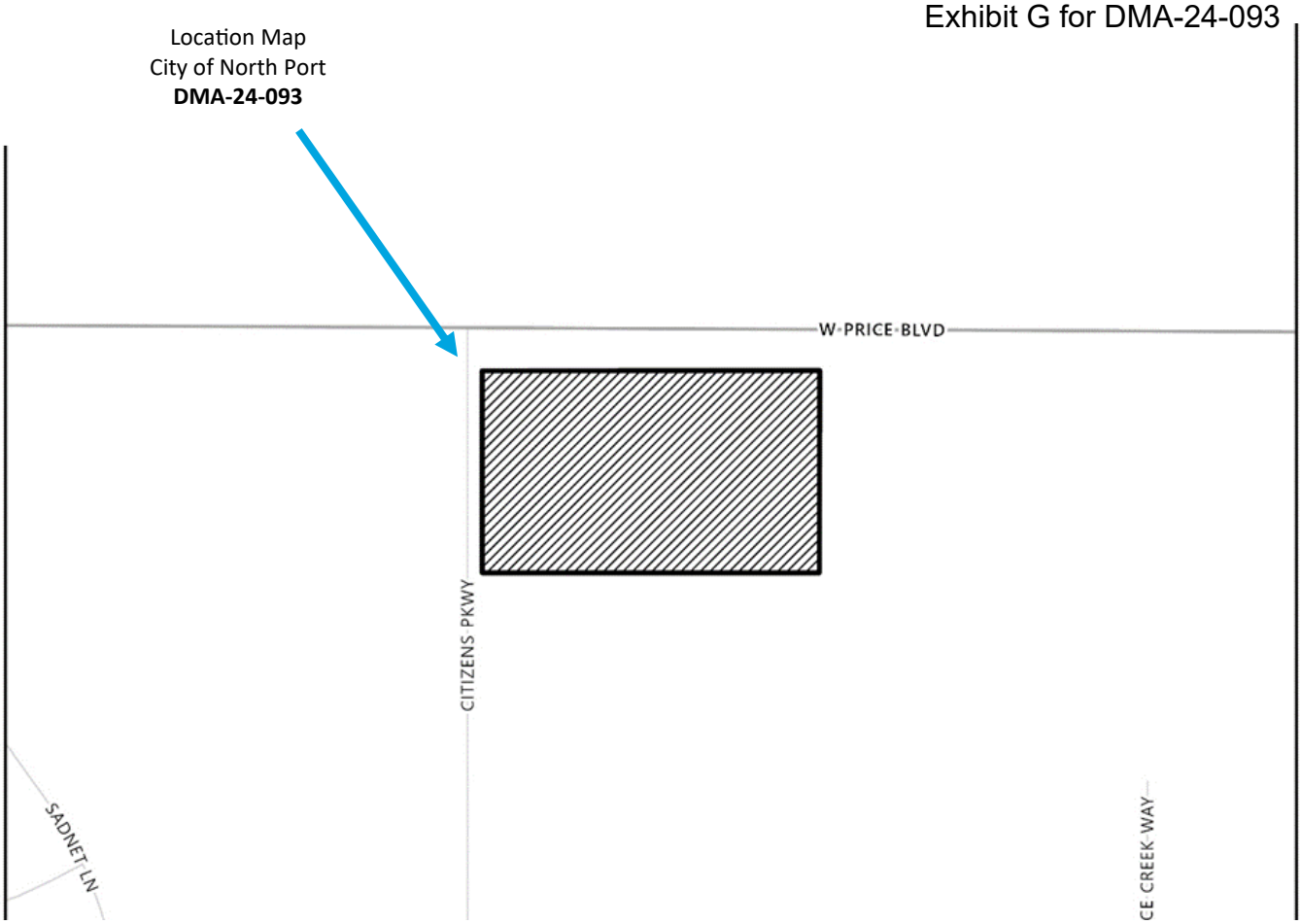

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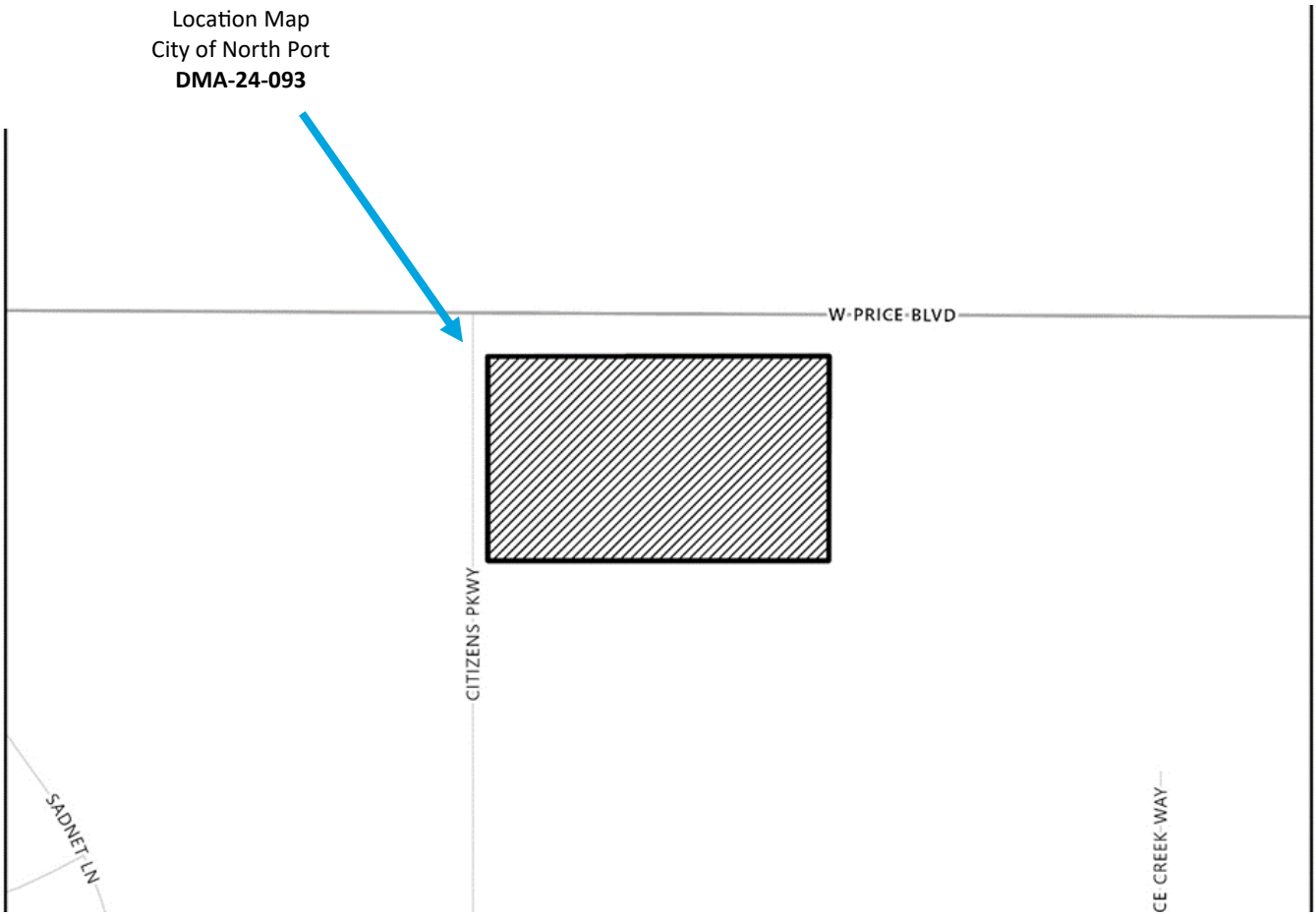

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61063 NORTH TOLEDO BLADE NORTH PORT FL LLC

4195 CHINO HILLS PKWY # 591

CHINO HILLS, CA 91709-2618

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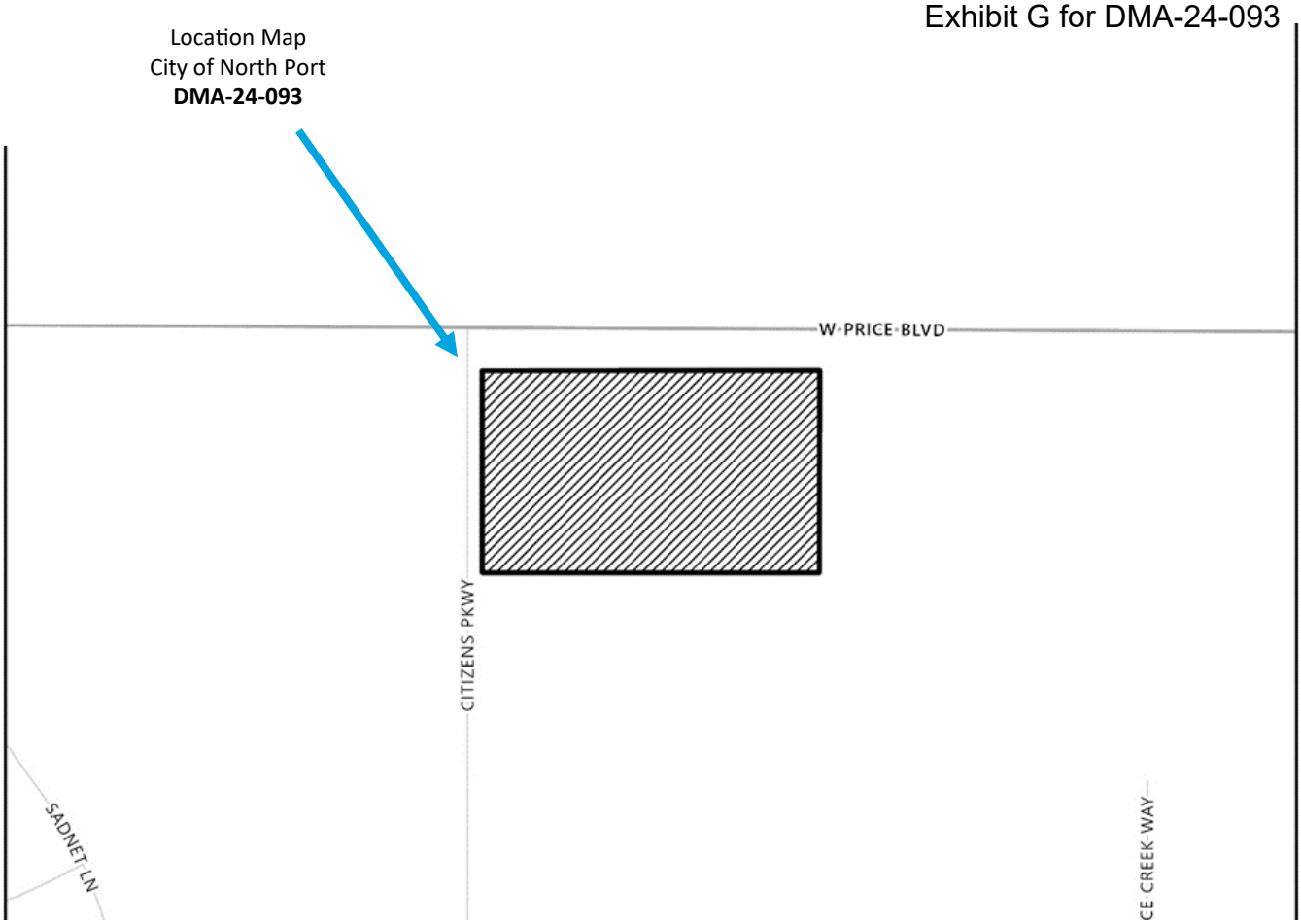

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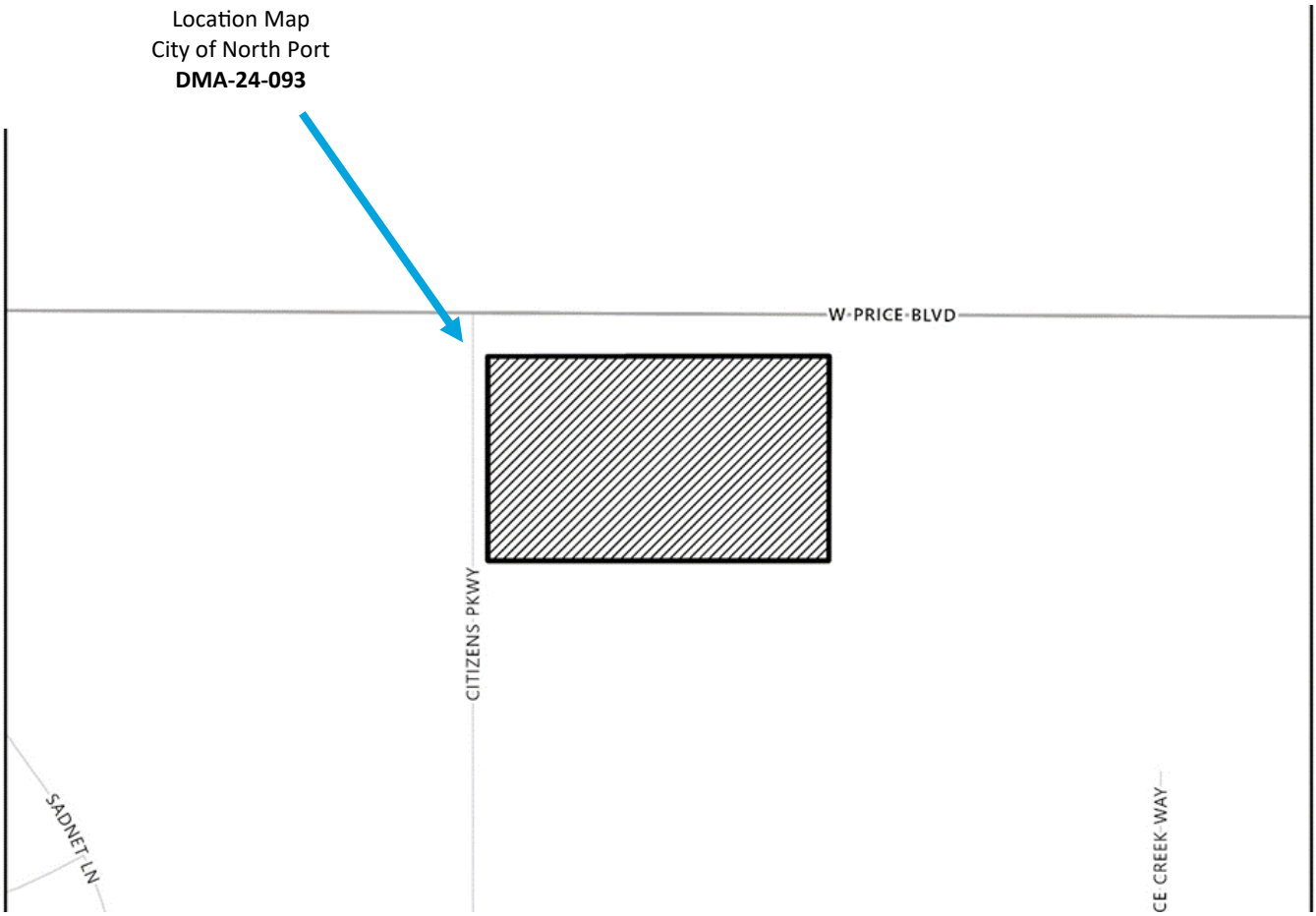

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WONG JOSEPH
WONG RUTH
WONG TIMOTHY D
409 ALABAMA ST

SAN GABRIEL, CA 91775-2307

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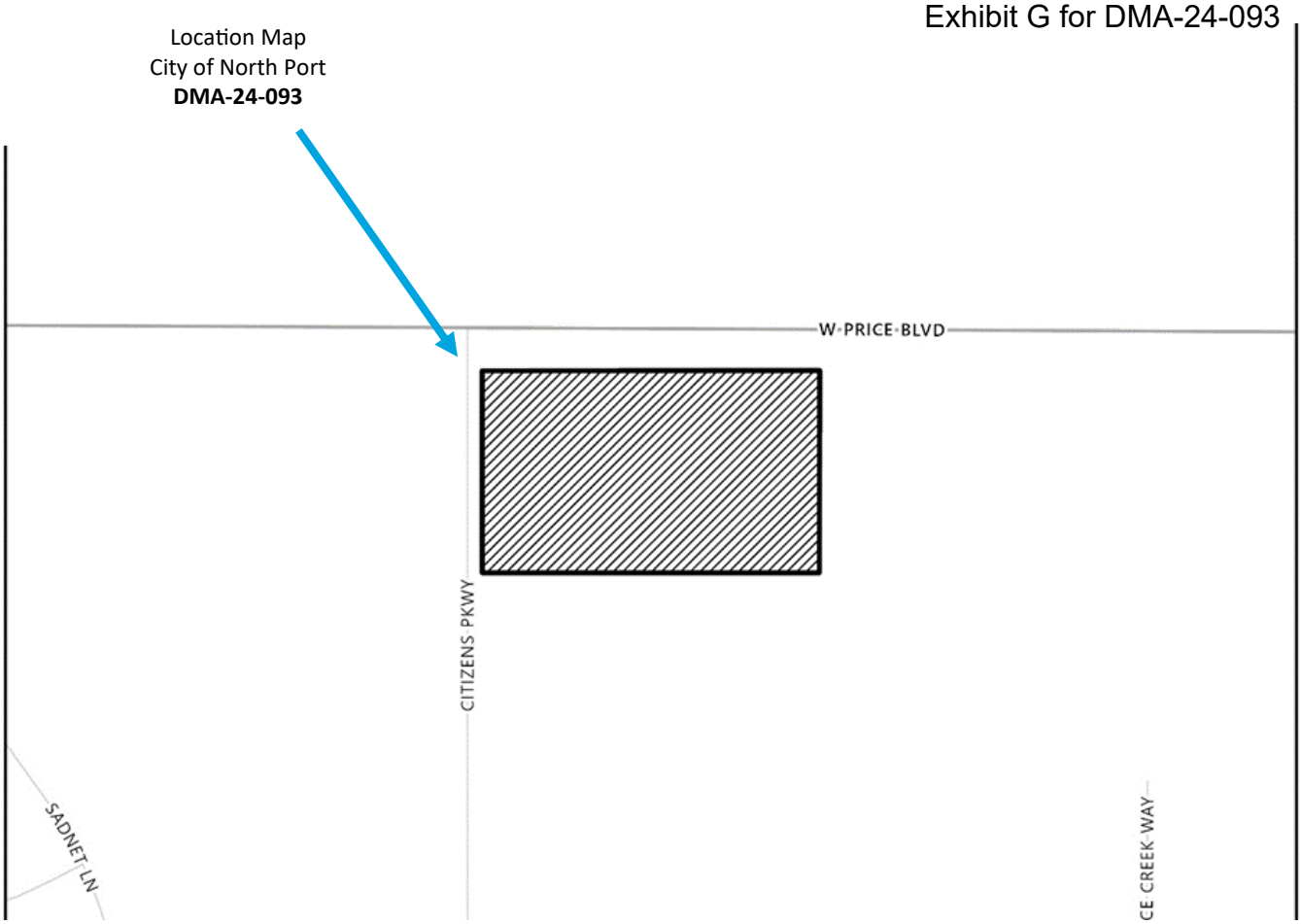

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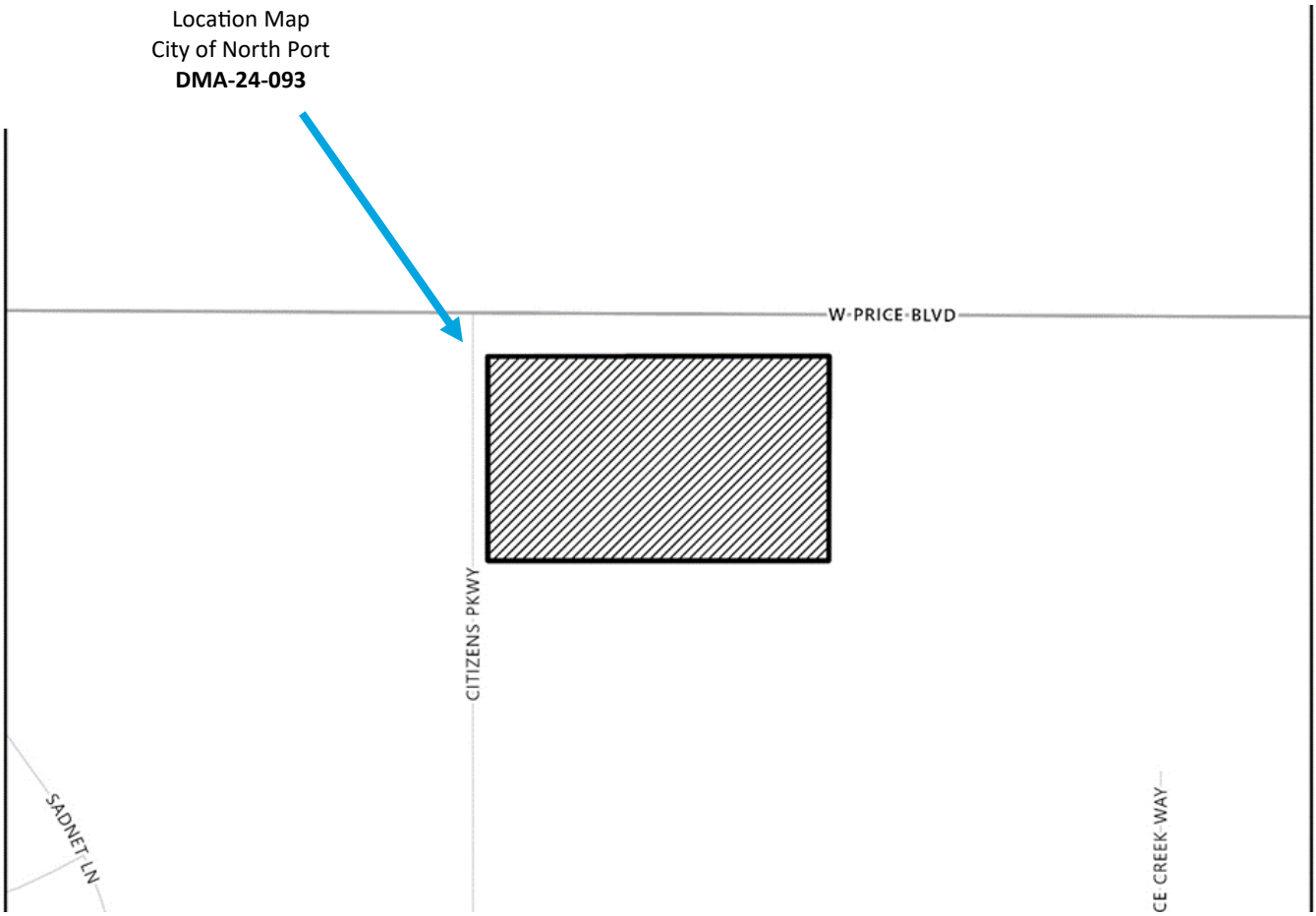

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PAK BYUNG-SOOK

39 SPANISH OAK LN

APOPKA, FL 32703-4934

City of North Port
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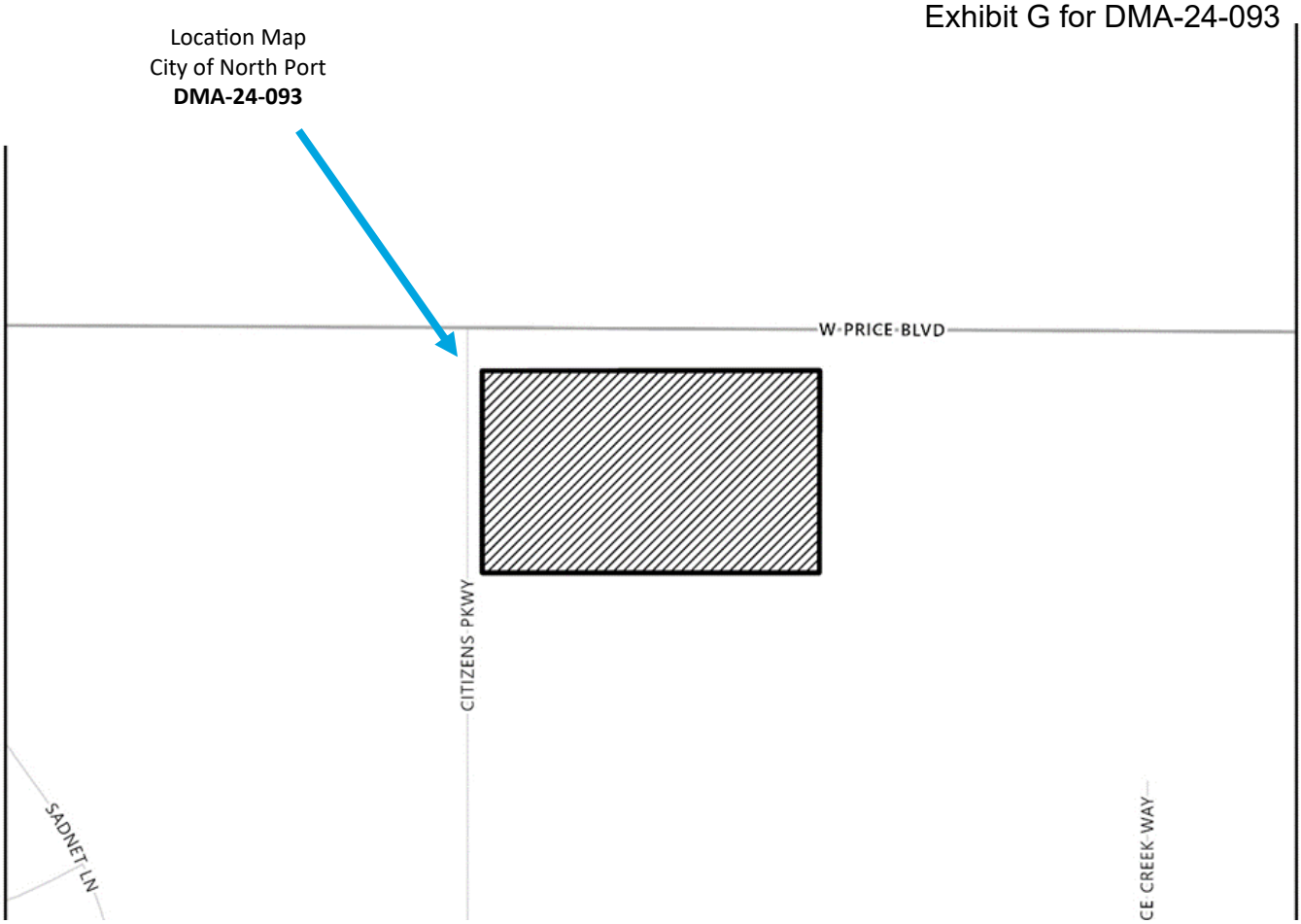

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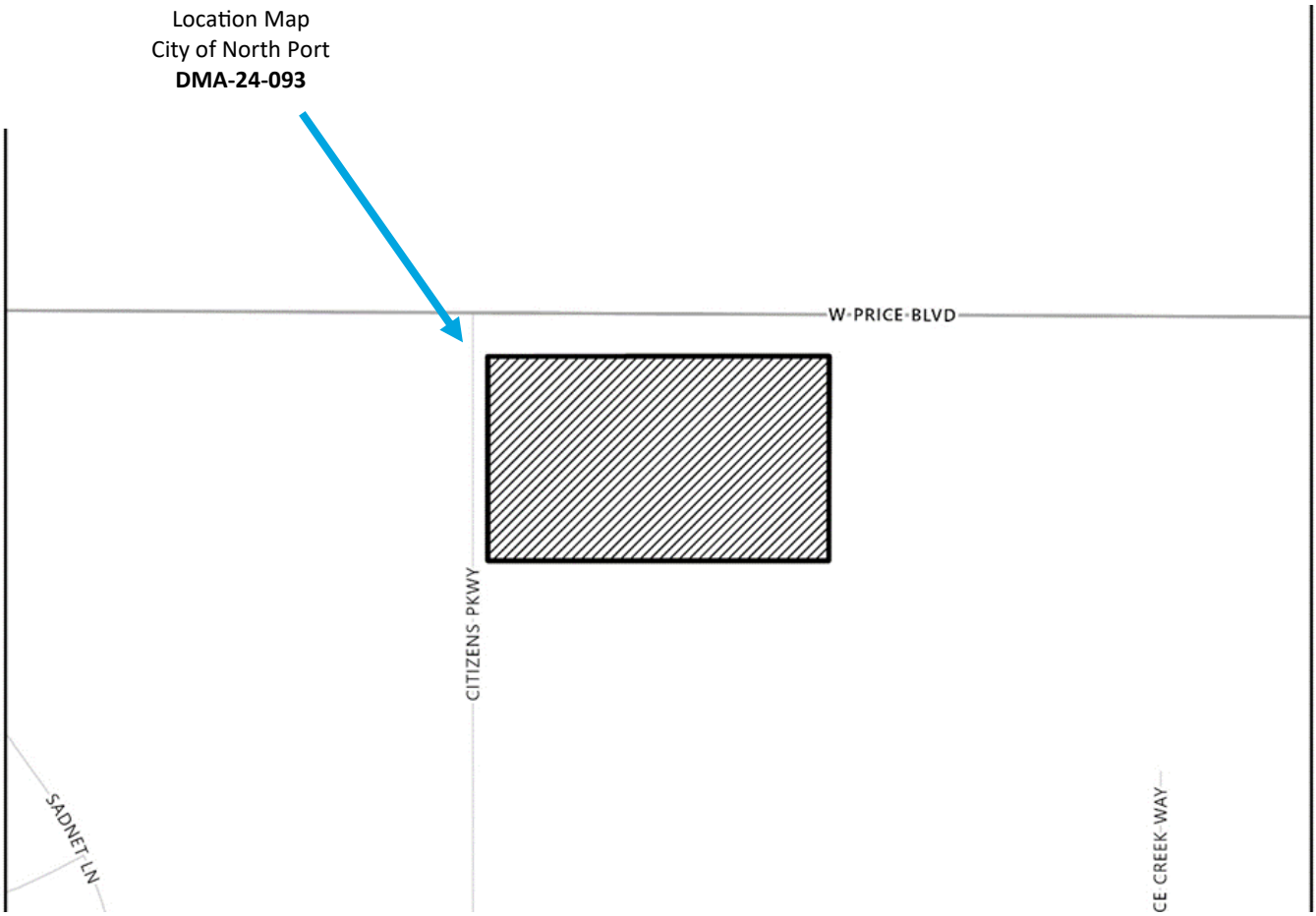

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HORNER MIKE

4305 5TH AVE NE

BRADENTON, FL 34208-5095

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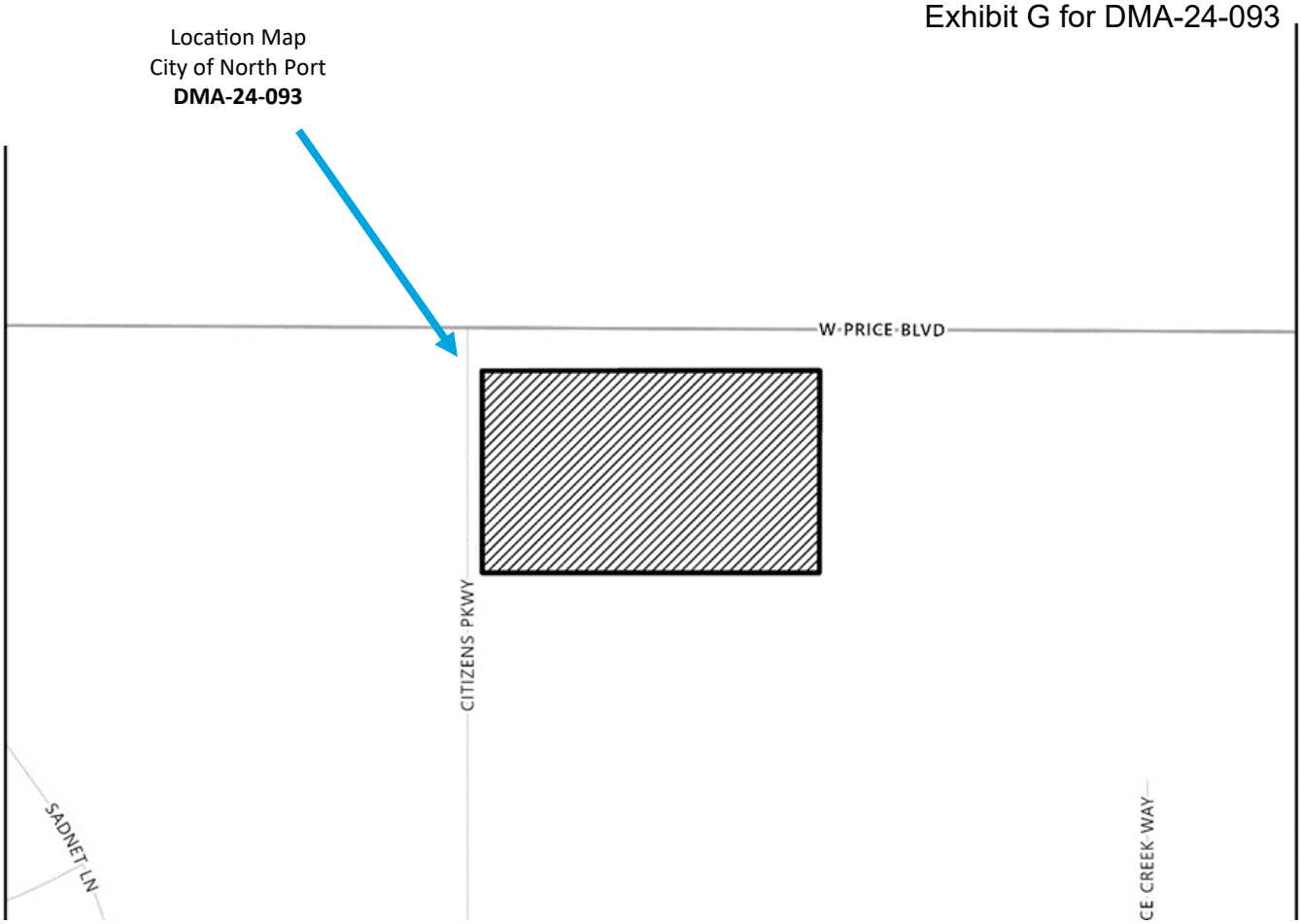

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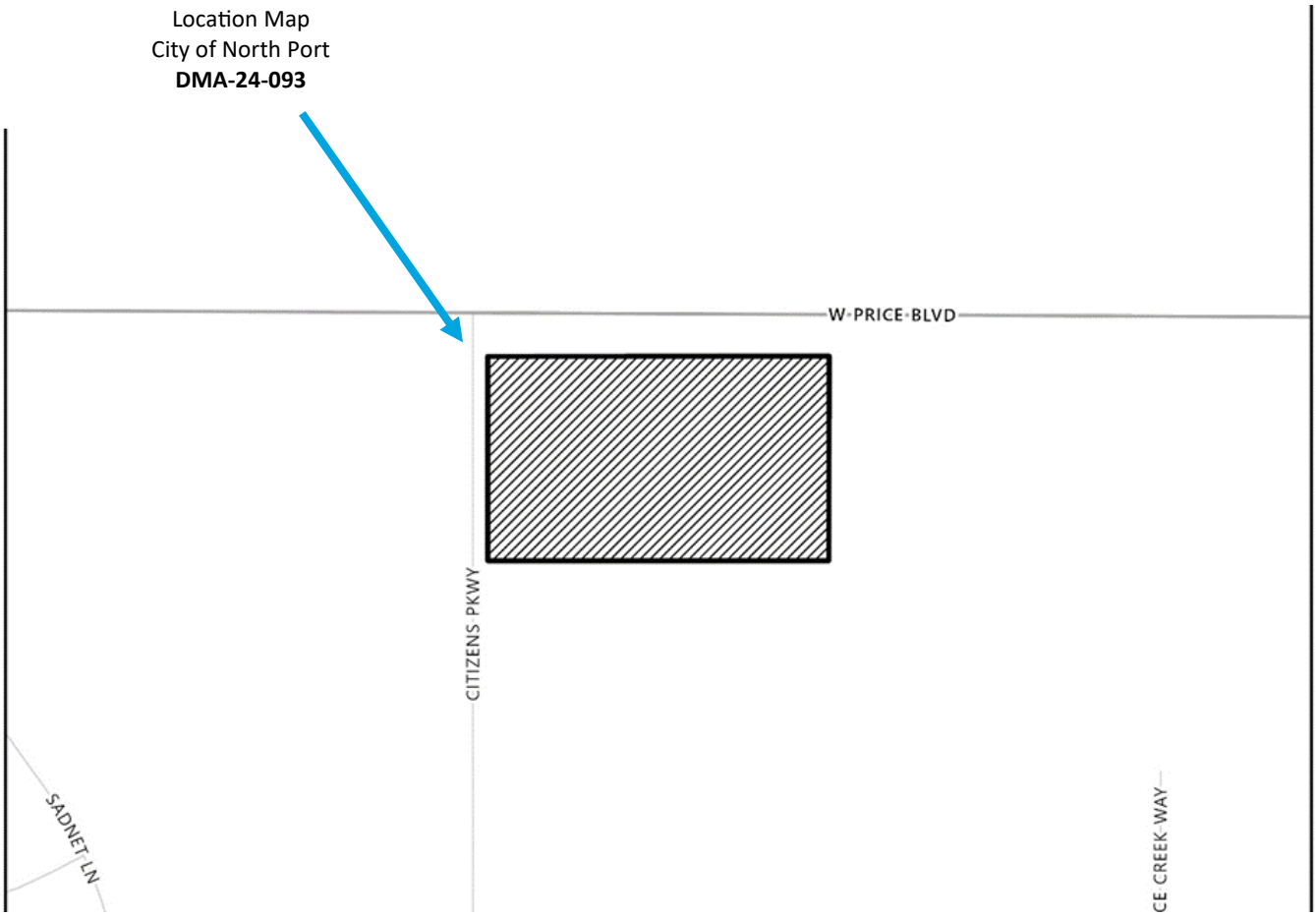

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D R HORTON INC

10541 BEN C PRATT SIX MILE CYPRESS PKWY #

FORT MYERS, FL 33966

City of North Port
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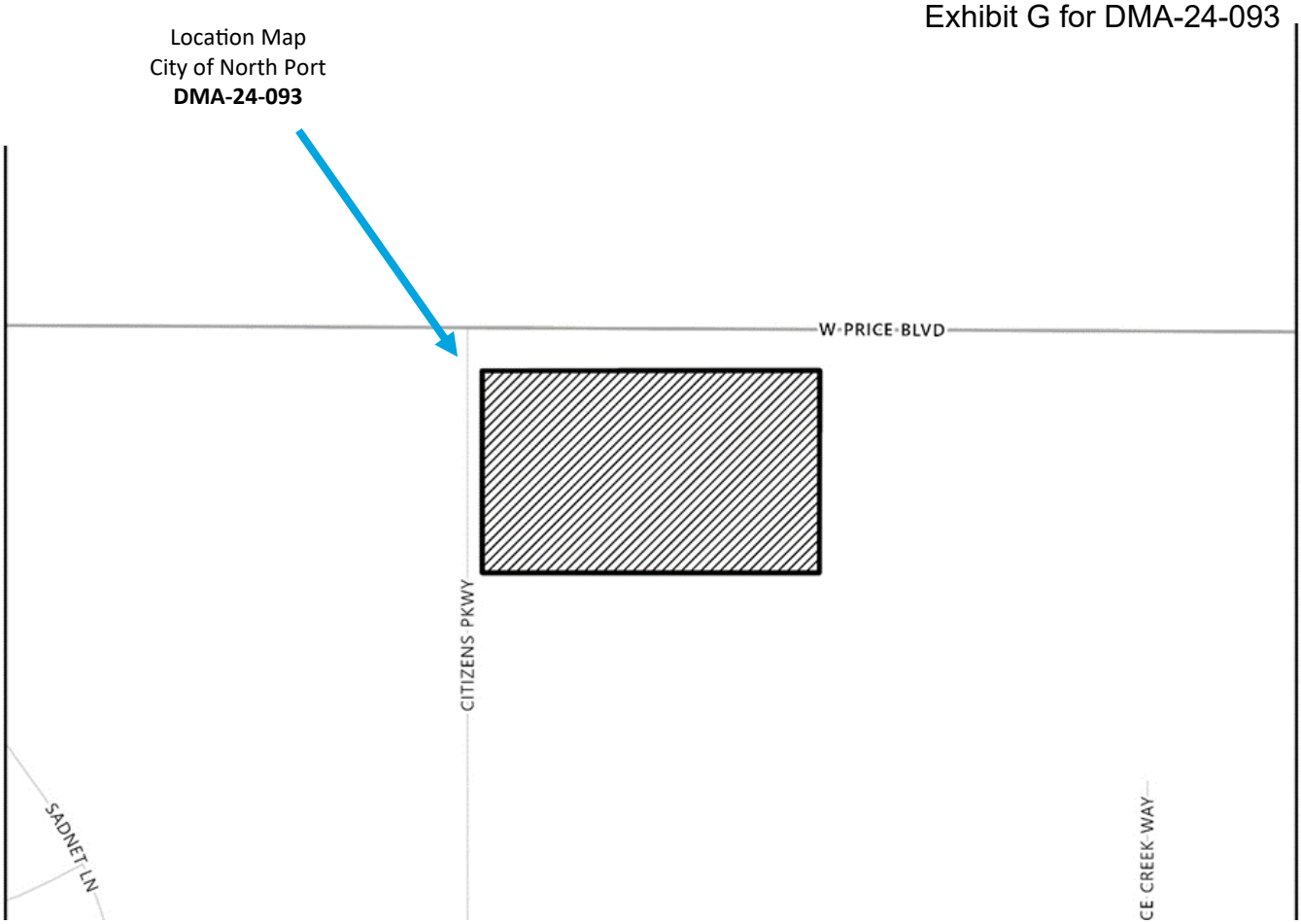

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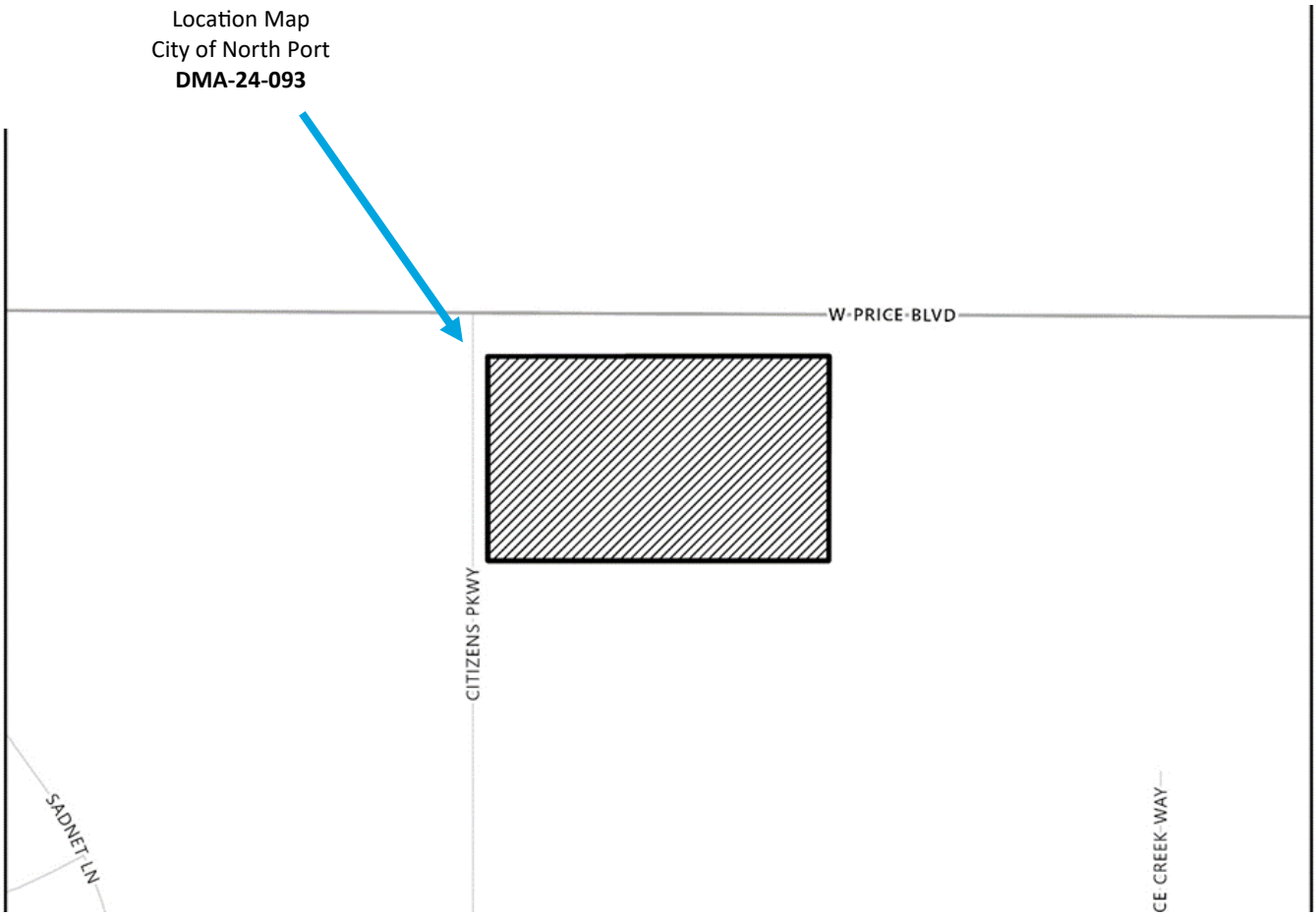

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HIGHWAY 17 INDUSTRIAL LLC

1943 MARAVILLA AVE

FORT MYERS, FL 33901-7136

City of North Port
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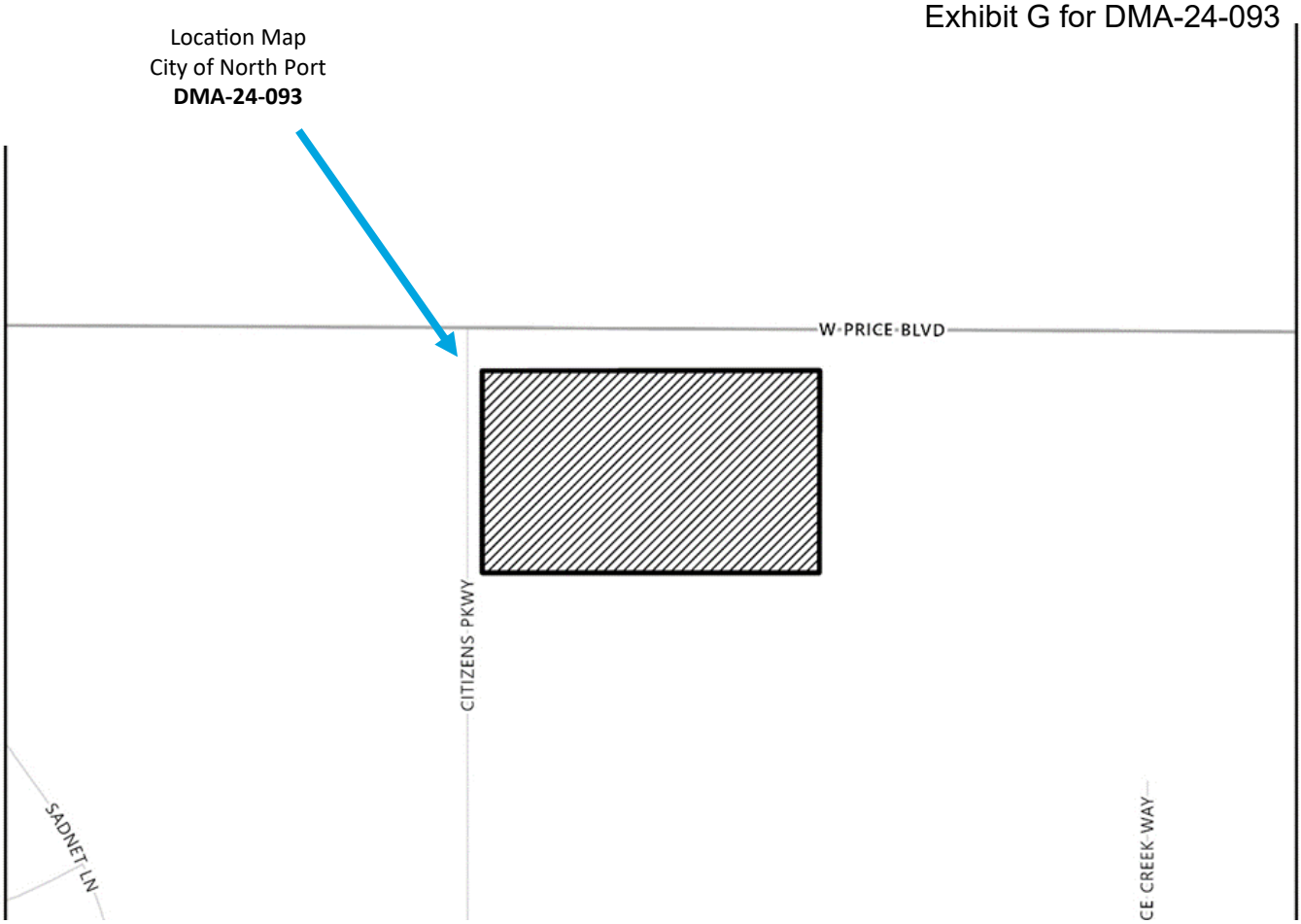

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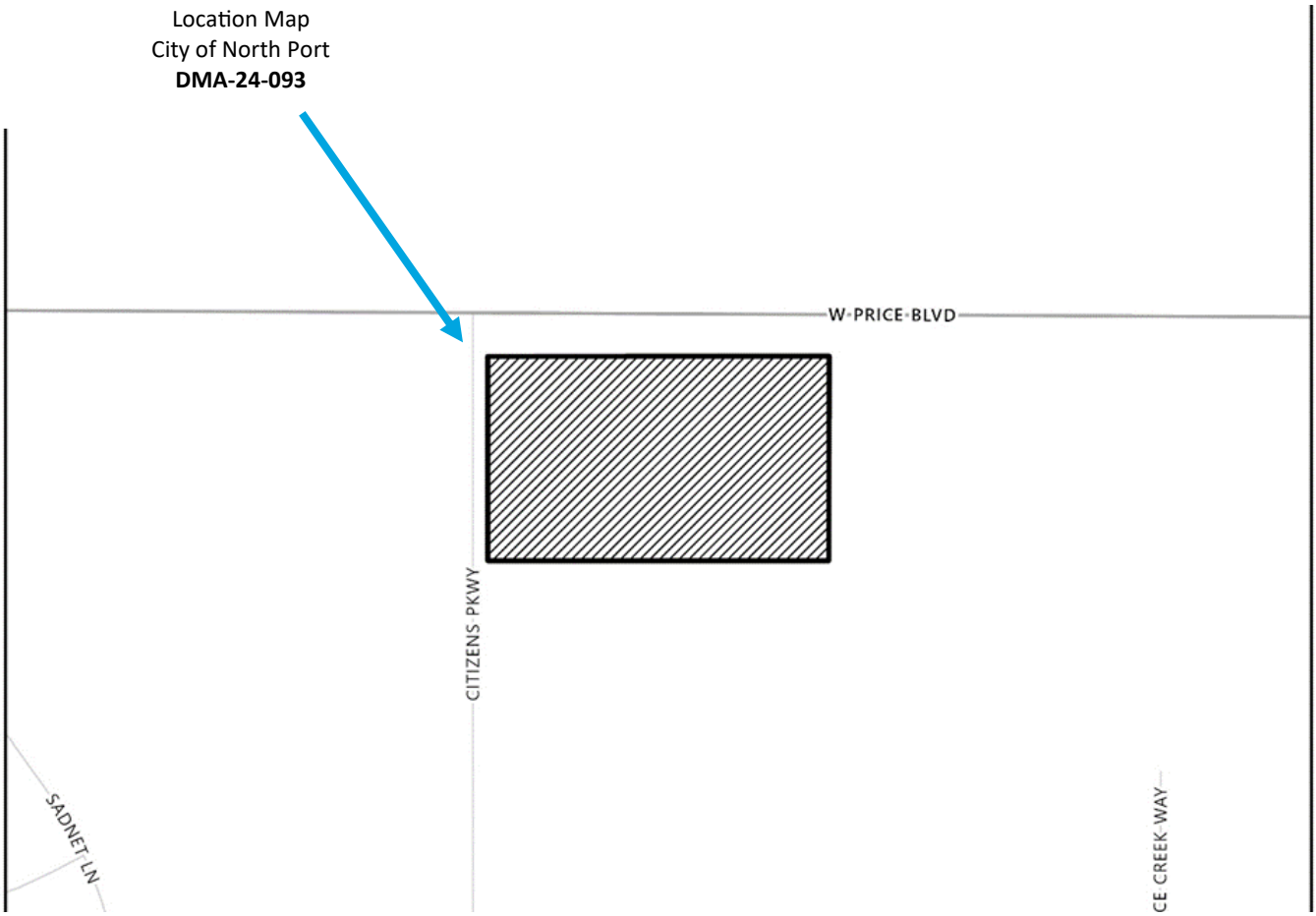

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NOTICE OF PUBLIC HEARINGS
PETITION NO. DMA-24-093

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VALDEZ YOELANDY DIAZ

4205 SCOTT AVE

FORT MYERS, FL 33905-3838

City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
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City of North Port
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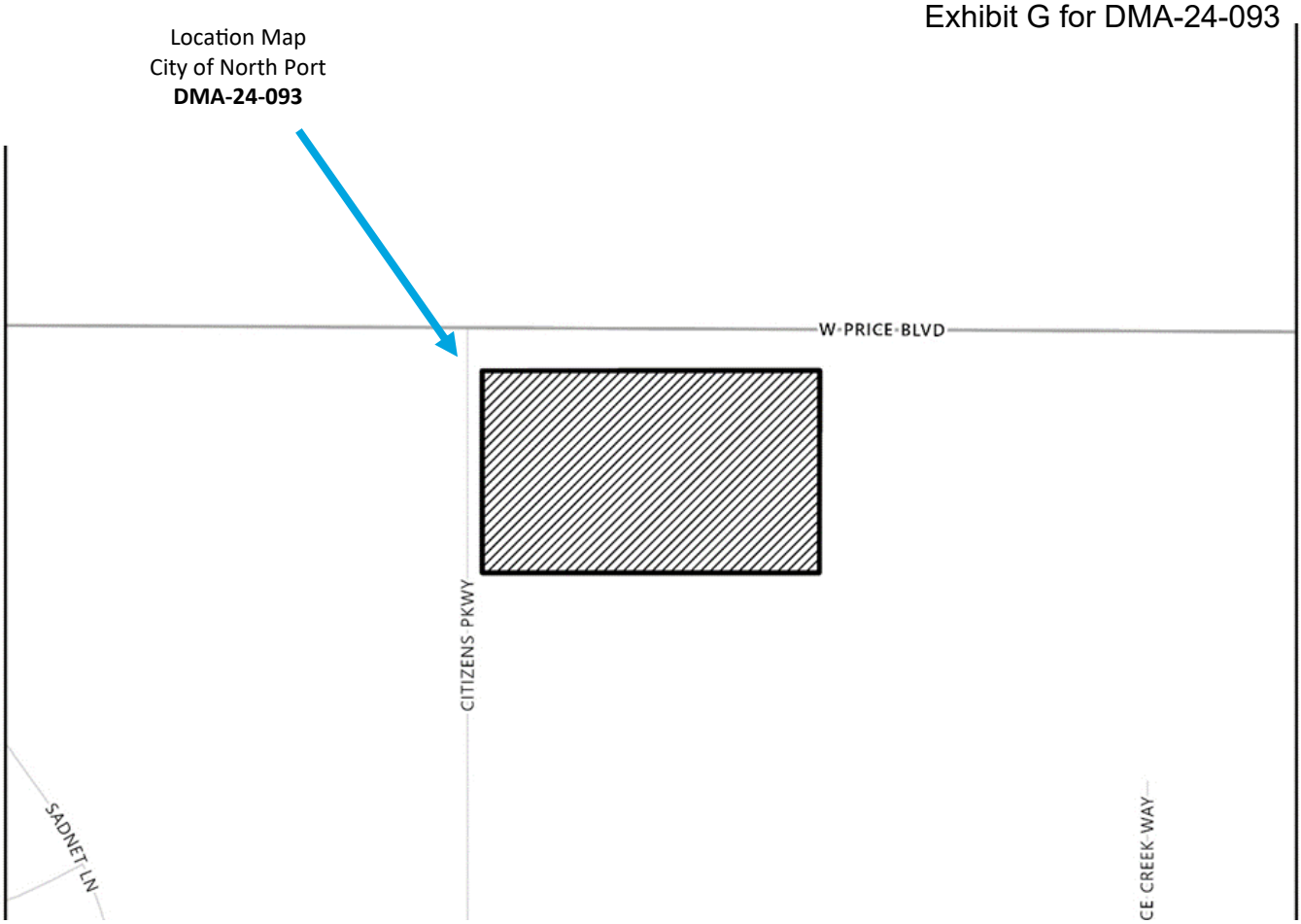

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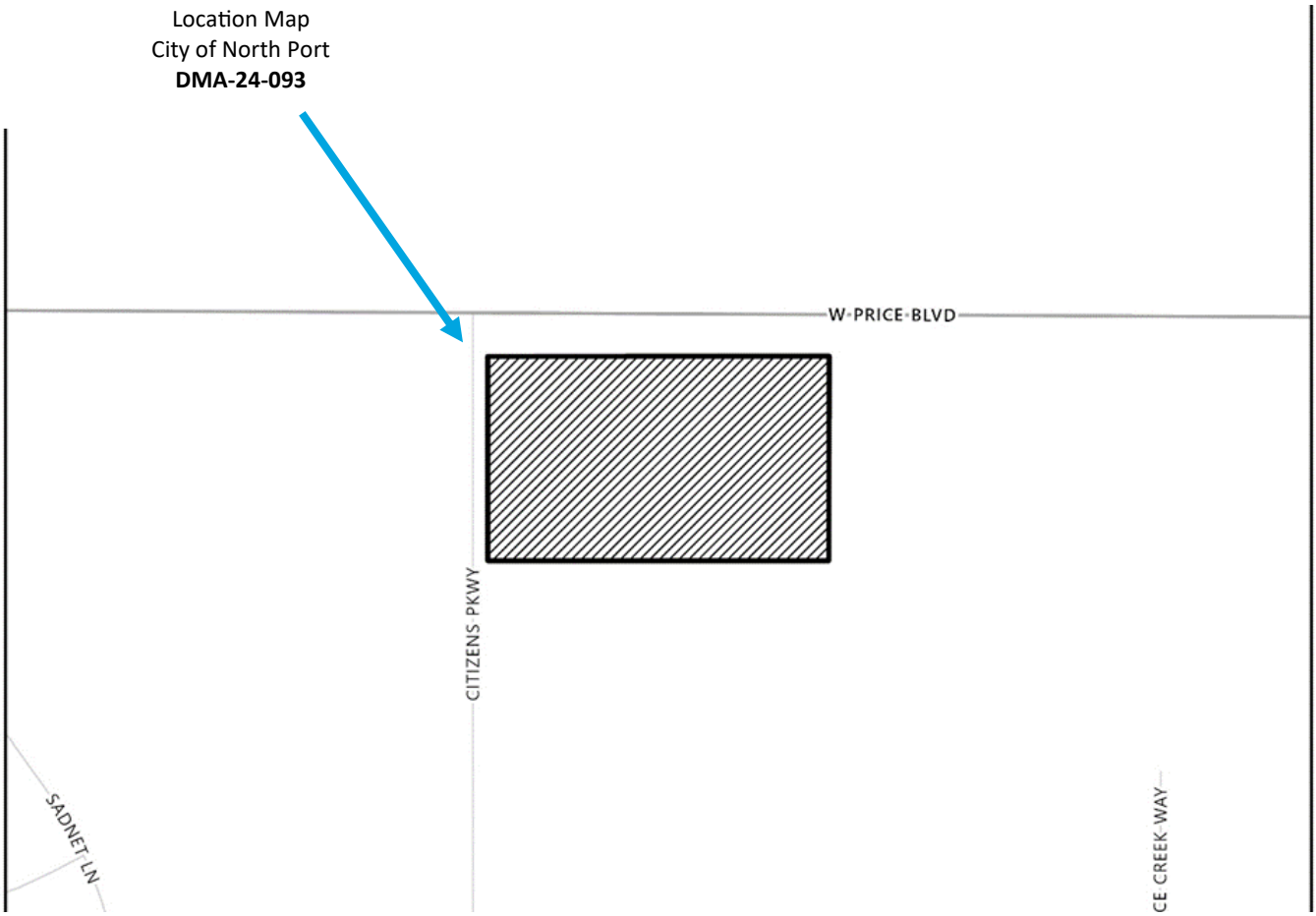

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LEVIN DESMOND

400 SEVEN ISLES DR

FT LAUDERDALE, FL 33301-1535

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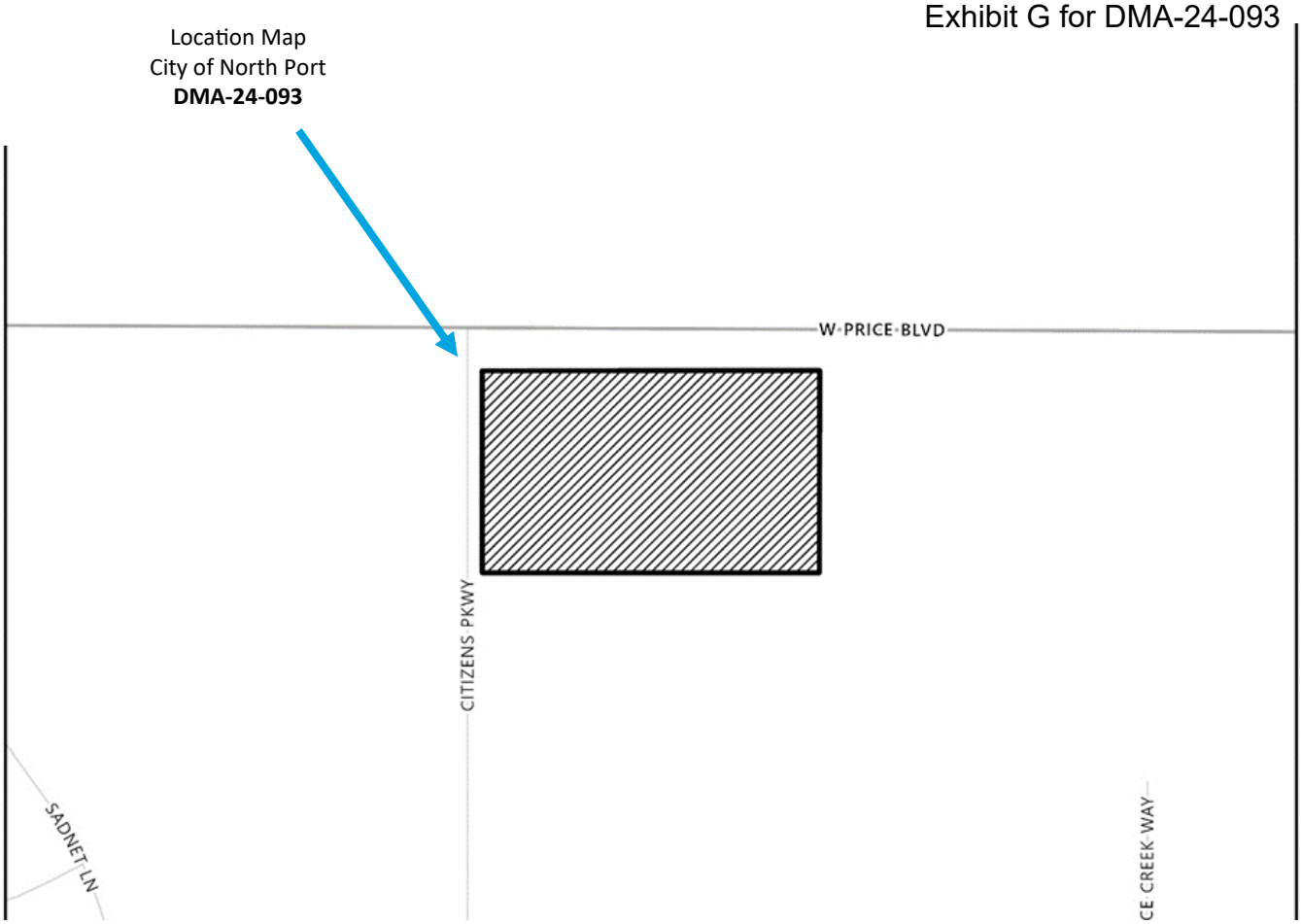

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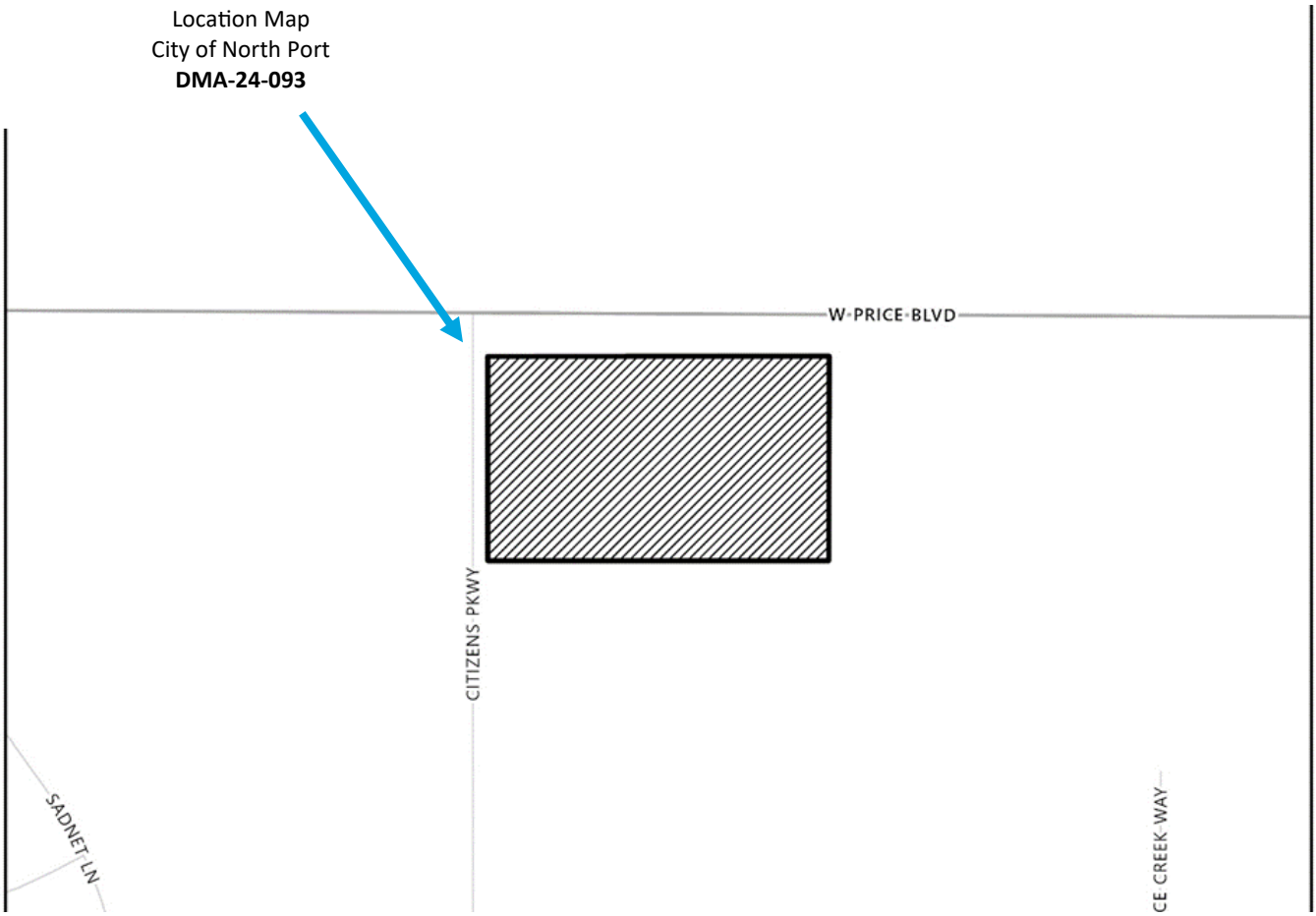

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ALDI FLORIDA LLC

2651 STATE ROAD 17 S

HAINES CITY, FL 33844-1503

City of North Port
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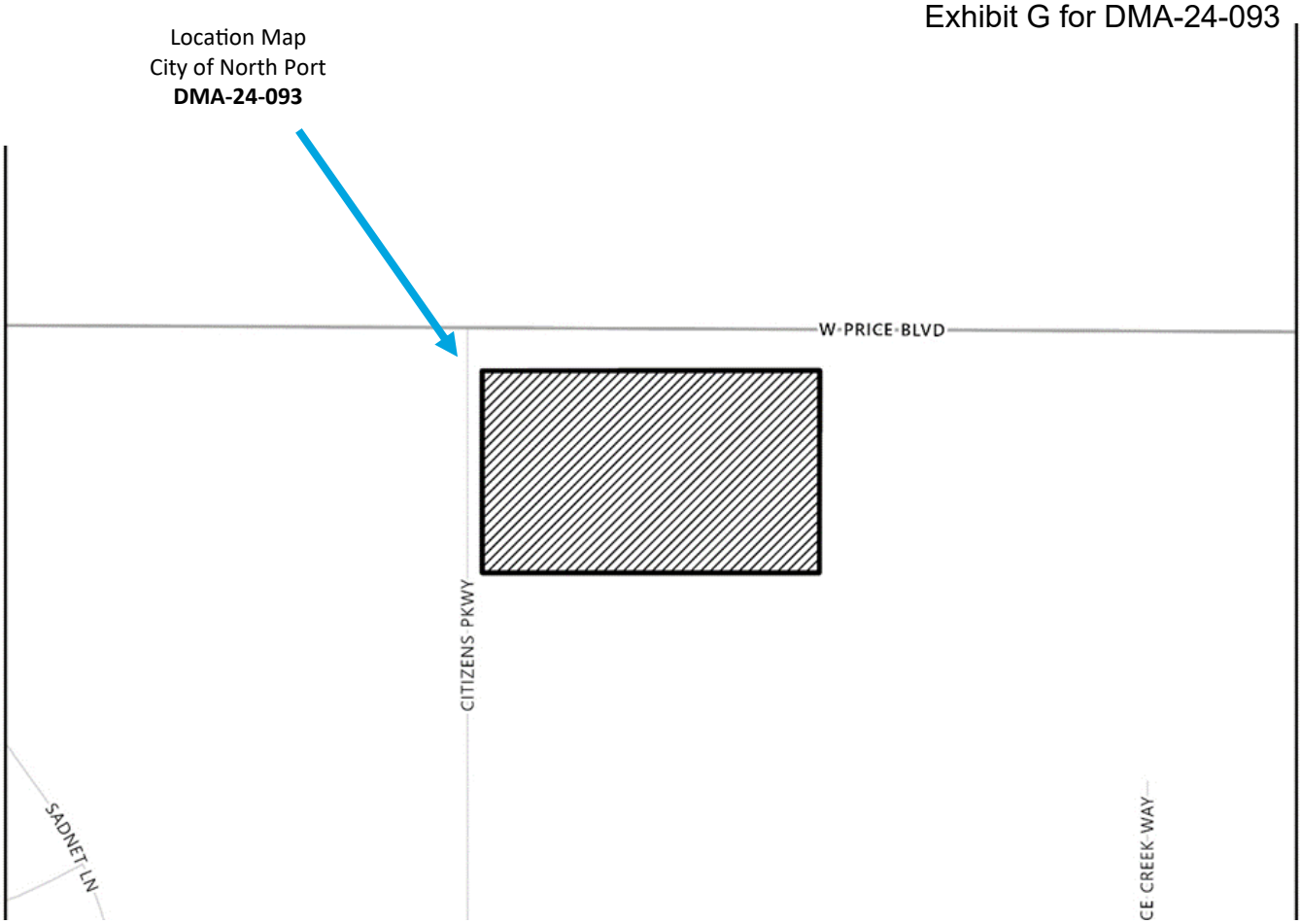

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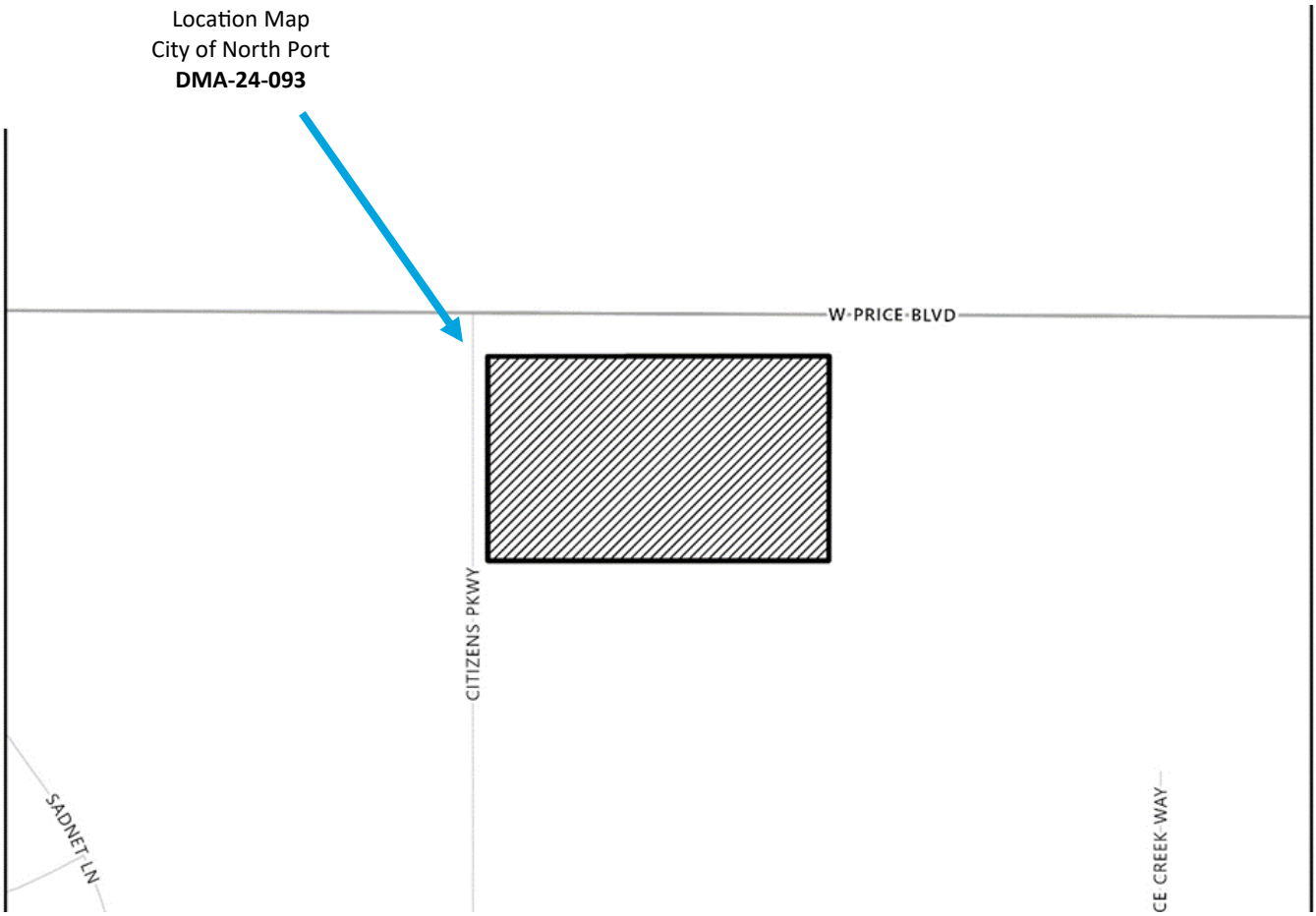

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PAR STORAGE NORTH PORT LLC

1038 BELCHER RD S

LARGO, FL 33771-3316

City of North Port
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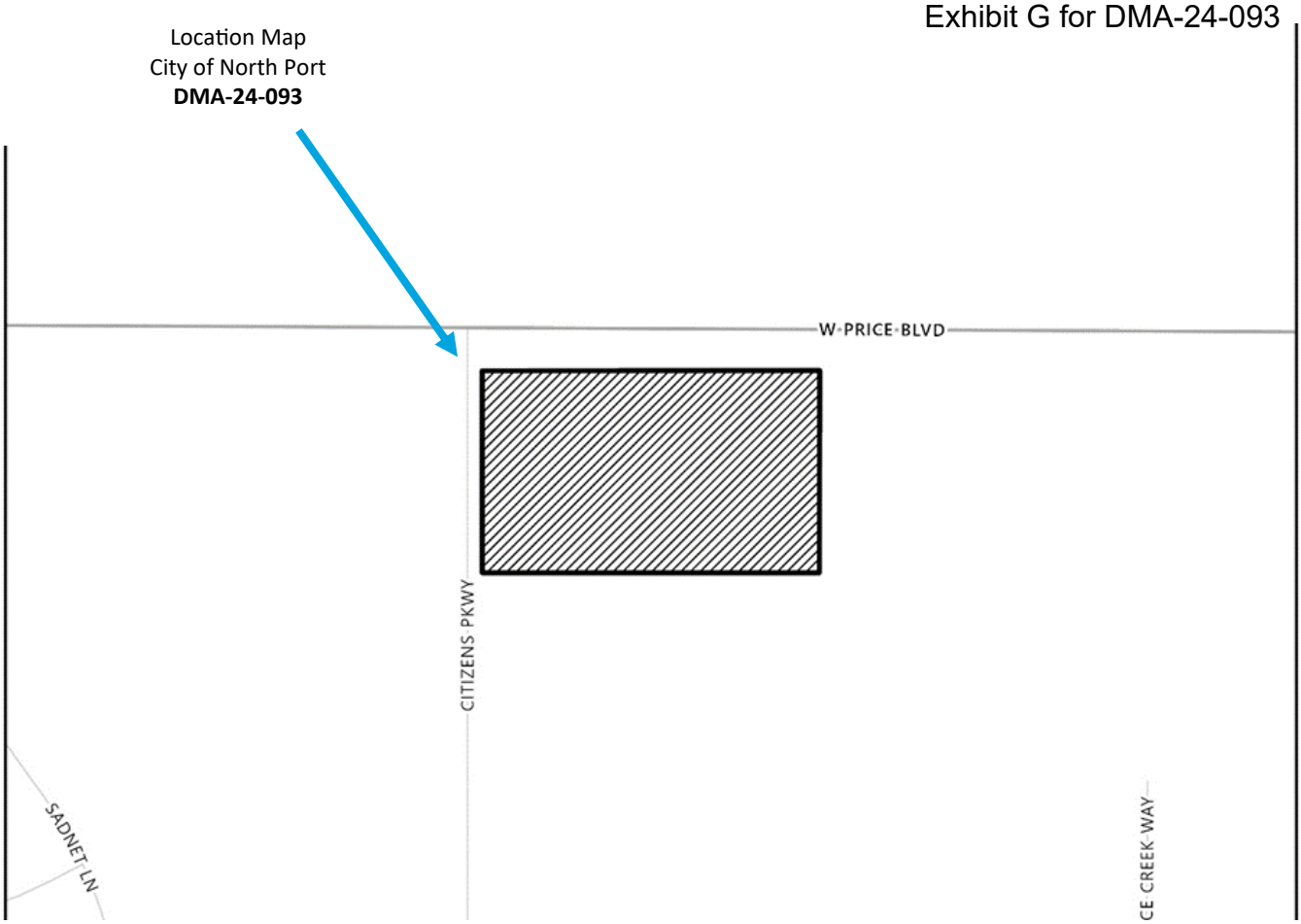

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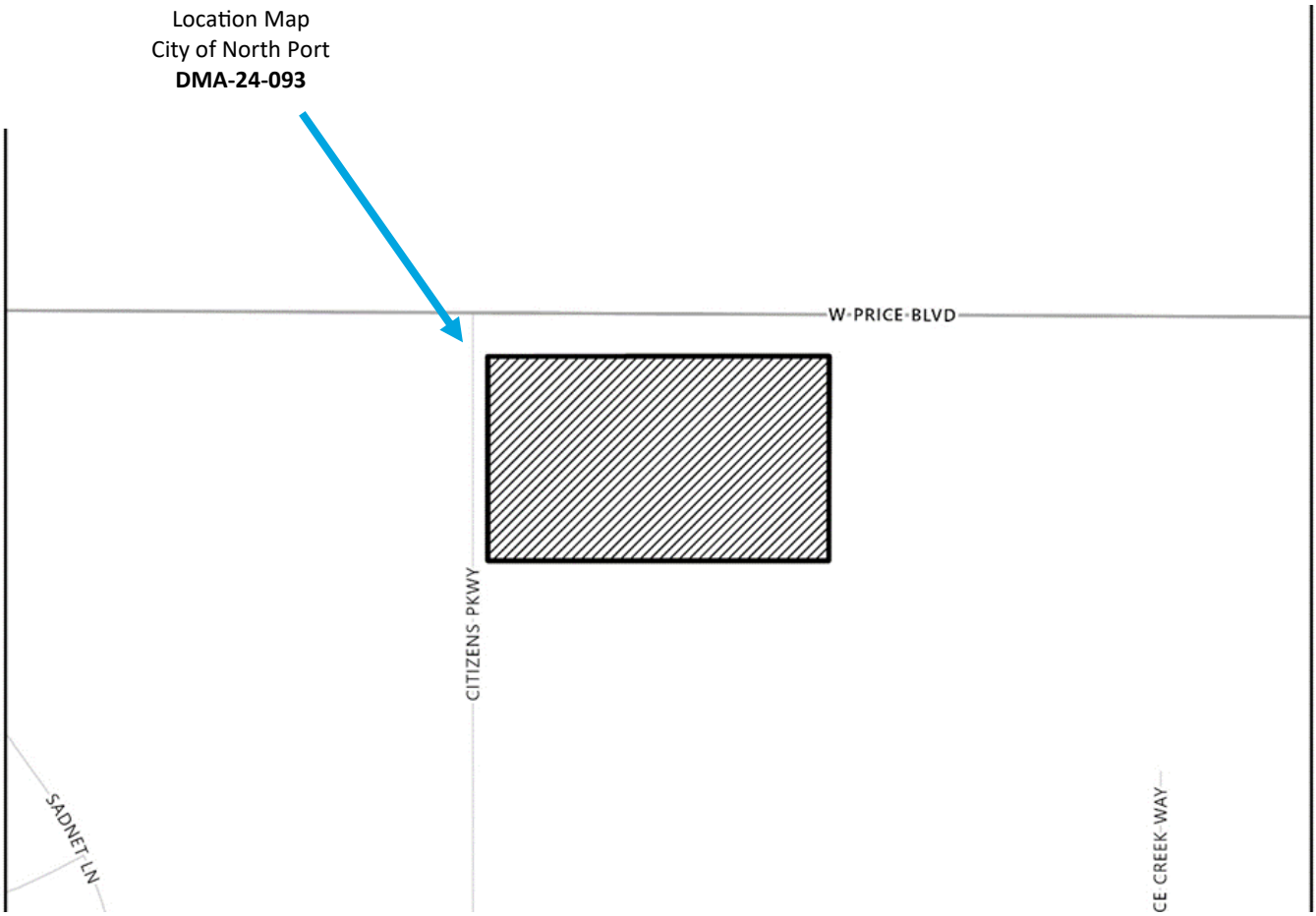

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TRUNDLE DARRYL L

3008 CORTONA DR

MELBOURNE, FL 32940-8609

City of North Port
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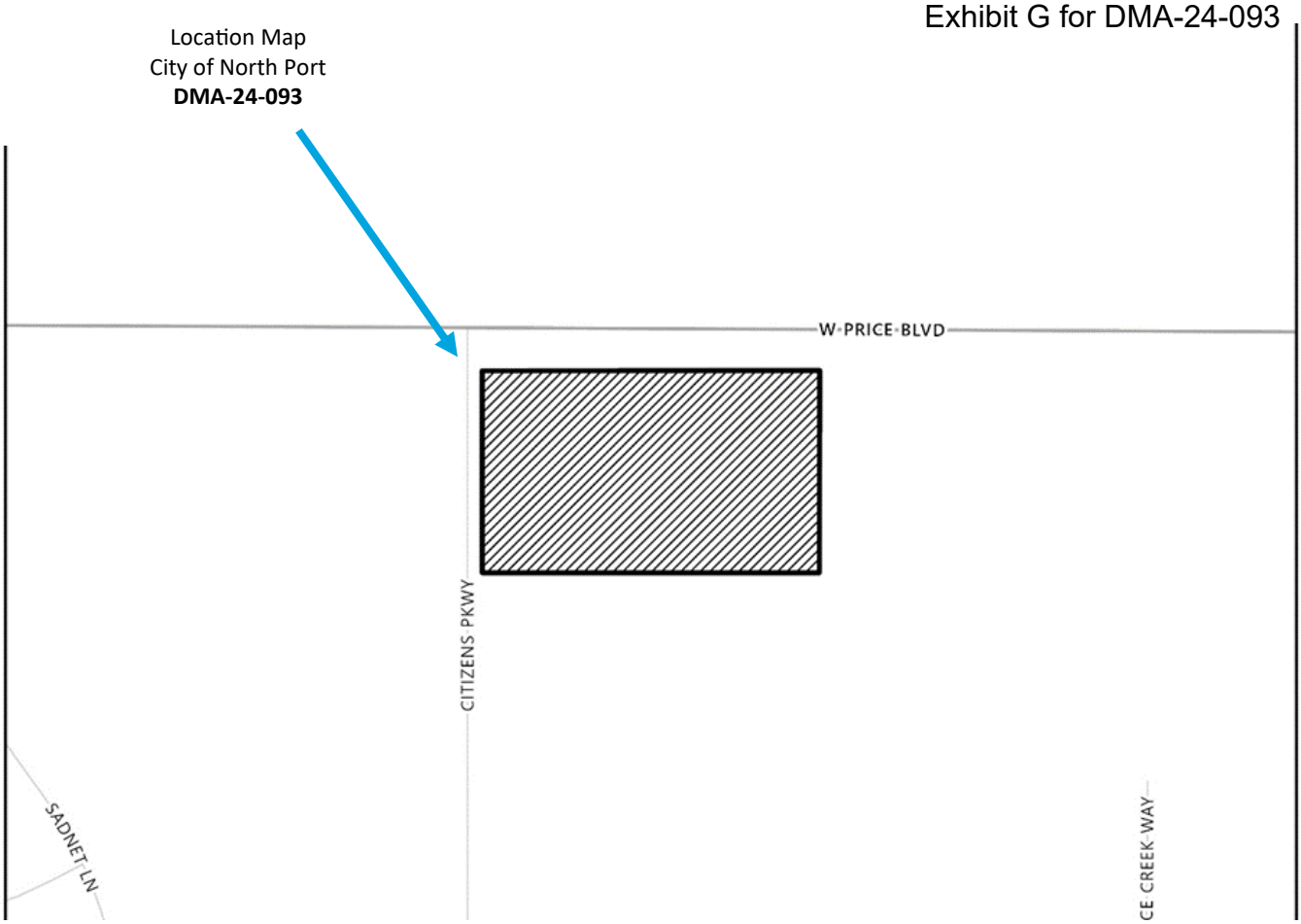

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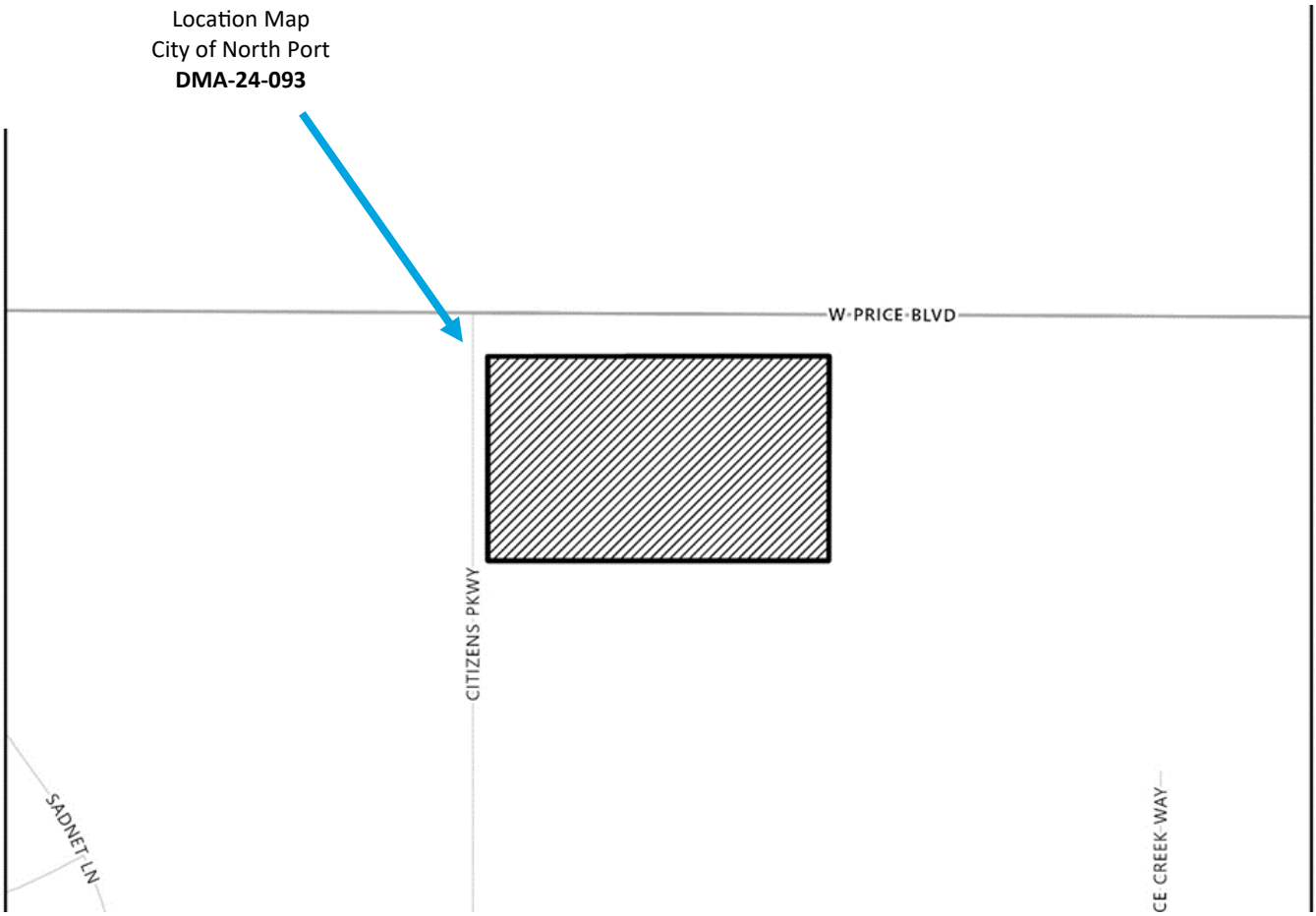

Exhibit G for DMA-24-093

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ARBOR LAND LLC

601 BRICKELL KEY DR STE 700

MIAMI, FL 33131-2649

City of North Port
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Planning & Zoning Division
4970 City Hall Boulevard
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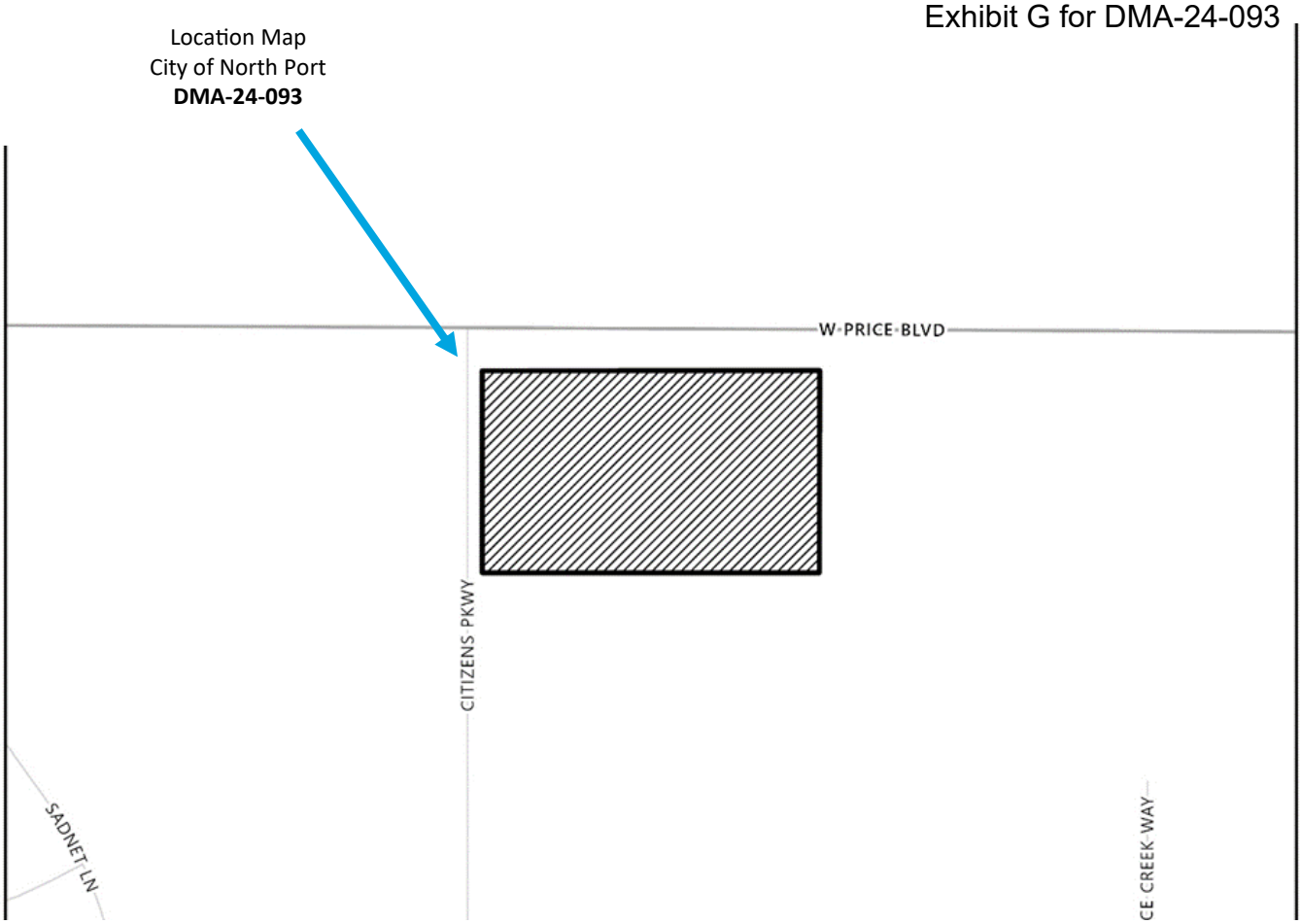

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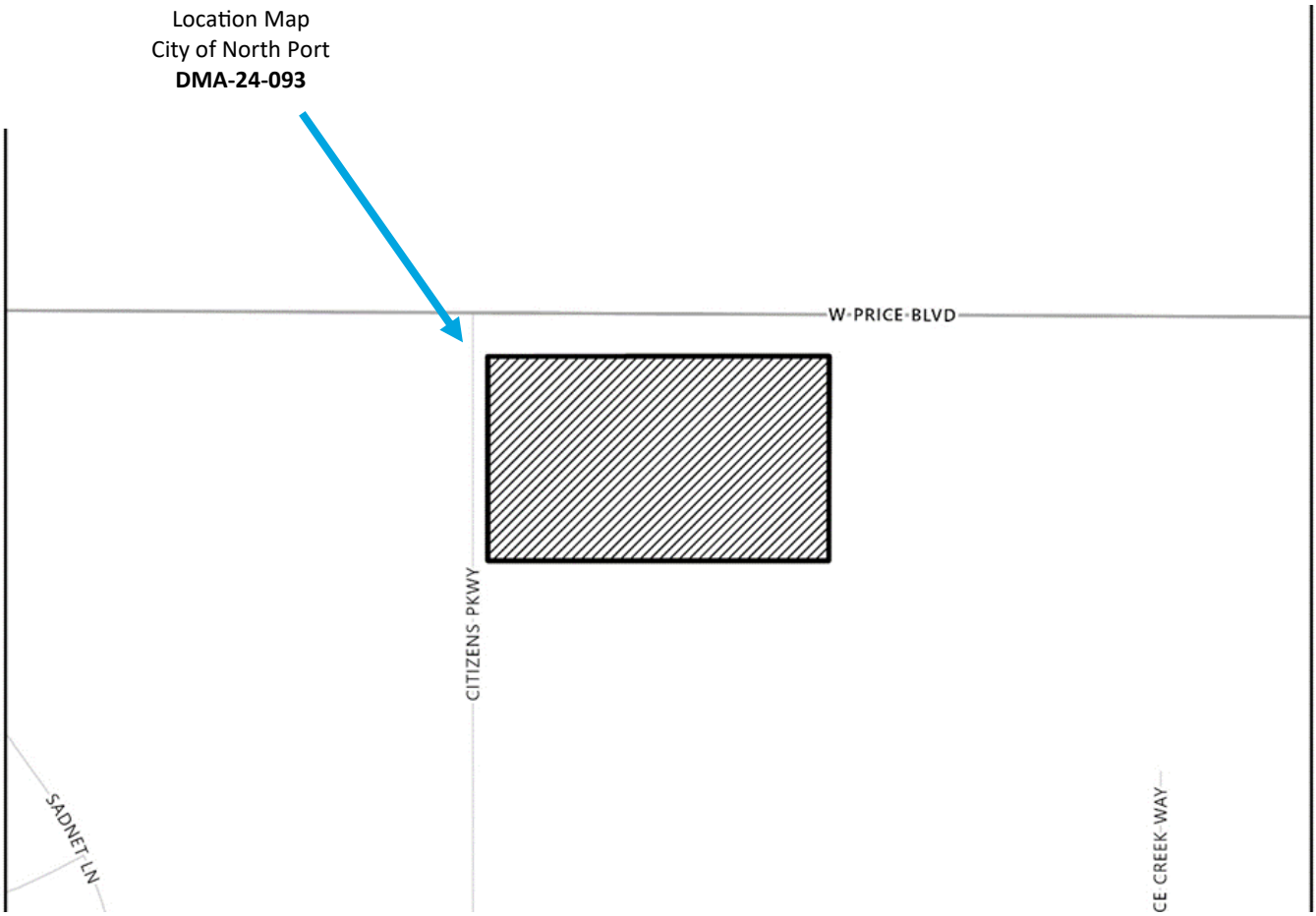

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CABREJA ANABELLE

5430 SW 155TH CT

MIAMI, FL 33185-4153

City of North Port
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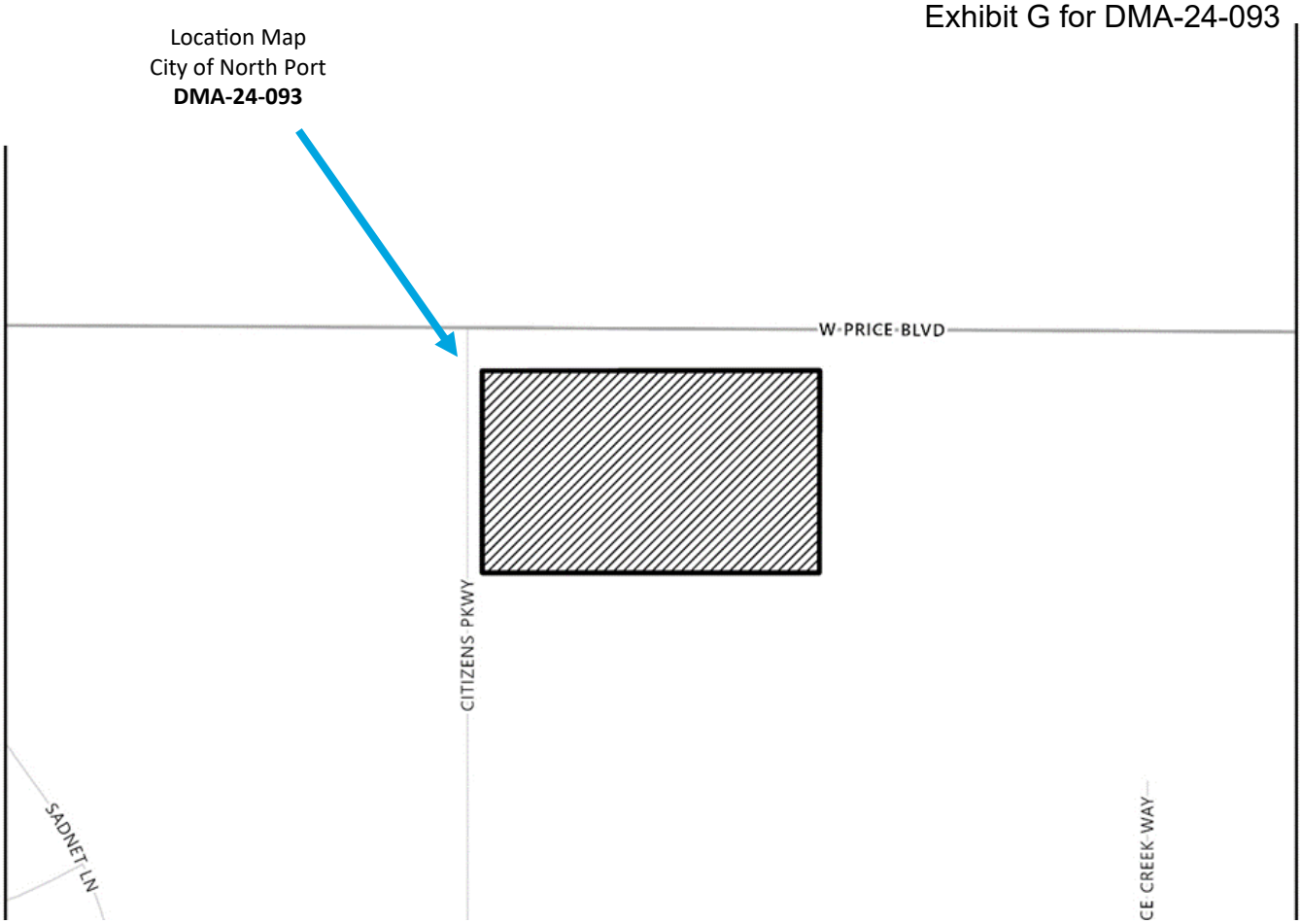

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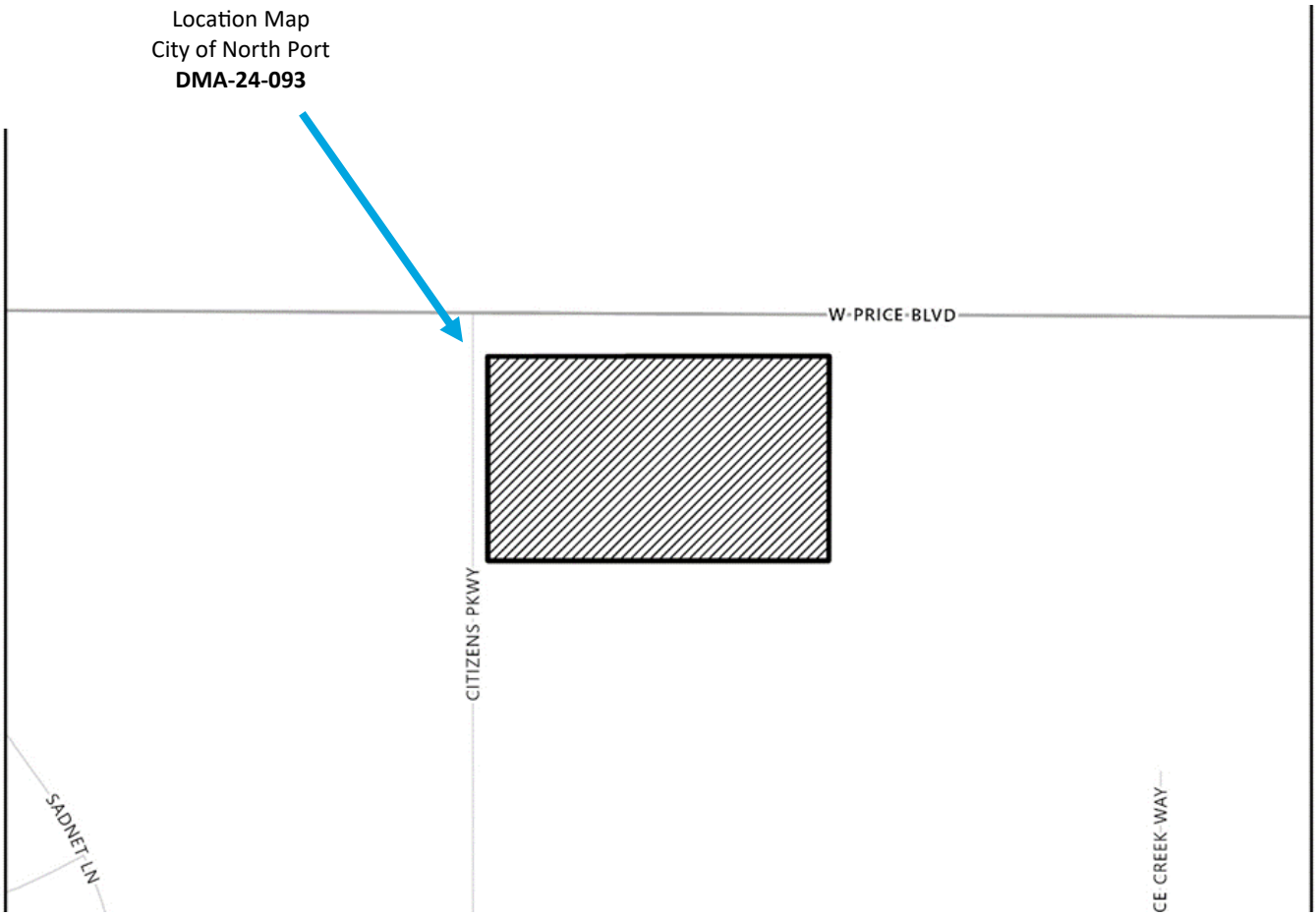

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MHP FL X LLLP

C/O MCDOWELL HOUSING PARTNERS LLC
777 BRICKELL AVE STE 1300
MIAMI, FL 33131-2807

City of North Port
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Planning & Zoning Division
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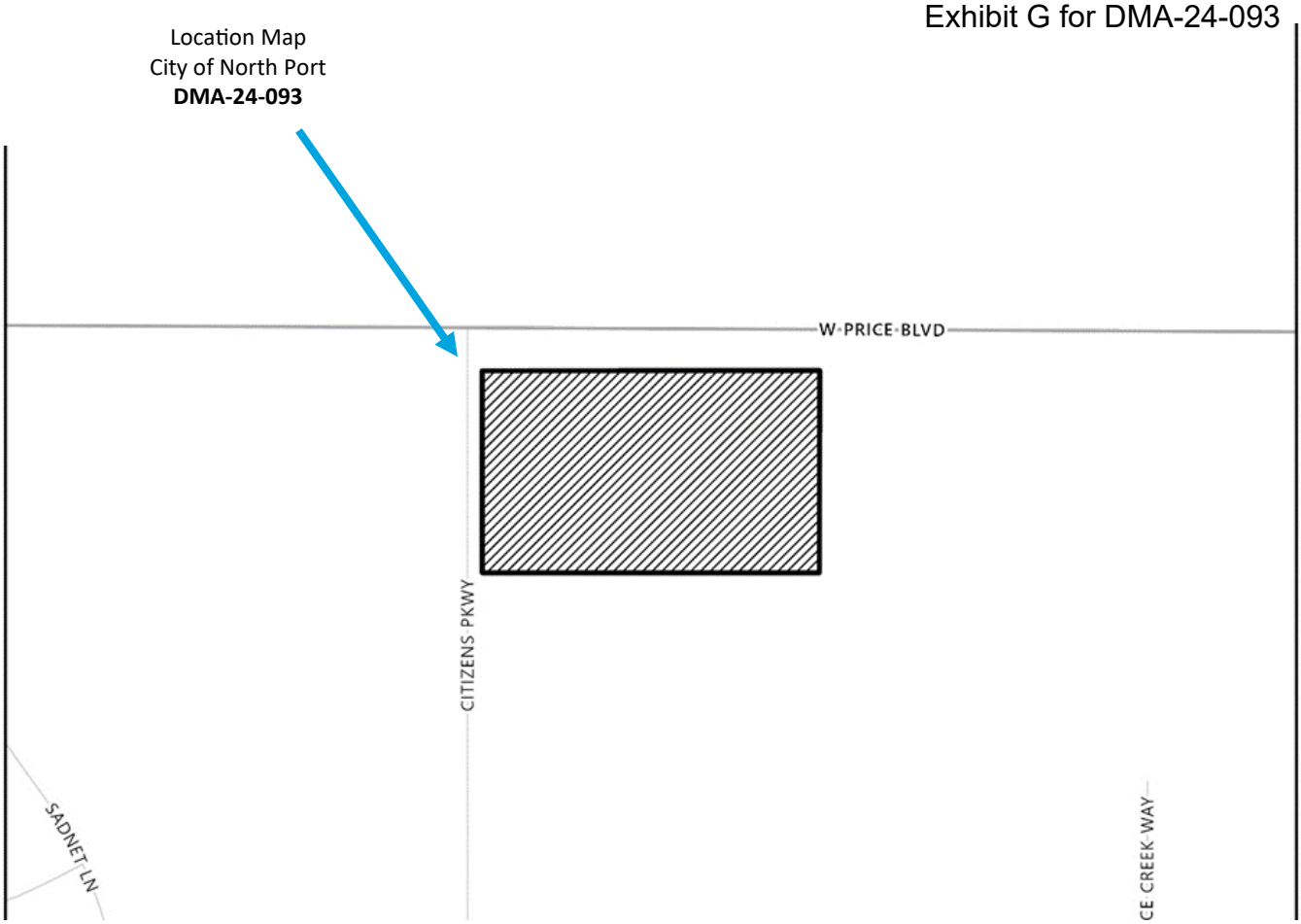

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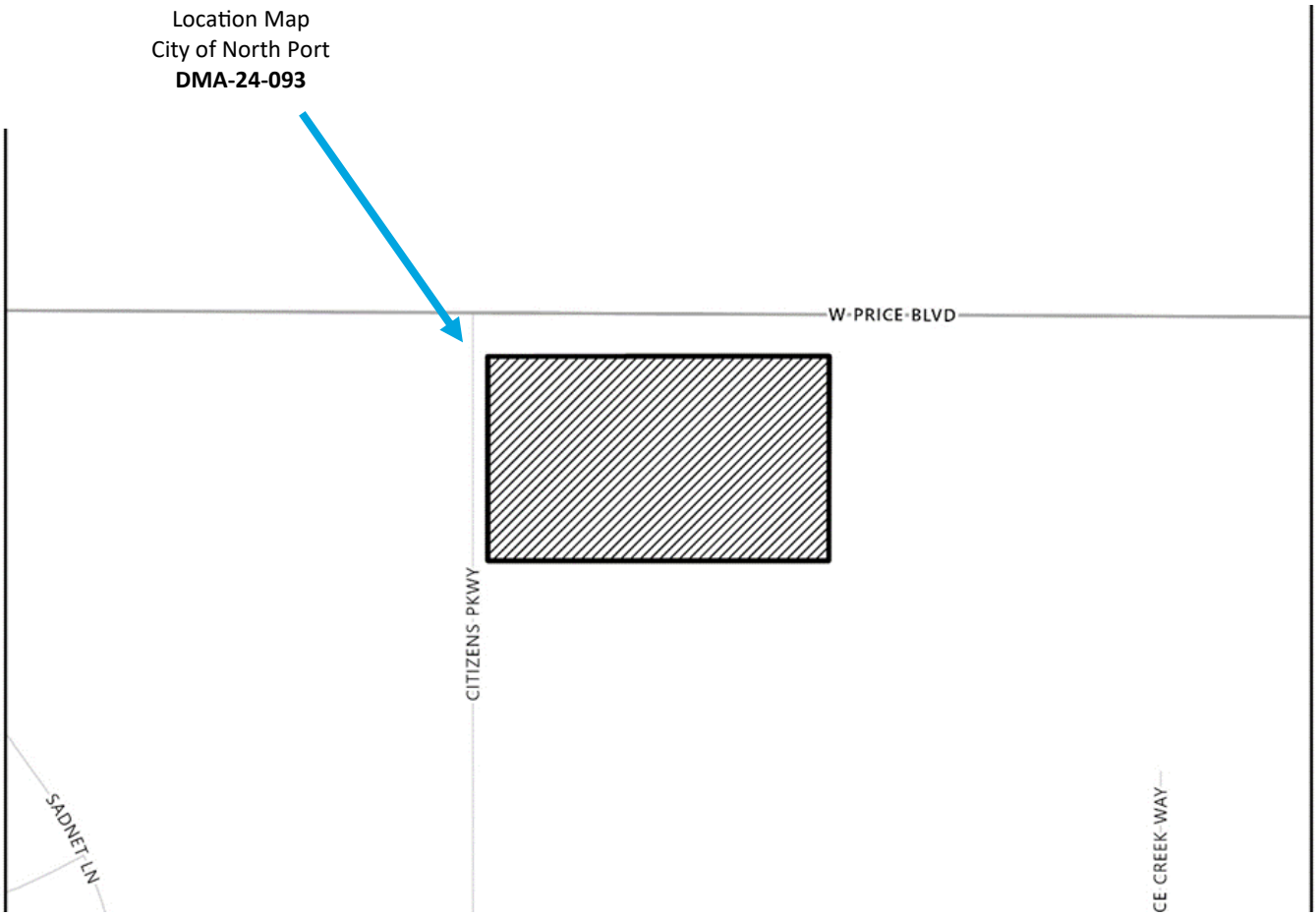

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RL REGI FL TPL LLC

700 NW 107TH AVE STE 400

MIAMI, FL 33172

City of North Port
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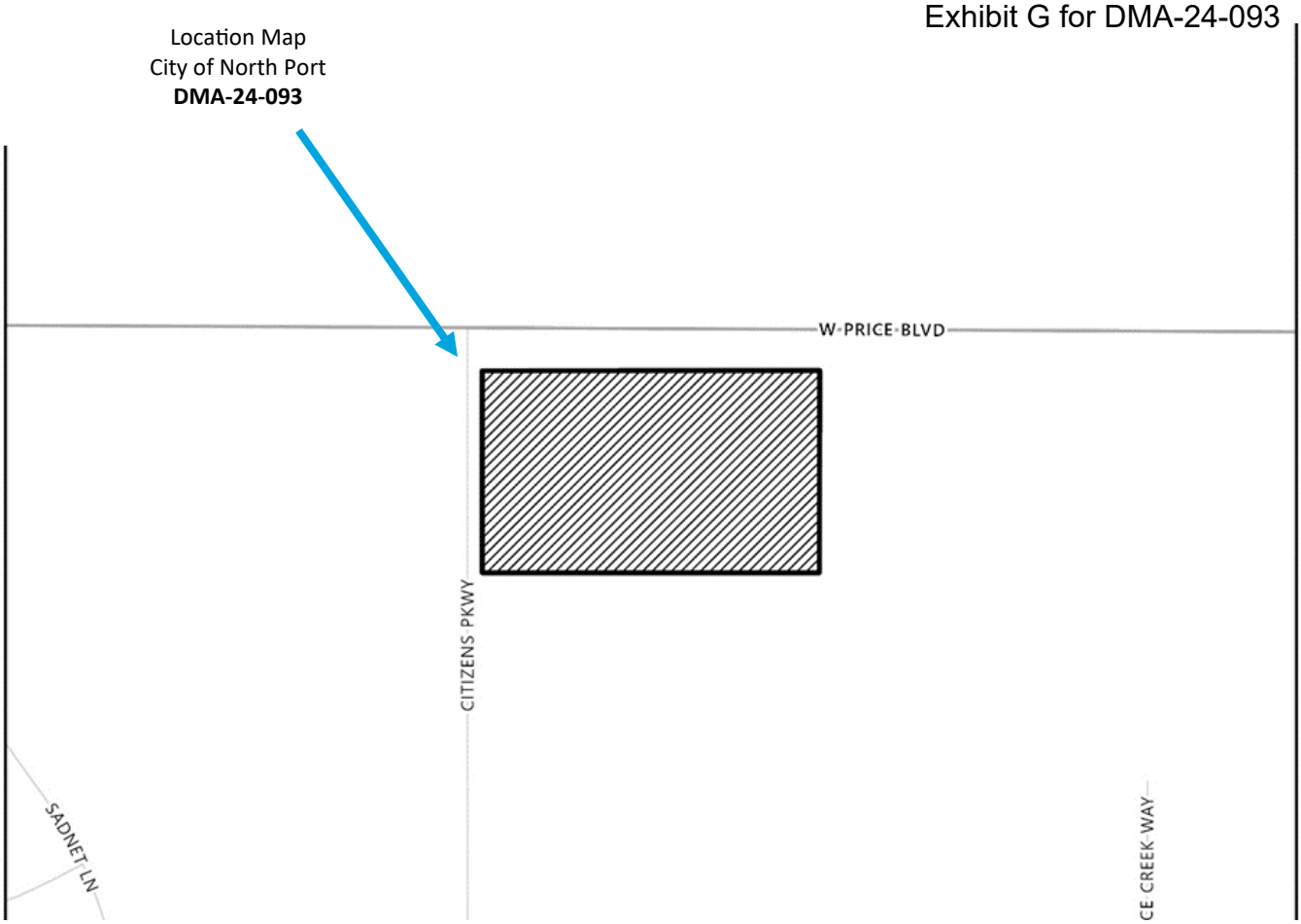

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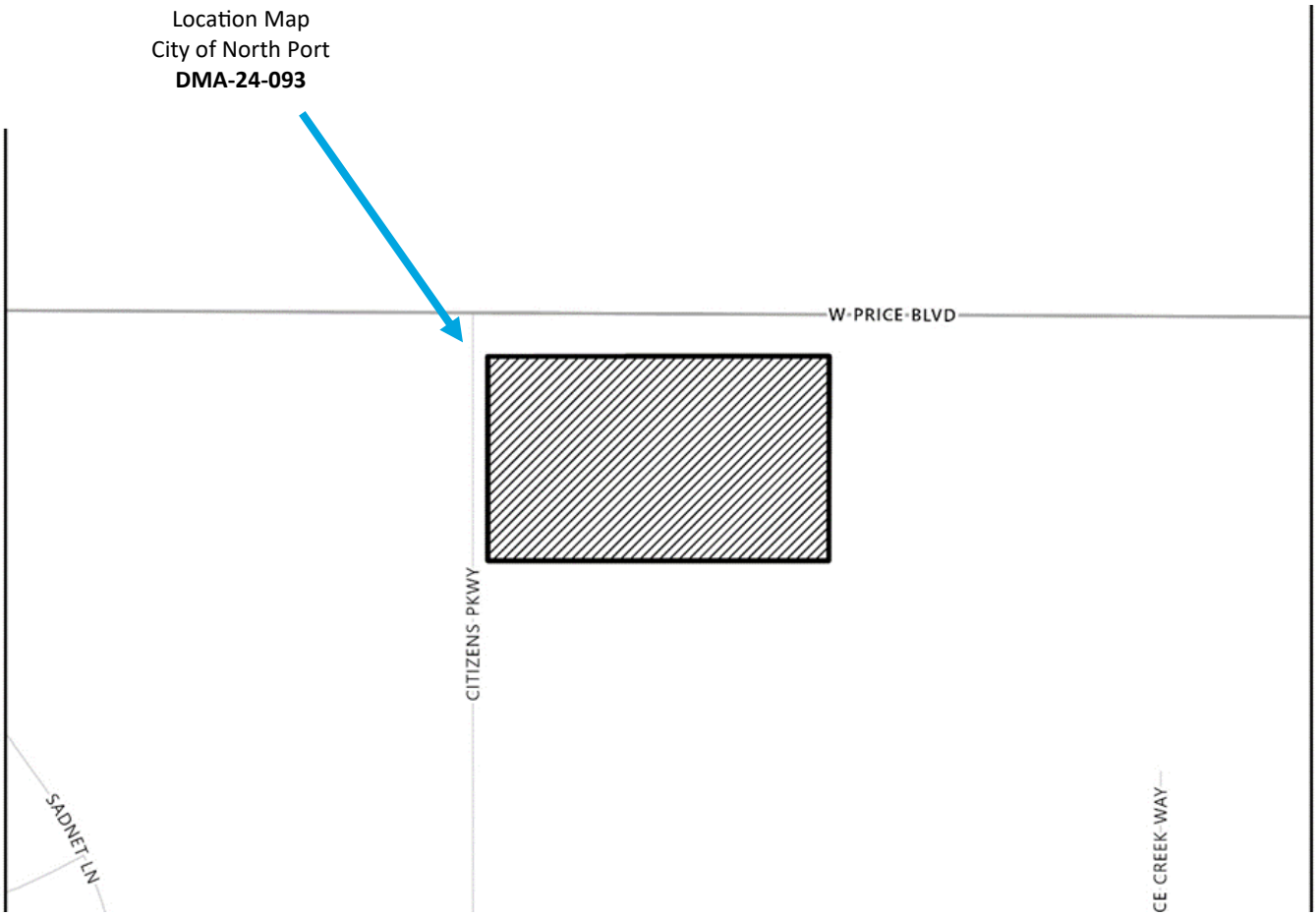

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ANDERSON JUDY J
SKINNER ZEPHRY S

1306 SADNET LN

NORTH PORT, FL 34286-6783

City of North Port
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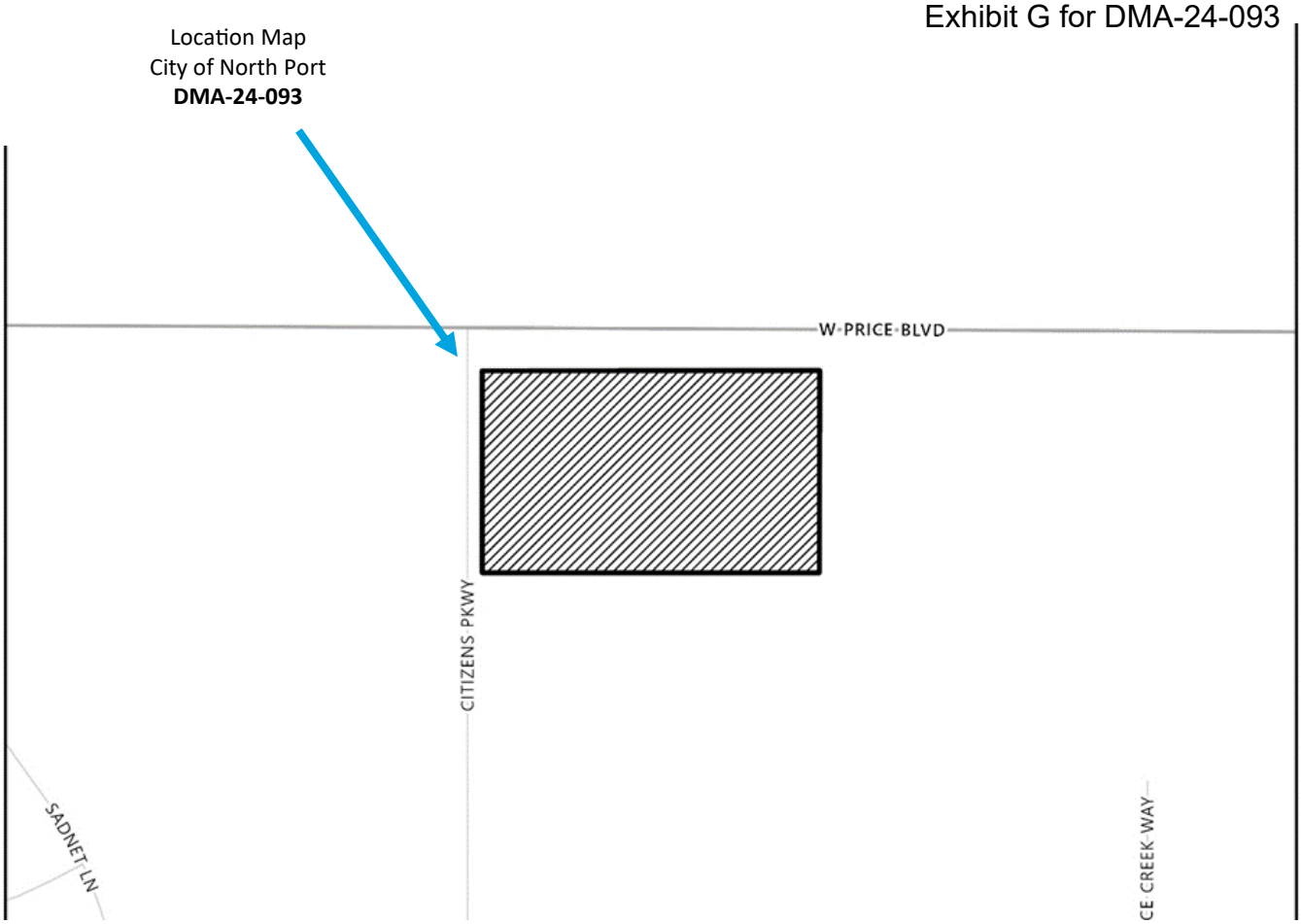
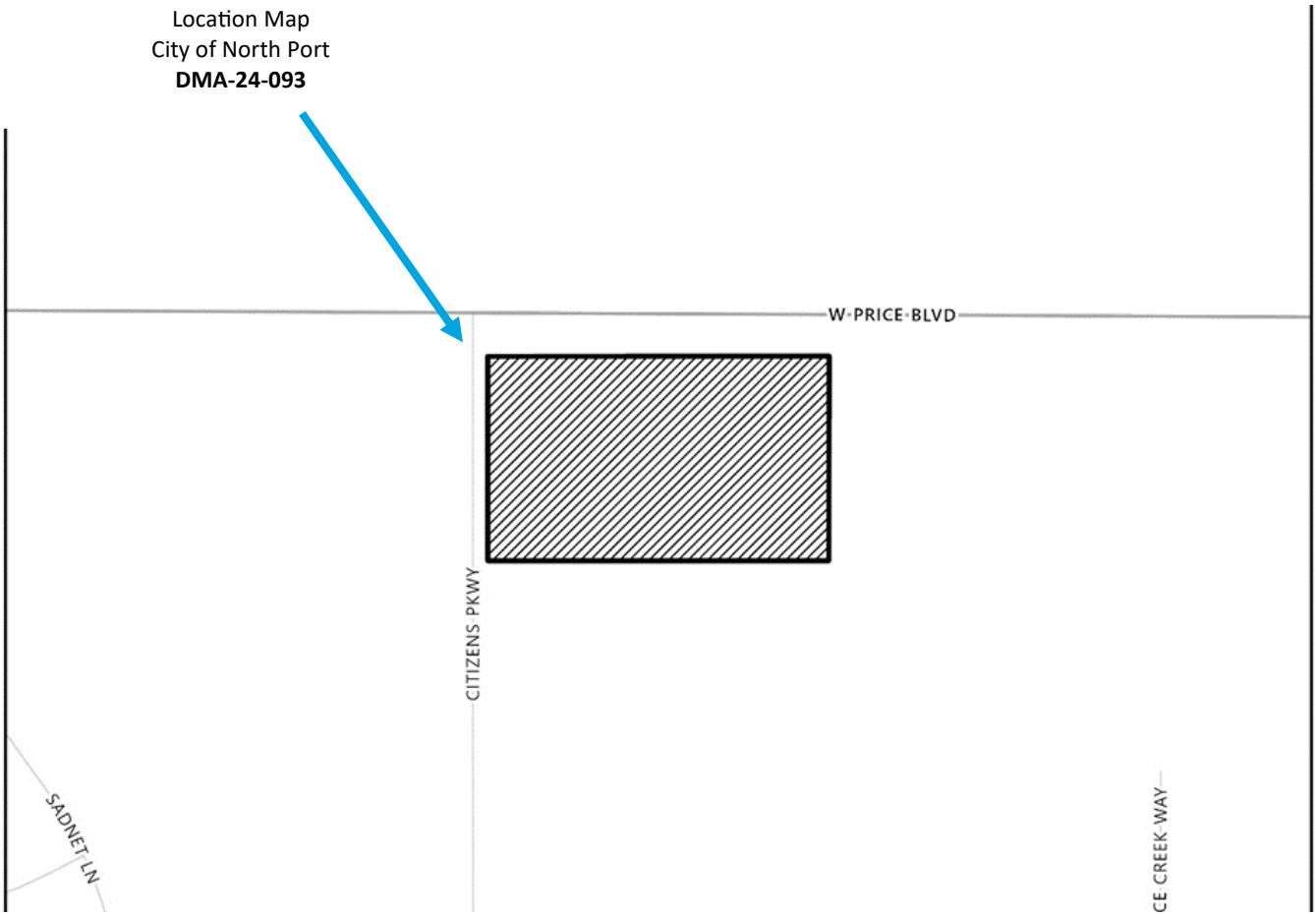


Location Map
City of North Port
DMA-24-093



City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

PUBLIC NOTICE - CITY OF NORTH PORT
NOTICE OF PUBLIC HEARINGS
PETITION NO. DMA-24-093

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ANDRZEJEWSKI LINDA M

1804 NORVELL AVE

NORTH PORT, FL 34286-6751

City of North Port
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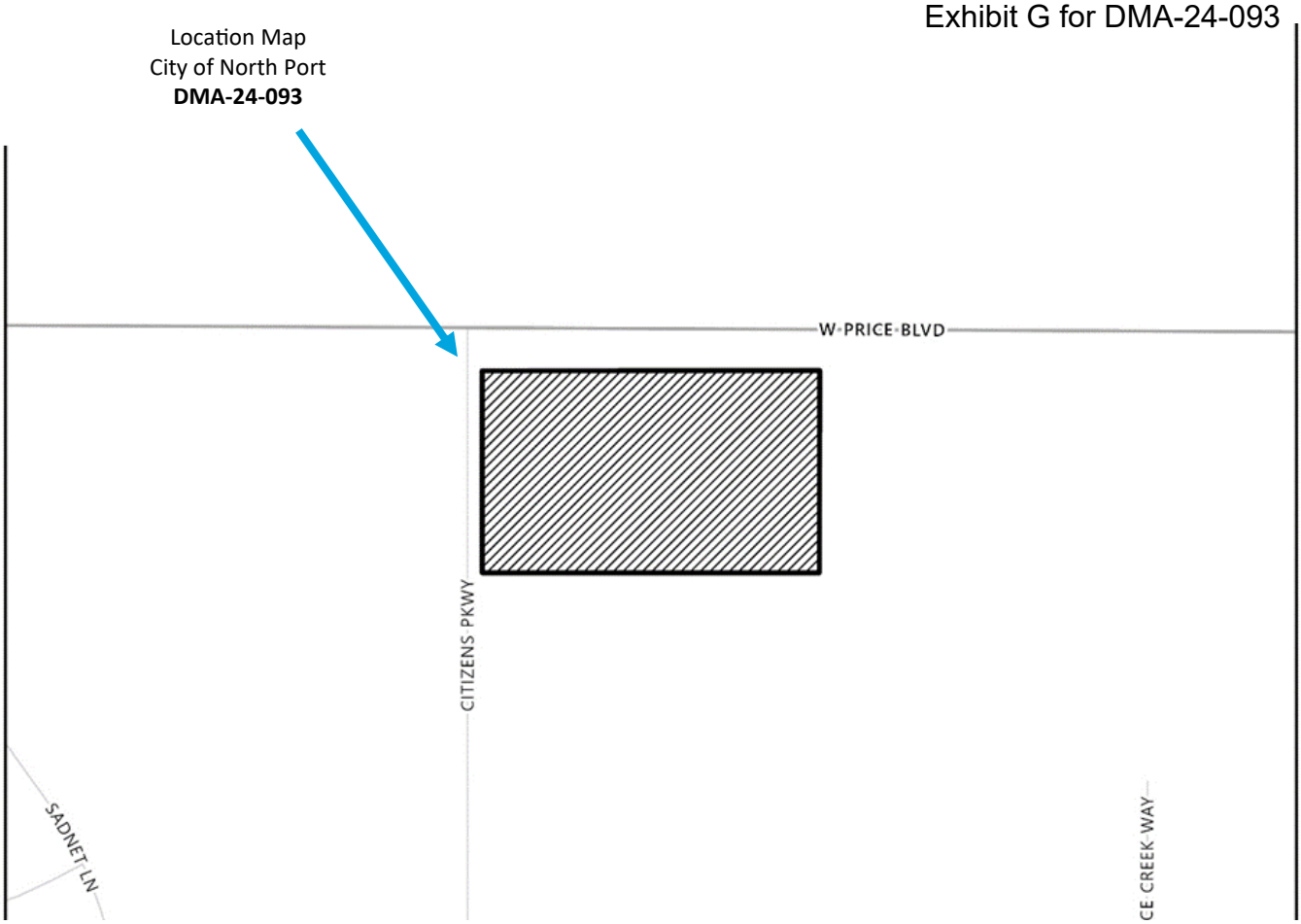

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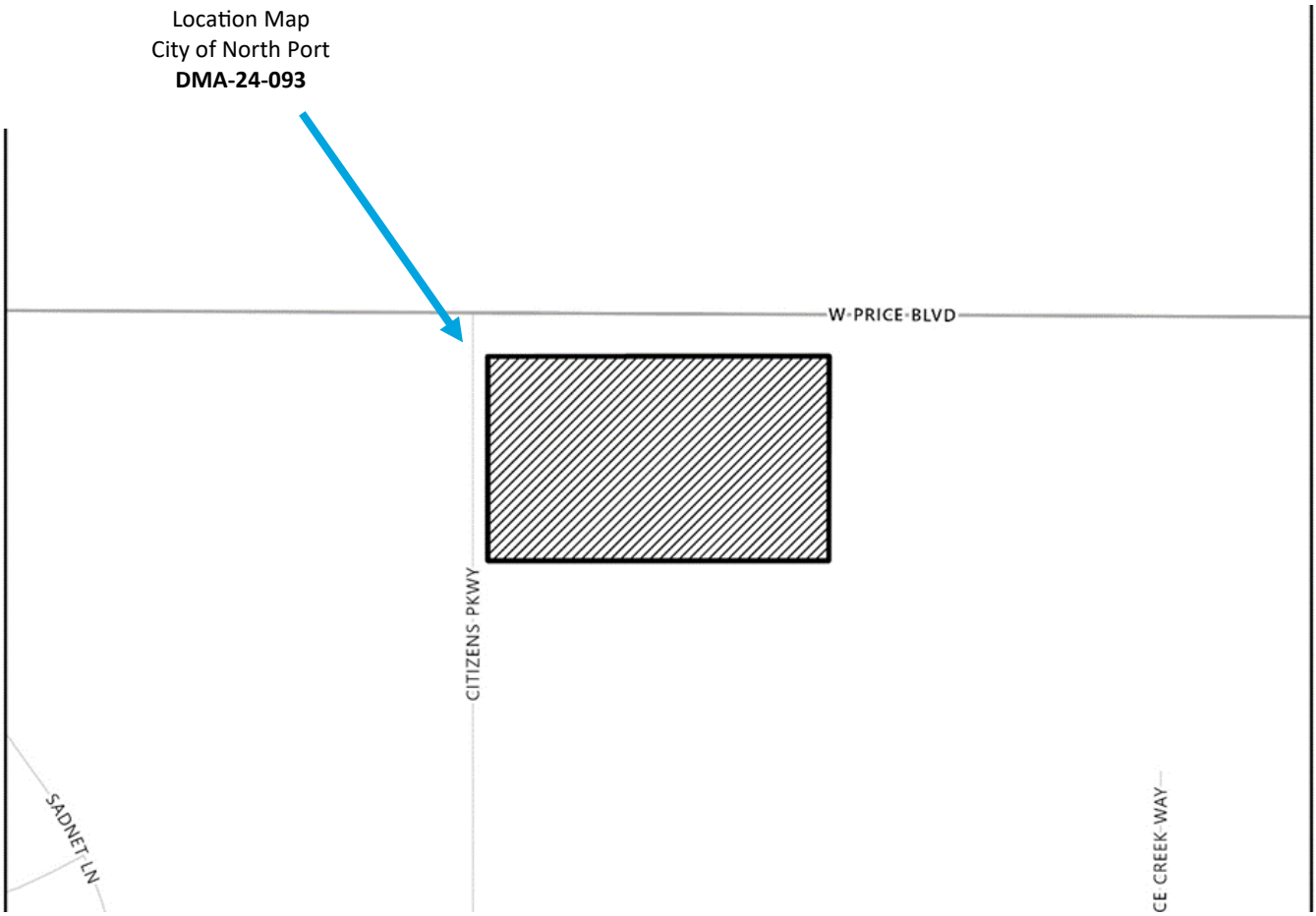

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BAIST RENEE M

1836 REMUS AVE

NORTH PORT, FL 34286-6791

City of North Port
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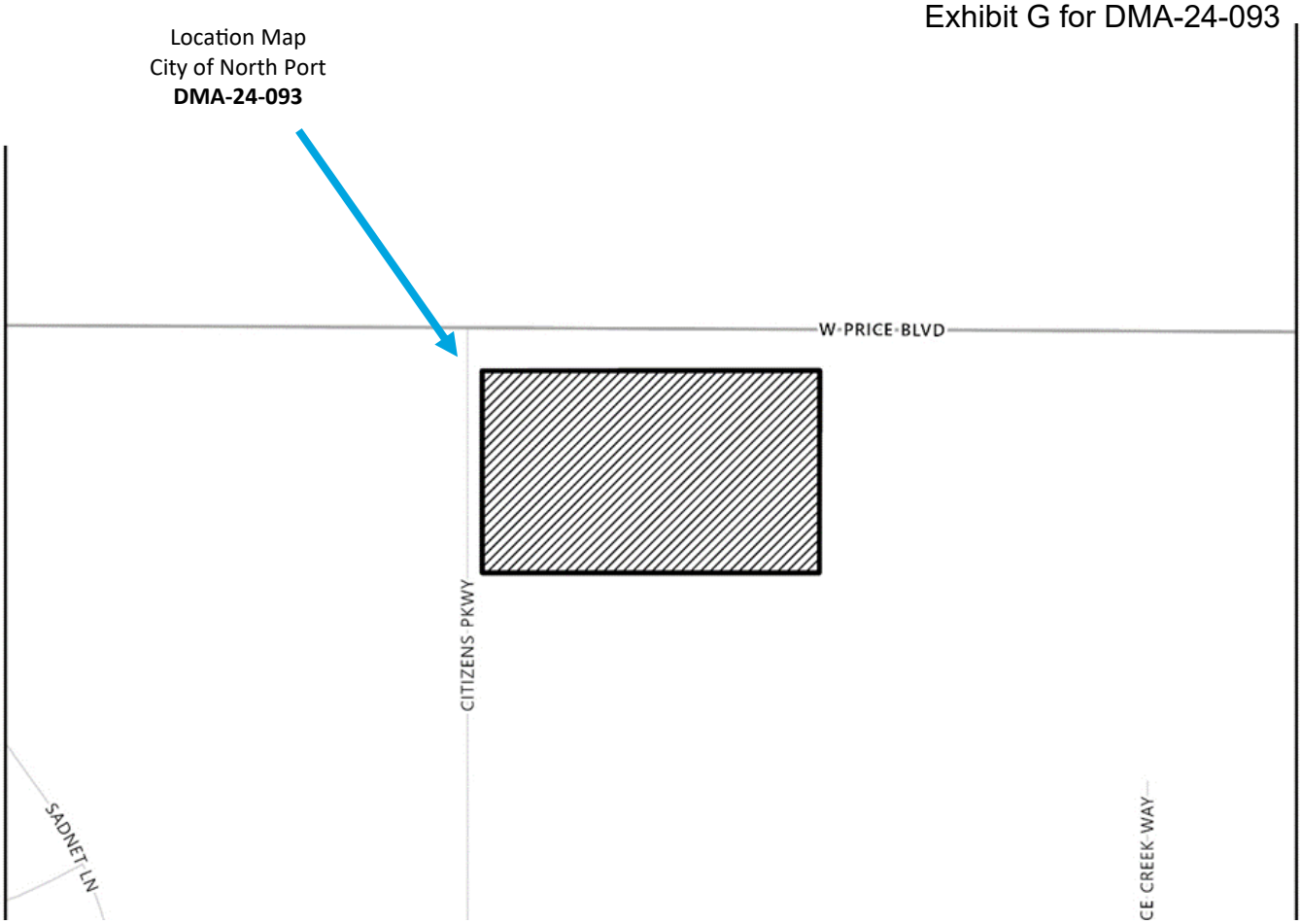

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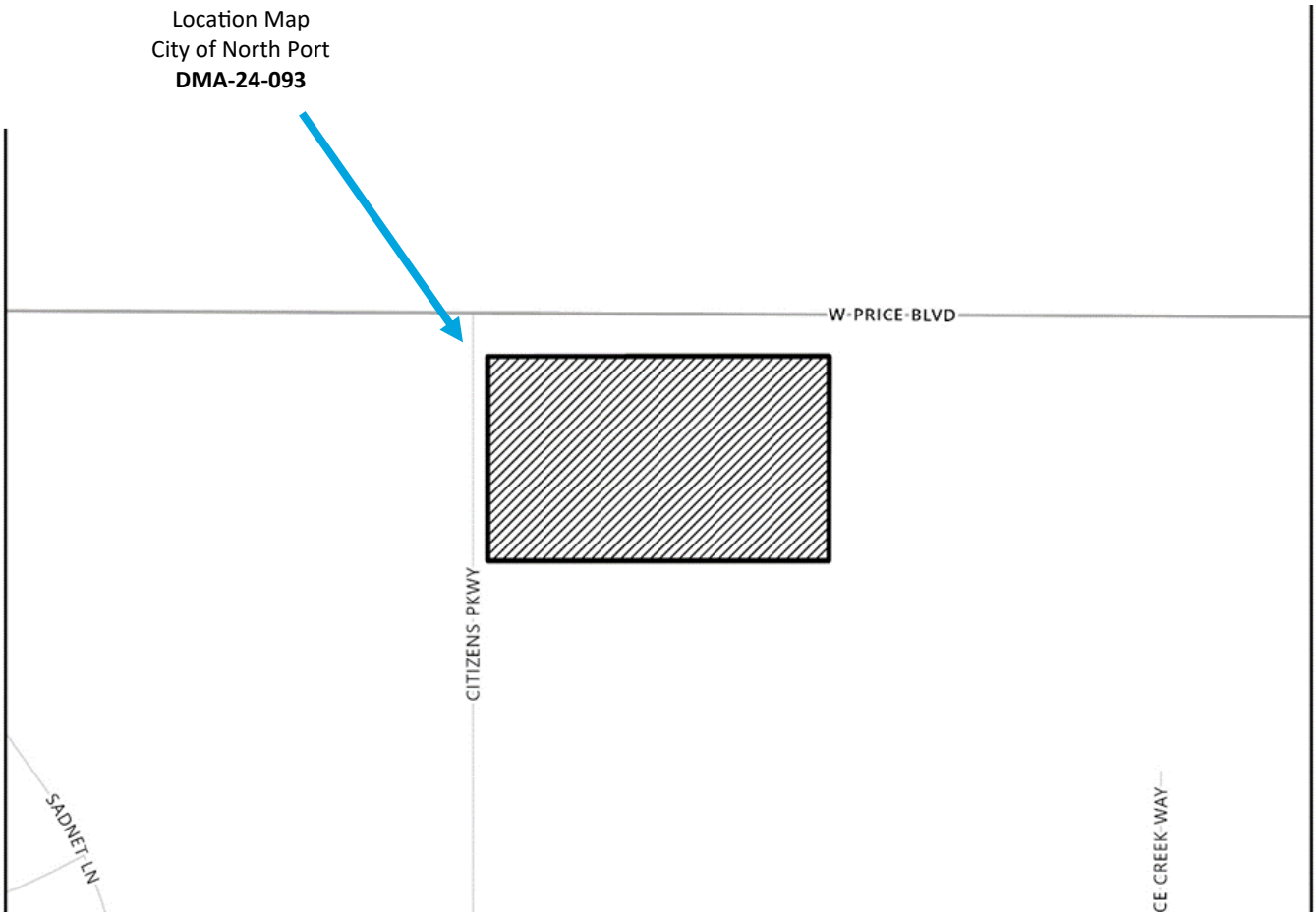

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BLOCH JEFFREY A
BLOCH DAYNA

1773 MARCONI AVE

NORTH PORT, FL 34286-7289

City of North Port
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Planning & Zoning Division
4970 City Hall Boulevard
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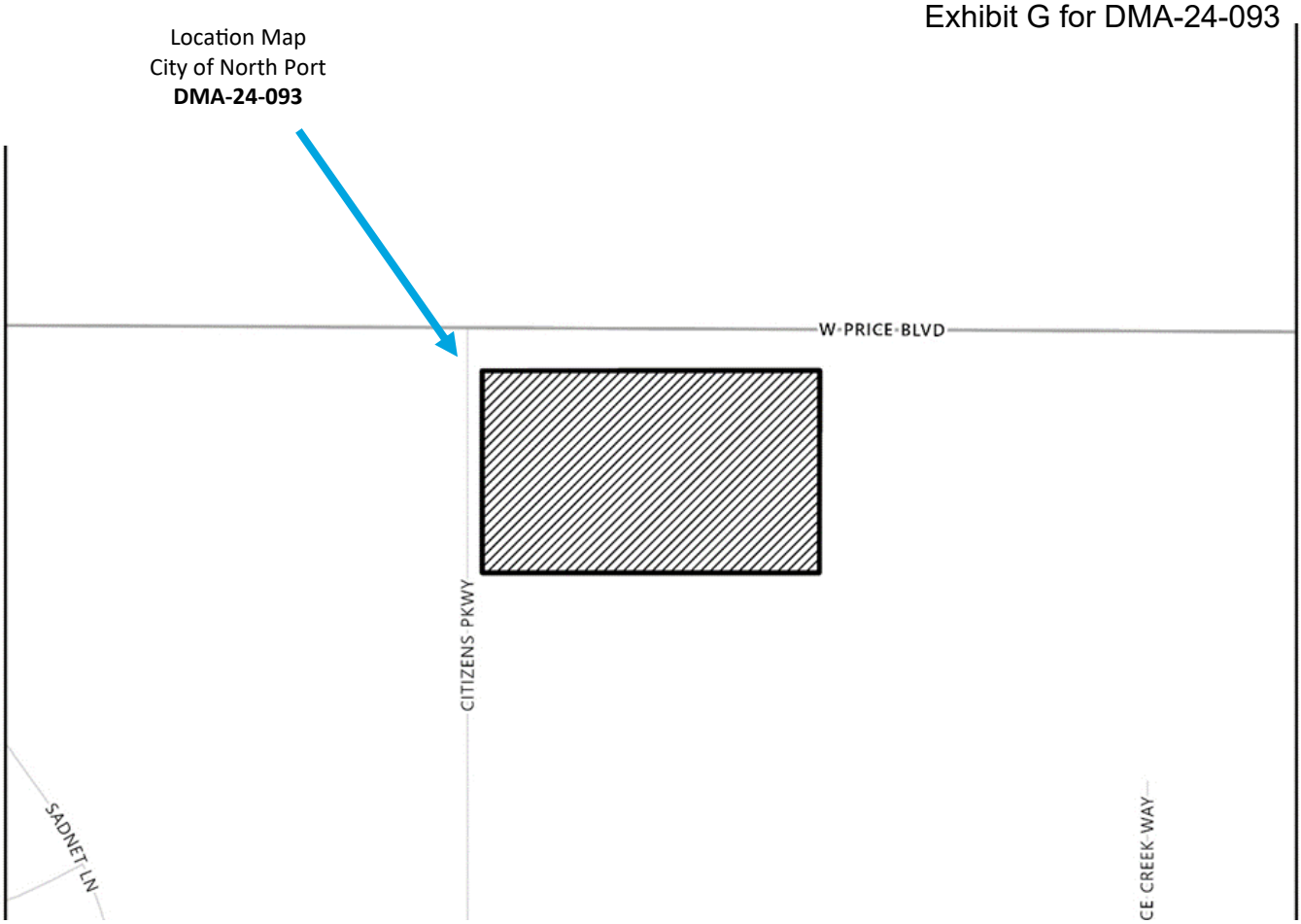

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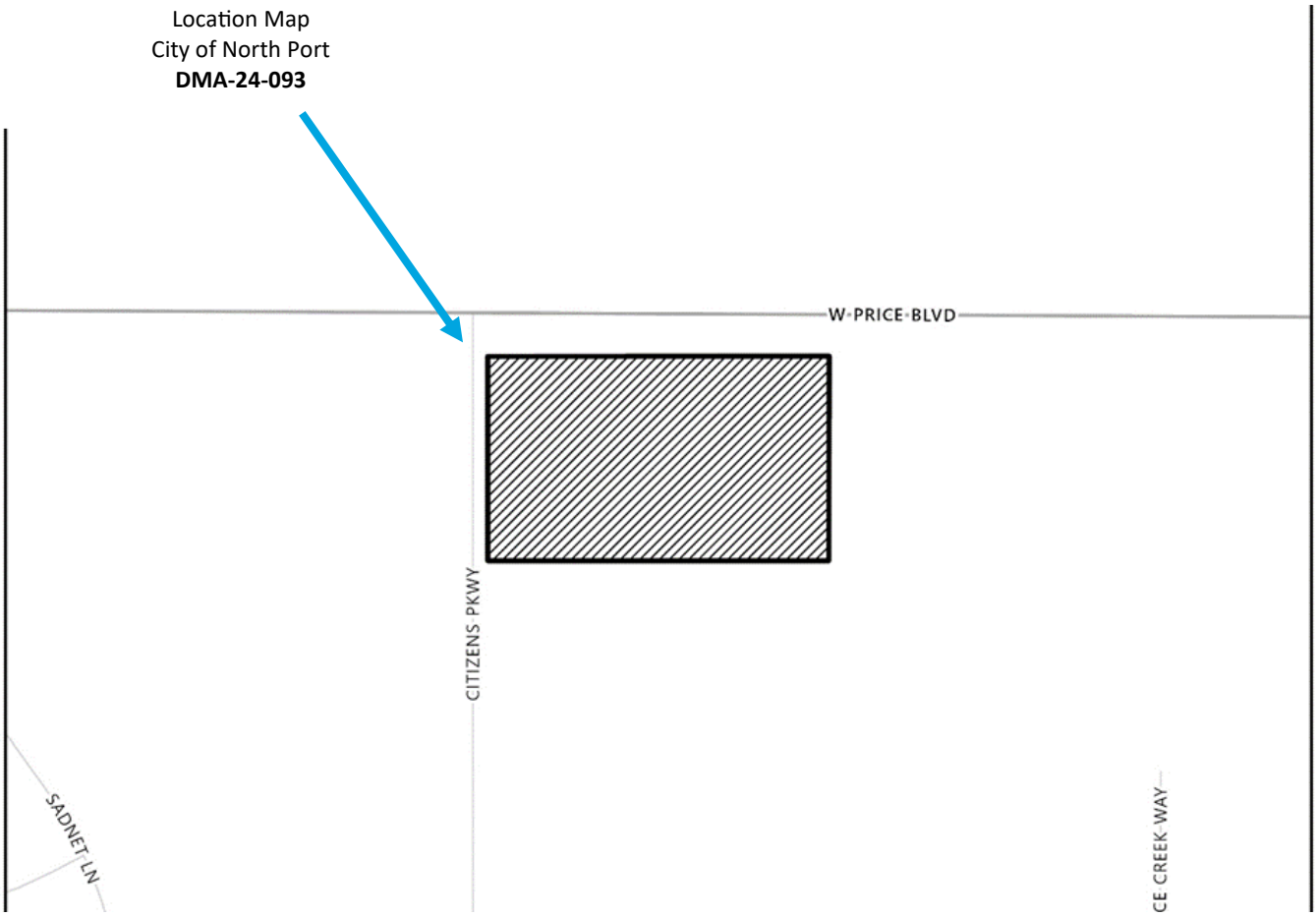

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BORROR MATTHEW ALLEN
BORROR ACACIA AGNES

1757 REMUS AVE

NORTH PORT, FL 34286-6792

City of North Port
Neighborhood Development Services
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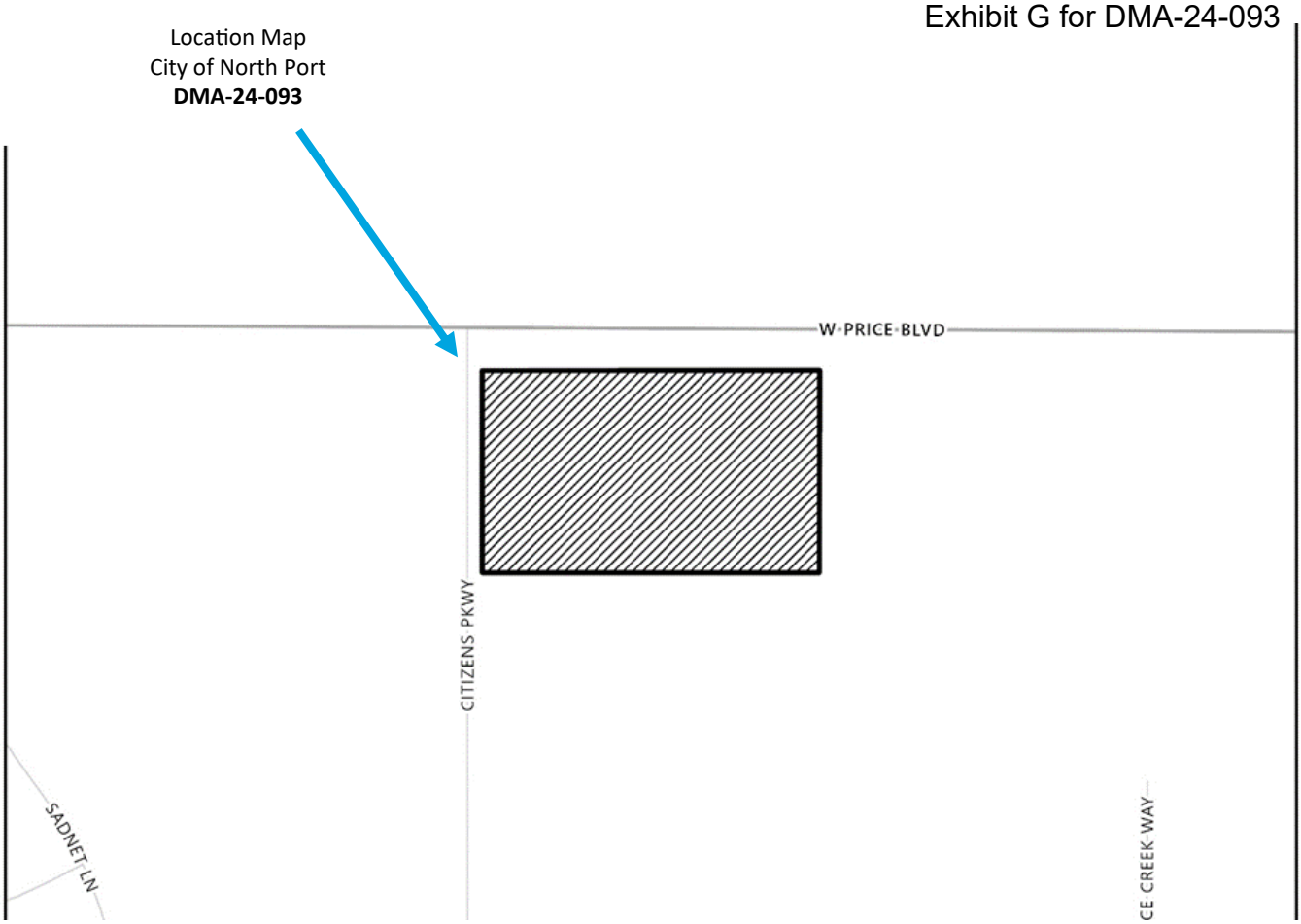

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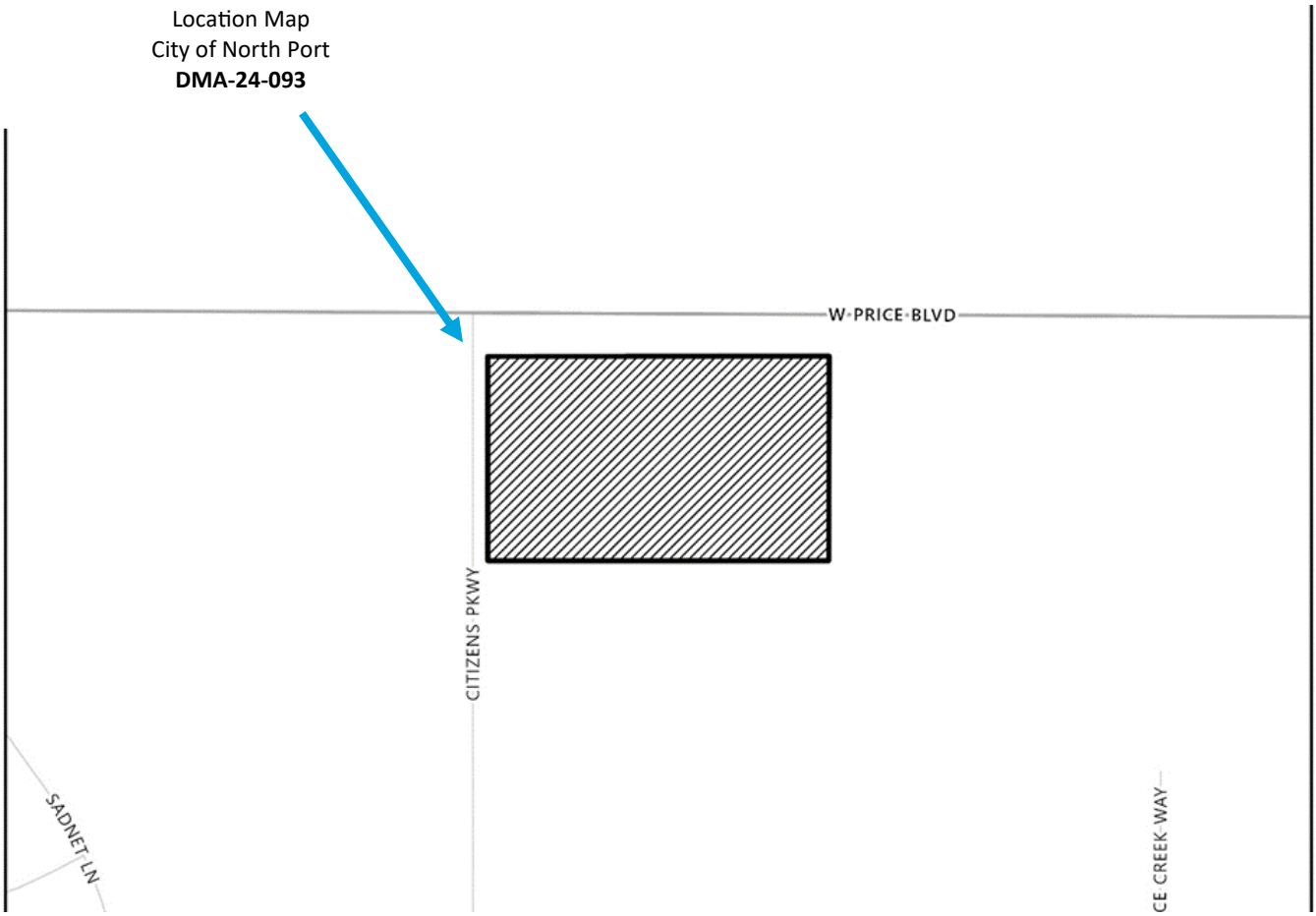

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BUCHINSKY BRIANNA JOY
COOPER GERALD NORRIS II

1746 SADNET LN

NORTH PORT, FL 34286-7036

City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
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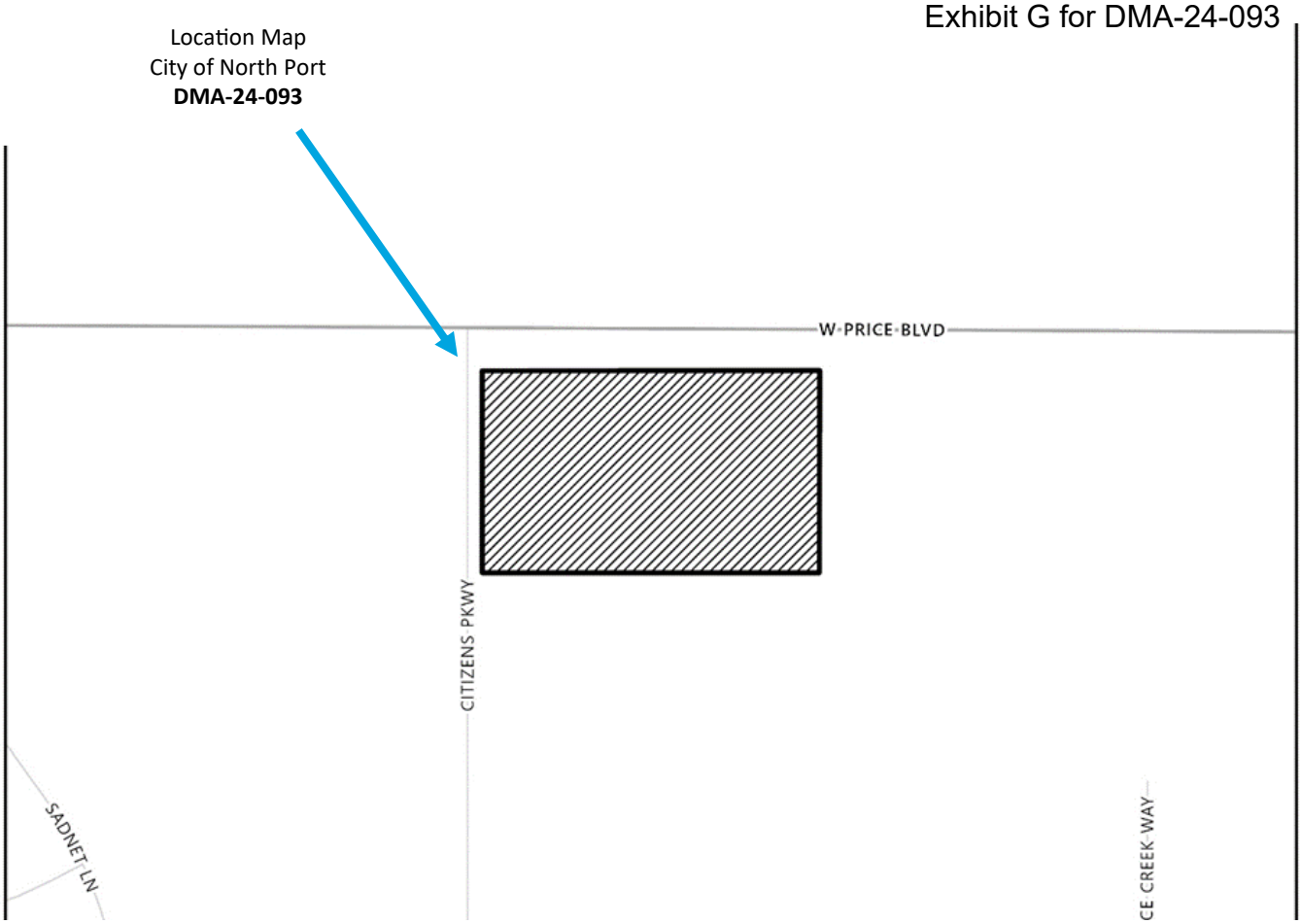

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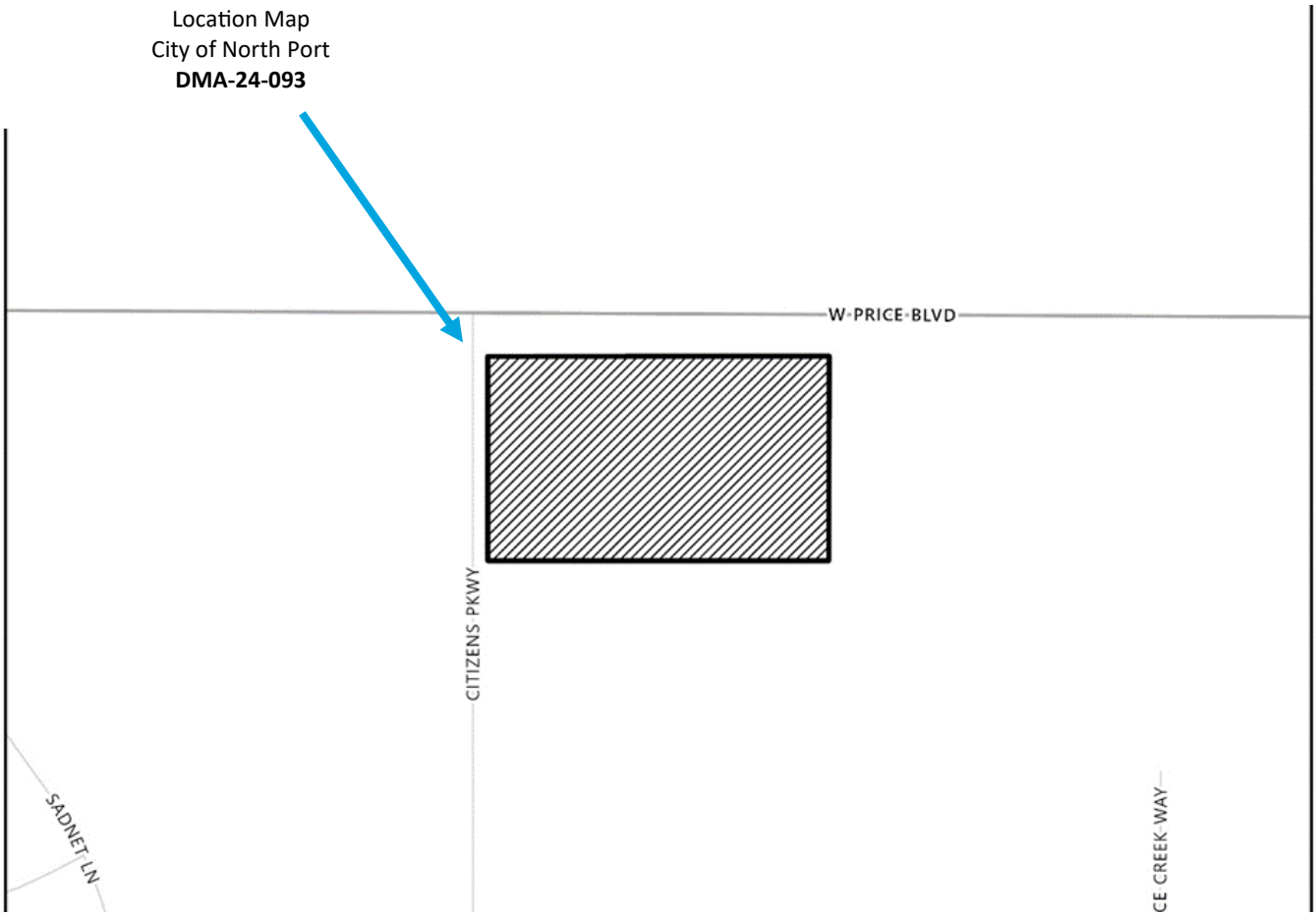

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COLLINS SCOTT
COLLINS DESIREE

1753 YALTA TER

NORTH PORT, FL 34286-6734

City of North Port
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4970 City Hall Boulevard
North Port, FL 34286

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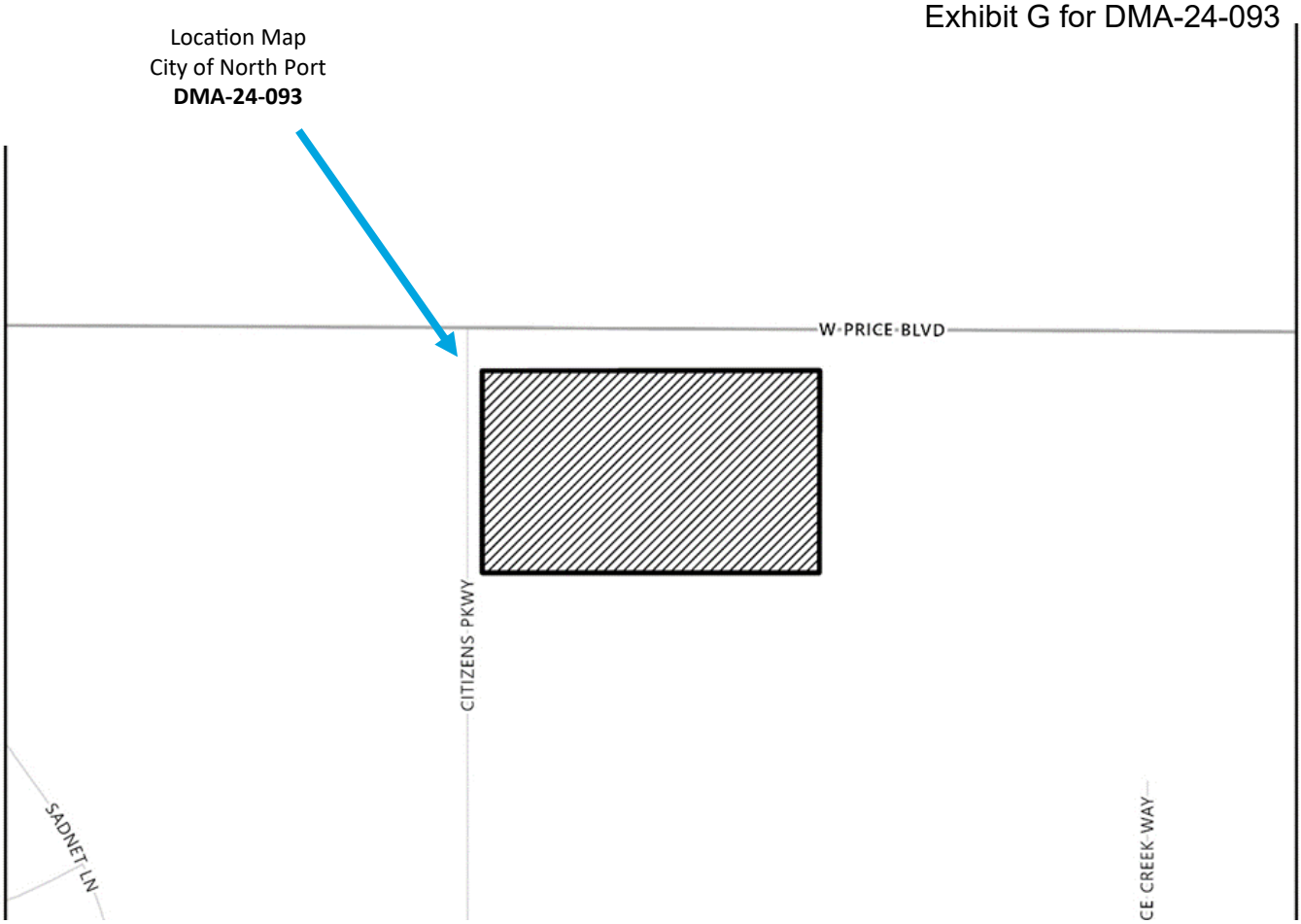

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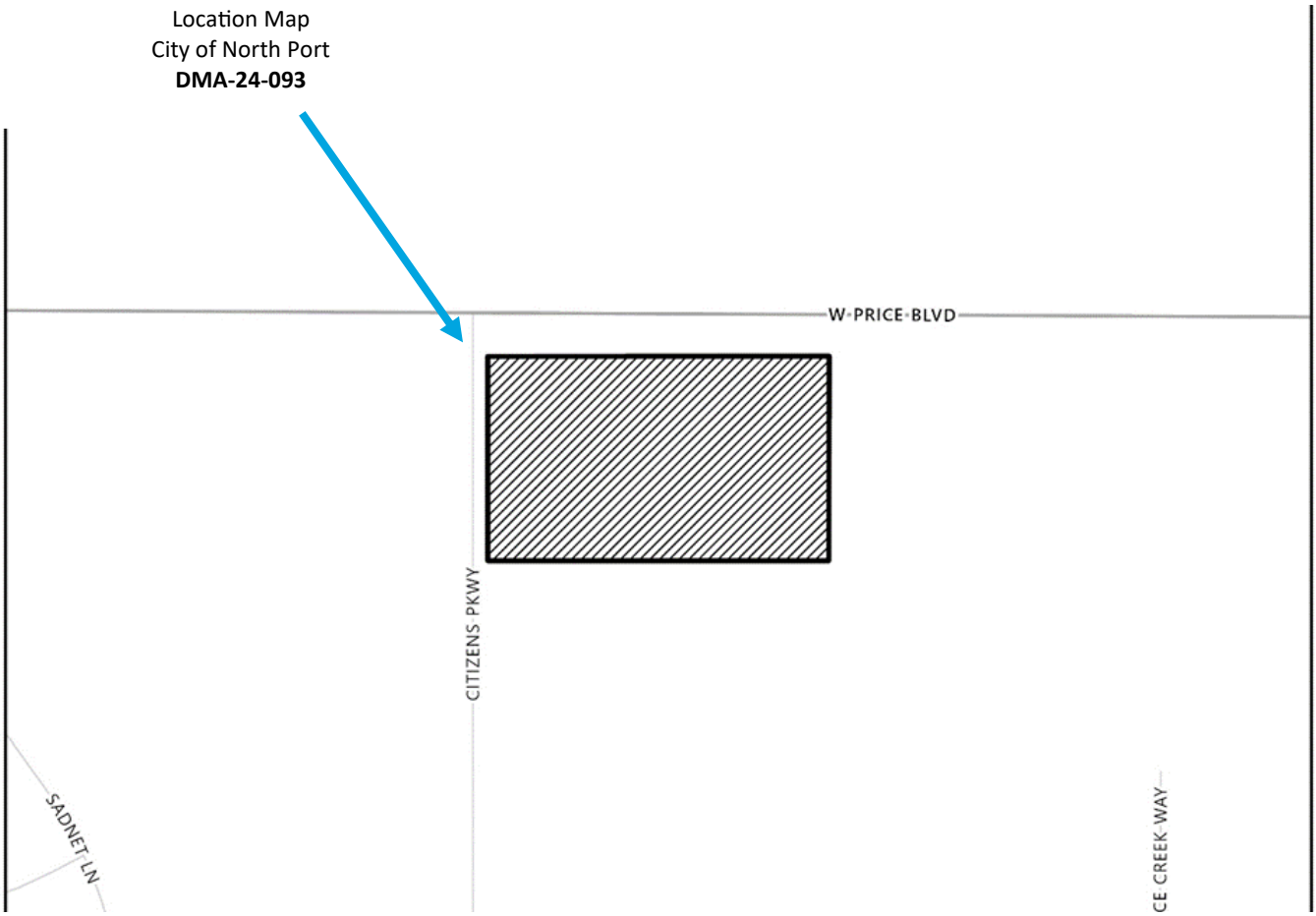

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COLO GREGORY
COLO JANDLRA AURORE

1732 NORVELL AVE

NORTH PORT, FL 34286-6751

City of North Port
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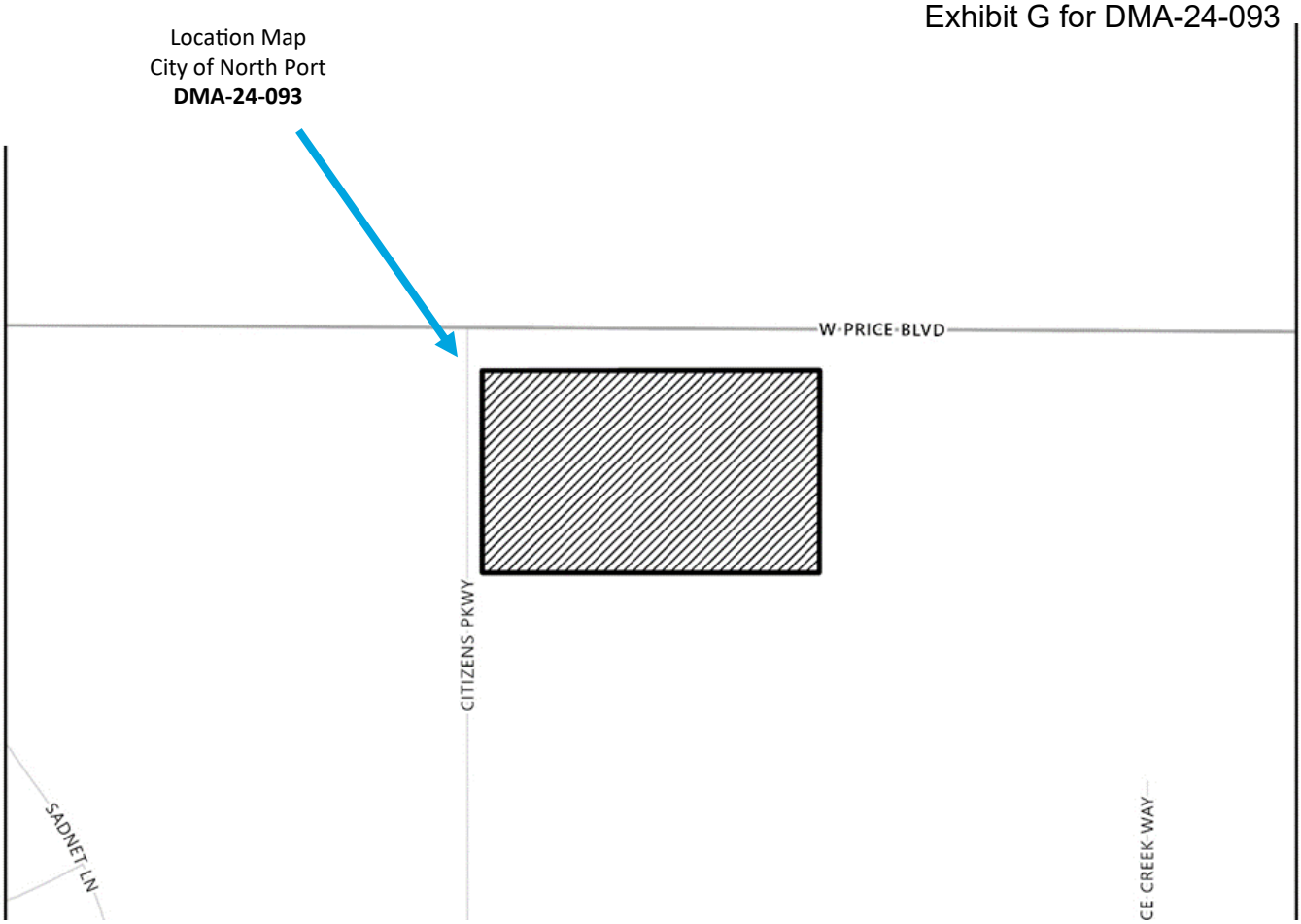

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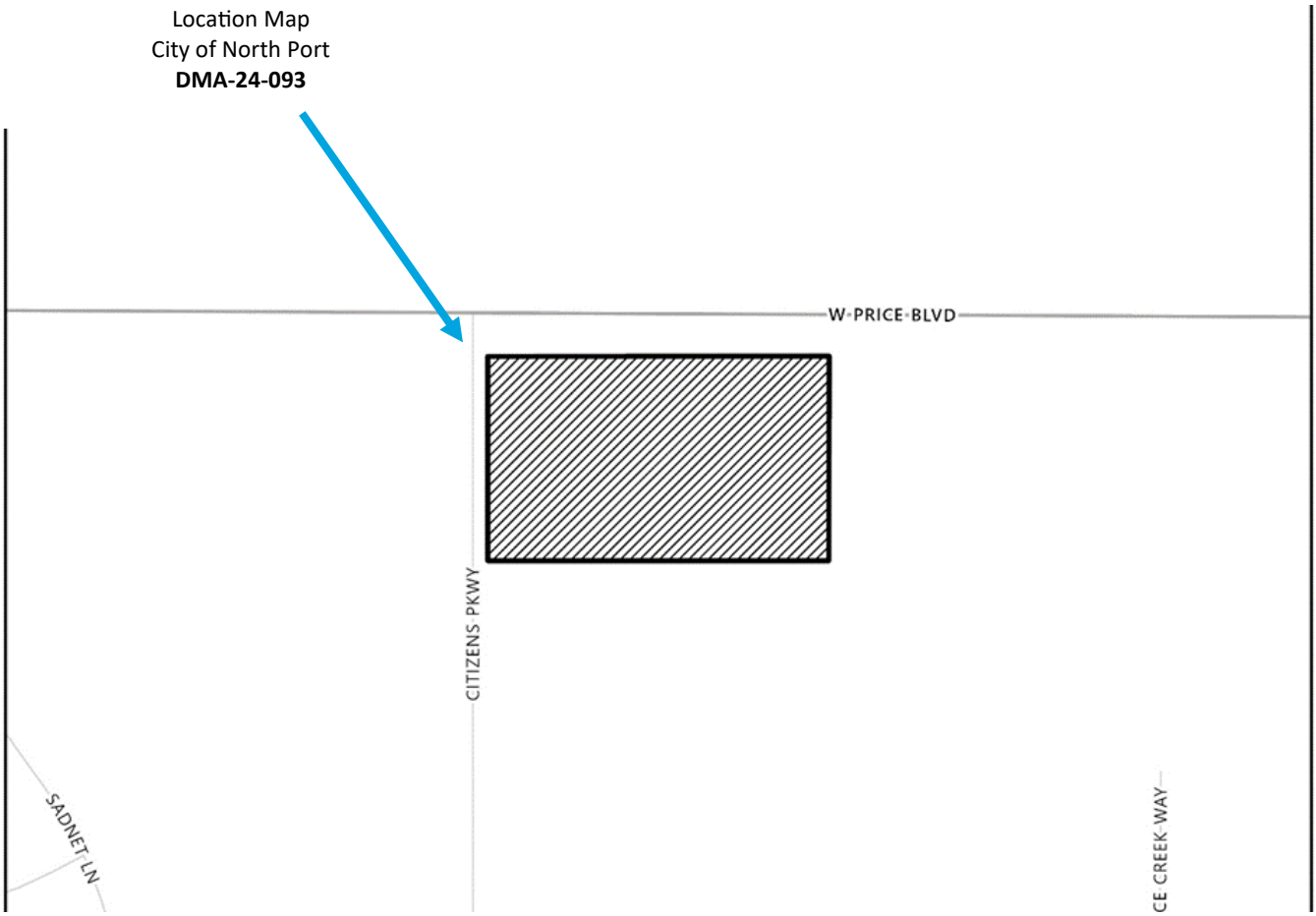

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COOK LEROY R
COOK BEVERLY L

1735 BUSHNELL AVE

NORTH PORT, FL 34286-6714

City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
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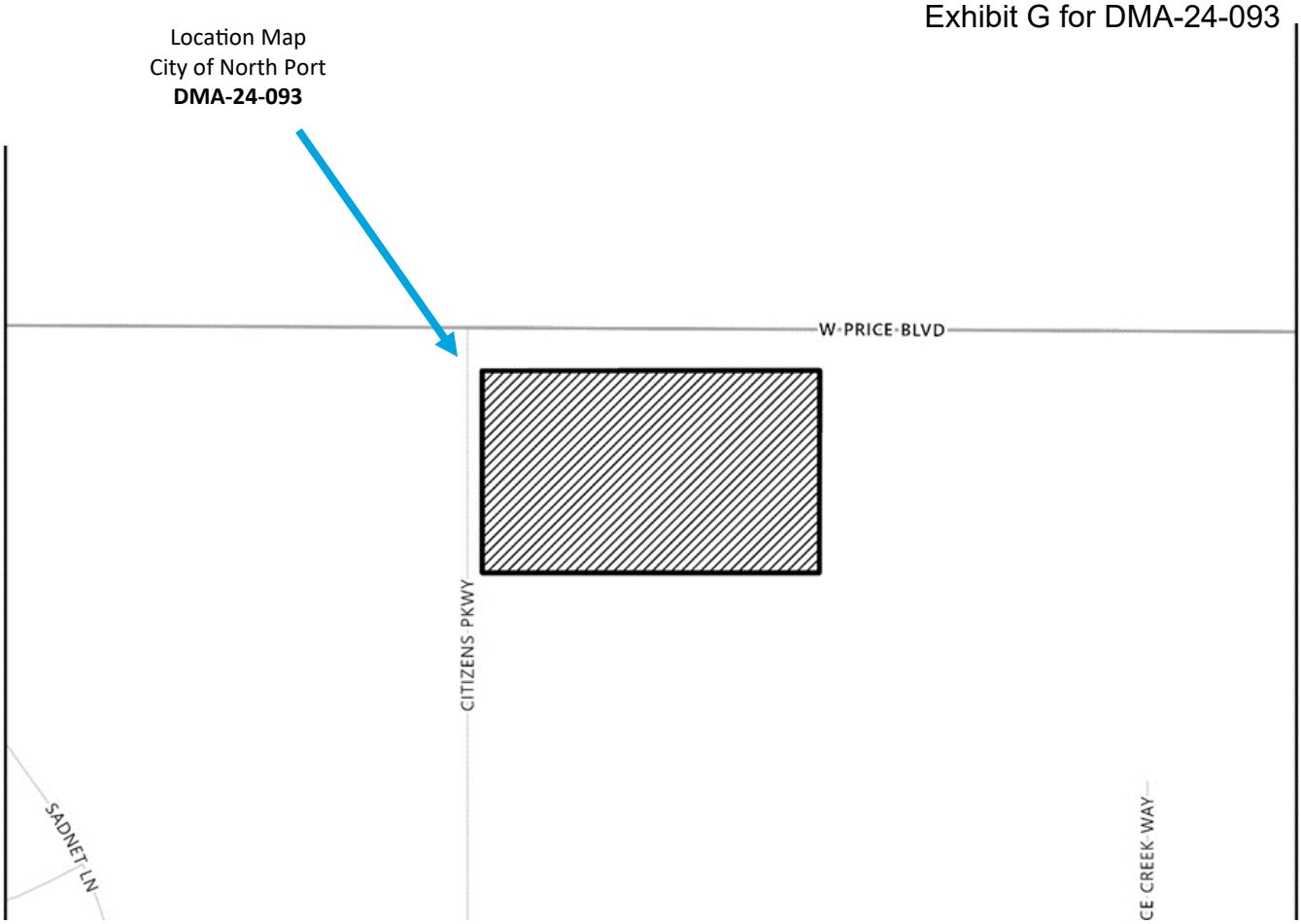

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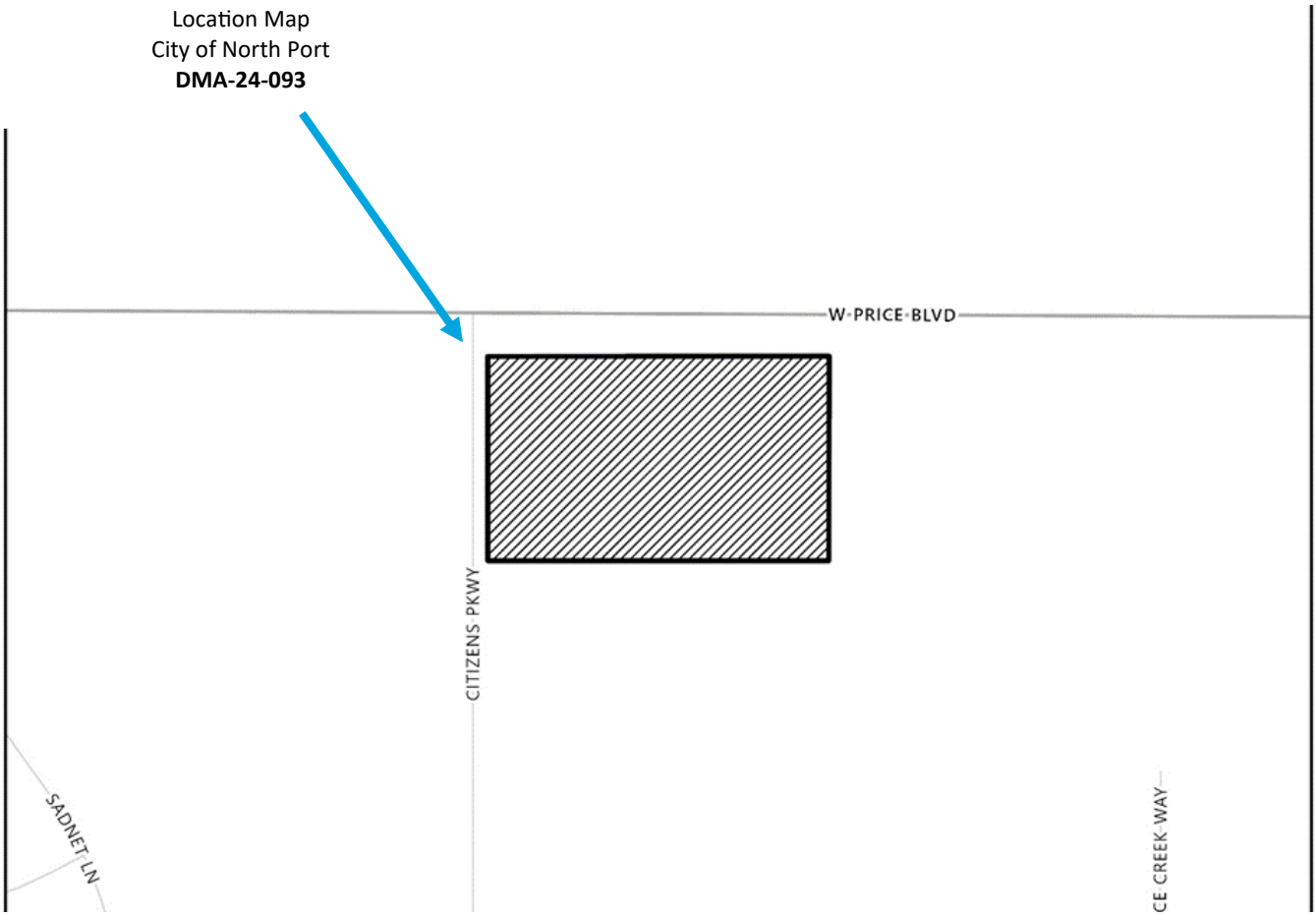

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CZILLI CHAD EDWARD

1702 BUSHNELL AVE

NORTH PORT, FL 34286-6713

City of North Port
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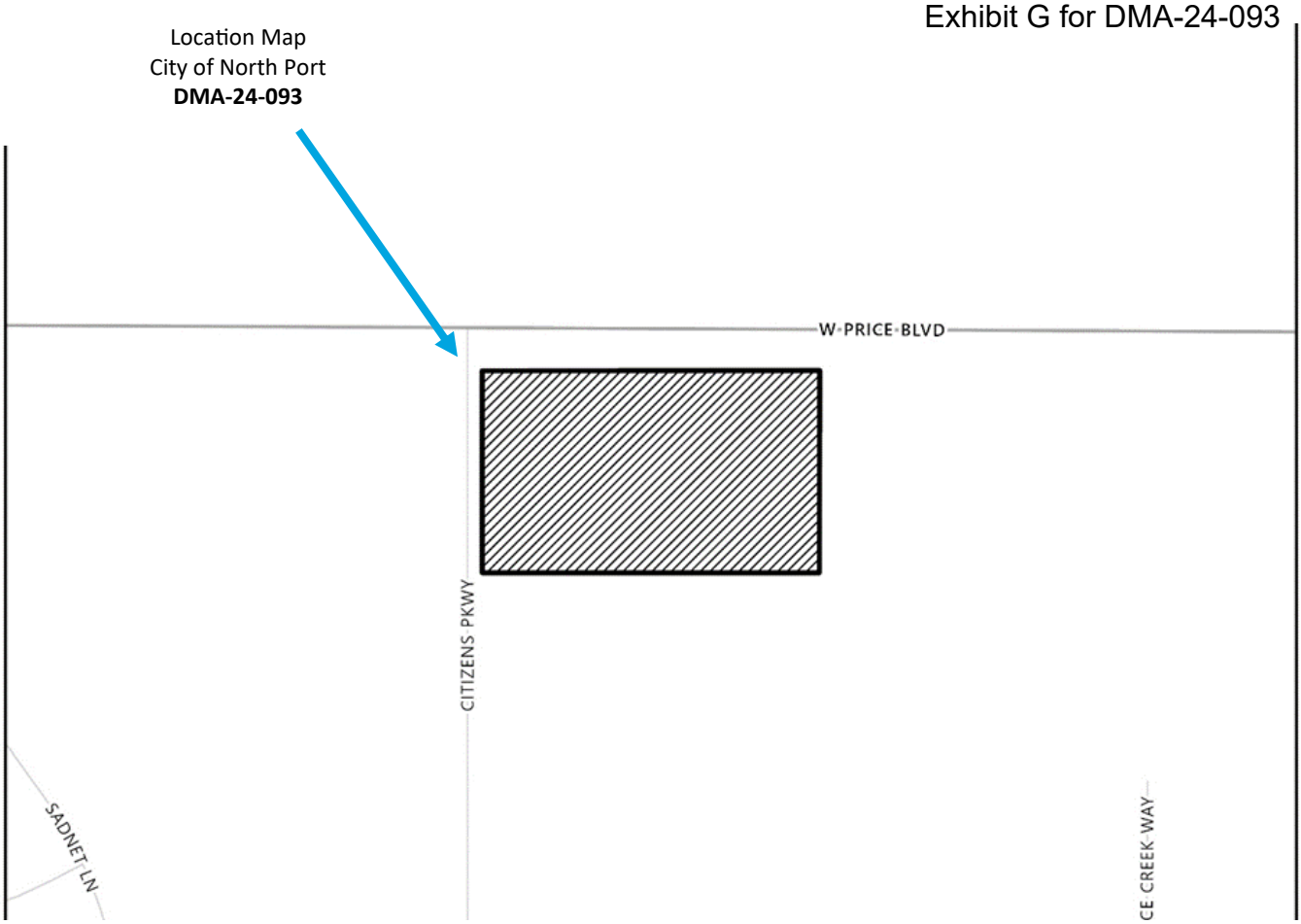

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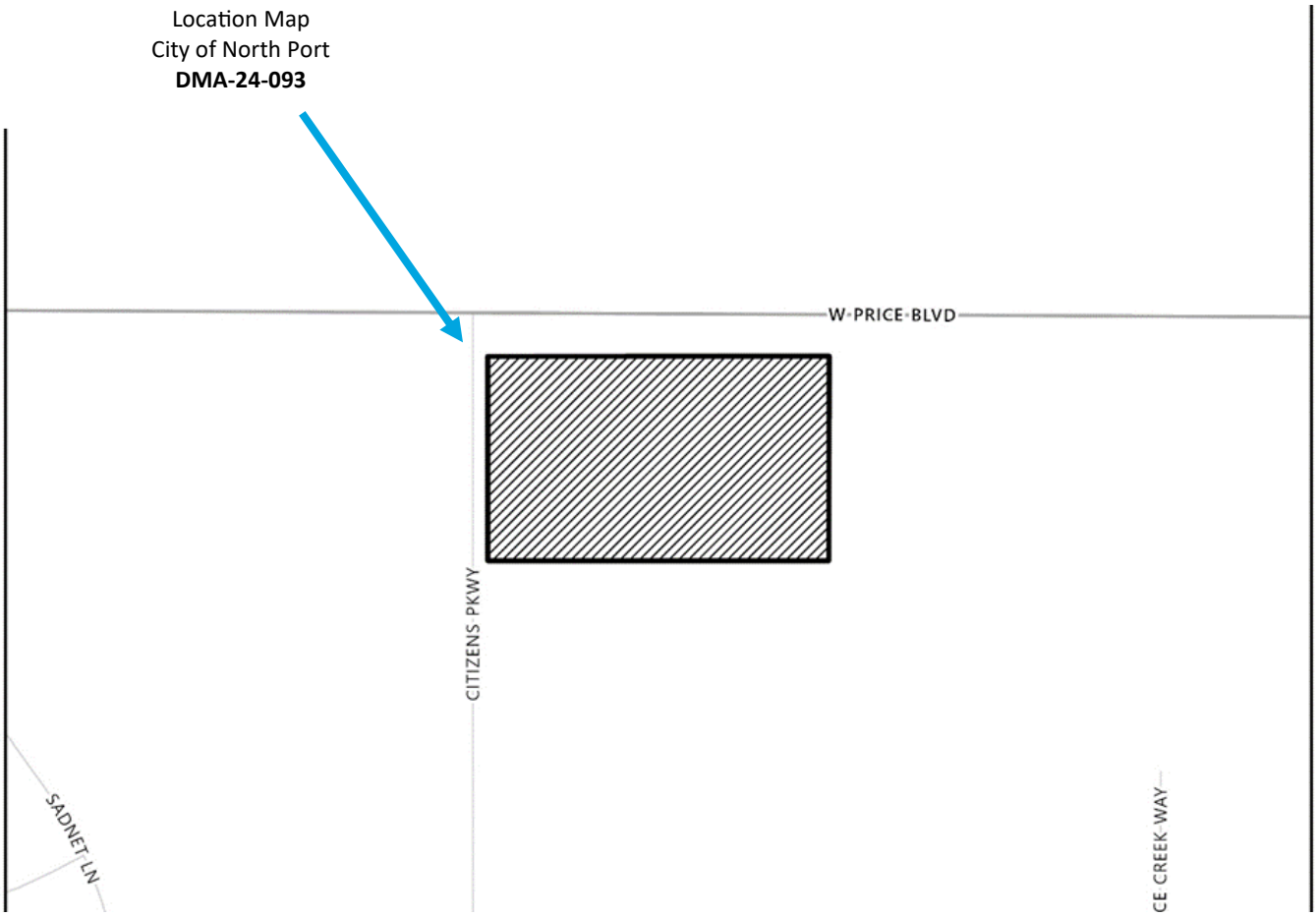

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Neighborhood Development Services
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Exhibit G for DMA-24-093

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DEOLIVEIRA ANDERSON SILVA
DESOUZA NAIARA CARLA GASPAR

1266 WOODCREST LN

NORTH PORT, FL 34286

City of North Port
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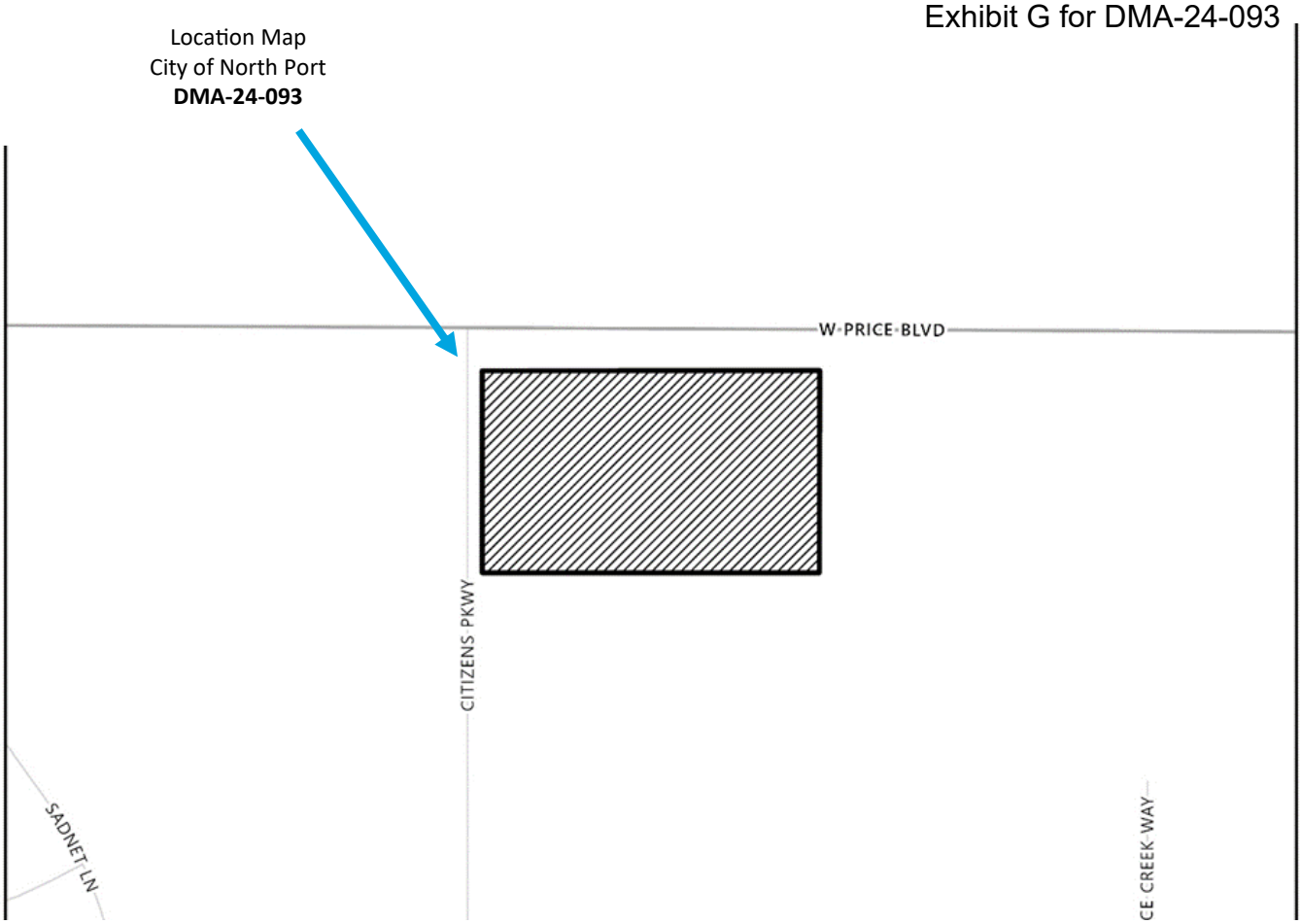
DEOLIVEIRA ANDERSON SILVA
DESOUZA NAIARA CARLA GASPAR

1266 WOODCREST LN

NORTH PORT, FL 34286

Location Map
City of North Port
DMA-24-093



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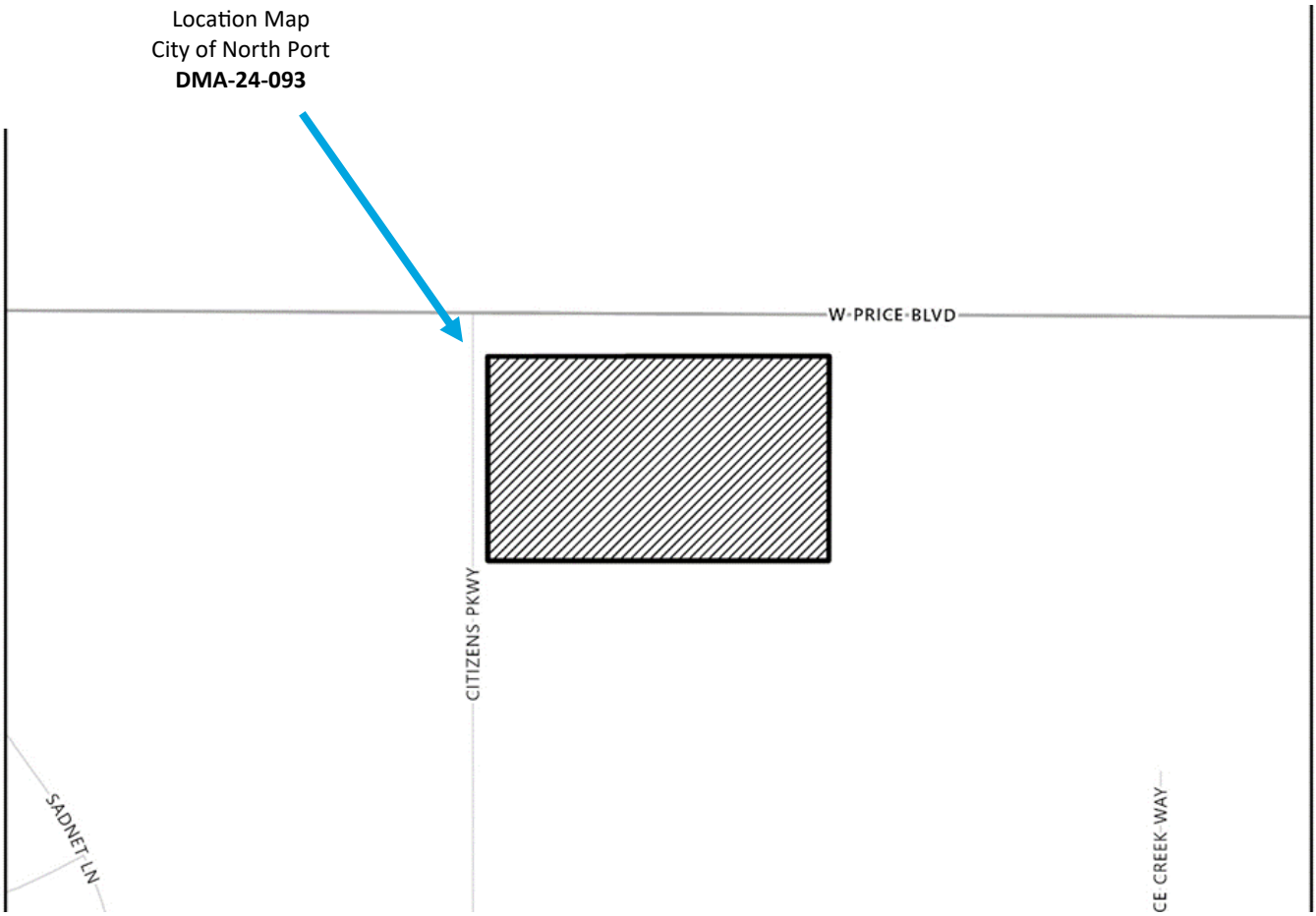
City of North Port
DMA-24-093



City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
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DEPRIESTER SCOTT P
DEPRIESTER AMY

1750 YALTA TER

NORTH PORT, FL 34286-6789

City of North Port
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4970 City Hall Boulevard
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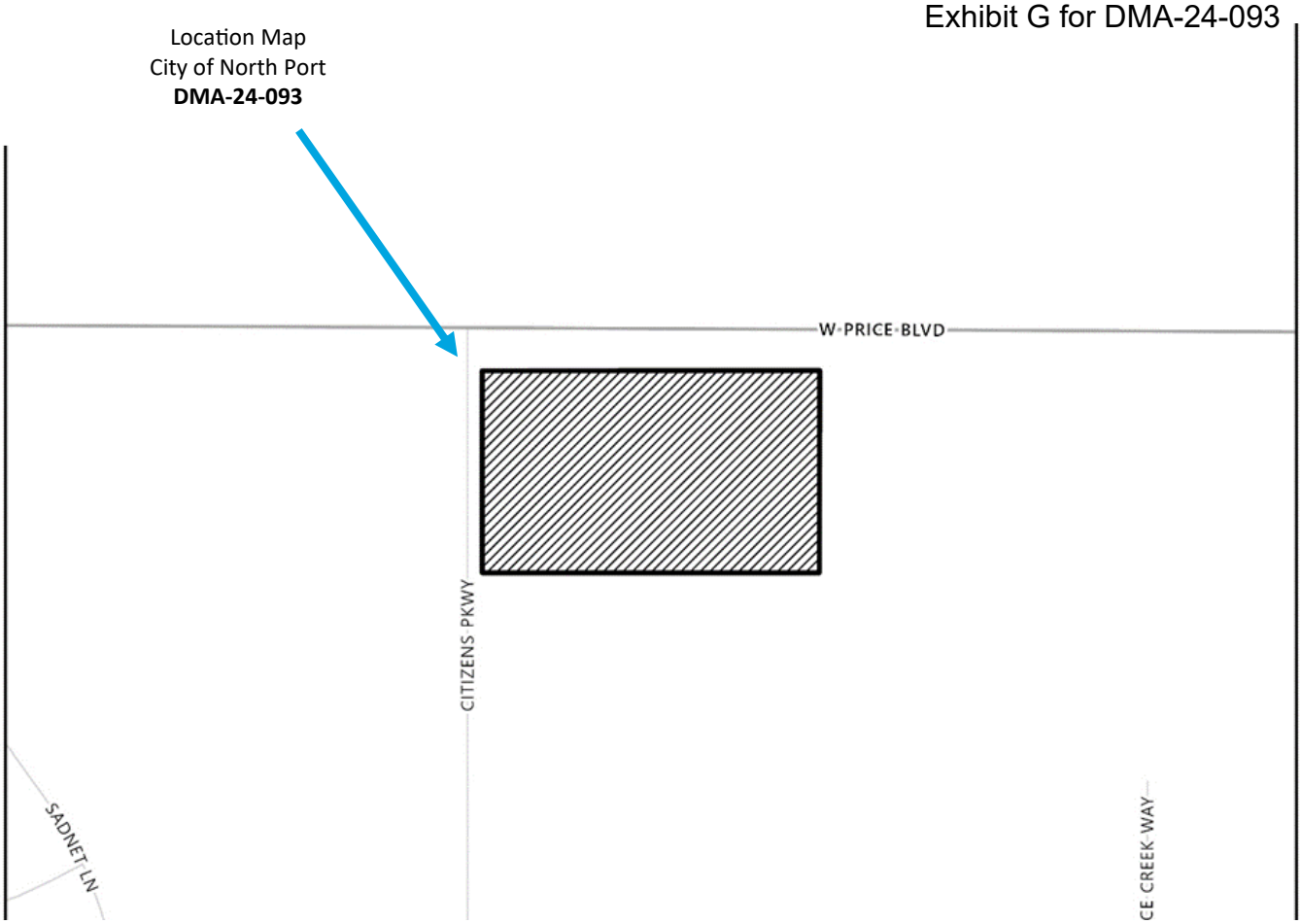

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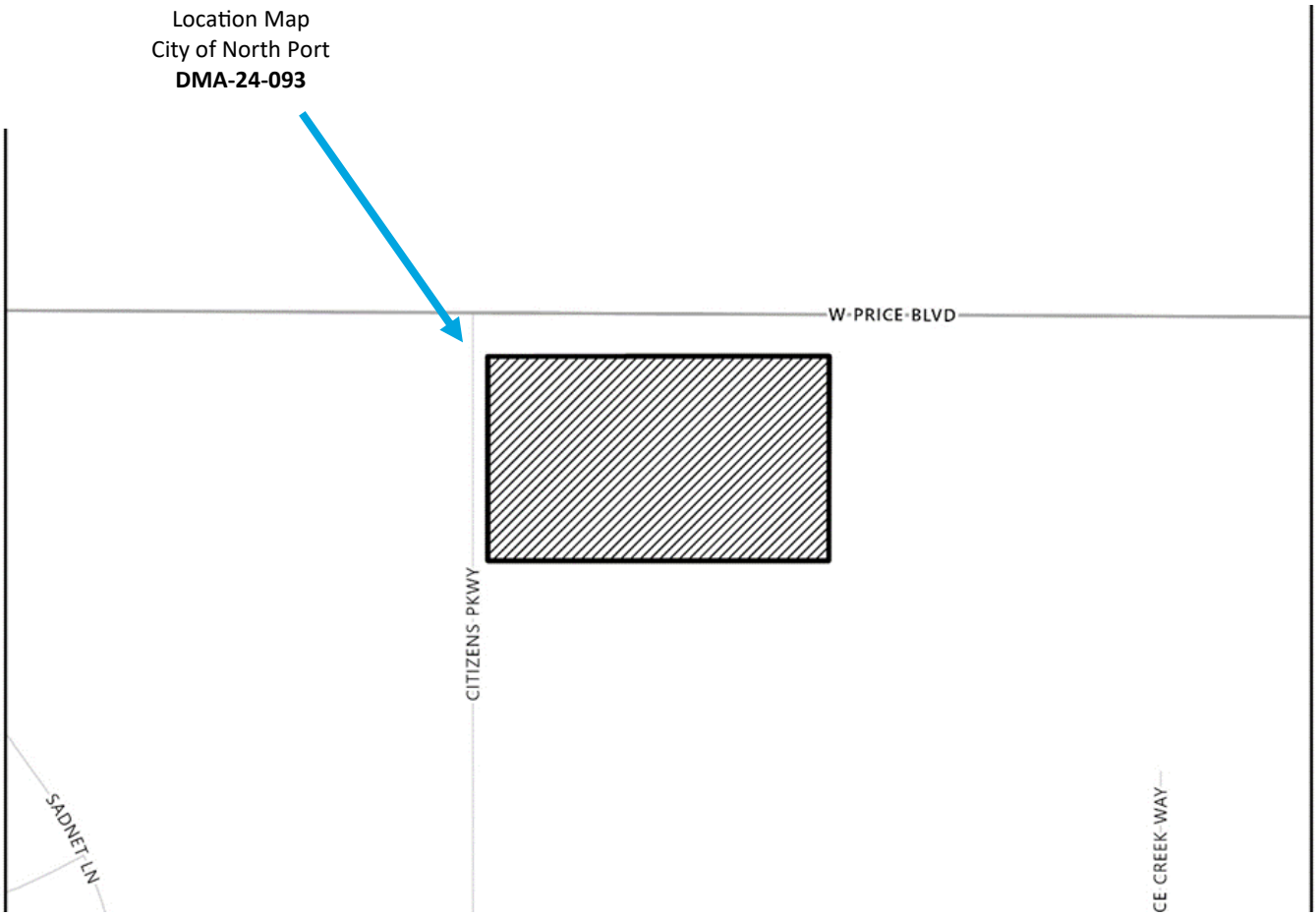
DMA-24-093



City of North Port
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DIAZ PONCE OSMANY
VILLANUEVA MUNOZ NORA

1822 NORVELL AVE

NORTH PORT, FL 34286-6751

City of North Port
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Planning & Zoning Division
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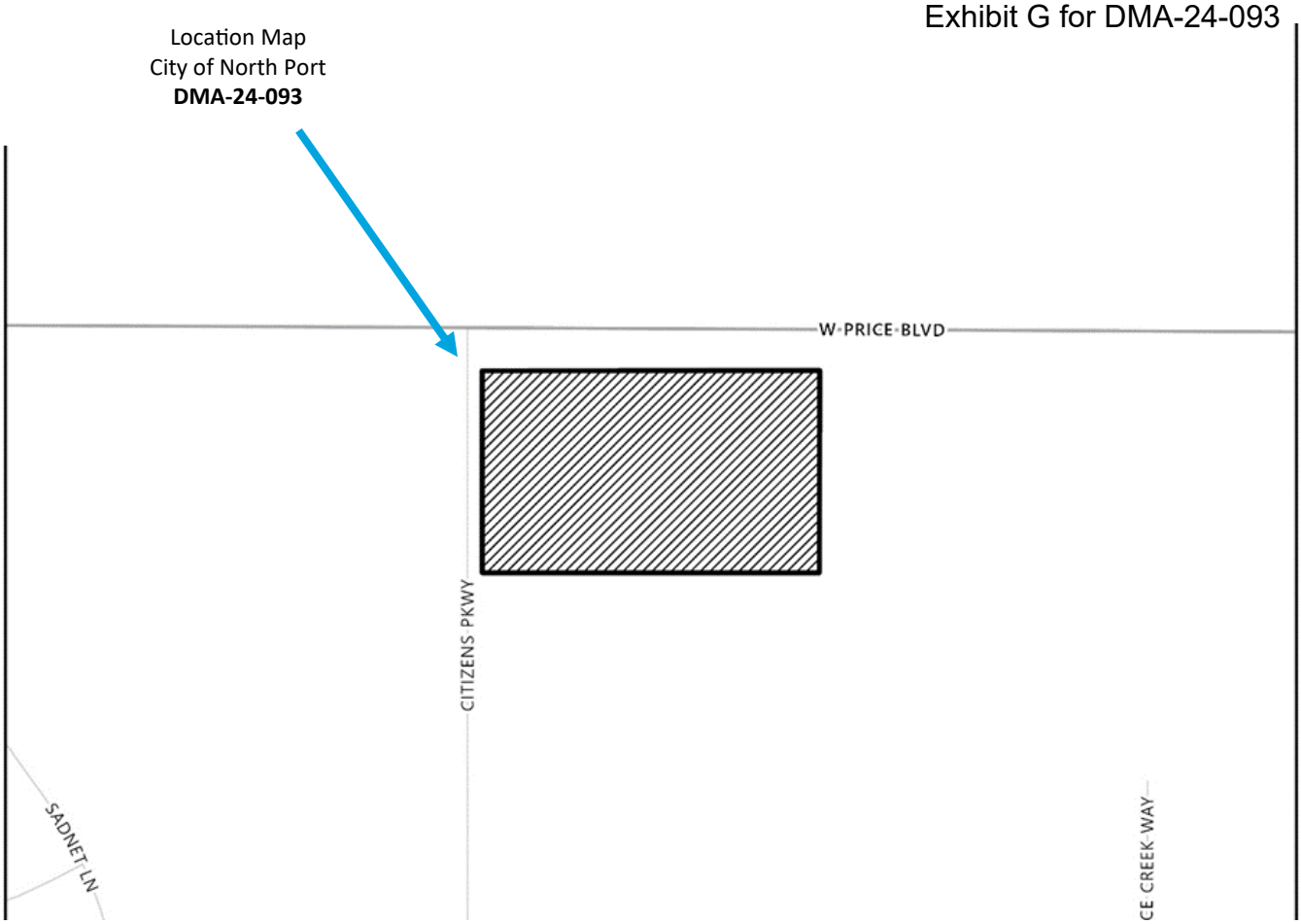

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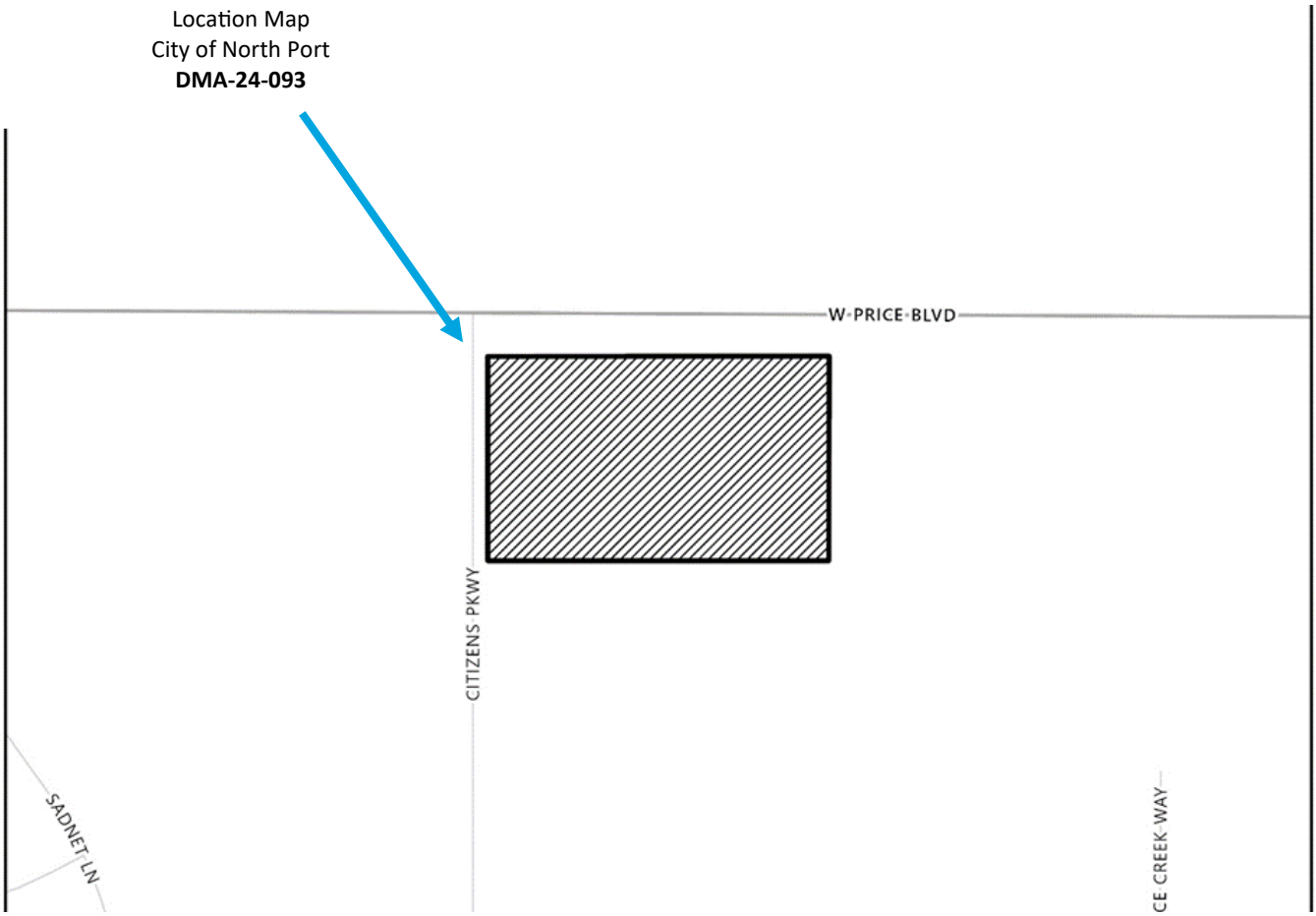

City of North Port
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ESPINOSA LOILLY
ESPINOSA ESTHER RUT

1705 YALTA TER

NORTH PORT, FL 34286-6734

City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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City of North Port
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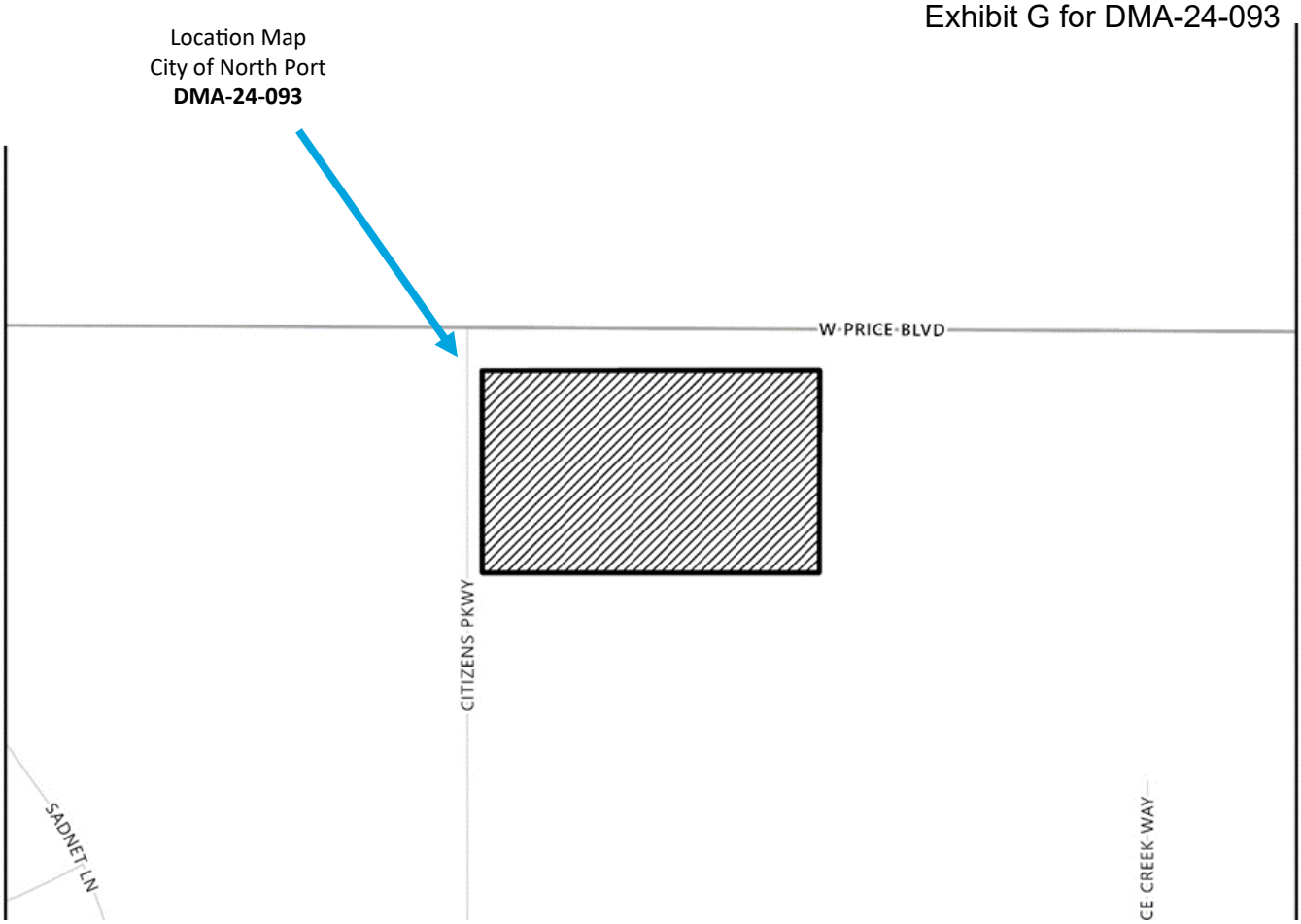

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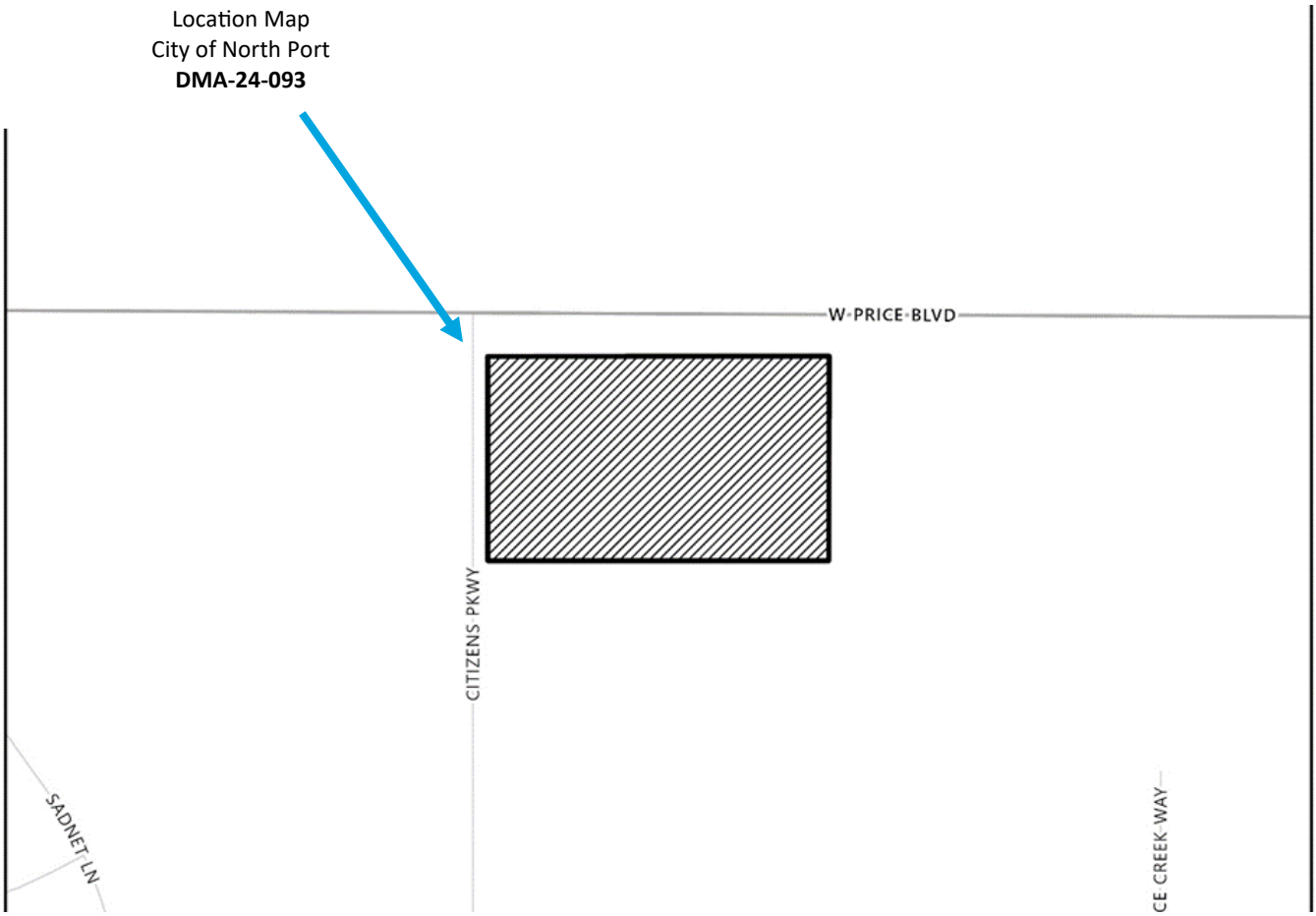
City of North Port
DMA-24-093



City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
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Exhibit G for DMA-24-093

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FGP CREATIONS INC

2700 BOBCAT VILLAGE CENTER RD

NORTH PORT, FL 34288-7404

City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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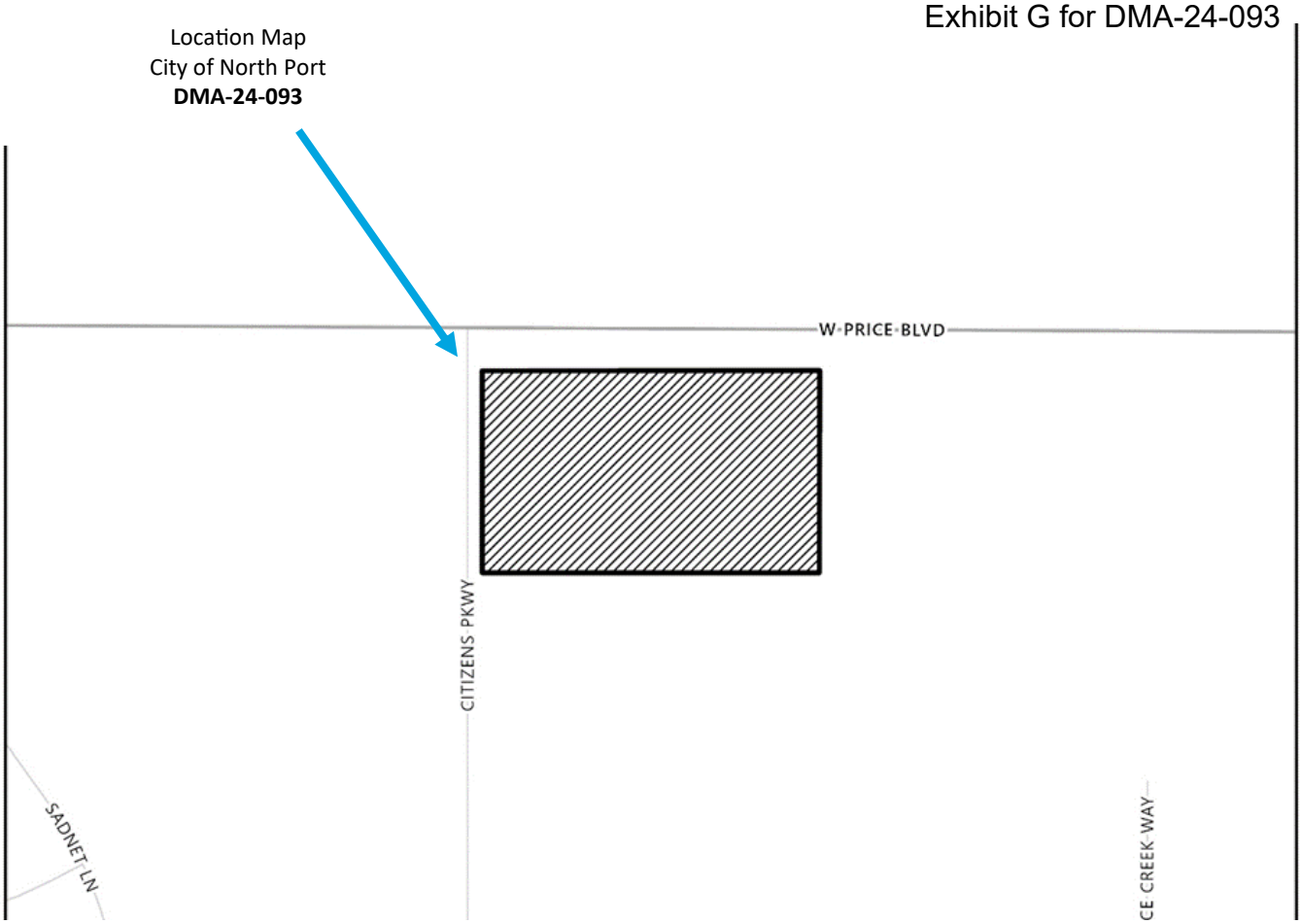

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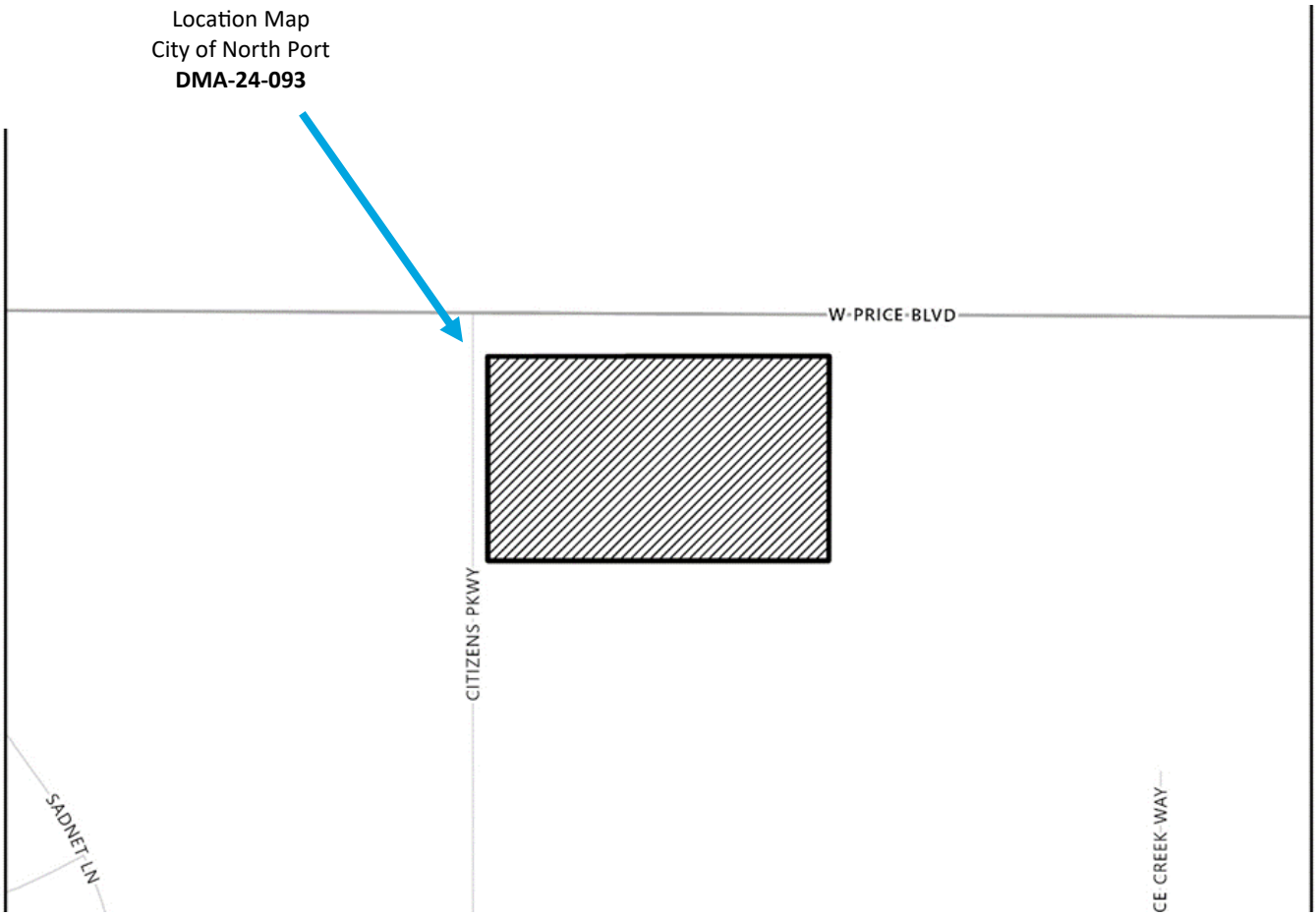

City of North Port
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FITSAY VLADYSLAV
KOVALEV NANCY SHELBY

1570 SADNET LN

NORTH PORT, FL 34286-6773

City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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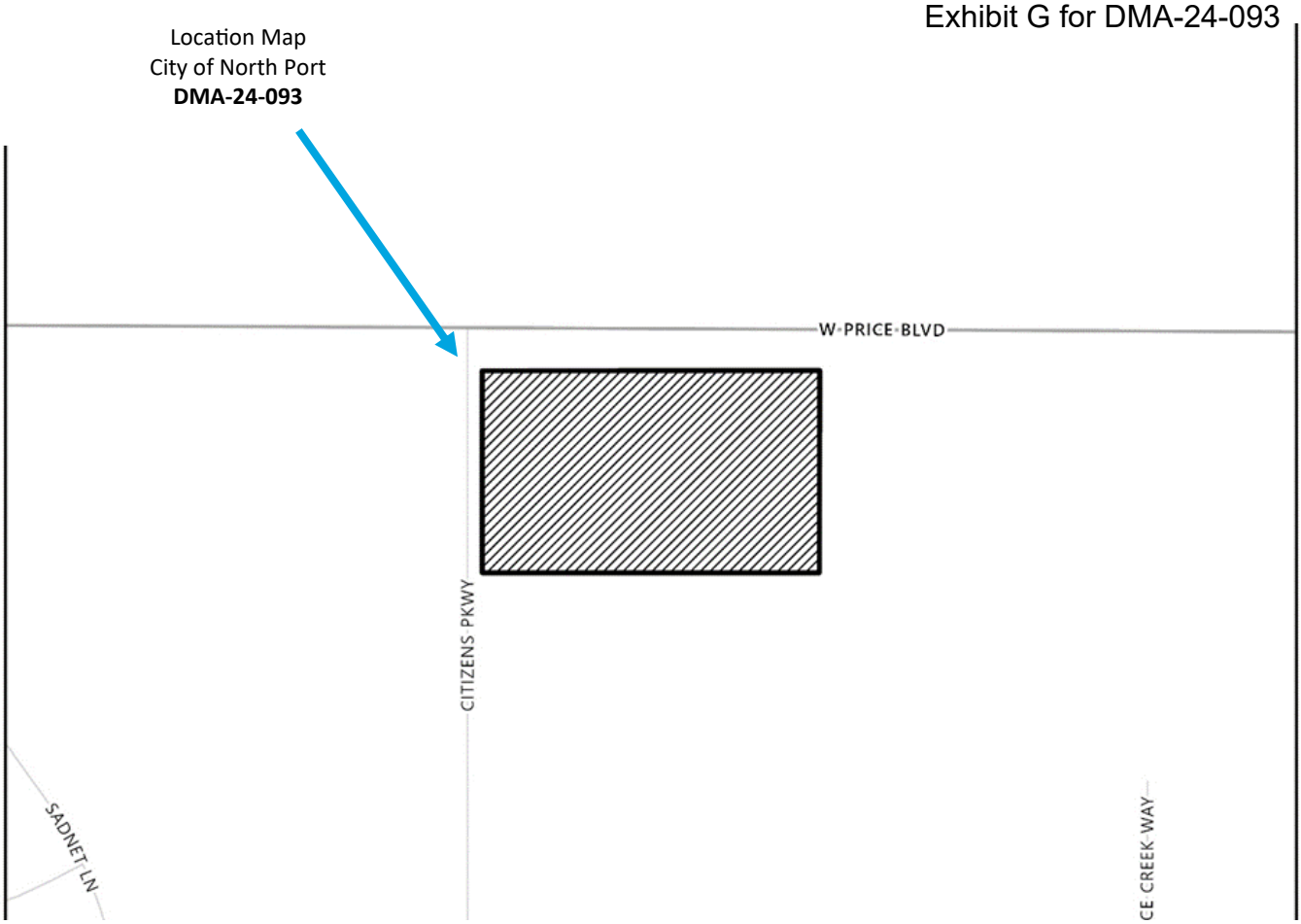

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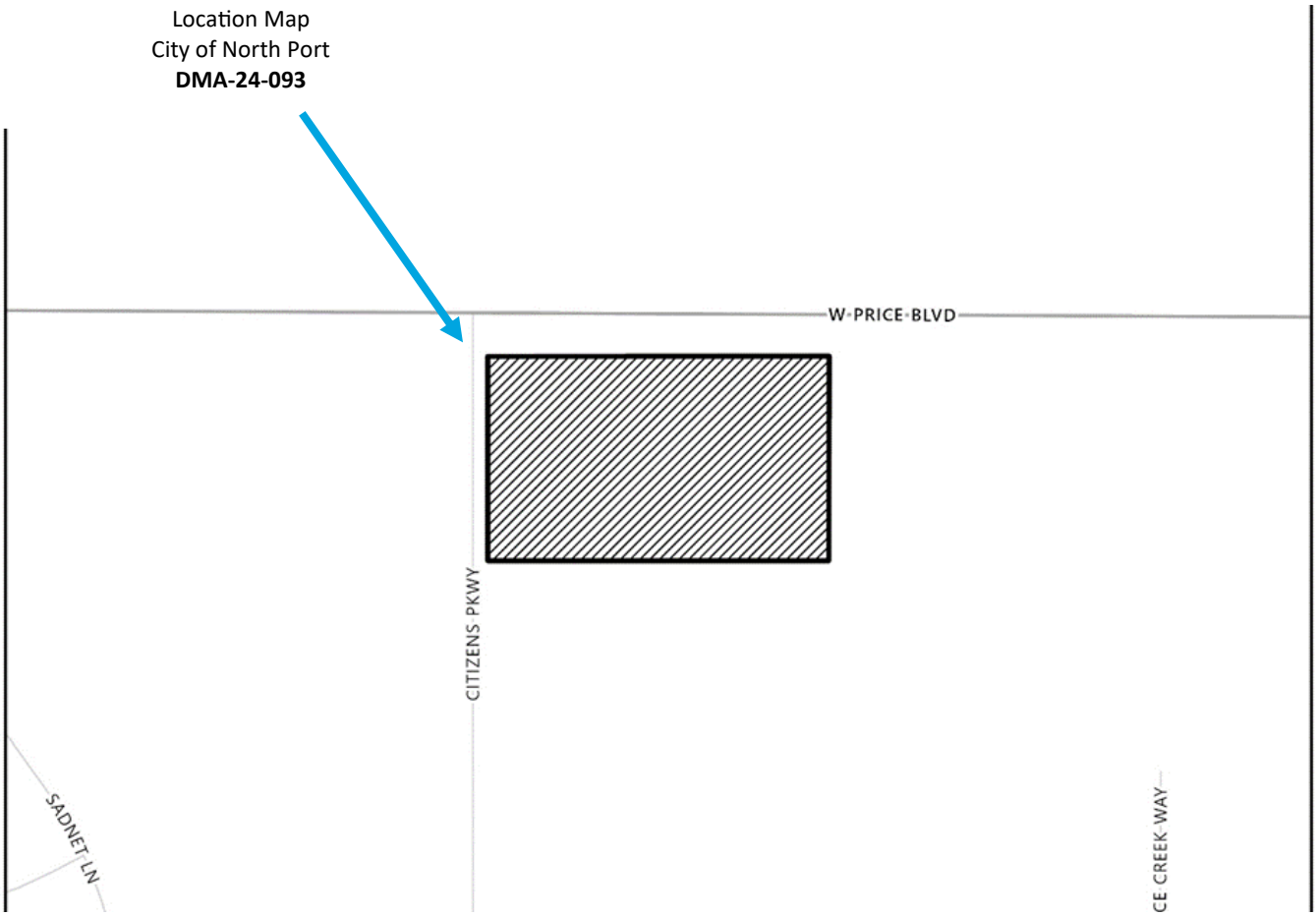

Exhibit G for DMA-24-093

City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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FOGO WENDY R

1721 NORVELL AVE

NORTH PORT, FL 34286-7039

City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
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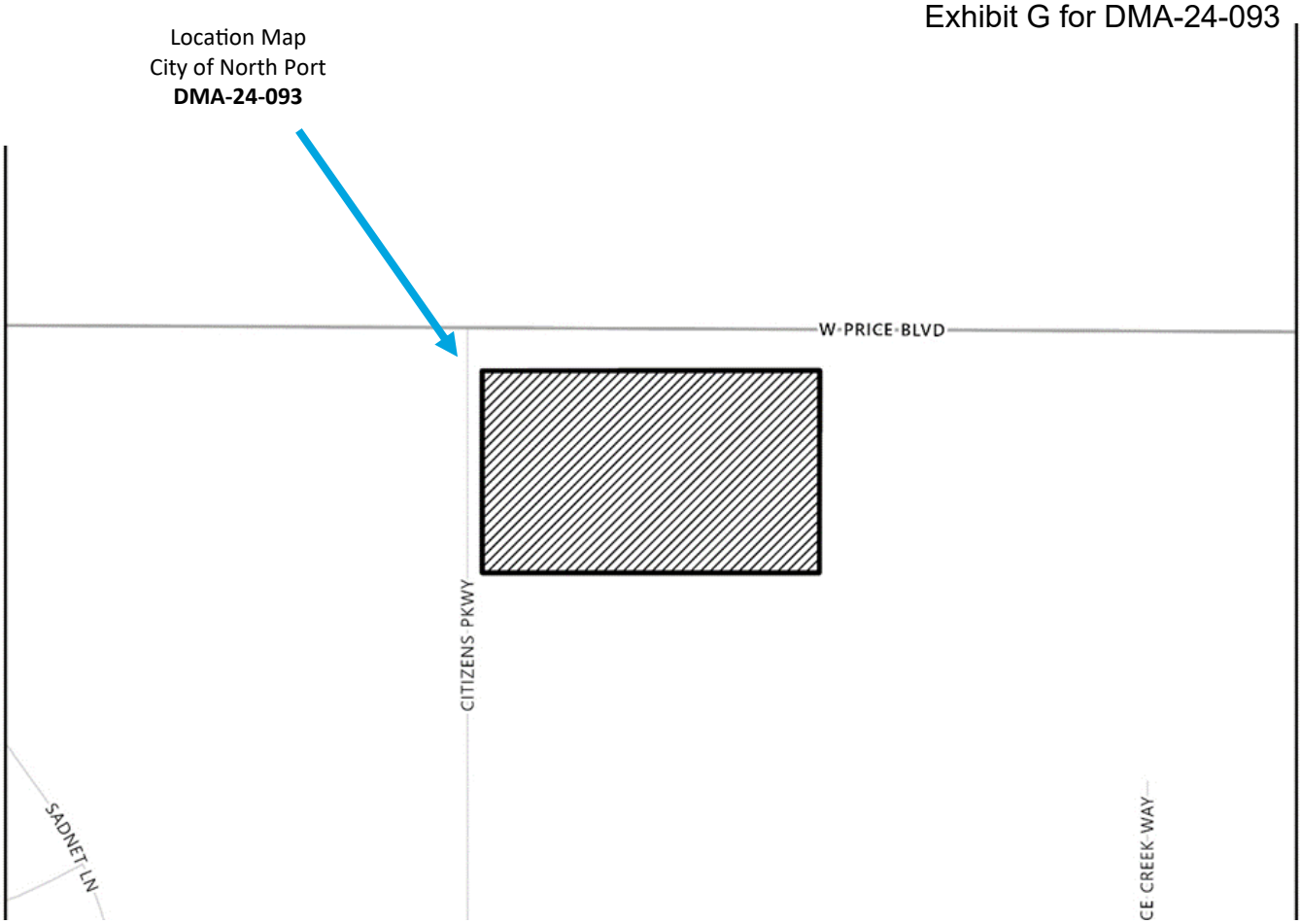

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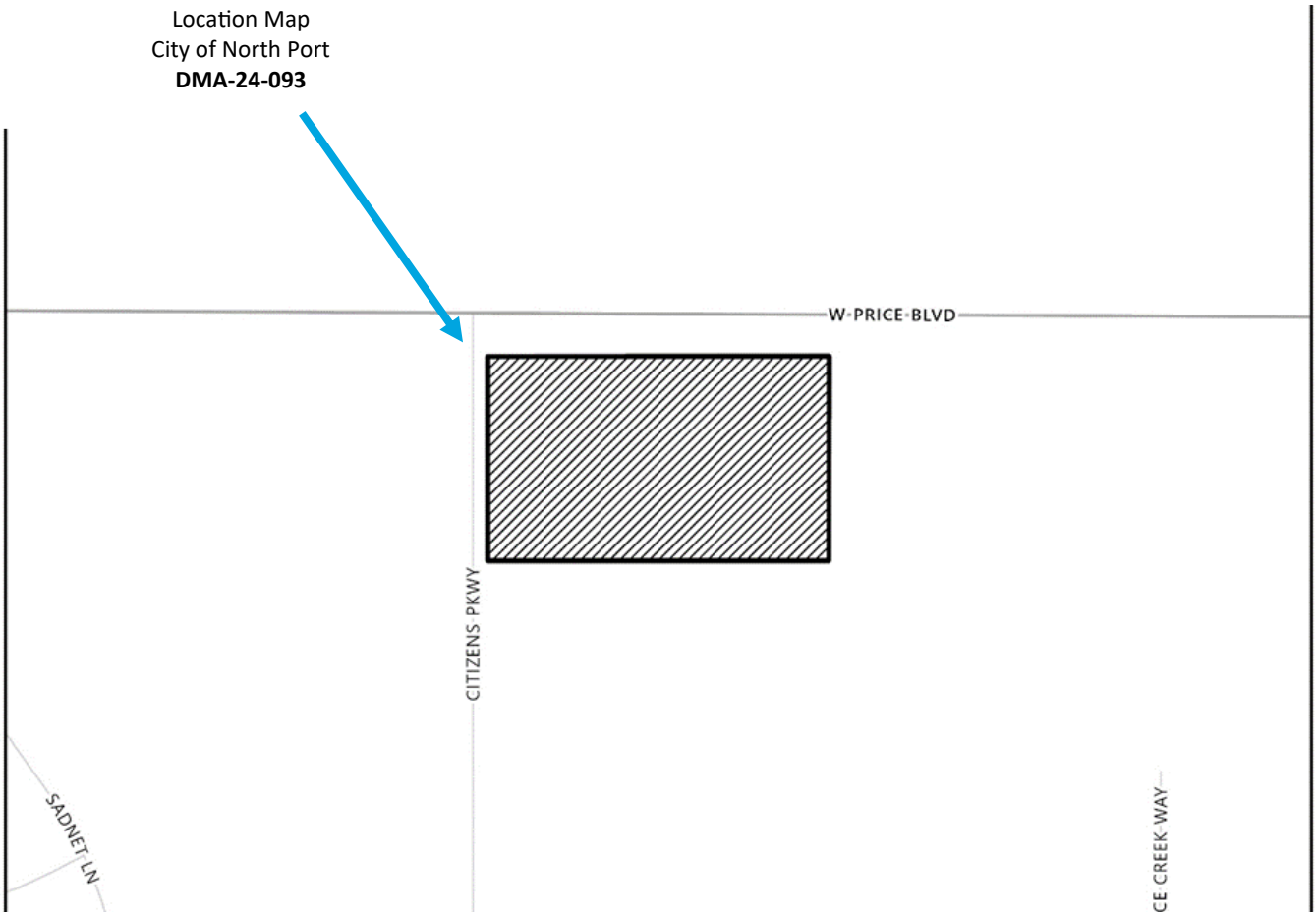

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GLEASON LAUREE MARIE
GLEASON JON PAUL

1839 NORVELL AVE

NORTH PORT, FL 34286-6752

City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
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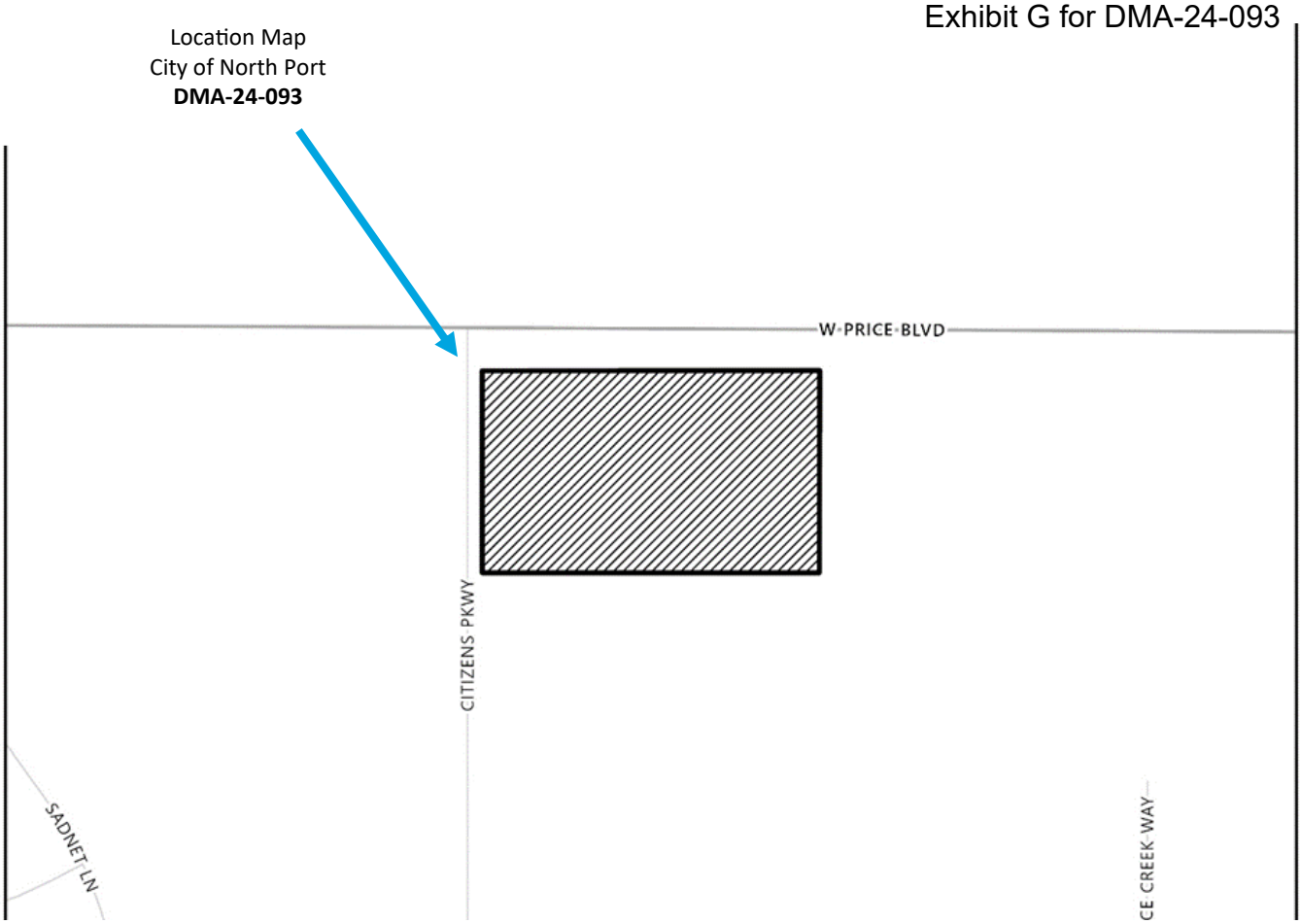

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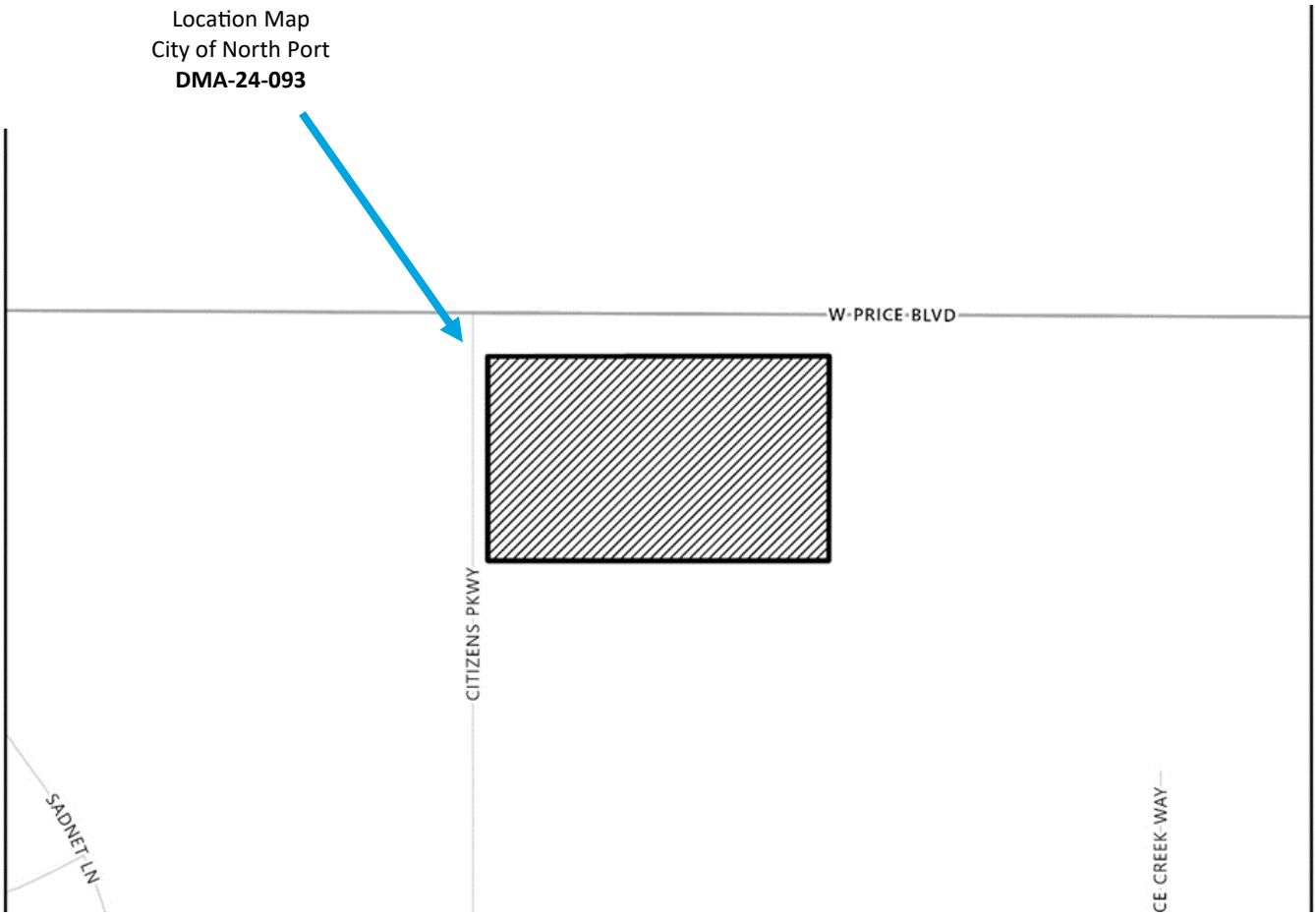

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GREENBAUM ANDREW
GREENBAUM MELISSA

1798 BUSHNELL AVE

NORTH PORT, FL 34286-6713

City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
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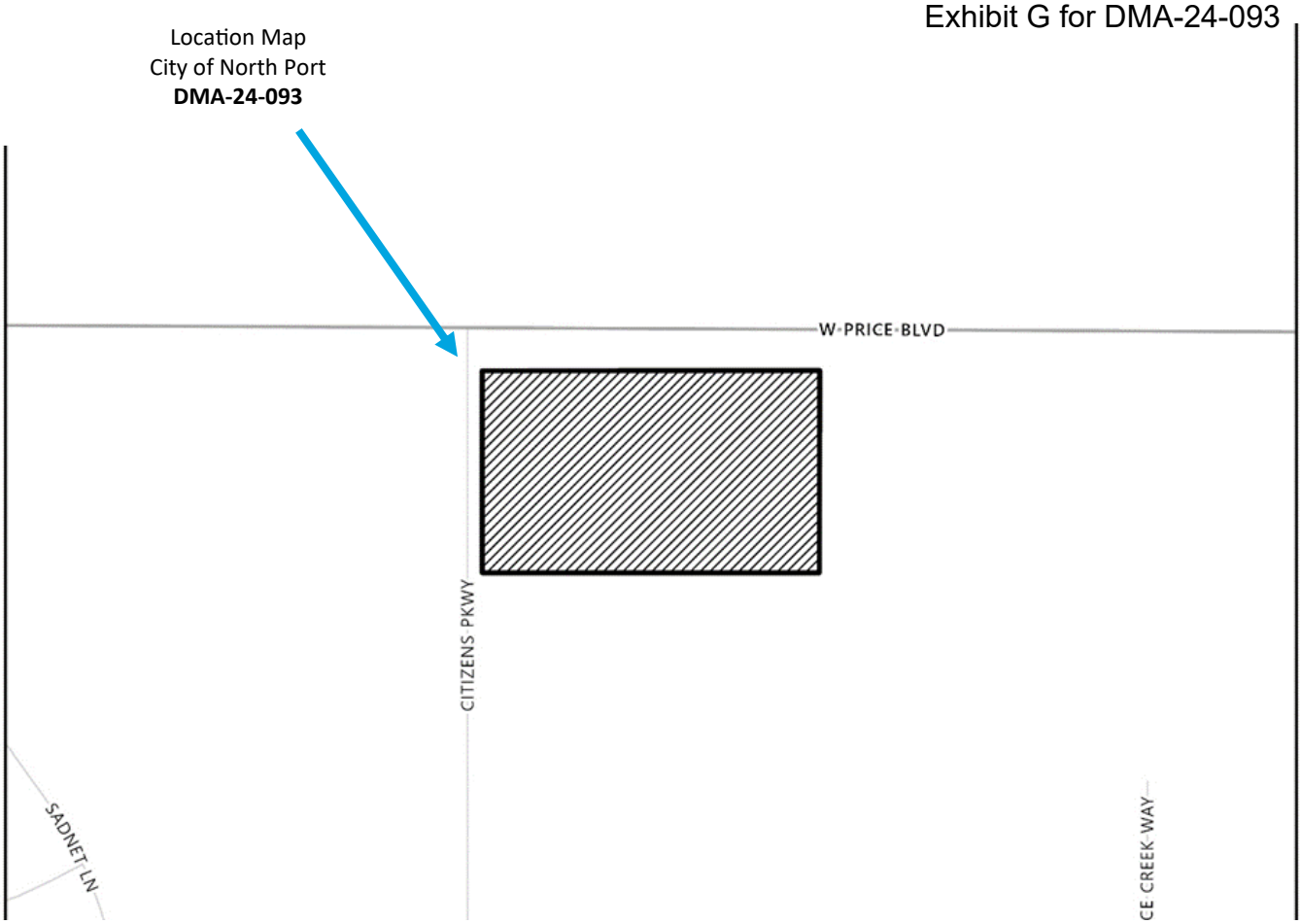
DMA-24-093



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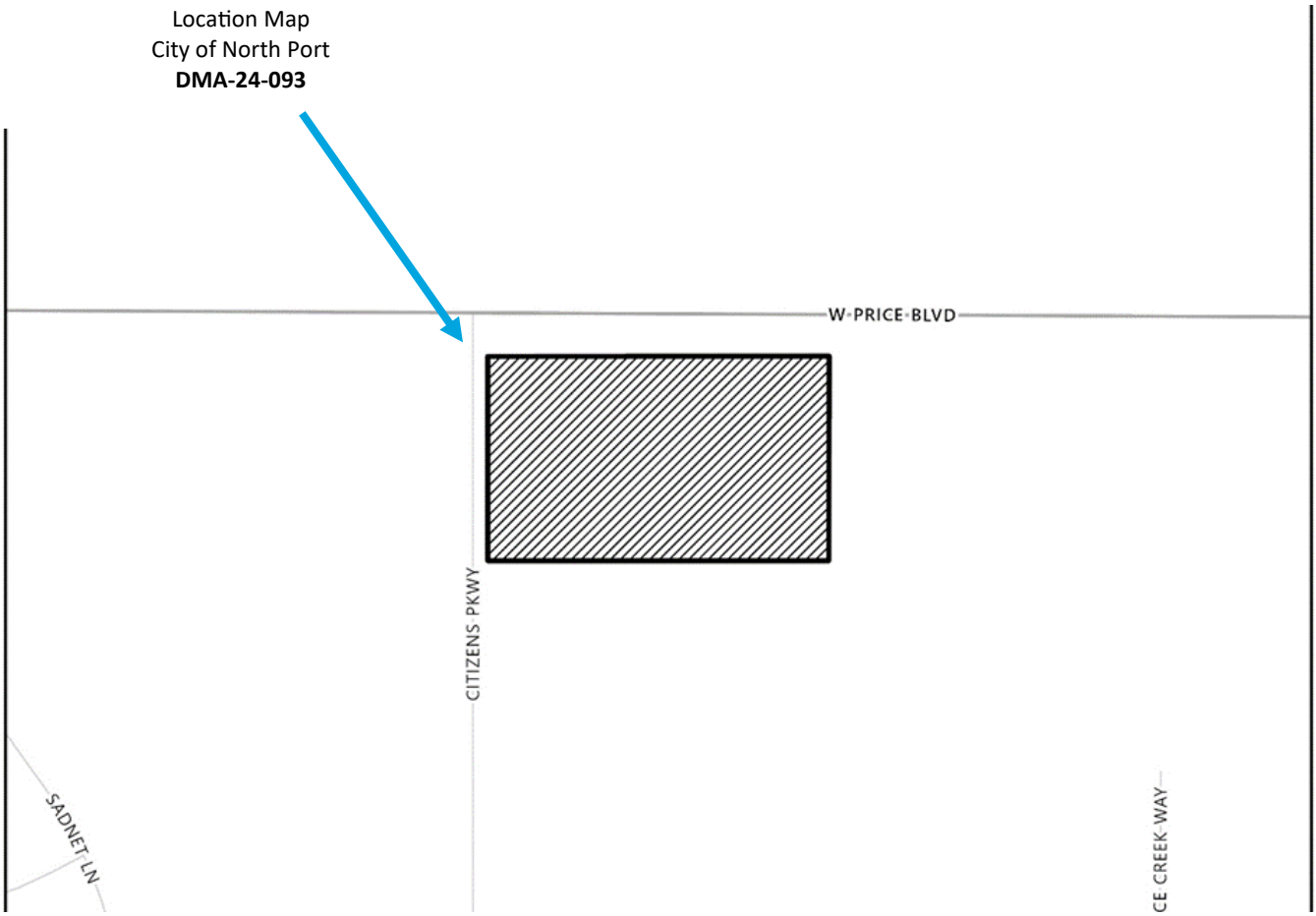

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HARTMAN DAVID F

1709 BUSHNELL AVE

NORTH PORT, FL 34286-6714

City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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NORTH PORT, FL 34286-6714

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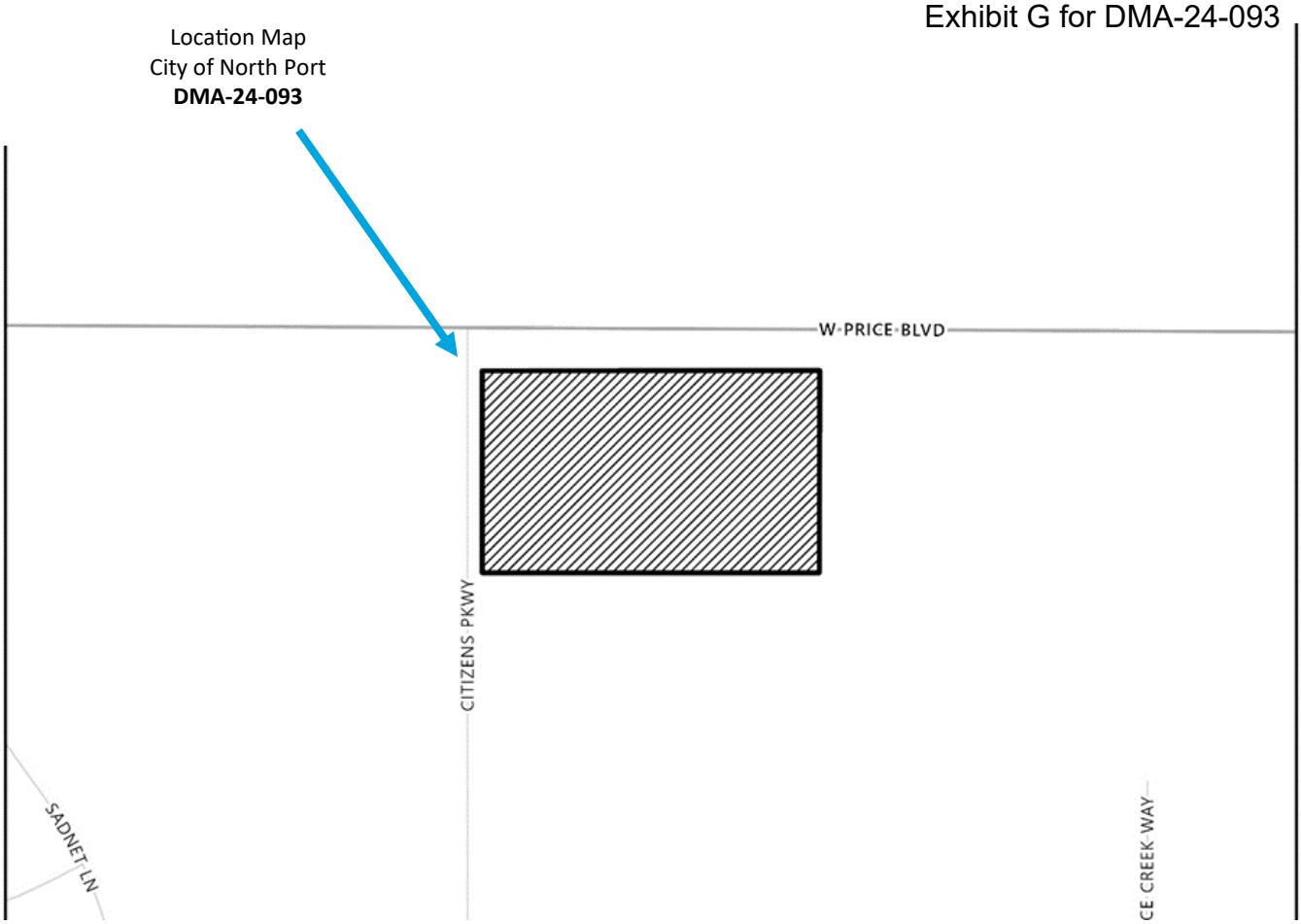

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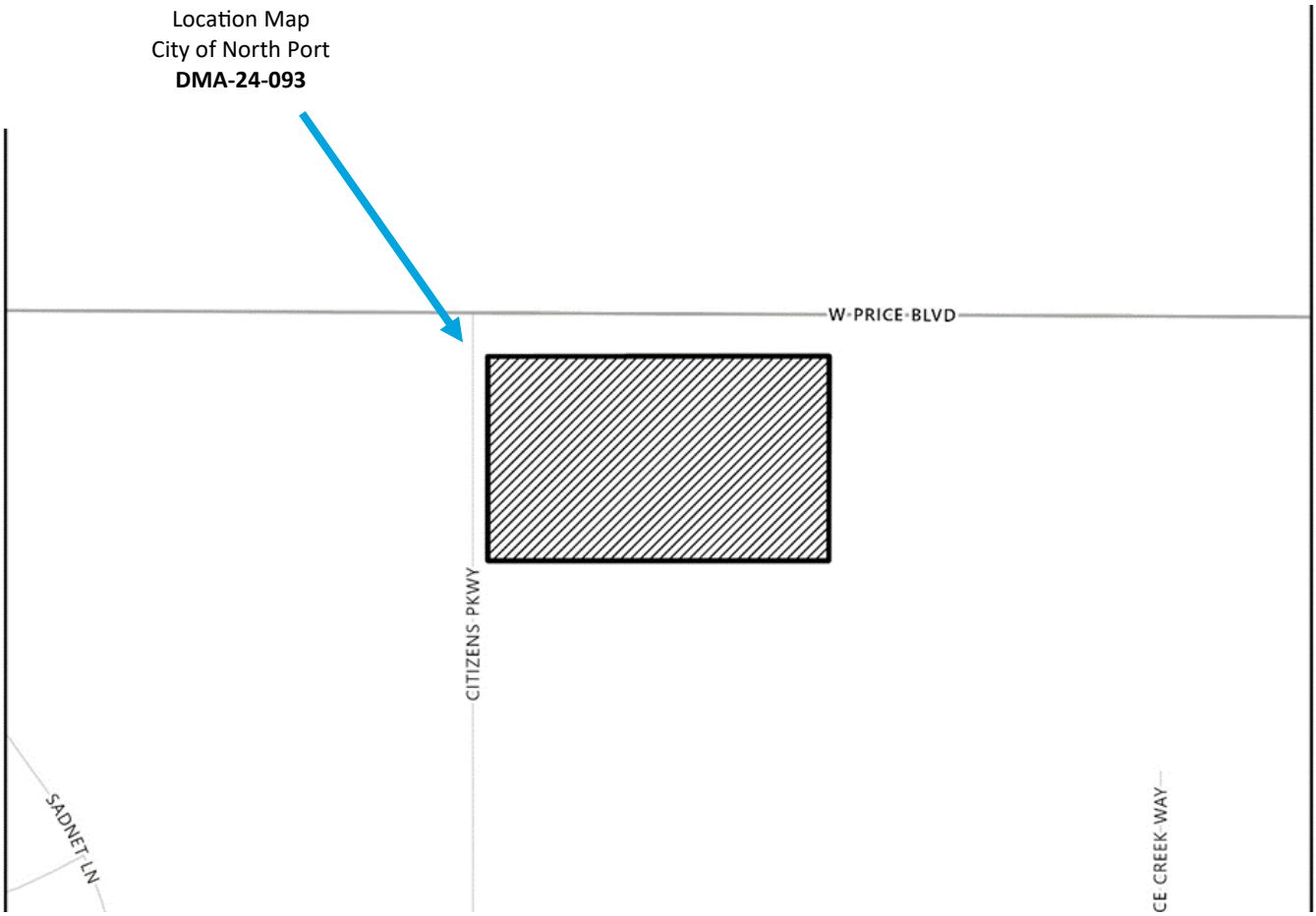

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HARWARD JUSTIN D
QVICK LARA HAIDAI

1800 REMUS AVE

NORTH PORT, FL 34286-6791

City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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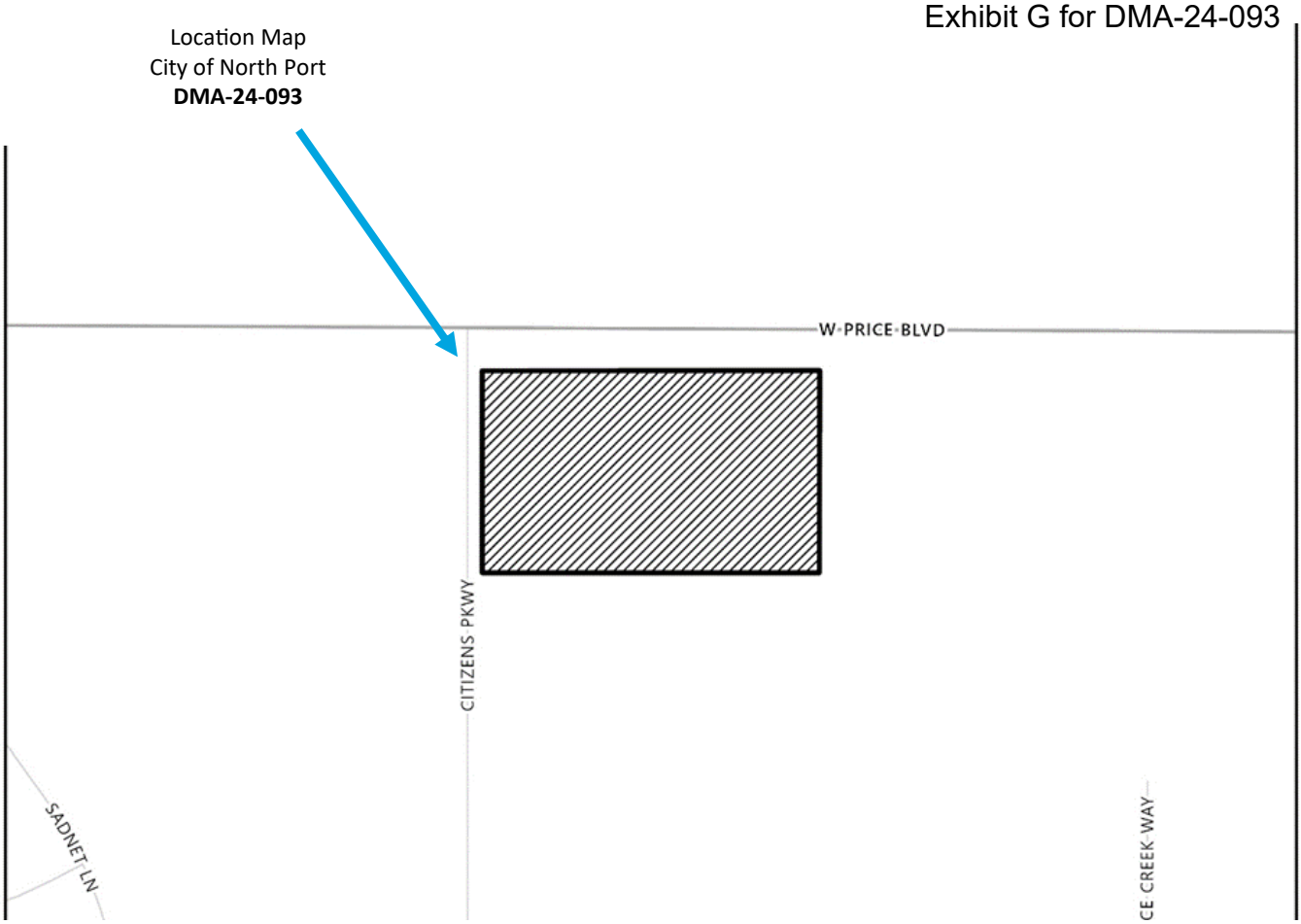
City of North Port
DMA-24-093



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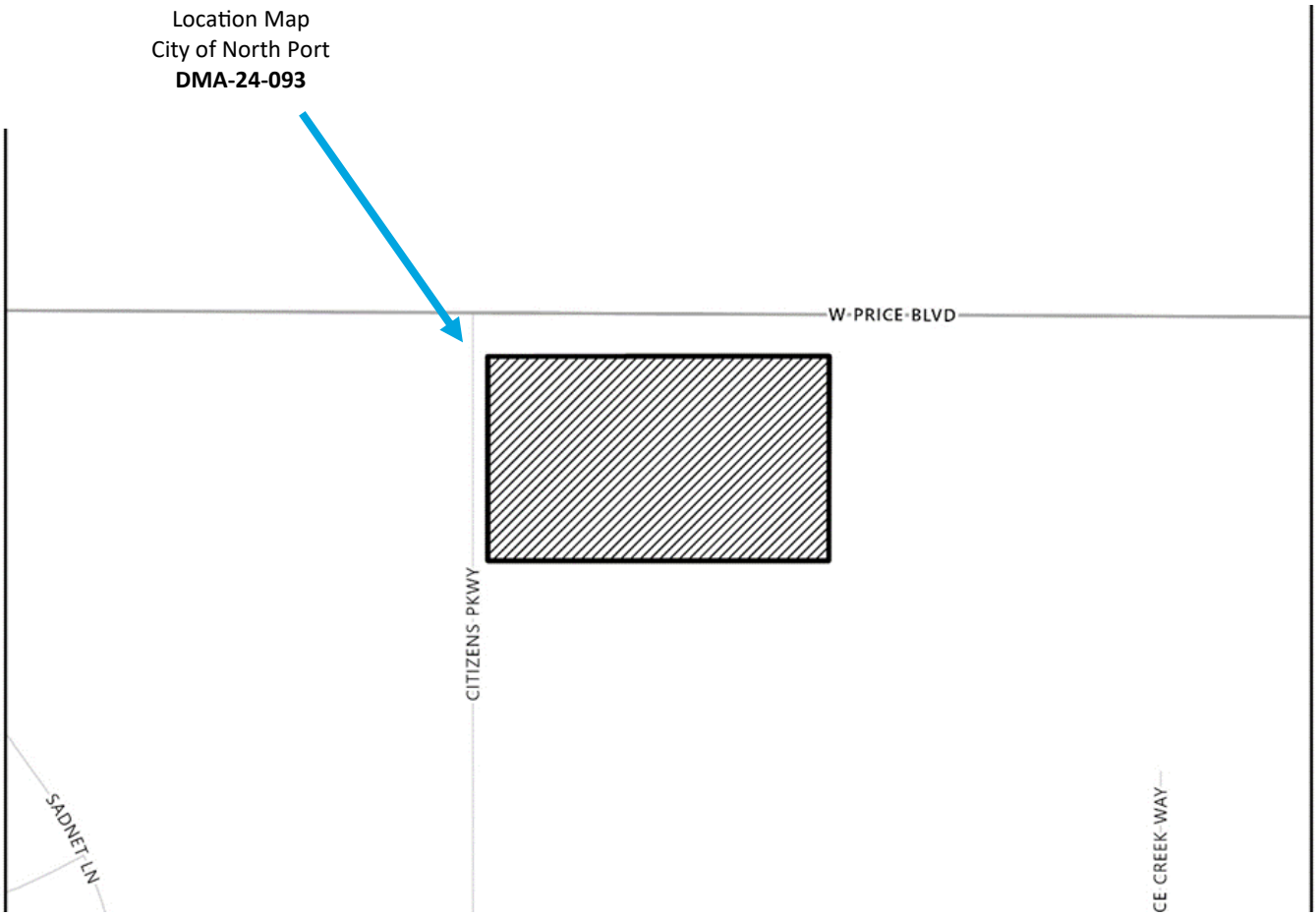

City of North Port
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HEIM NEILL P
HEIM STEPHANIE N

1768 NORVELL AVE

NORTH PORT, FL 34286-6751

City of North Port
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Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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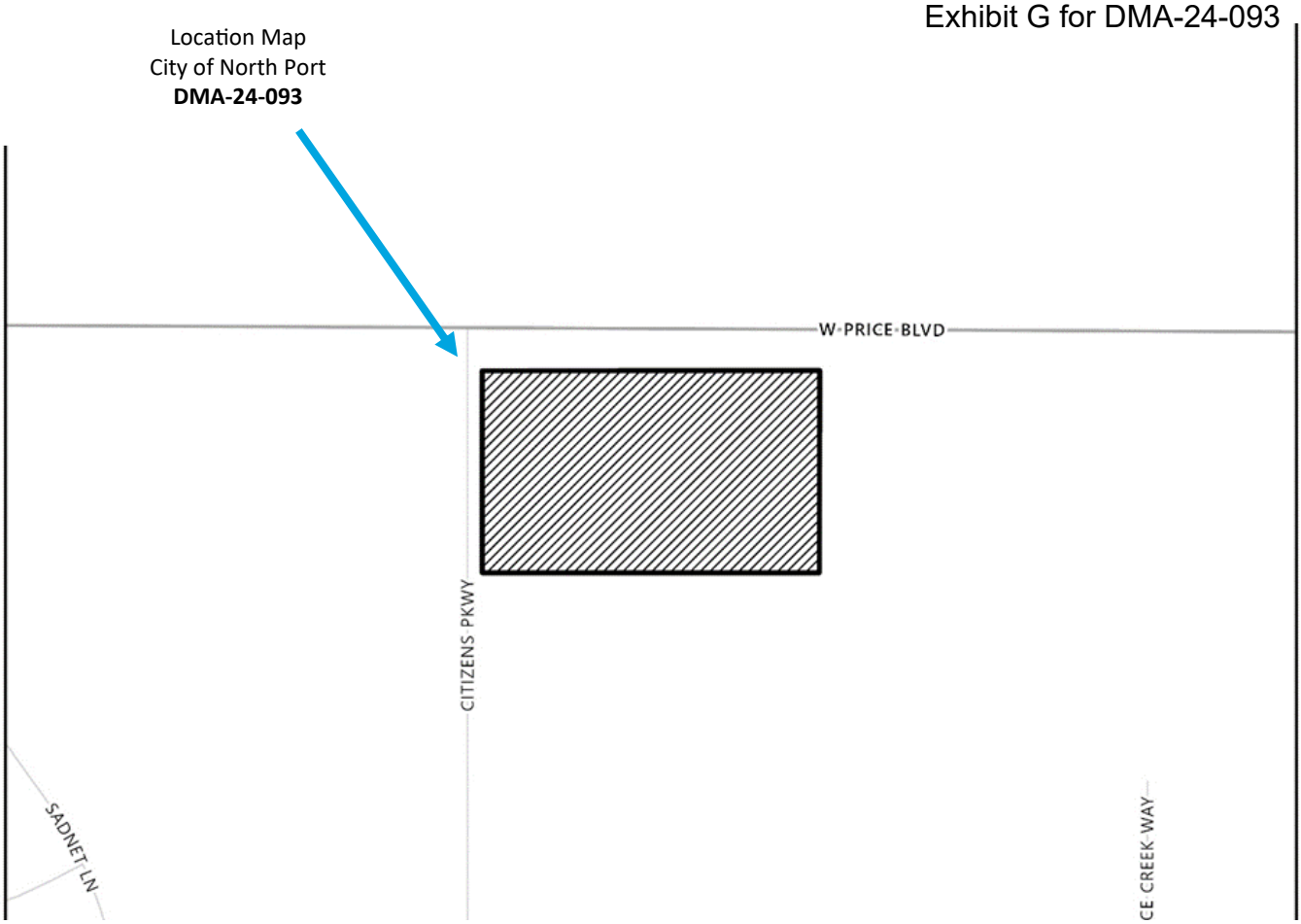

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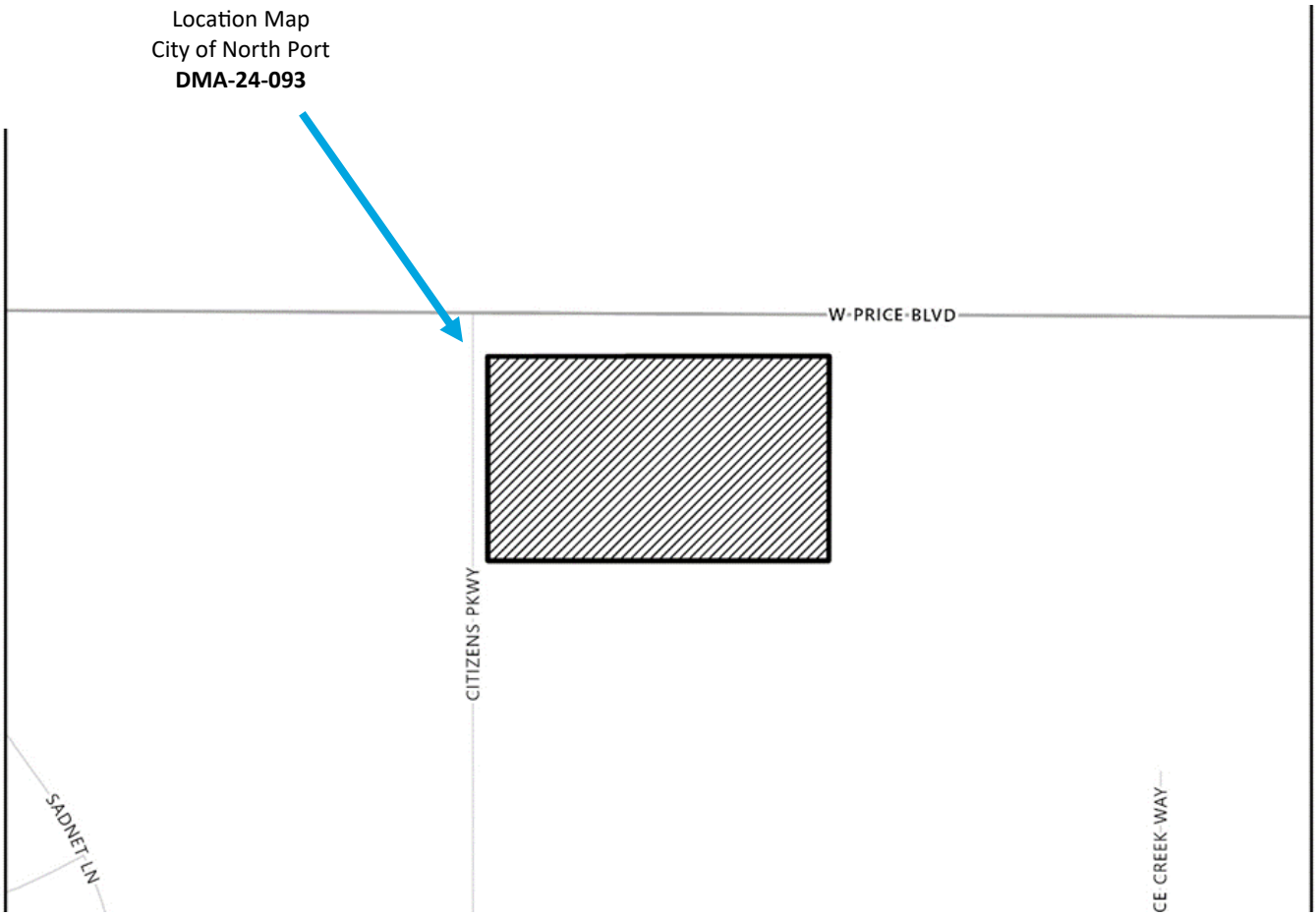

City of North Port
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IACHETTA STEPHEN L
IACHETTA CONNIE L

1718 BUSHNELL AVE

NORTH PORT, FL 34286-6713

City of North Port
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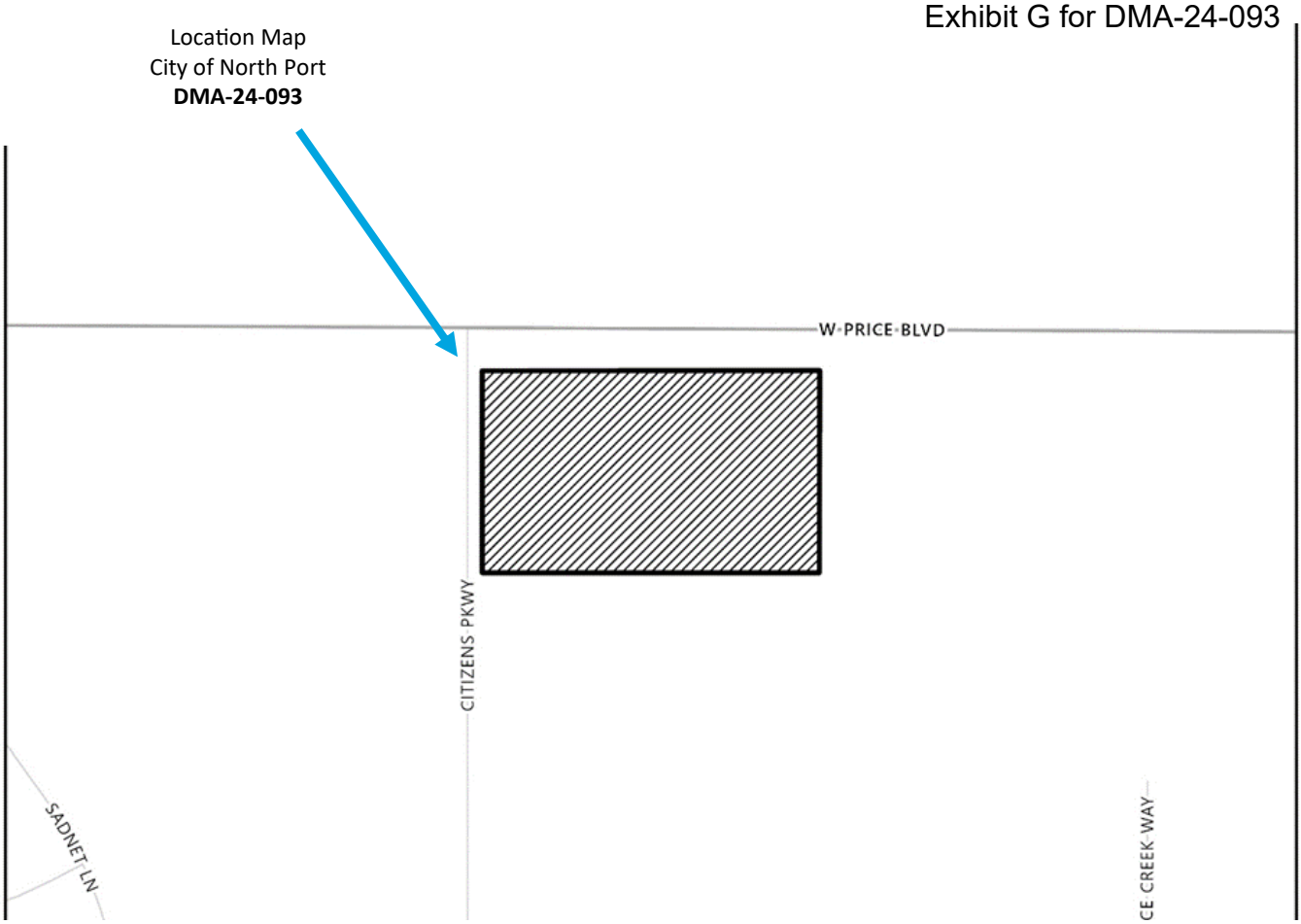

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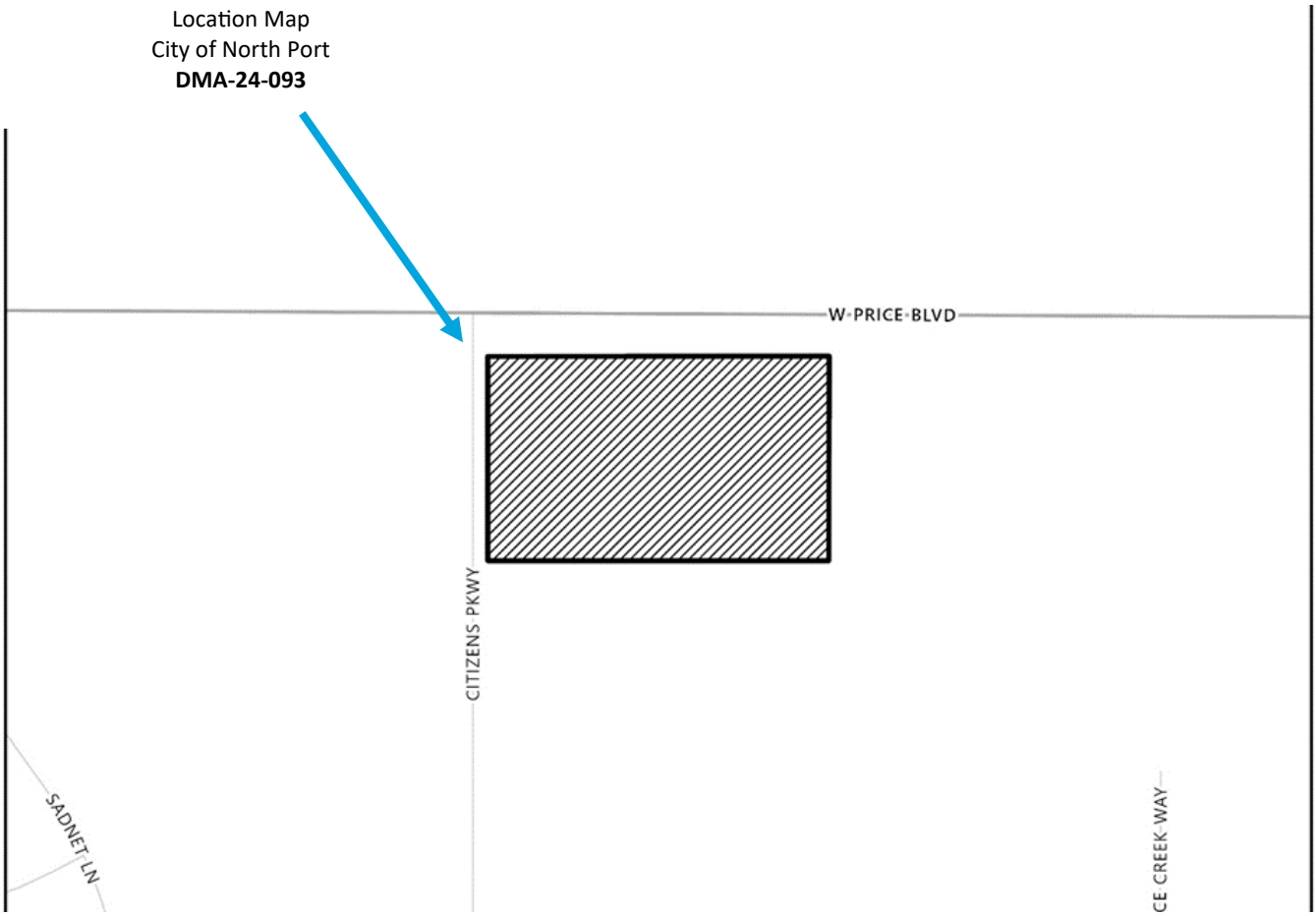

City of North Port
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KHARITONENKO ALEKSANDR

1798 MARCONI AVE

NORTH PORT, FL 34286-6700

City of North Port
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Planning & Zoning Division
4970 City Hall Boulevard
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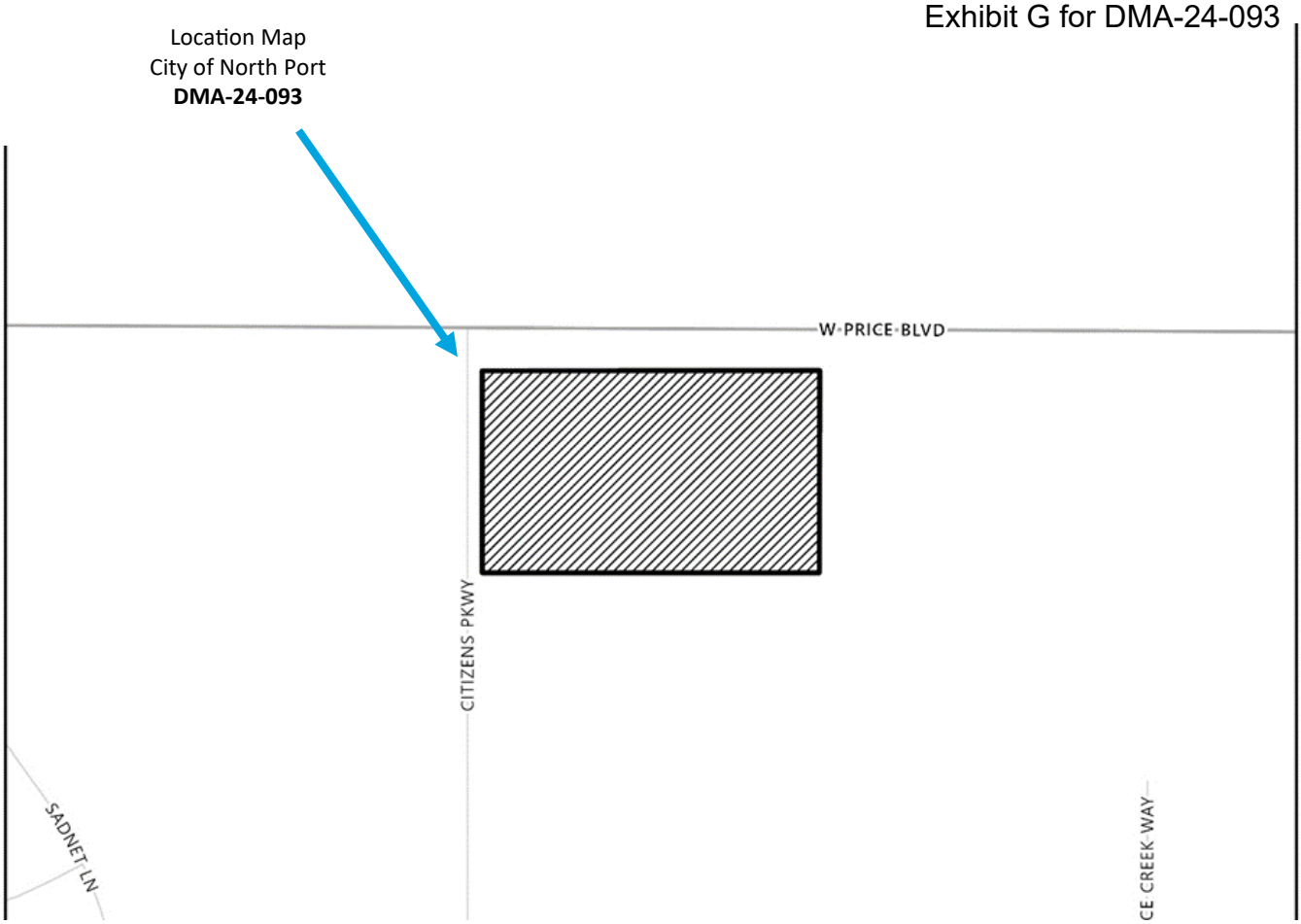

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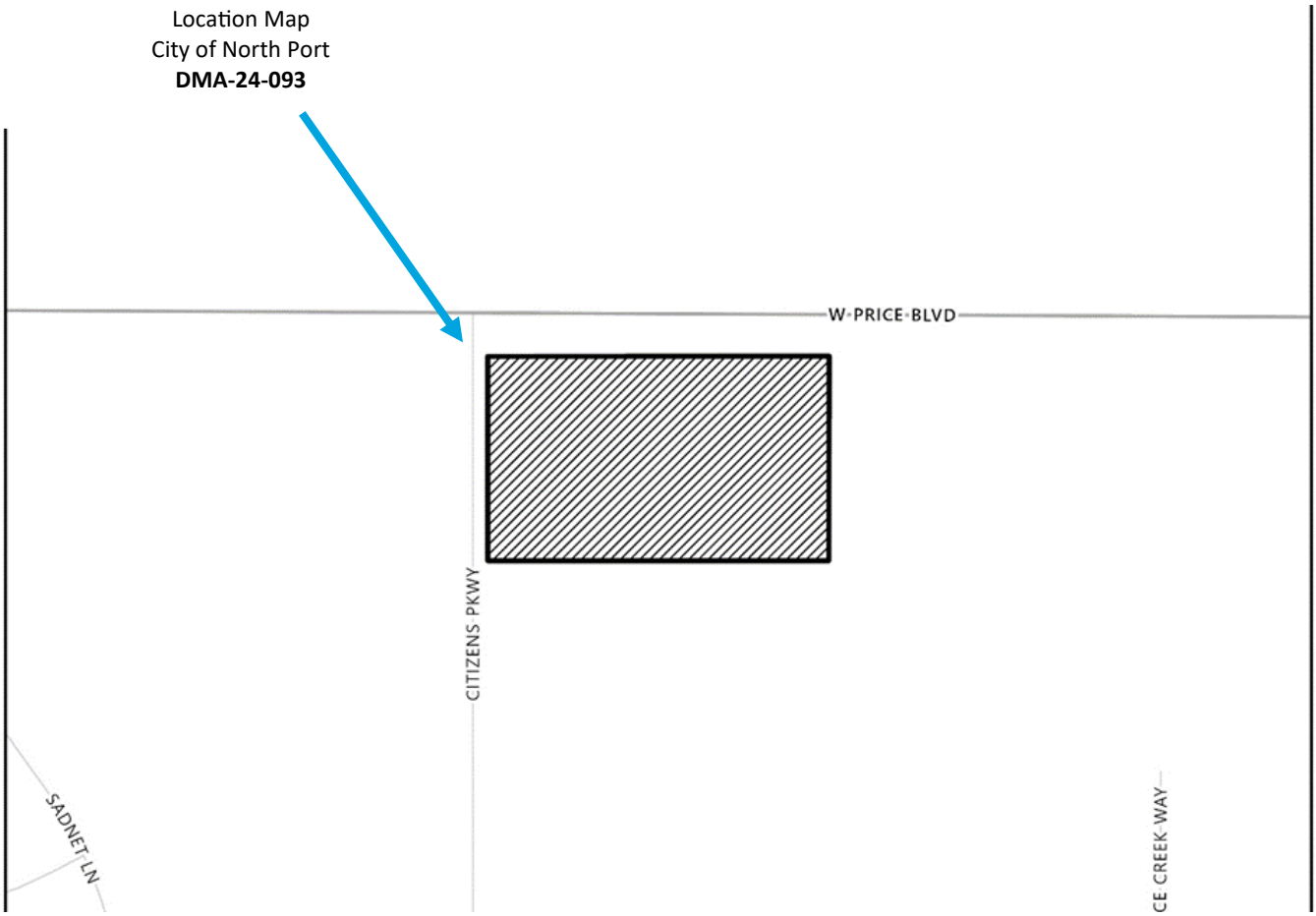

City of North Port
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LAIDLER DOUGLAS L
LAIDLER KRISTIE A

1758 VANDALIA AVE

NORTH PORT, FL 34286-7013

City of North Port
Neighborhood Development Services
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4970 City Hall Boulevard
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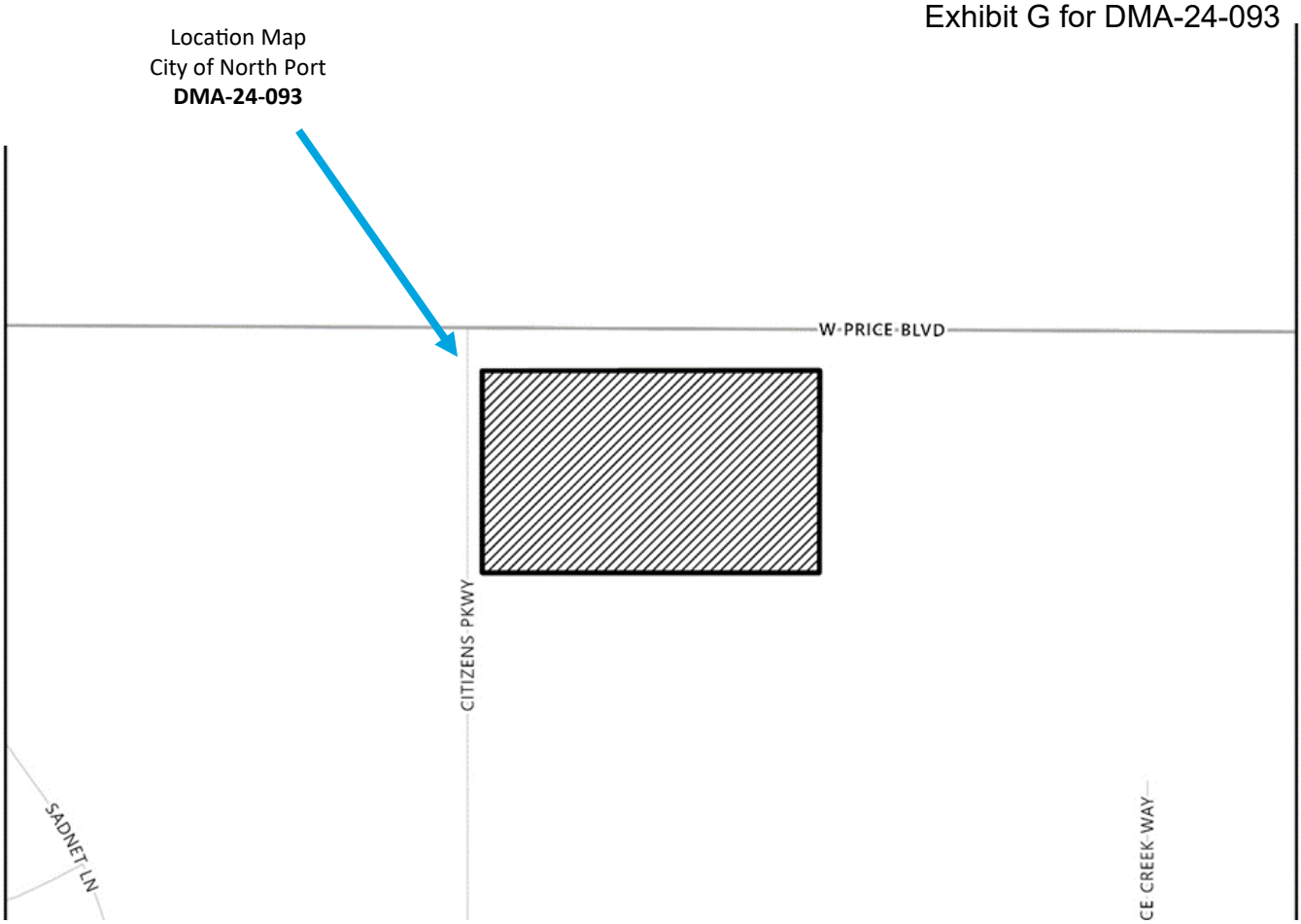

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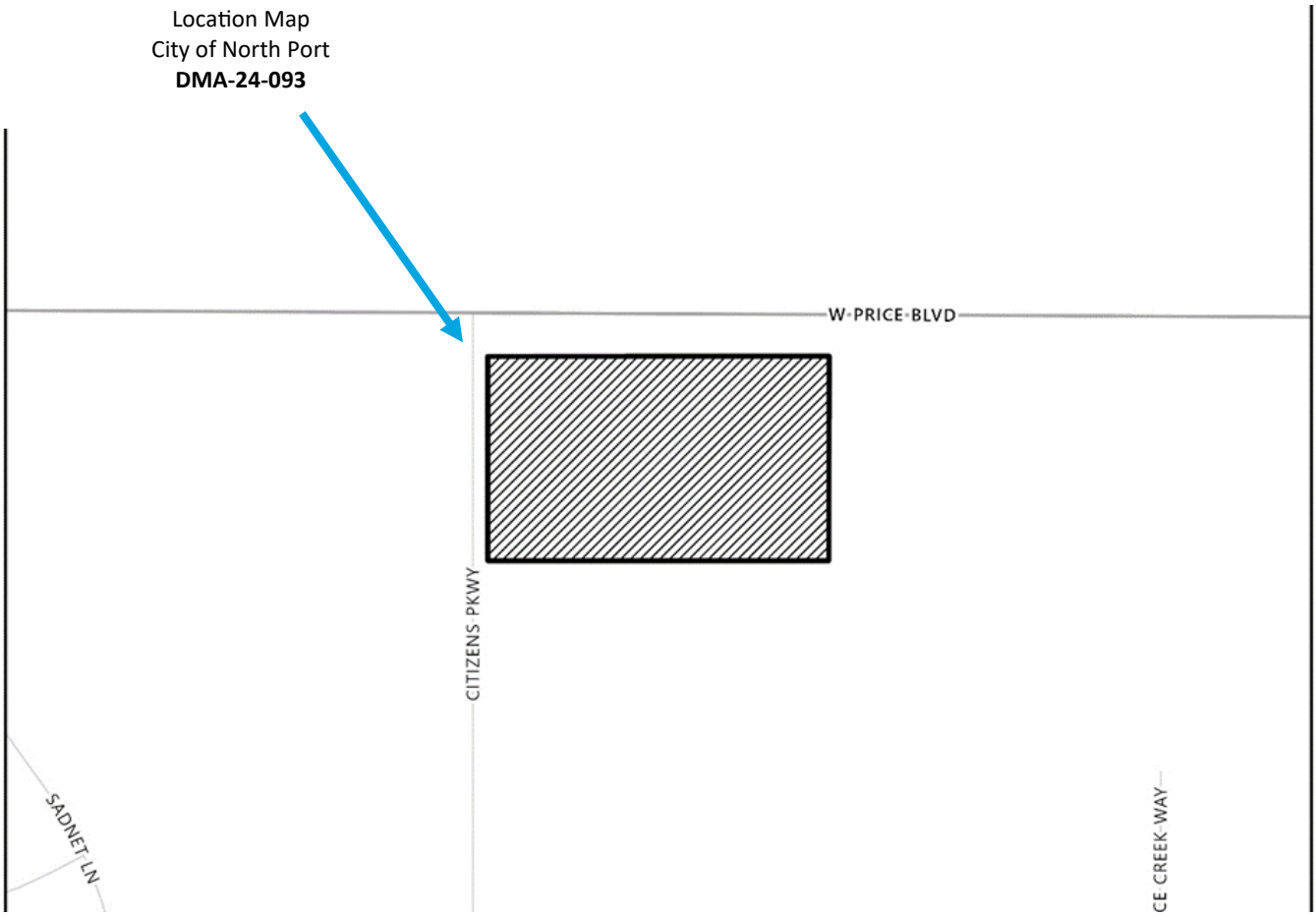

Exhibit G for DMA-24-093

City of North Port
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LYSENKO ANNA

1786 NORVELL AVE

NORTH PORT, FL 34286-6751

City of North Port
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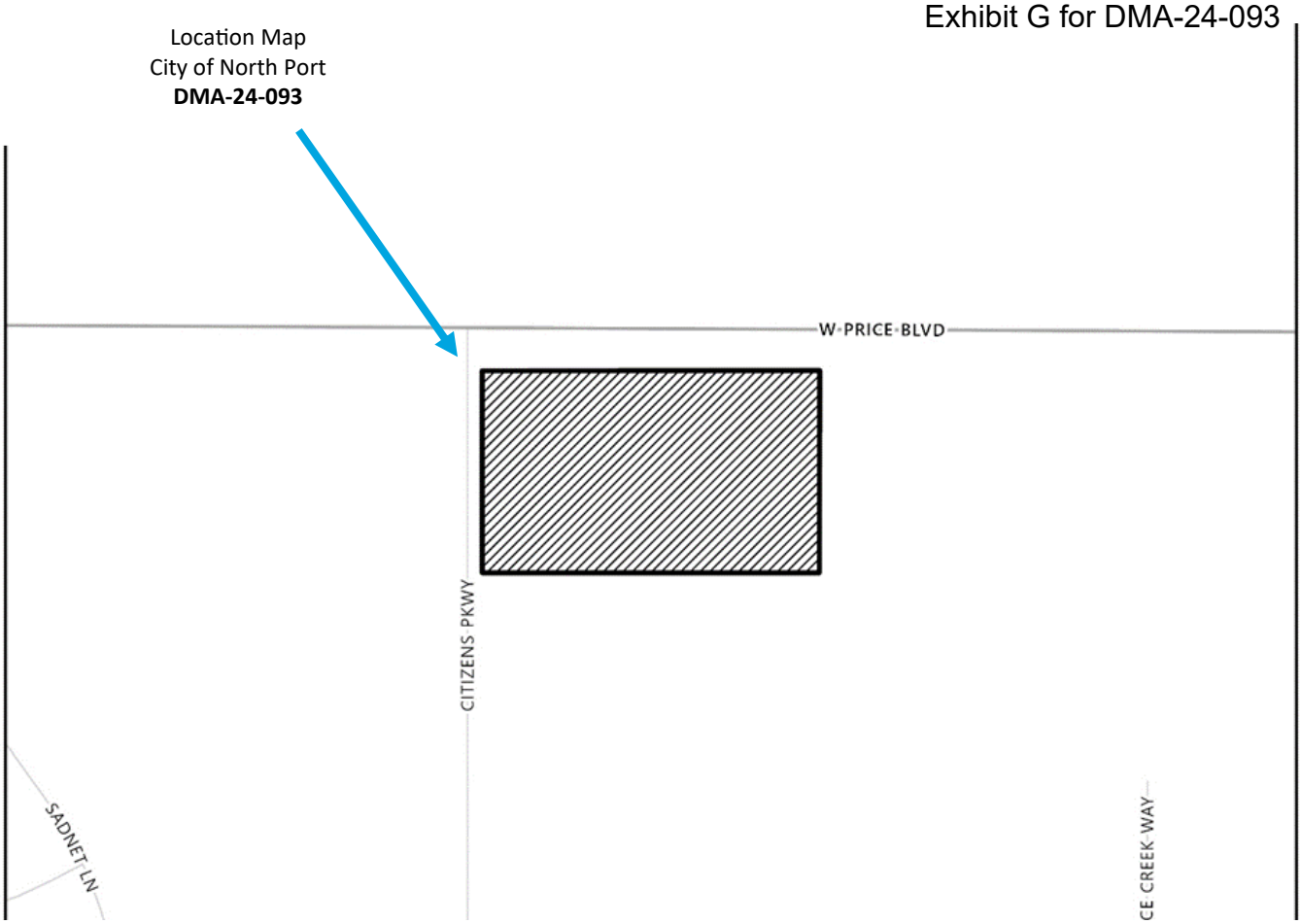

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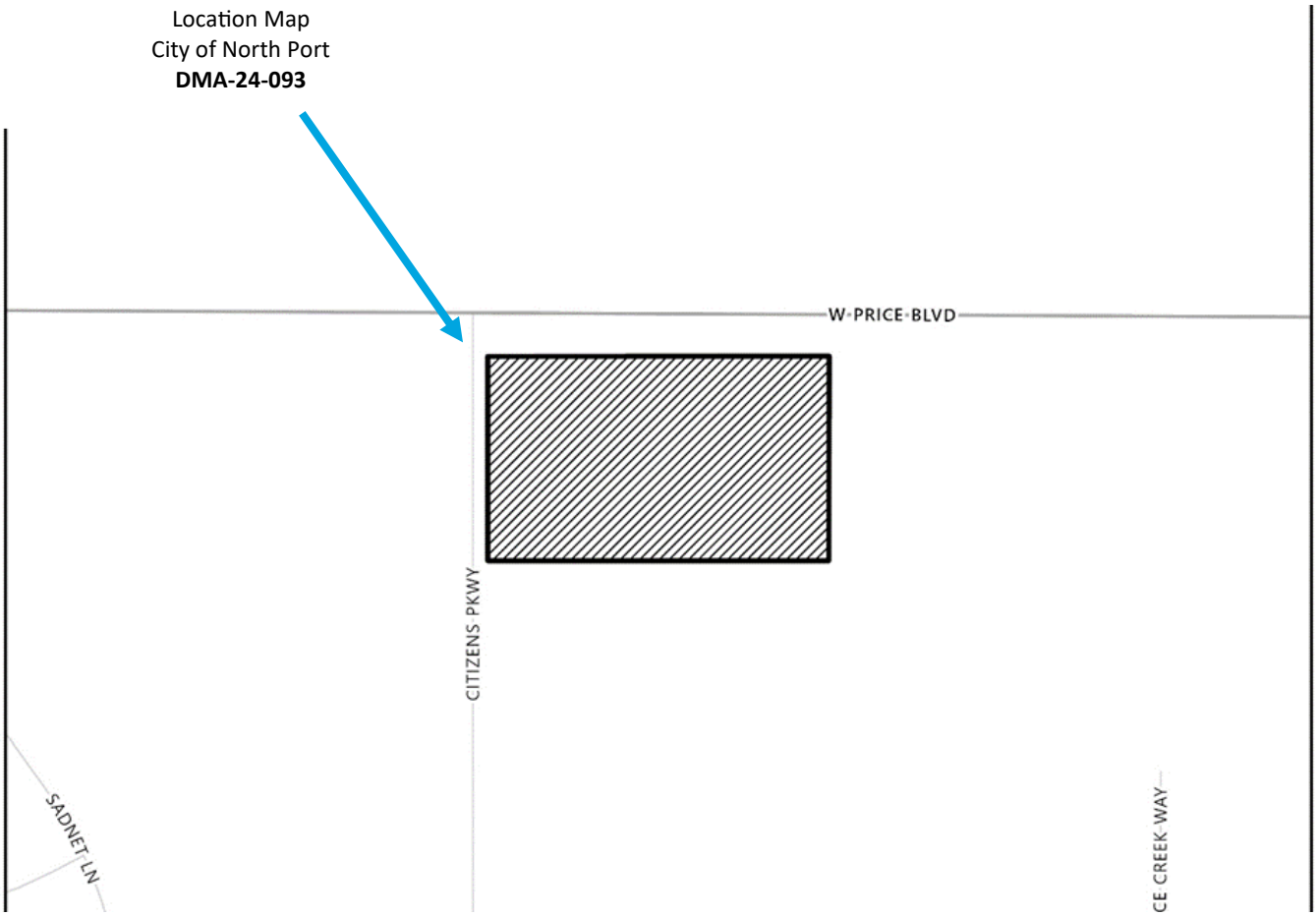

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MAMON SERHII

1799 BUSHNELL AVE

NORTH PORT, FL 34286-6714

City of North Port
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North Port, FL 34286

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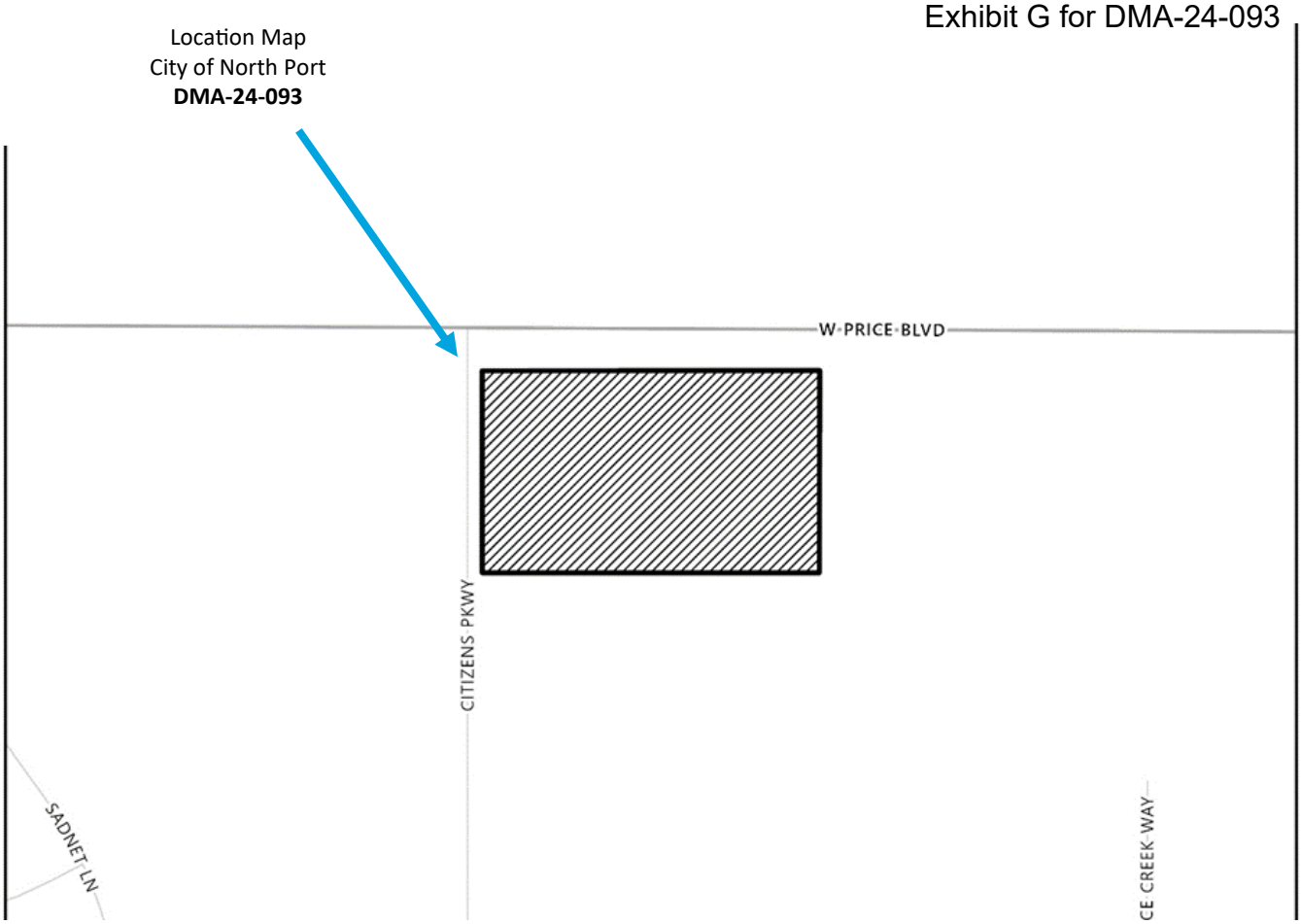

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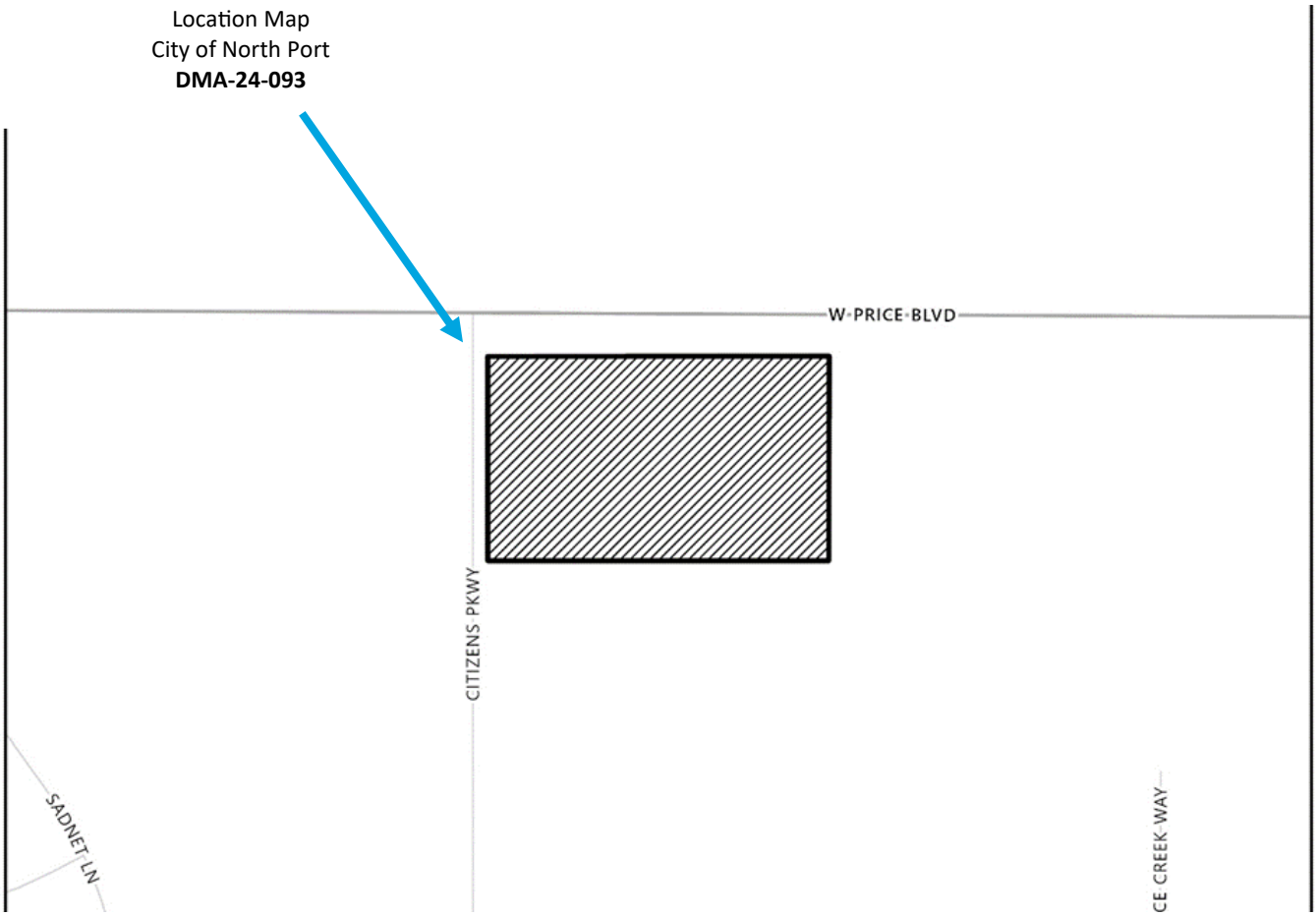

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MATTOS RONALD

1657 YALTA TER

NORTH PORT, FL 34286-6734

City of North Port
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Planning & Zoning Division
4970 City Hall Boulevard
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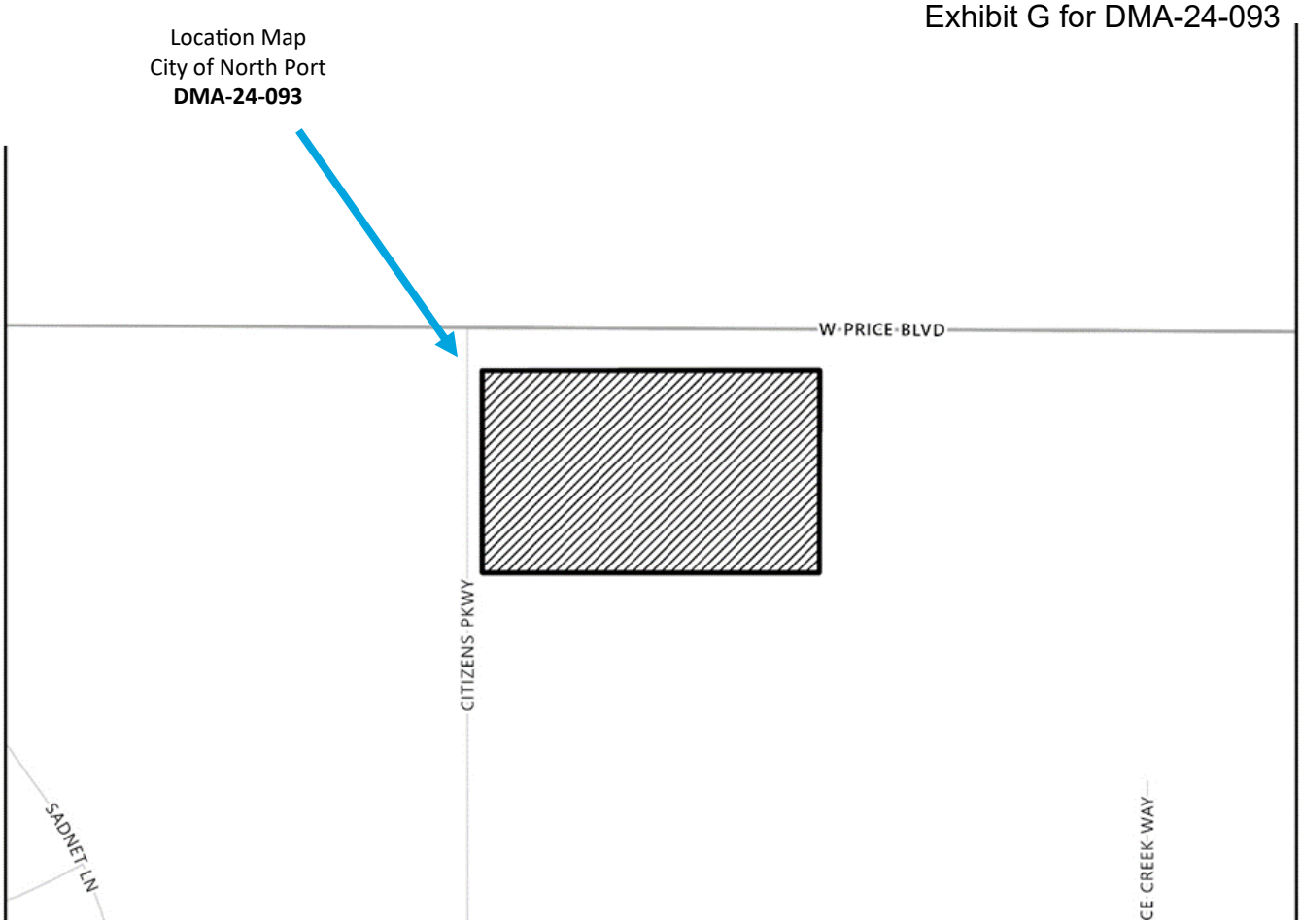

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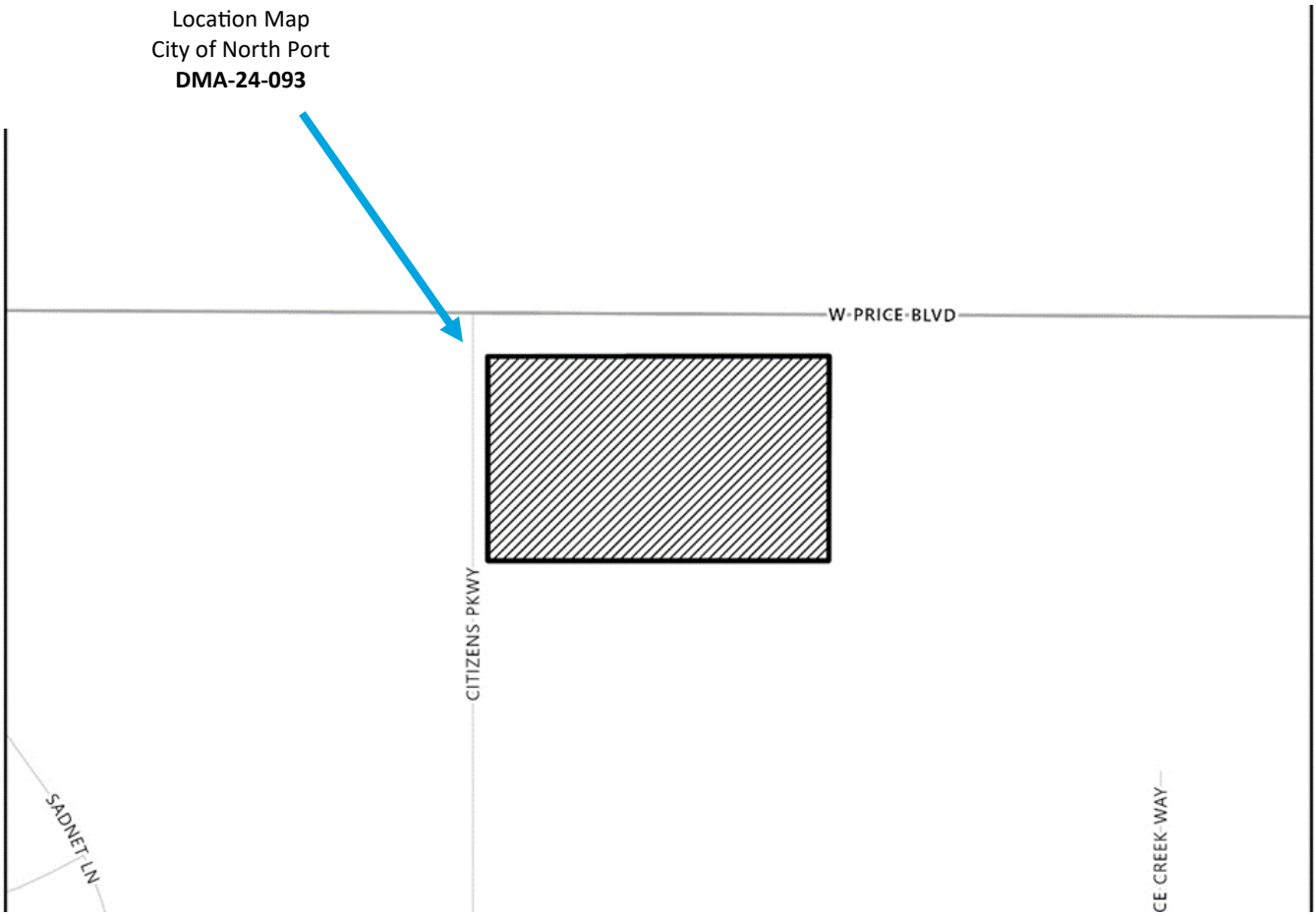

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MC AFEE STEPHEN F
MC AFEE FLORA K

1734 BUSHNELL AVE

NORTH PORT, FL 34286-6713

City of North Port
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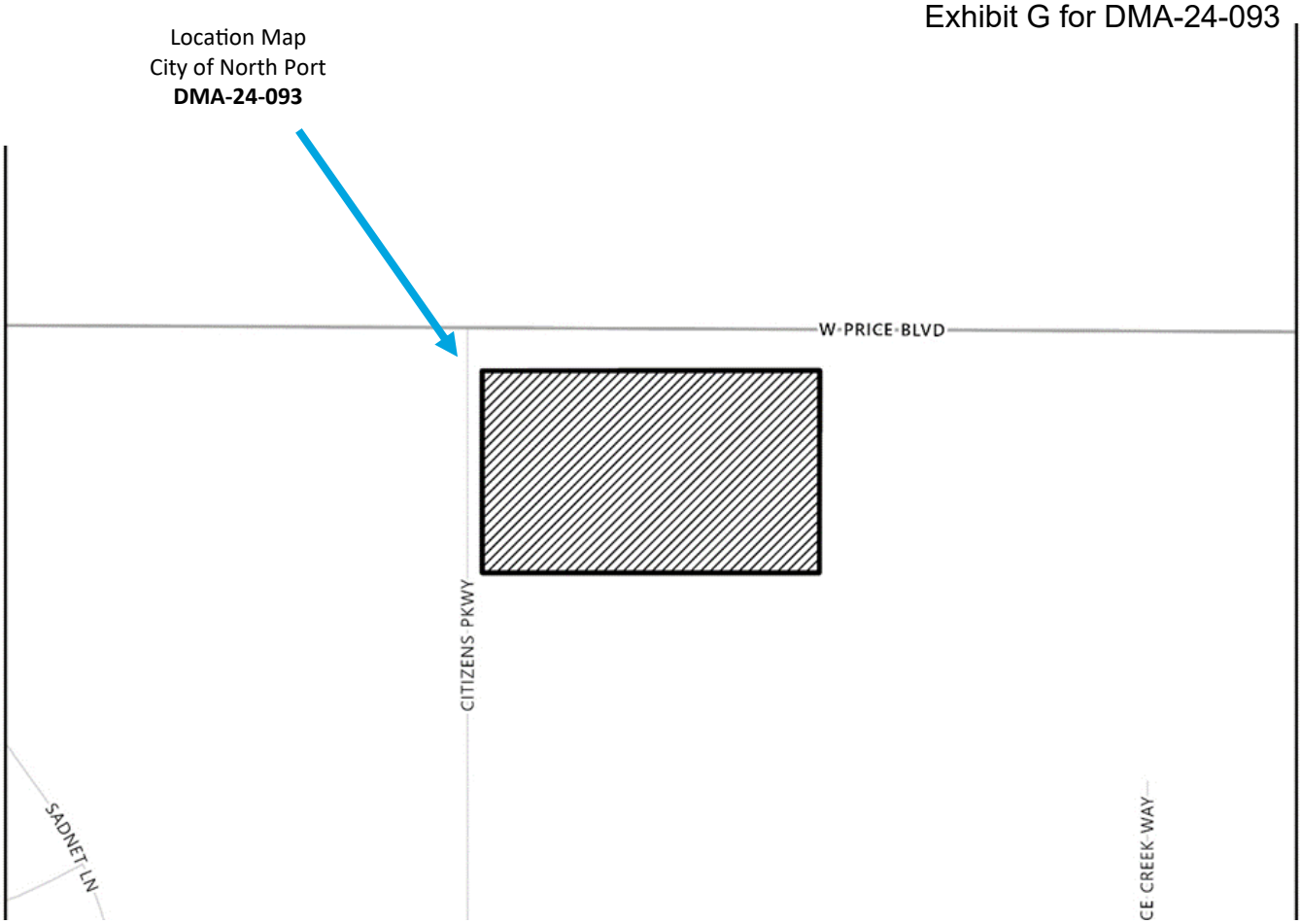

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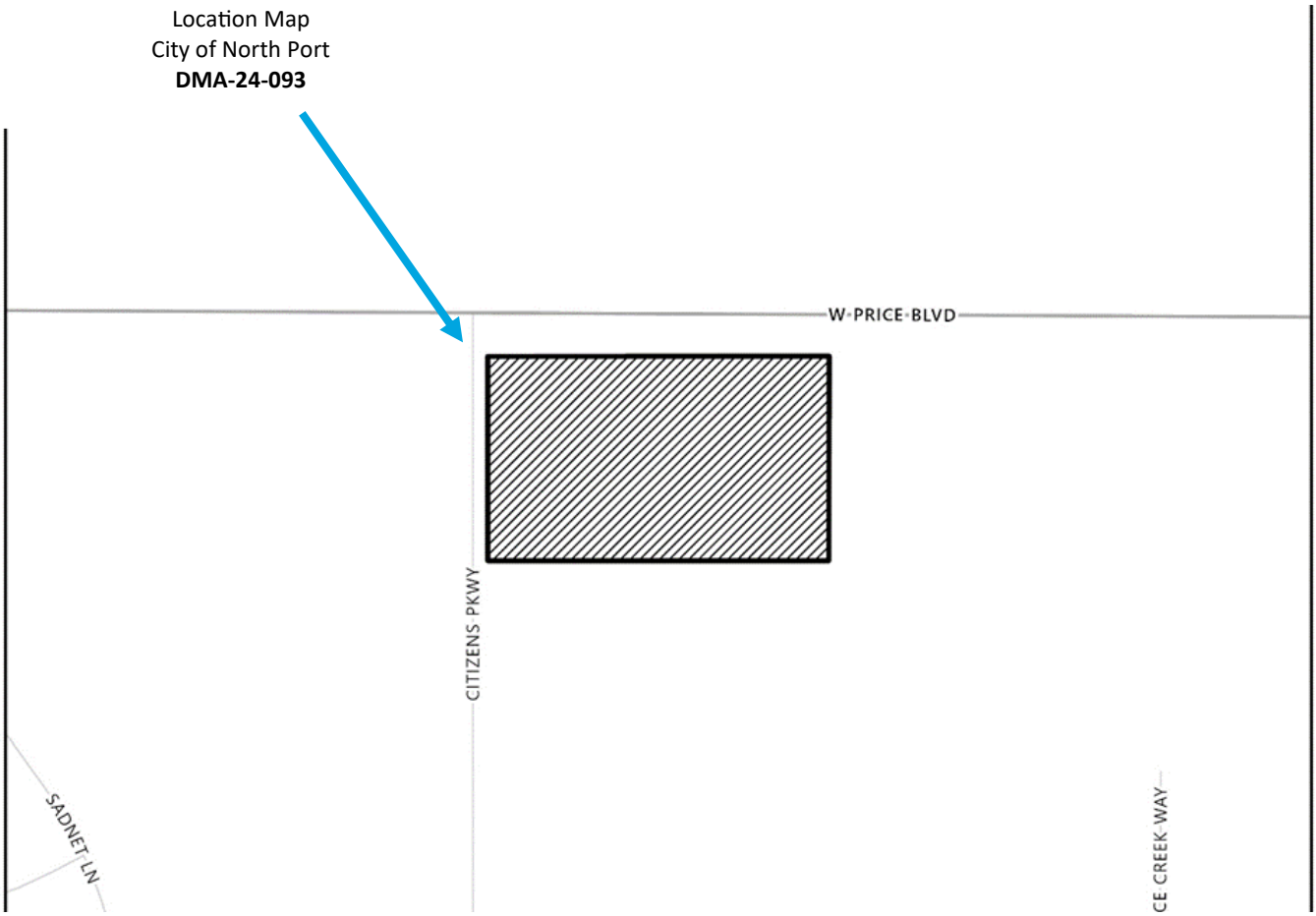

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MEDVEDSKIY ALEKSEY A
BULLA VASILIY

2091 BRUBECK RD

NORTH PORT, FL 34287-3606

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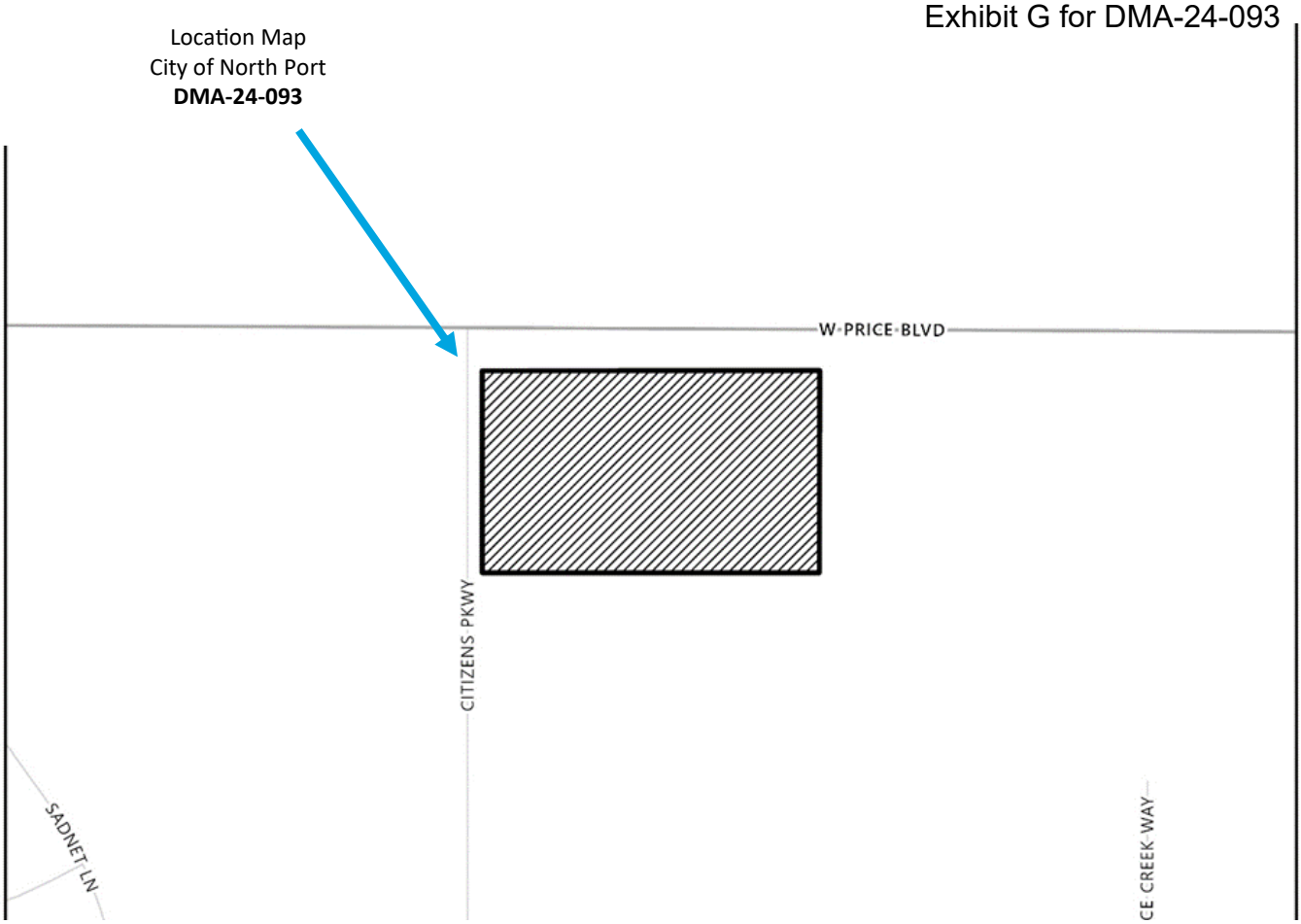
City of North Port
DMA-24-093



Location Map
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DMA-24-093

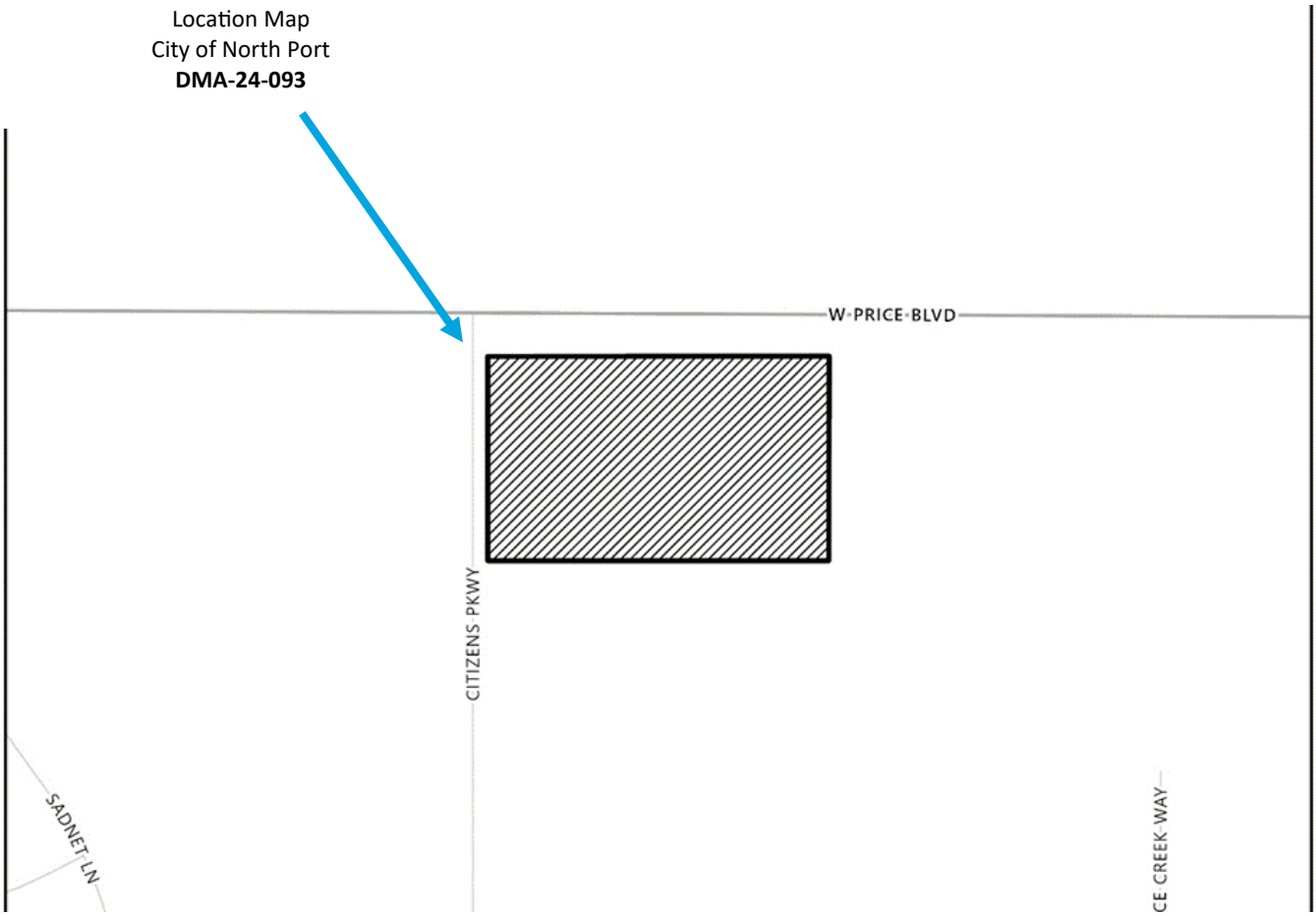

Exhibit G for DMA-24-093

City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

PUBLIC NOTICE - CITY OF NORTH PORT
NOTICE OF PUBLIC HEARINGS
PETITION NO. DMA-24-093

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NOWICKI ELIZABETH

1840 NORVELL AVE

NORTH PORT, FL 34286-6751

City of North Port
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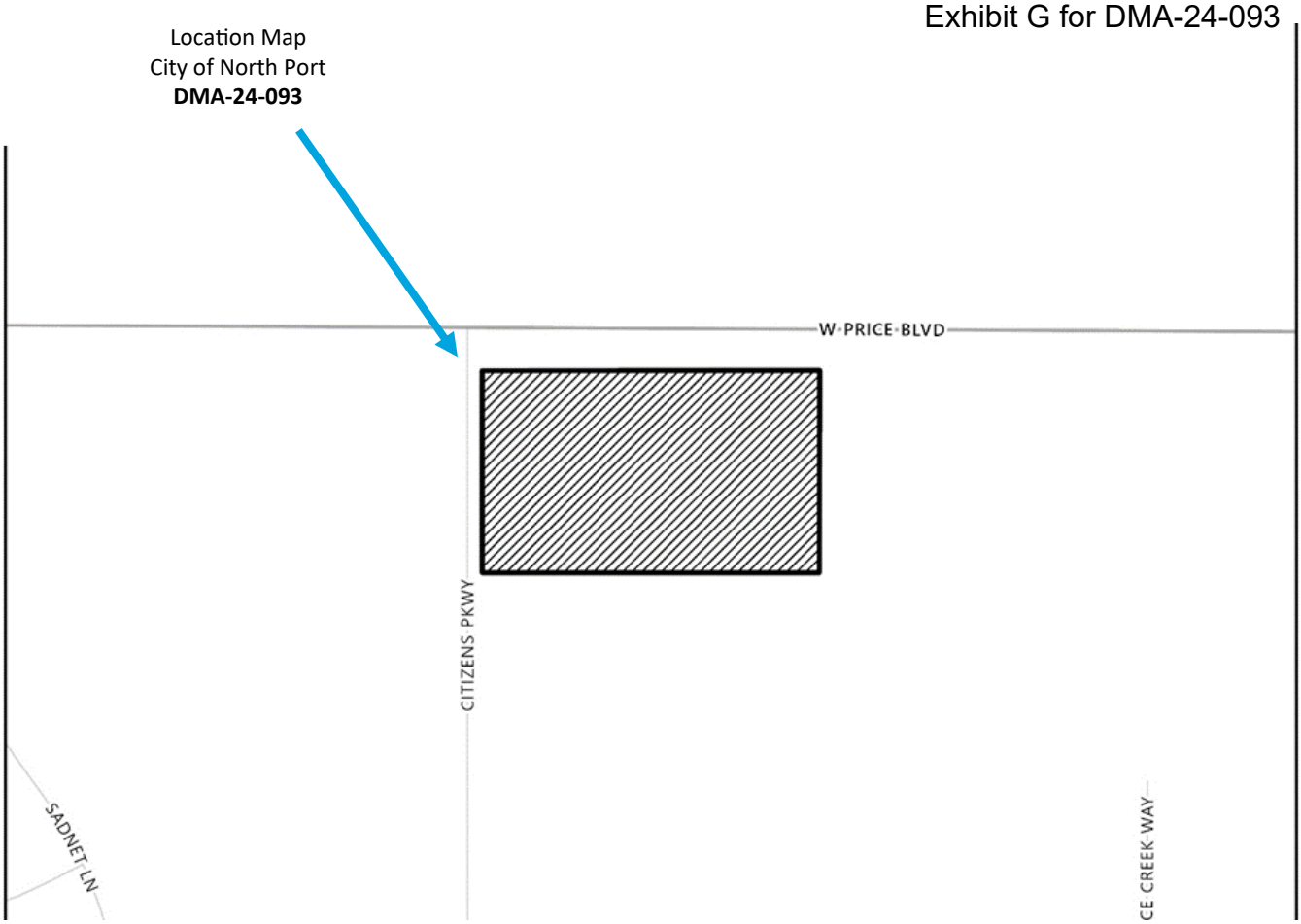

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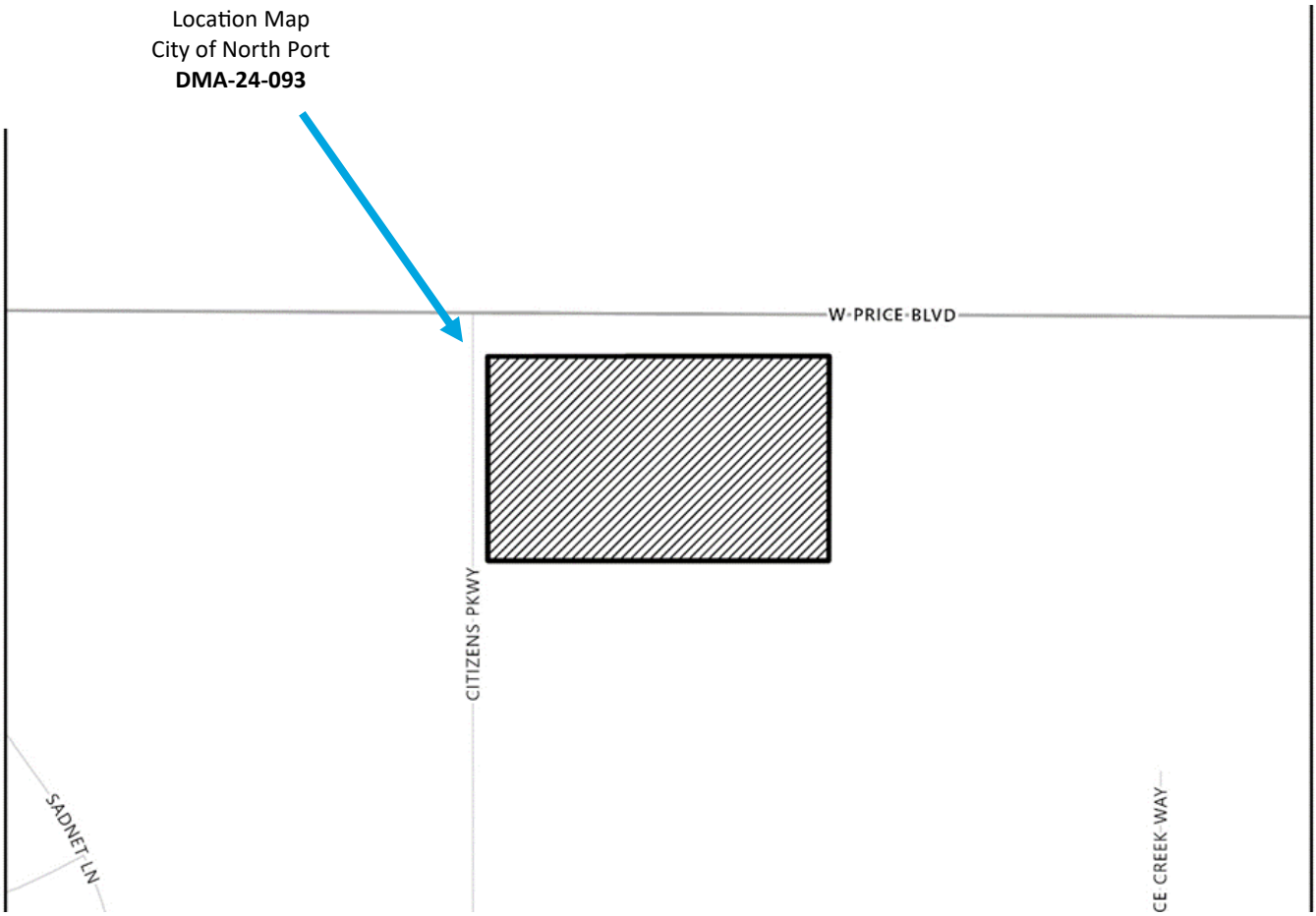

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OSINGA JUSTIN G
OSINGA JORDAN L

1269 ALABELLE LN

NORTH PORT, FL 34286-7503

City of North Port
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4970 City Hall Boulevard
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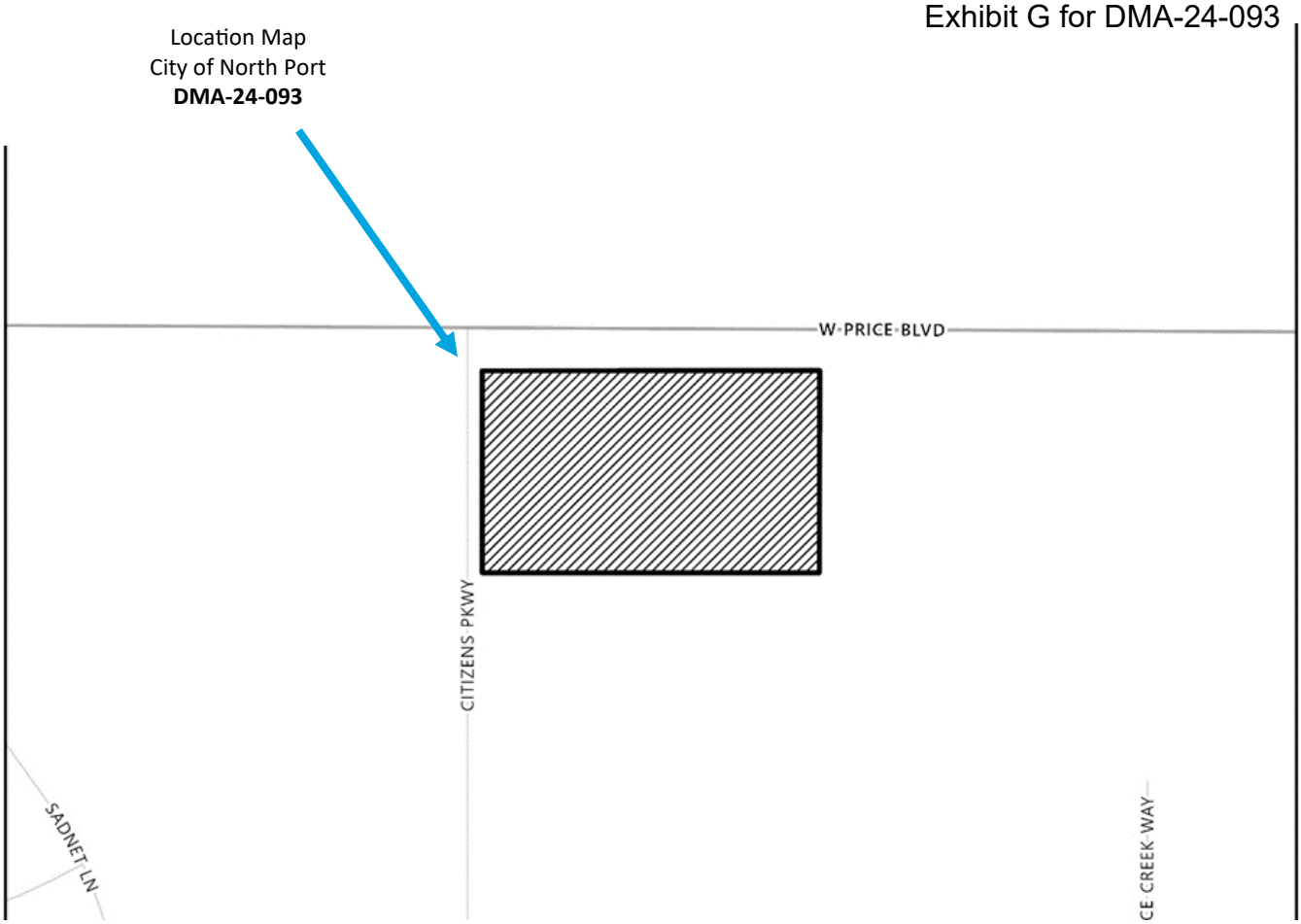

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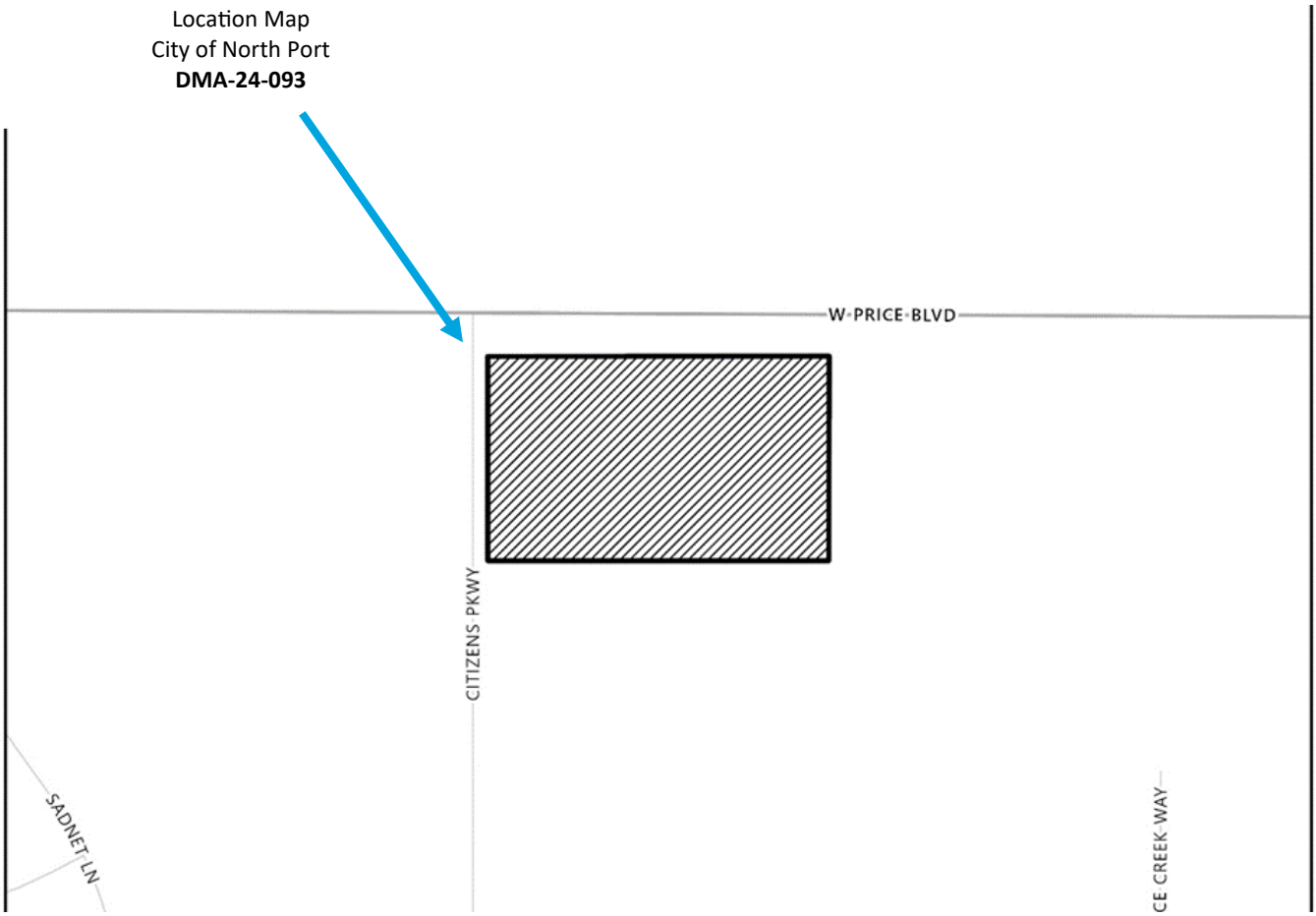

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PARRISH BRANDON STECH

1354 SADNET LN

NORTH PORT, FL 34286-6783

City of North Port
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4970 City Hall Boulevard
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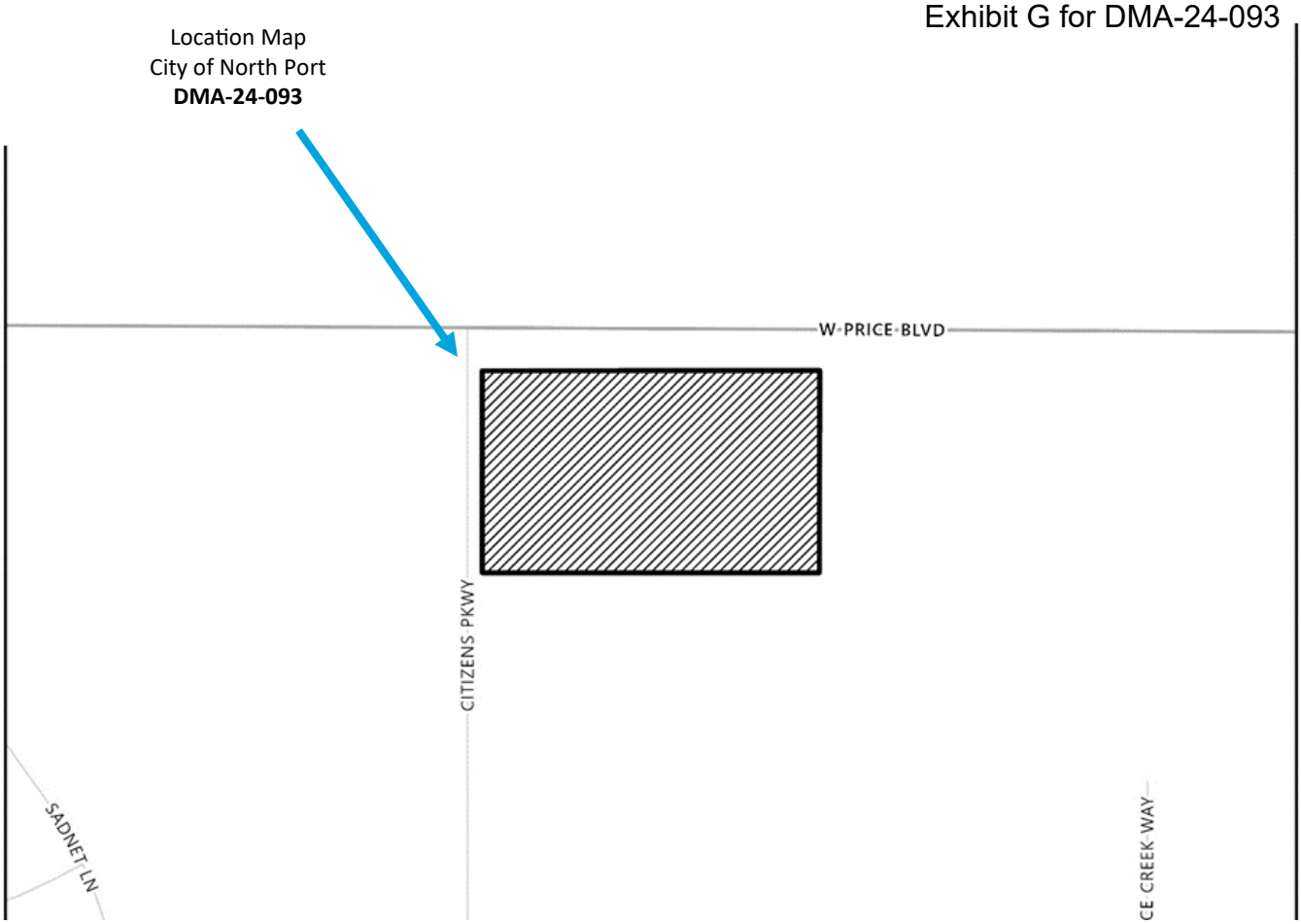

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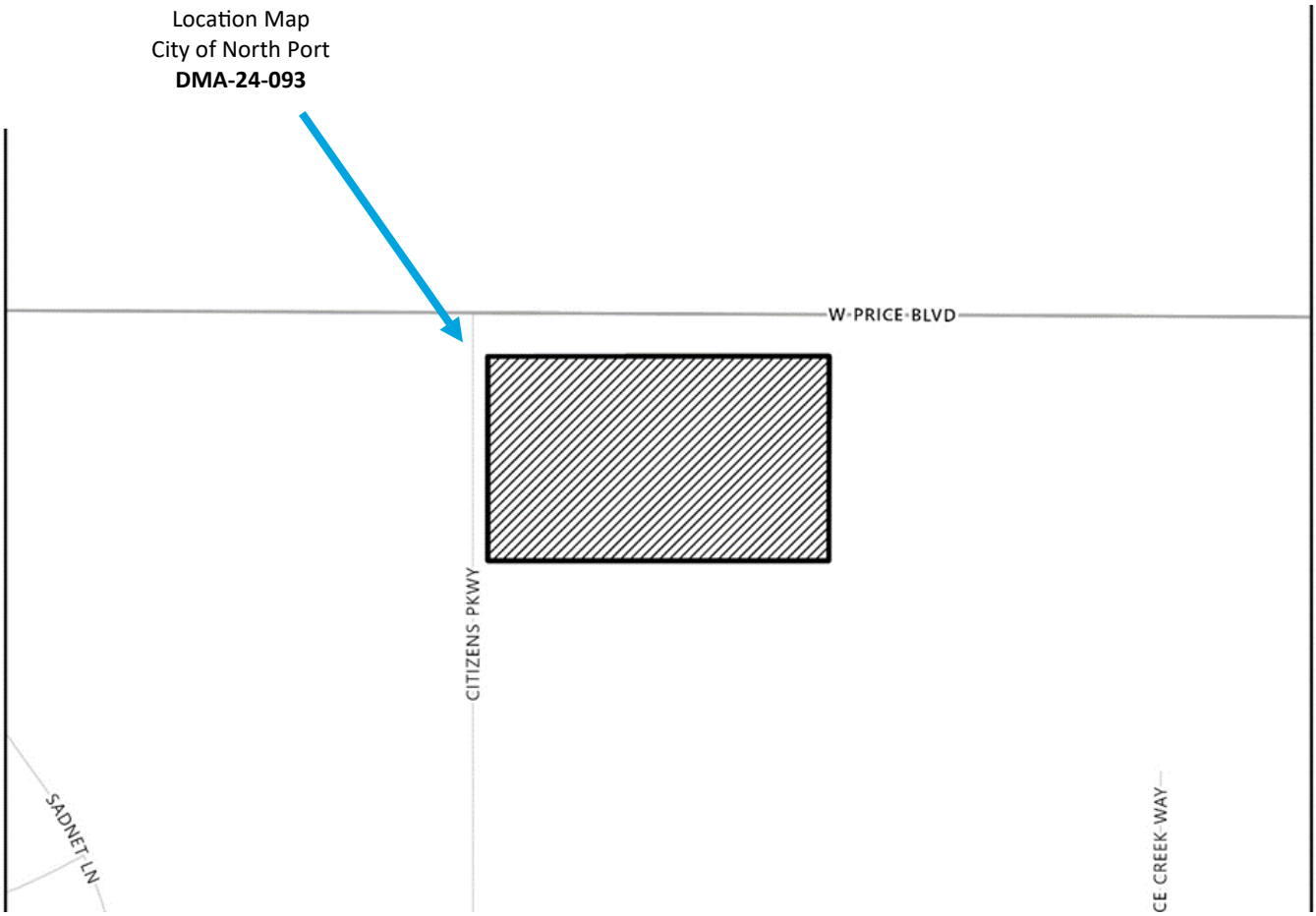

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PHILLIPS LINVAL
PHILLIPS VADNIE

1840 BLUEBIRD AVE

NORTH PORT, FL 34286-6759

City of North Port
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Planning & Zoning Division
4970 City Hall Boulevard
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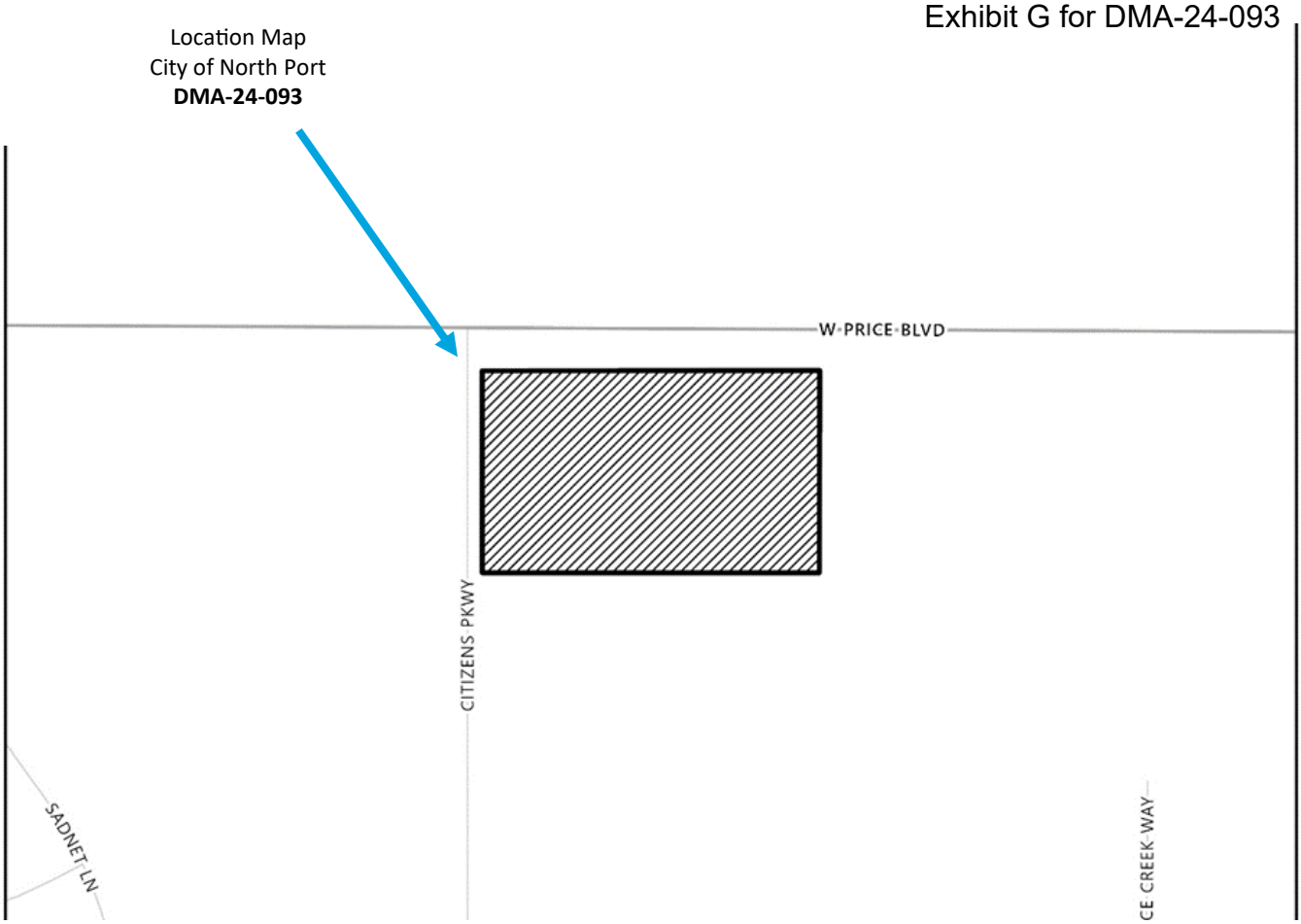

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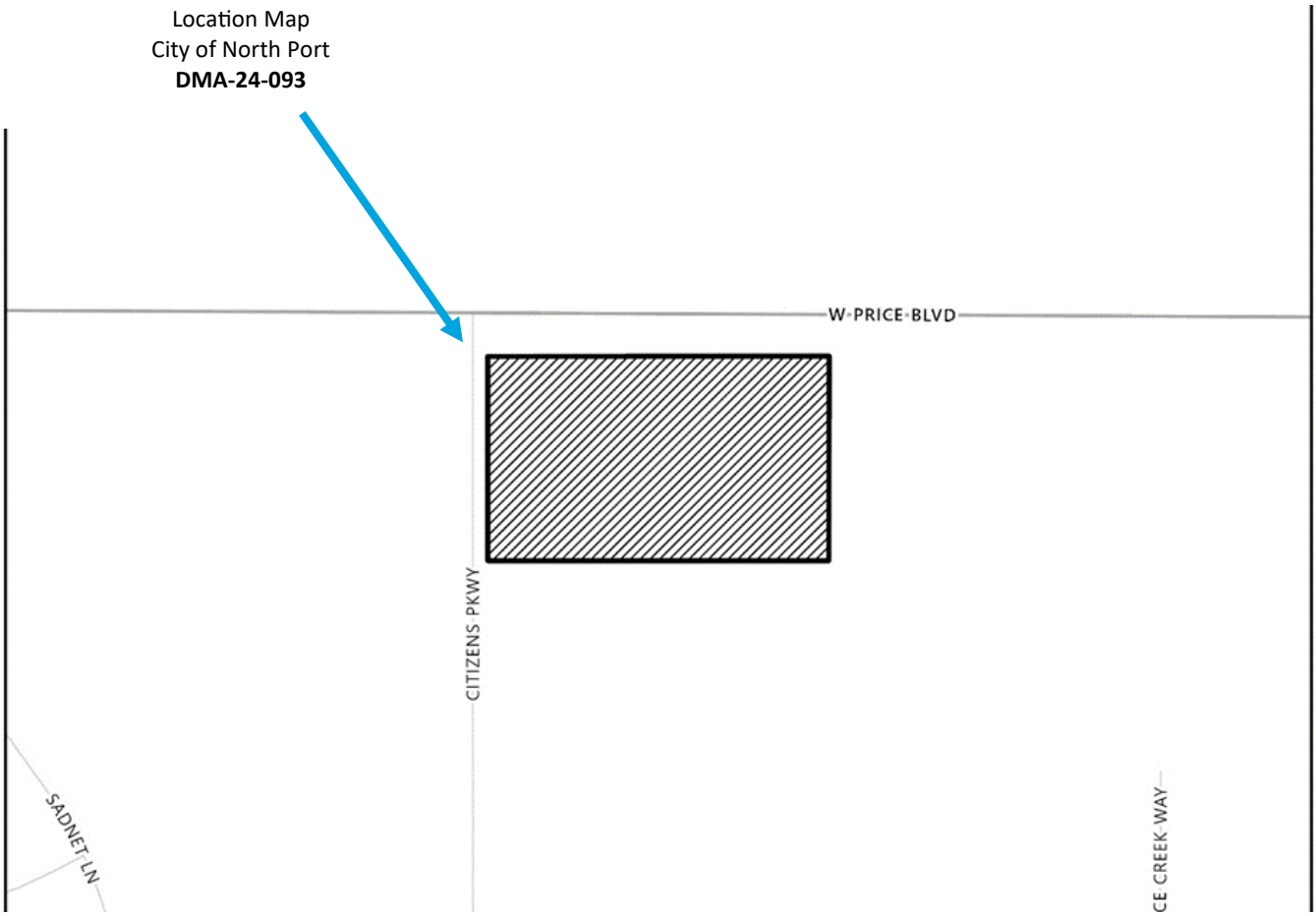

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PRICE AND TOLEDO LLC

1100 N TOLEDO BLADE BLVD

NORTH PORT, FL 34288-8694

City of North Port
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4970 City Hall Boulevard
North Port, FL 34286

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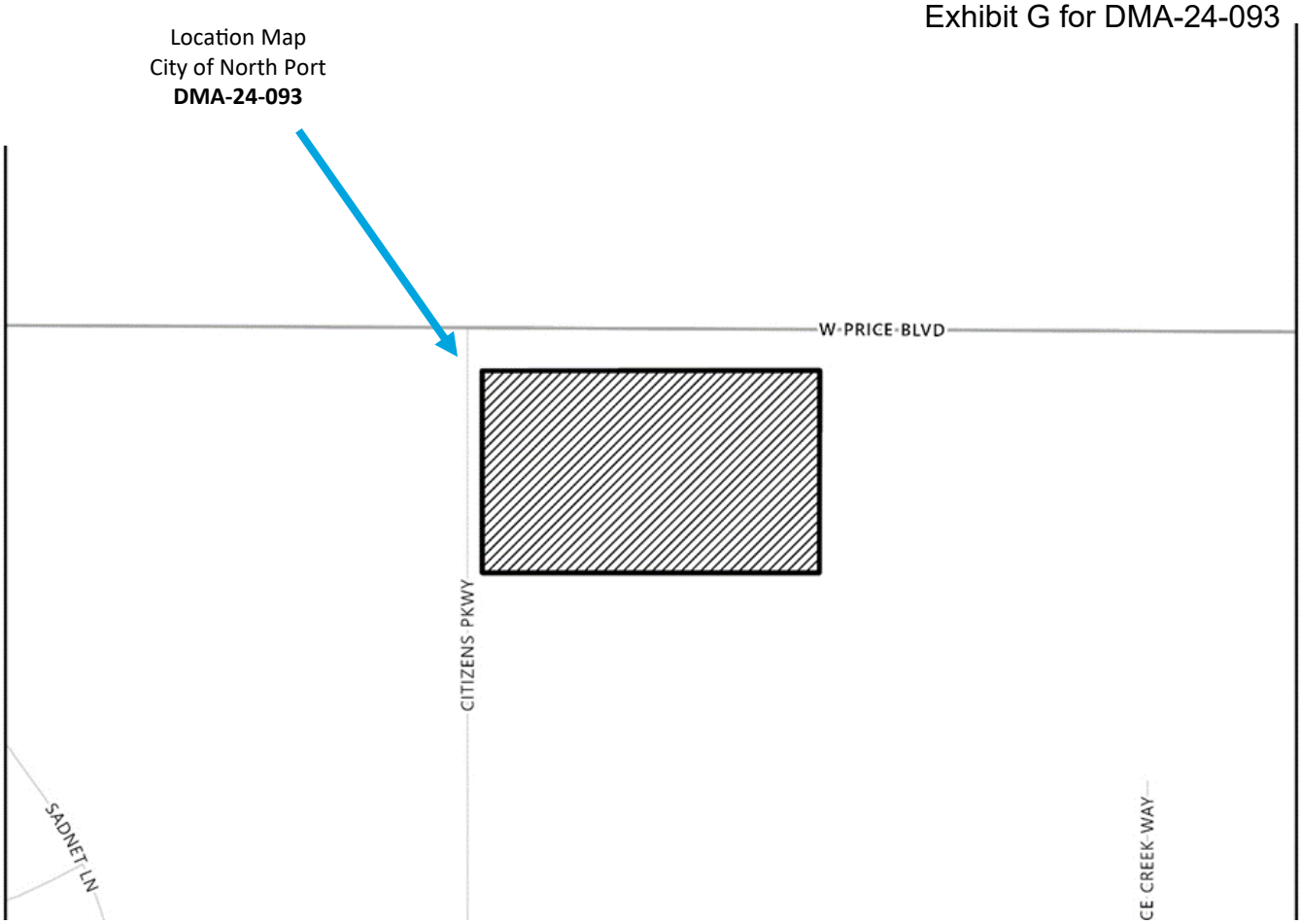

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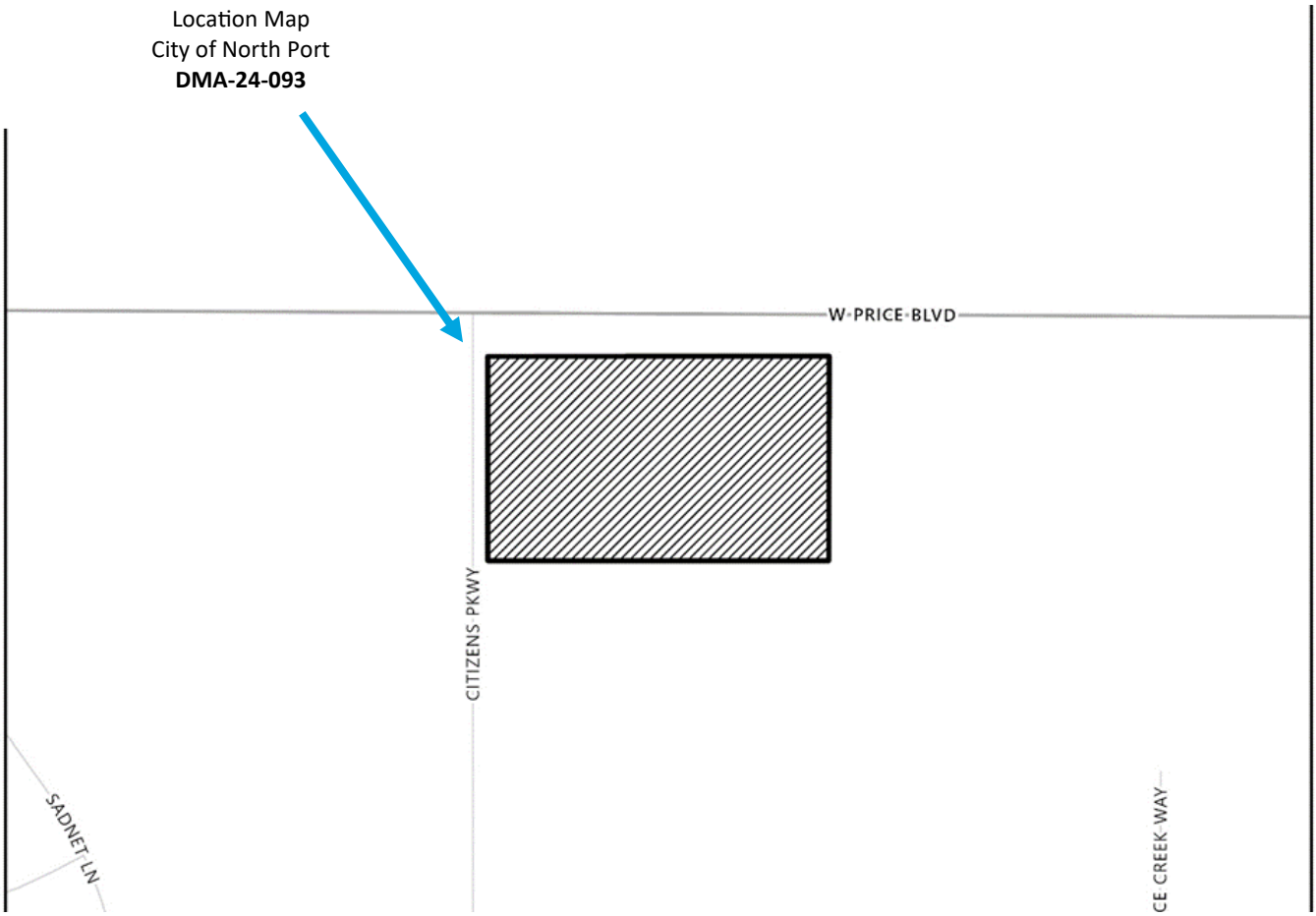

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RANALLO ANDREW A

1020 CALIVA ST

NORTH PORT, FL 34286-0721

City of North Port
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Planning & Zoning Division
4970 City Hall Boulevard
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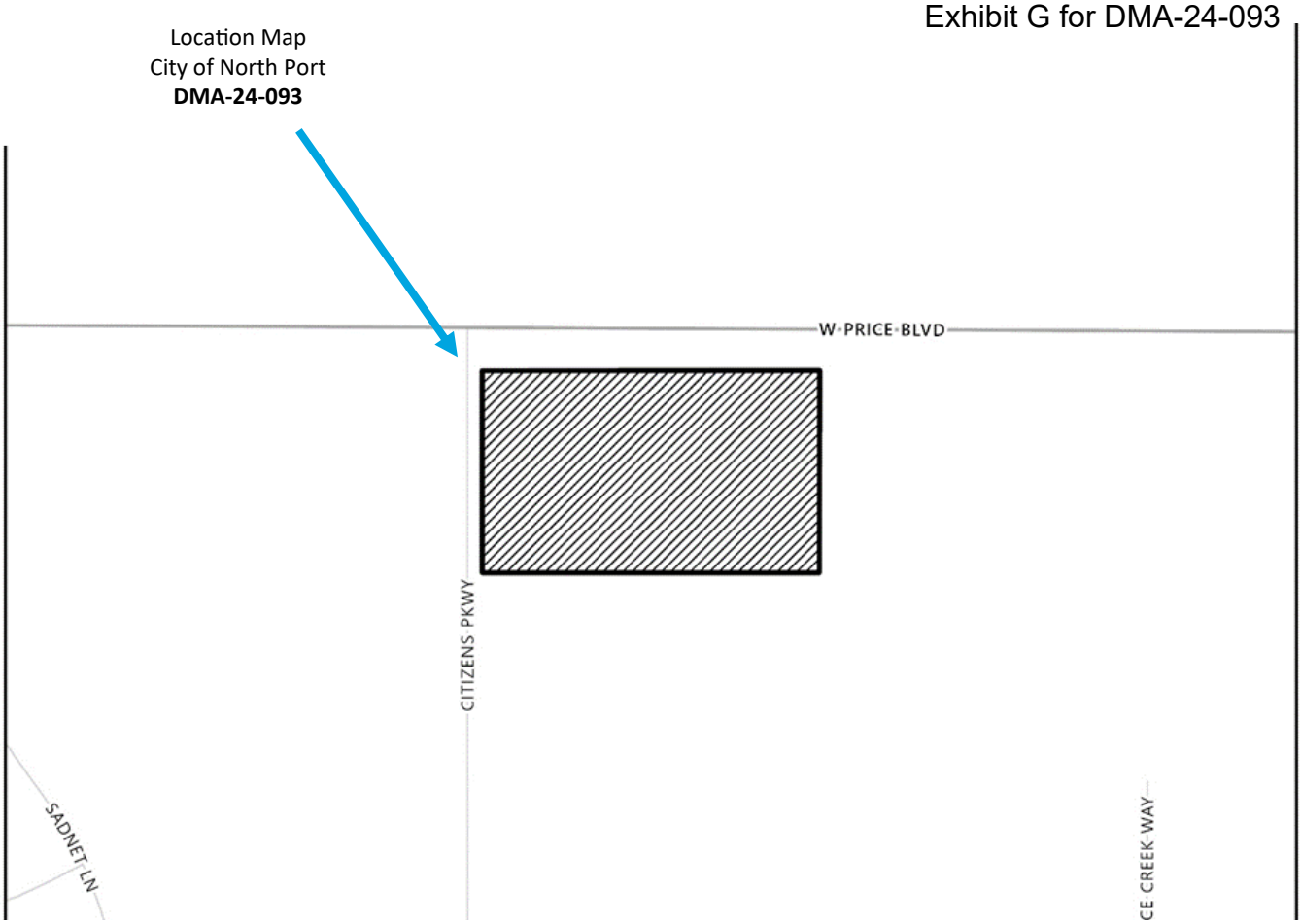

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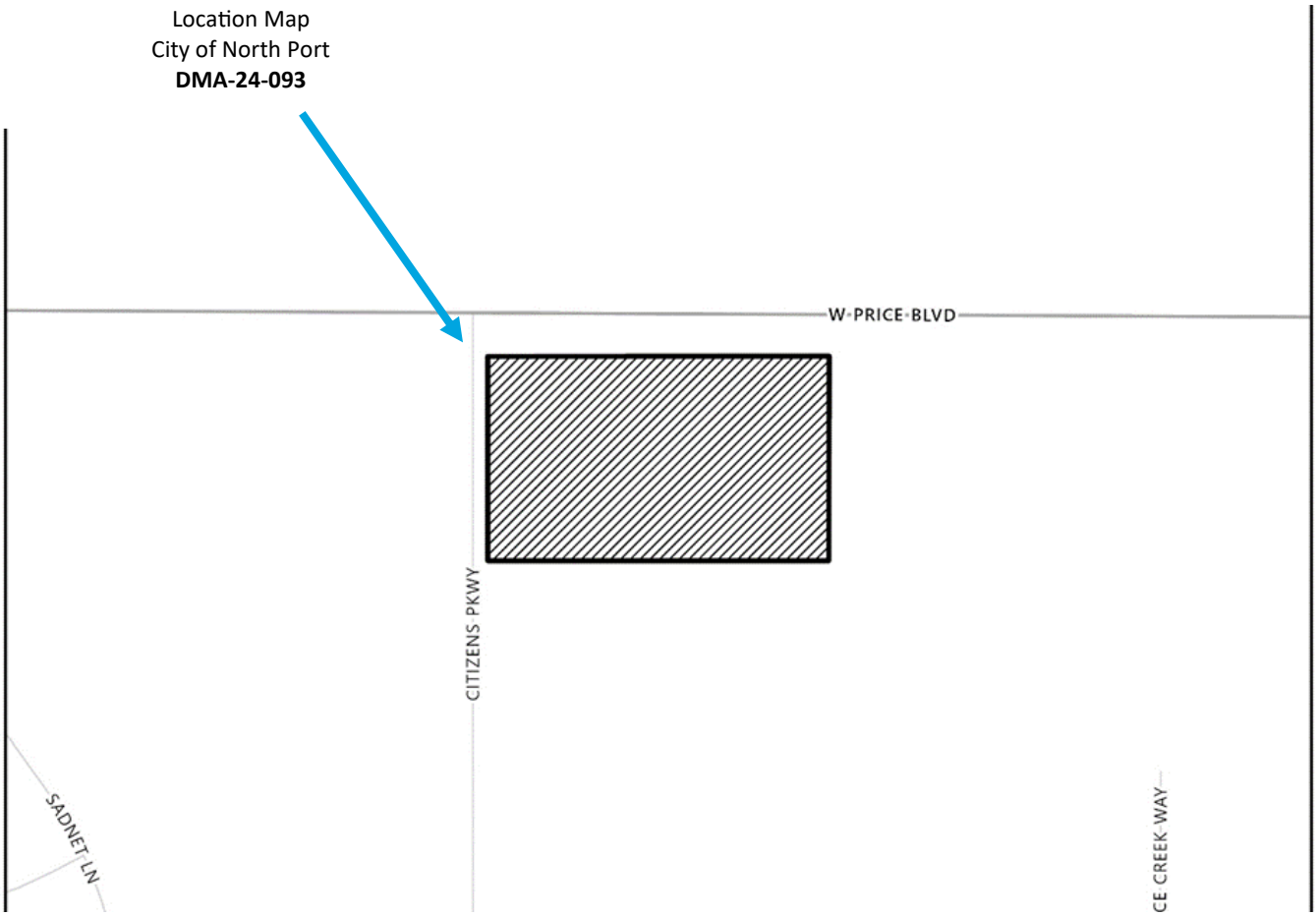

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RASSMUSSEN REVOCABLE LIVING TRUST

1861 SADNET LN

NORTH PORT, FL 34286-0714

City of North Port
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4970 City Hall Boulevard
North Port, FL 34286

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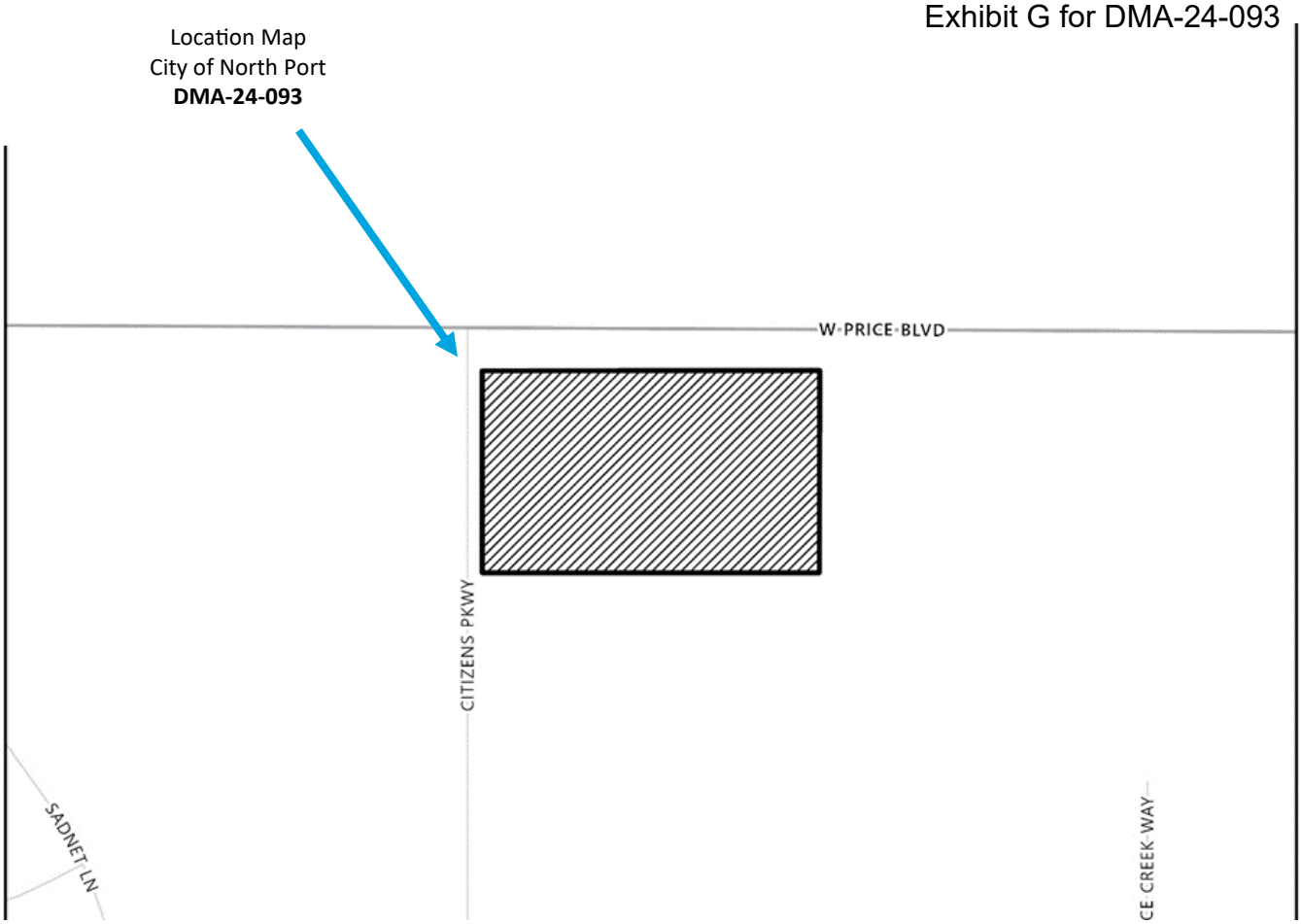

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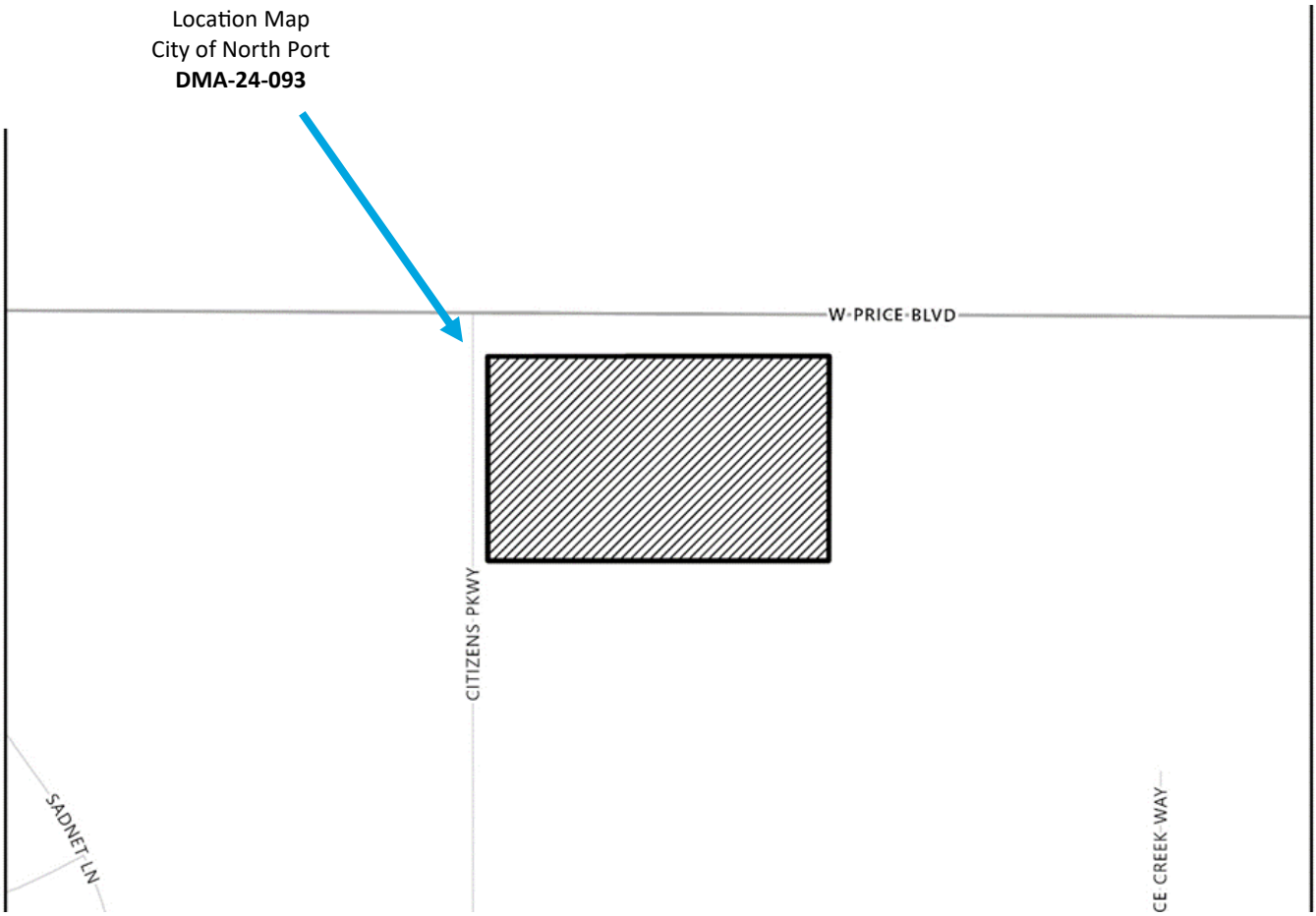

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ROBERT E DUNN AND DEBORAH J
DUNN REVOCABLE LIVING TRUST
DUNN ROBERT E (TTEE)
DUNN DEBORAH J (TTEE)
1758 BUSHNELL AVE

NORTH PORT, FL 34286-6713

City of North Port
Neighborhood Development Services
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4970 City Hall Boulevard
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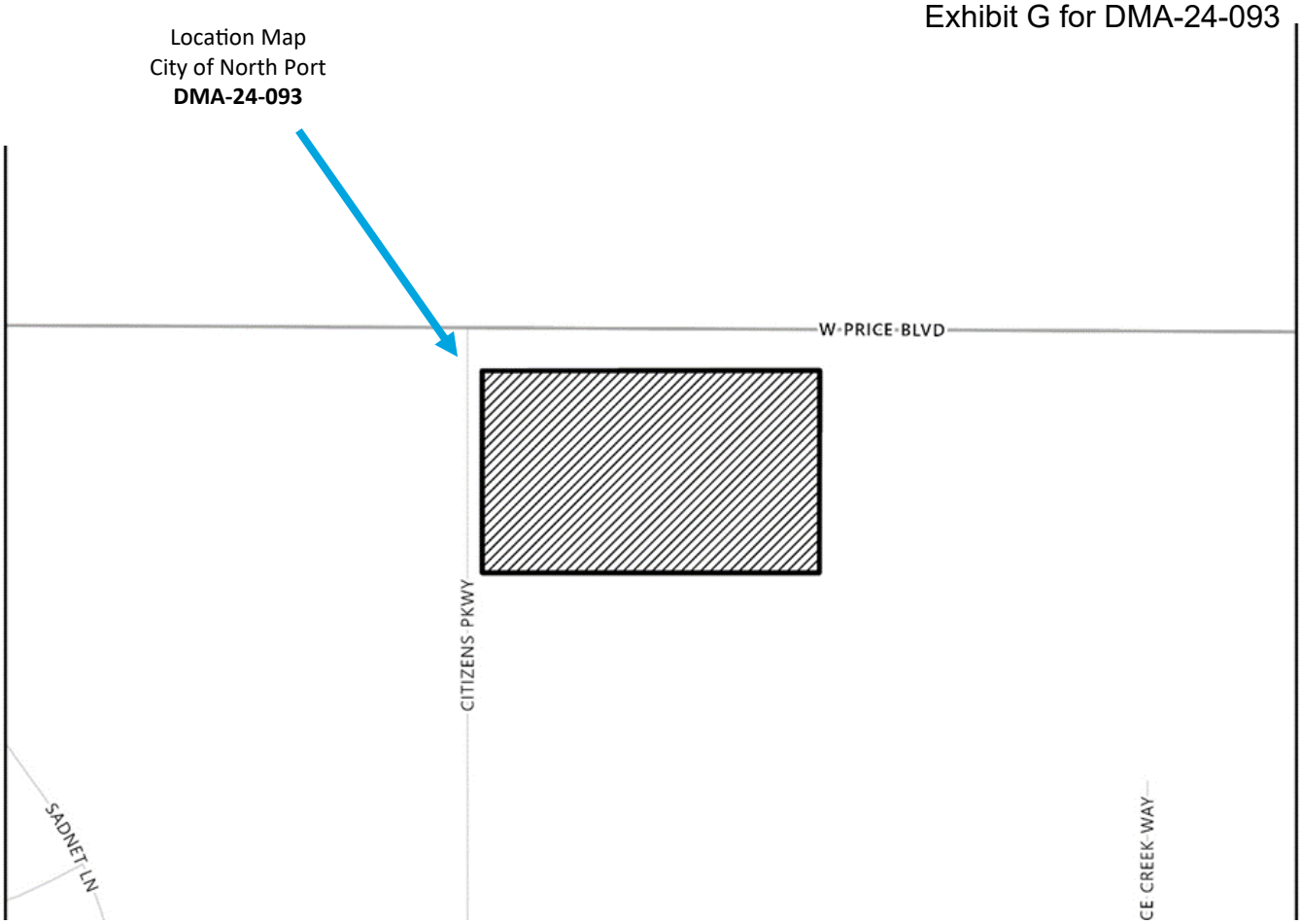

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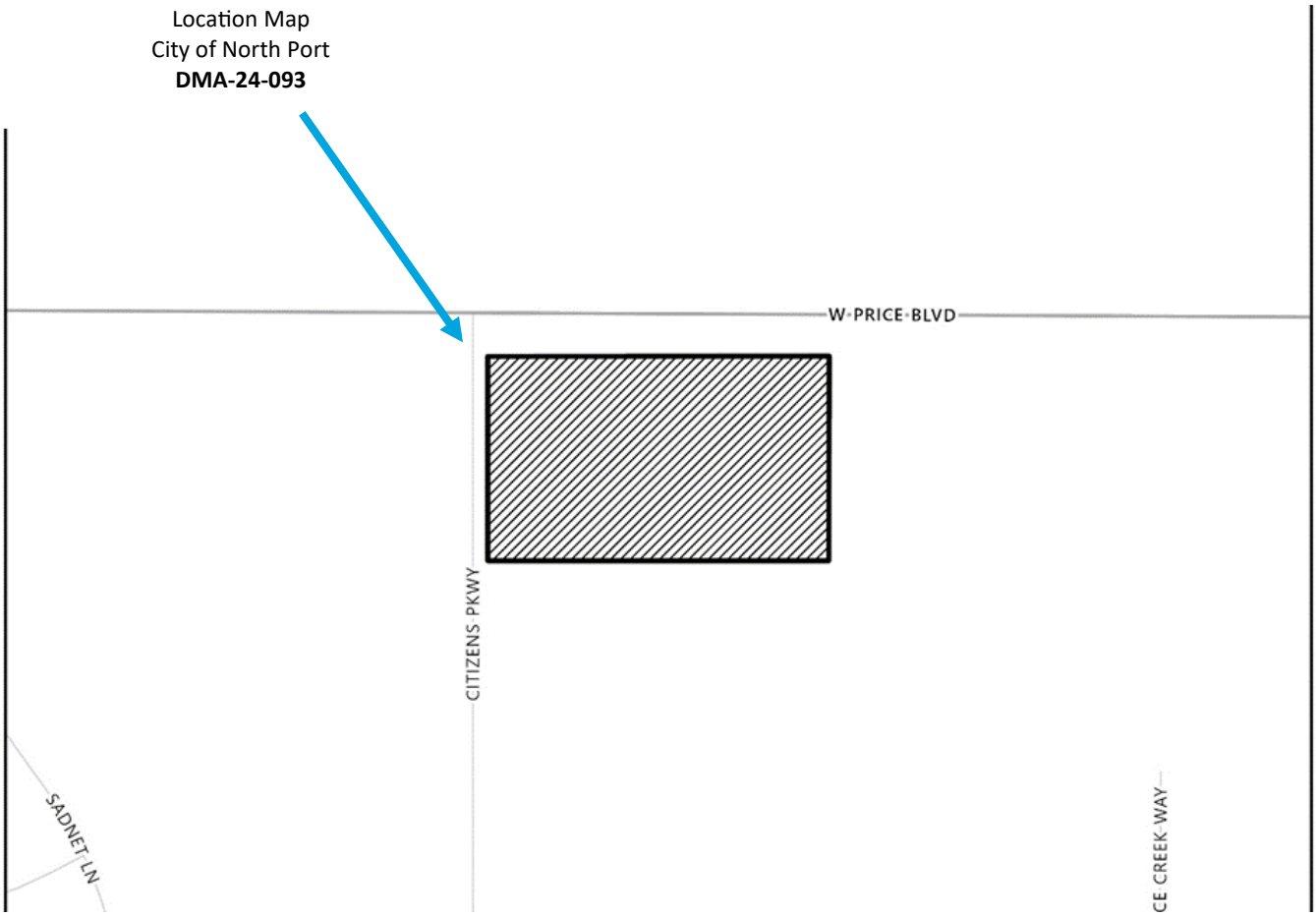

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RODRIGUEZ ANTUAN PONCES
PONCES VALERIA VALENTINA

1750 NORVELL AVE

NORTH PORT, FL 34286-6751

City of North Port
Neighborhood Development Services
Planning & Zoning Division
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PONCES VALERIA VALENTINA

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NORTH PORT, FL 34286-6751

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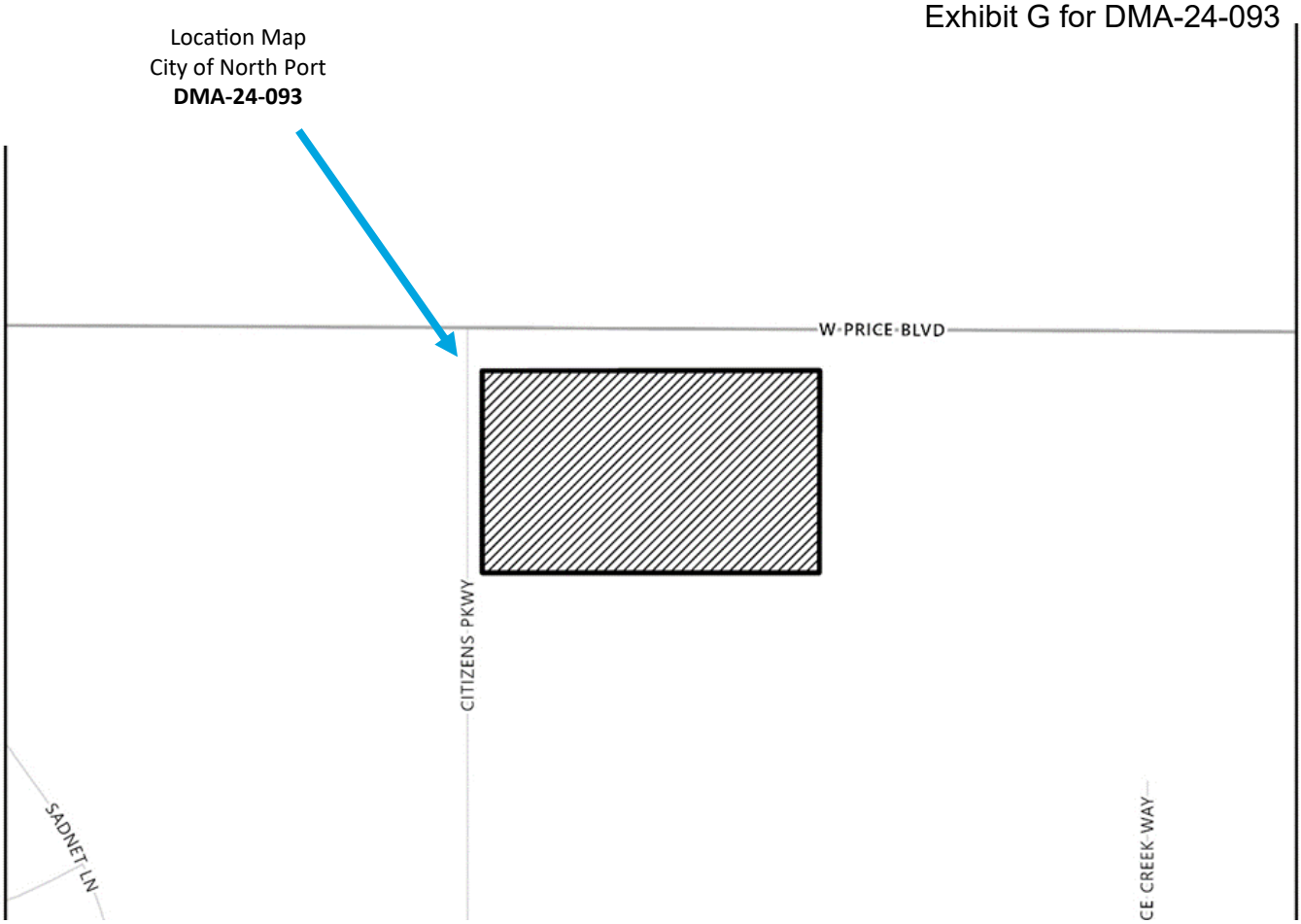
DMA-24-093



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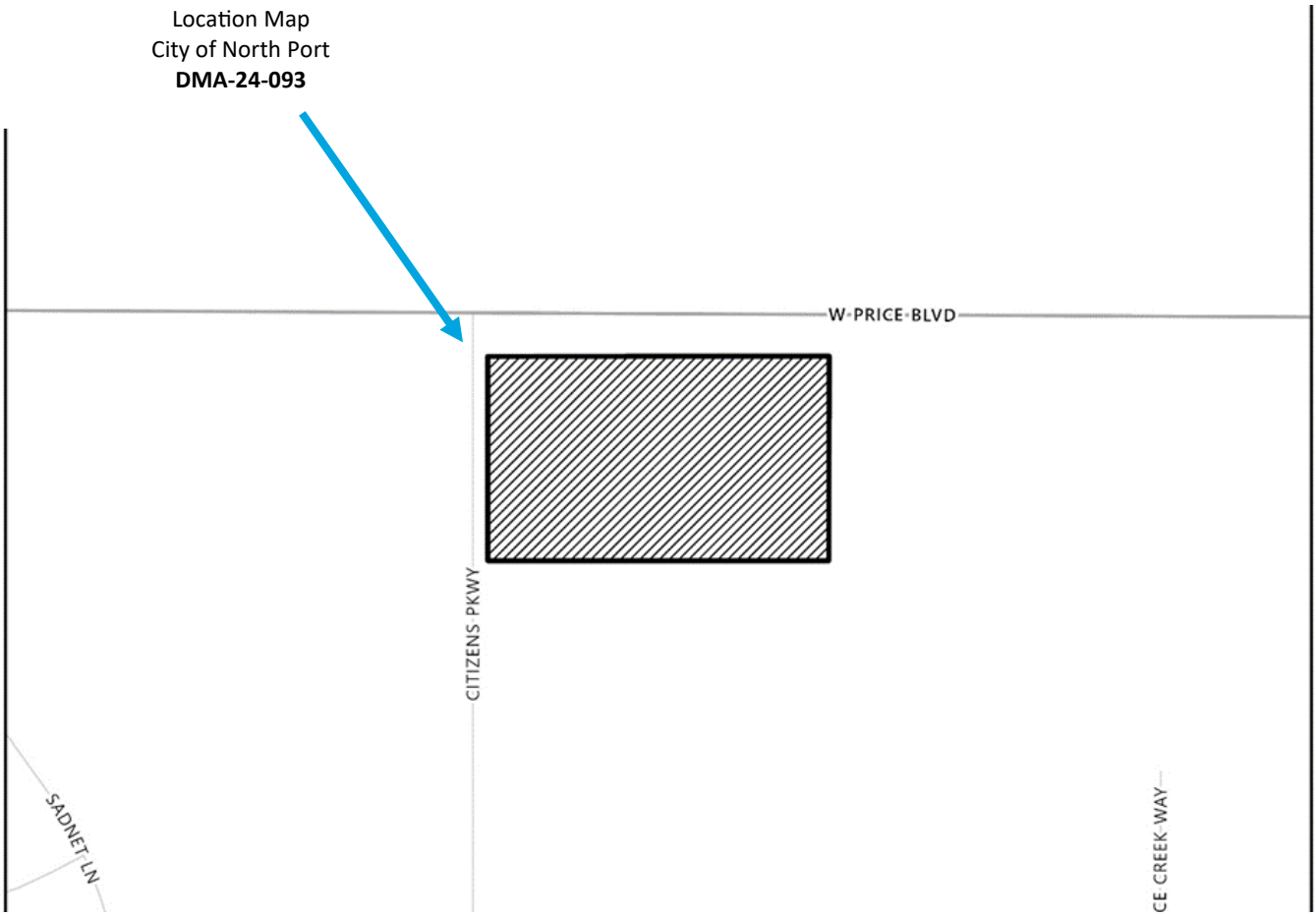

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ROYAL REMODELING AND DESIGN INC

2062 S CHAMBERLAIN BLVD

NORTH PORT, FL 34286-6709

City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

PUBLIC NOTICE - CITY OF NORTH PORT
NOTICE OF PUBLIC HEARINGS
PETITION NO. DMA-24-093

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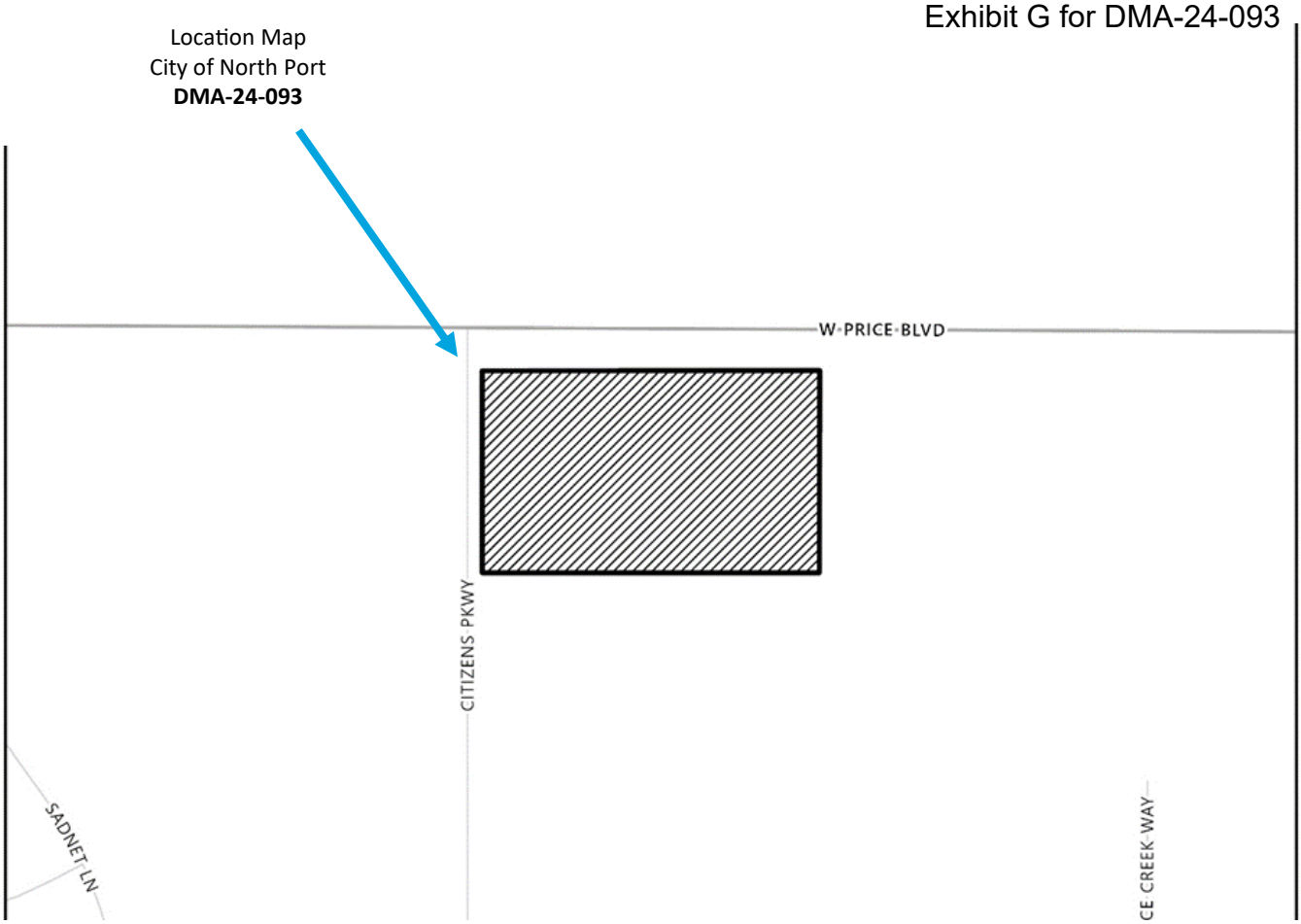
City of North Port
DMA-24-093



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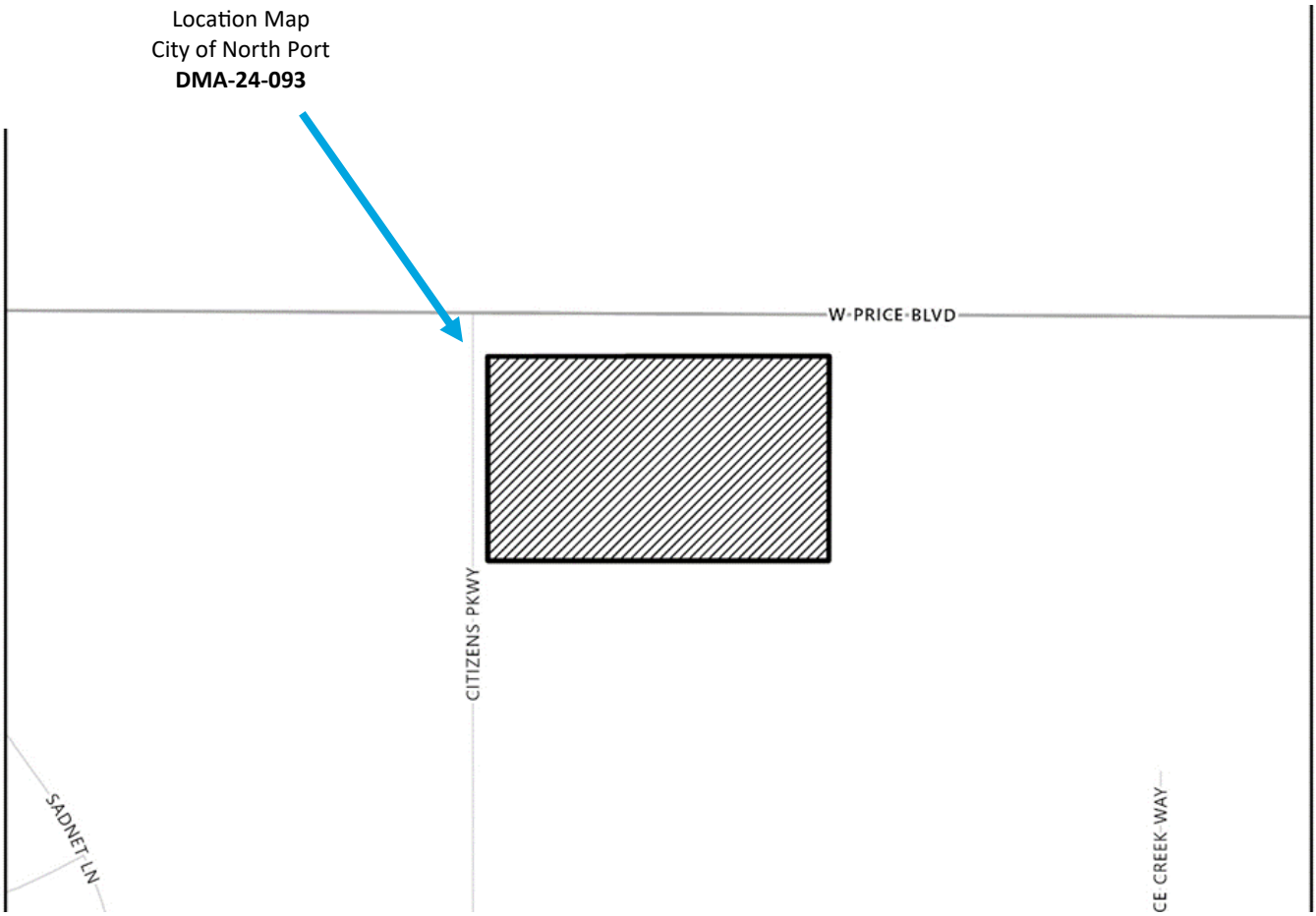
DMA-24-093



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SANTORO DARIO
SANTORO MELINDA M

1866 YALTA TER

NORTH PORT, FL 34286-6730

City of North Port
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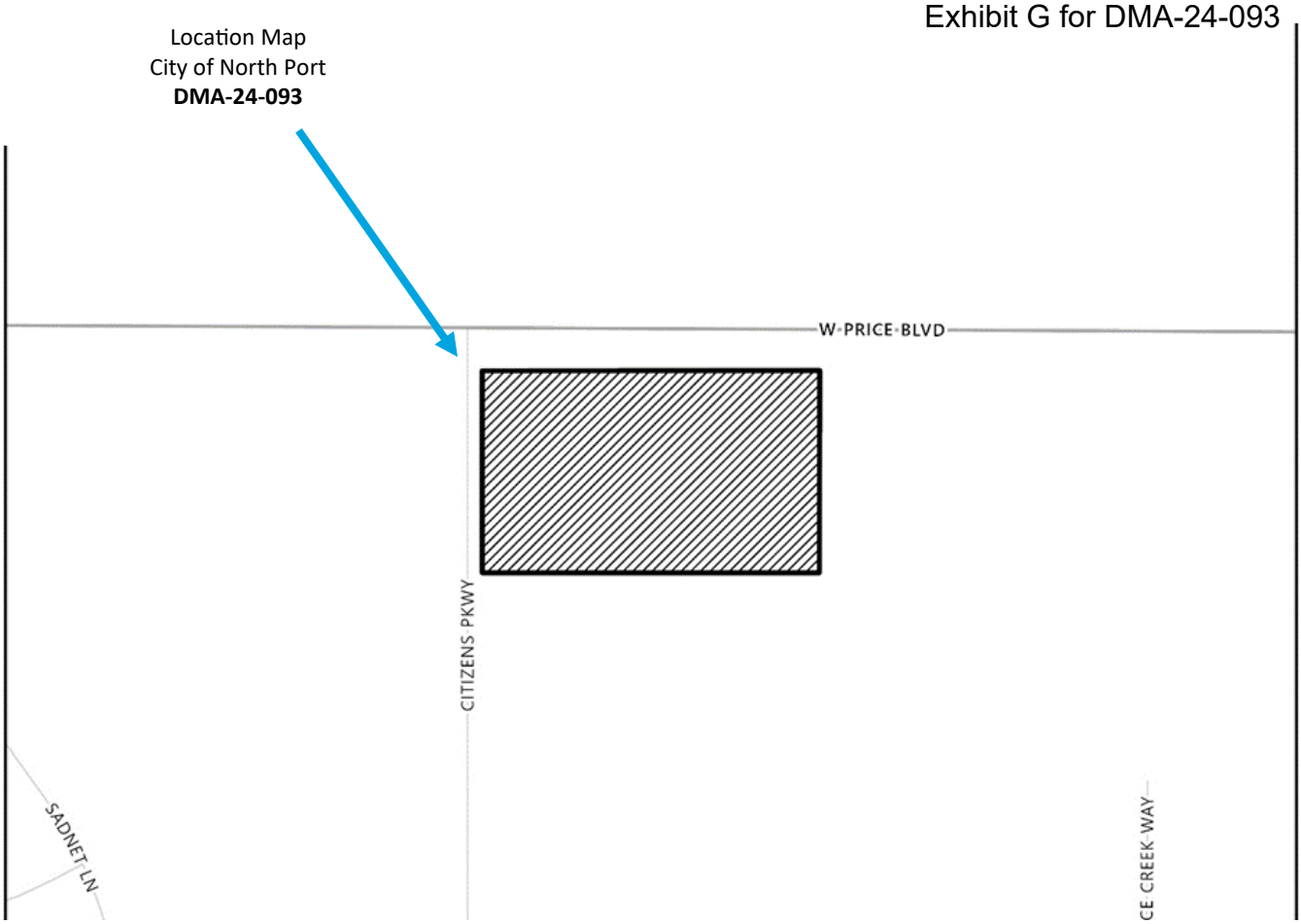

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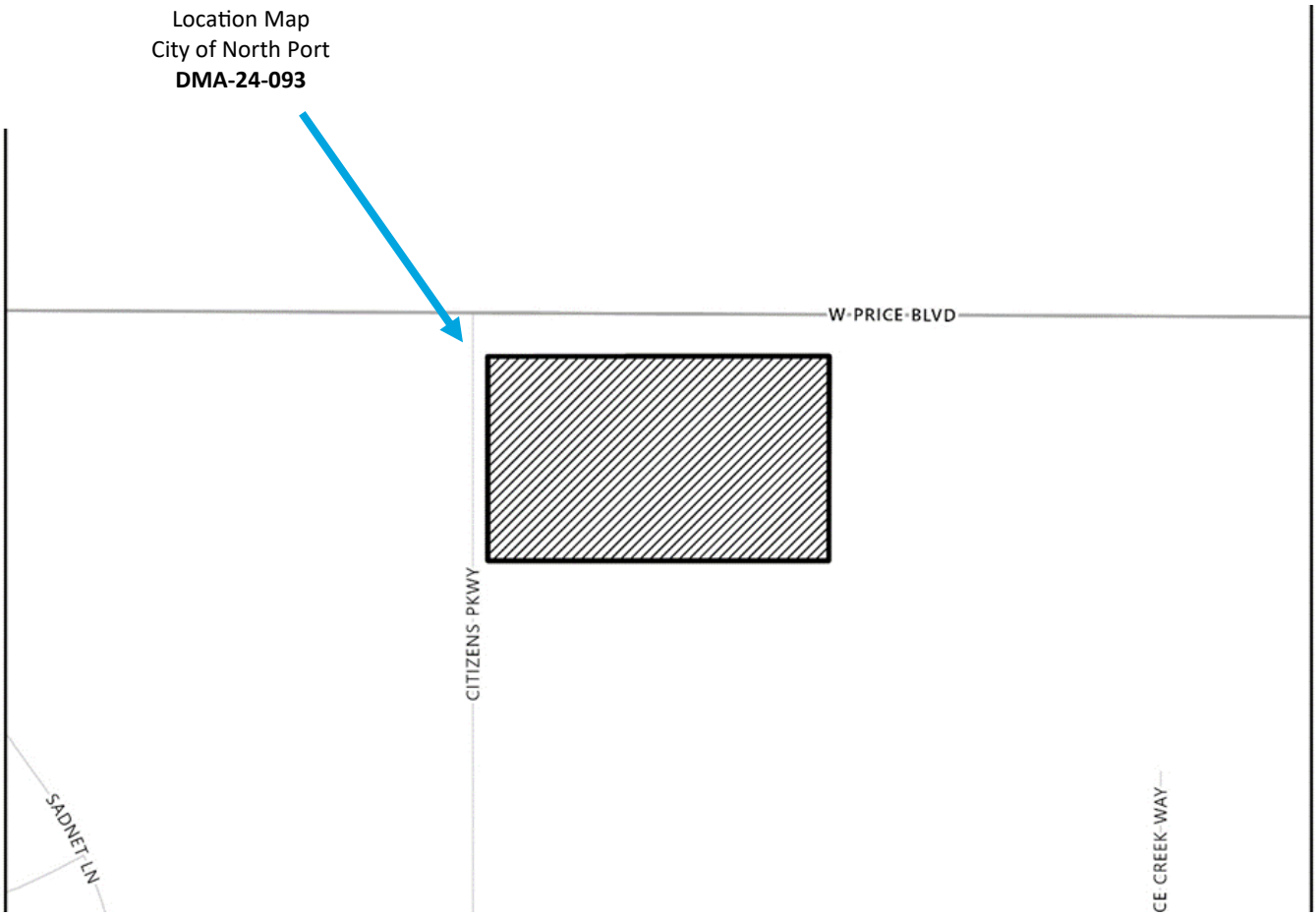

City of North Port
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SIZEMORE SR JAMES R
SIZEMORE JANET L

1842 MARCONI AVE

NORTH PORT, FL 34286-6702

City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
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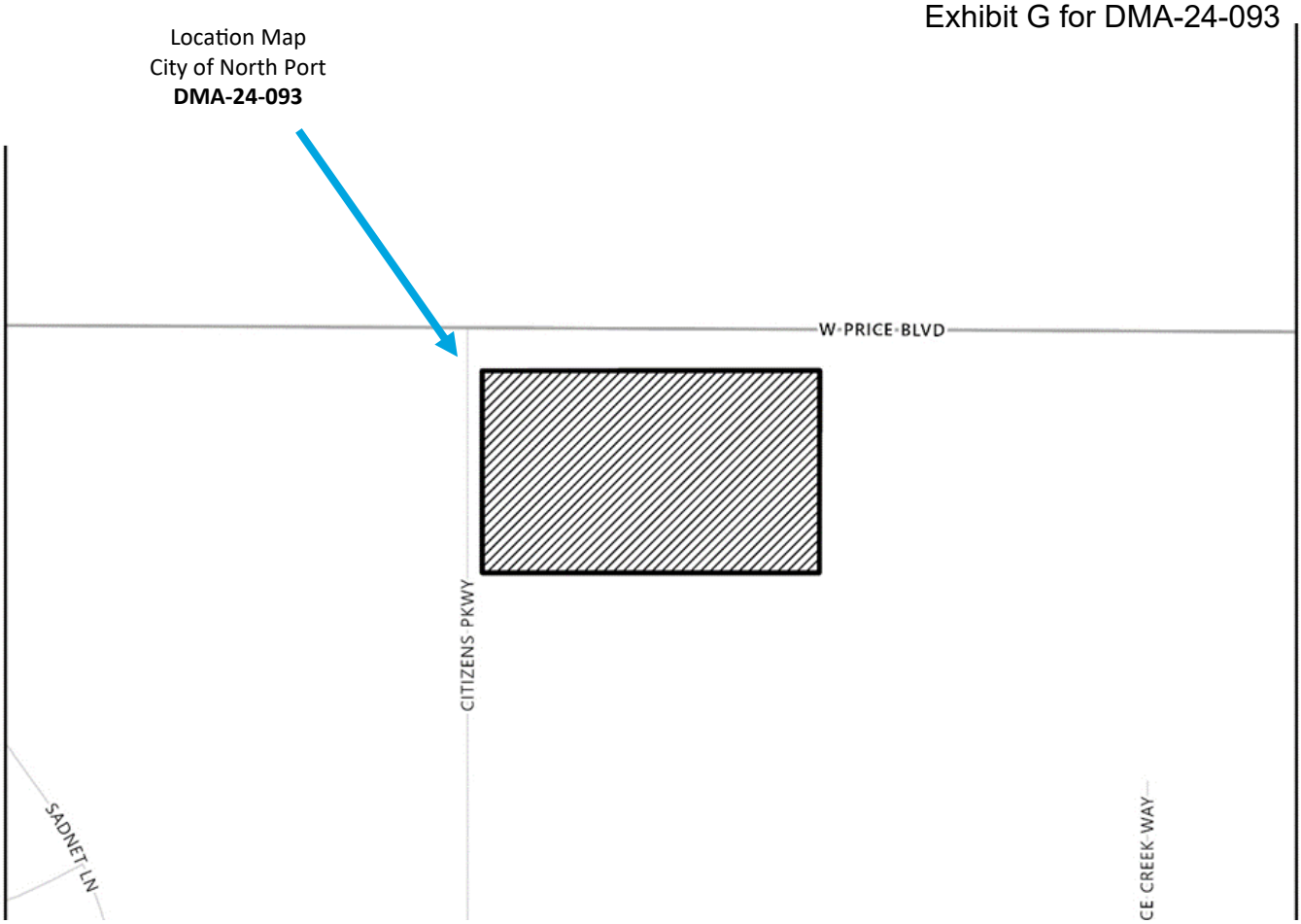

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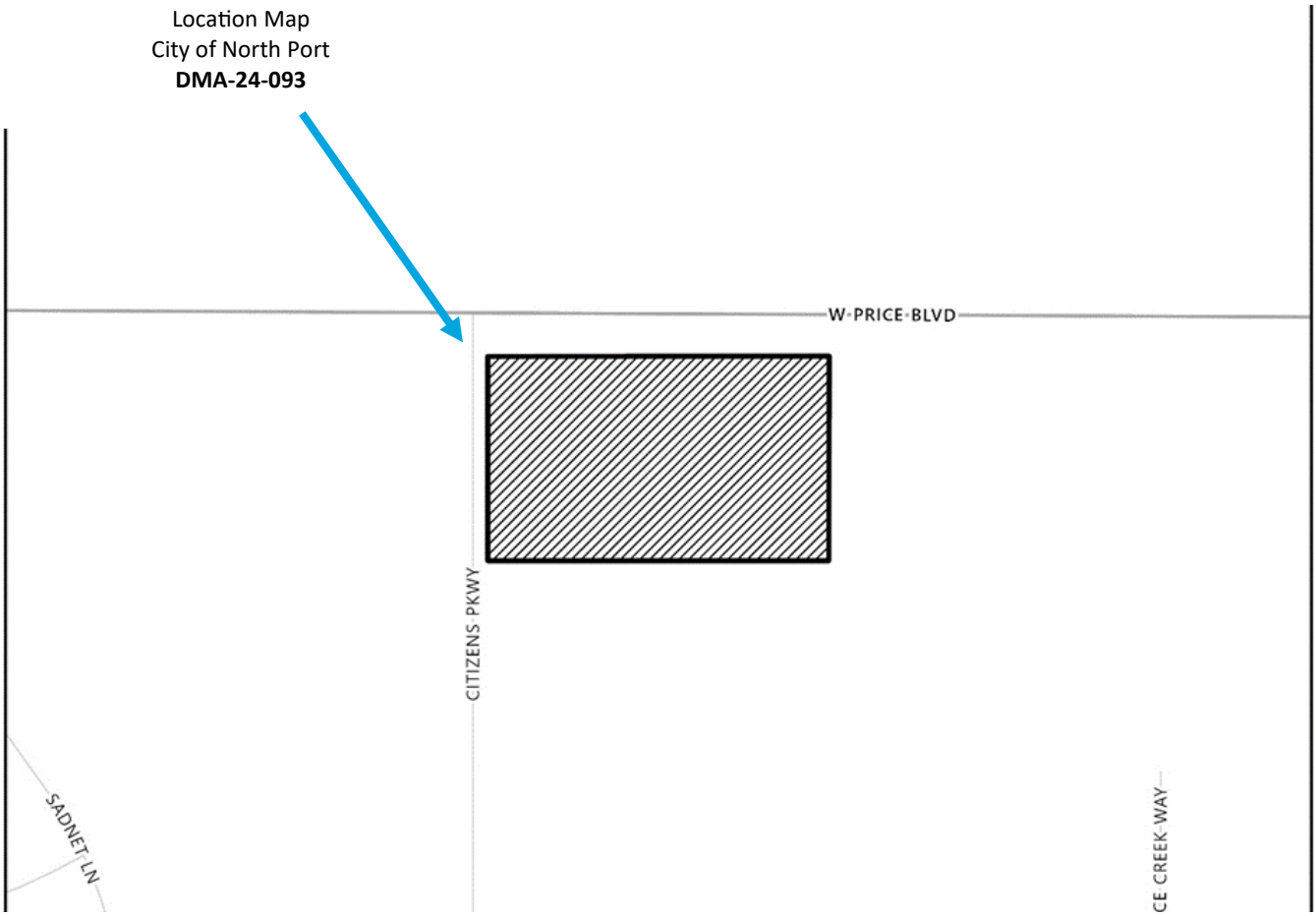

City of North Port
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STEDCKE JENNIFER LYNN
STEDCKE RYAN LEE

1783 BUSHNELL AVE

NORTH PORT, FL 34286-6714

City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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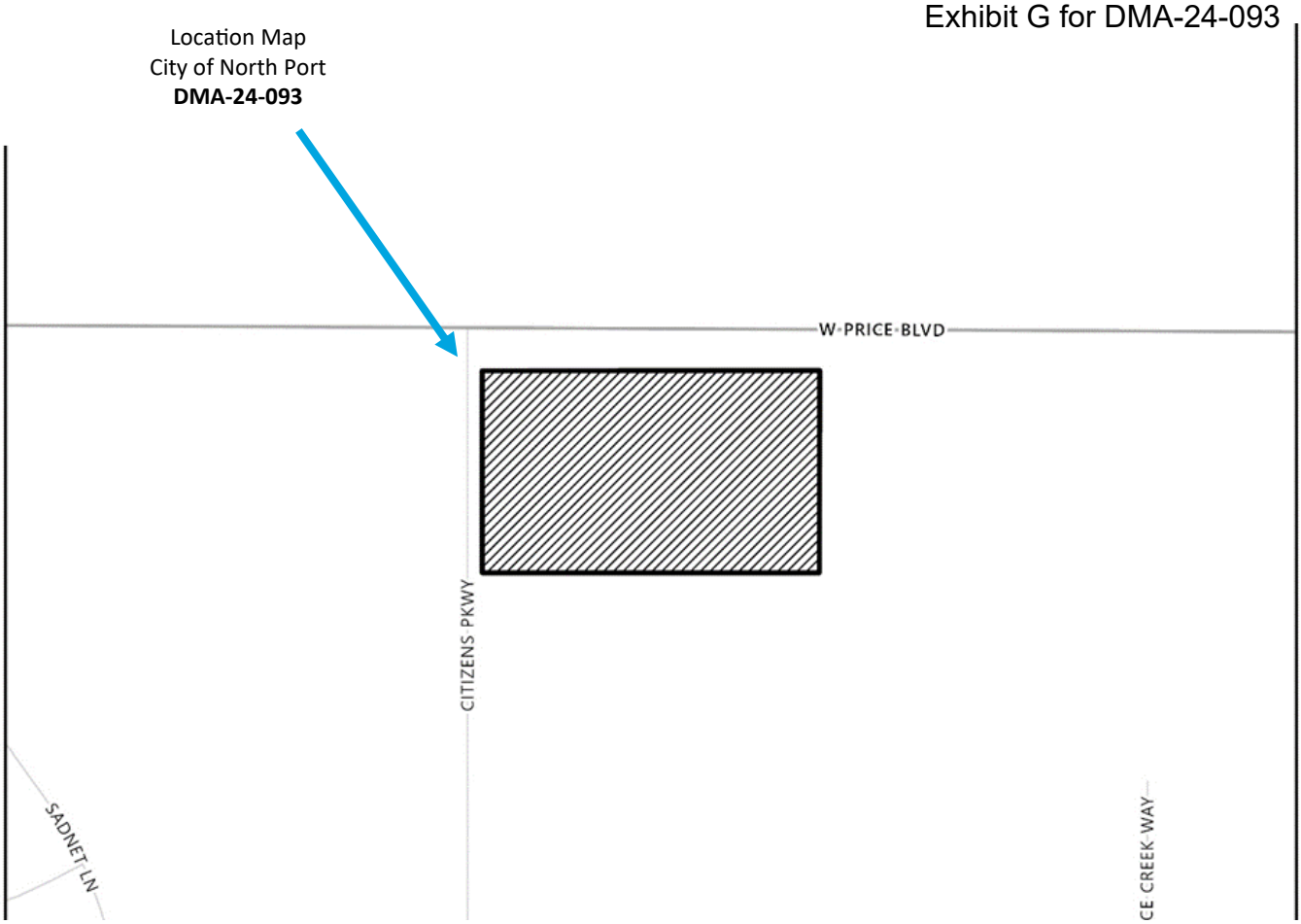

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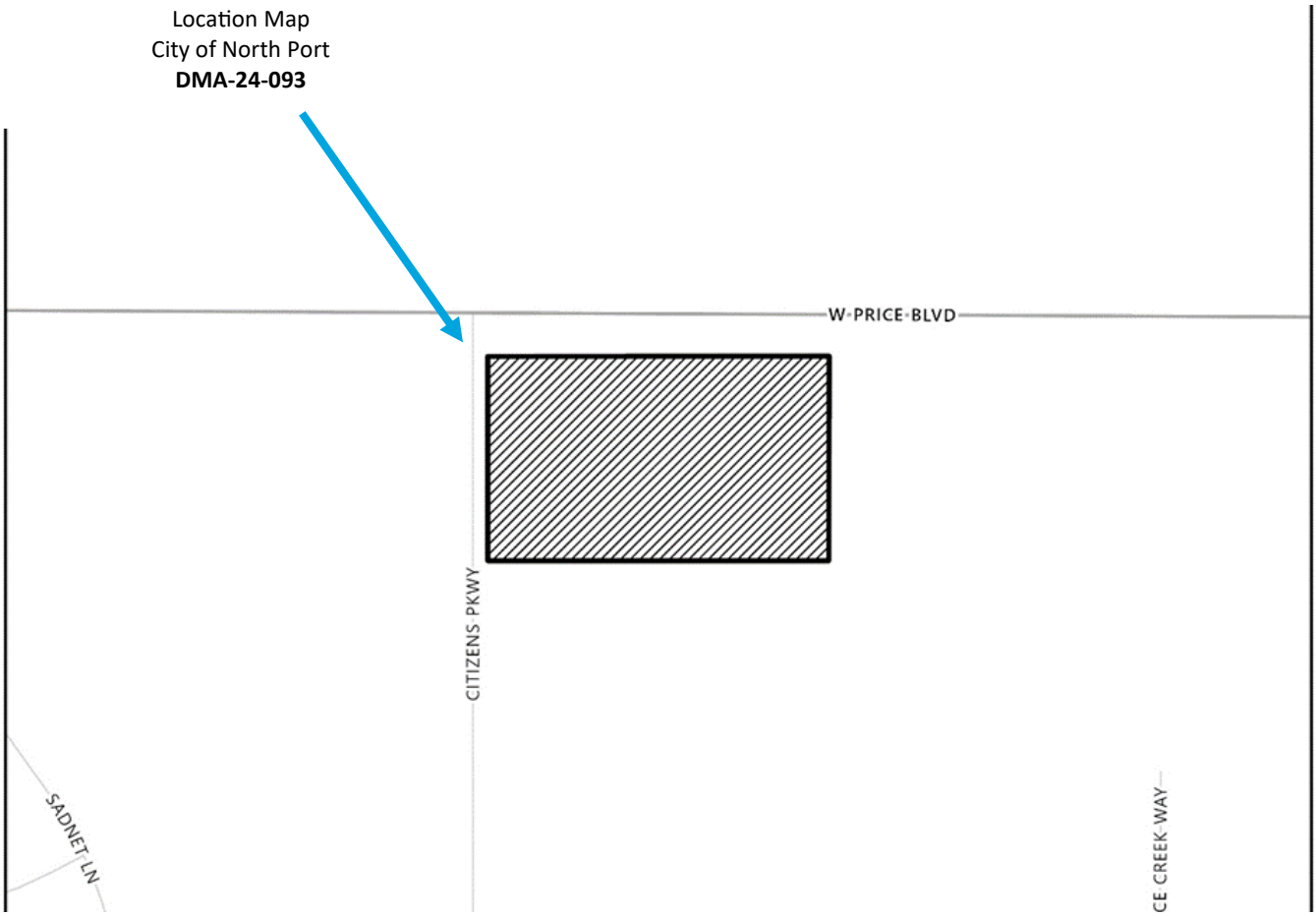

City of North Port
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TAFT LEE
TAFT JENNIFER

1711 REMUS AVE

NORTH PORT, FL 34286-6792

City of North Port
Neighborhood Development Services
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4970 City Hall Boulevard
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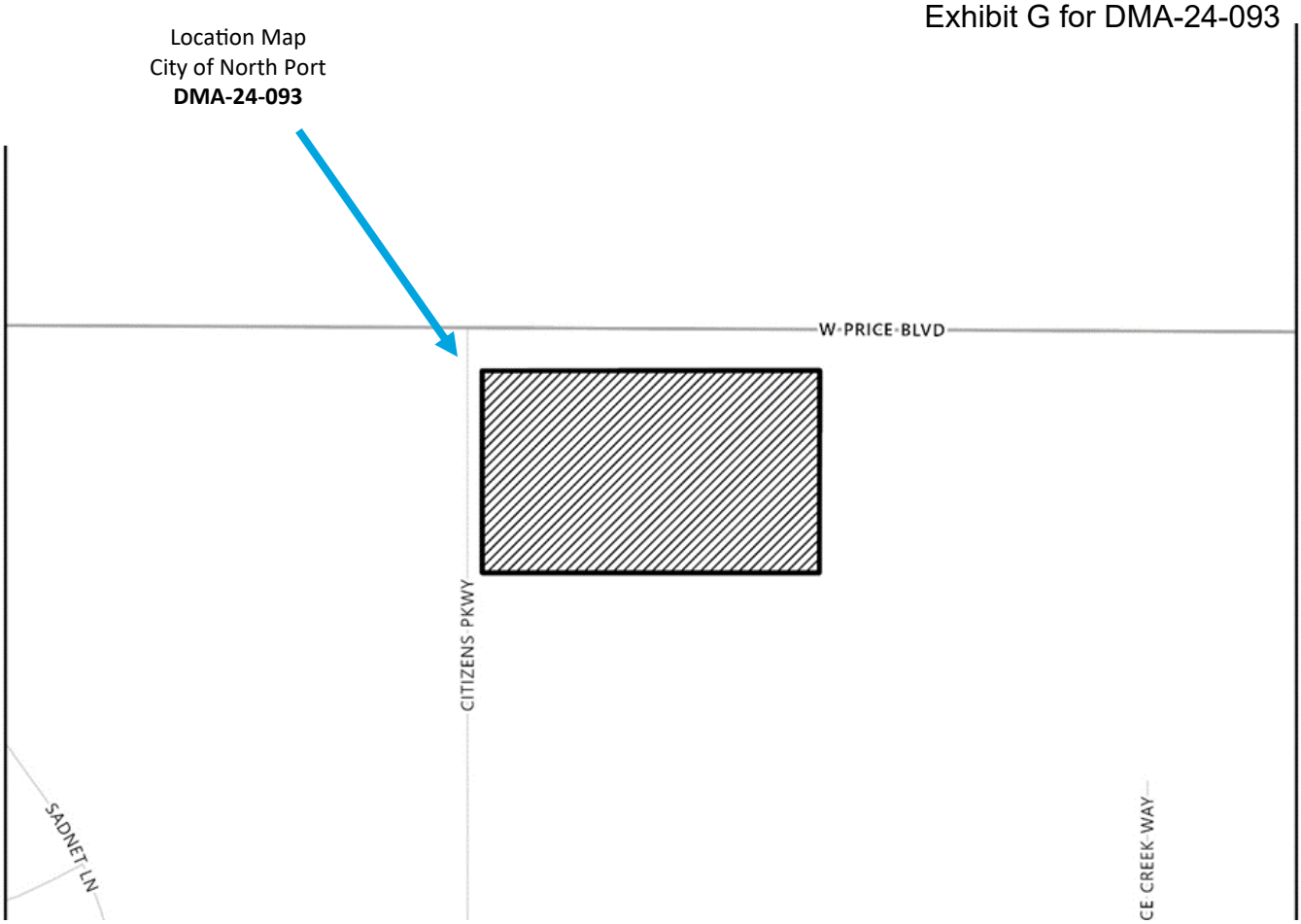

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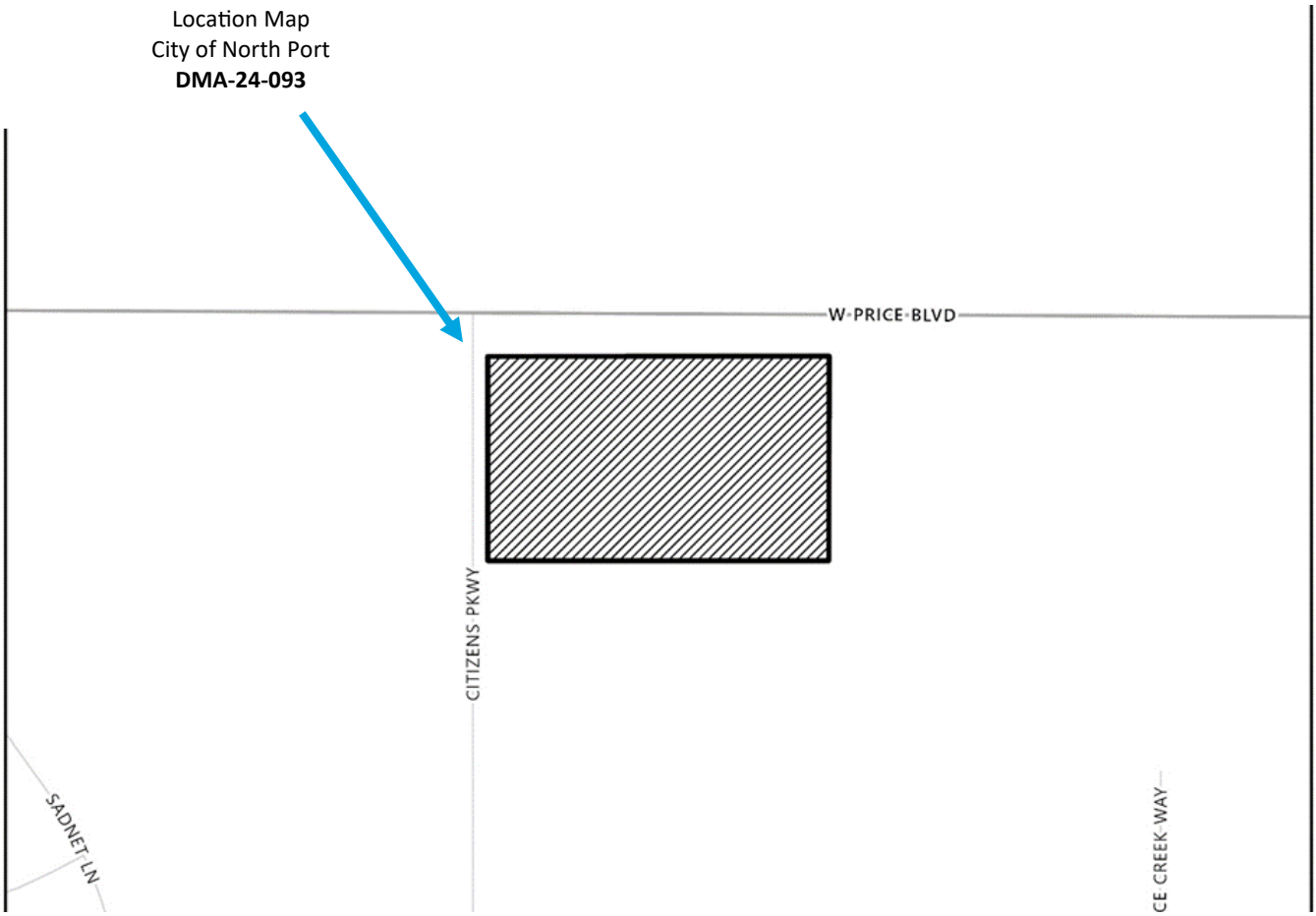

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TORRES JOSE L
TORRES WANDA G

1753 SADNET LN

NORTH PORT, FL 34286-7019

City of North Port
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Planning & Zoning Division
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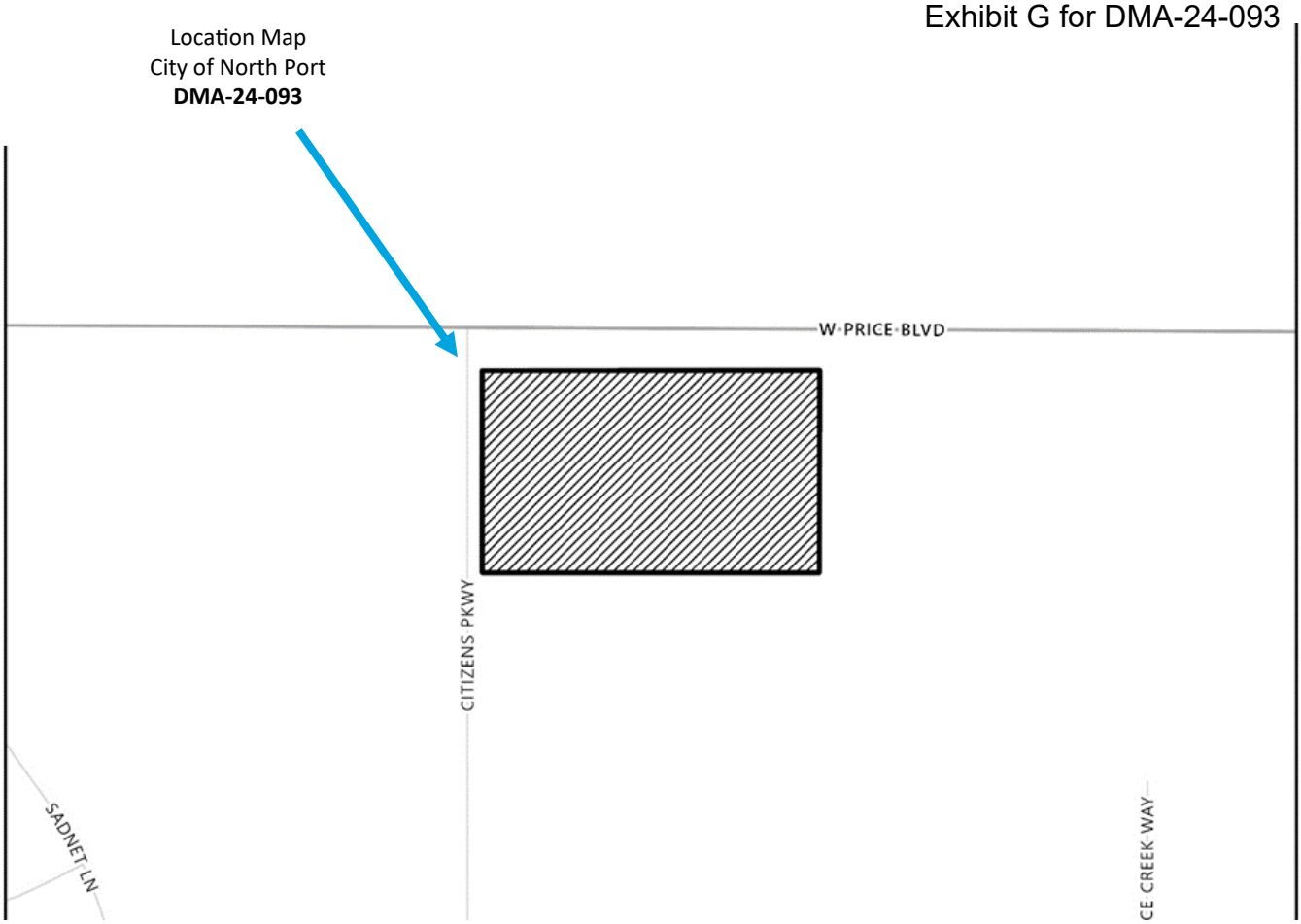

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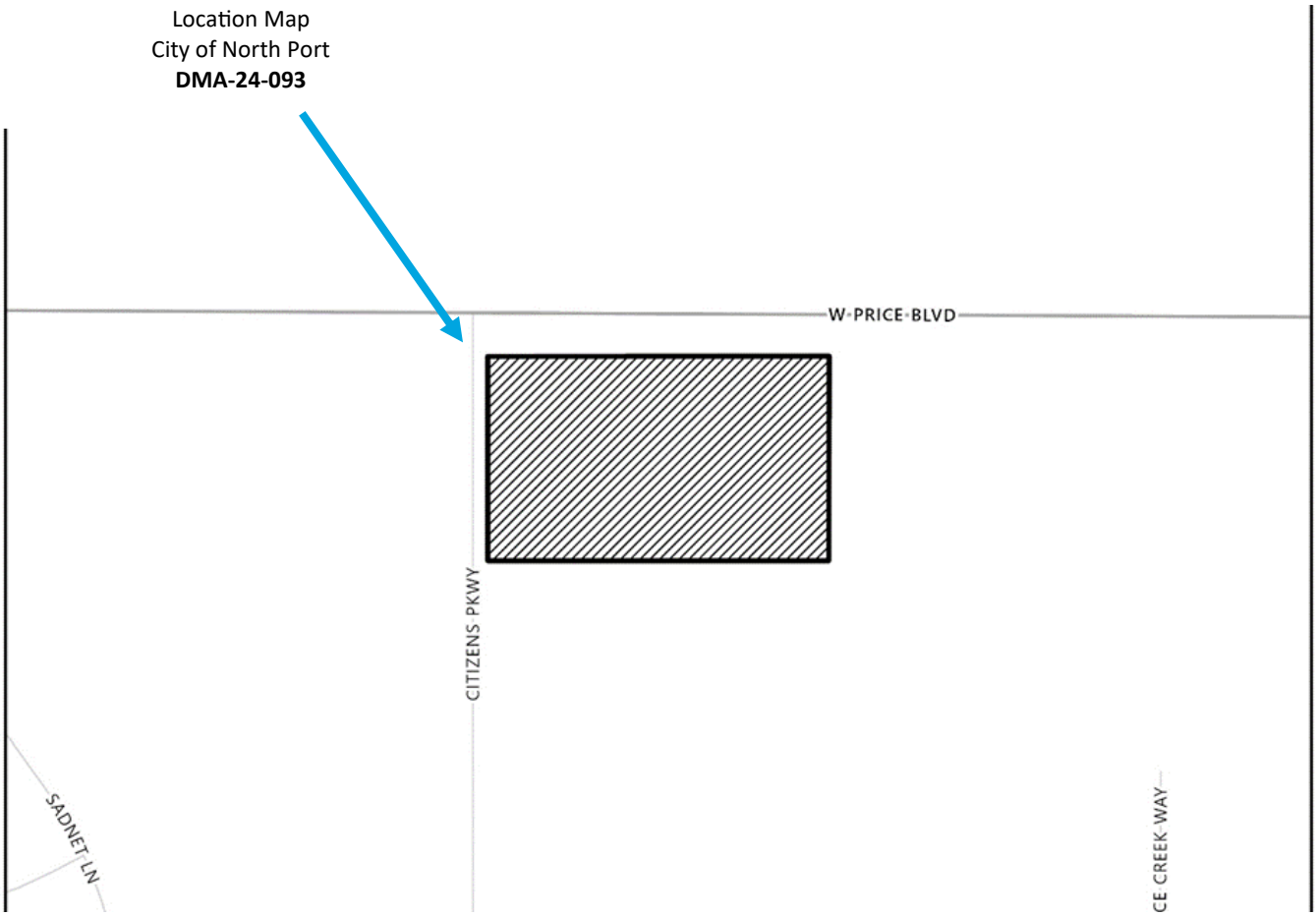

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WARGO ROBERT J

1782 BUSHNELL AVE

NORTH PORT, FL 34286-6713

City of North Port
Neighborhood Development Services
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North Port, FL 34286

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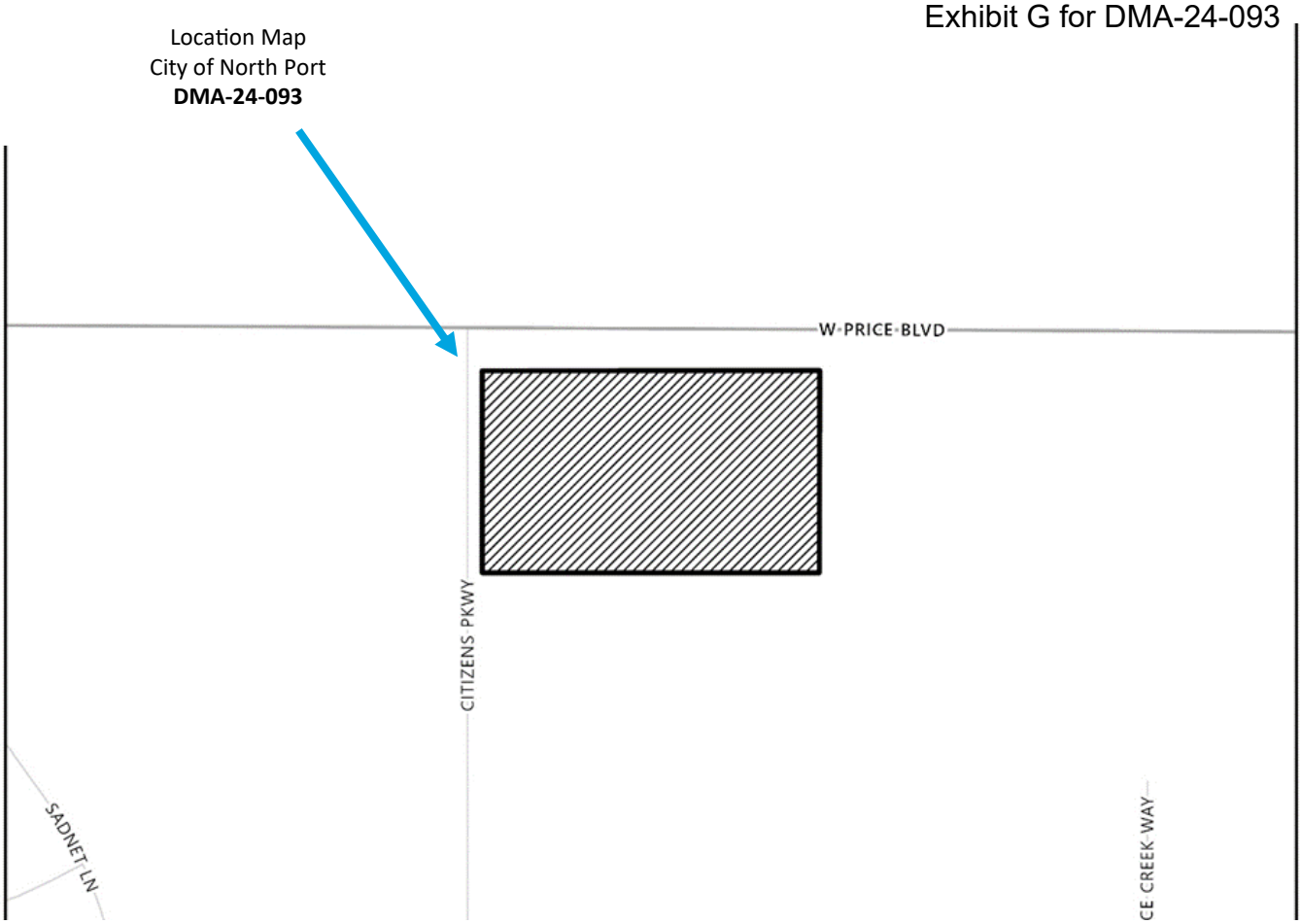

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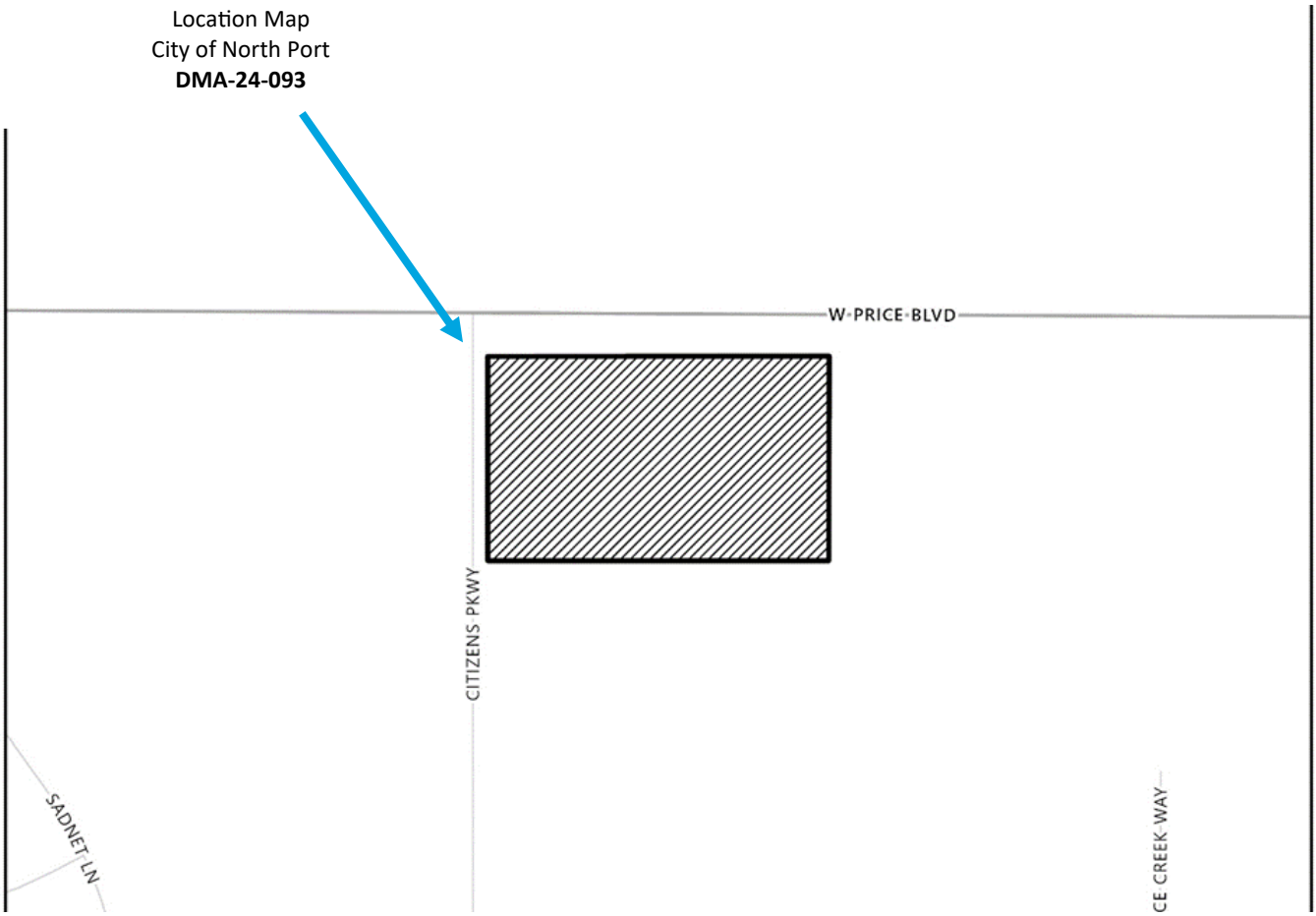

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WIFORD ANGIE

1825 MARCONI AVE

NORTH PORT, FL 34286-6703

City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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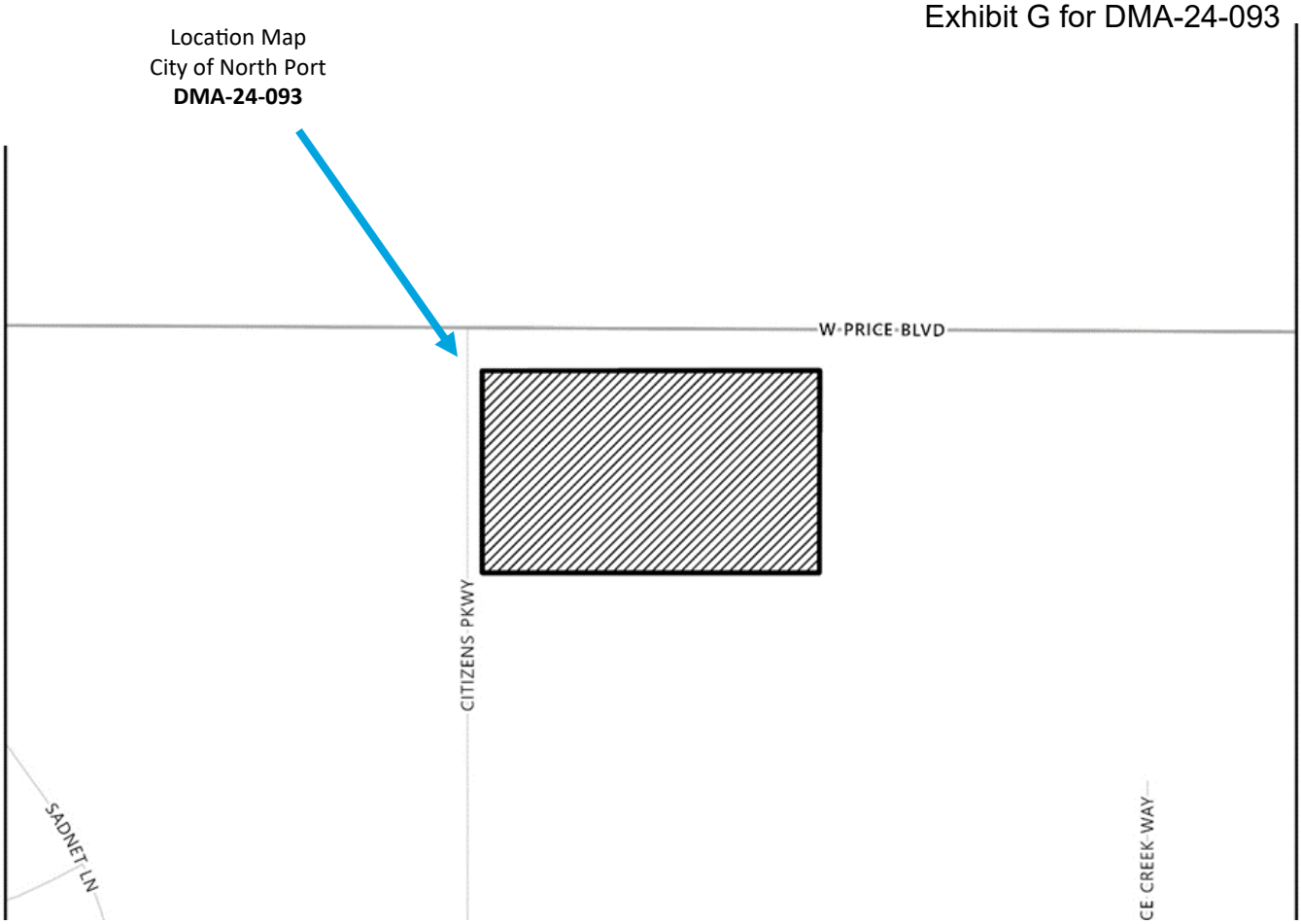

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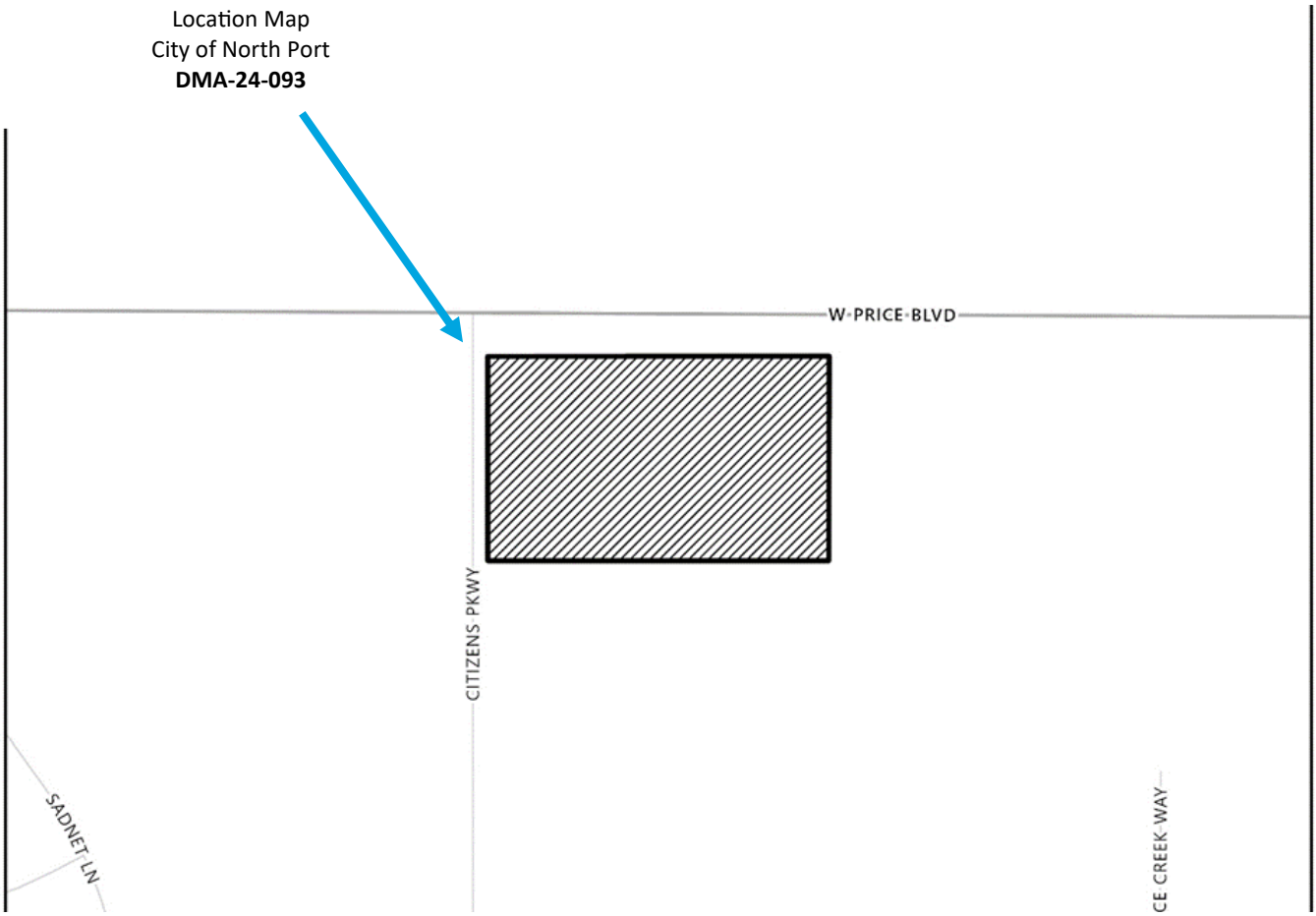

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WILKES ROBERT
WILKES KAREN

1803 NORVELL AVE

NORTH PORT, FL 34286-6752

City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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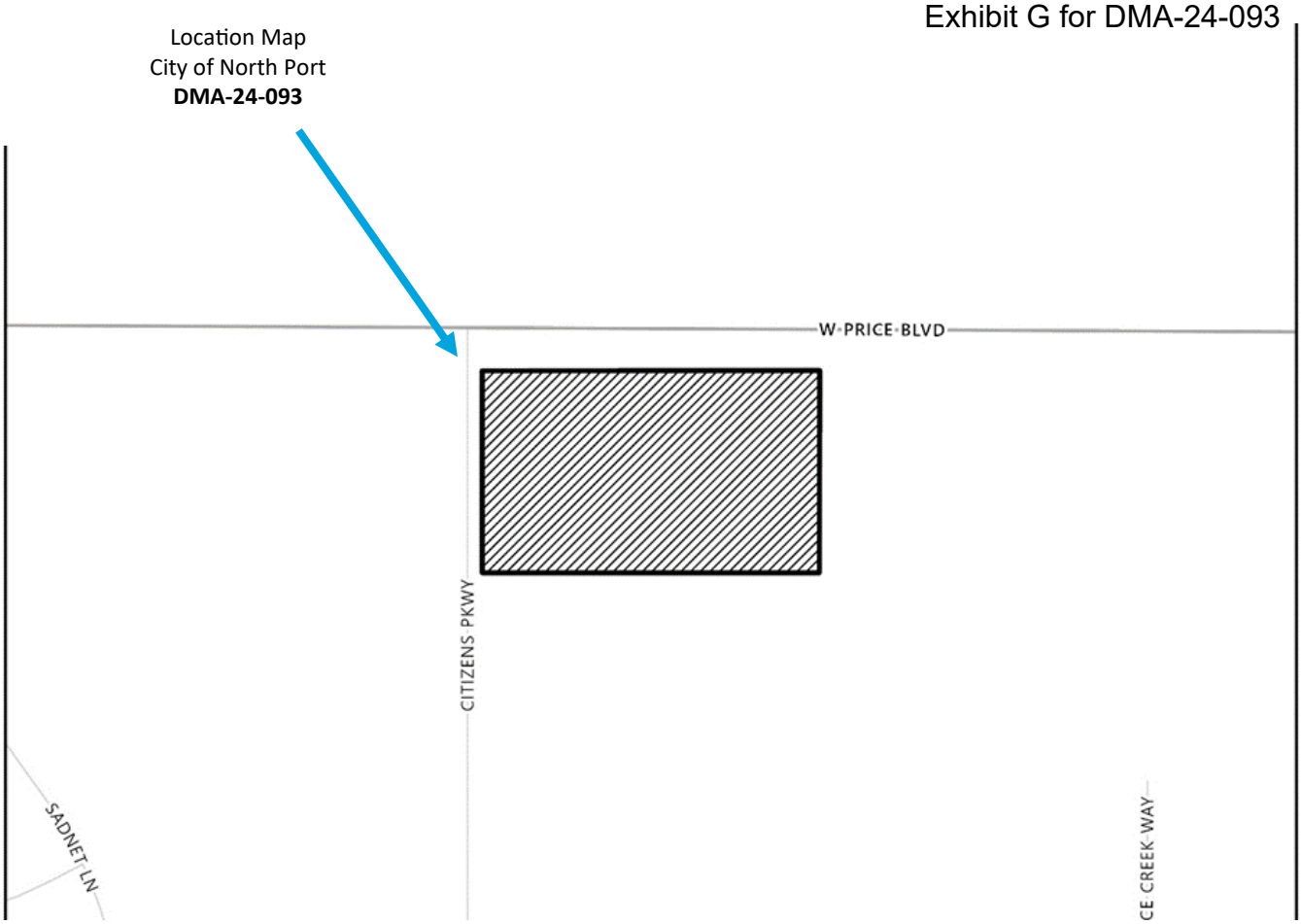

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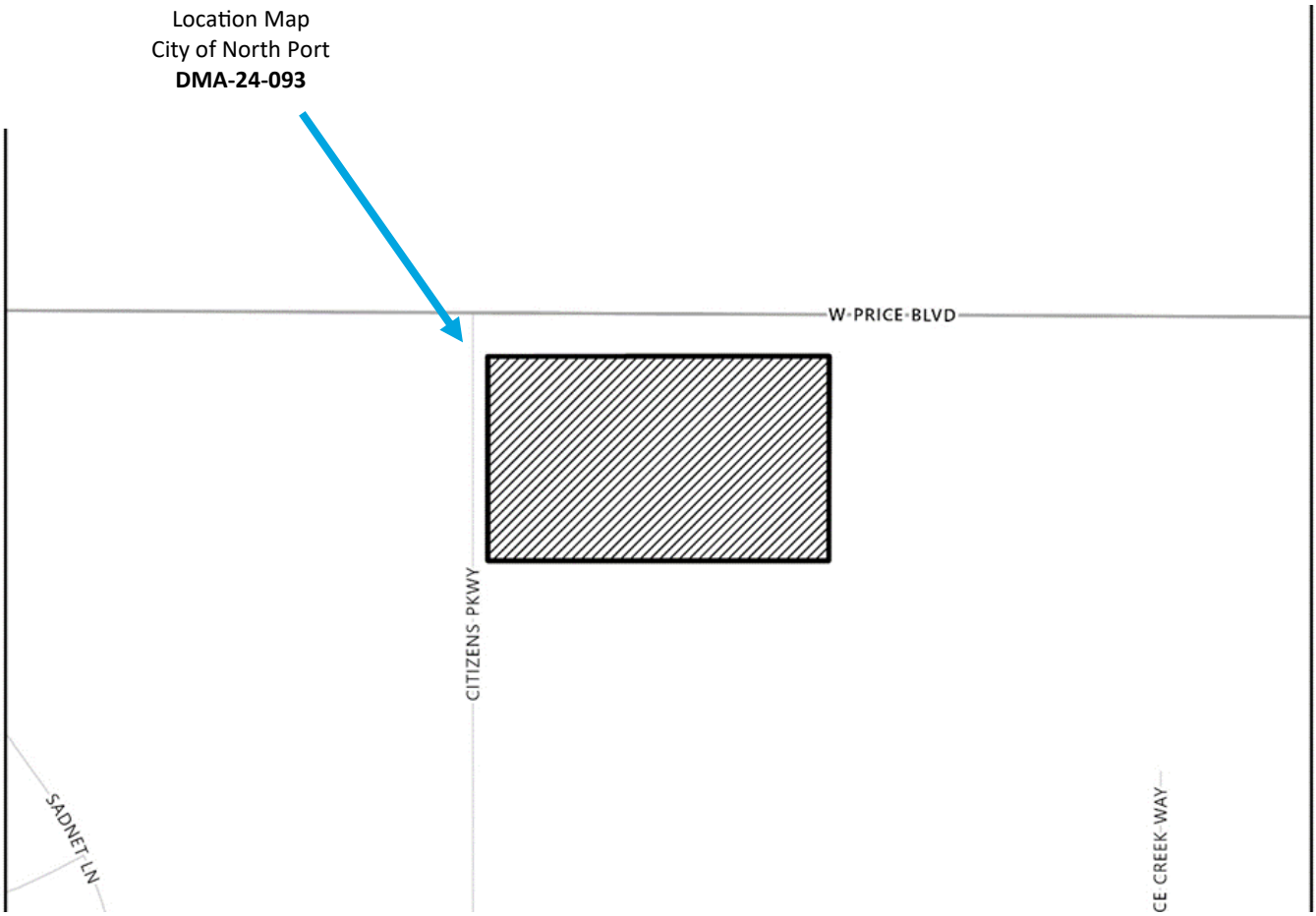

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WILLIAMS RICHARD JAMES
WILLIAMS JULIE

1833 MARCONI AVE

NORTH PORT, FL 34286-6703

City of North Port
Neighborhood Development Services
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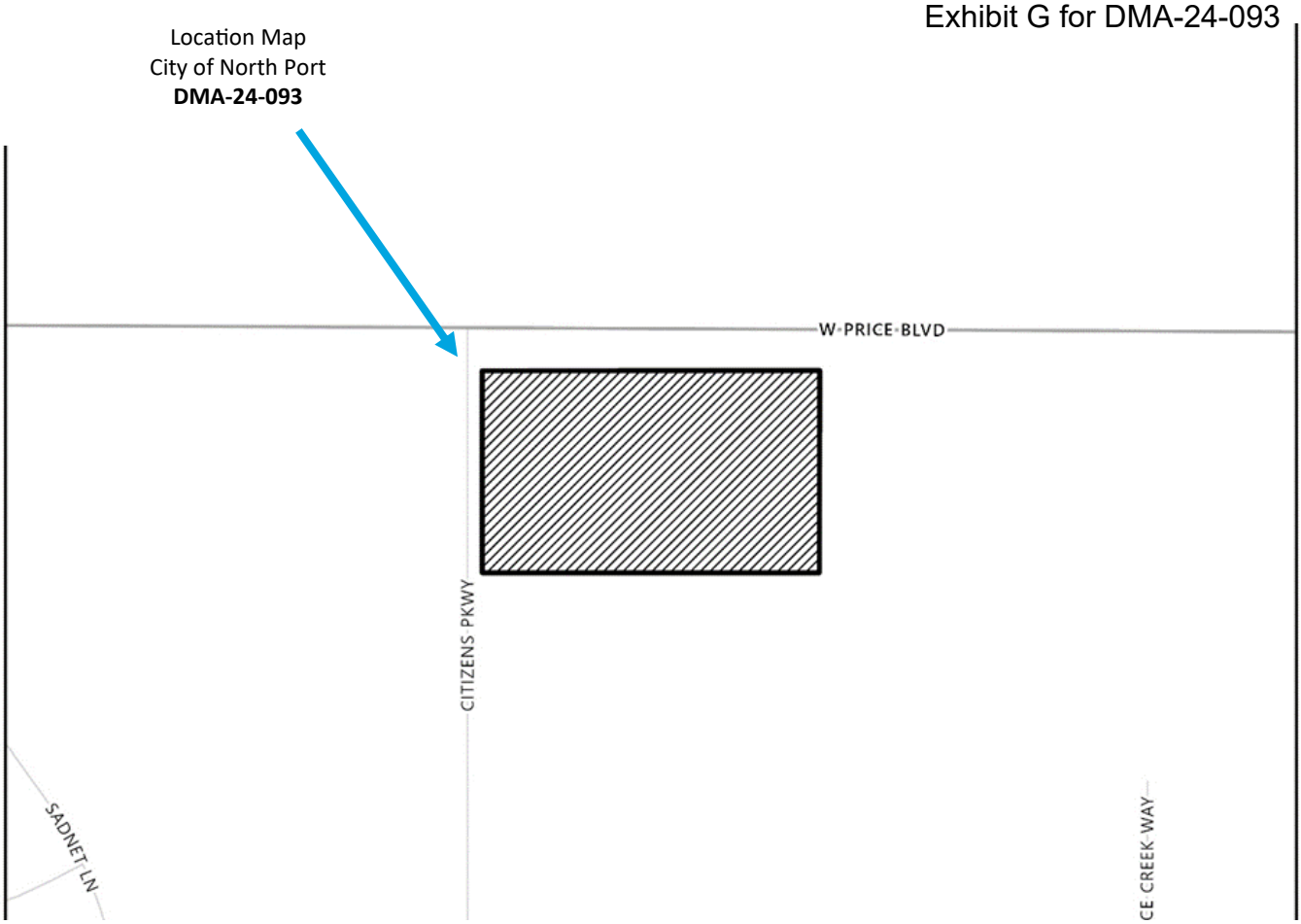

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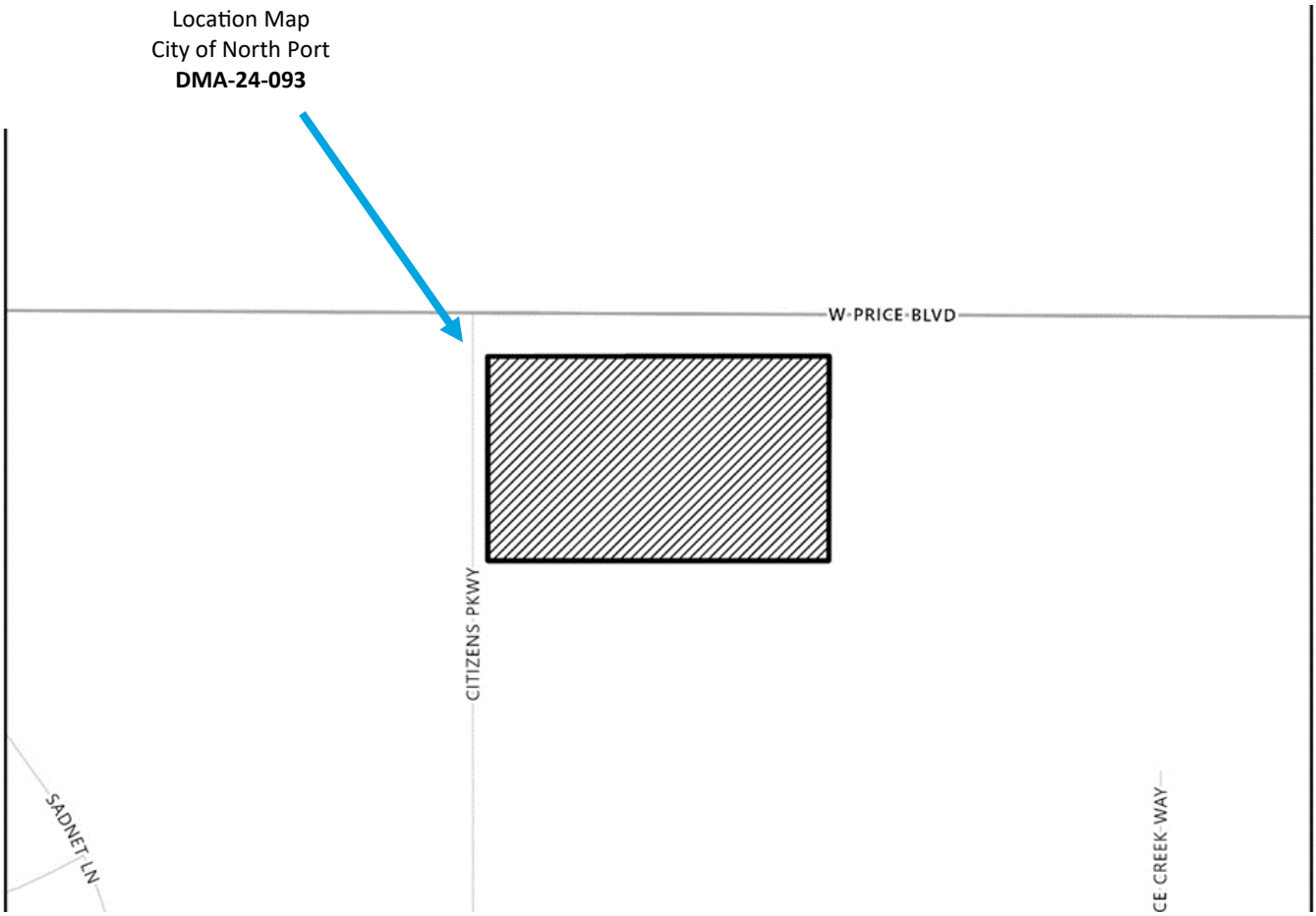
City of North Port
DMA-24-093



City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

PUBLIC NOTICE - CITY OF NORTH PORT
NOTICE OF PUBLIC HEARINGS
PETITION NO. DMA-24-093

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ZITO FRANK D
ZITO CHRISTINA M

1522 SADNET LN

NORTH PORT, FL 34286-6773

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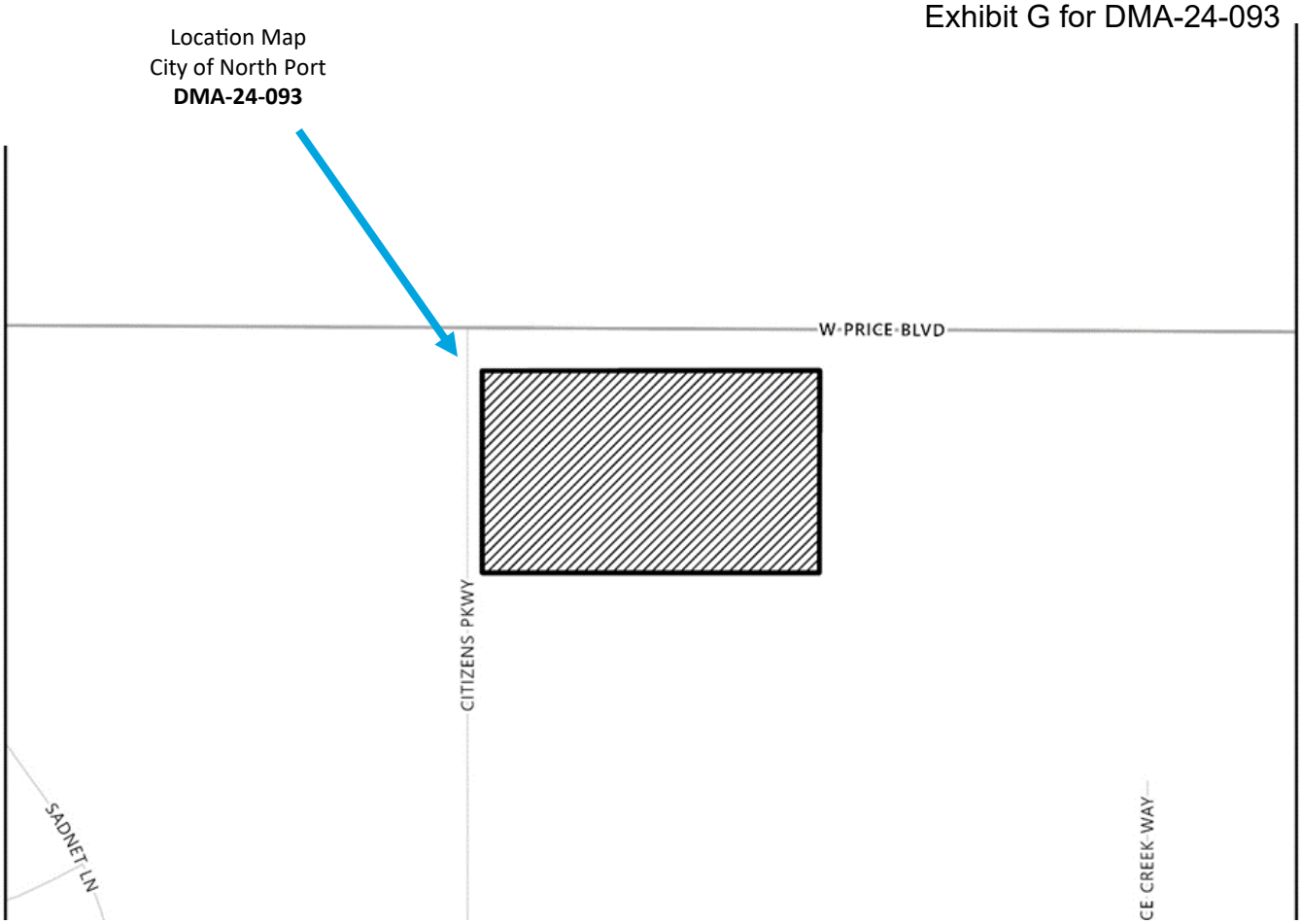

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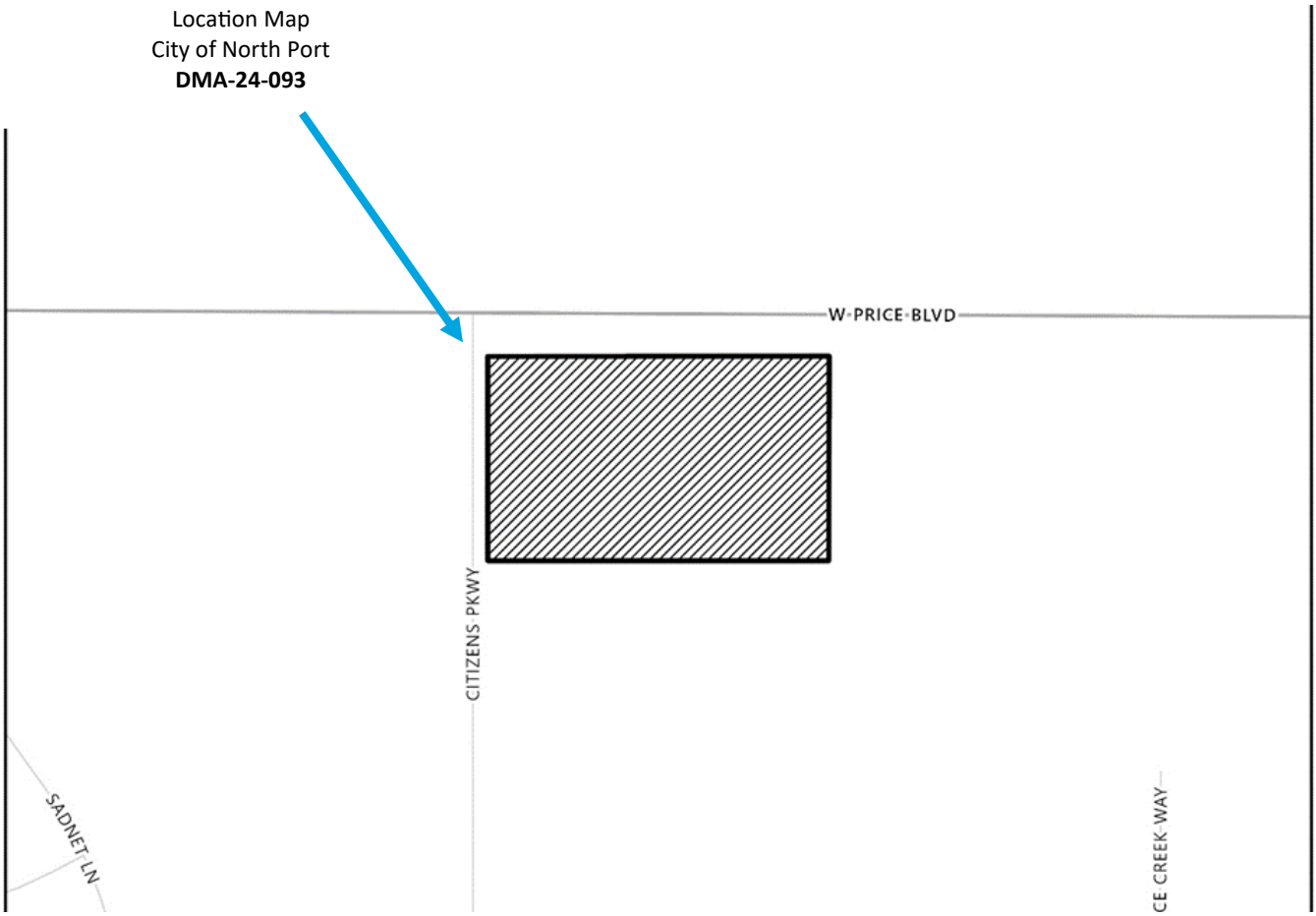

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1071 S TOLEDO BLADE BLVD REALTY LLC

PO BOX 984

OLDSMAR, FL 34677-0984

City of North Port
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4970 City Hall Boulevard
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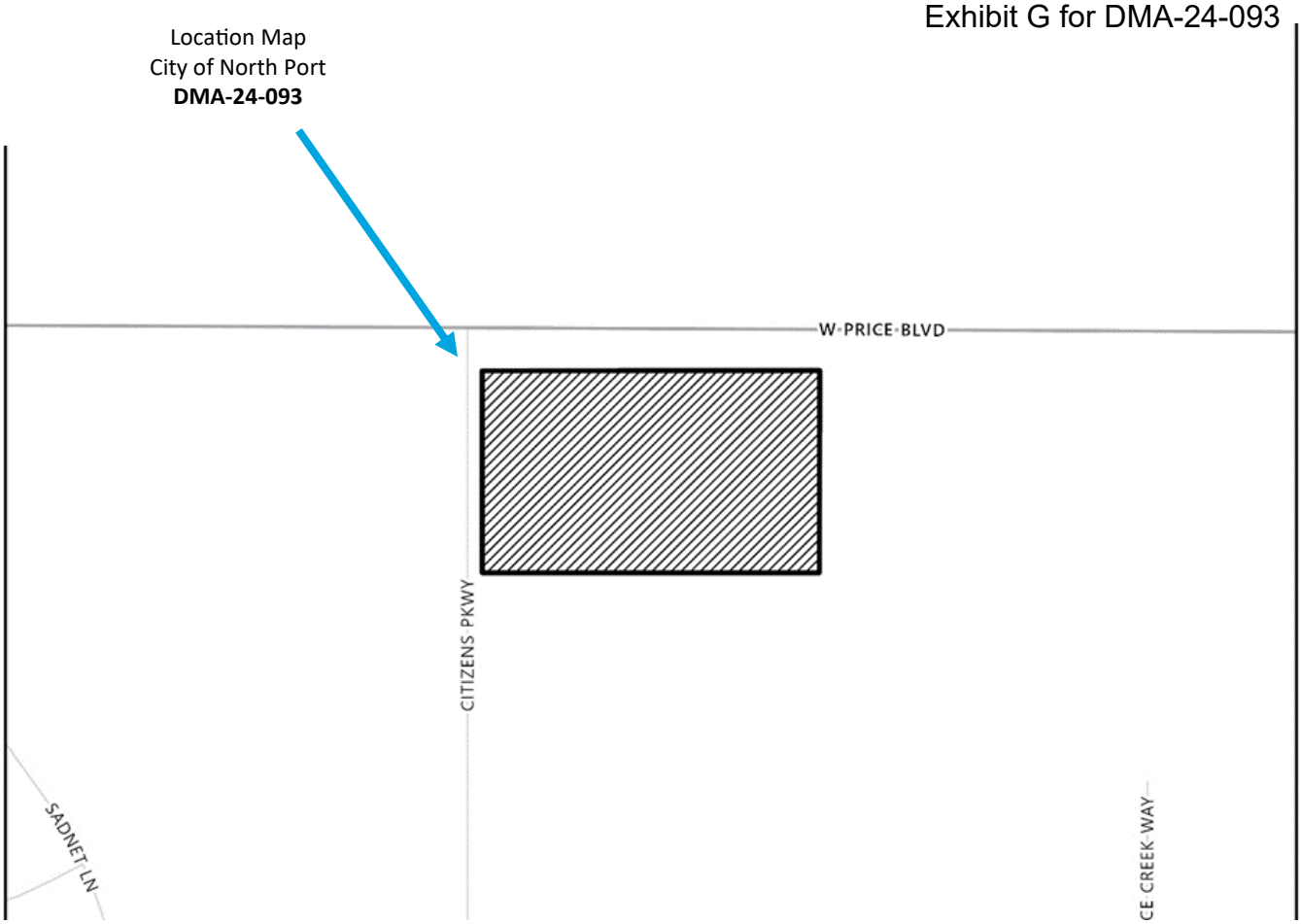

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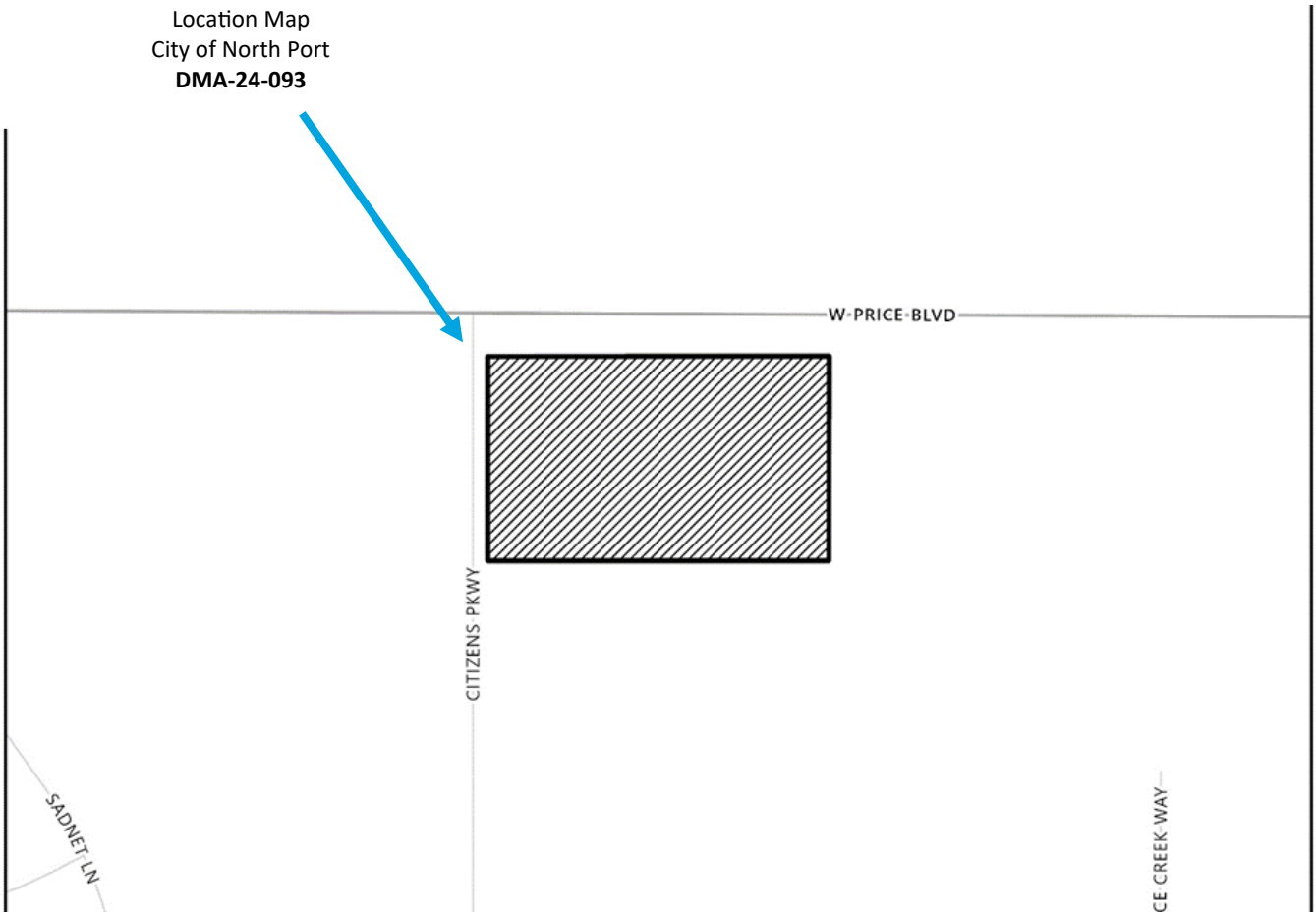

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ADAMS HOMES OF NORTHWEST FLORIDA INC

100 W GARDEN ST FL 2

PENSACOLA, FL 32502-5696

City of North Port
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Planning & Zoning Division
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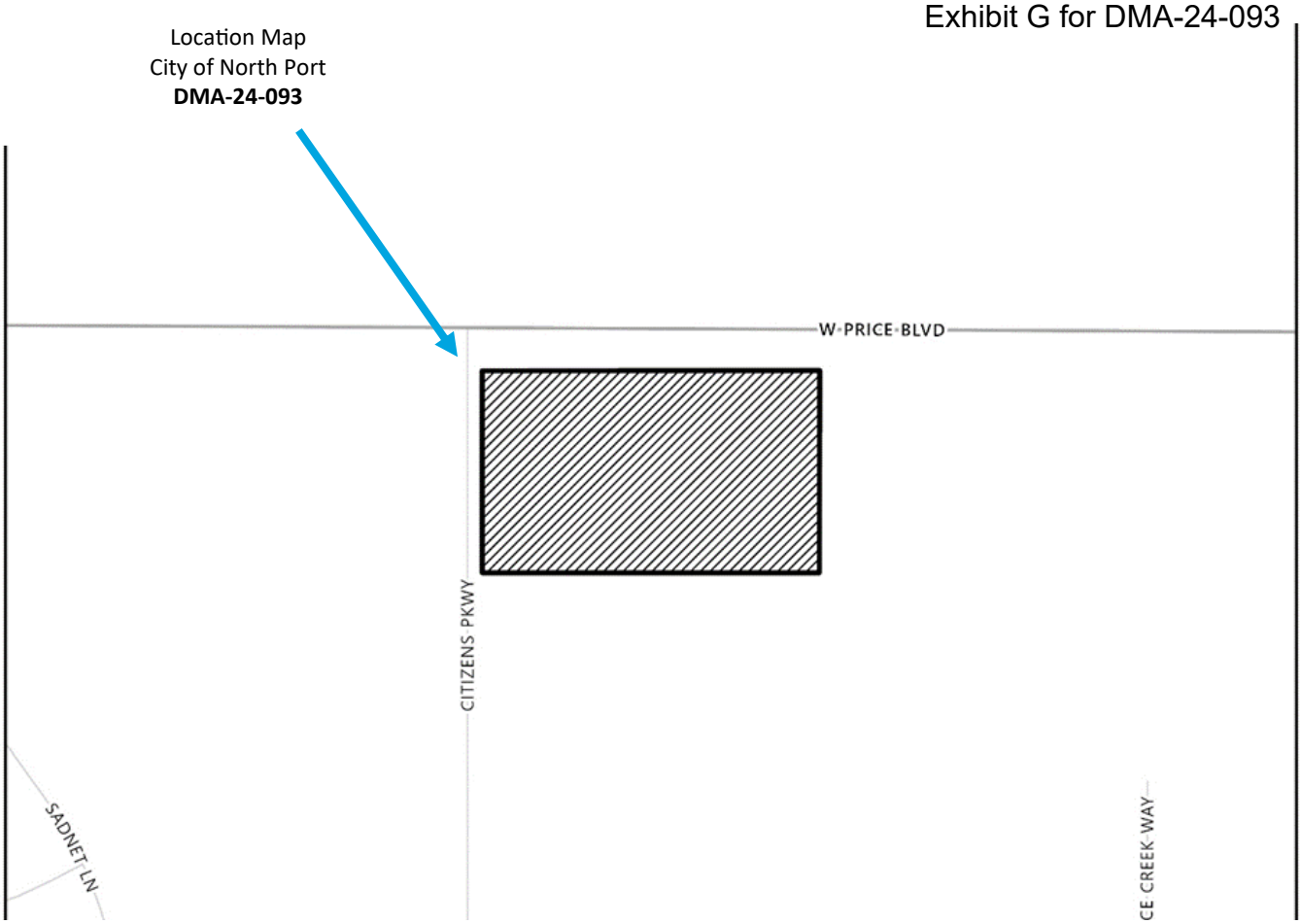

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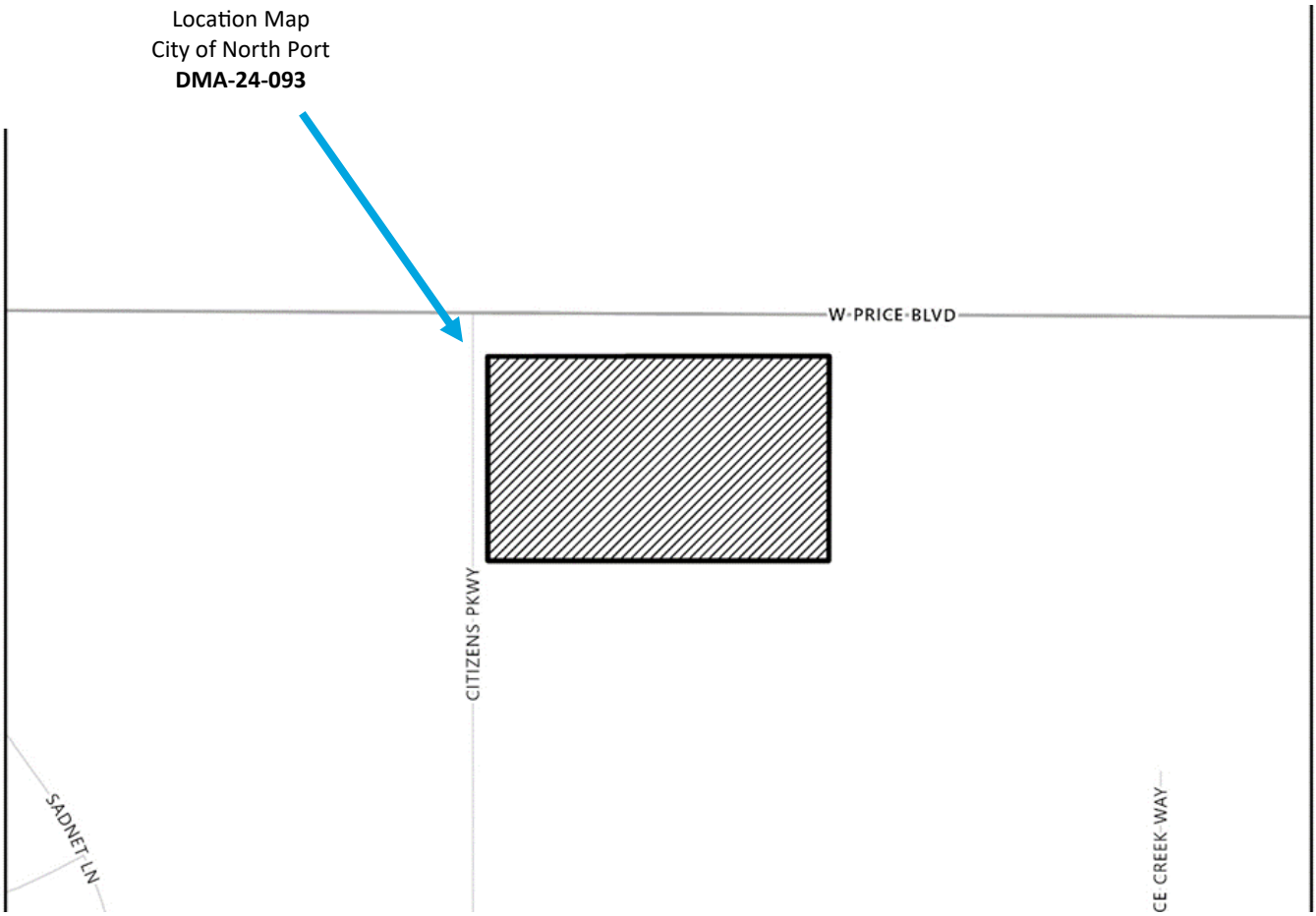

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JOHNSON CHRISTINE N
JOHNSON CORY J

18318 BURKHOLDER CIR

PORT CHARLOTTE, FL 33948-9372

City of North Port
Neighborhood Development Services
Planning & Zoning Division
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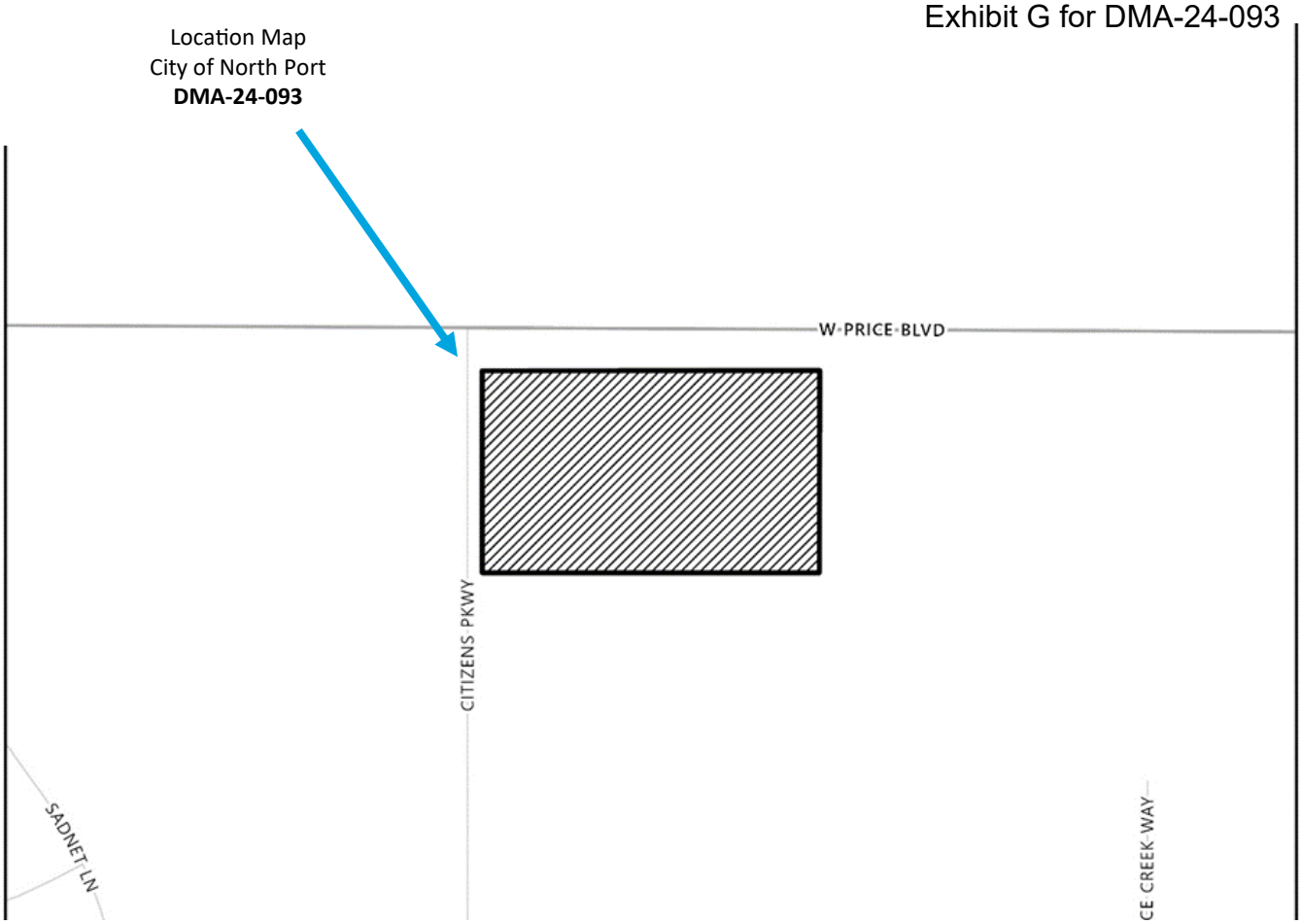

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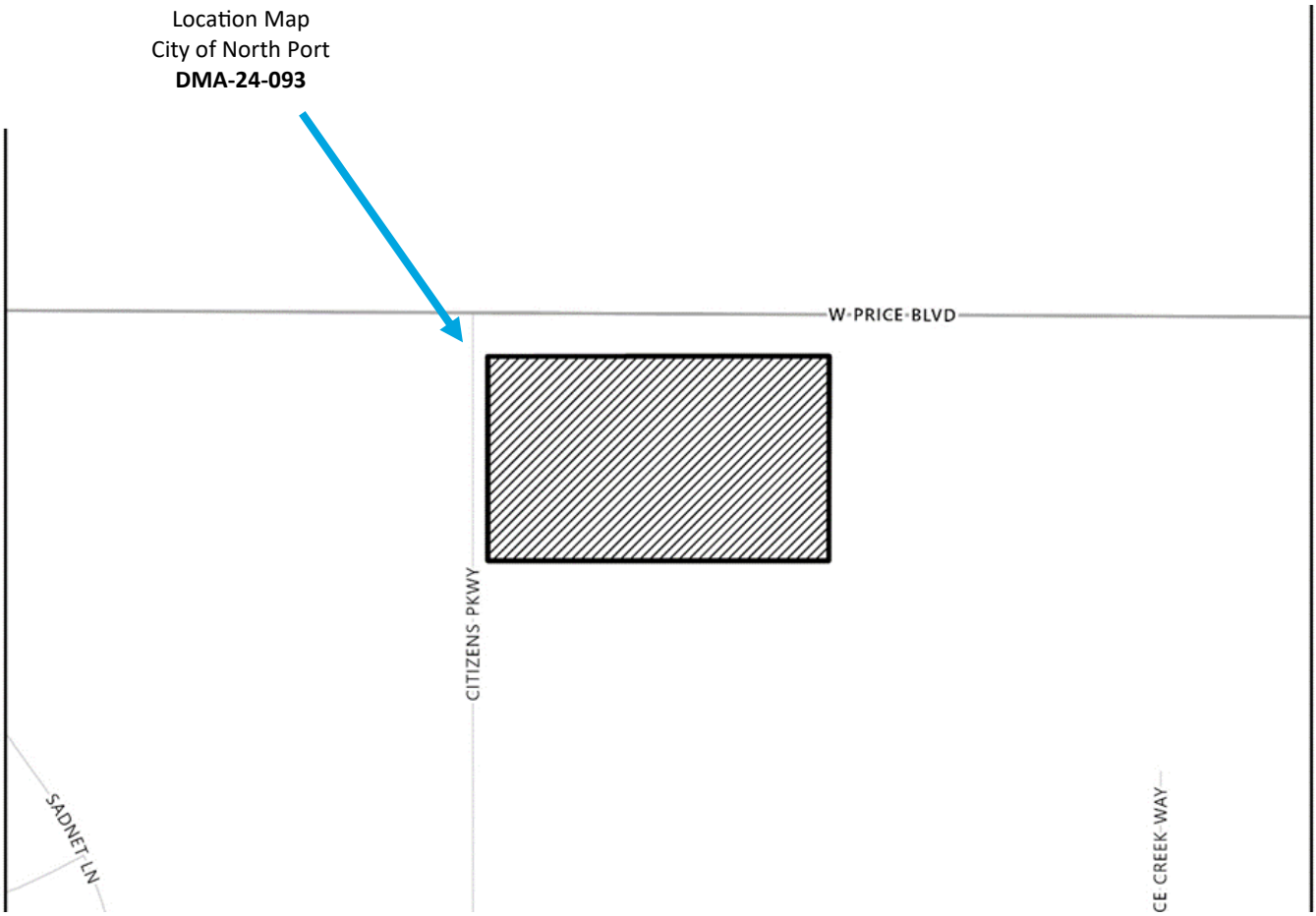

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BLACK OPULENCE VENTURES LLC

13709 ARTESA BELL DR

RIVERVIEW, FL 33579-2399

City of North Port
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4970 City Hall Boulevard
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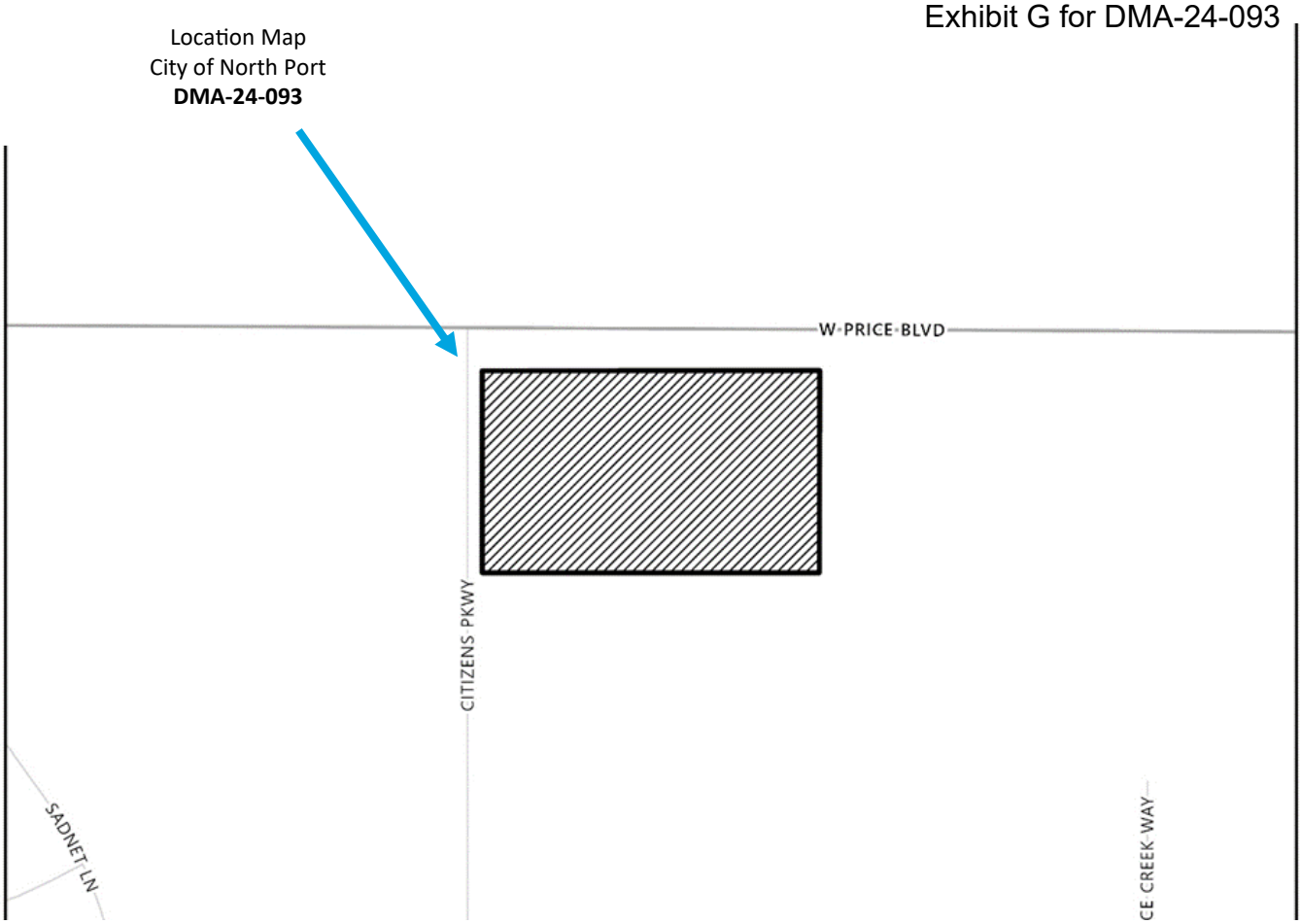

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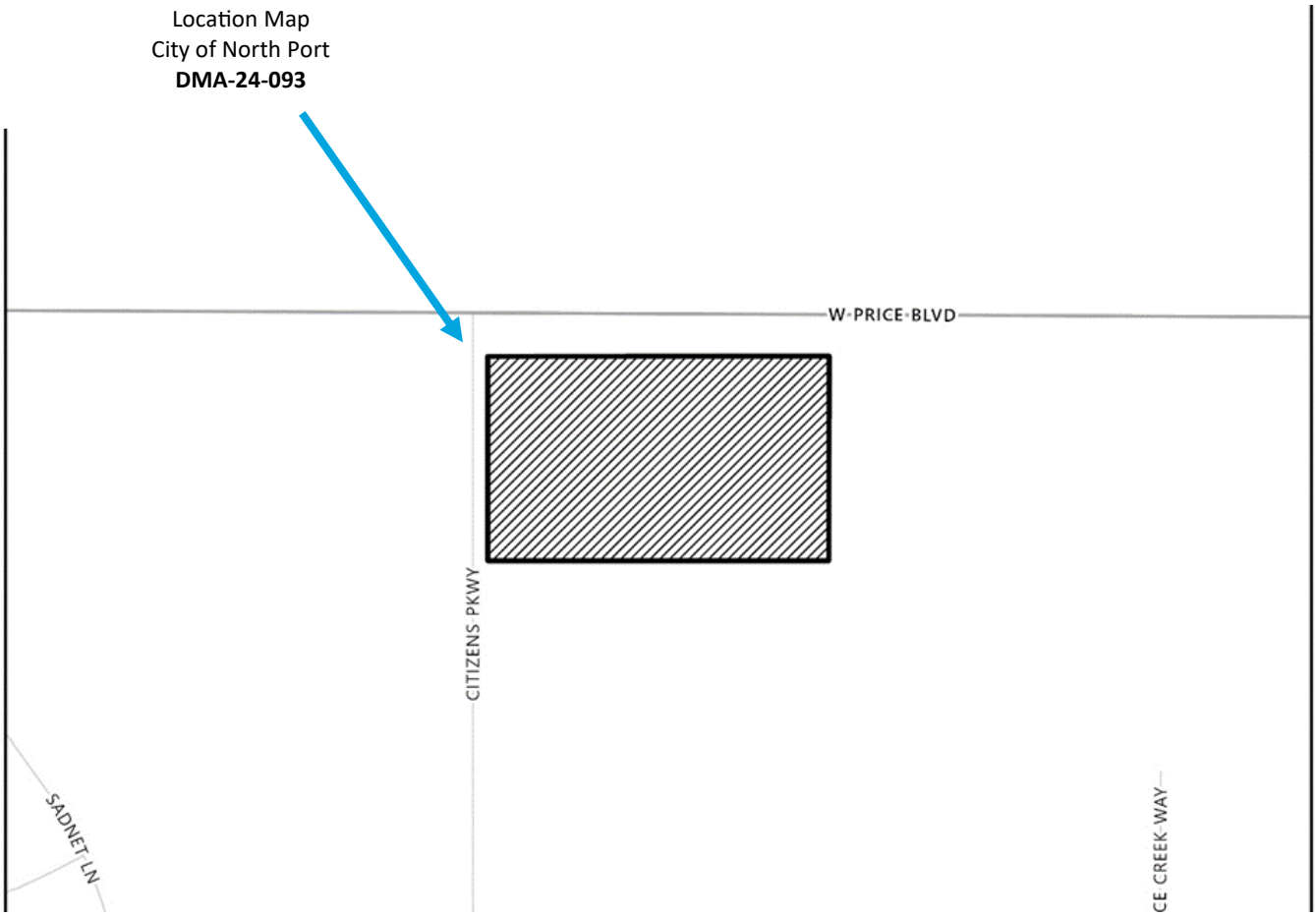

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FREEDOM HOLDINGS MANATEE LLC

2 N TAMIAMI TRL STE 104

SARASOTA, FL 34236-5562

City of North Port
Neighborhood Development Services
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4970 City Hall Boulevard
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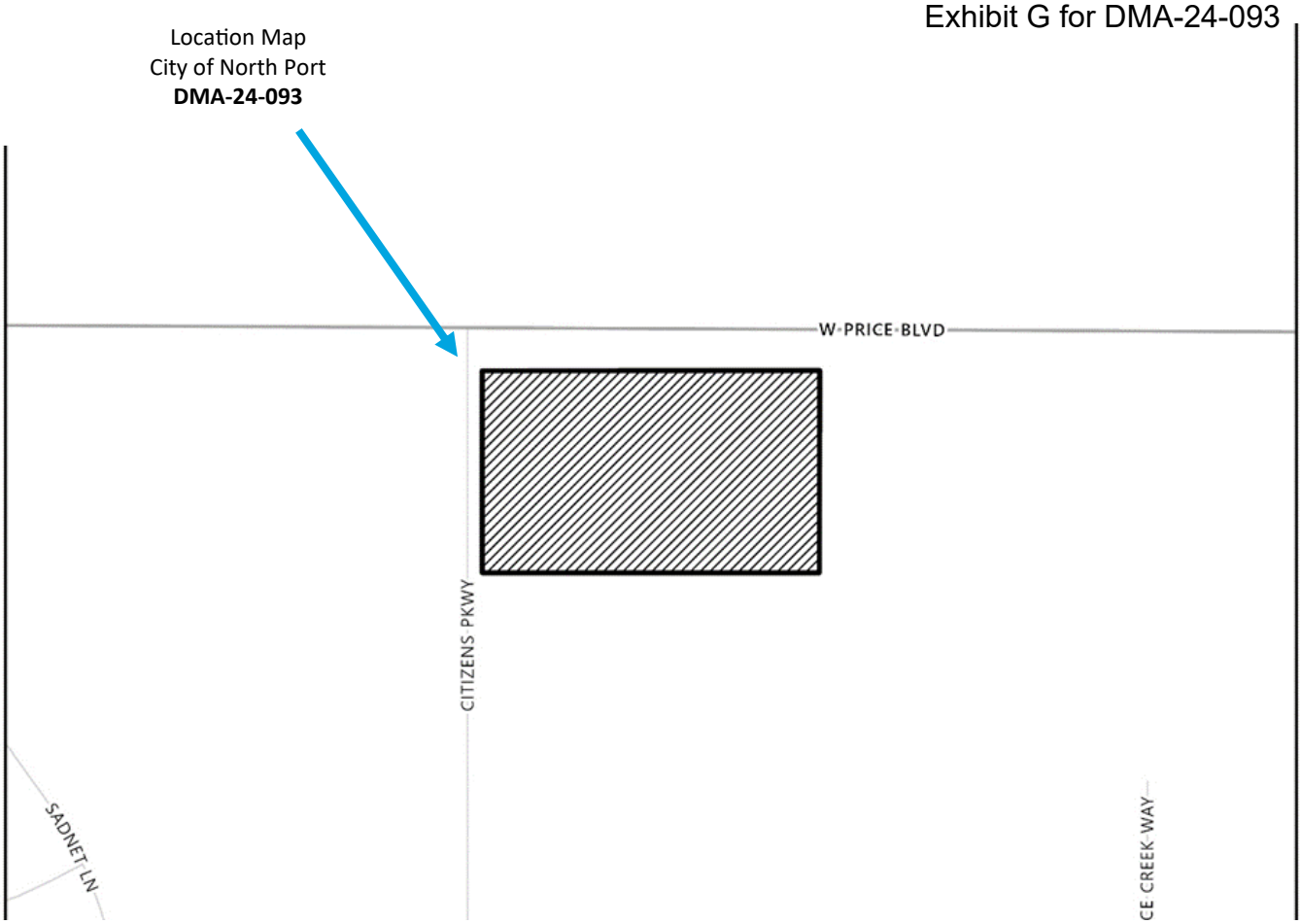

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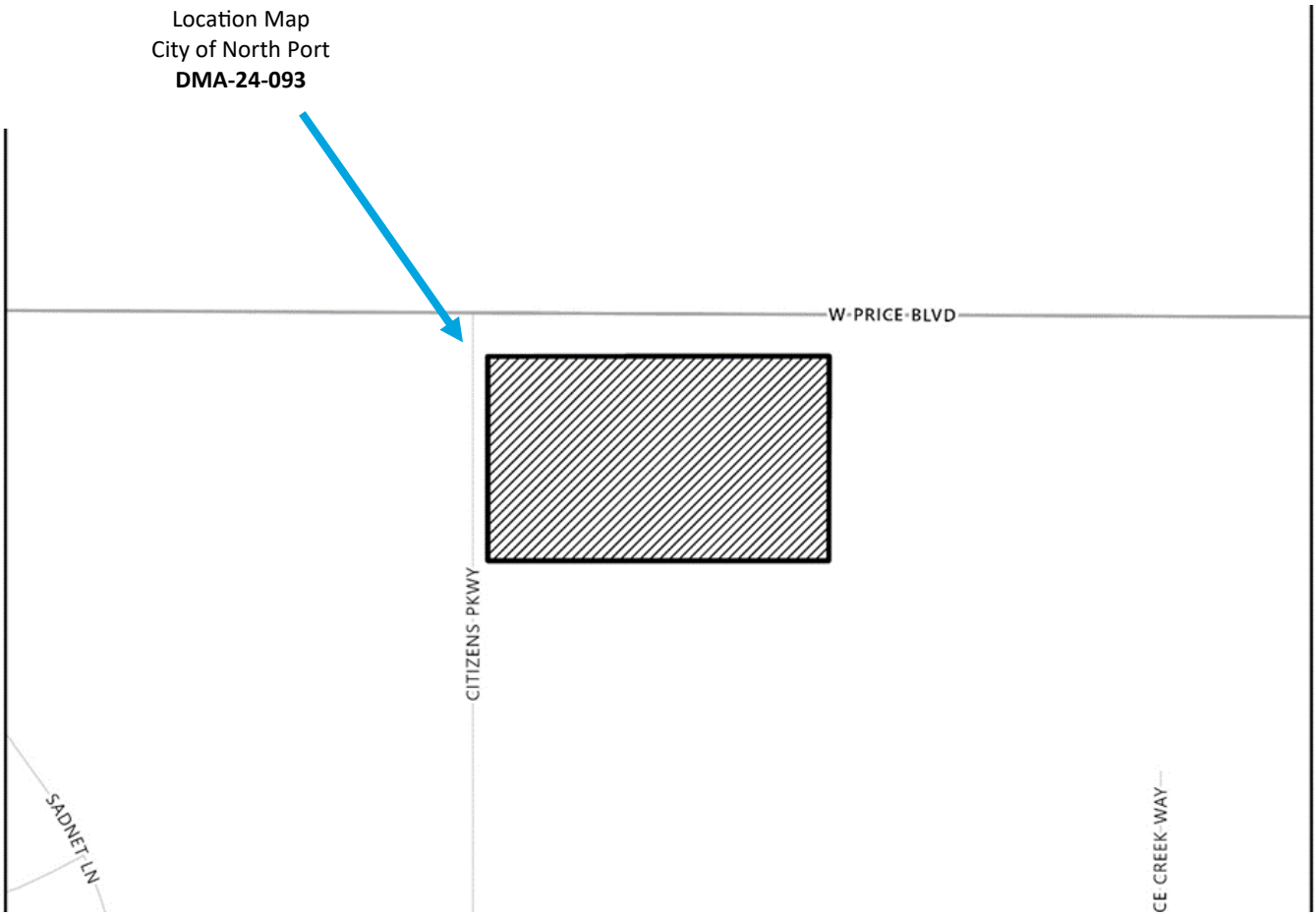

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SCHOOL BOARD OF SARASOTA COUNTY

MGR OF PROPERTY RECORDS
1960 LANDINGS BLVD
SARASOTA, FL 34231-3365

City of North Port
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4970 City Hall Boulevard
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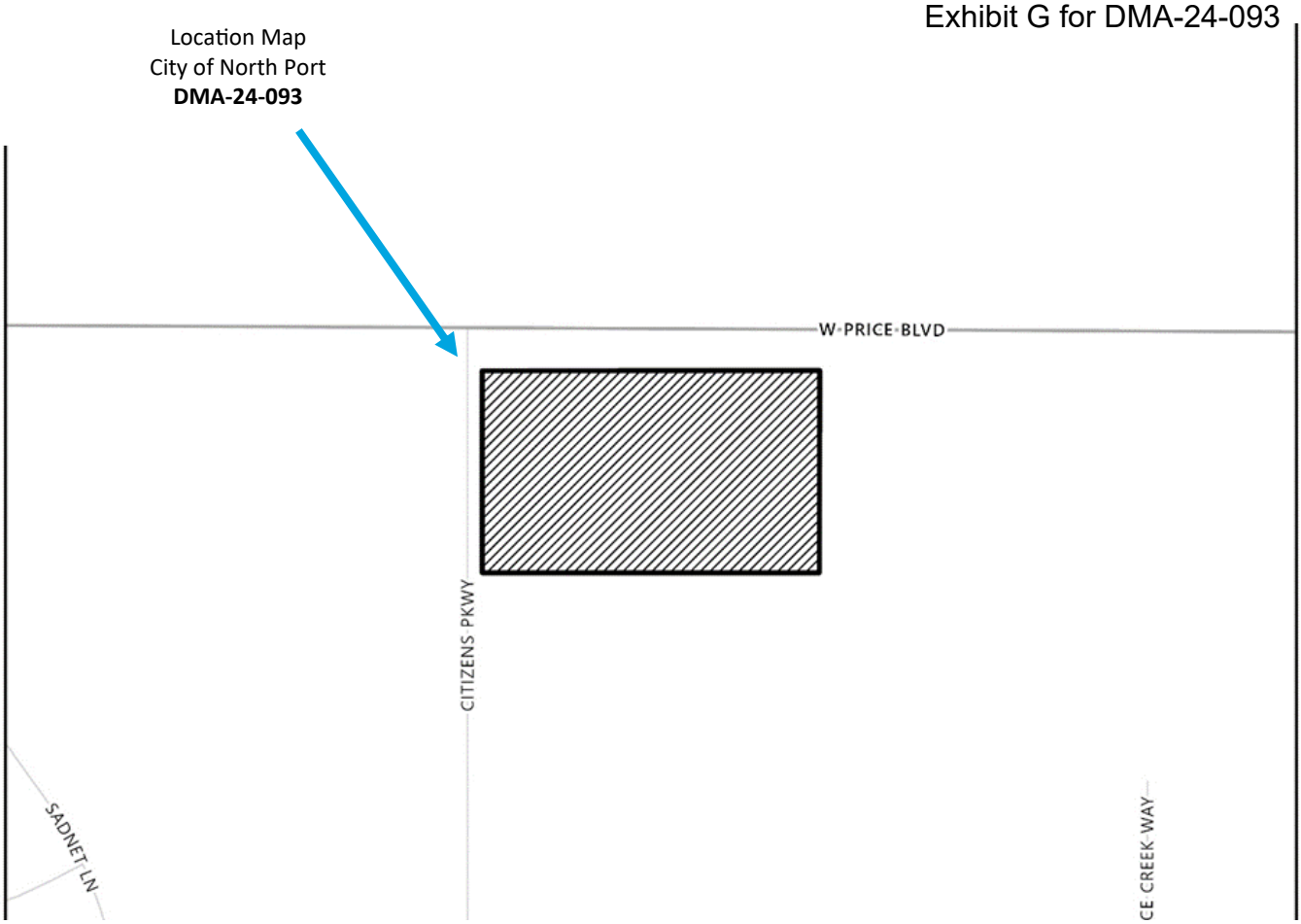

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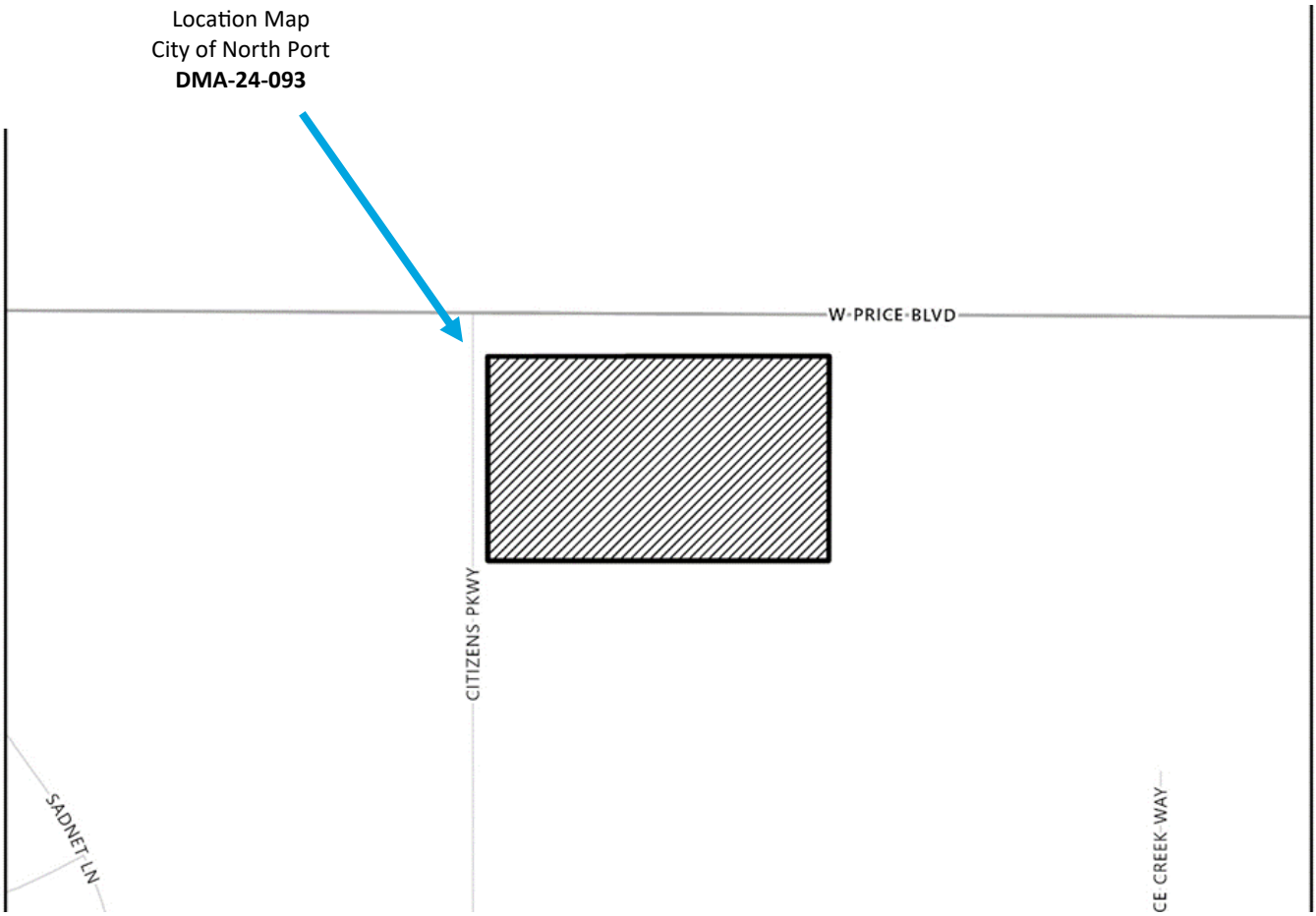

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TOMMYS EXPRESS HOLDINGS INC

1800 2ND ST STE 102

SARASOTA, FL 34236-5903

City of North Port
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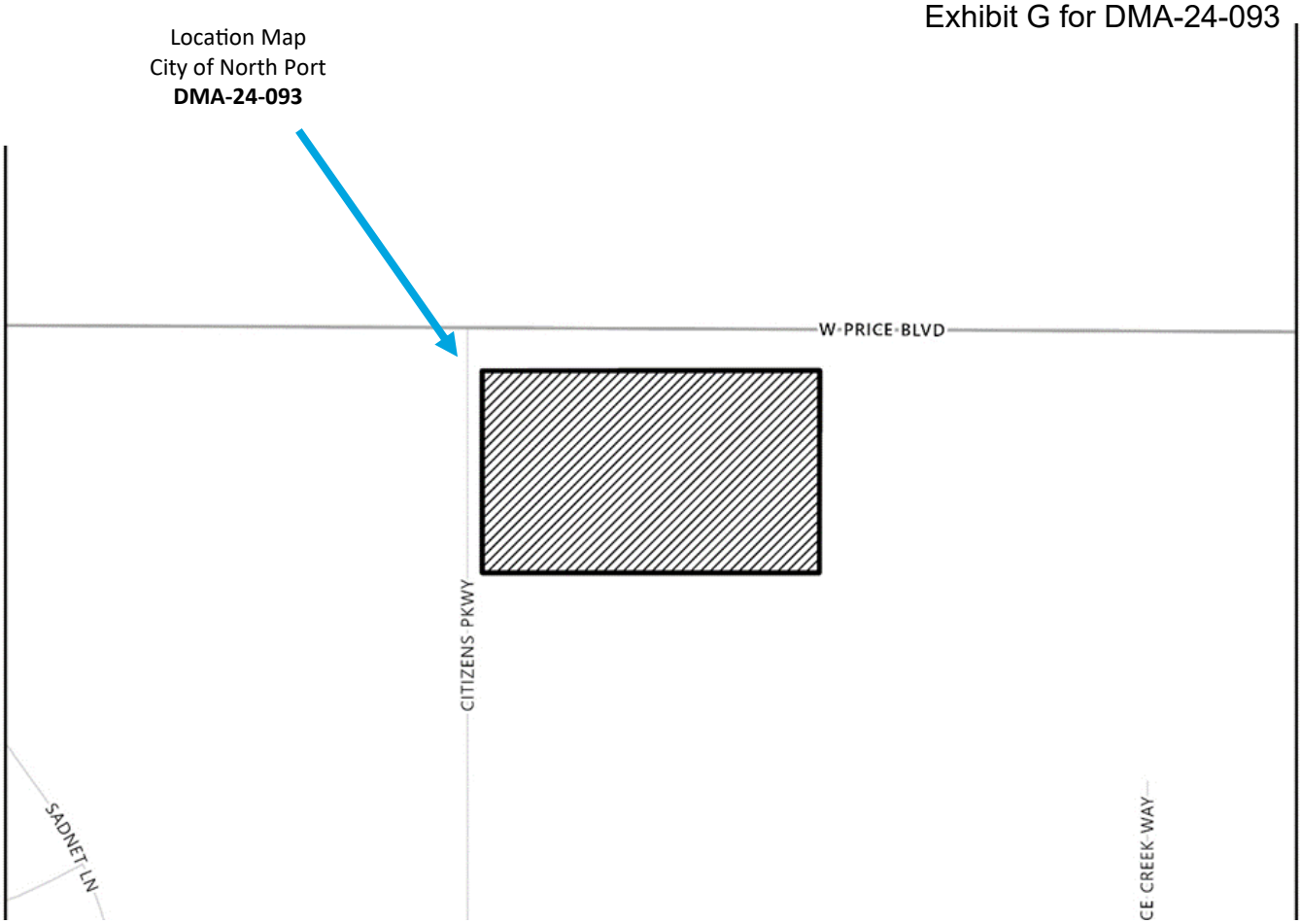

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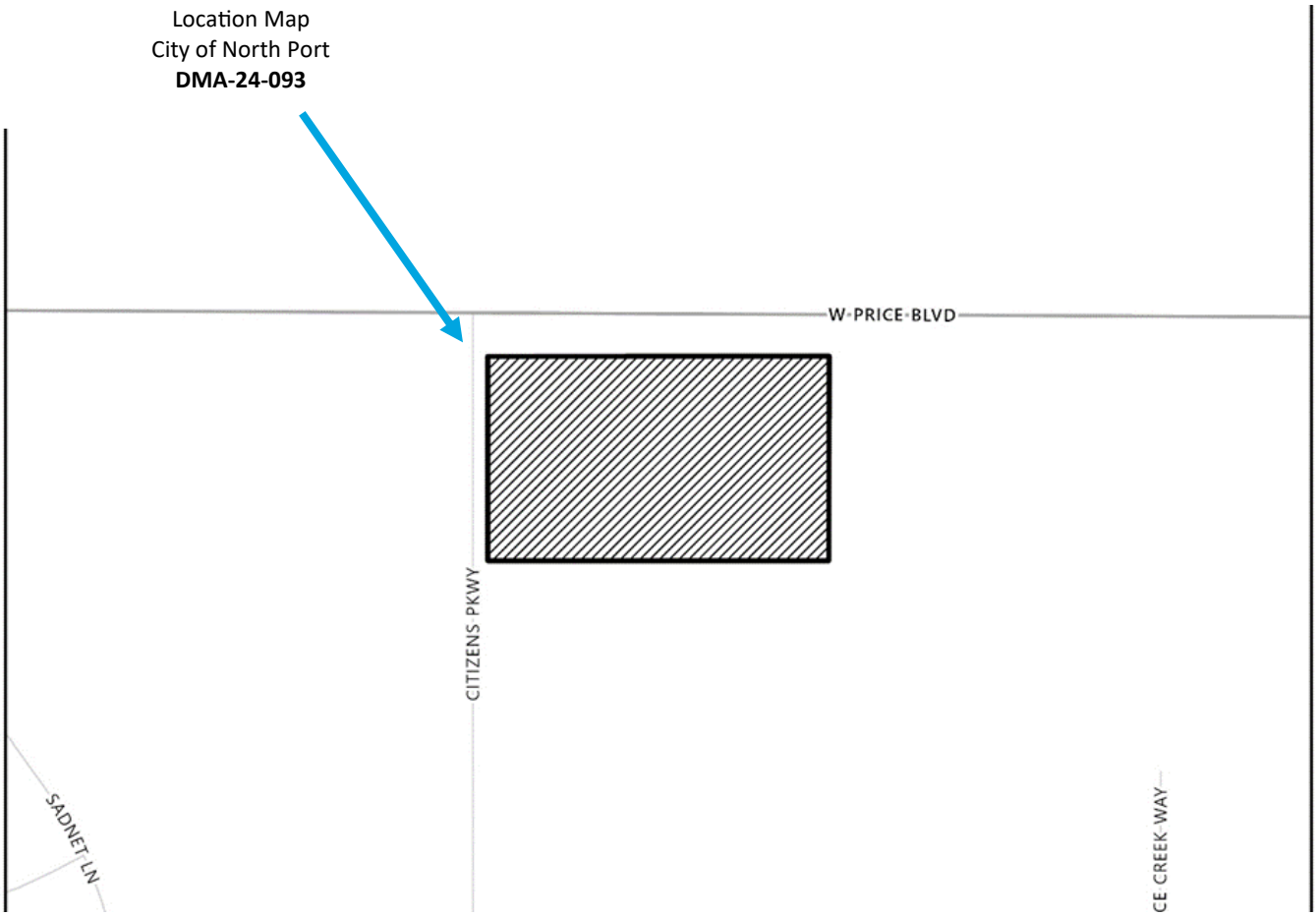

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WISDOM PROPERTIES LLC

C/O SVN COMMERCIAL ASHLEY BLOOM
2044 CONSTITUTION BLVD
SARASOTA, FL 34231-4109

City of North Port
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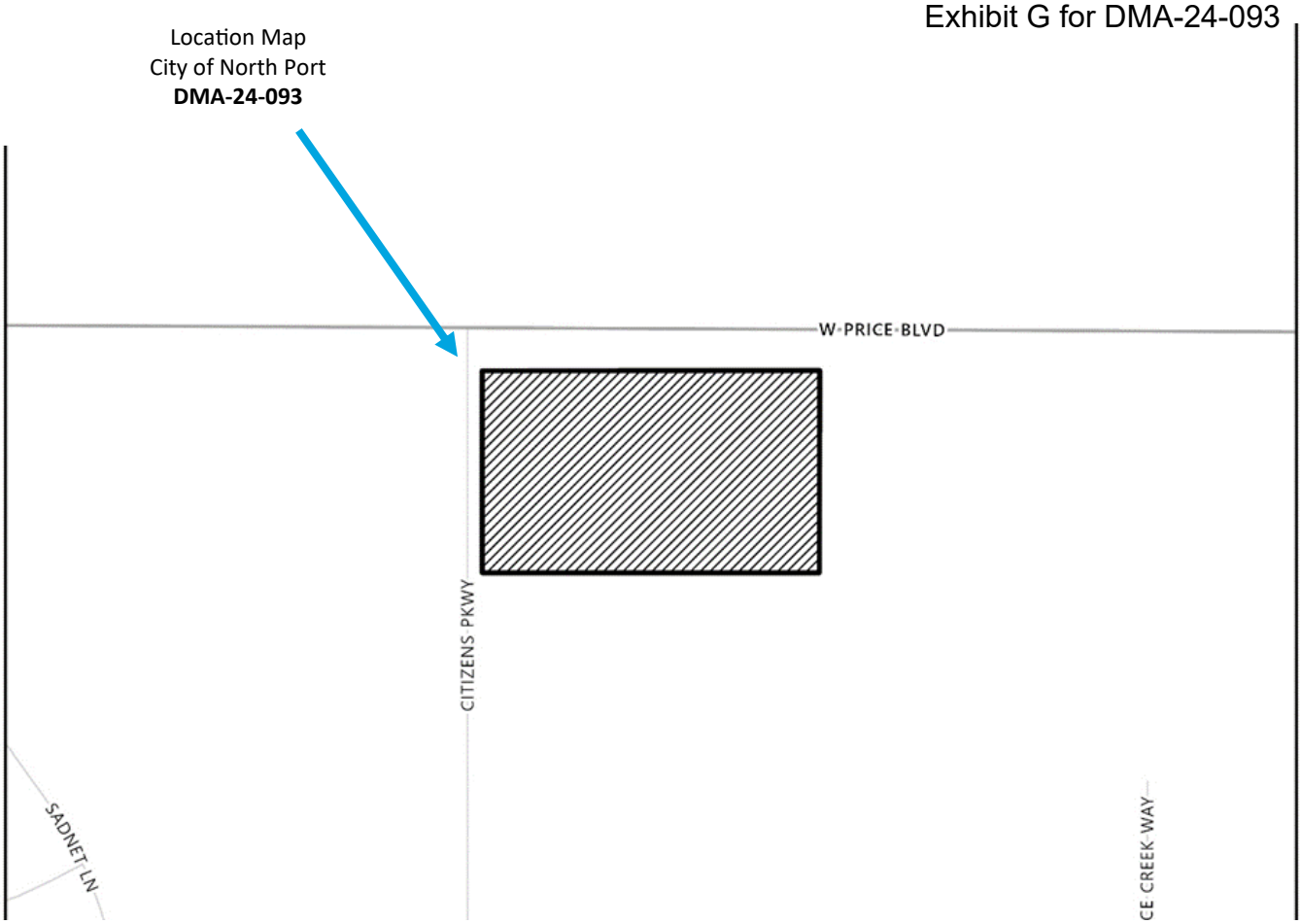

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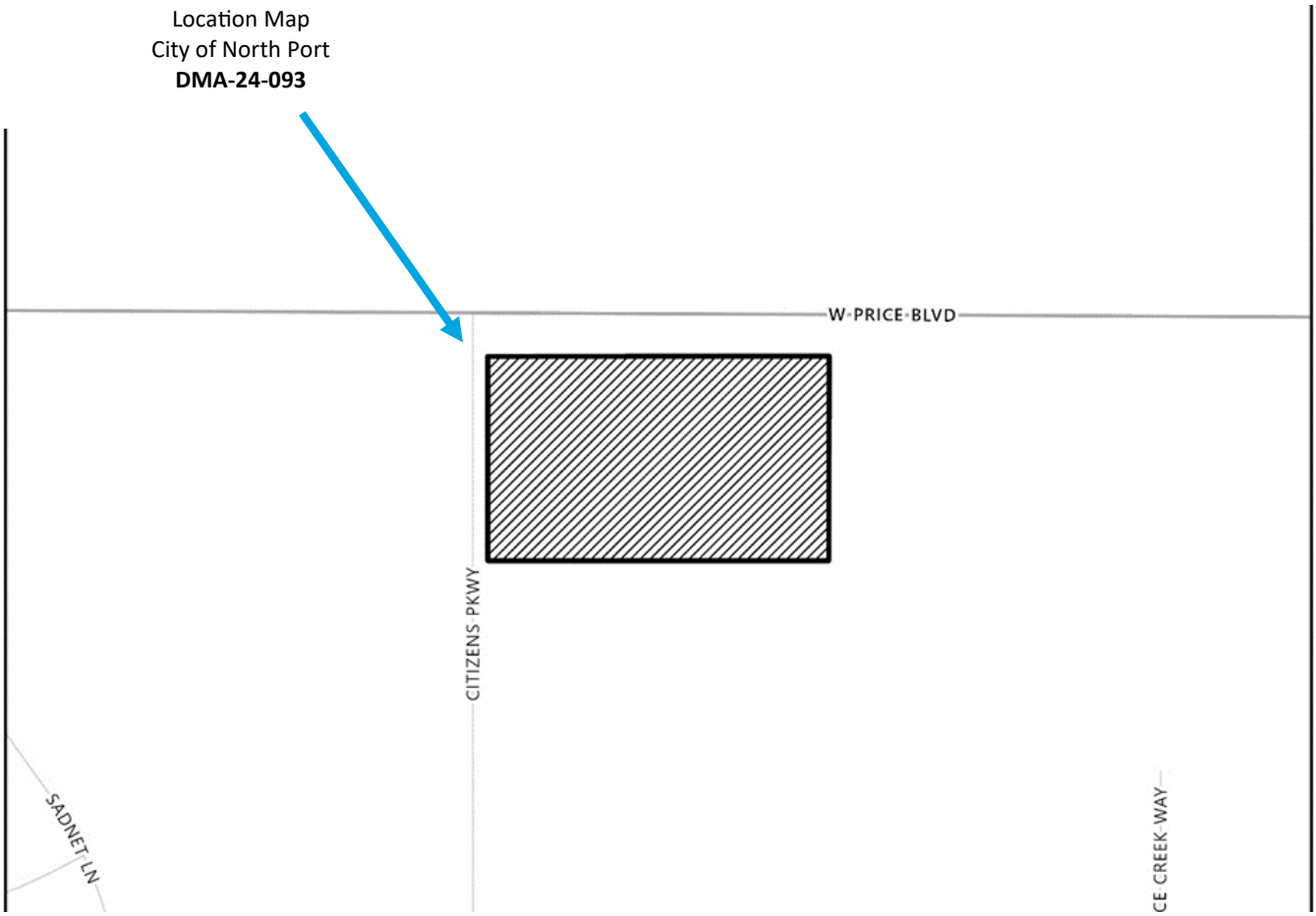

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DO TERESA

13170 PLANTATION TER

SEMINOLE, FL 33776-2430

City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
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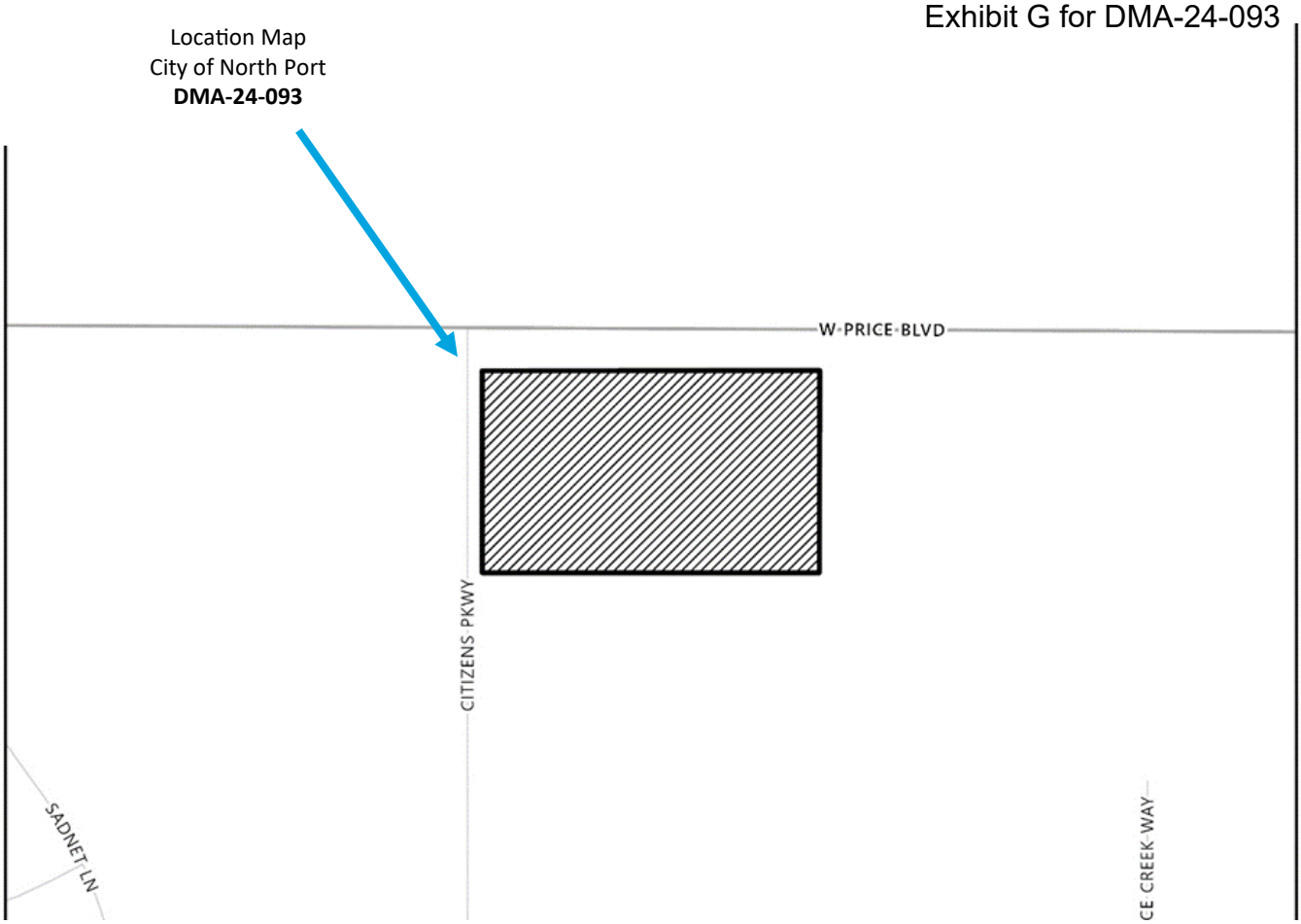
13170 PLANTATION TER

SEMINOLE, FL 33776-2430

Location Map
City of North Port
DMA-24-093



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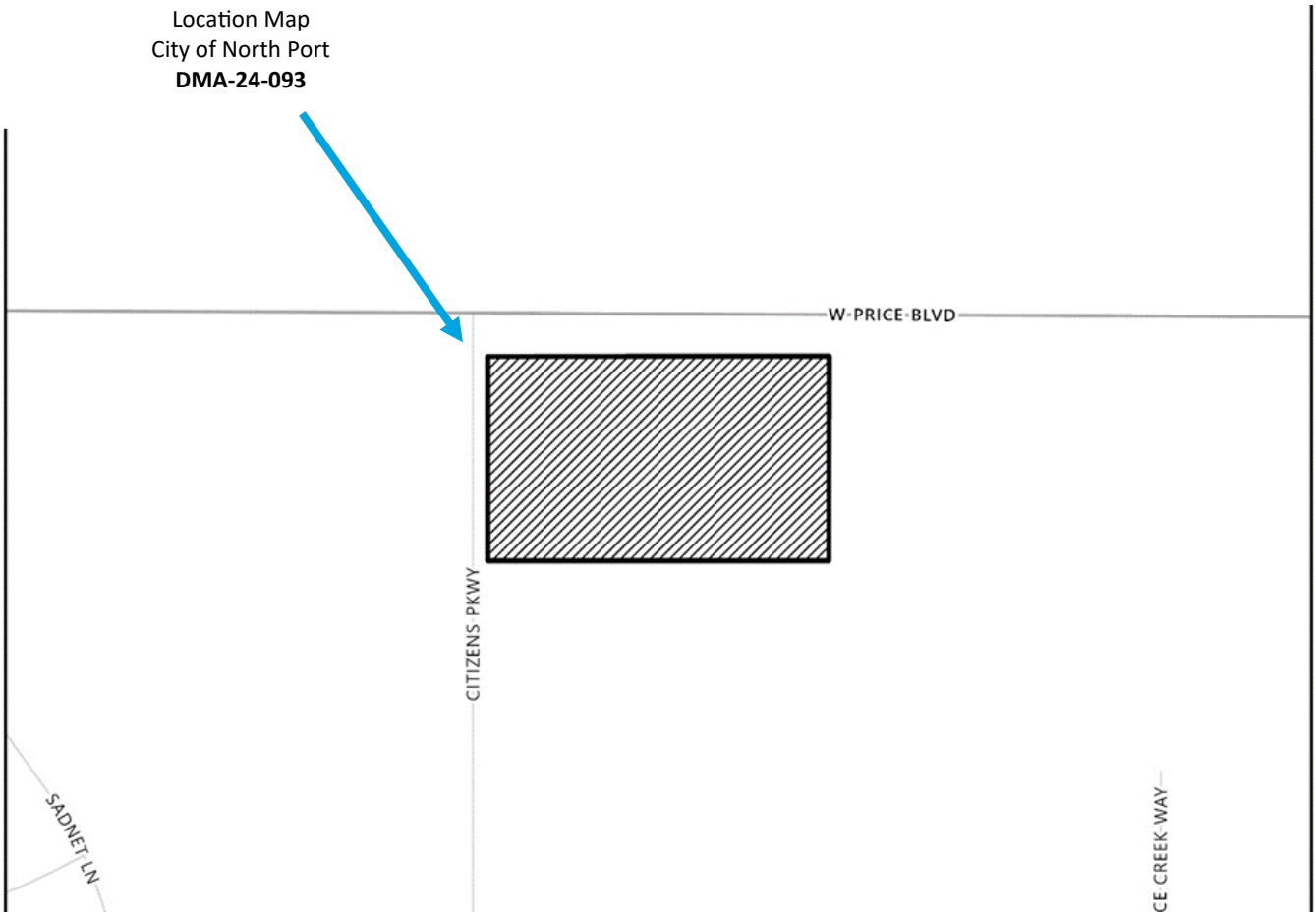

City of North Port
Neighborhood Development Services
Planning & Zoning Division
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HARLEQUIN PROPERTIES LLC

7901 4TH ST N STE 300

ST PETERSBURG, FL 33702-4399

City of North Port
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4970 City Hall Boulevard
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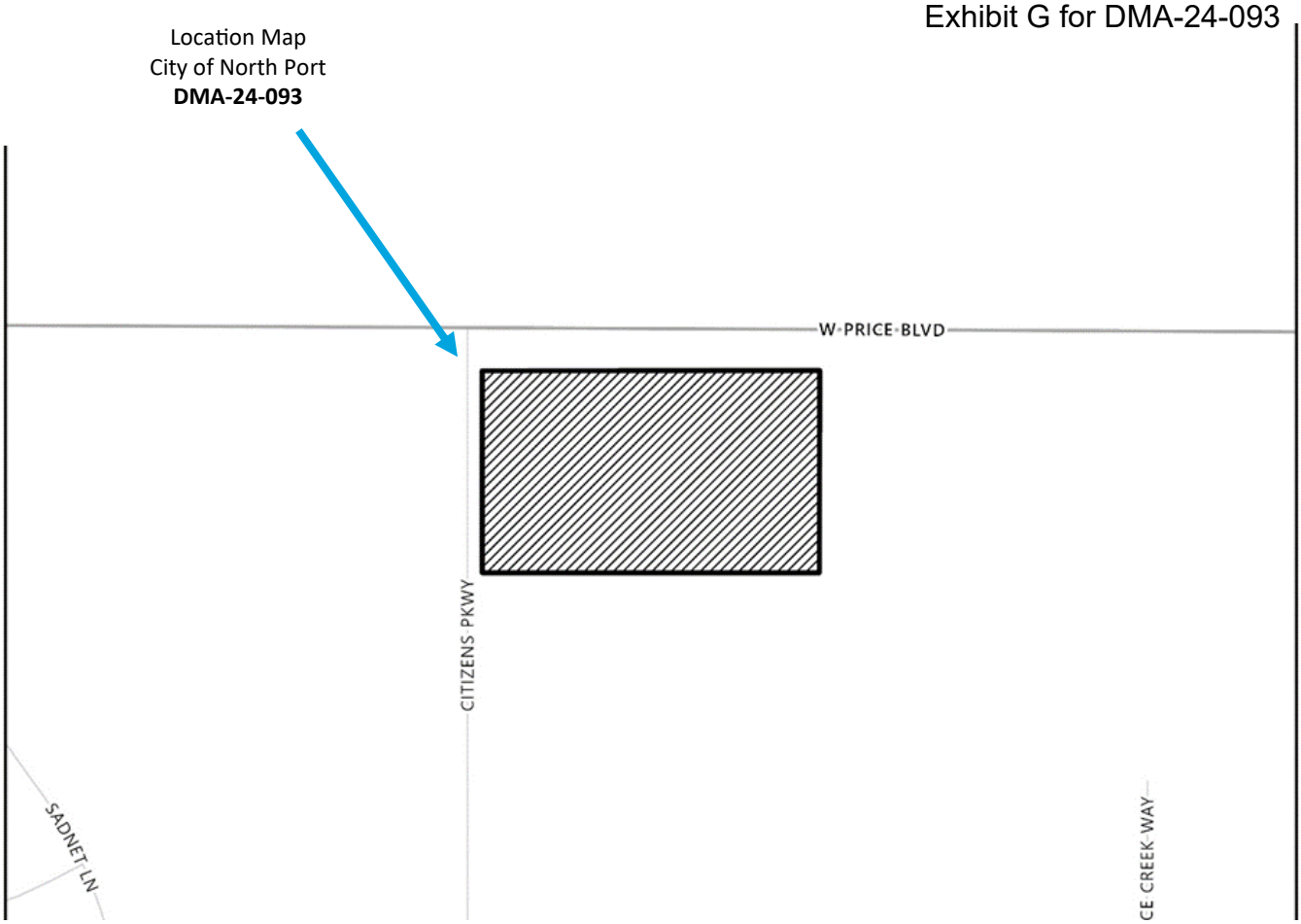

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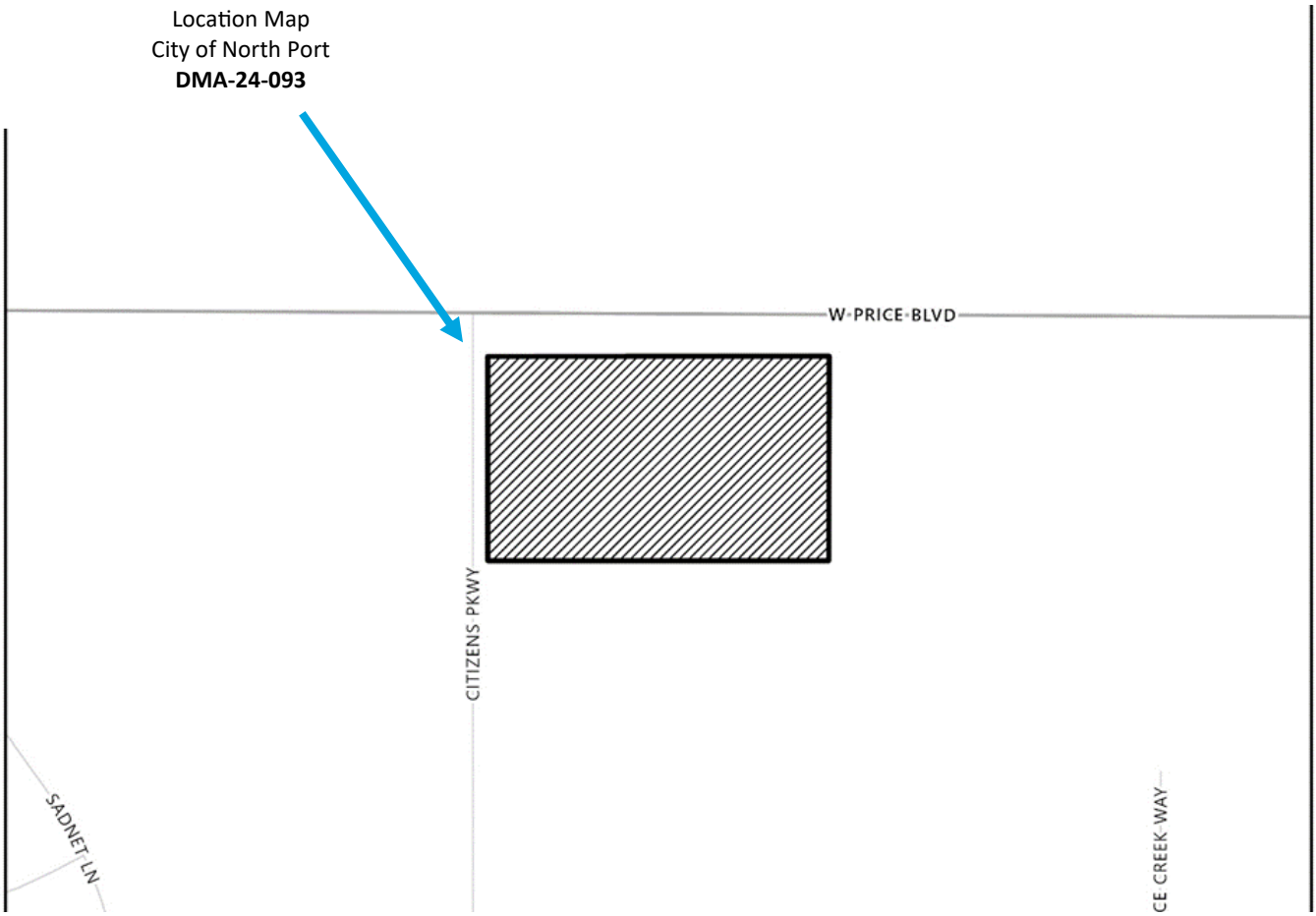

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NORTH PORT ACTIVITY CENTER FIVE ASSN INC

125 FIFTH ST S STE 202

ST PETERSBURG, FL 33701

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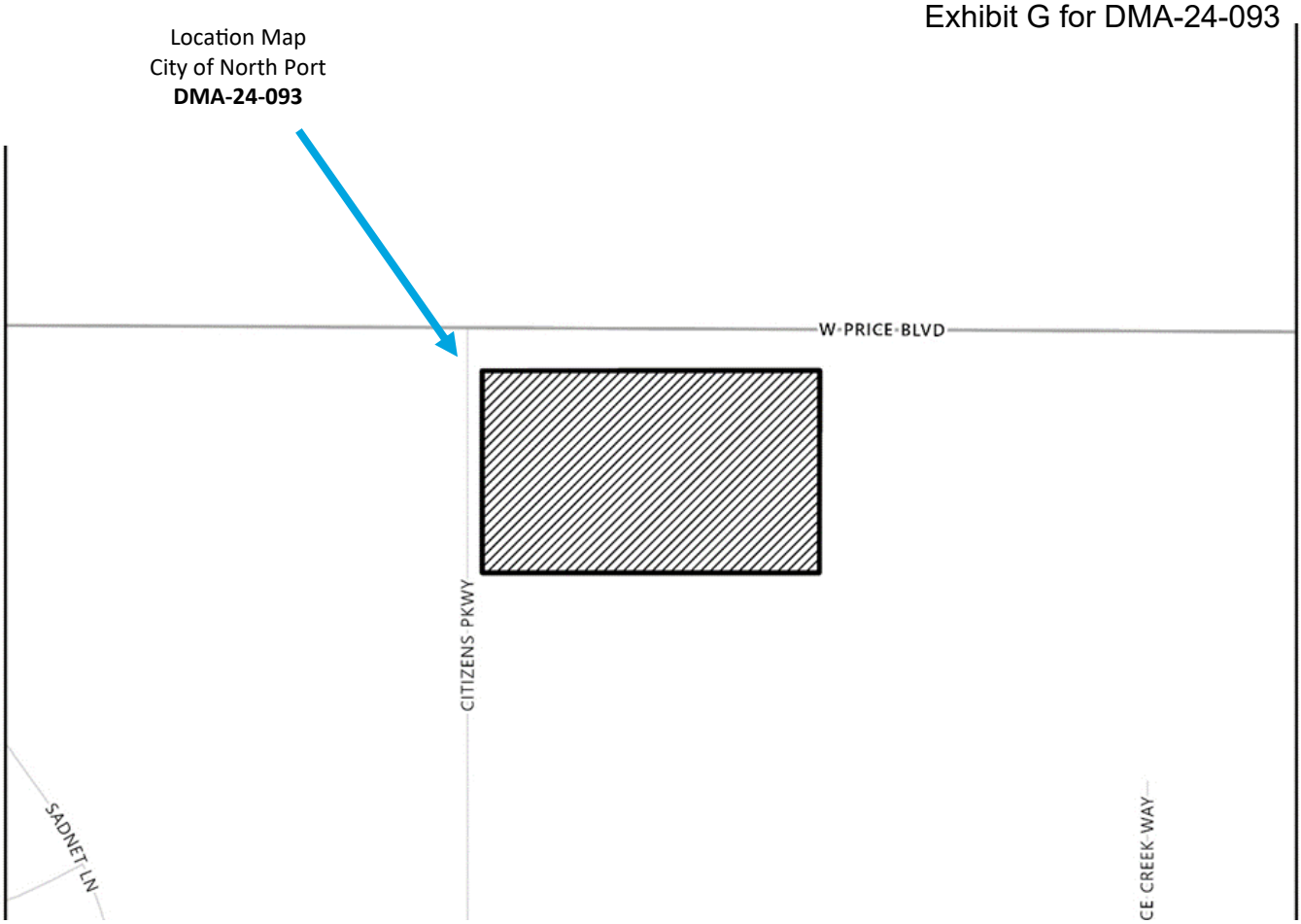

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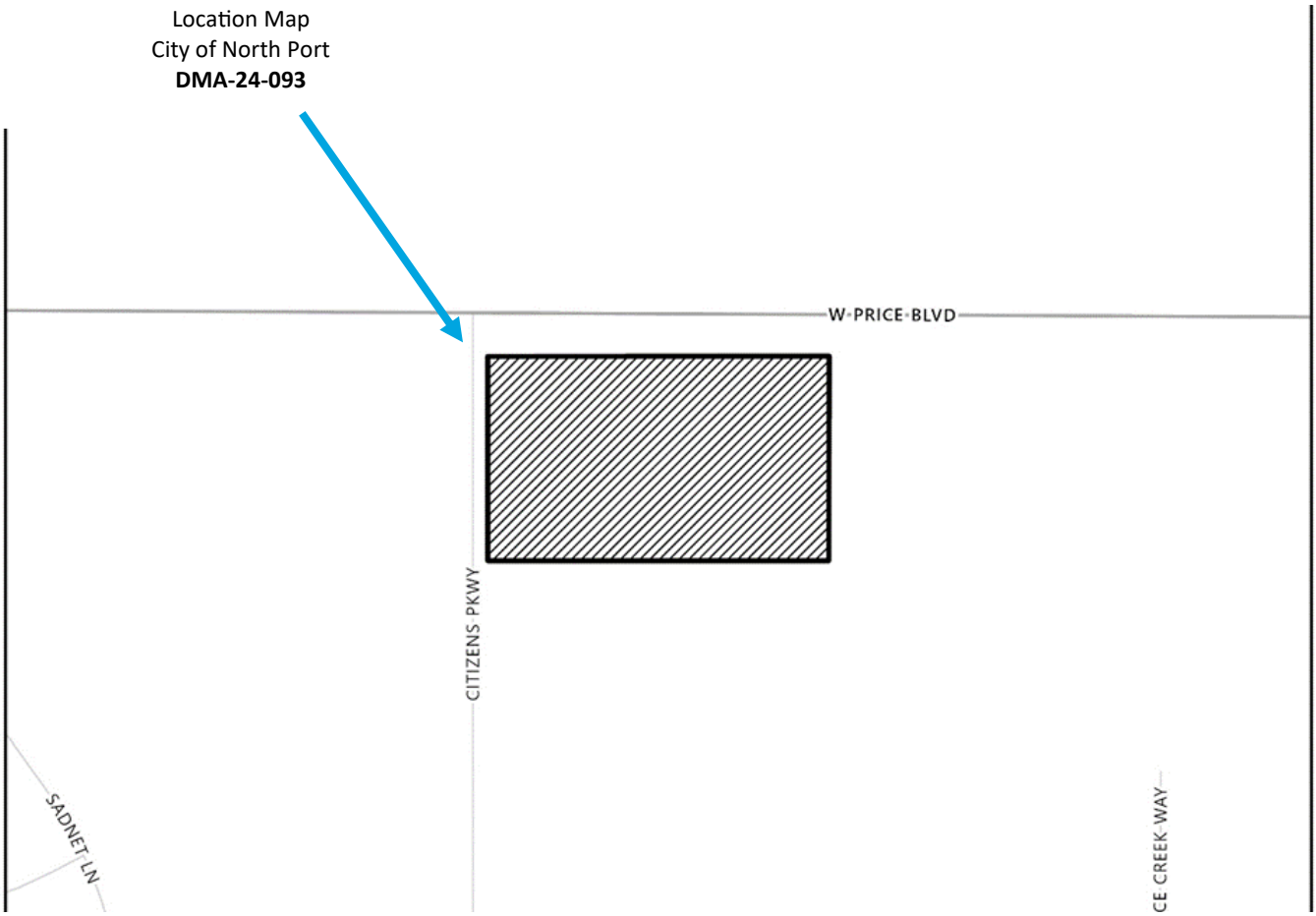

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PRICE CREEK PROPERTY HOLDINGS LLC

7901 4TH ST N STE 300

ST PETERSBURG, FL 33702-4399

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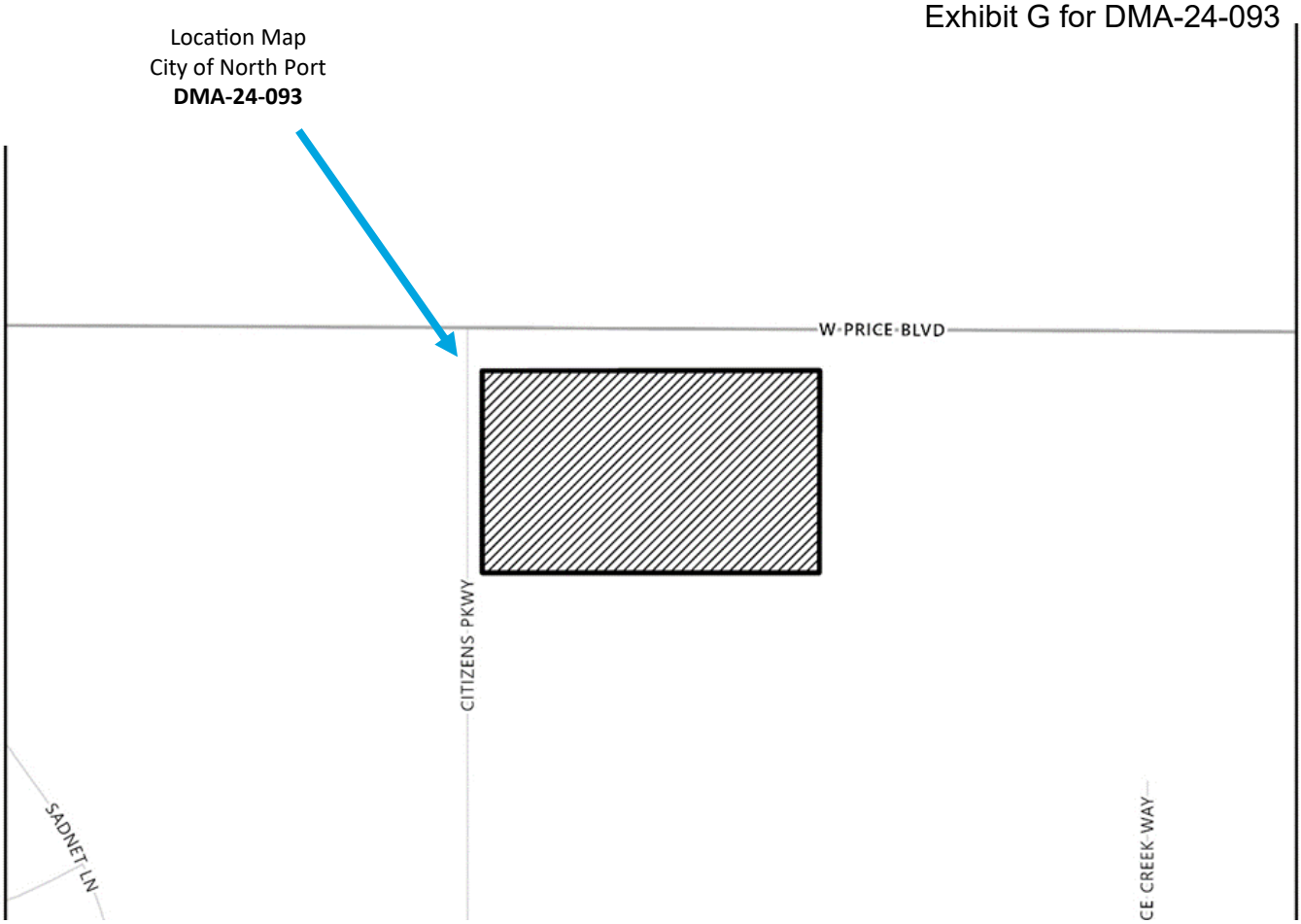

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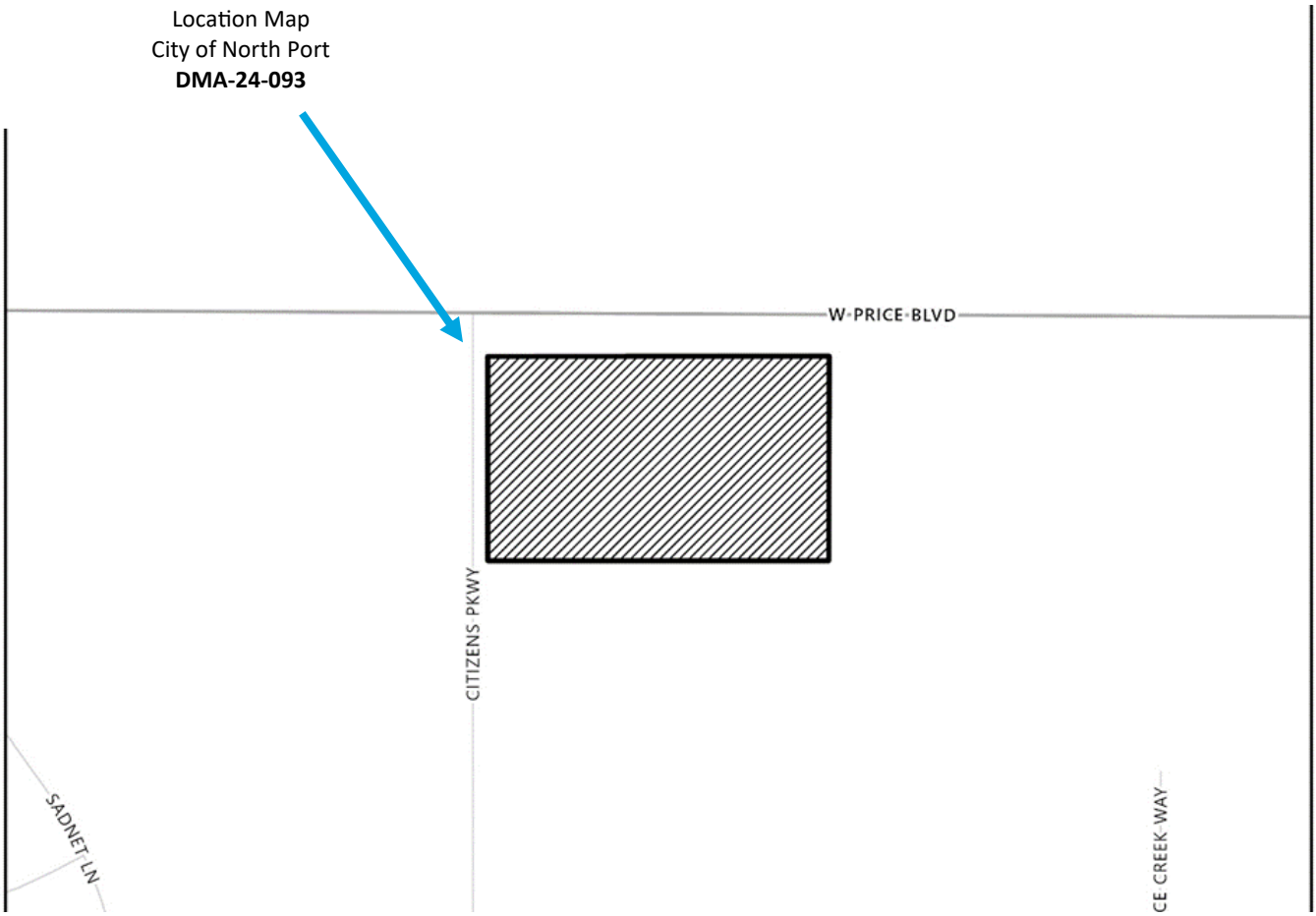

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SUN COAST PLAZA PROPERTY OWNERS ASSOCIATION INC

16690 COLLINS AVE STE 1004

SUNNY ISLES BEACH, FL 33160-5687

City of North Port
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4970 City Hall Boulevard
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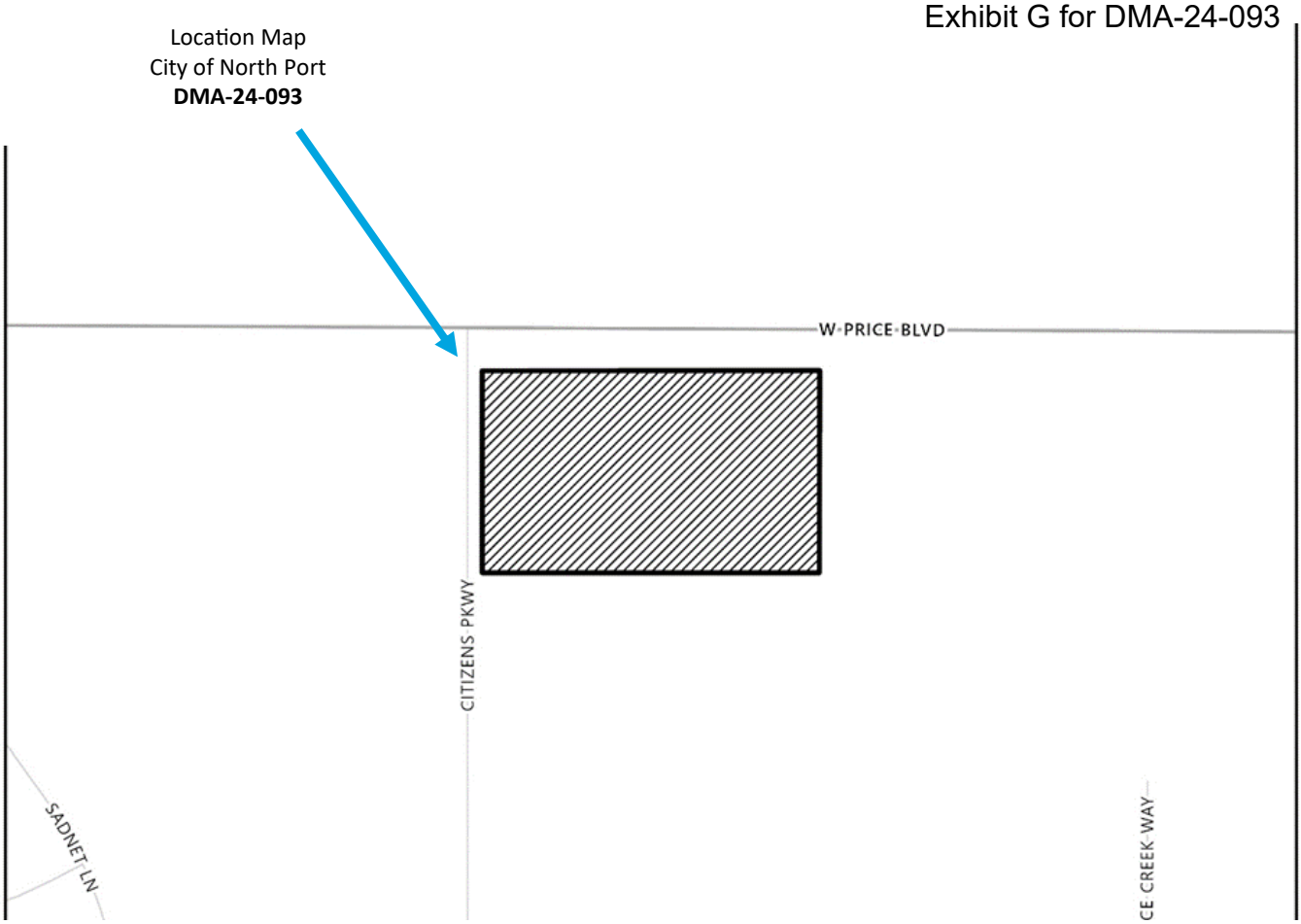

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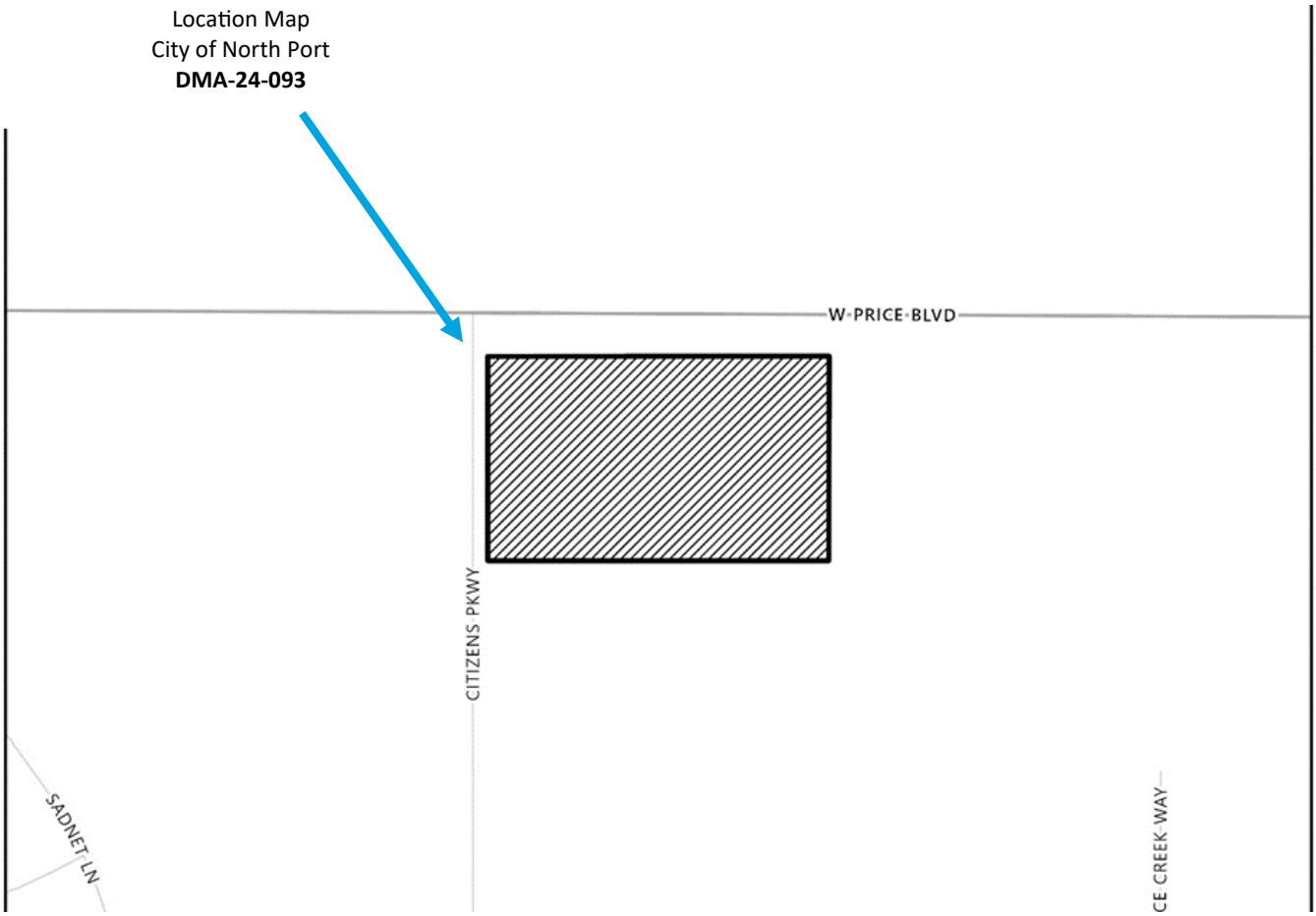

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CHARLOTTE SARASOTA HOLDINGS LLP

4907 EBENSBURG DR

TAMPA, FL 33647-1383

City of North Port
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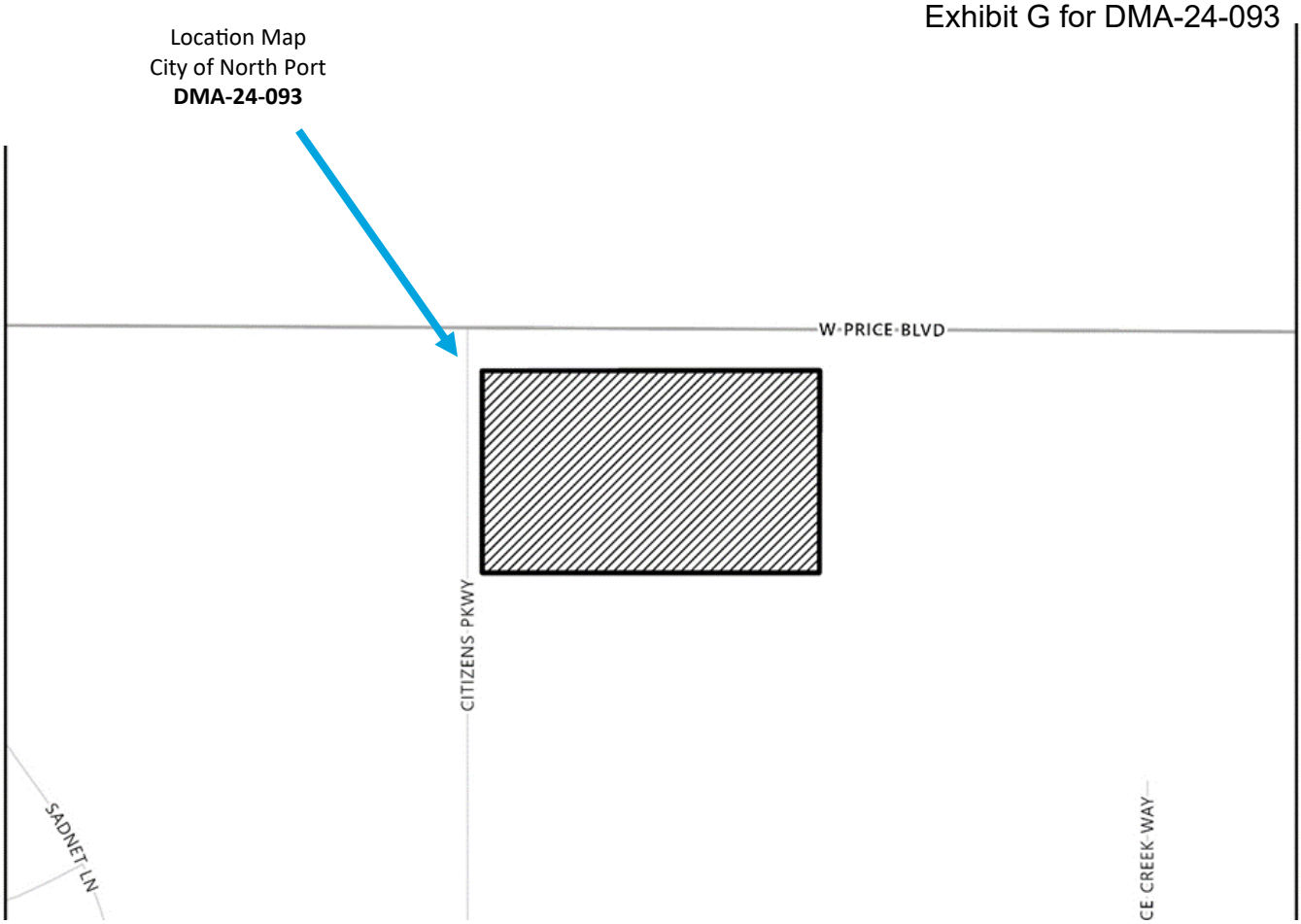

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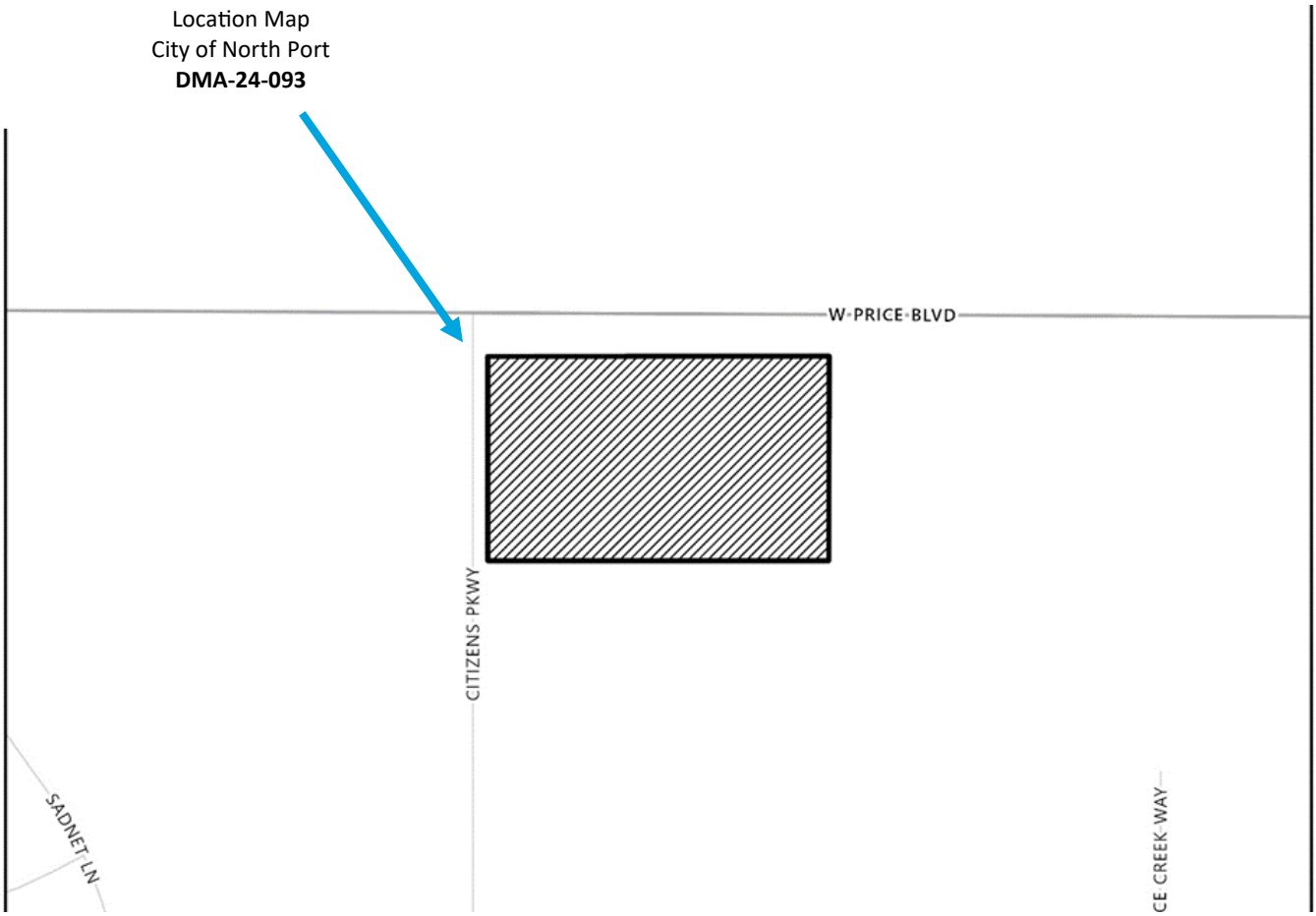

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NORTH PORT OUTPARCELS LLC

610 E ZACK ST STE 600

TAMPA, FL 33602

City of North Port
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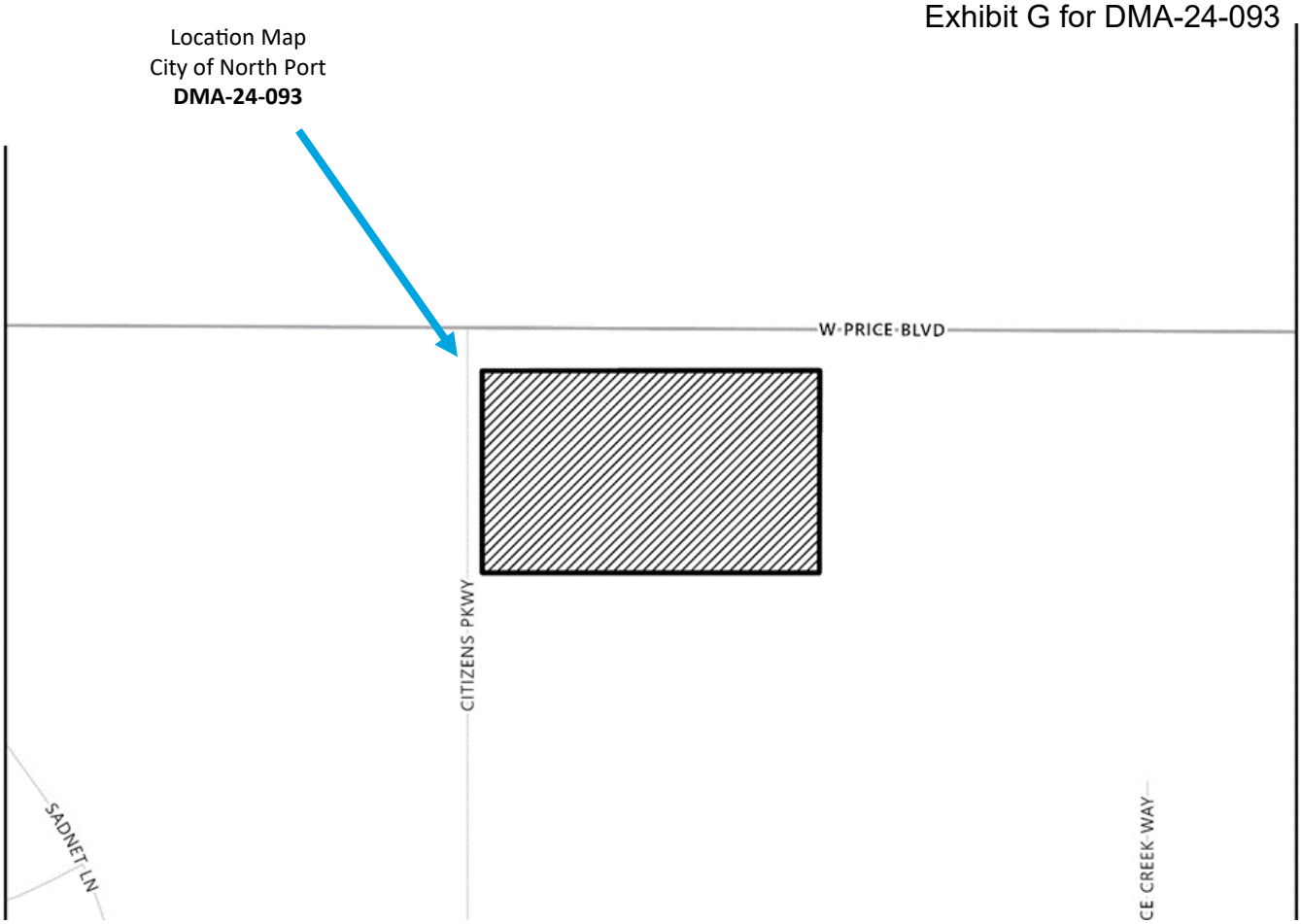

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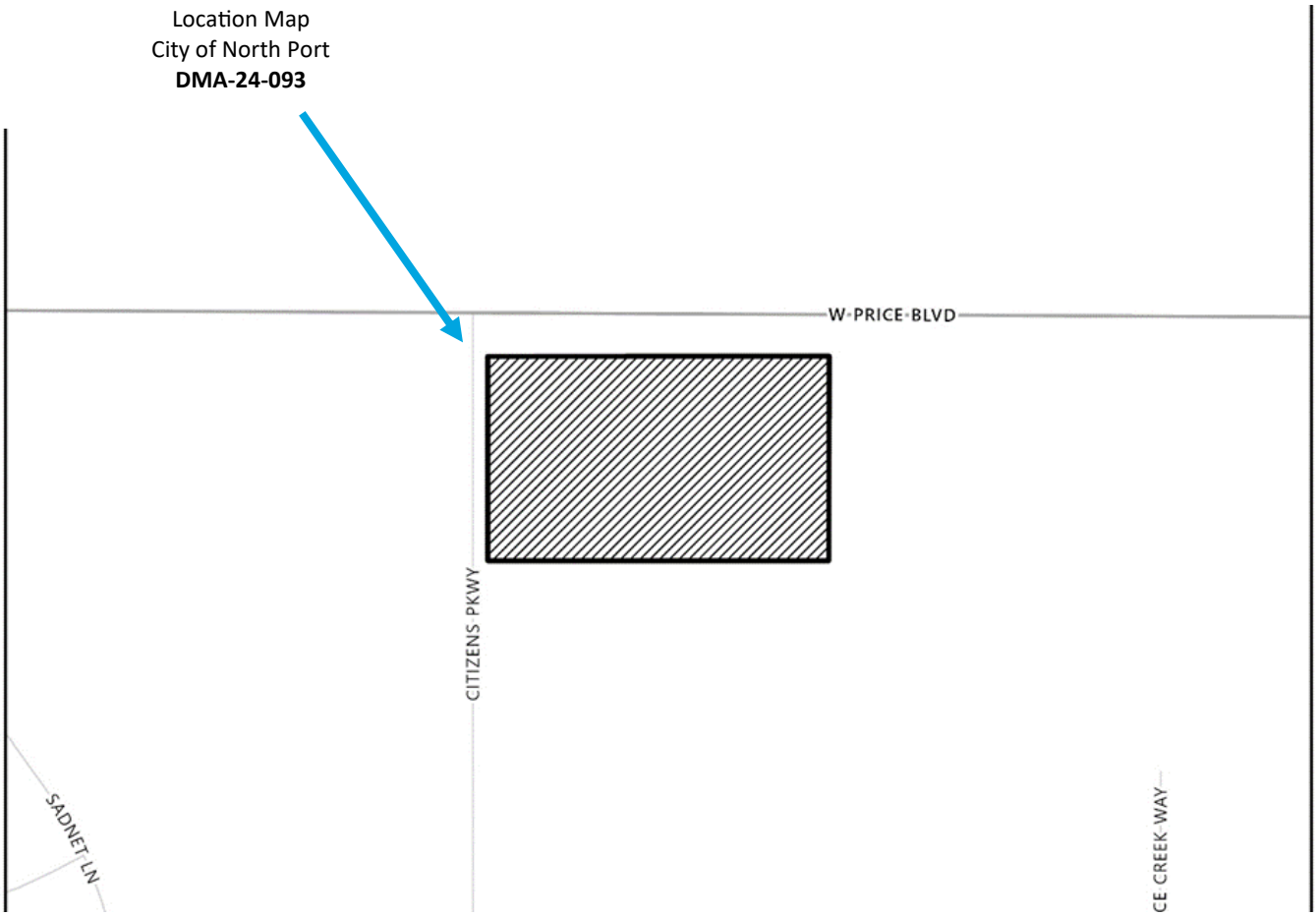

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SUITE 600
TAMPA, FL 33602

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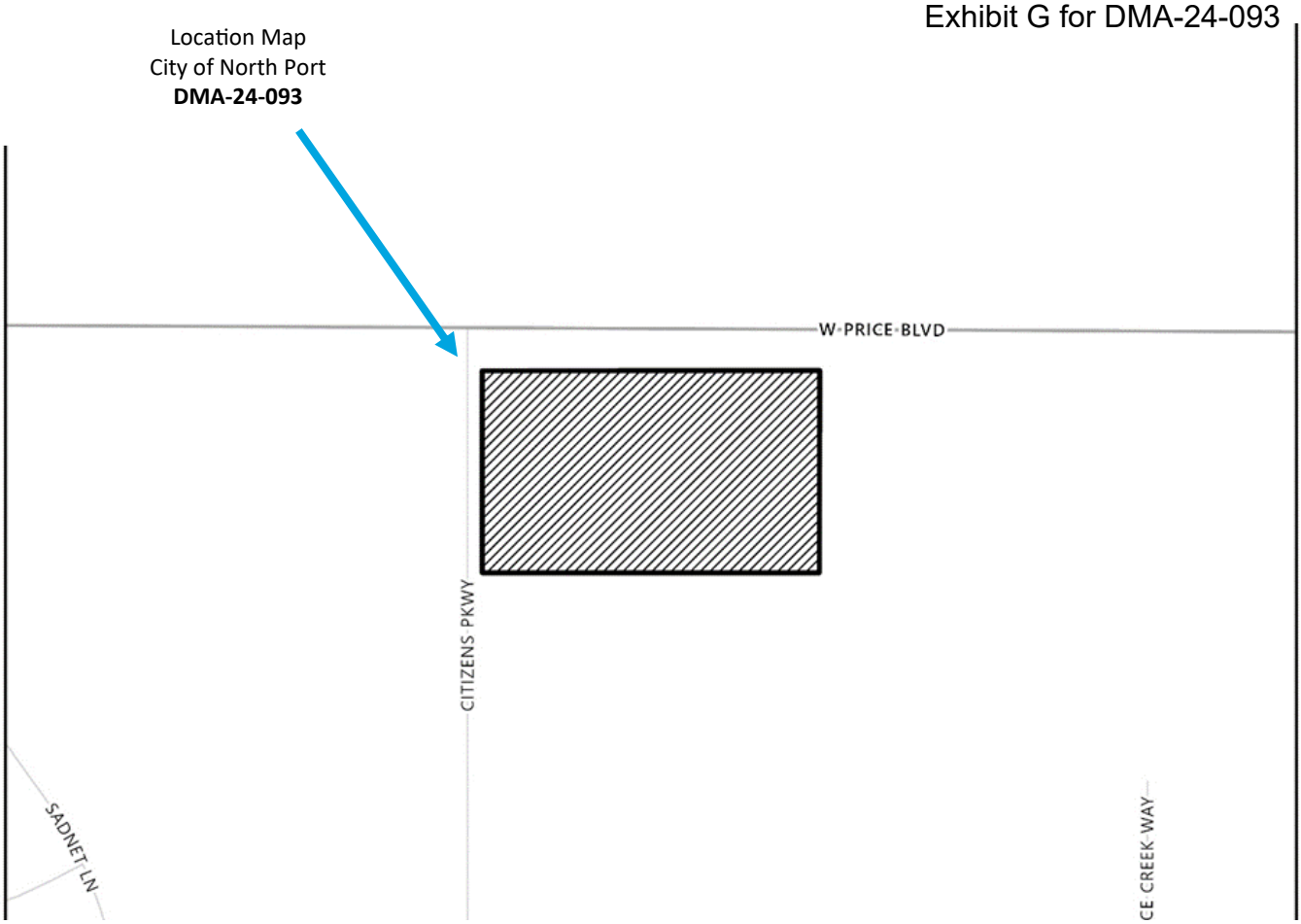

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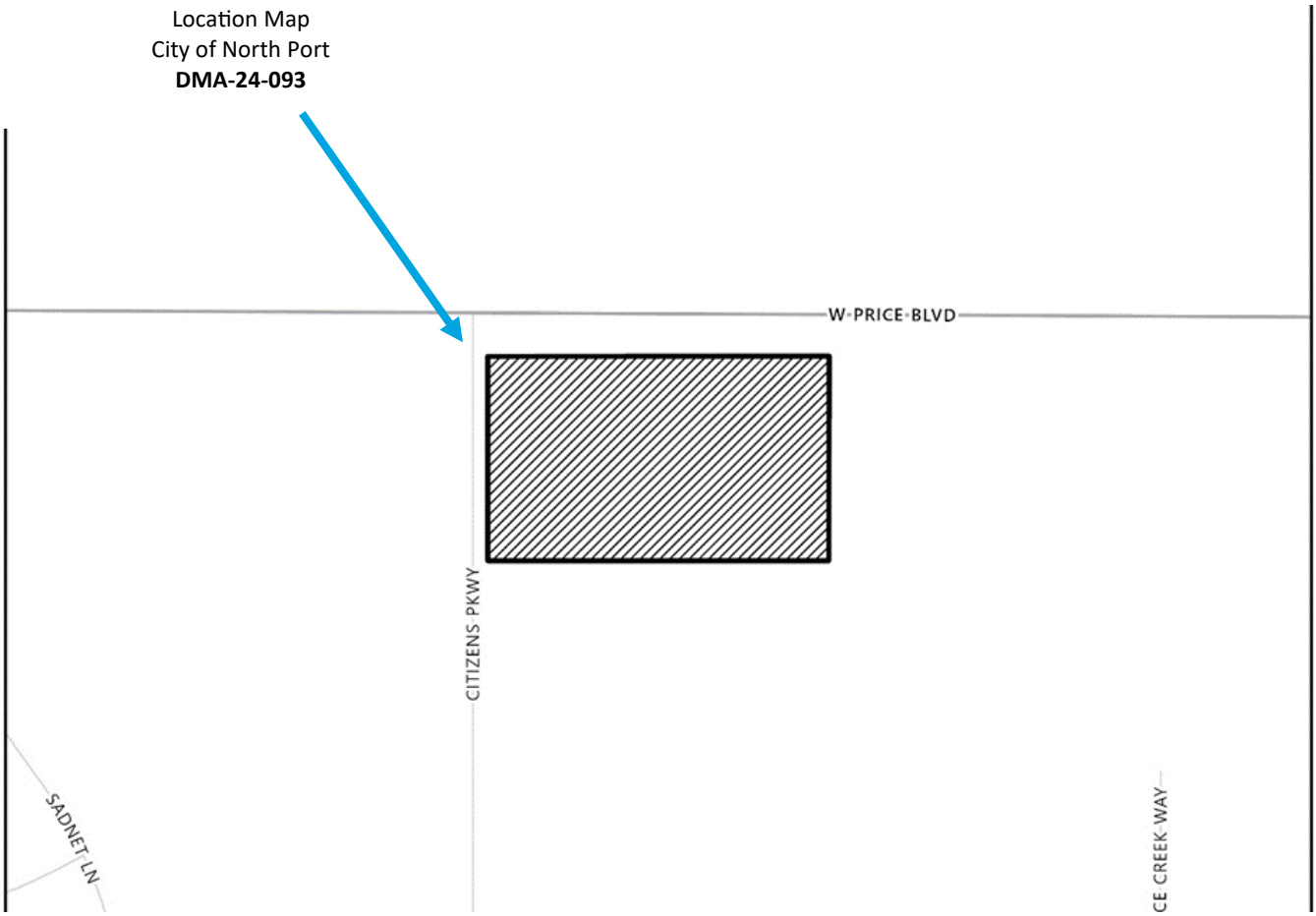

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SP PORT LLC

5403 W GRAY ST

TAMPA, FL 33609-1005

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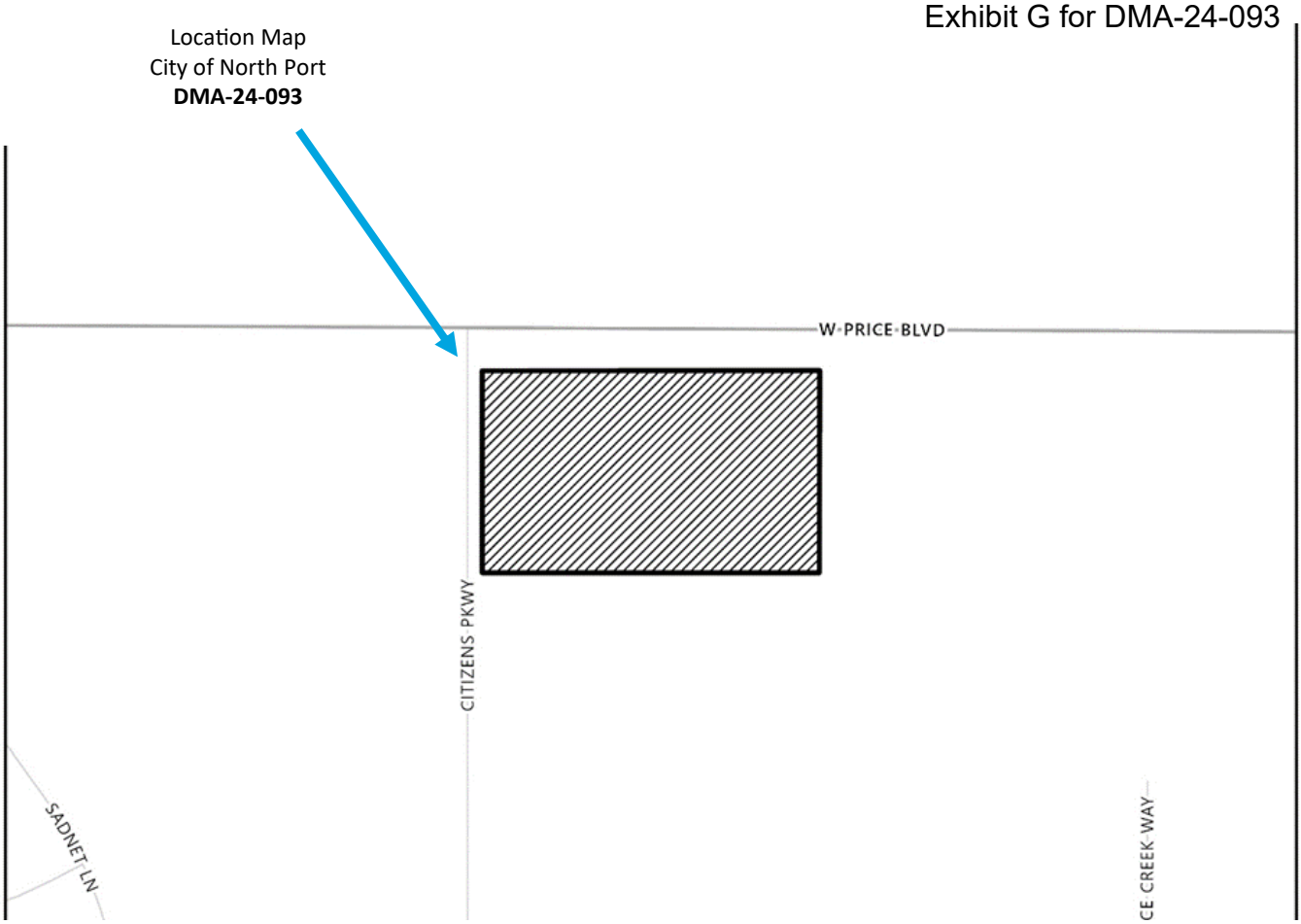

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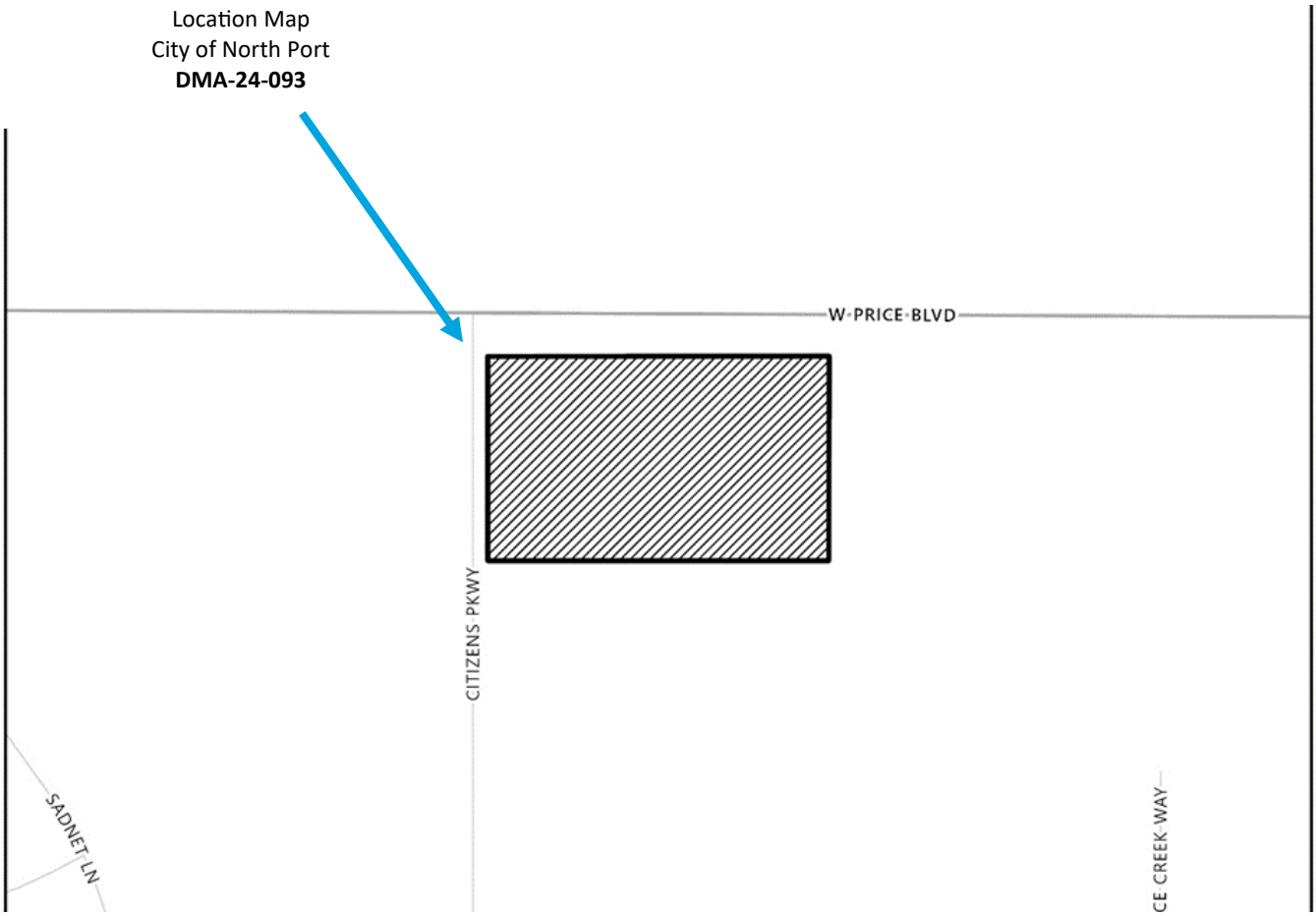

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BETTR HOMES CONSTRUCTION LLC

3433 LITHIA PINECREST RD PMB 240

VALRICO, FL 33596-6302

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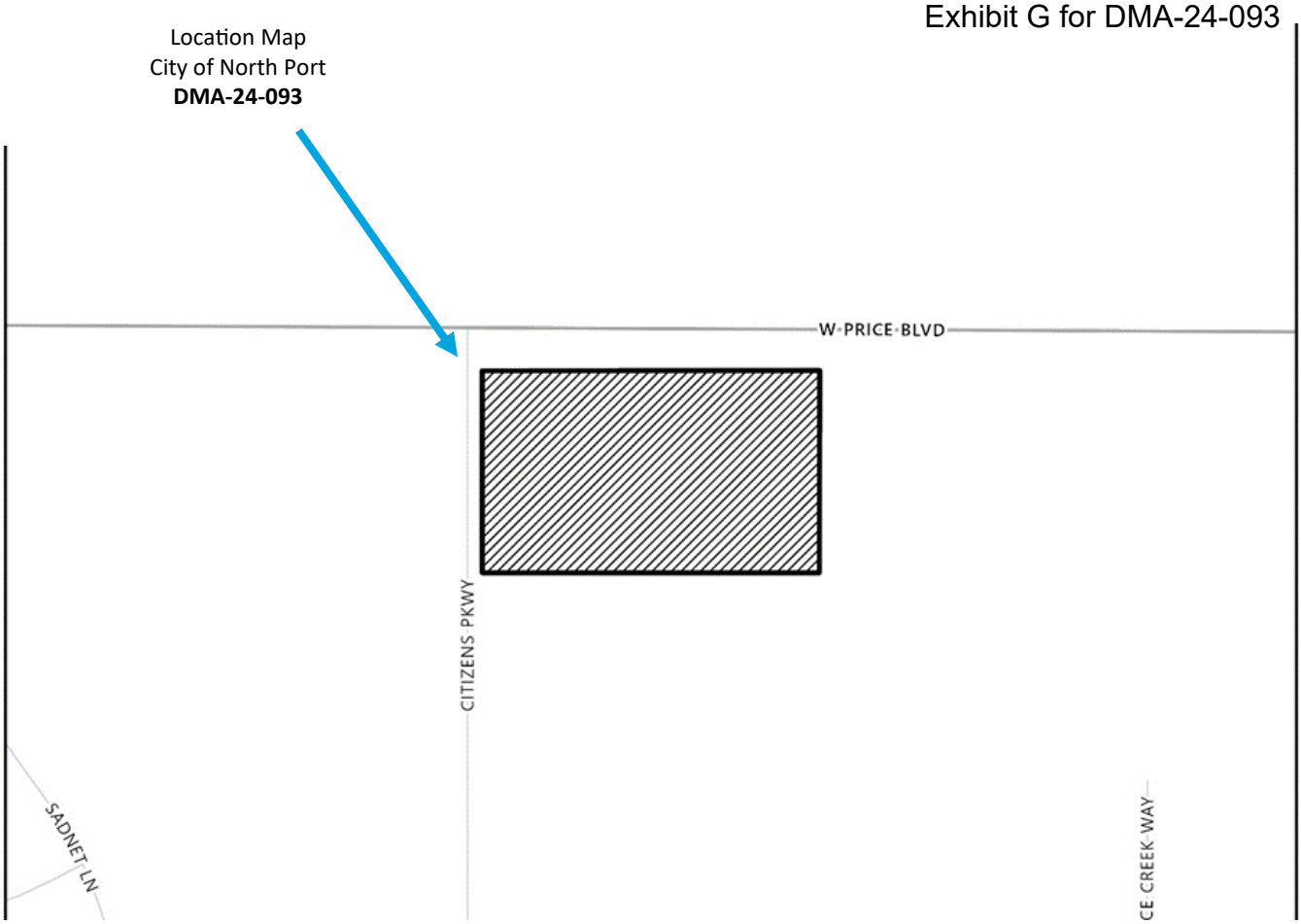

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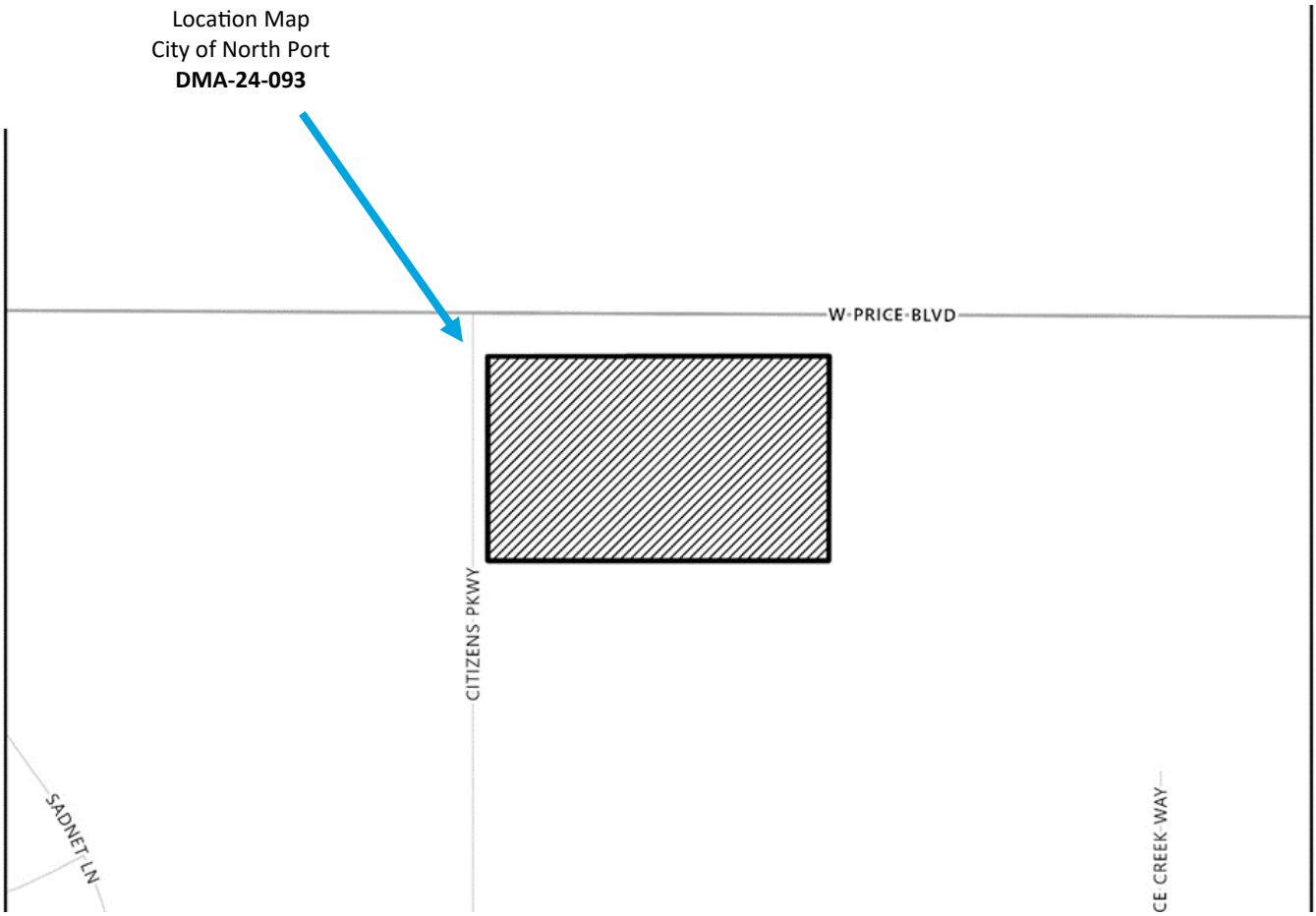

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PRICE CROSSING LLC

113 S VALRICO RD

VALRICO, FL 33594-3629

City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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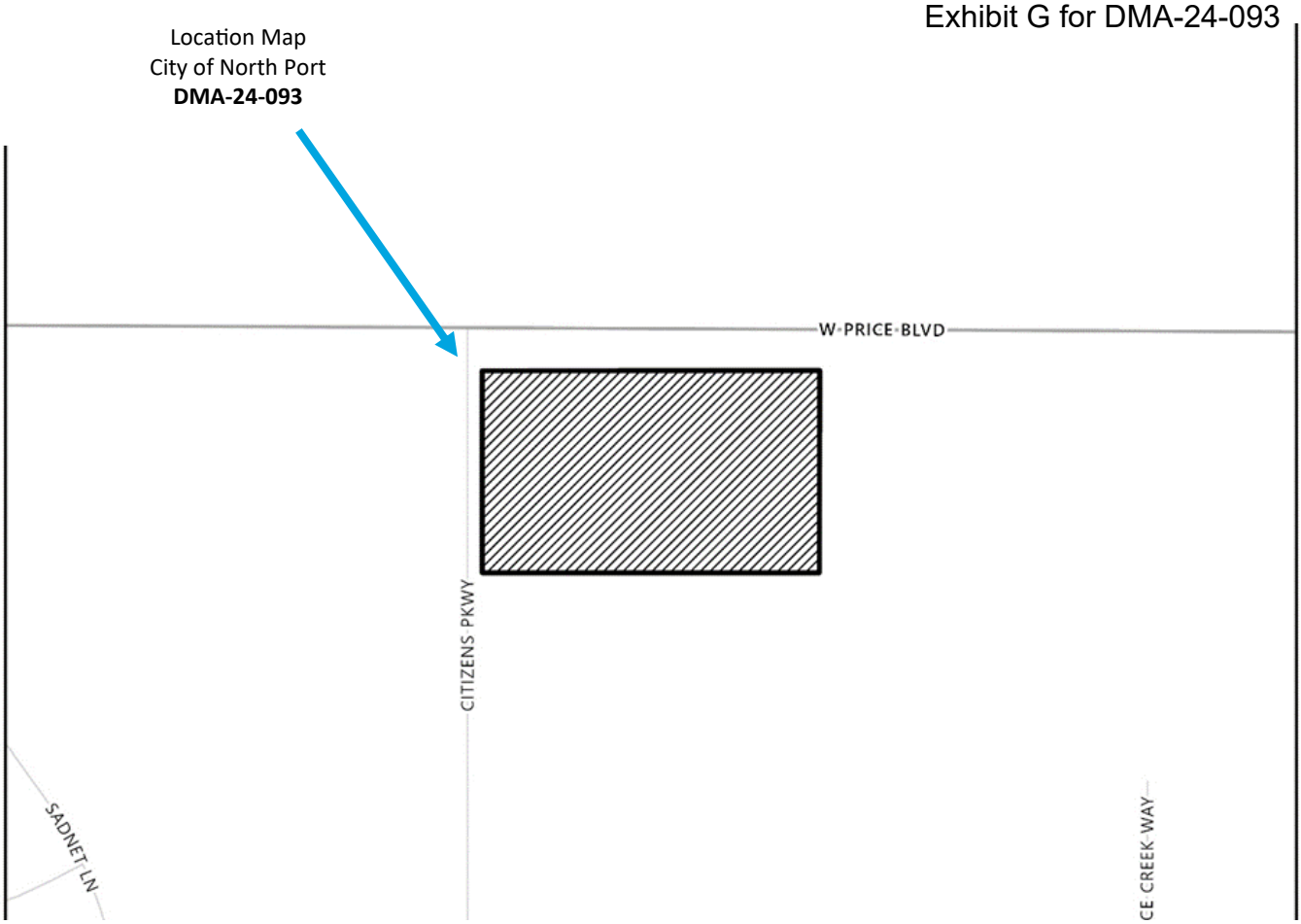

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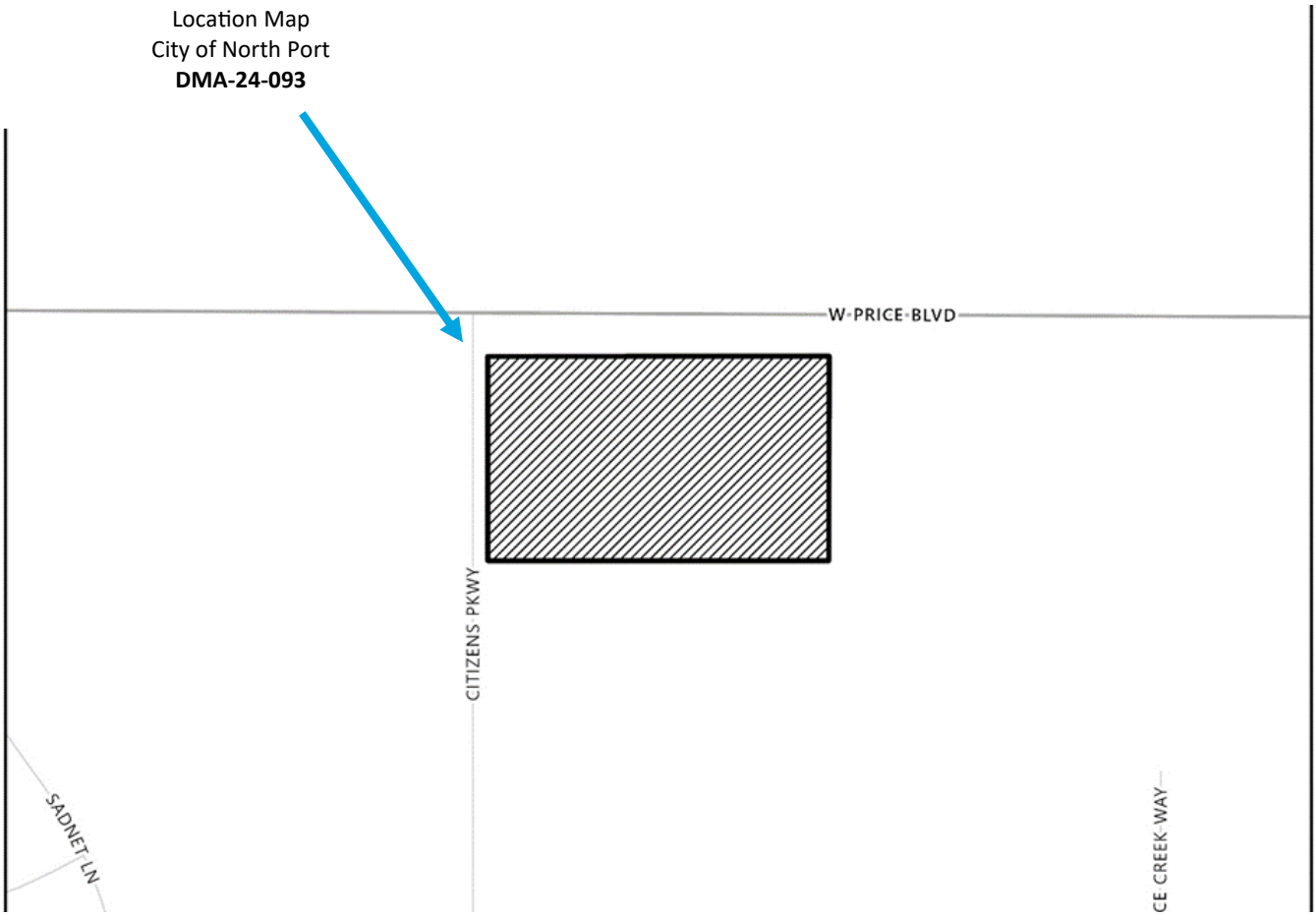

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FKH SFR PROPCO K LP

1850 PARKWAY PL SE STE 900

MARIETTA, GA 30067-8261

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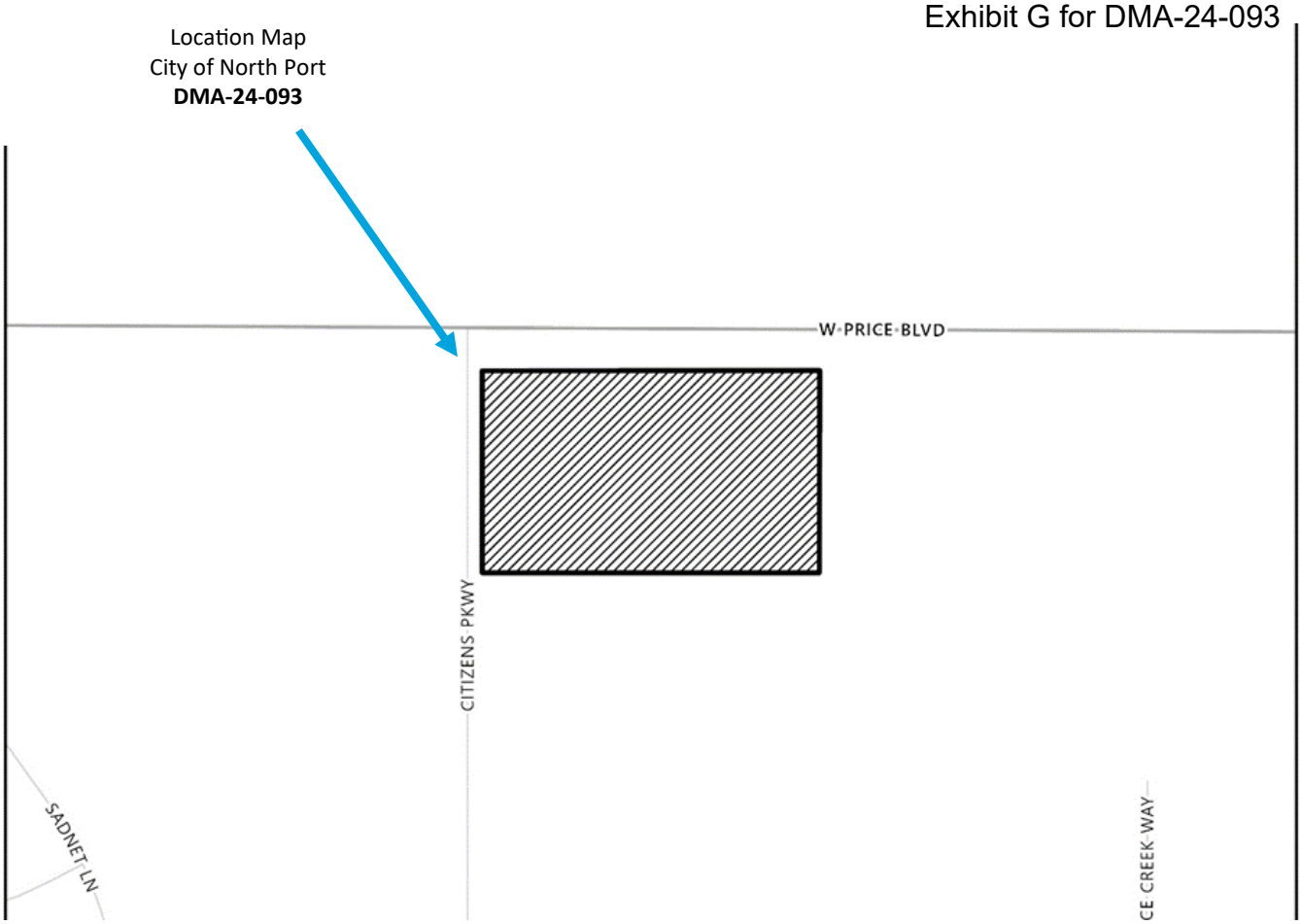

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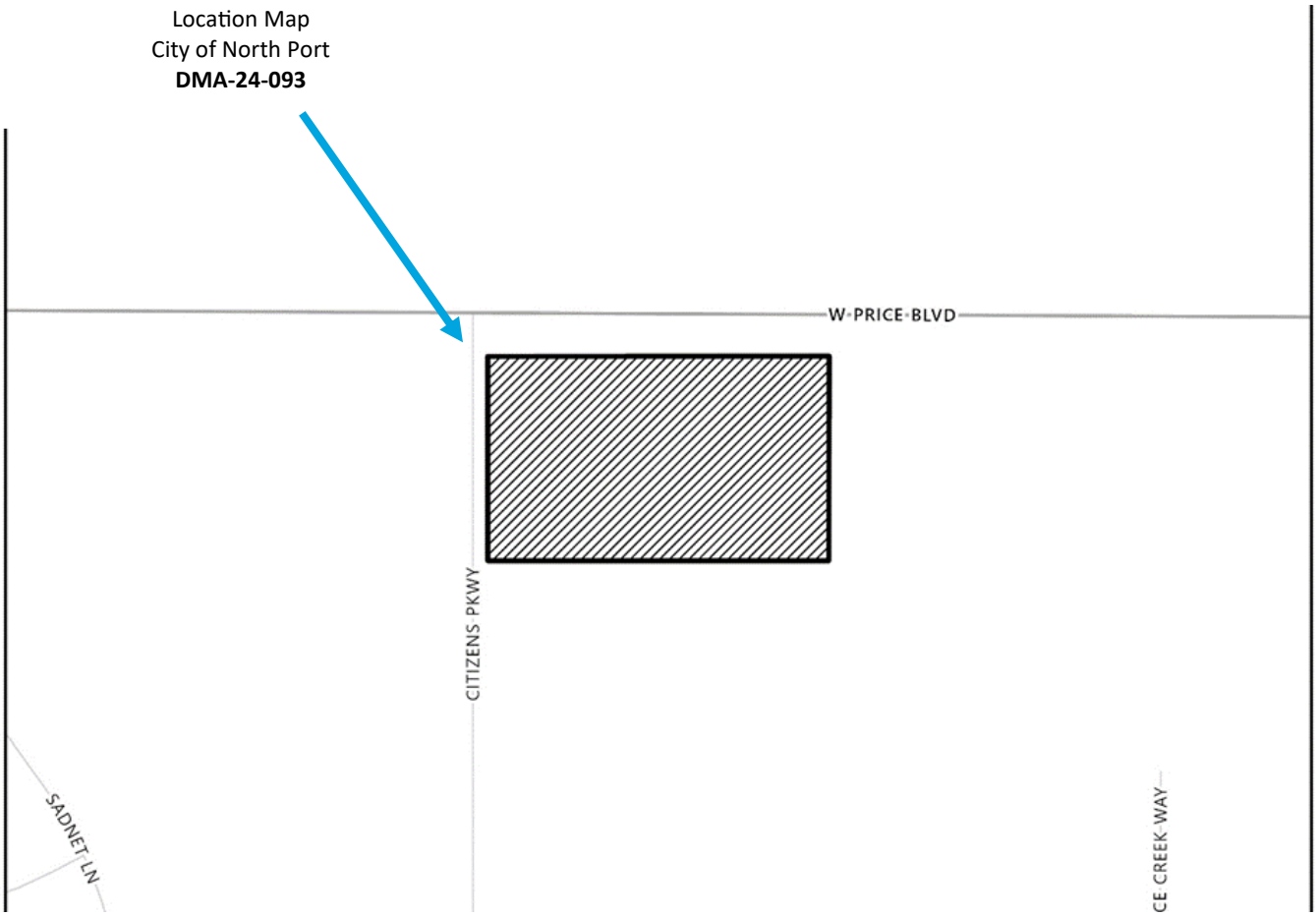

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HP FLORIDA I LLC

120 S RIVERSIDE PLZ STE 2000

CHICAGO, IL 60606-6995

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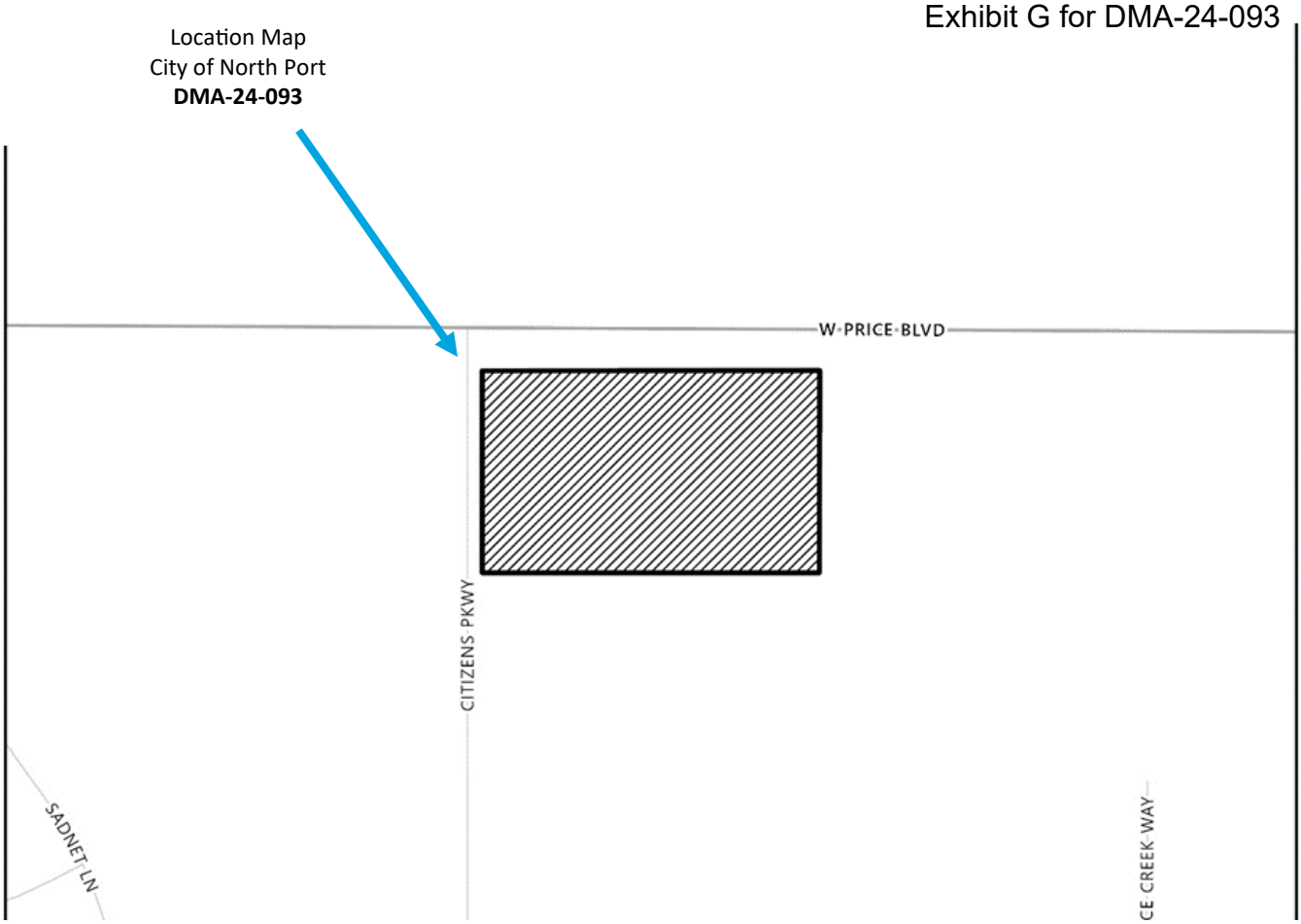

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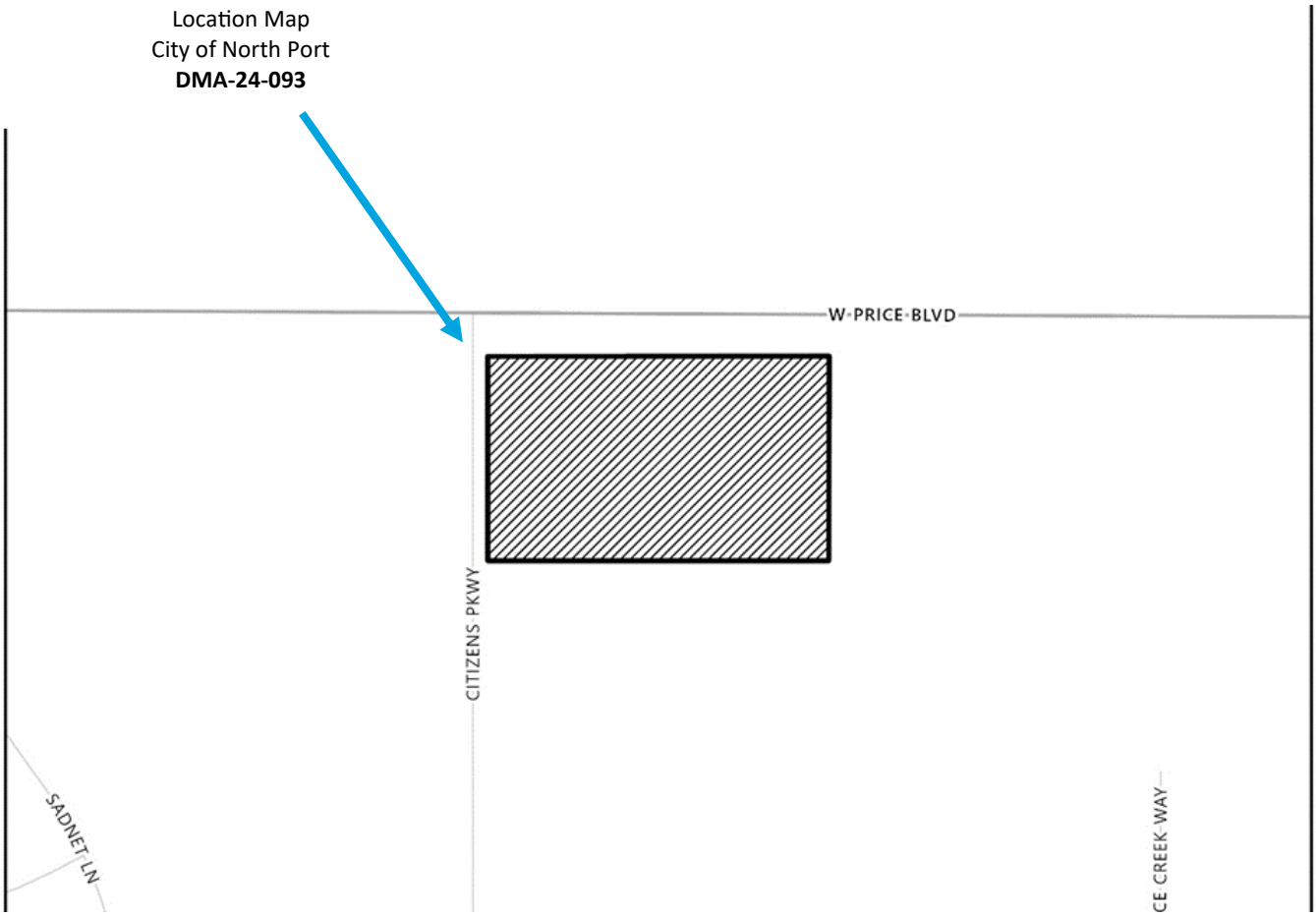

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HPA II BORROWER 2019-1 LLC

120 S RIVERSIDE PLZ STE 2000

CHICAGO, IL 60606-6995

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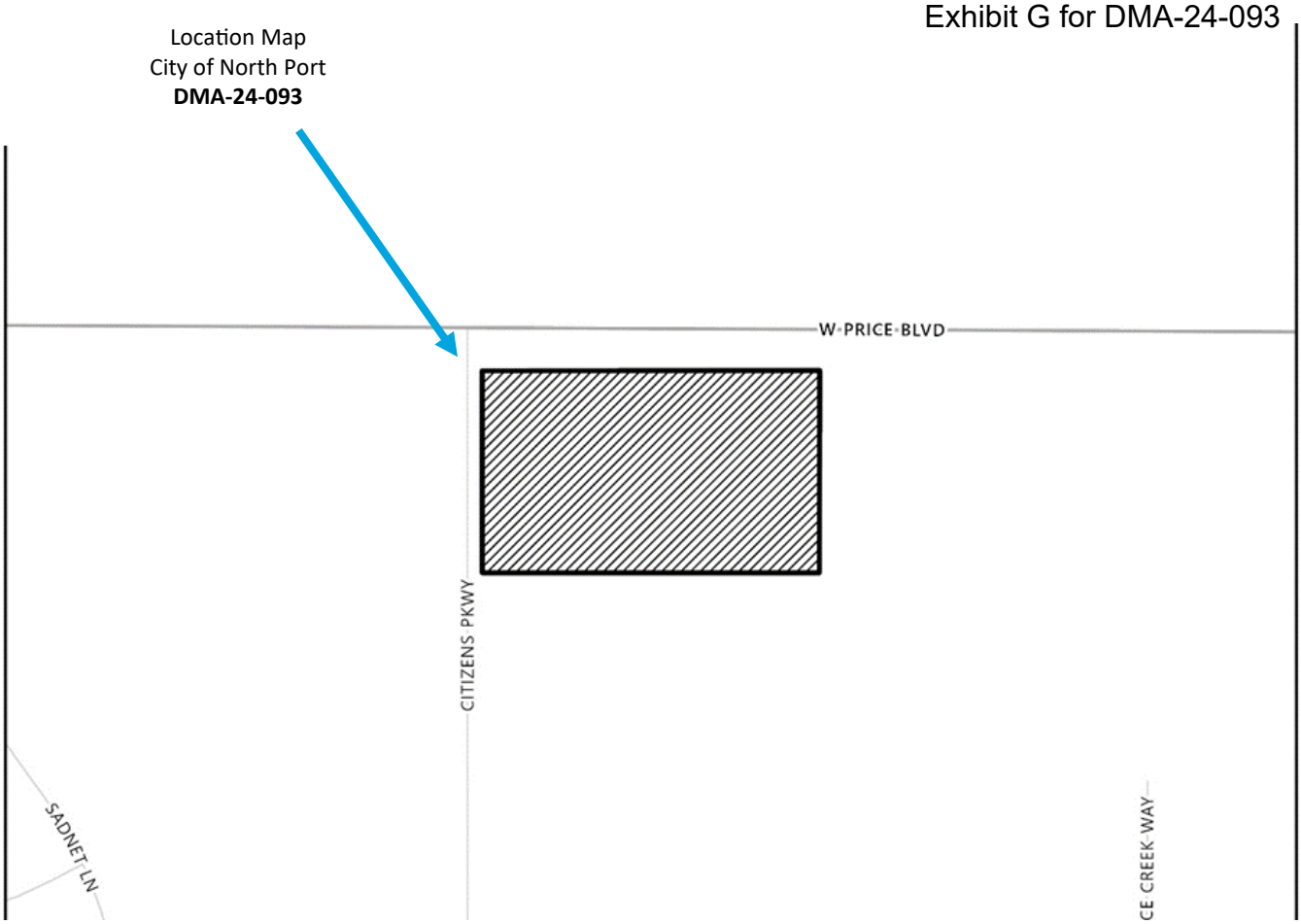

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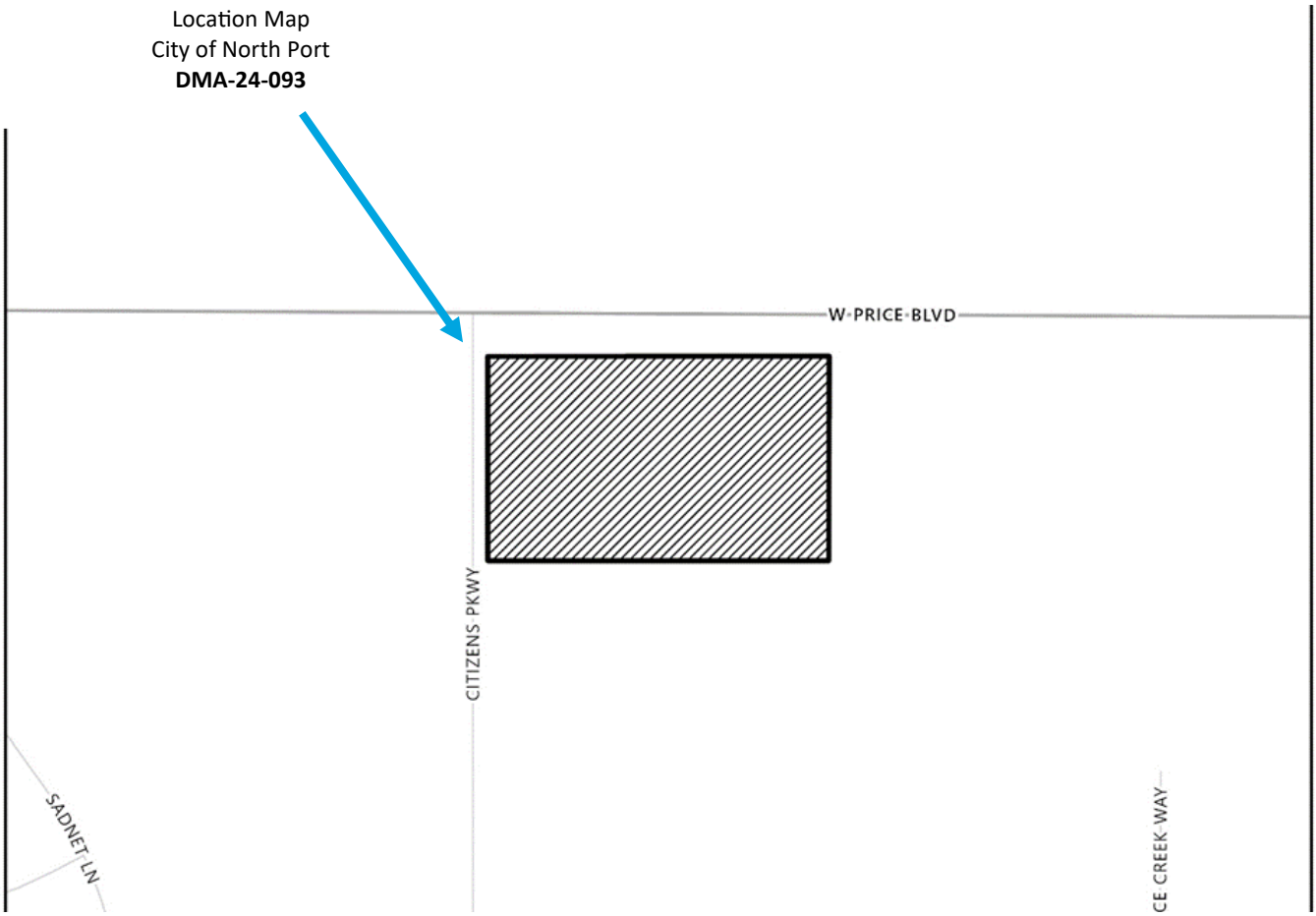

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V & K HOLDINGS LLC

1810 WAUKEGAN RD

GLENVIEW, IL 60025-2112

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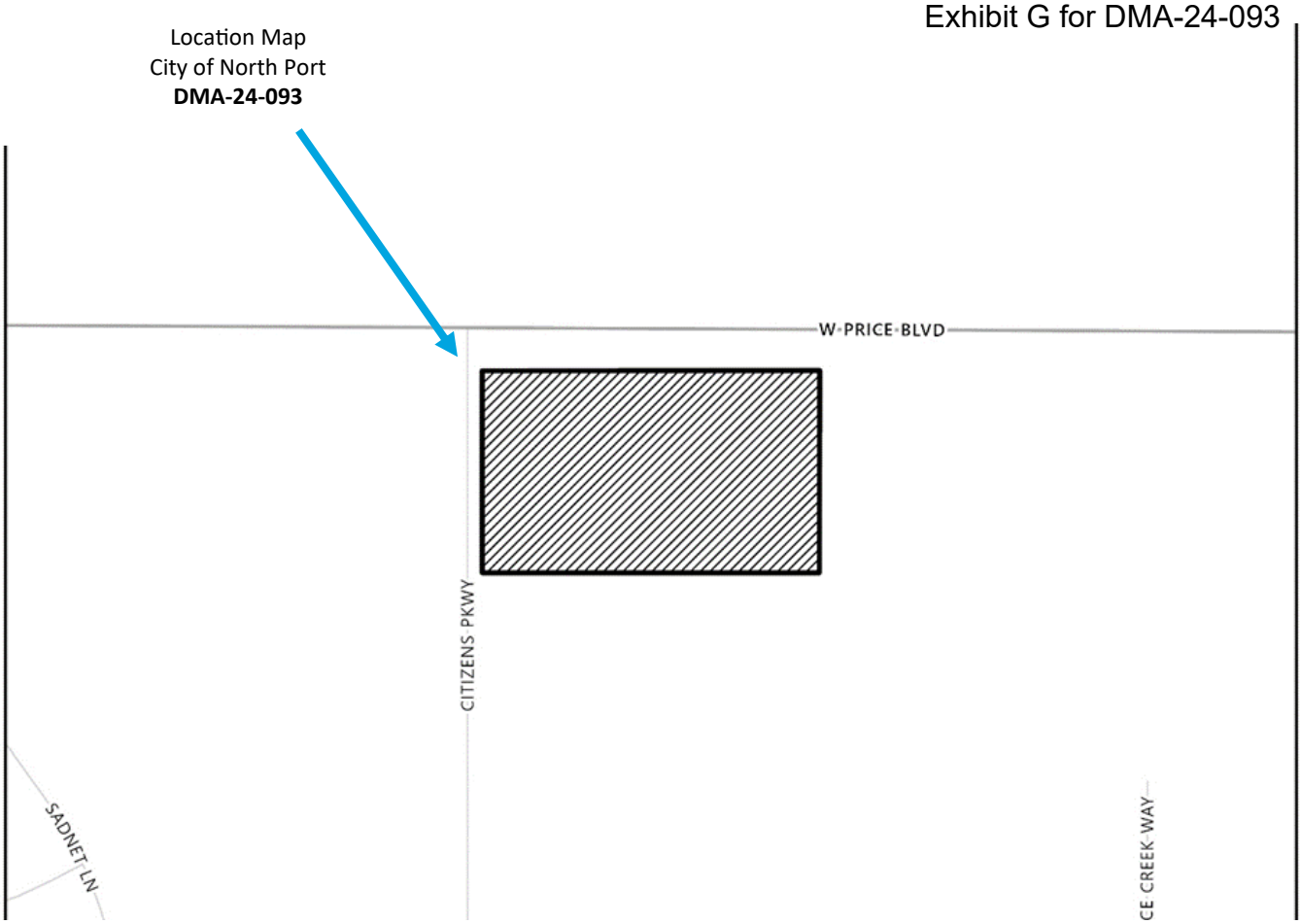

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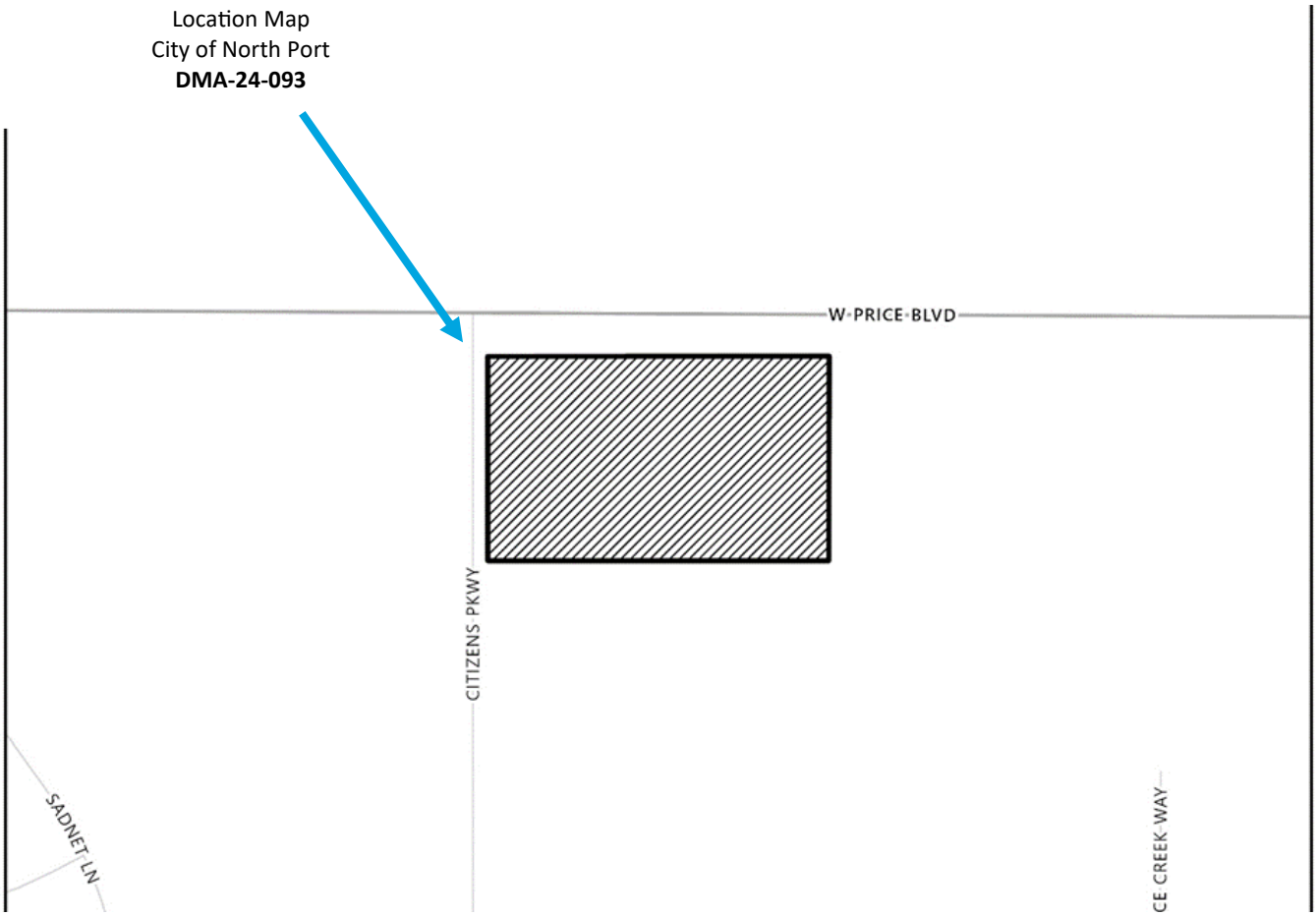

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THE FLATS AT SUNDOWN LLC

310 E 96TH ST STE 400

INDIANAPOLIS, IN 46240-0120

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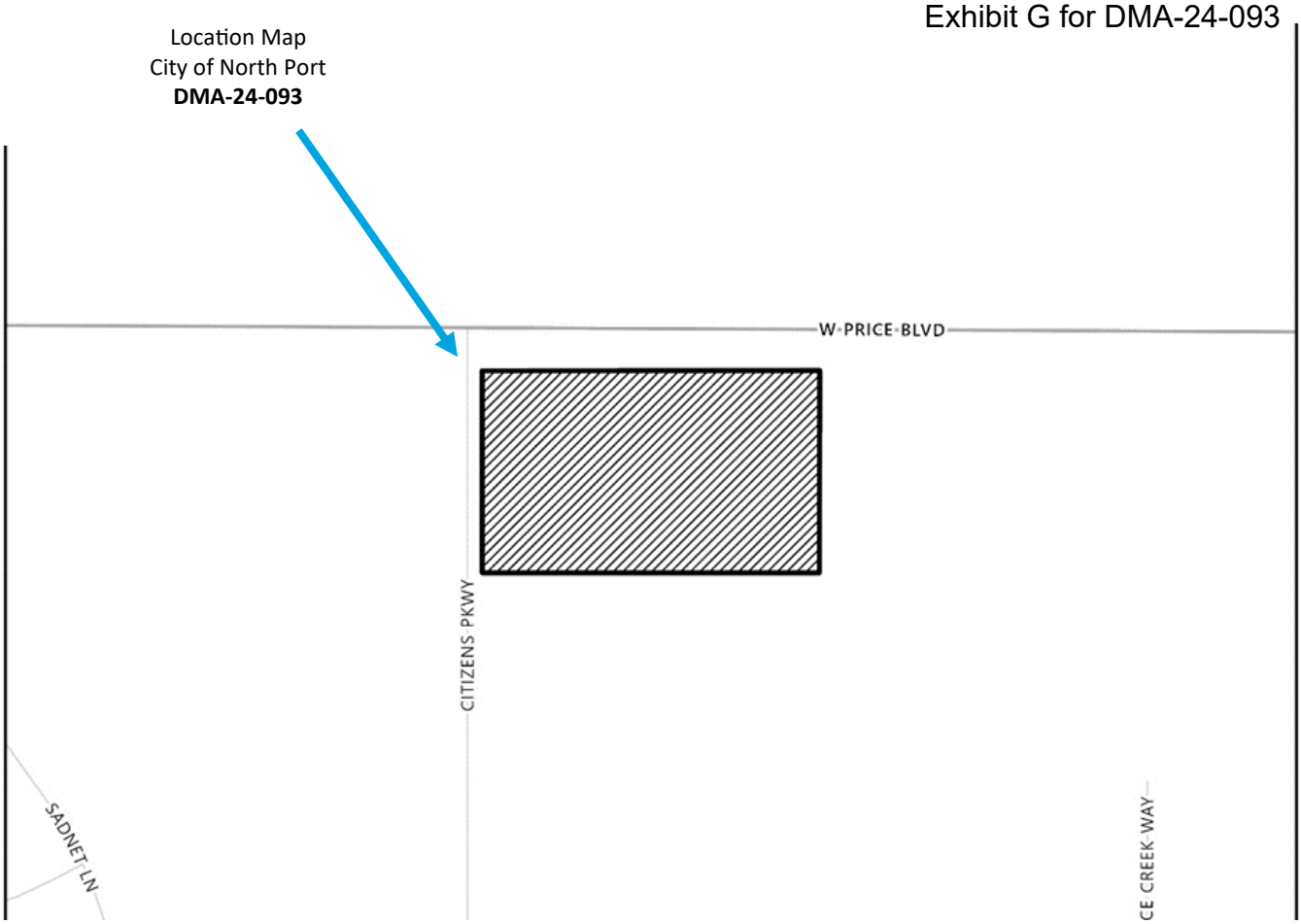

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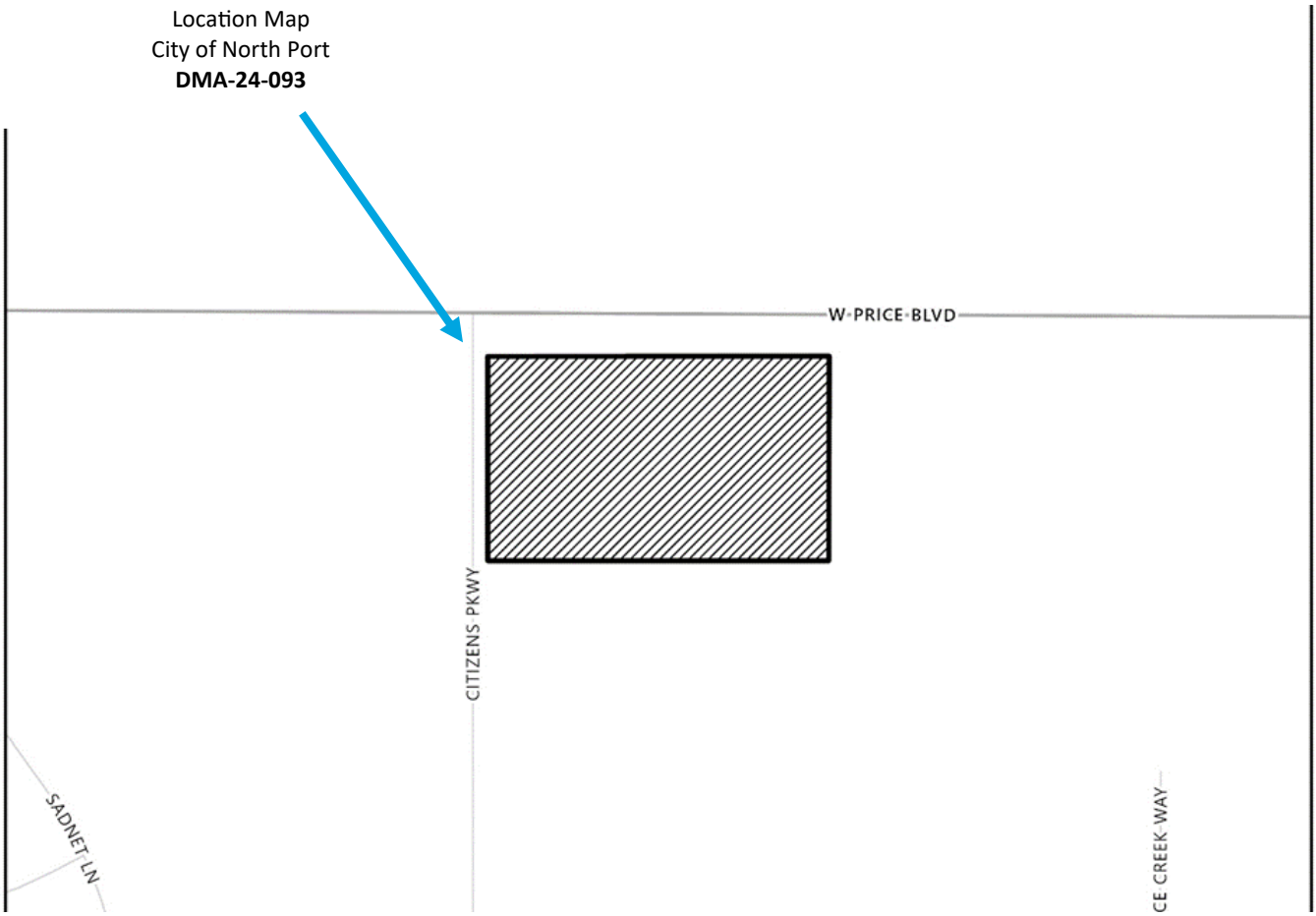

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FAIRFIELD BUILDERS SUPPLY CORP

PO BOX 4427

LAFAYETTE, IN 47903-4427

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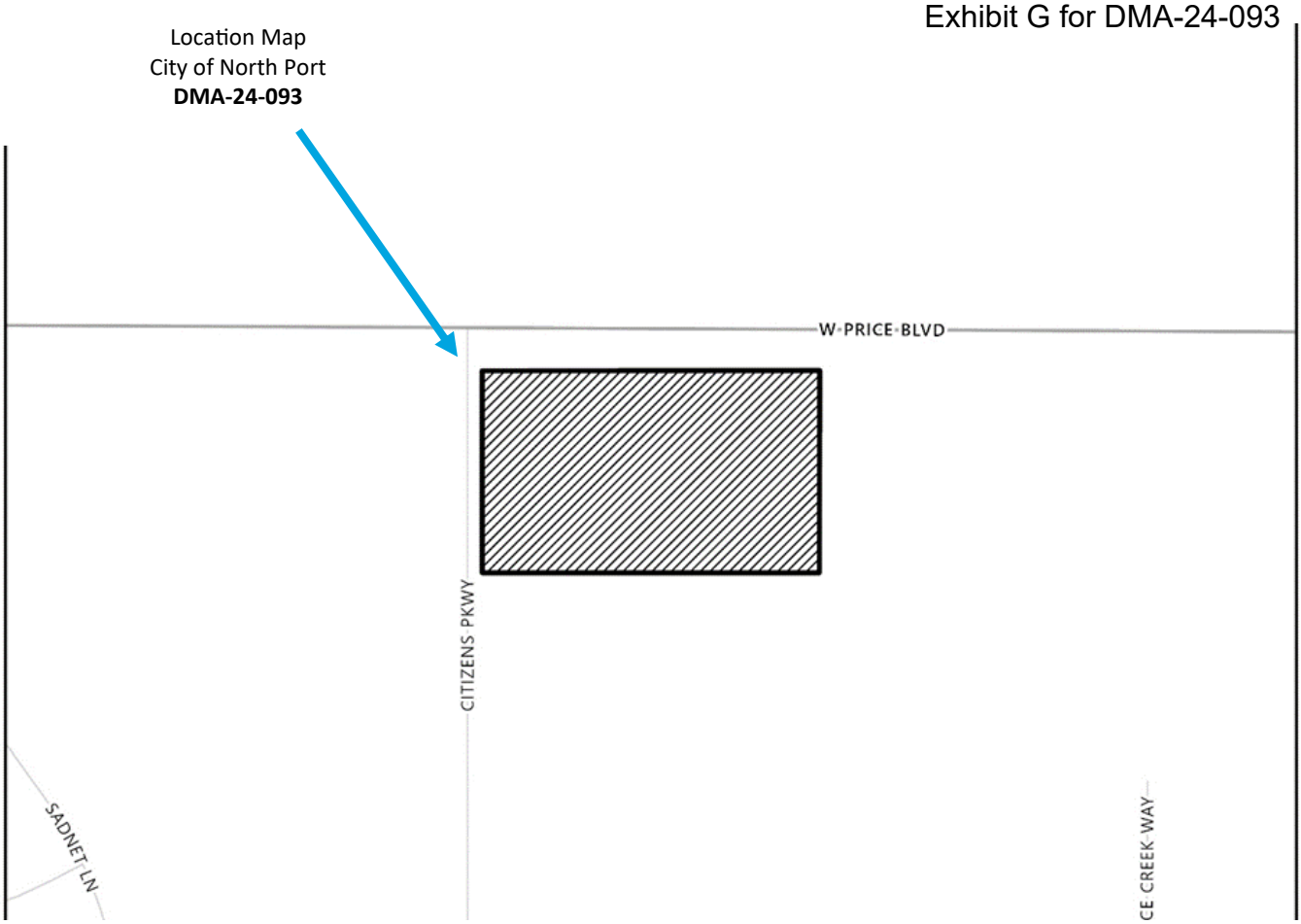

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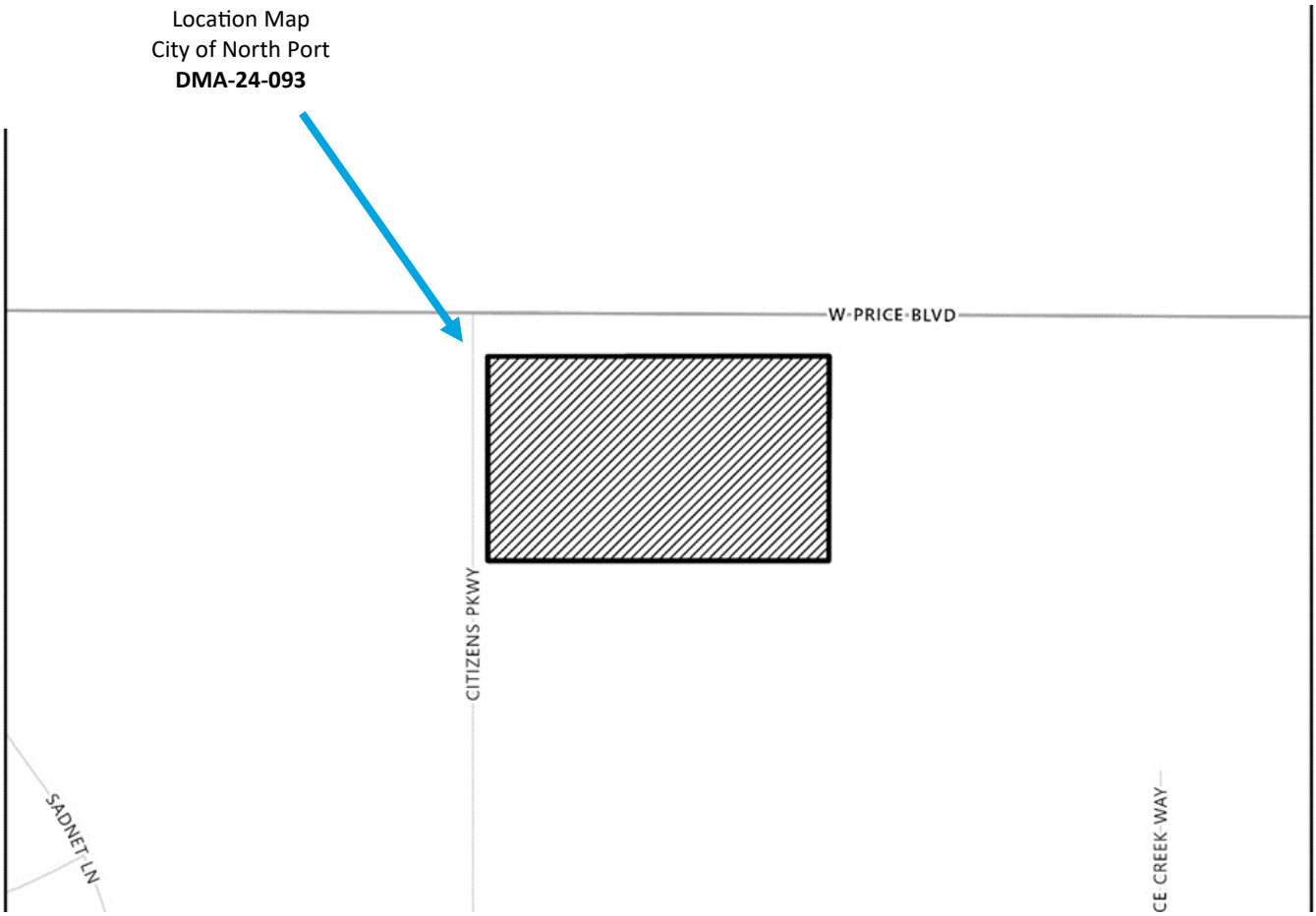

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SCHNAYDRUK OLGA

2393 MOLNAU CT

CHASKA, MN 55318-3221

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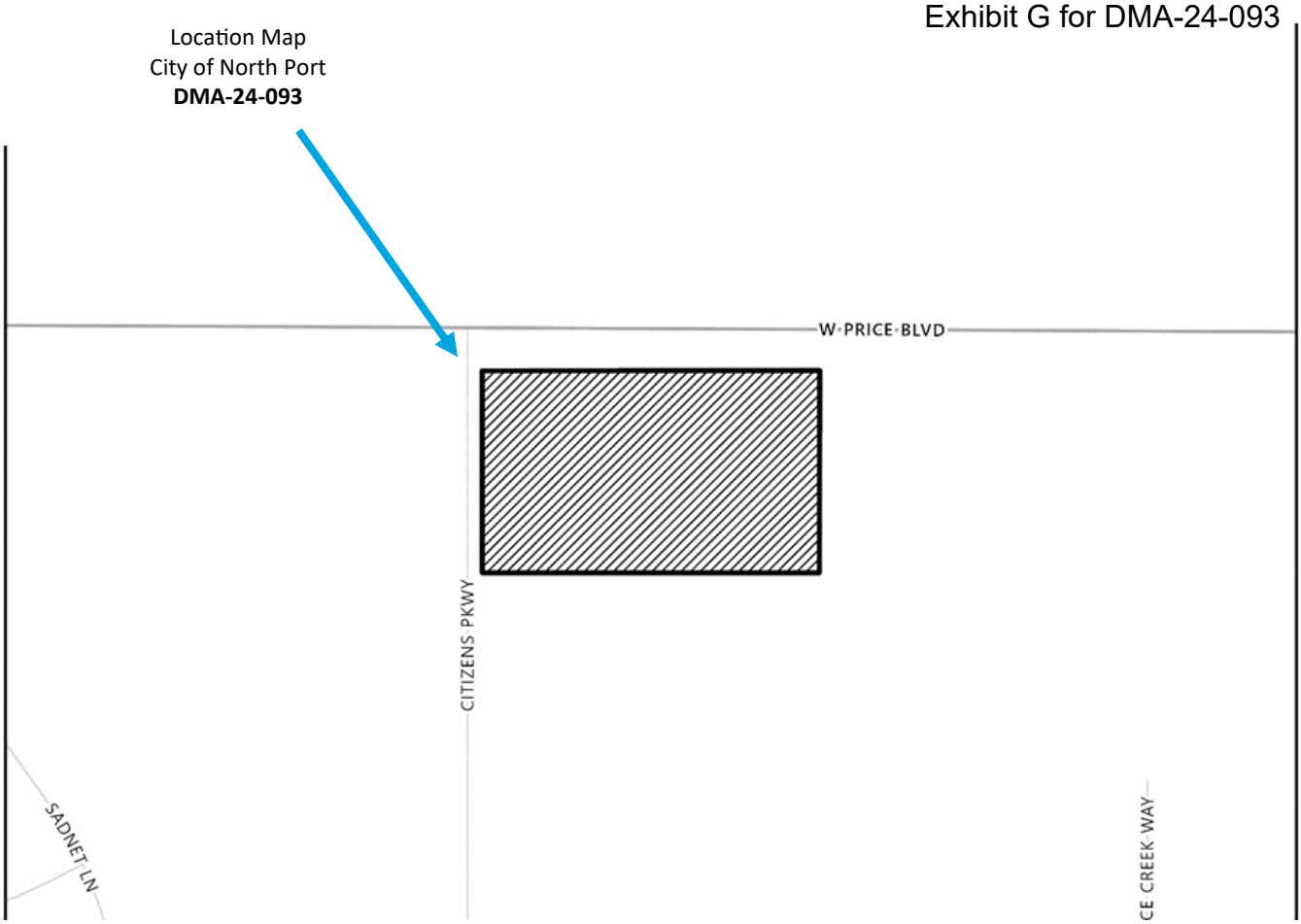

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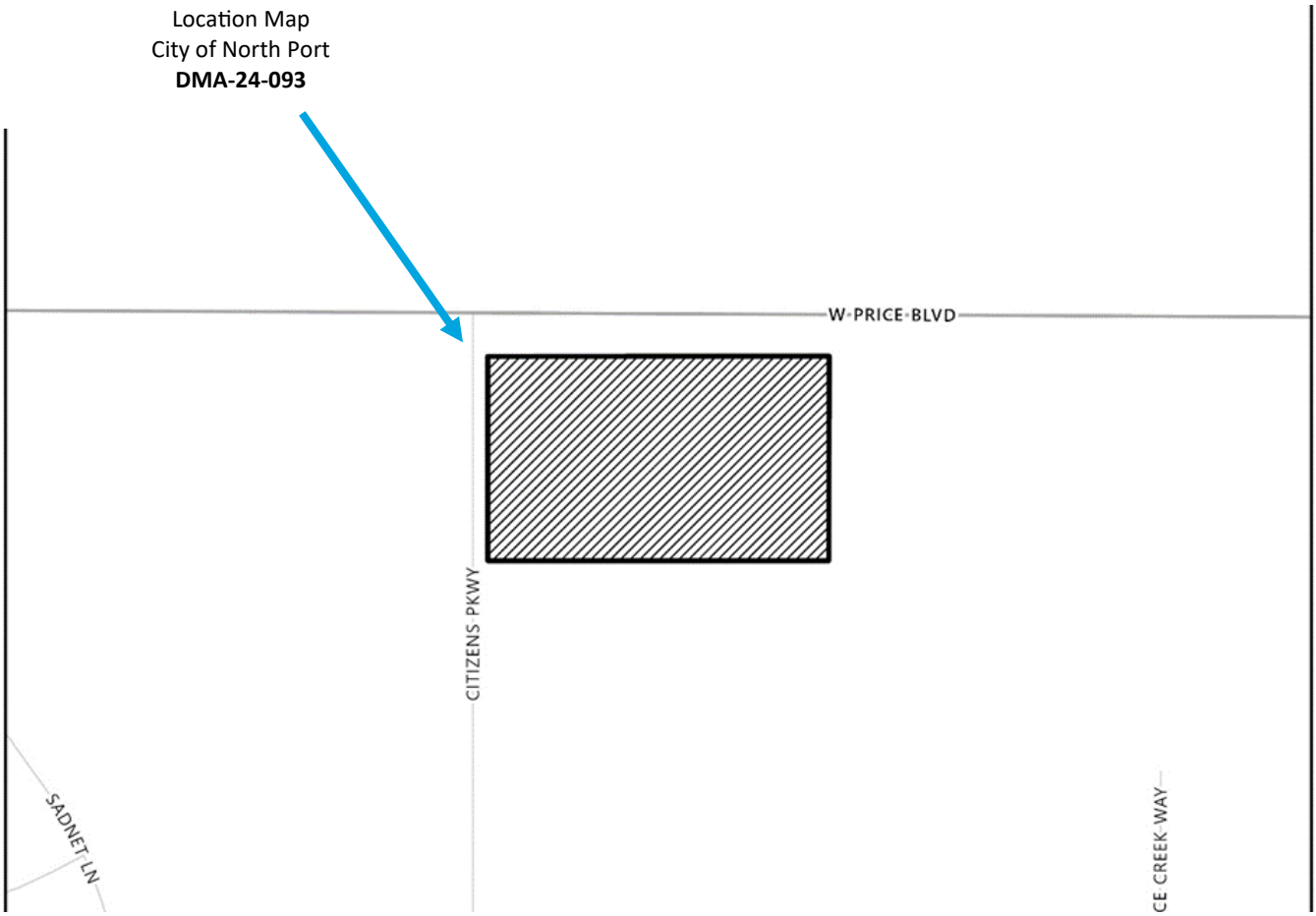

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PALAMARCHUK IGOR
PALAMARCHUK LESYA

9160 BROCKTON LN N

MAPLE GROVE, MN 55311-1160

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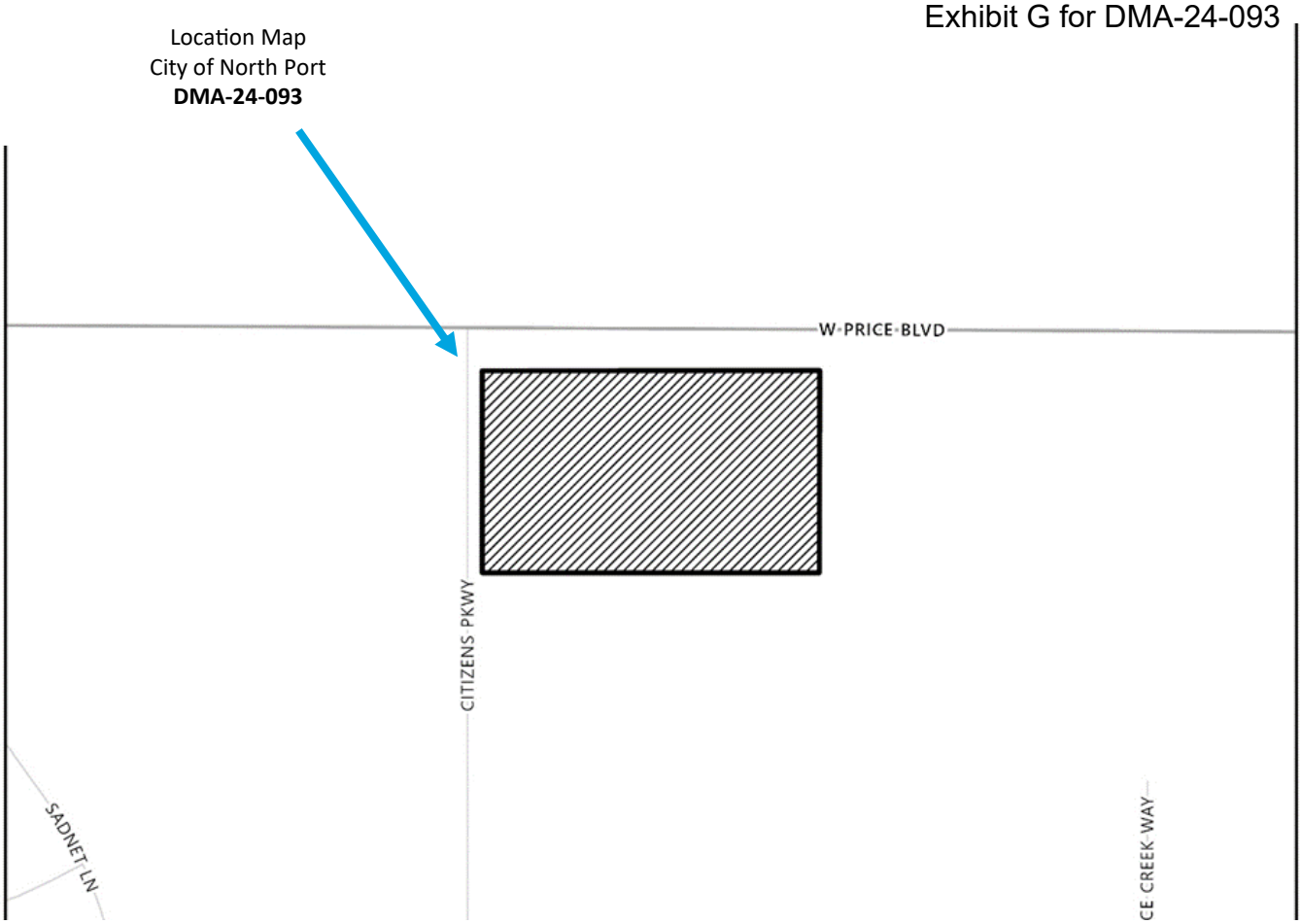

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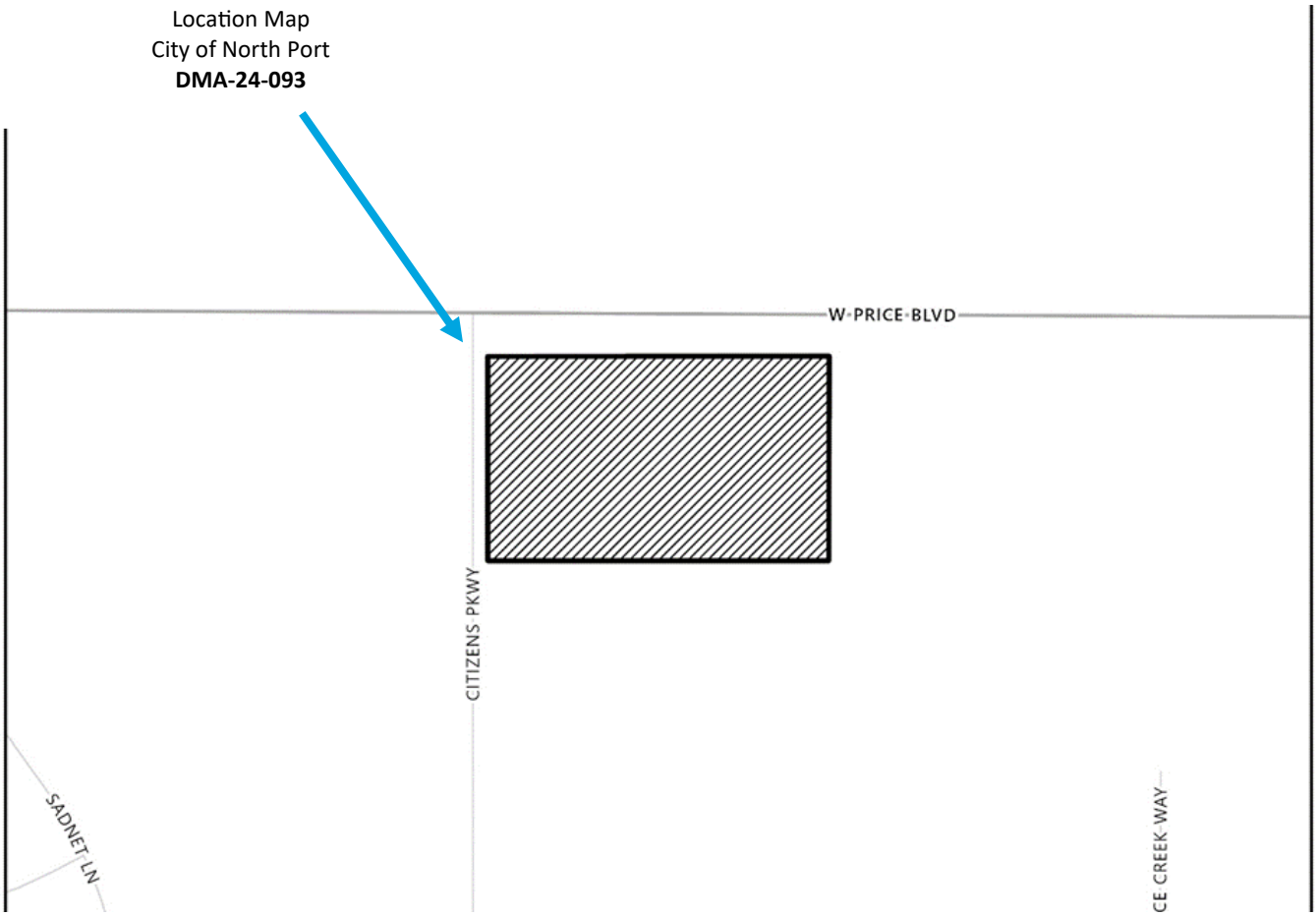

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SELYUKOV DMITRIY
SELYKOV INESSA

1725 PHILIPP DR

SHAKOPEE, MN 55379-3166

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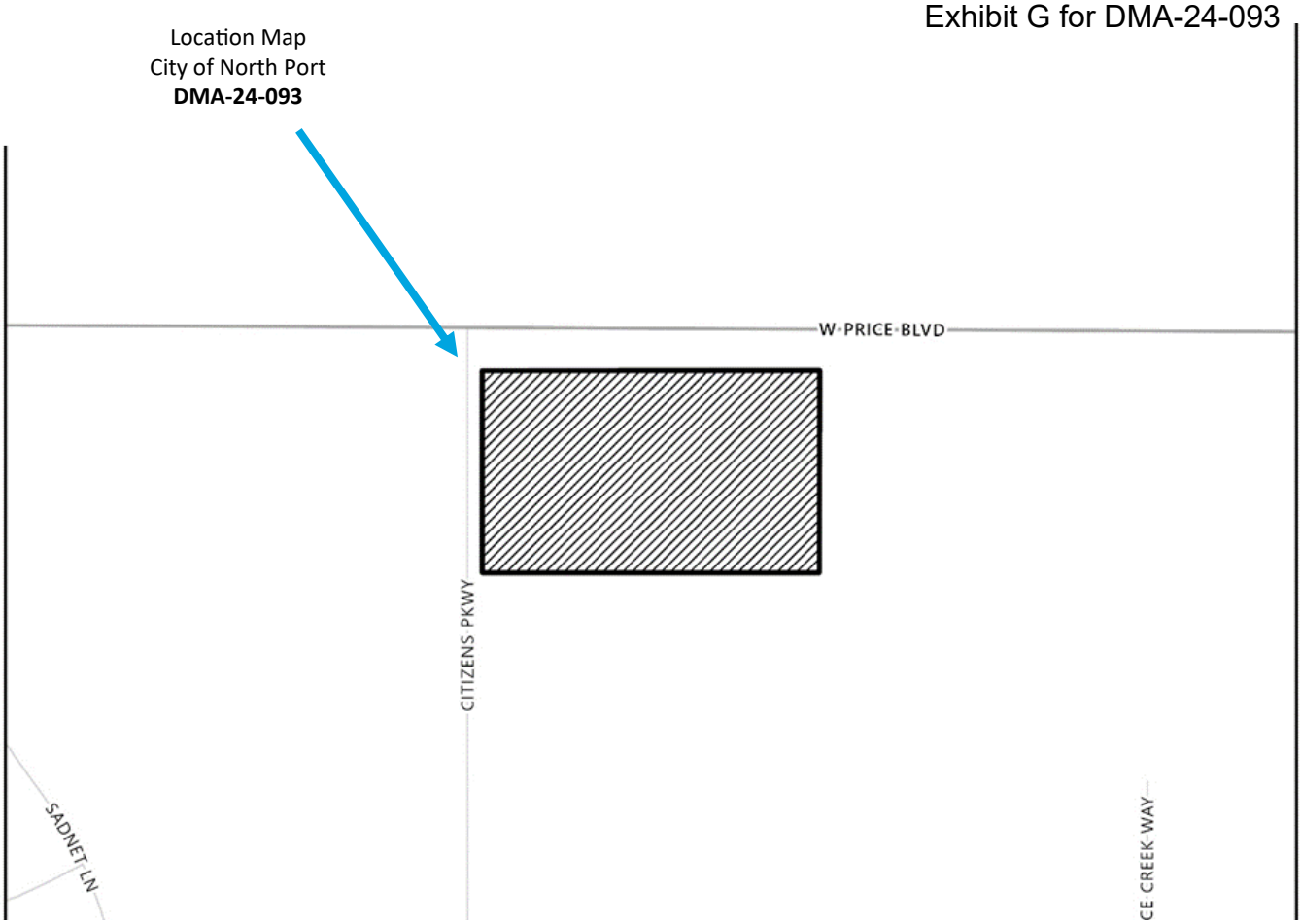

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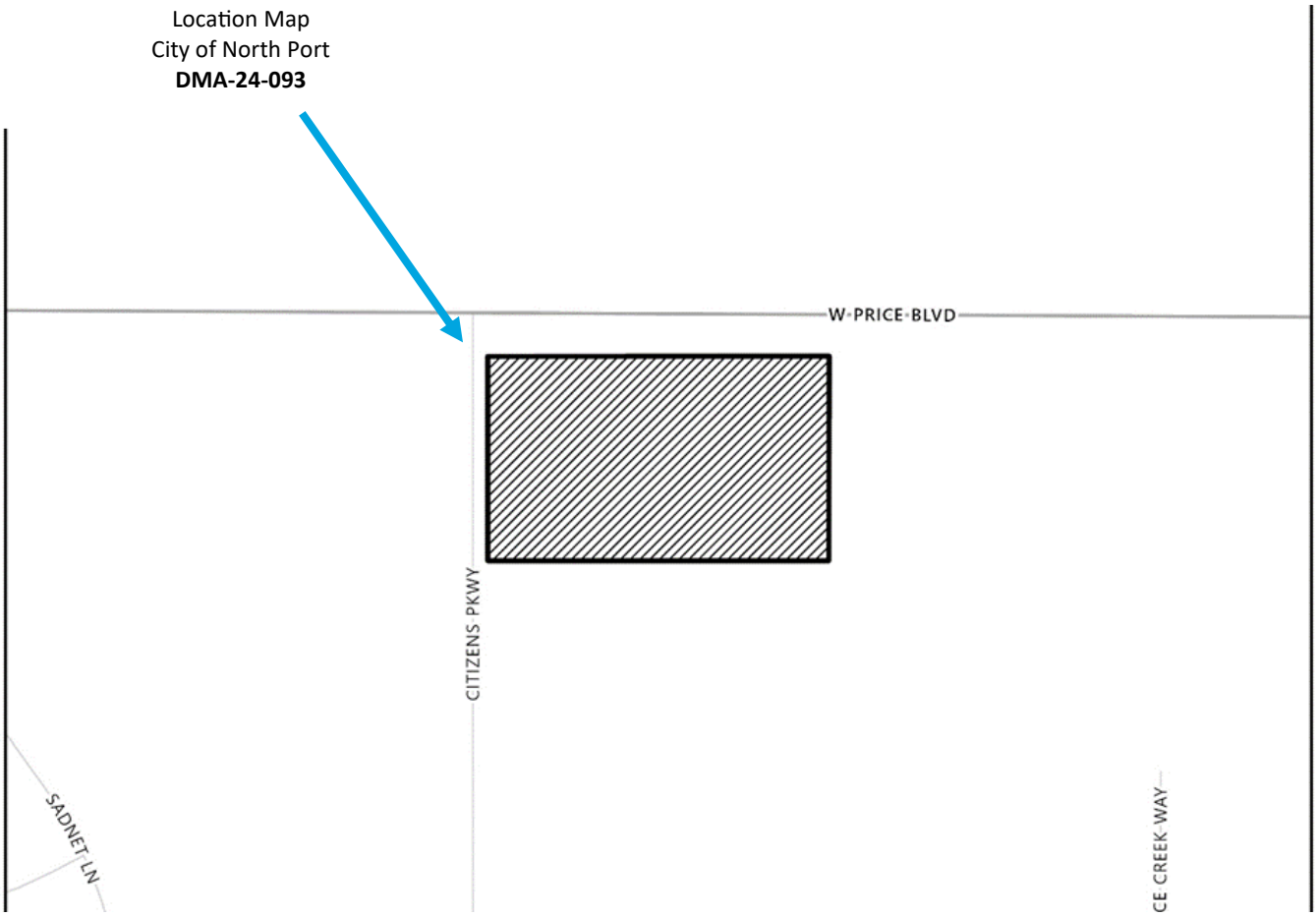

City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

PUBLIC NOTICE - CITY OF NORTH PORT
NOTICE OF PUBLIC HEARINGS
PETITION NO. DMA-24-093

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TONDU SARAH

1121 CAROLINA LOOP

HILLSBOROUGH, NC 27278

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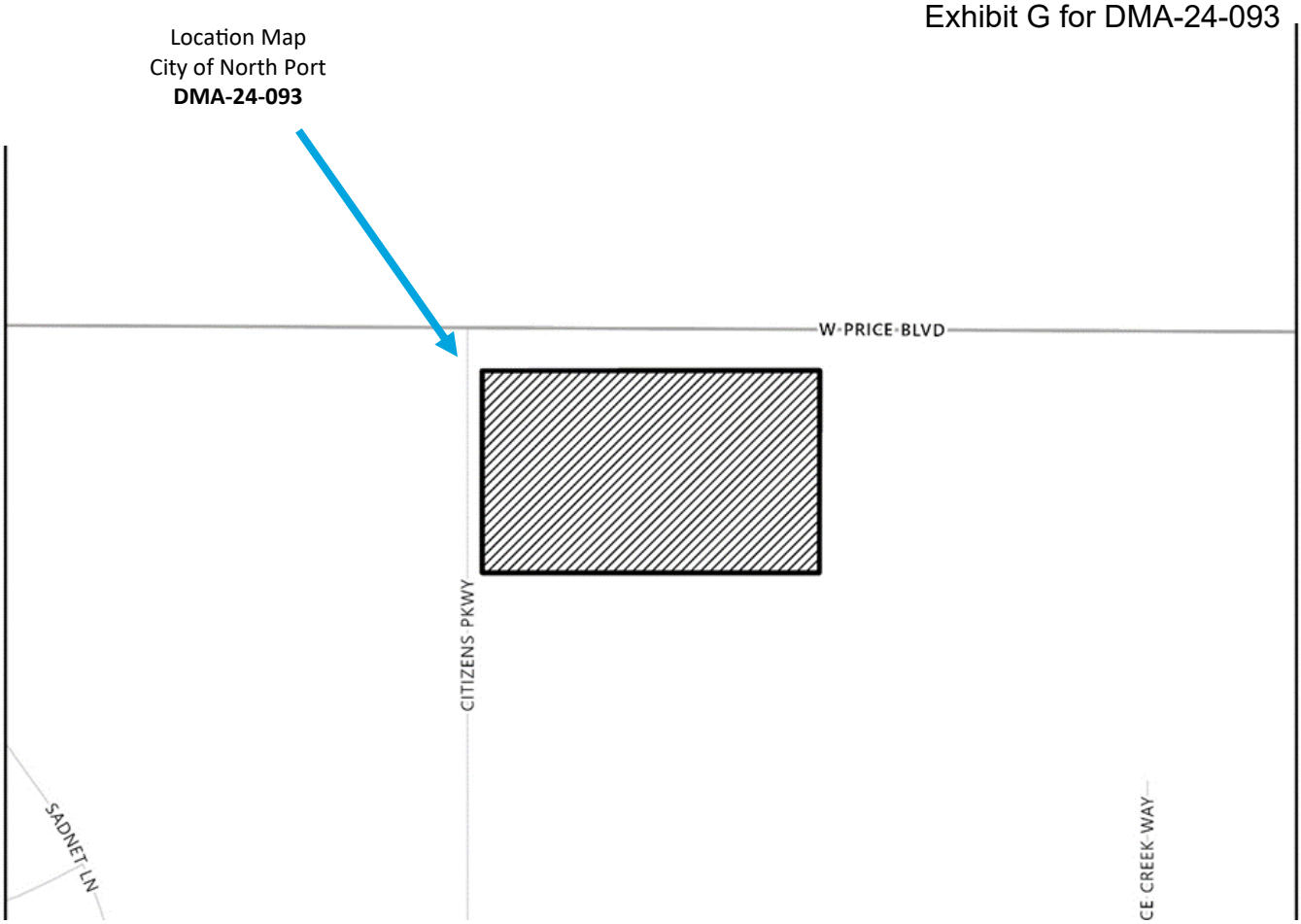

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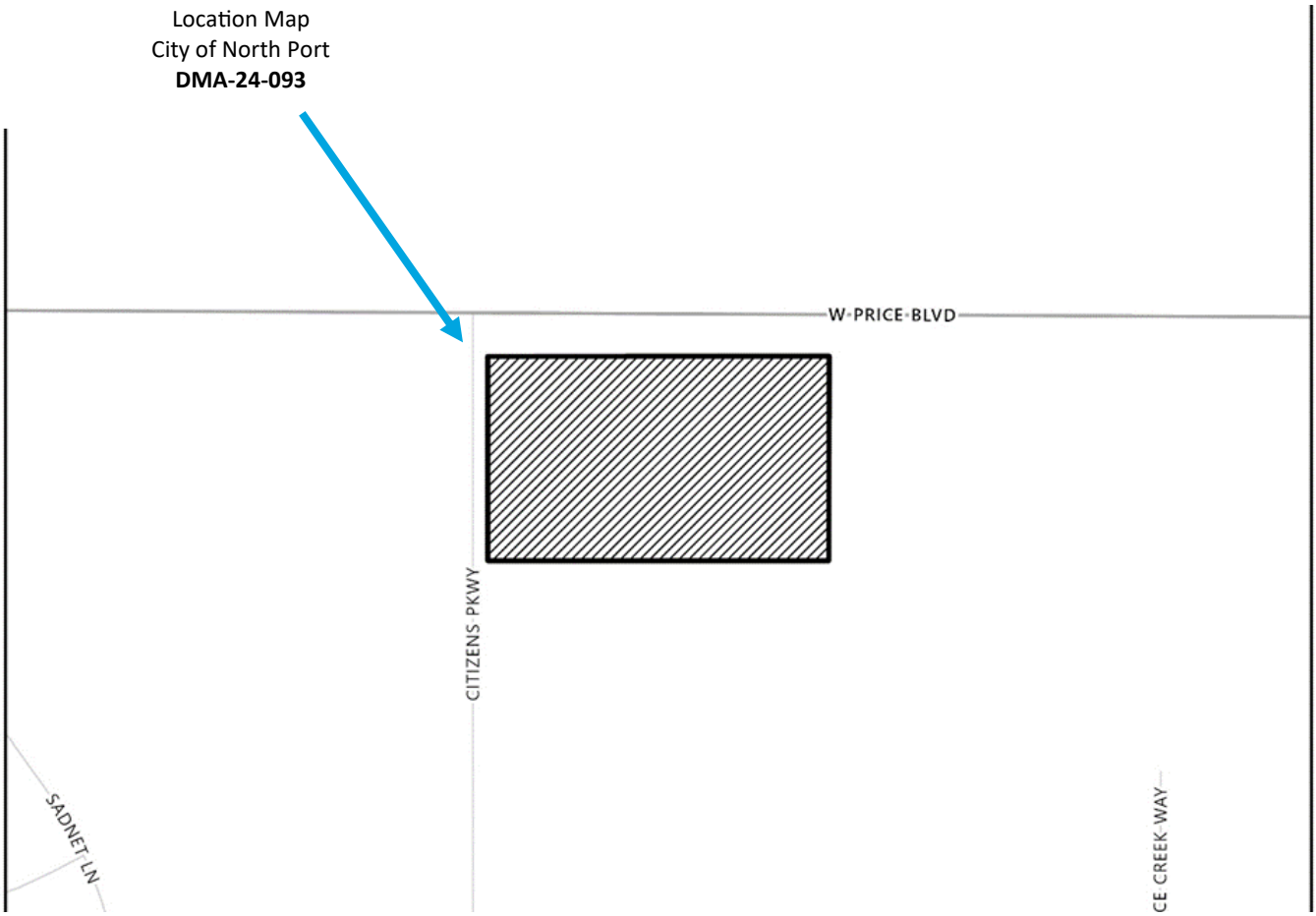

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GOMELSKIY GRIGORIY
GOMELSKAYA NINA

85 WILLIAMSON RD

BERGENFIELD, NJ 07621-1115

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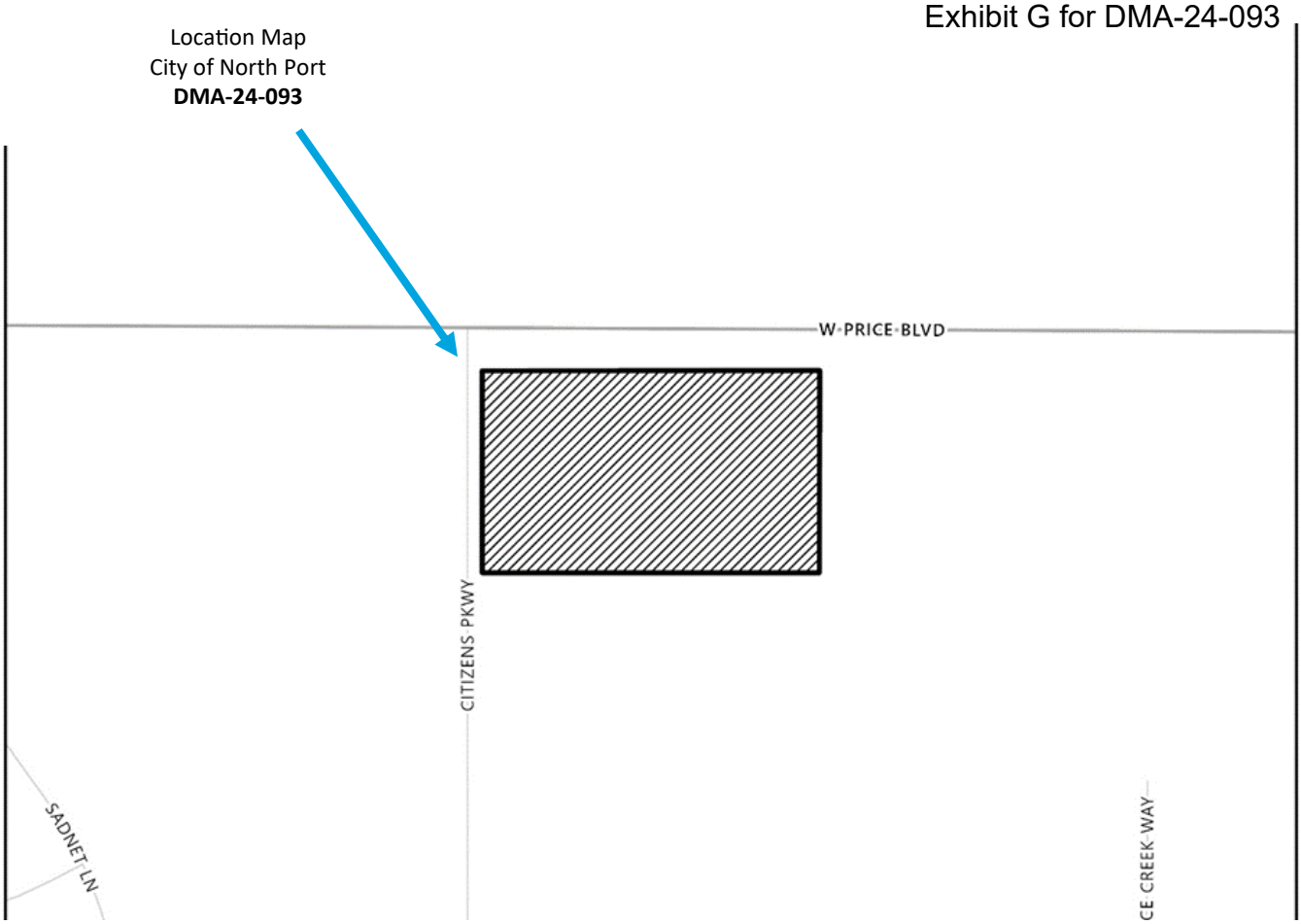

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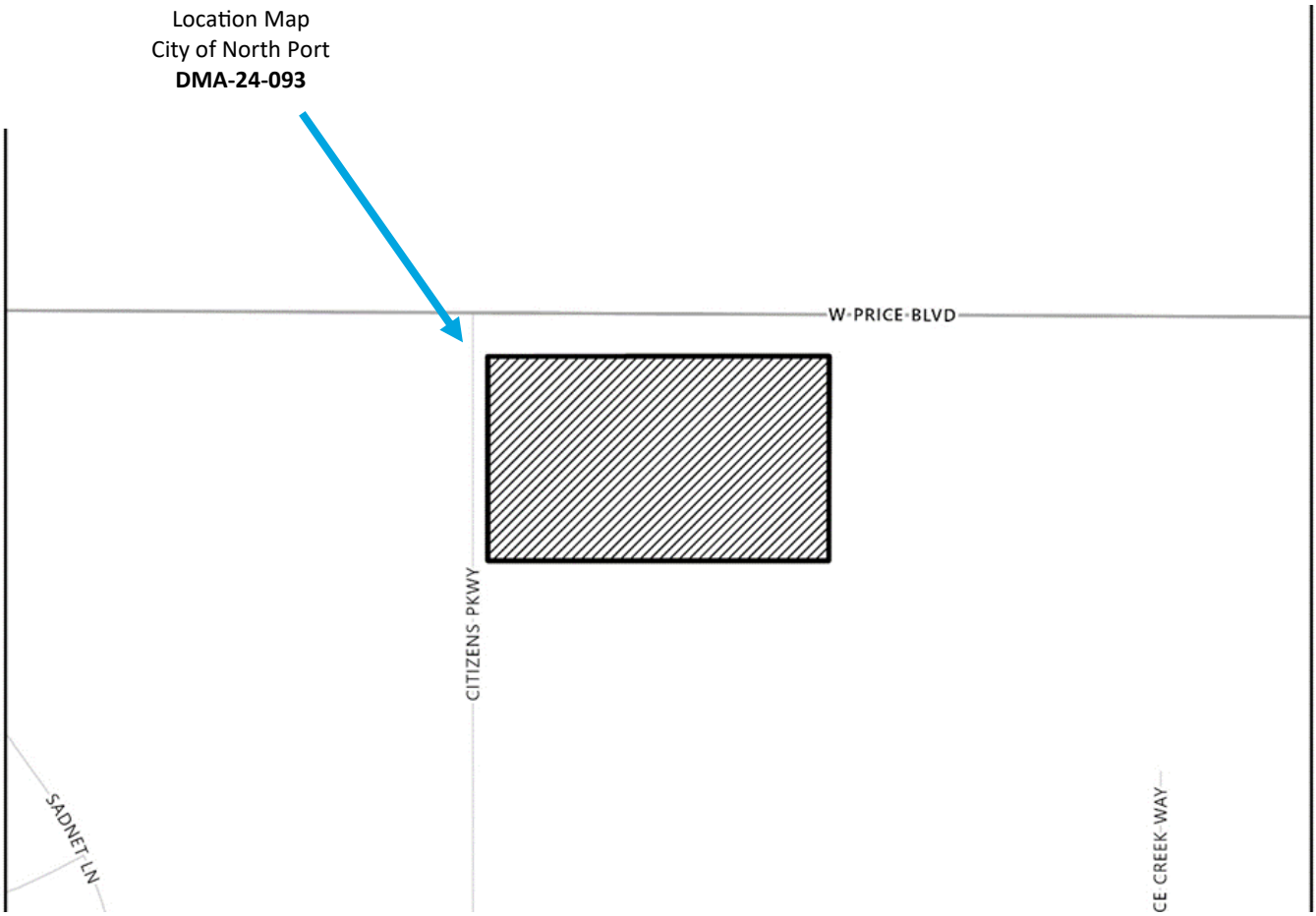

Exhibit G for DMA-24-093

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CARRIERO DOMENICO G

280 E 54TH ST

ELMWOOD PARK, NJ 07407-2713

City of North Port
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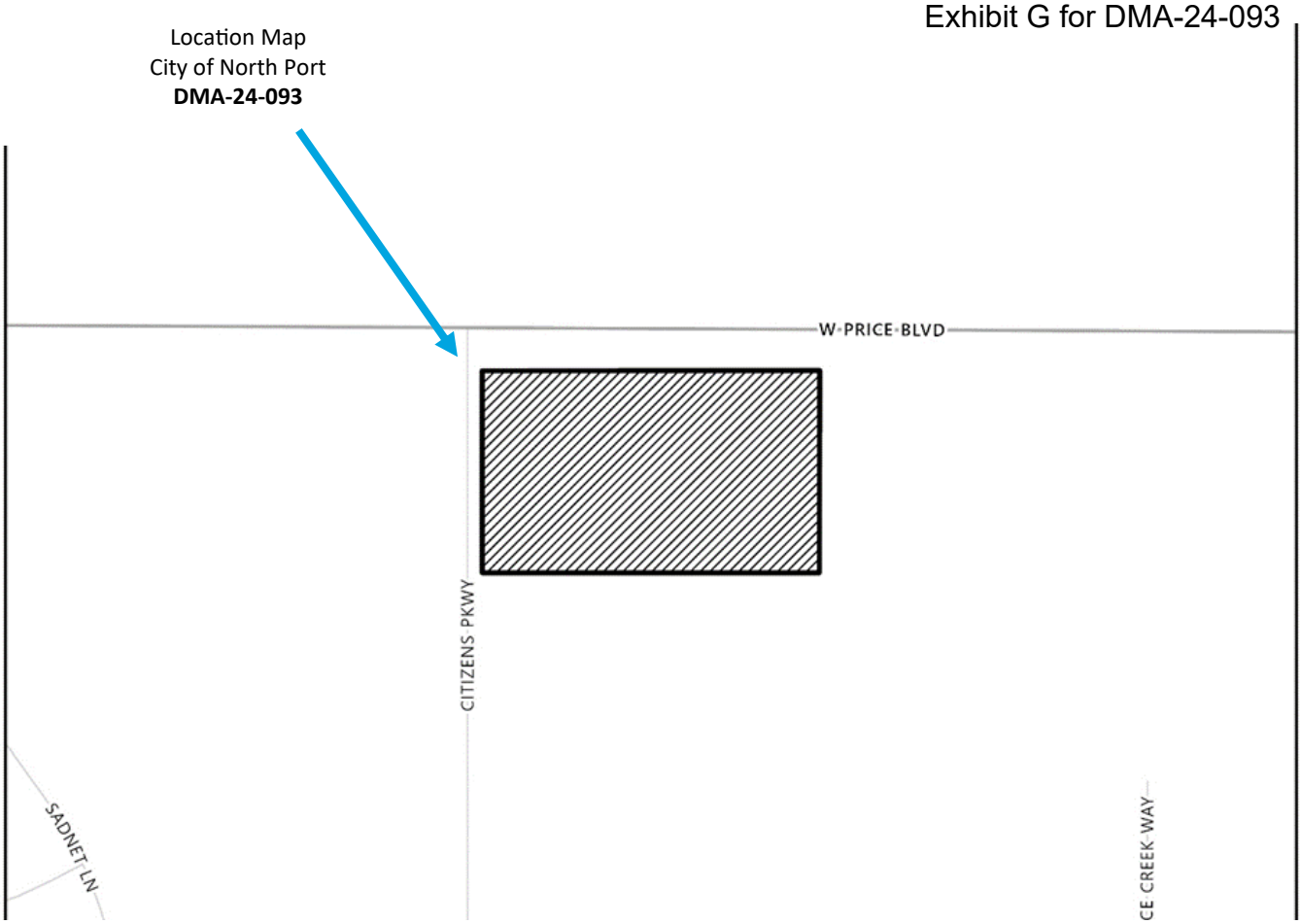

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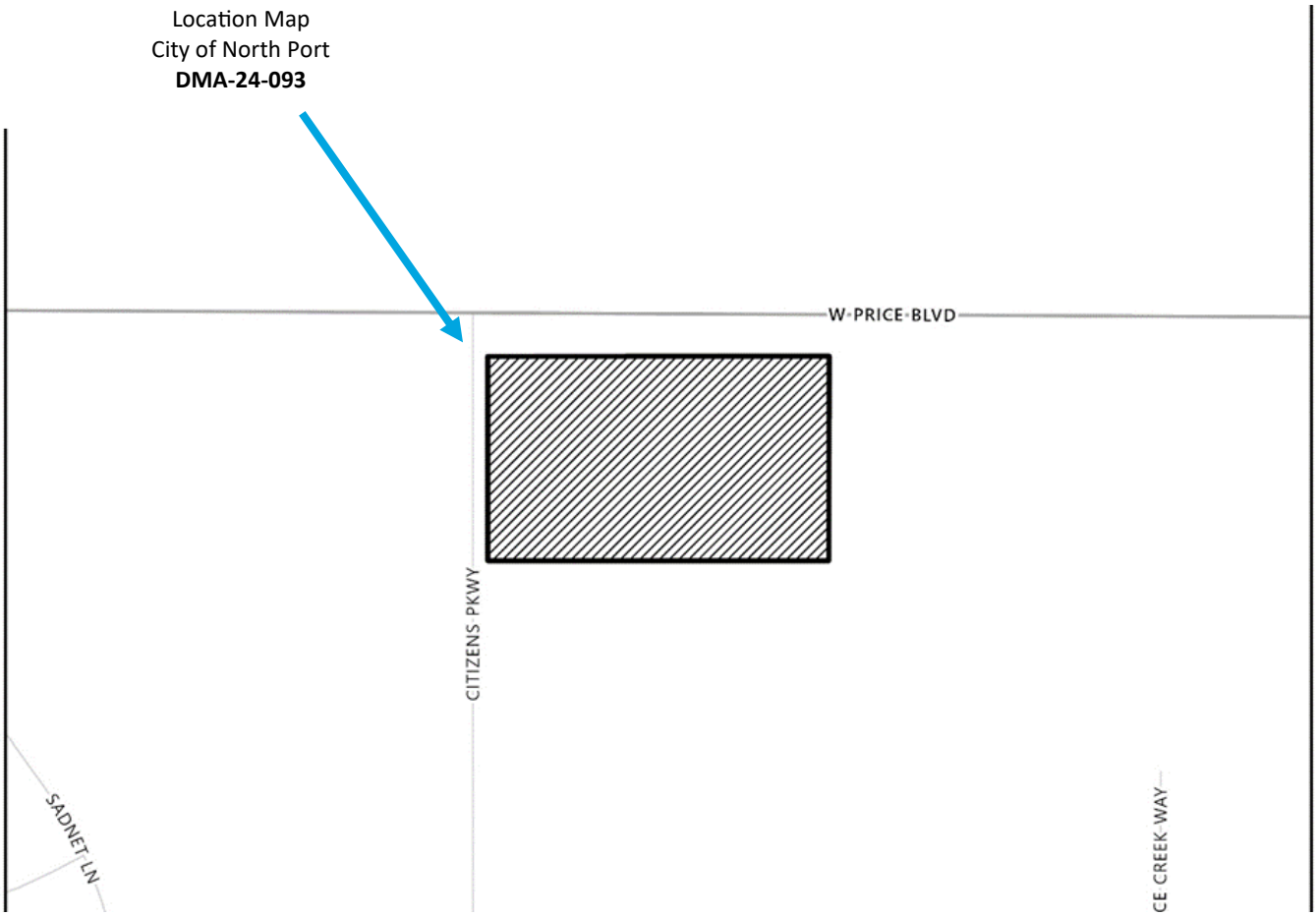

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MDB-CBA NORTHPORT FLORIDA LLC

3297 ROUTE 66

NEPTUNE, NJ 07753-2762

City of North Port
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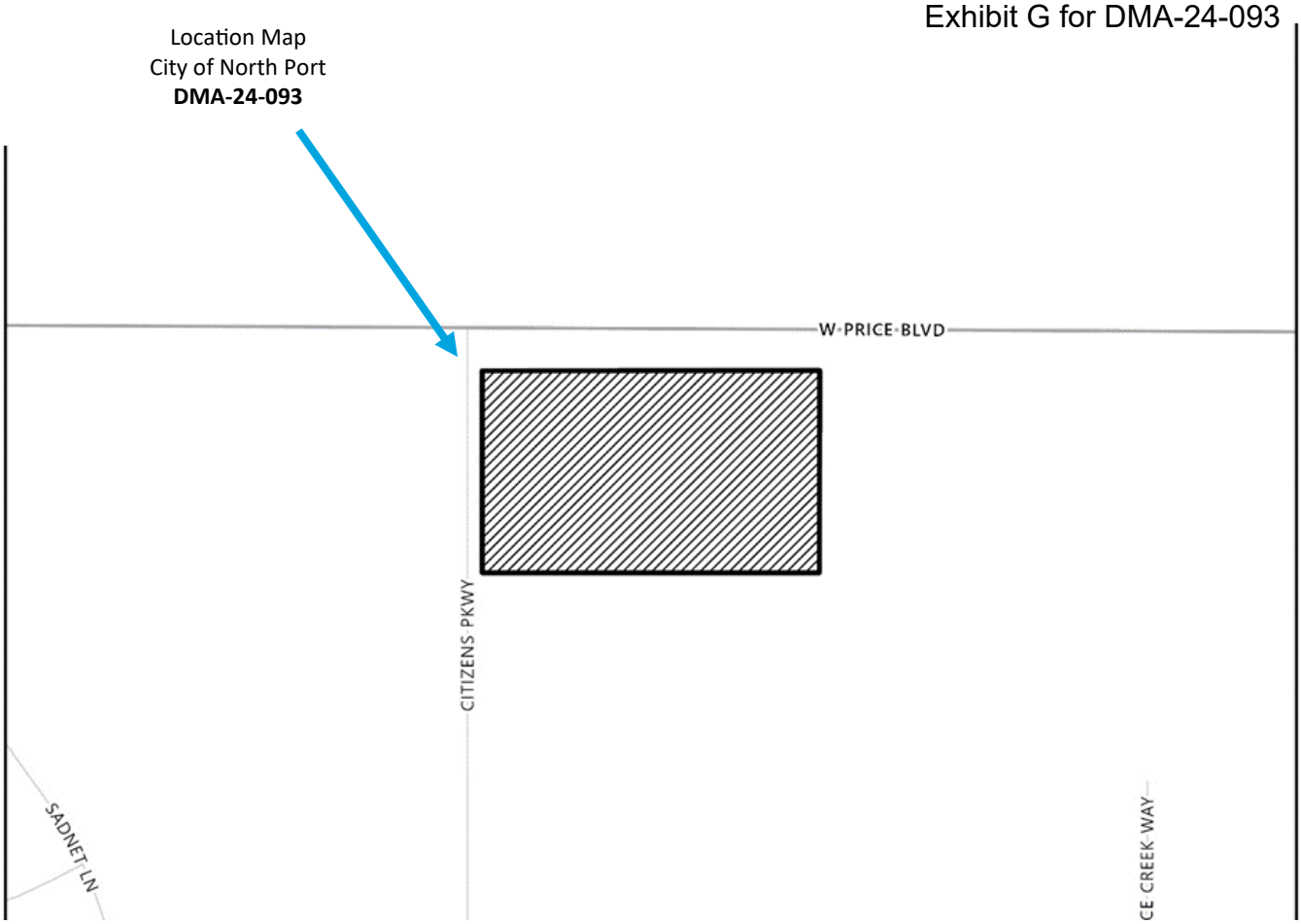

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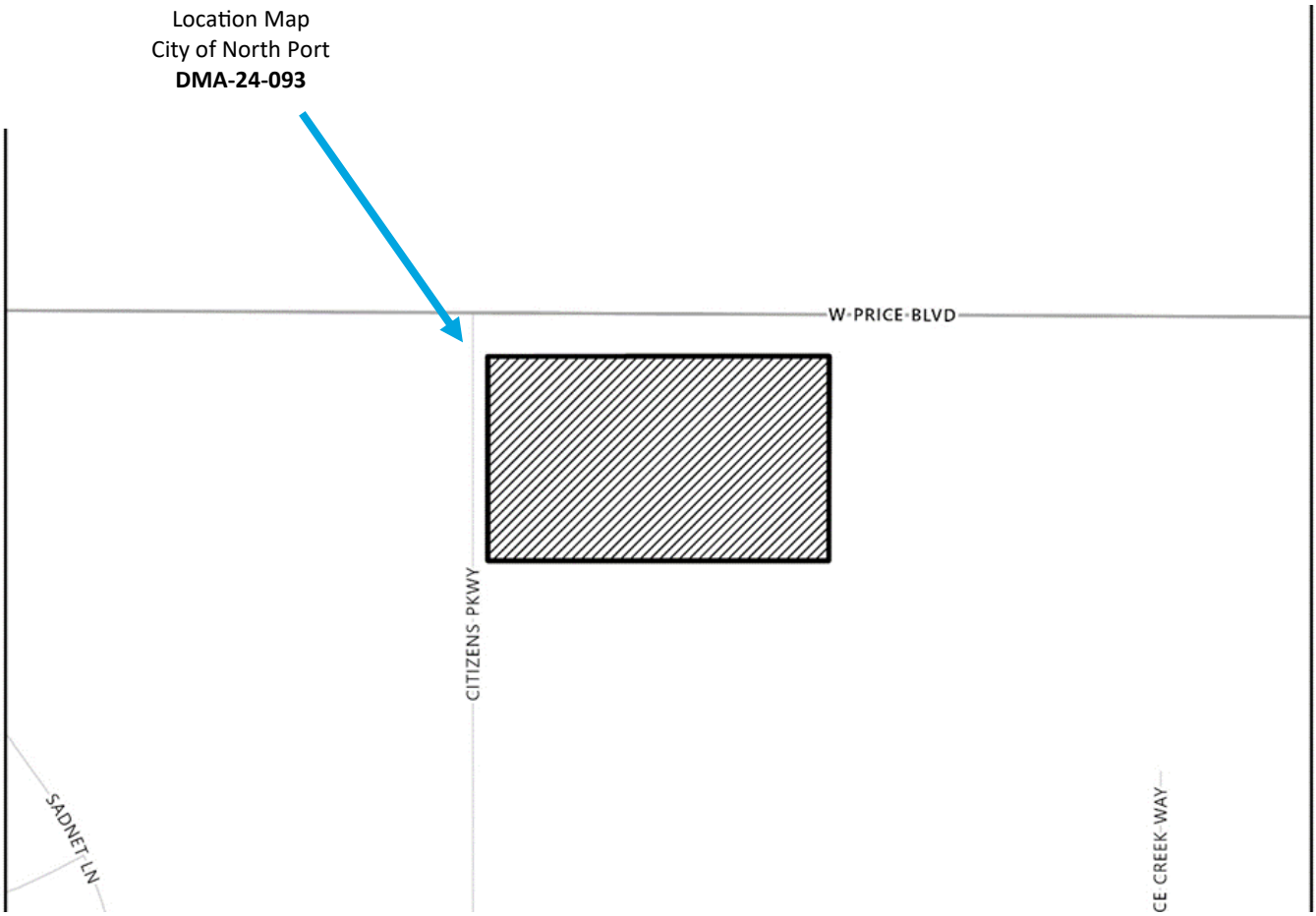

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TKACHUK DMYTRO
WOSZCZEK RENATA

22 SCOTT AVE

SOUTH AMBOY, NJ 08879-1106

City of North Port
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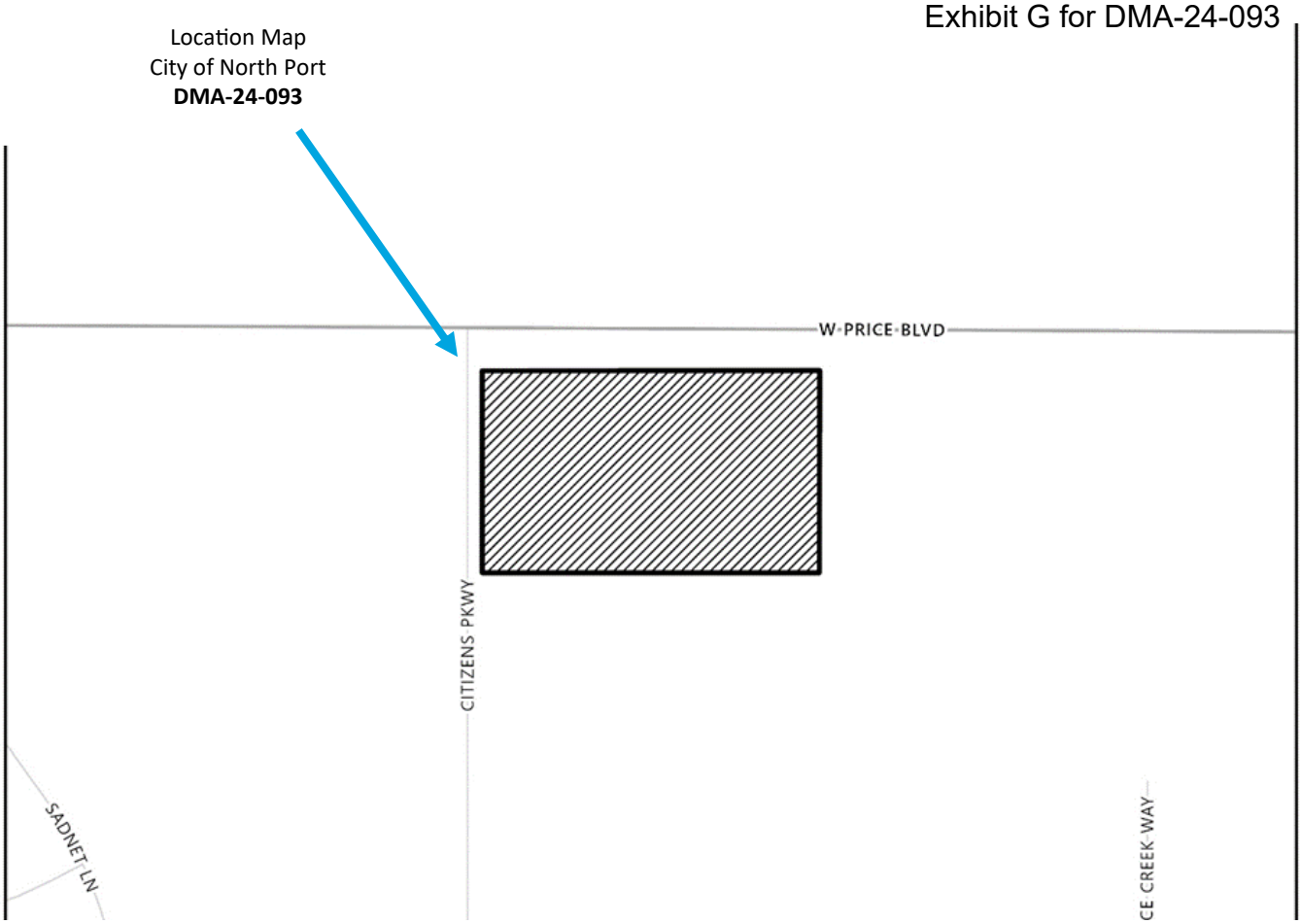

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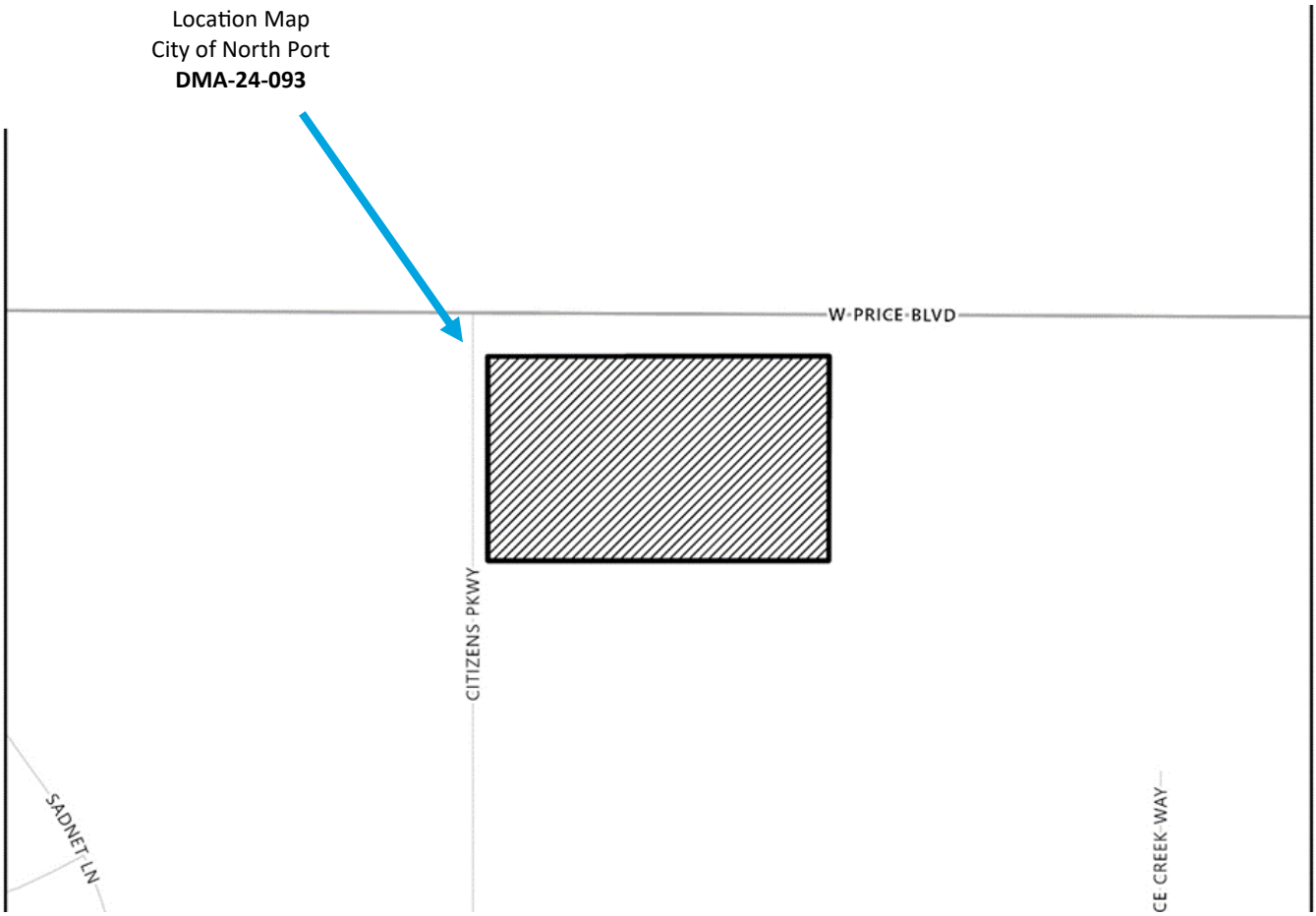

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FERNANDES IVO
FERNANDES GLORIA

2225 BALMORAL AVE

UNION, NJ 07083-5203

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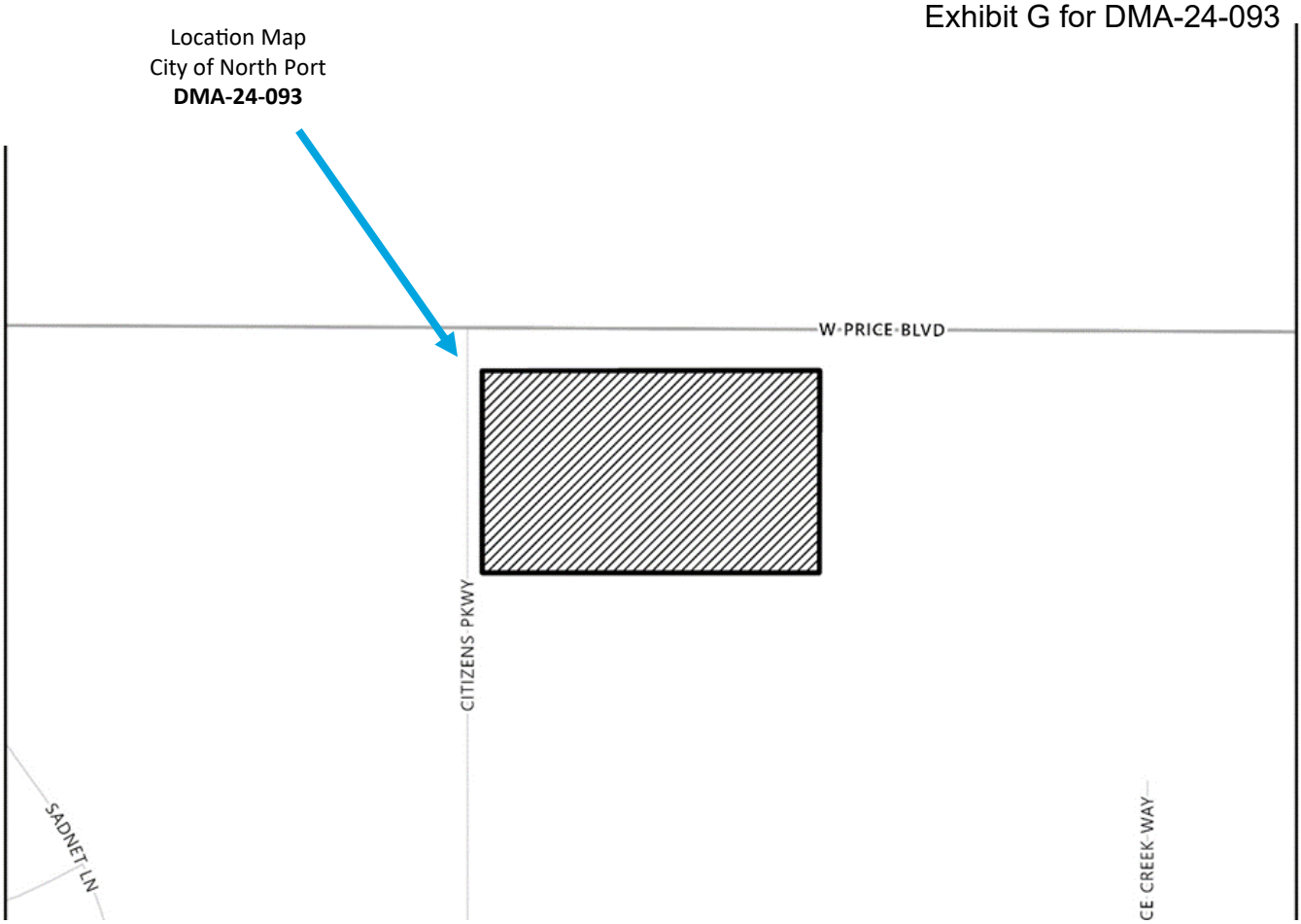

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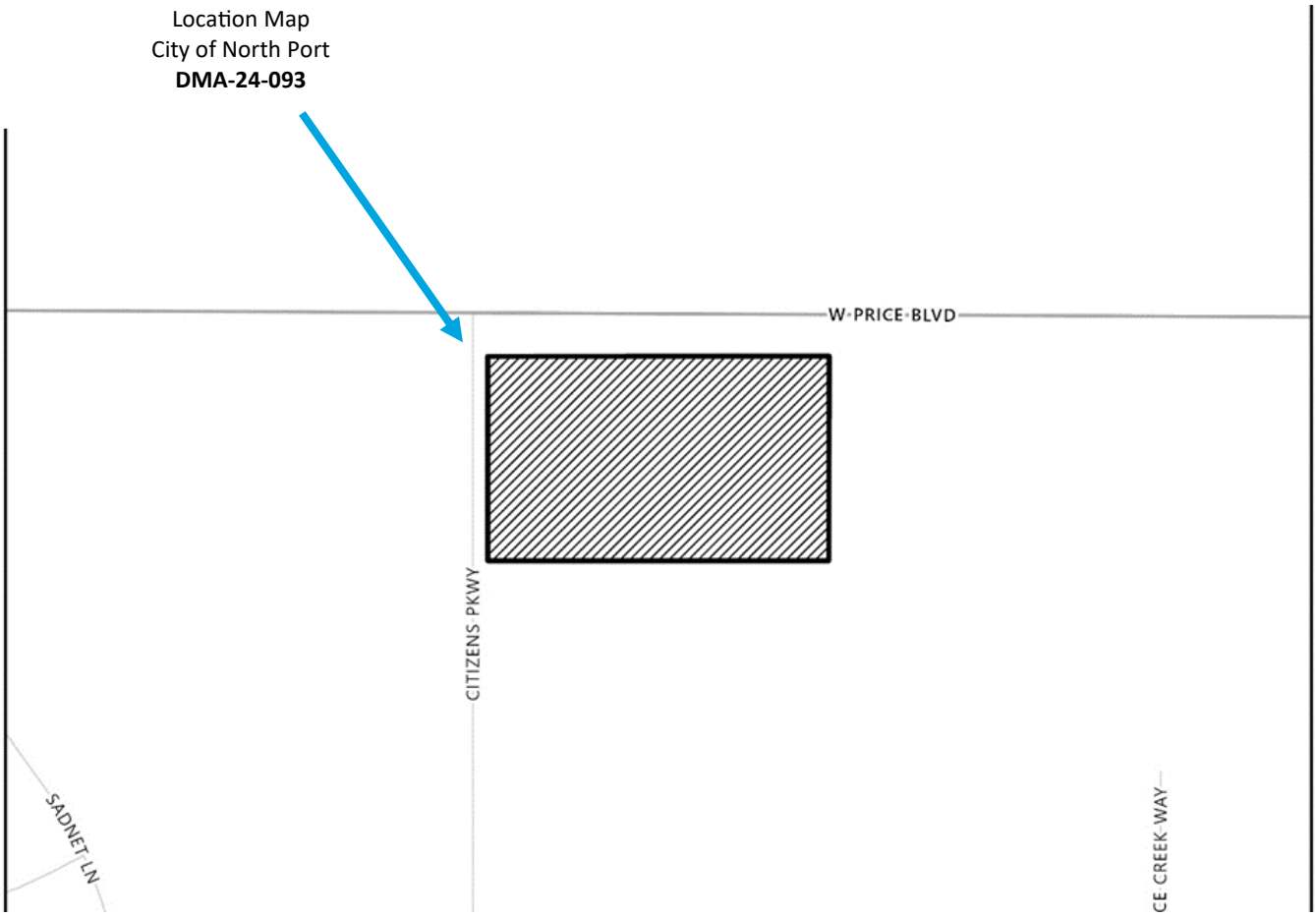

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AVESTA PROPERTIES LLC

C/O TOTAL CONSTRUCTION
290 MCGUINNESS BLVD
BROOKLYN, NY 11222-1822

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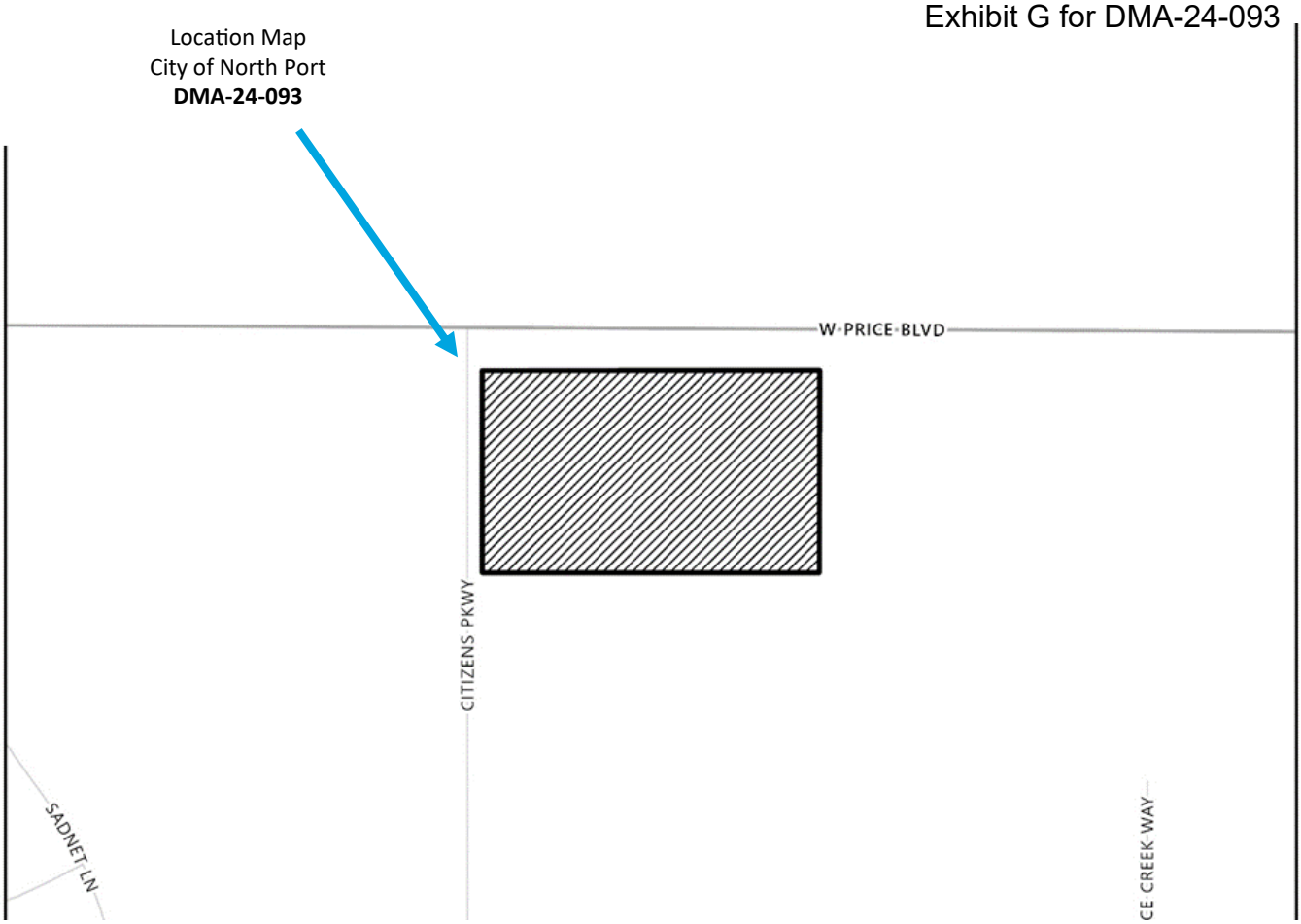

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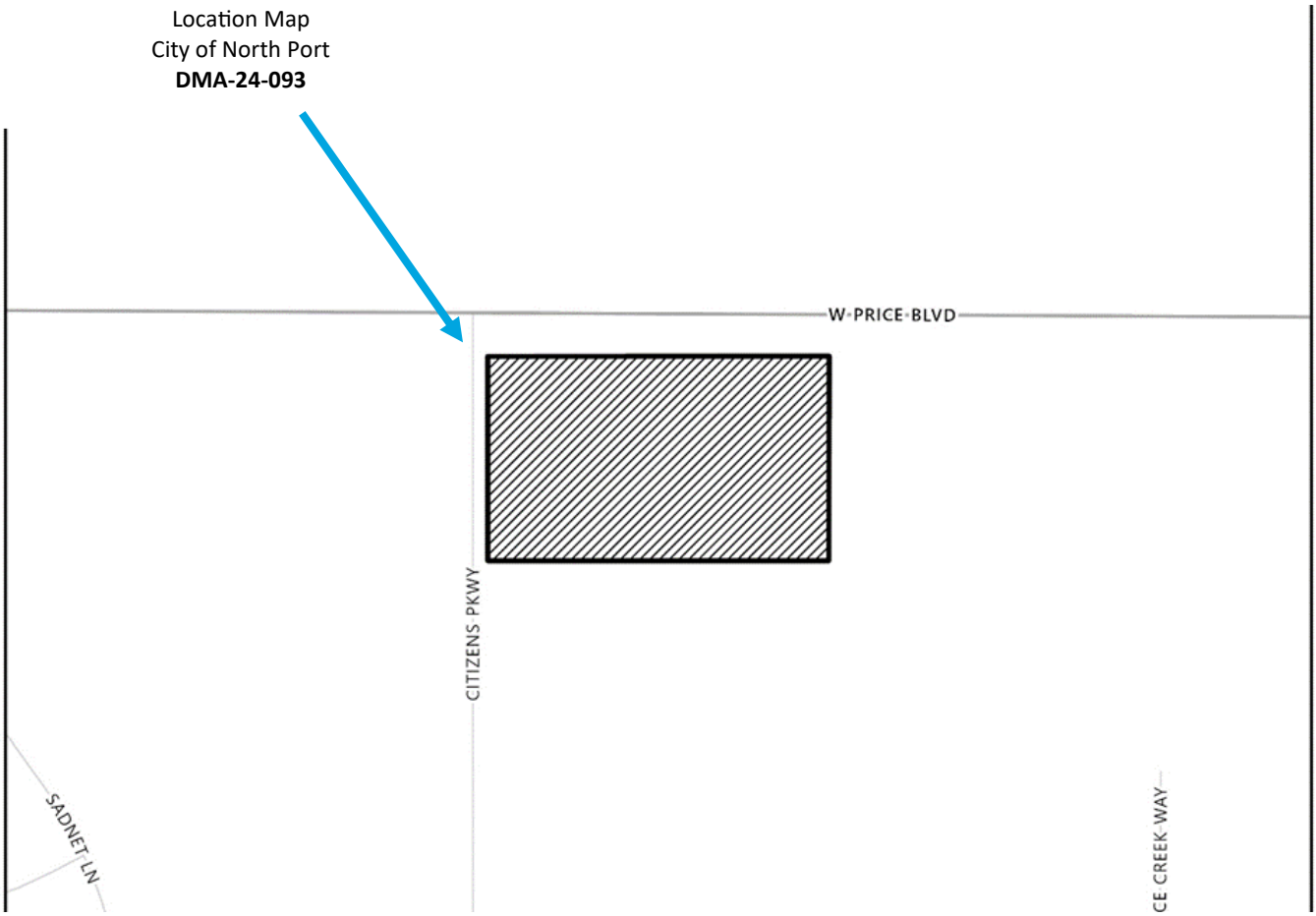

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MATHURIN LILLY E
MATHURIN JEAN D
MATHURIN ANNA
PO BOX 603

SPRING VALLEY, NY 10977-0603

City of North Port
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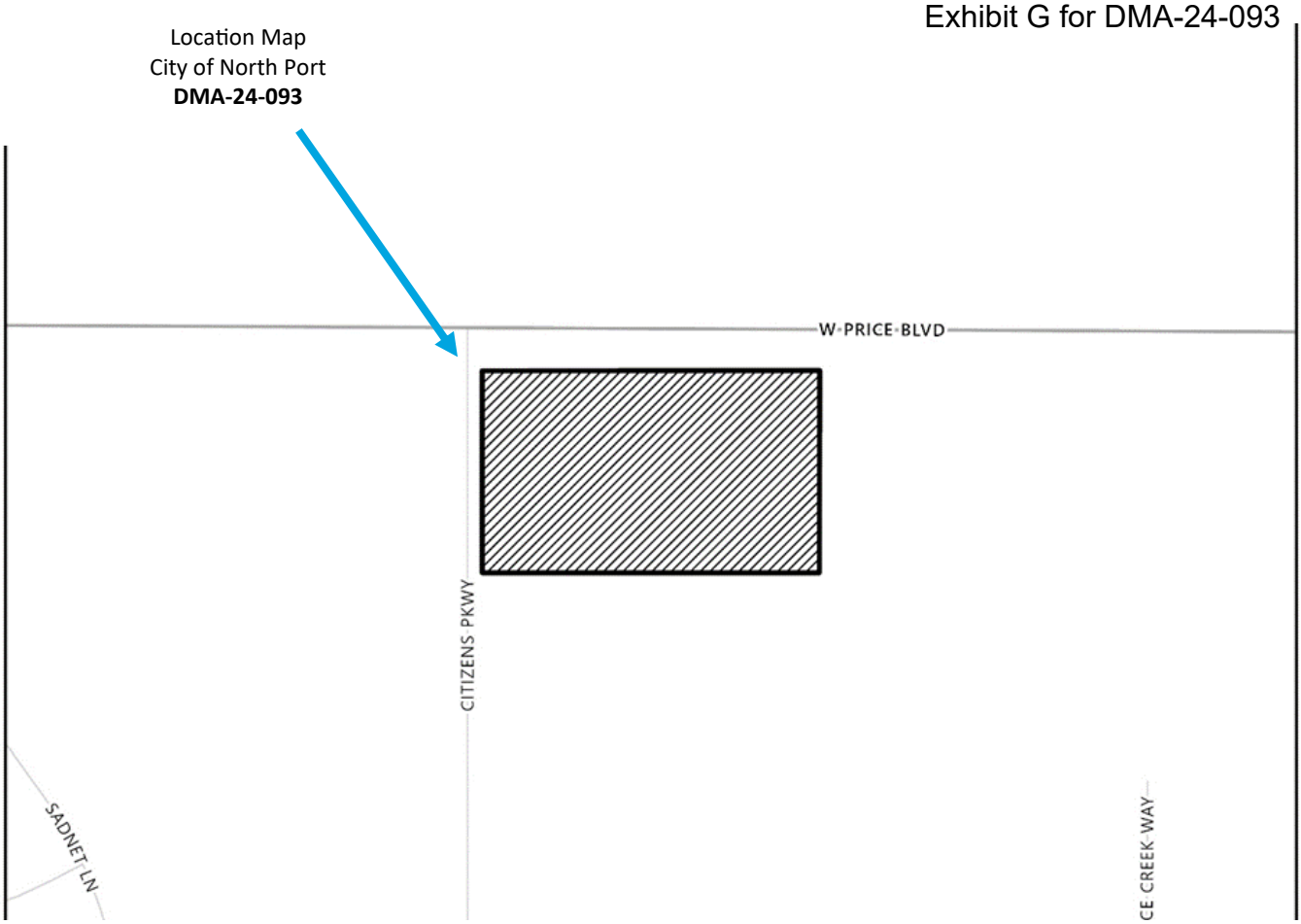

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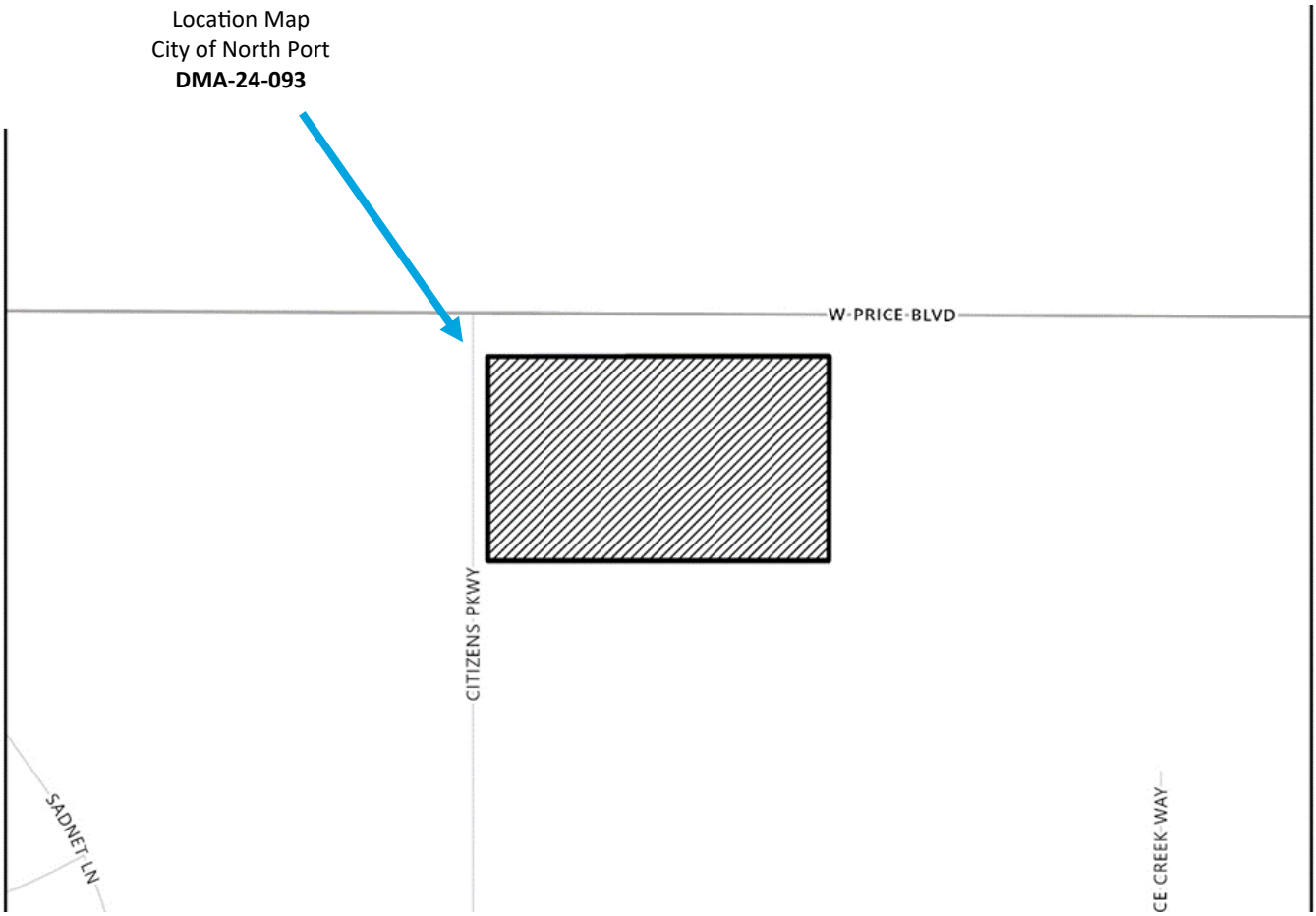

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ARTICOLO CHRISTOPHER
ARTICOLO ALYSSA

152 LITTLE AMSTERDAM RD

WELLS, NY 12190

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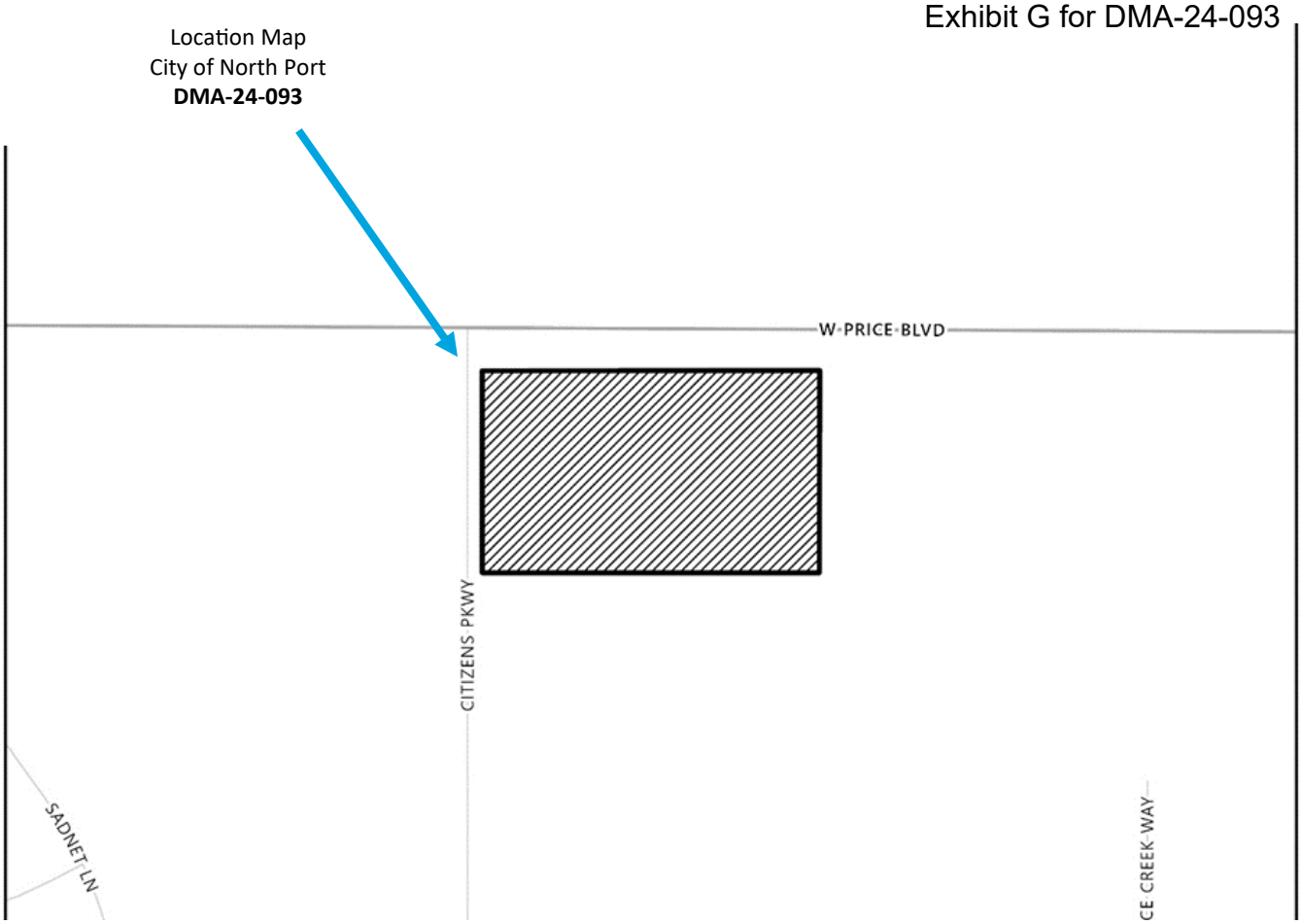

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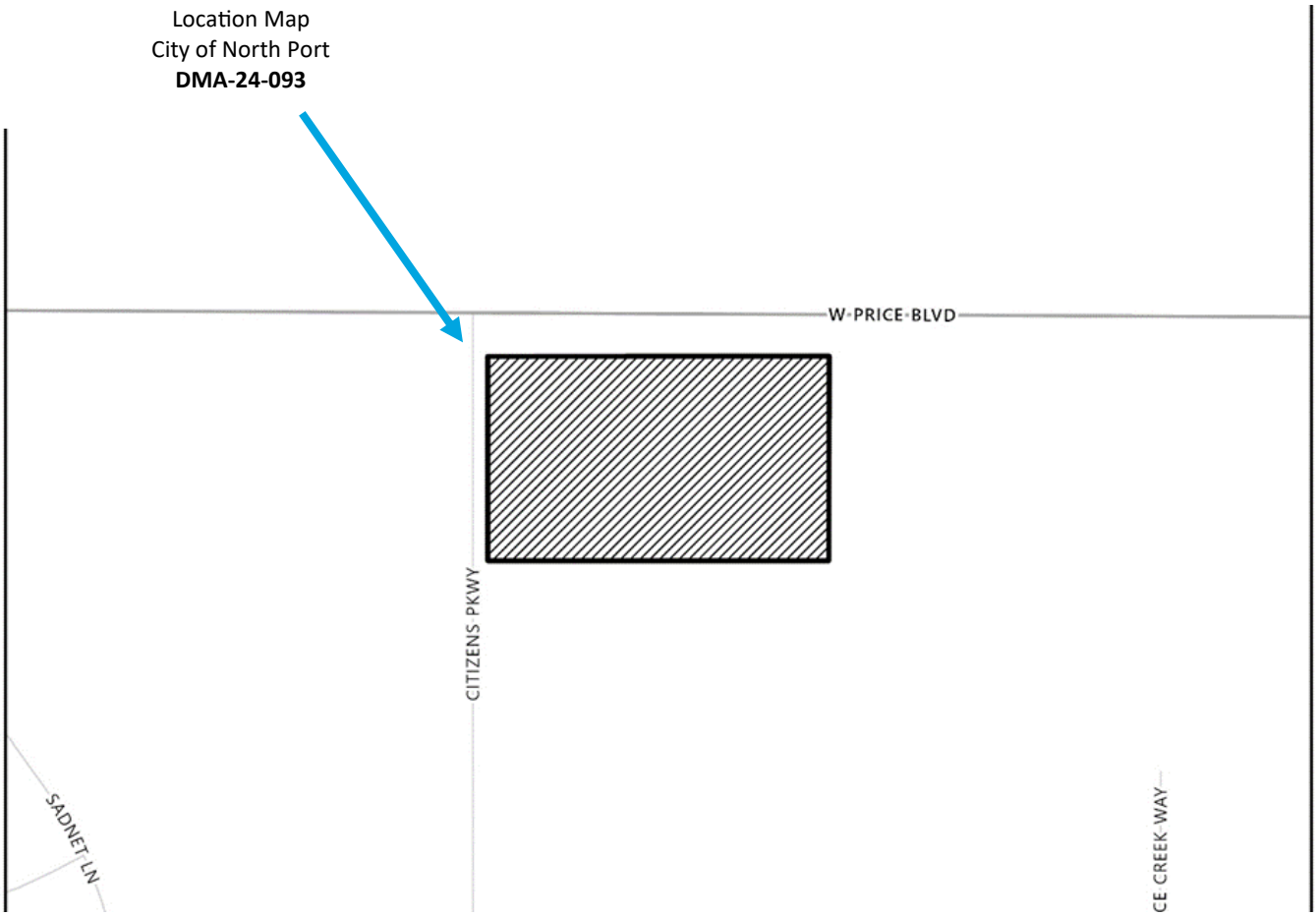

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FIFTH THIRD BANK

MD 10ATA1 CORP FAC
38 FOUNTAIN SQUARE PLZ
CINCINNATI, OH 45202-3102

City of North Port
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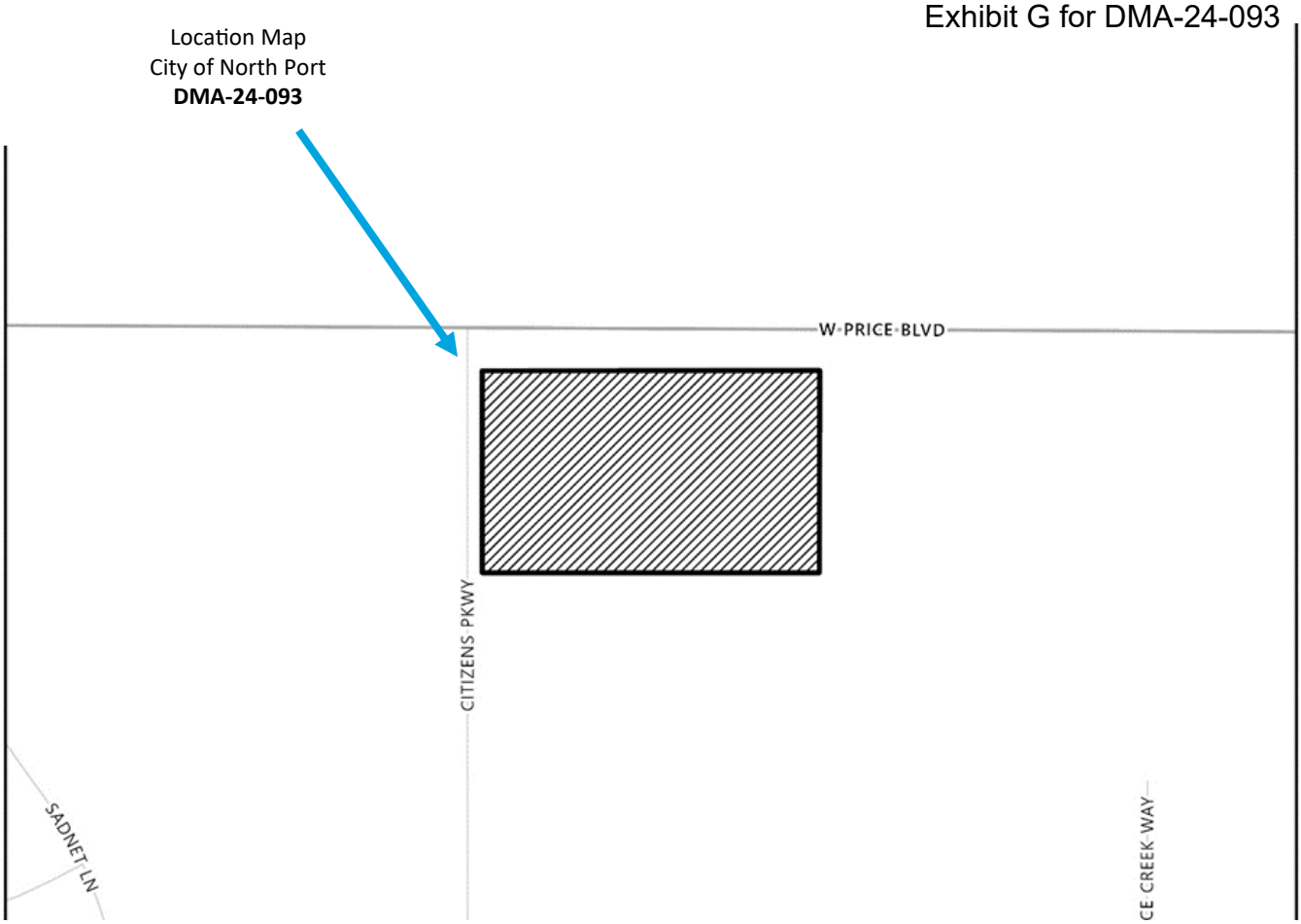
FIFTH THIRD BANK

MD 10ATA1 CORP FAC
38 FOUNTAIN SQUARE PLZ
CINCINNATI, OH 45202-3102

Location Map
City of North Port
DMA-24-093



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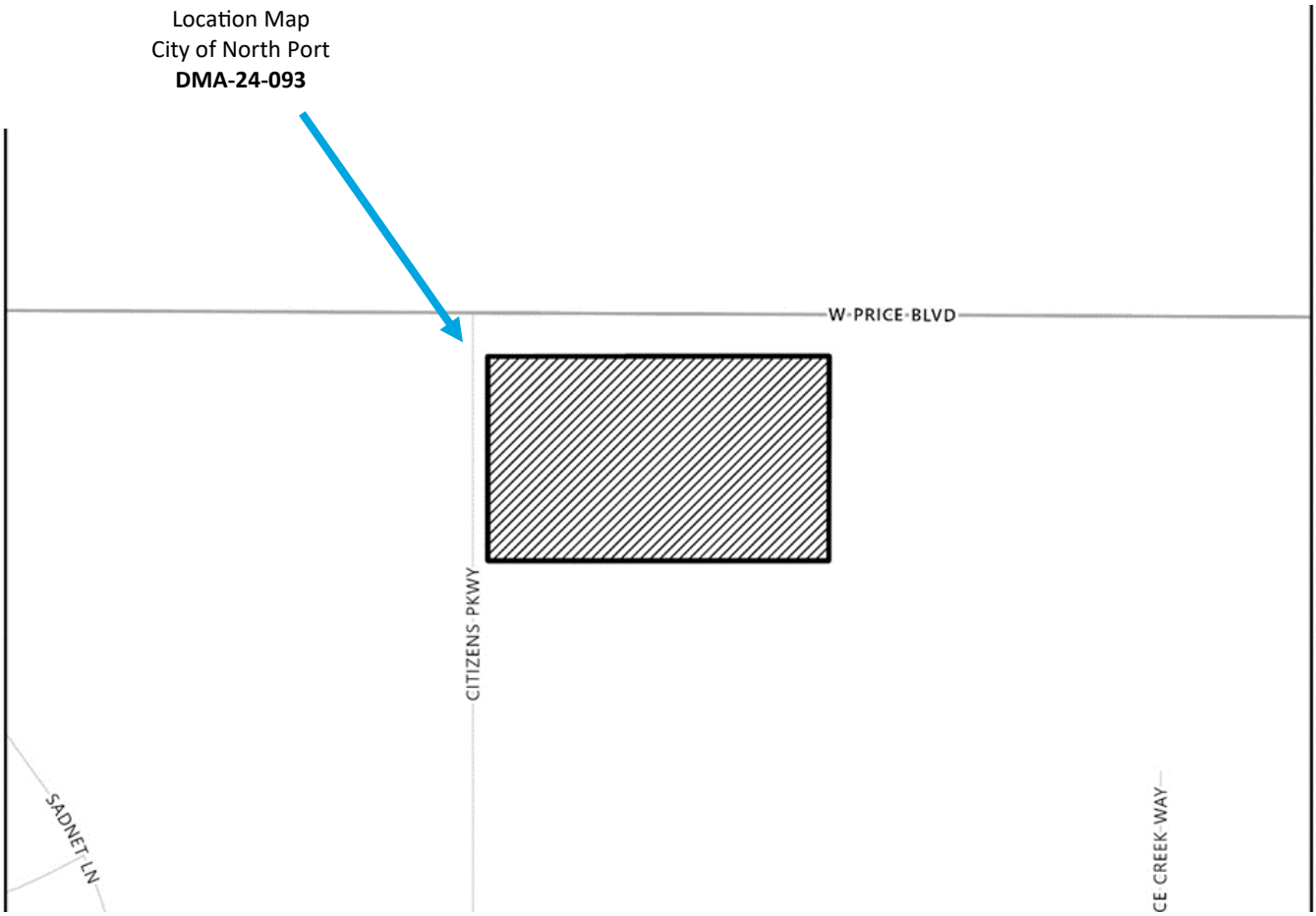

City of North Port
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HAYES MICHAEL W
HAYES MARCY F

8848 MUSIC ST

NOVELTY, OH 44072-9667

City of North Port
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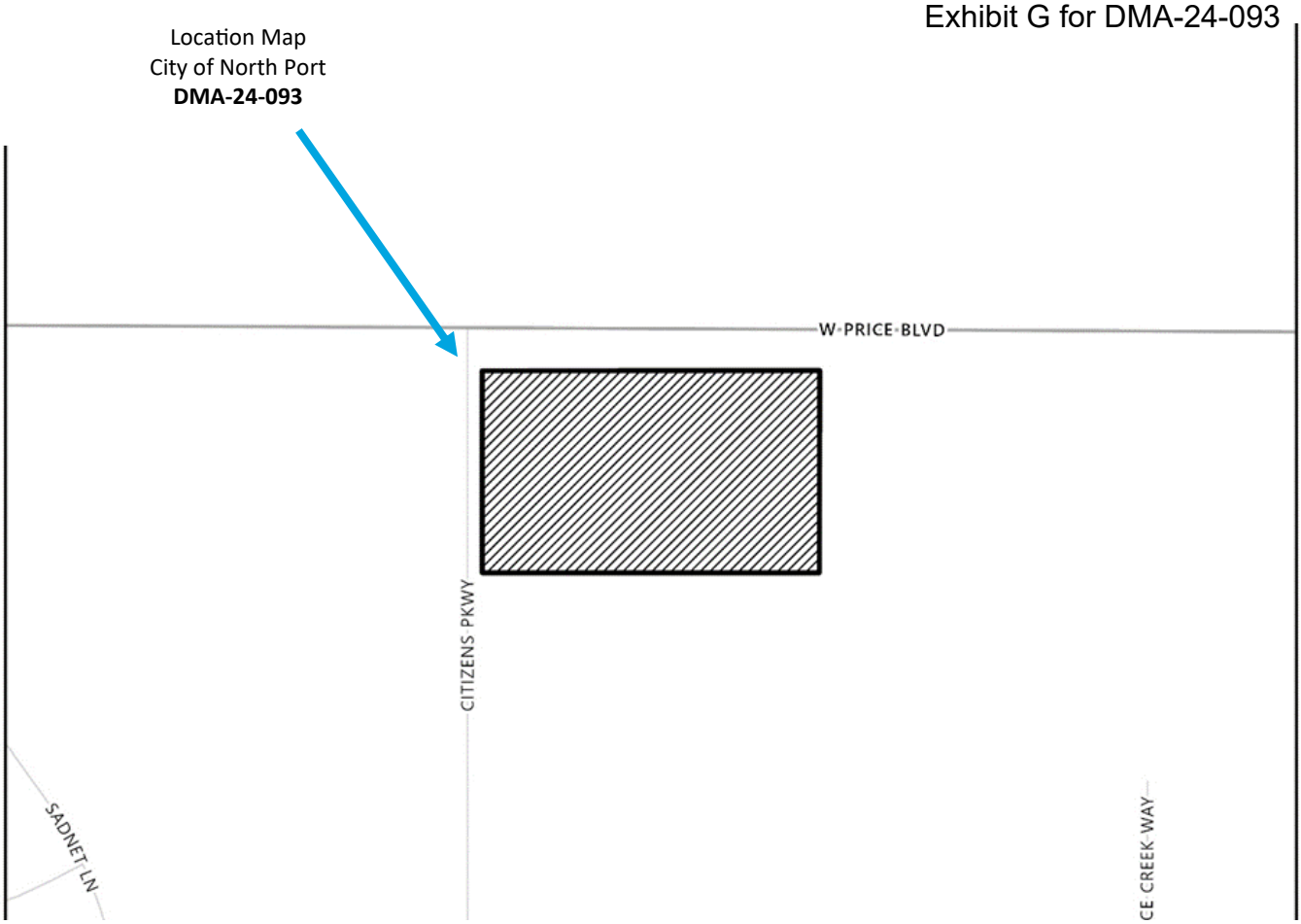

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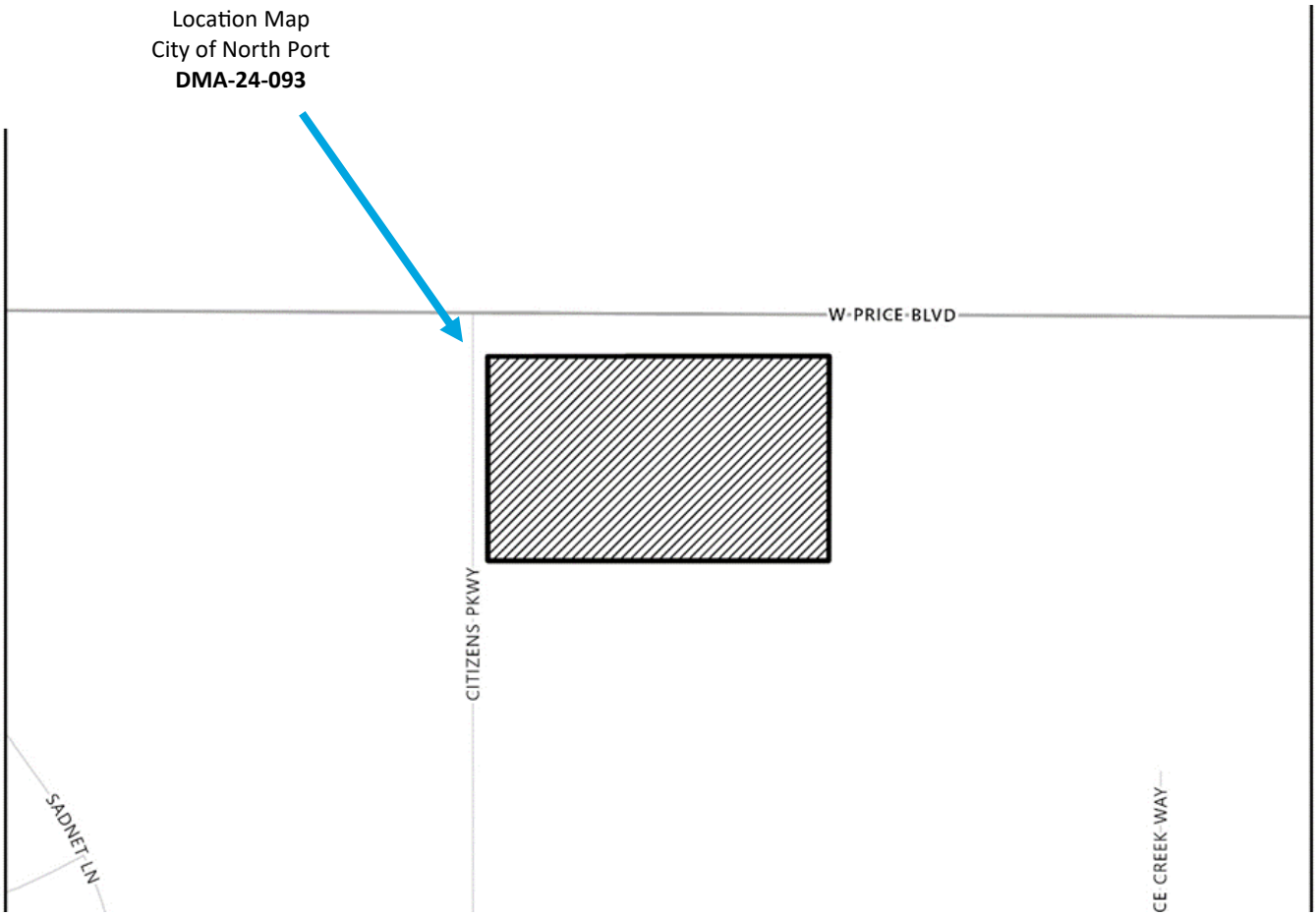

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PAU HANA NORTH LLC

60410 WOODSIDE LOOP

BEND, OR 97702-8701

City of North Port
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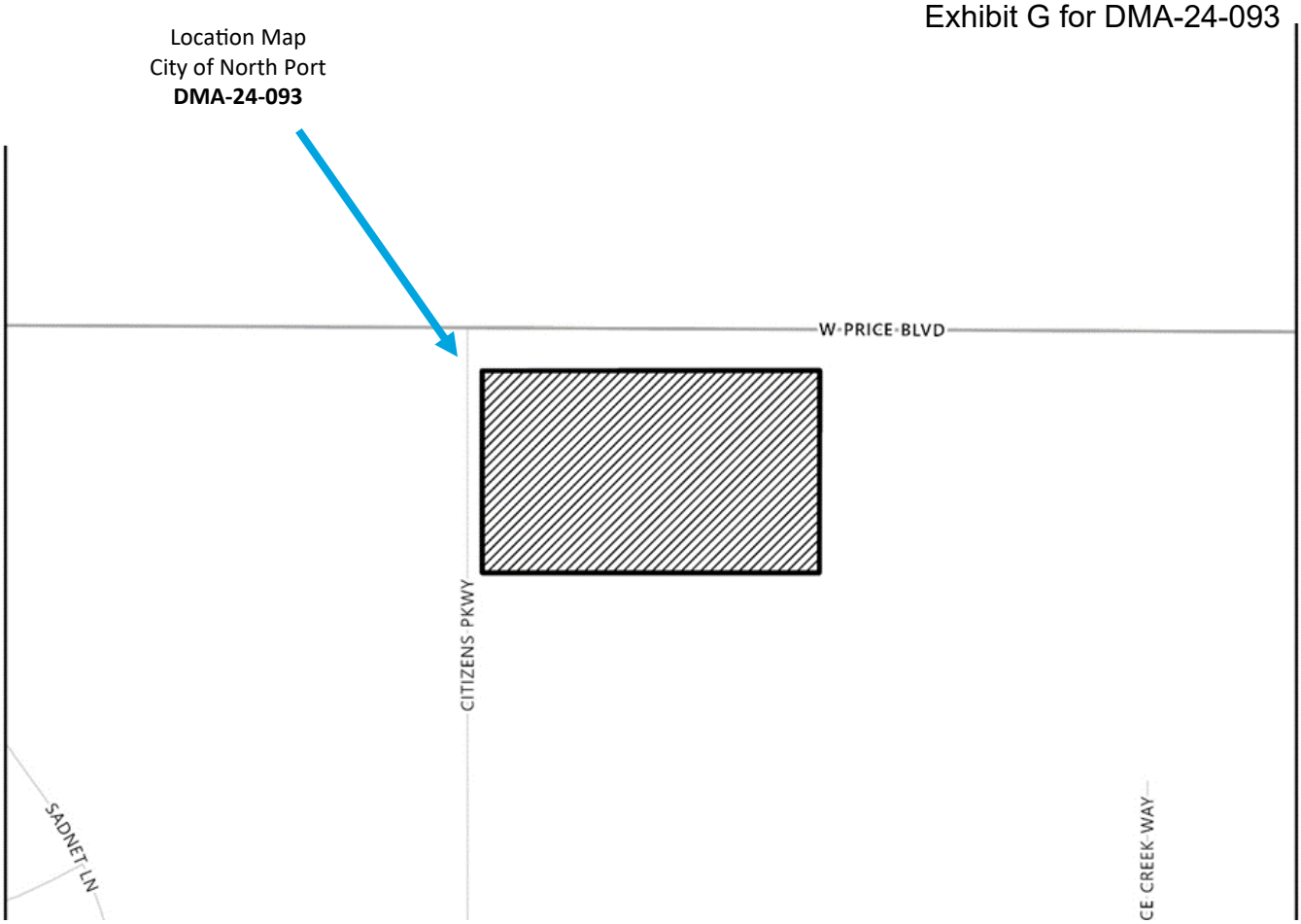

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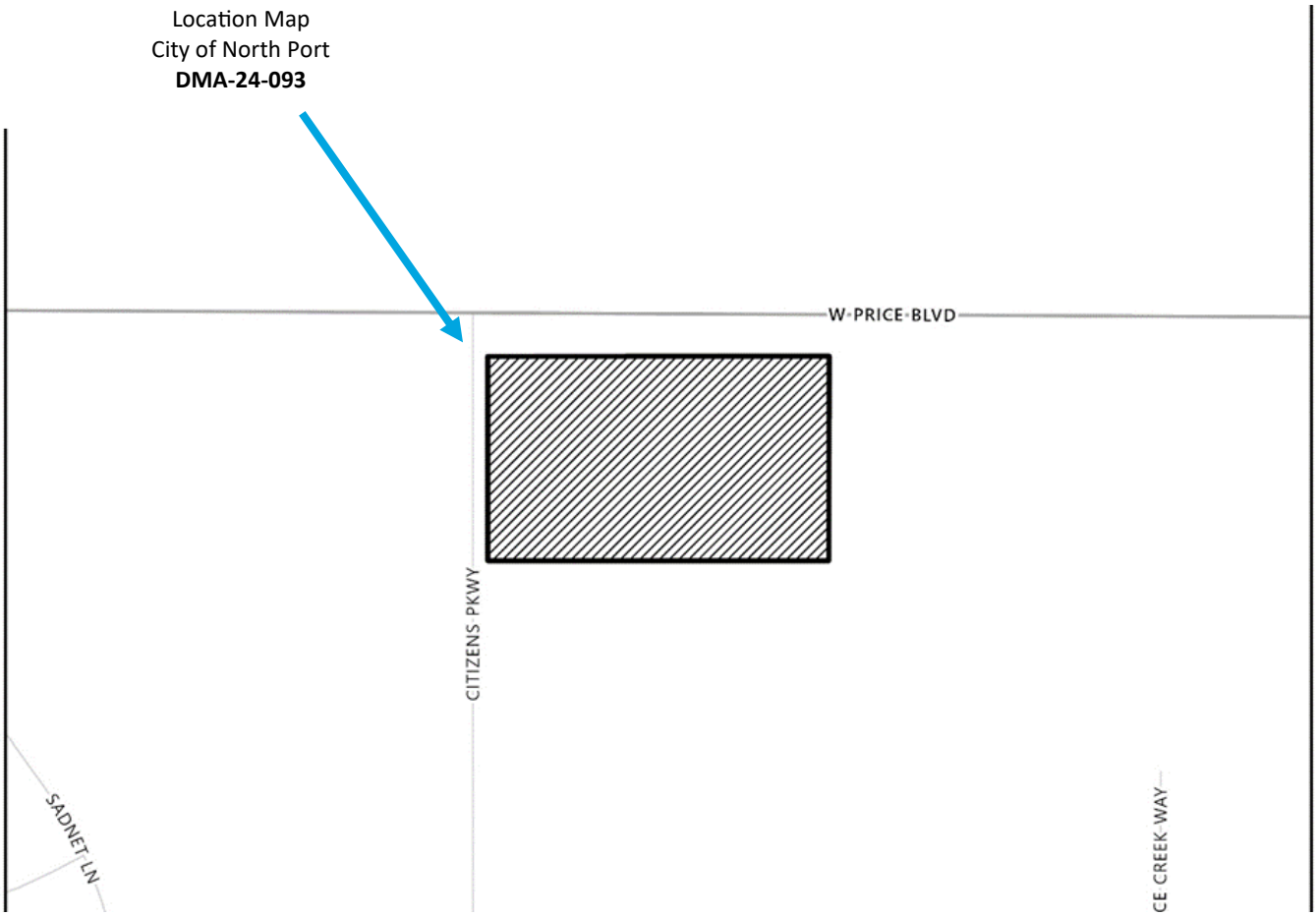

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WETTER DAVID LAWRENCE

2640 E BARNETT RD STE E PMB 144

MEDFORD, OR 97504-4301

City of North Port
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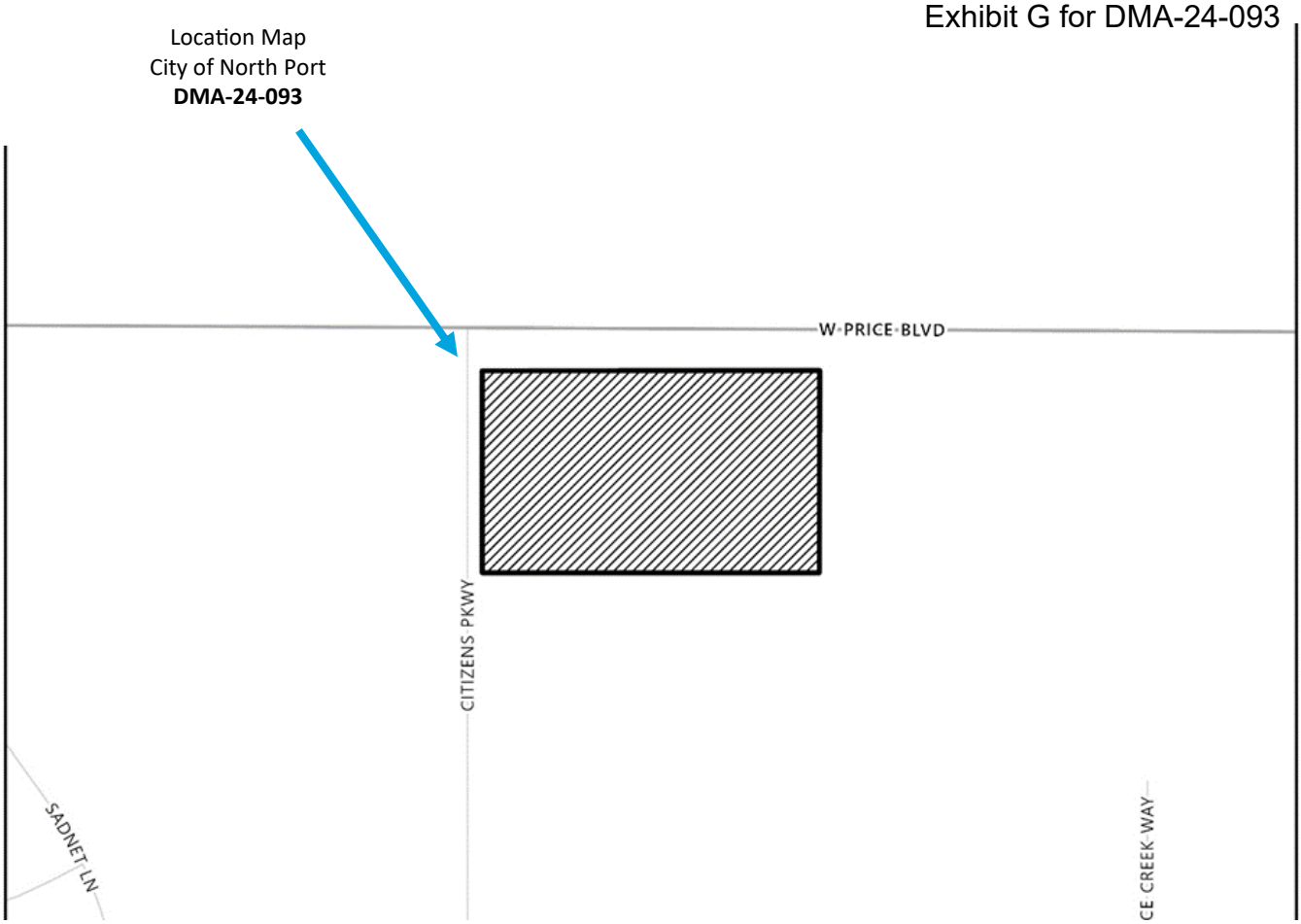

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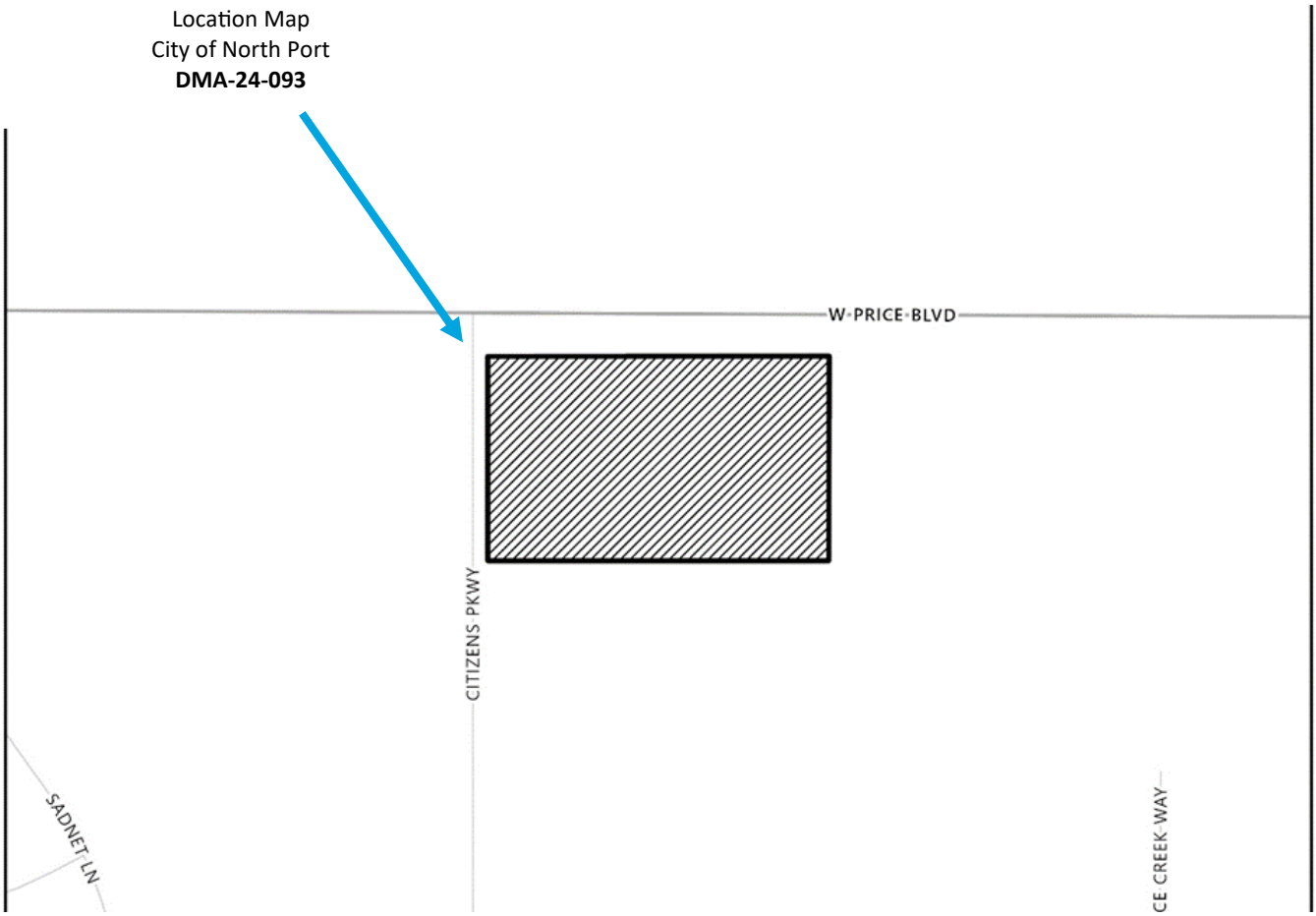

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V2 HOME IMPROVEMENTS LLC

807 STERNER MILL RD

FEASTERVILLE TREVOSE, PA 19053-6177

City of North Port
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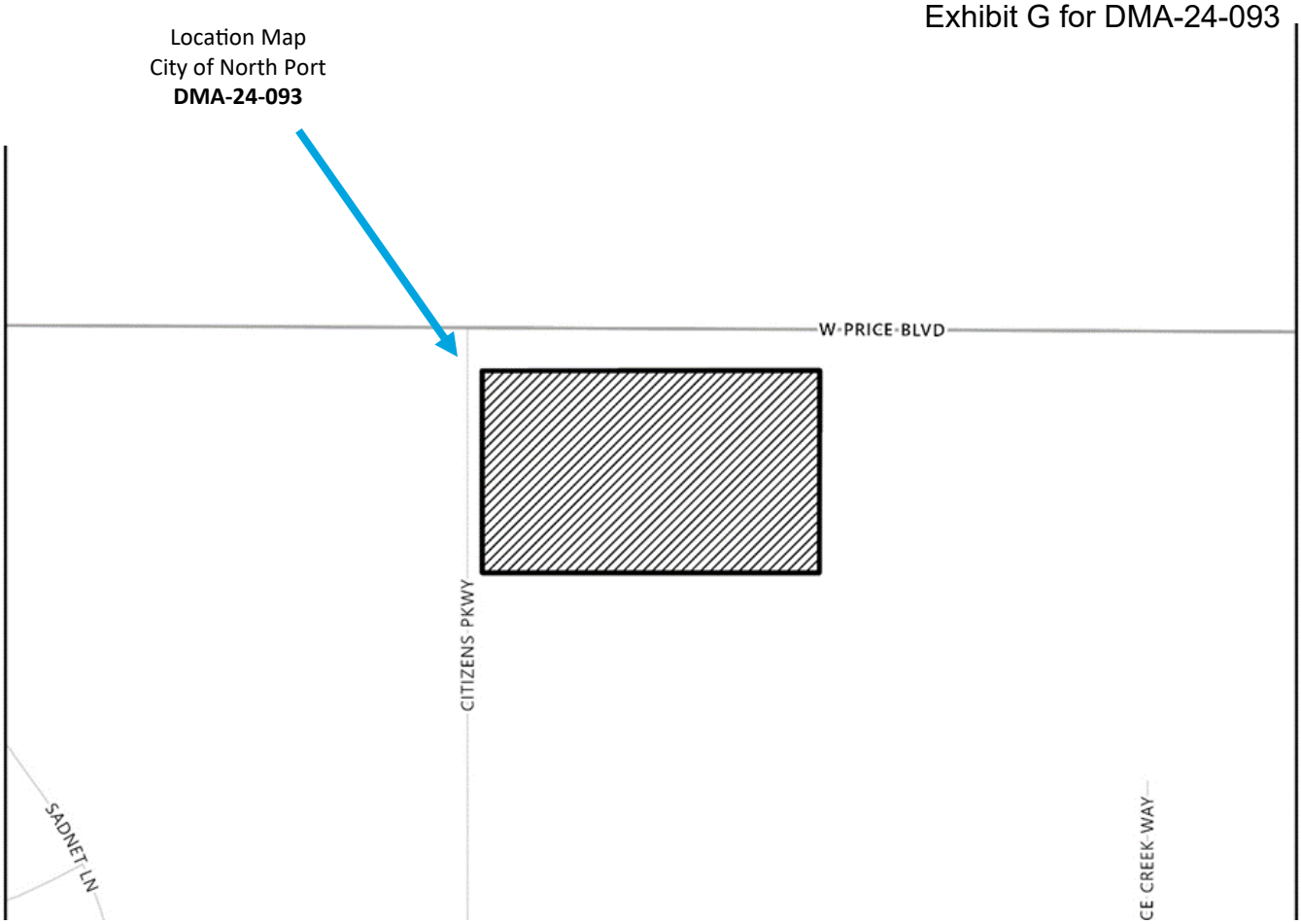

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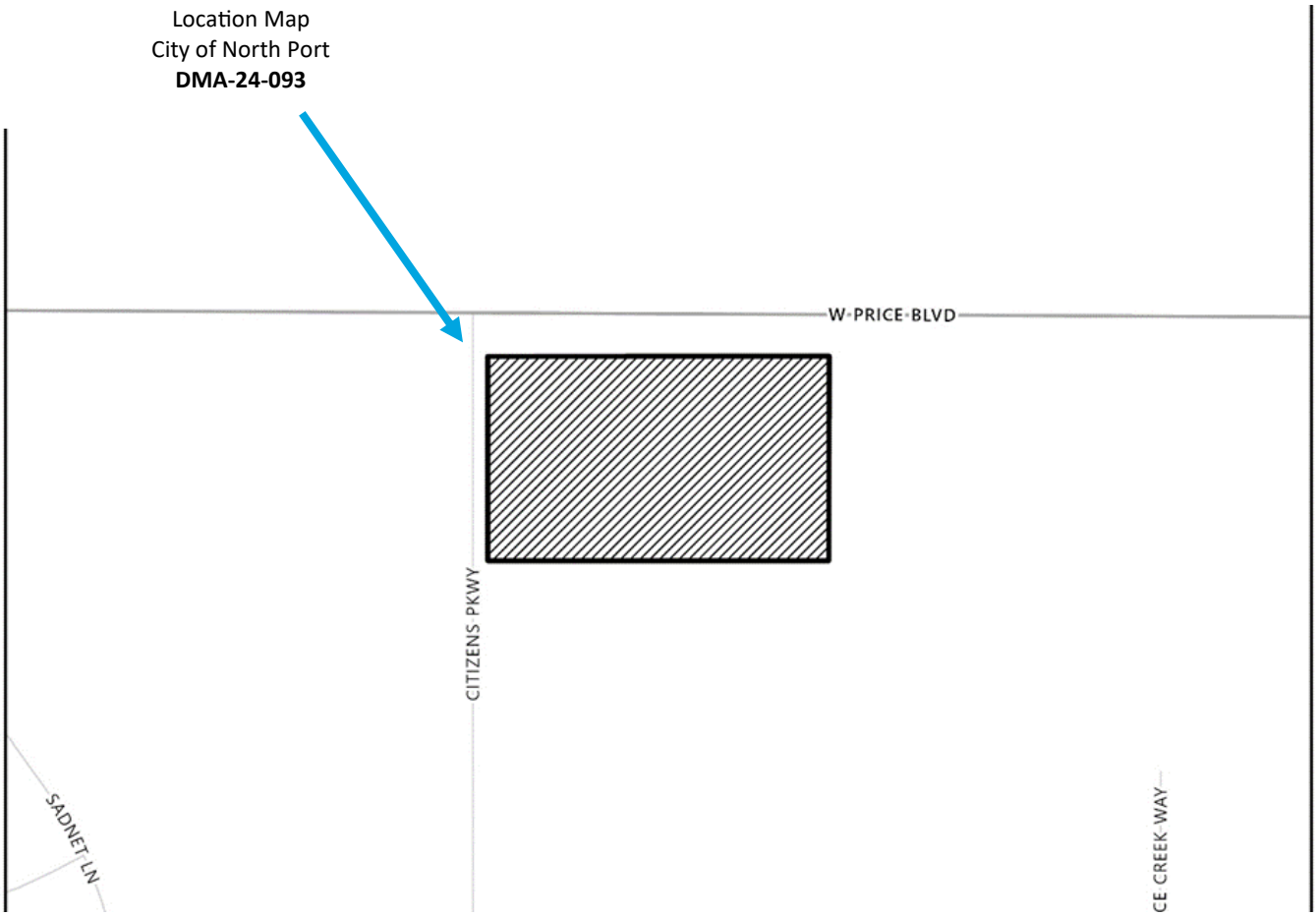

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WAWA FLORIDA LLC

260 W BALTIMORE PIKE

MEDIA, PA 19063-5620

City of North Port
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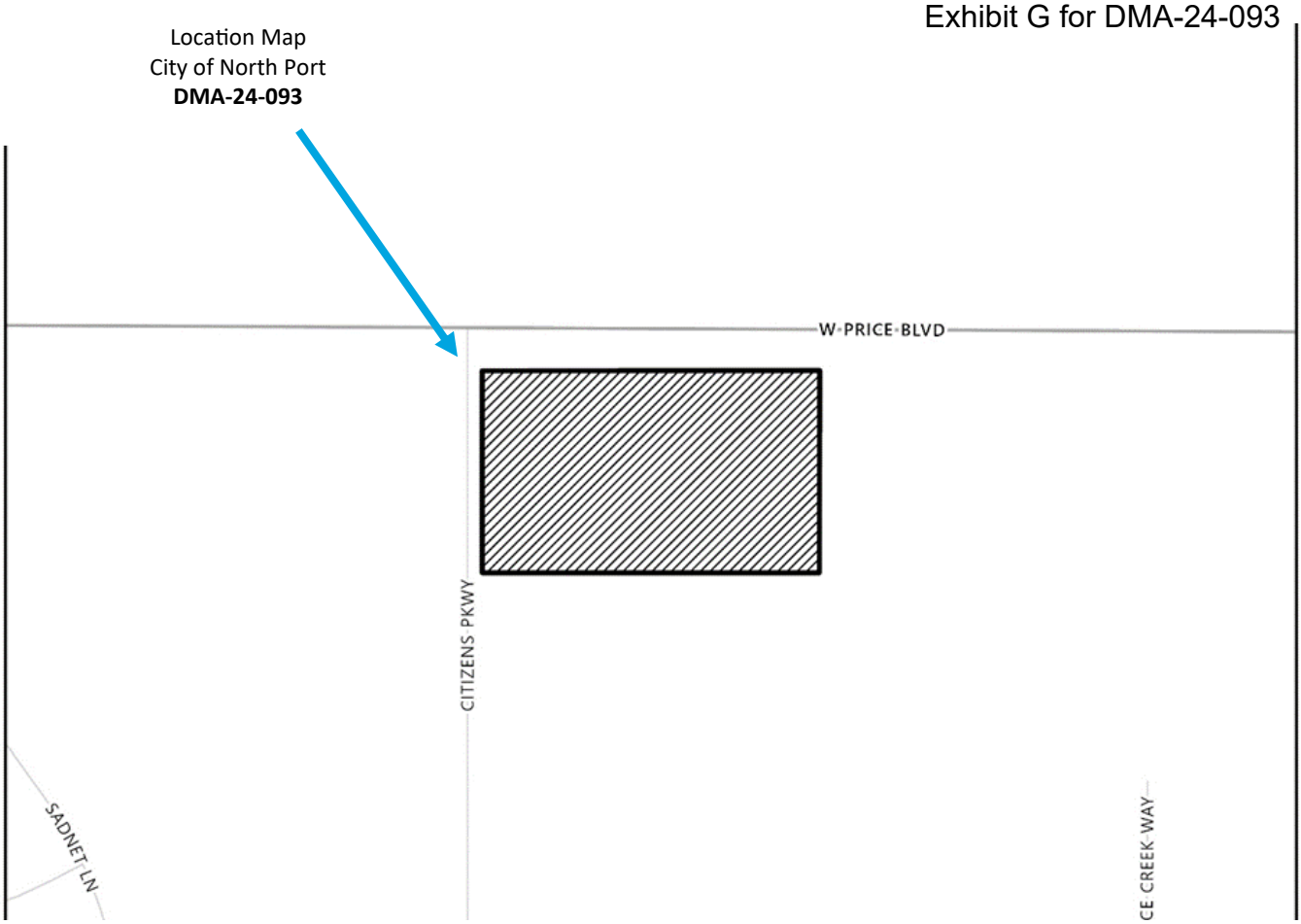

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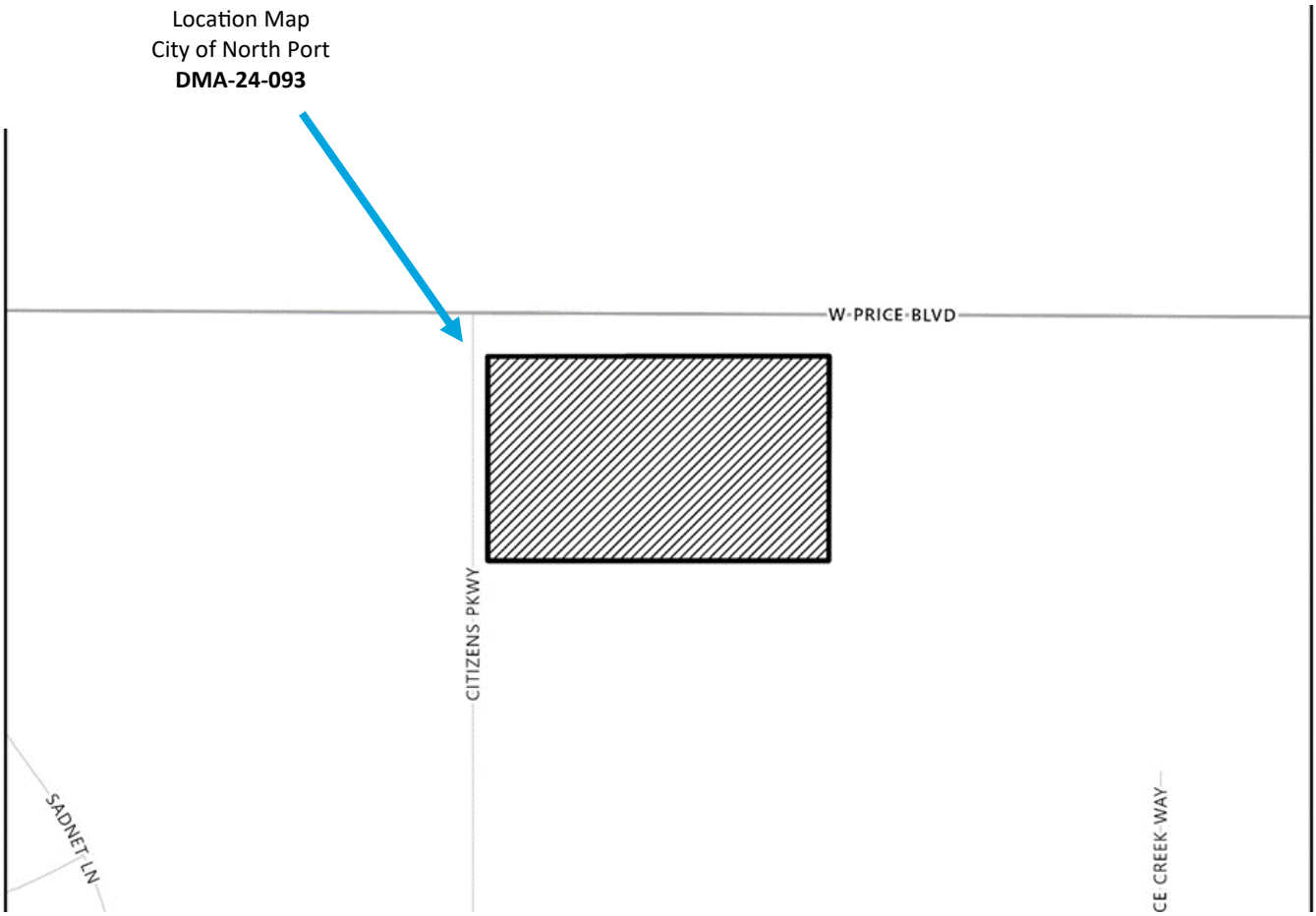

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ECHO PRICE CROSSING LLC

560 EPSILON DR

PITTSBURGH, PA 15238-2815

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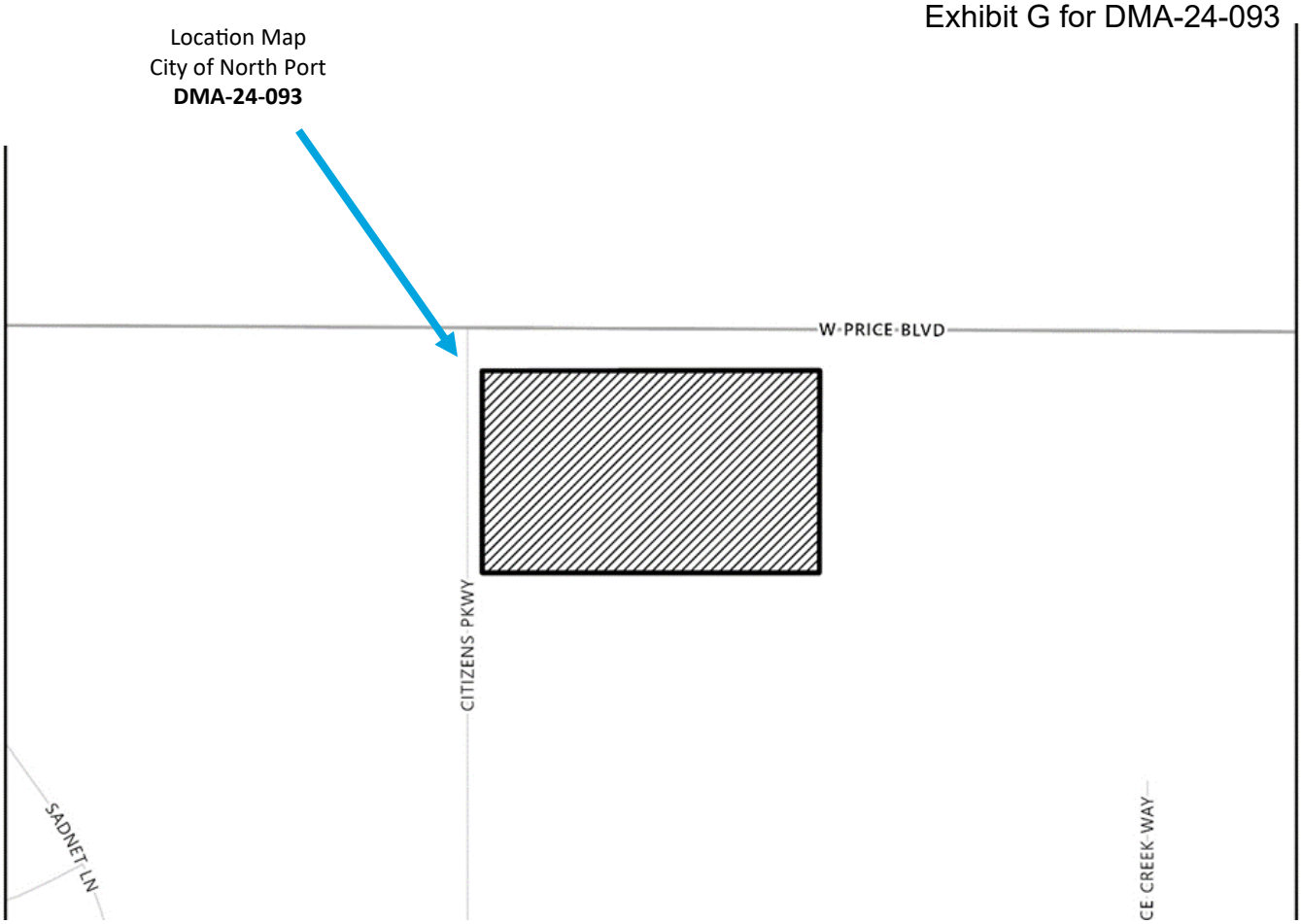

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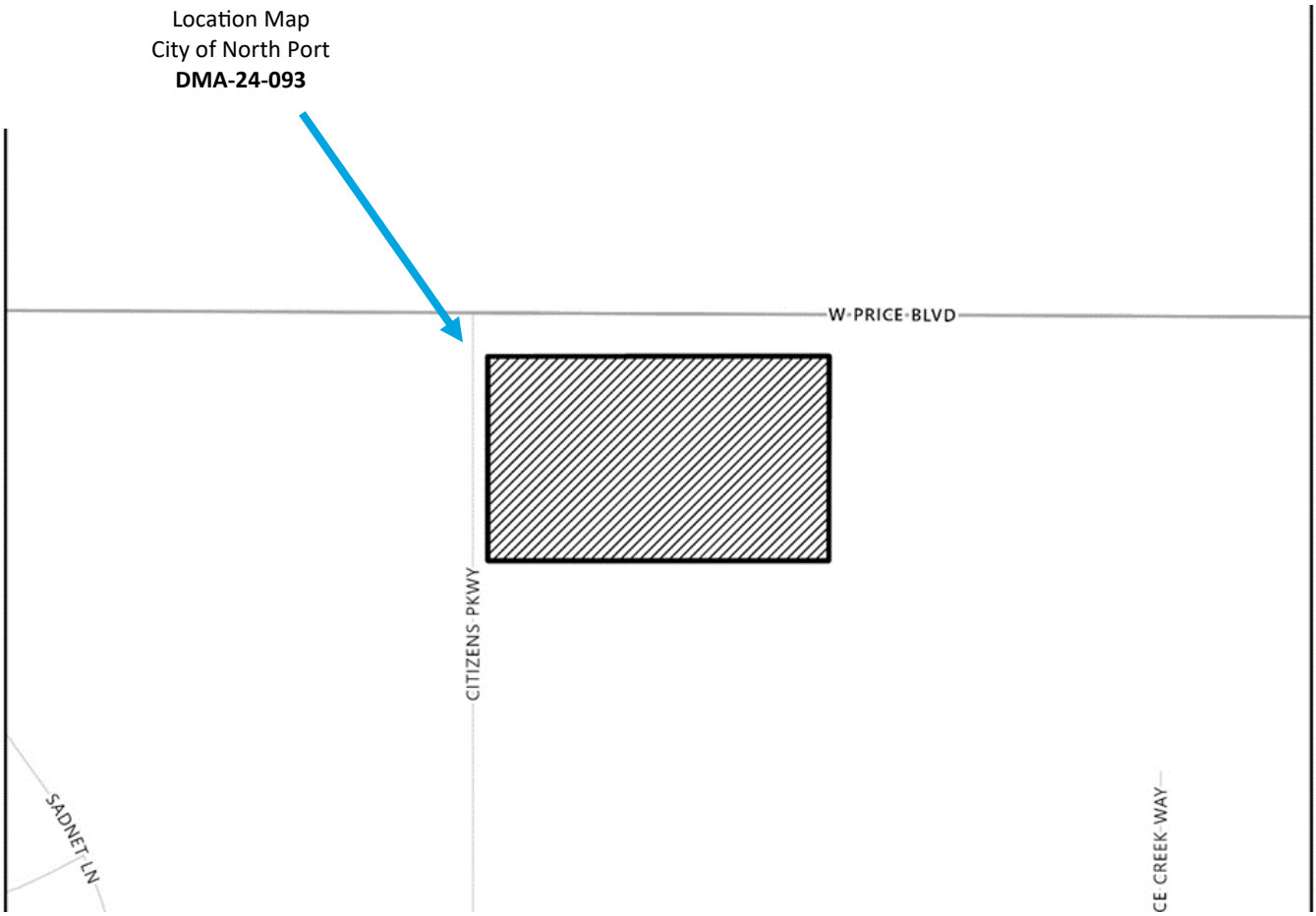

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AUTO ZONE STORES LLC

123 S FRONT ST FL 3

MEMPHIS, TN 38103-3607

City of North Port
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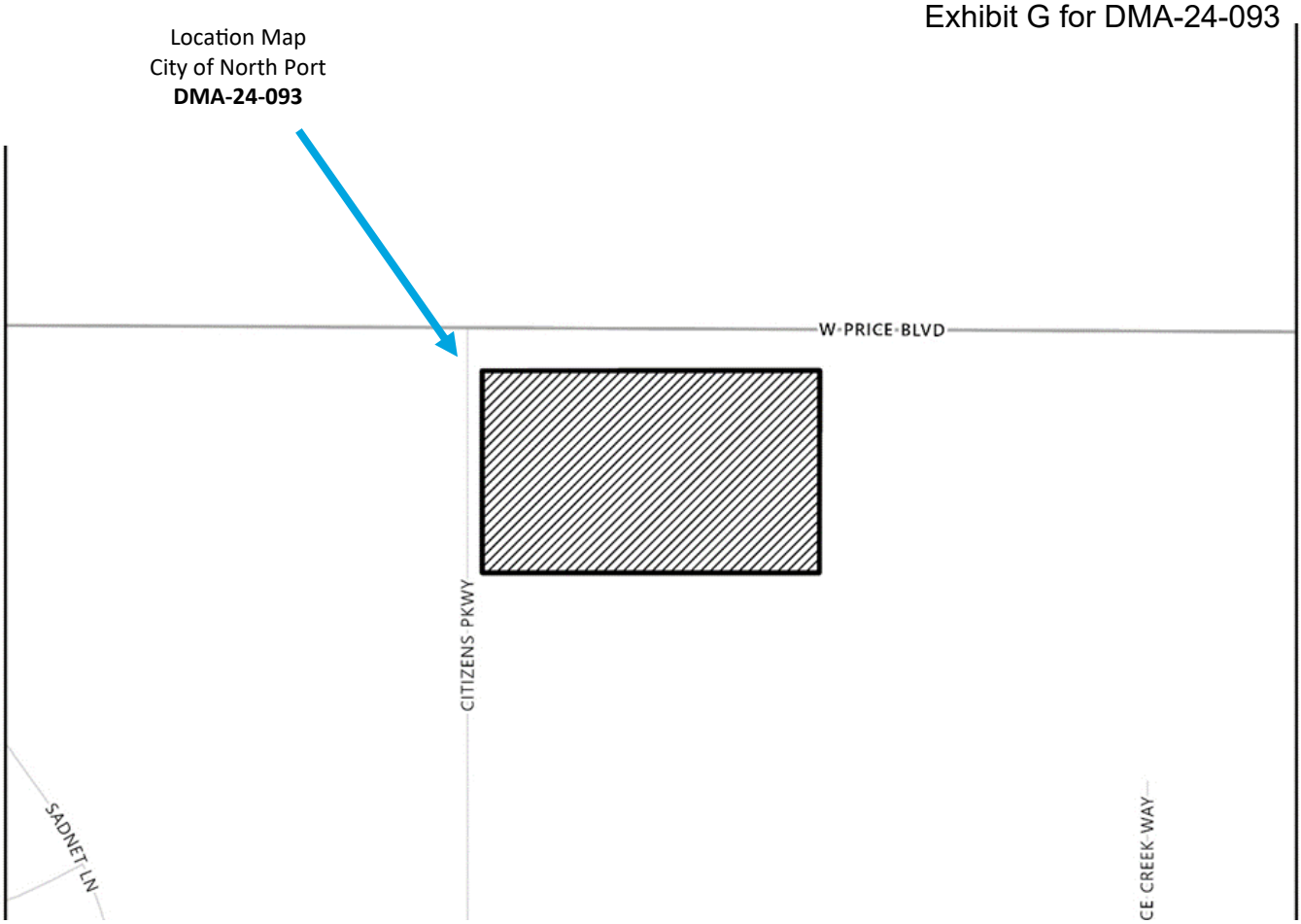

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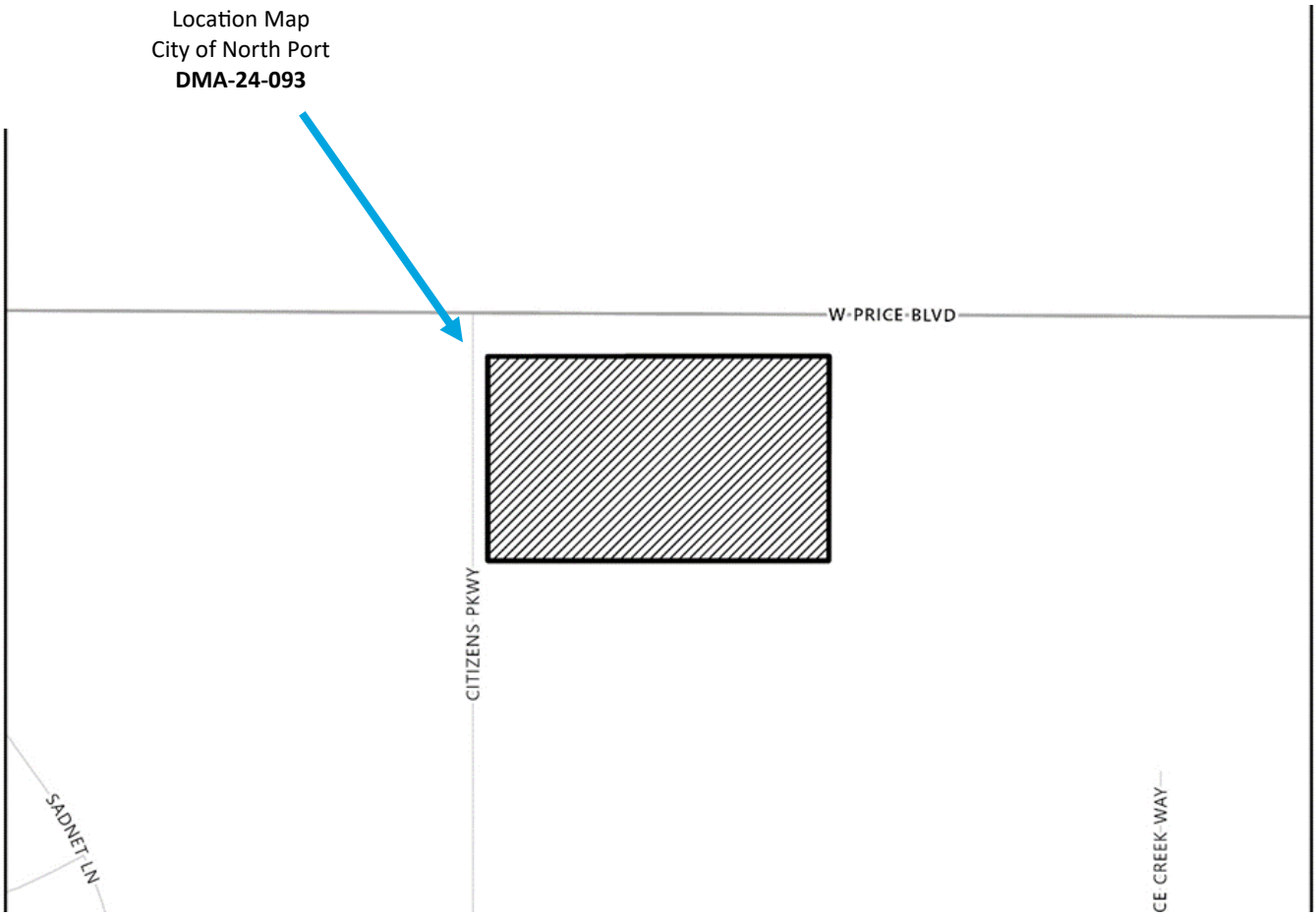

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AMERICAN MOMENTUM BANK

ONE MOMENTUM BLVD ATTN ACCOUNTING DEPT 3R

COLLEGE STATION, TX 79845-6199

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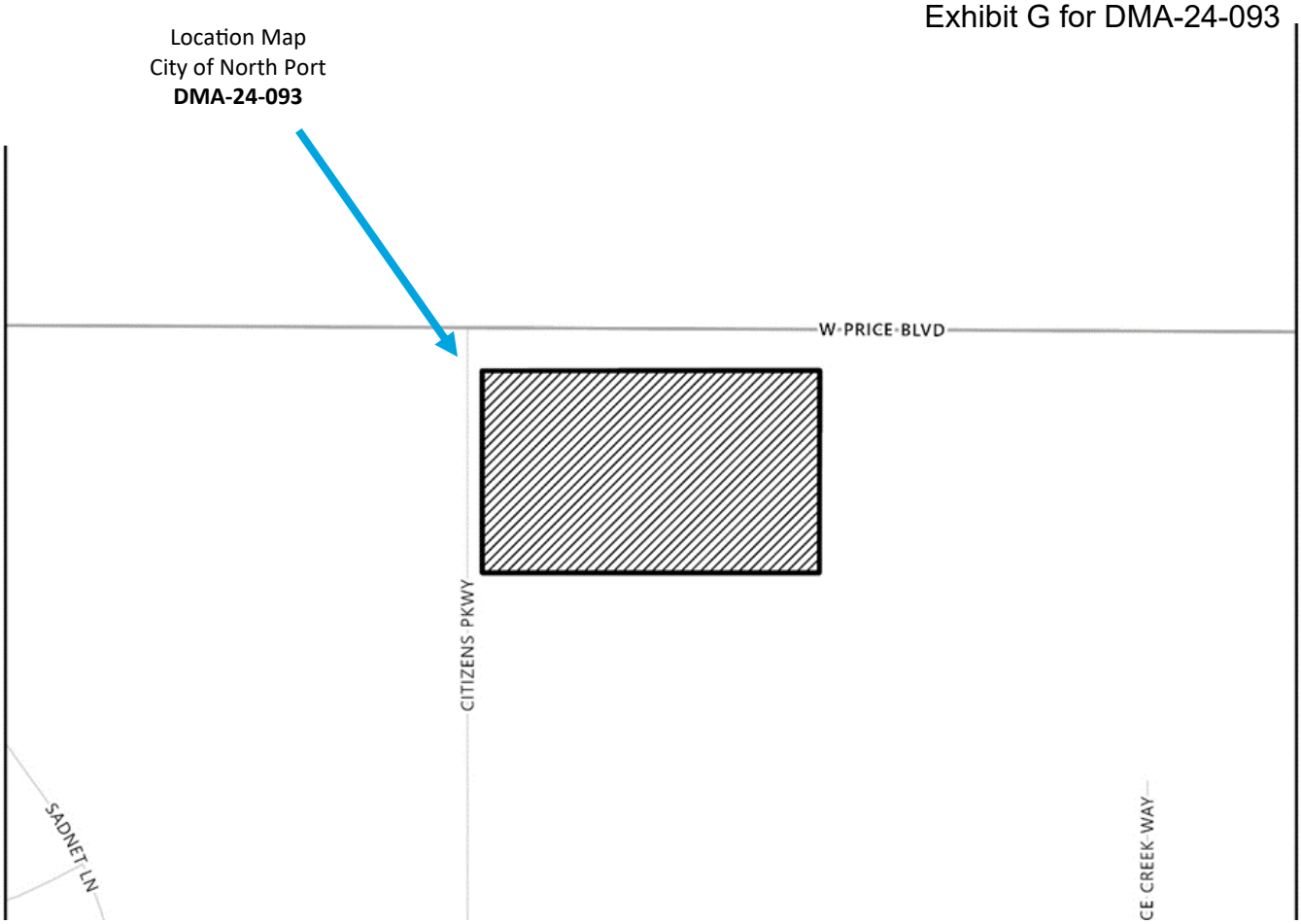

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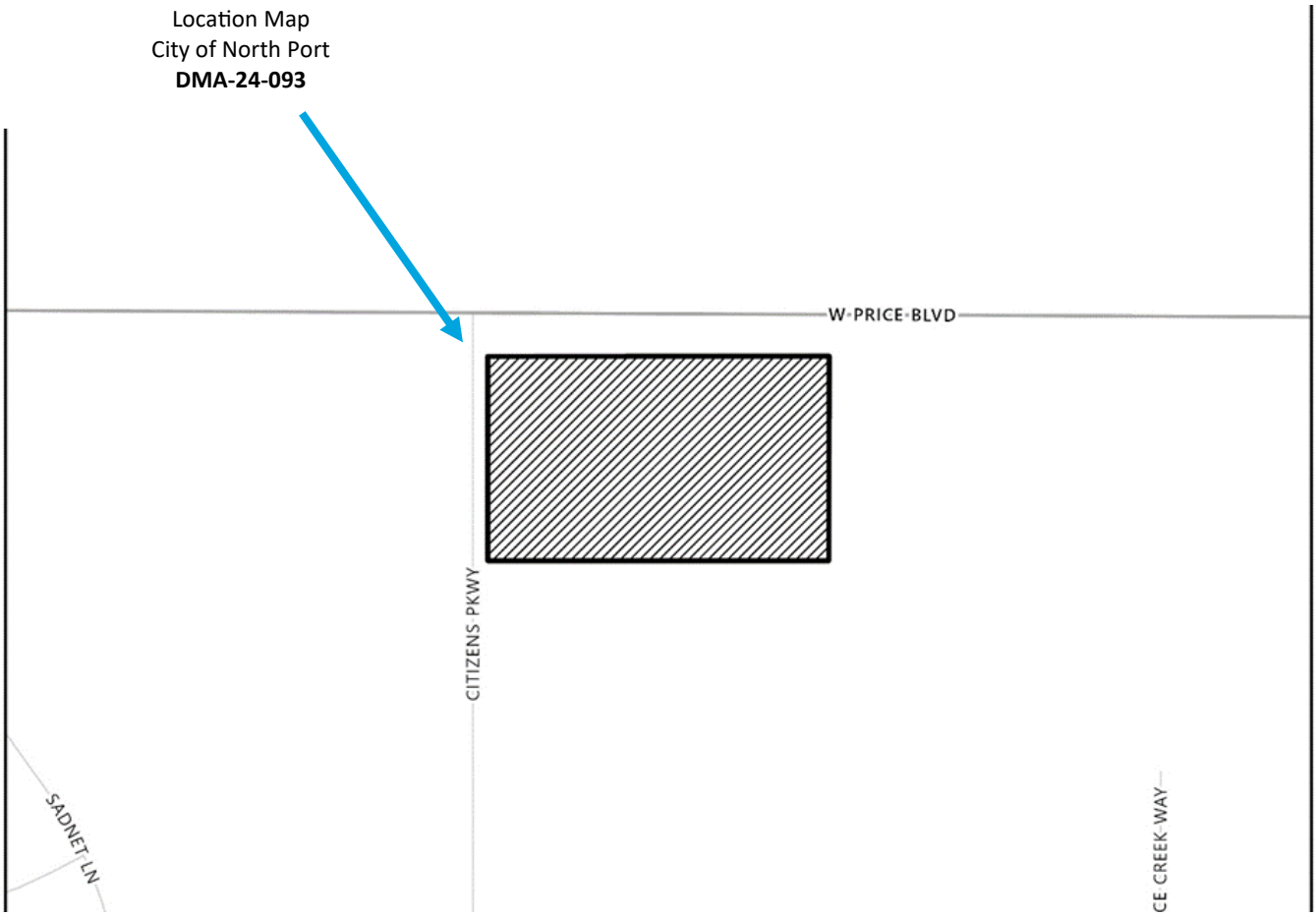

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2017-2 IH BORROWER LP

1717 MAIN ST STE 2000

DALLAS, TX 75201-4657

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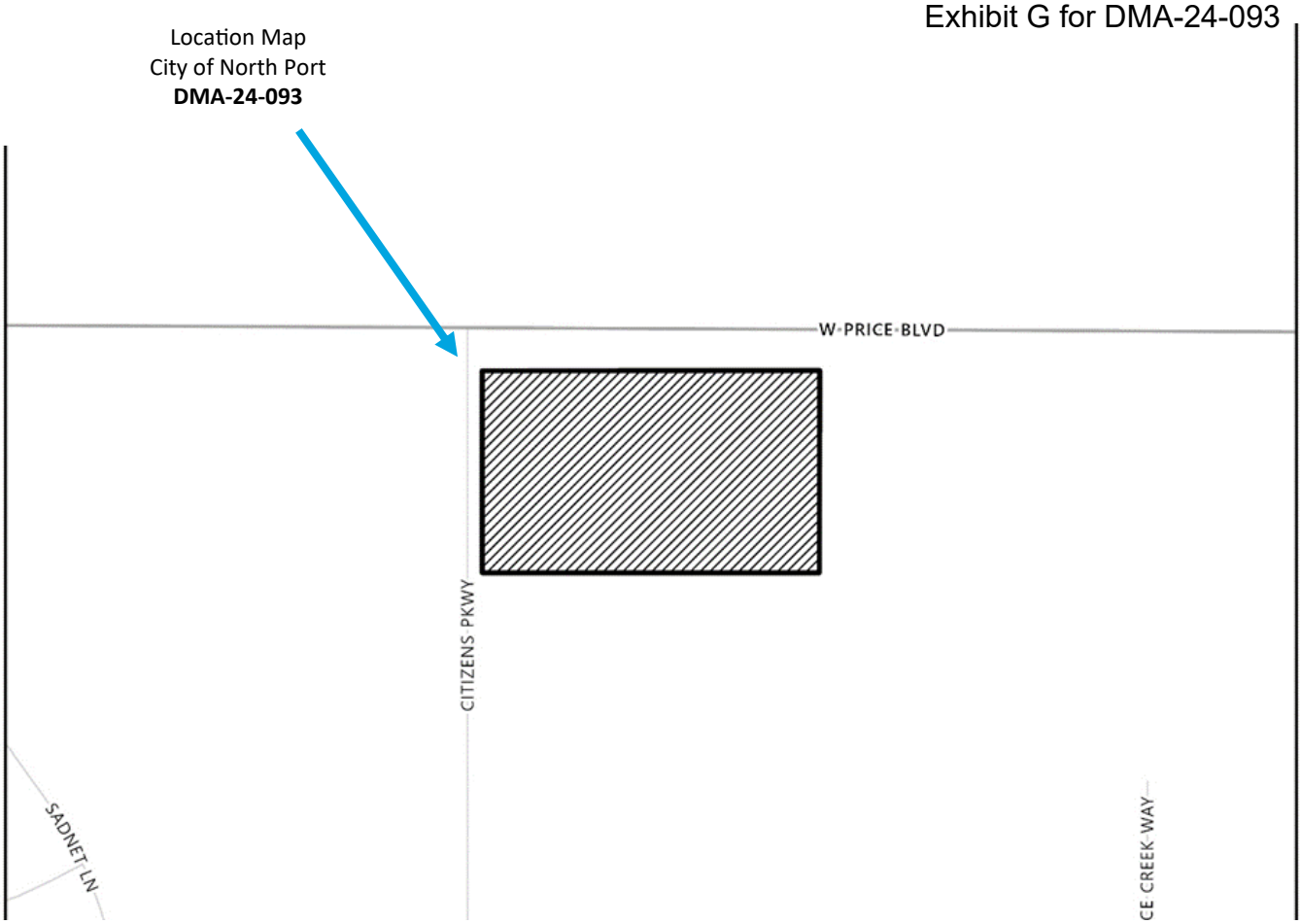

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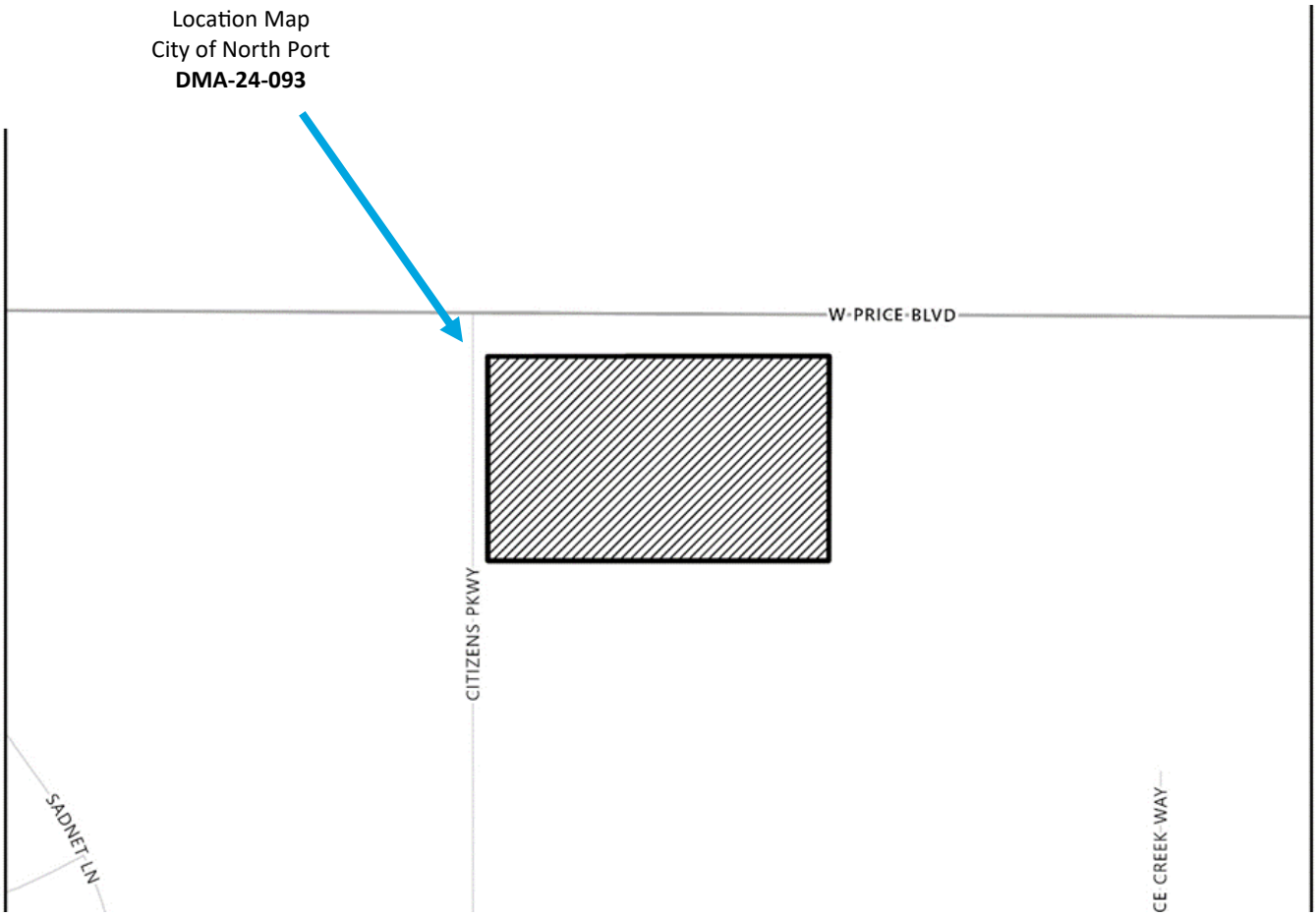

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HARWARD RICKY D

895 W 100 S

OREM, UT 84058-5222

City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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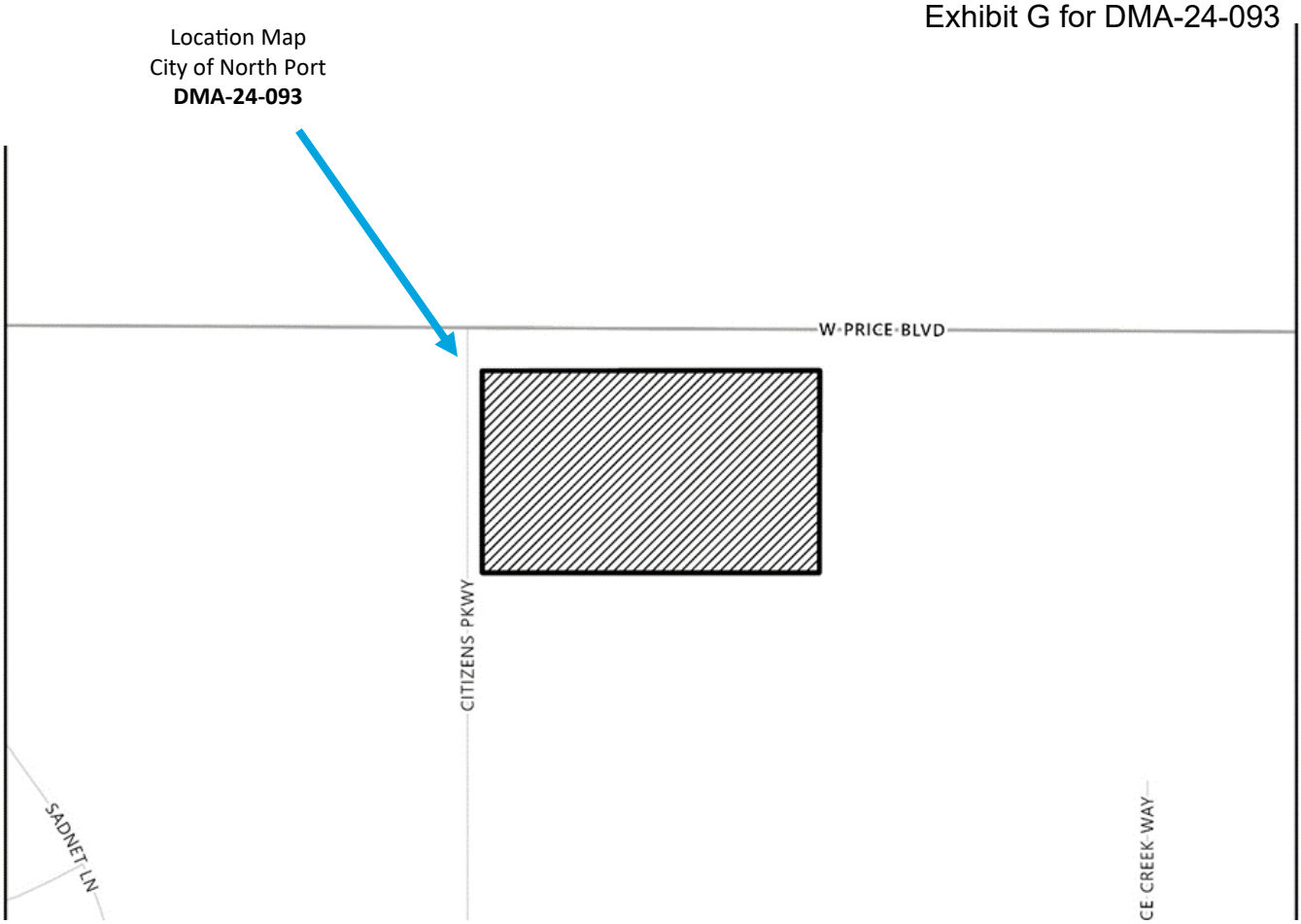

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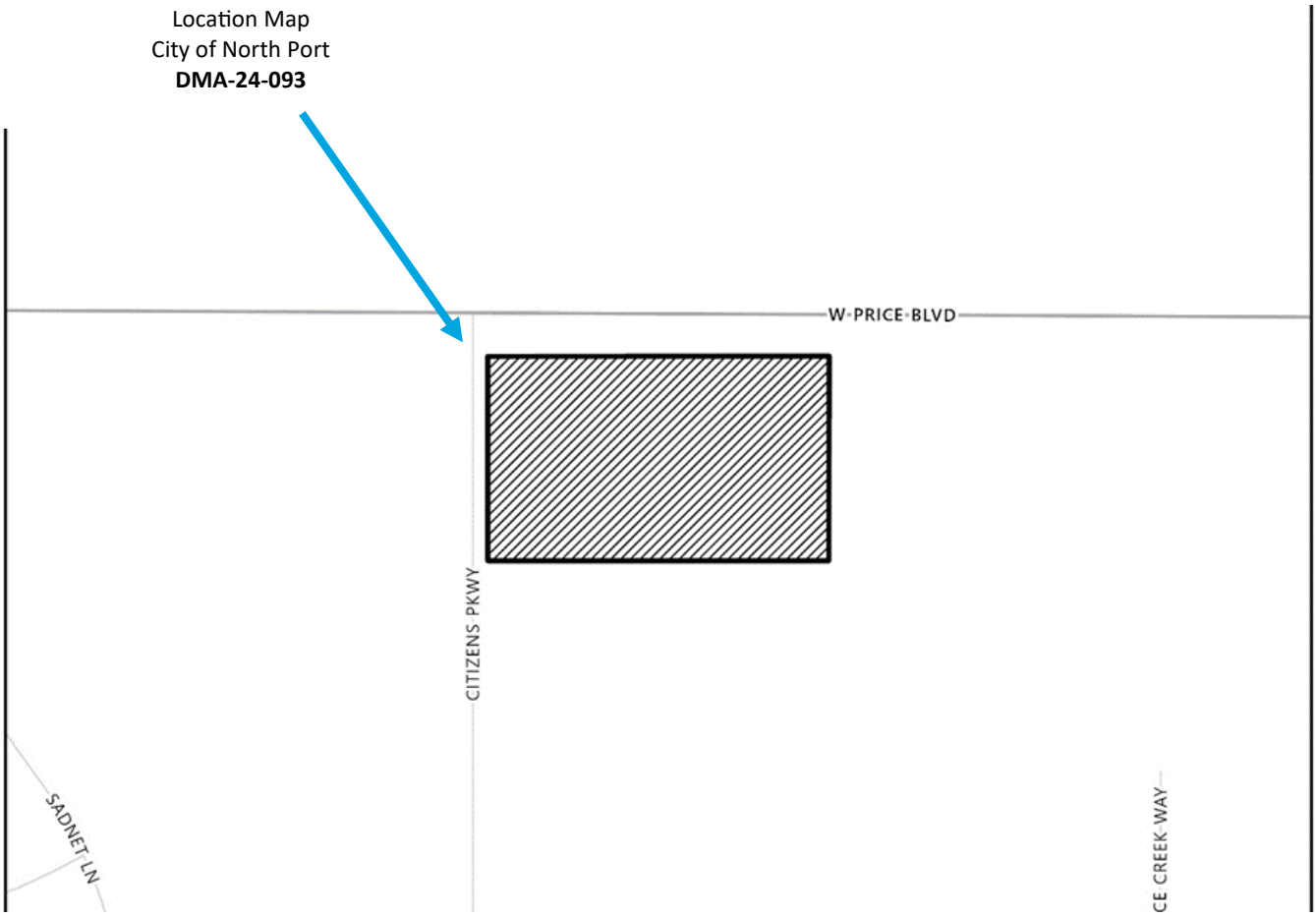

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BERGERON RICHARD

507 HENRY ST

GRETNA, VA 24557-4114

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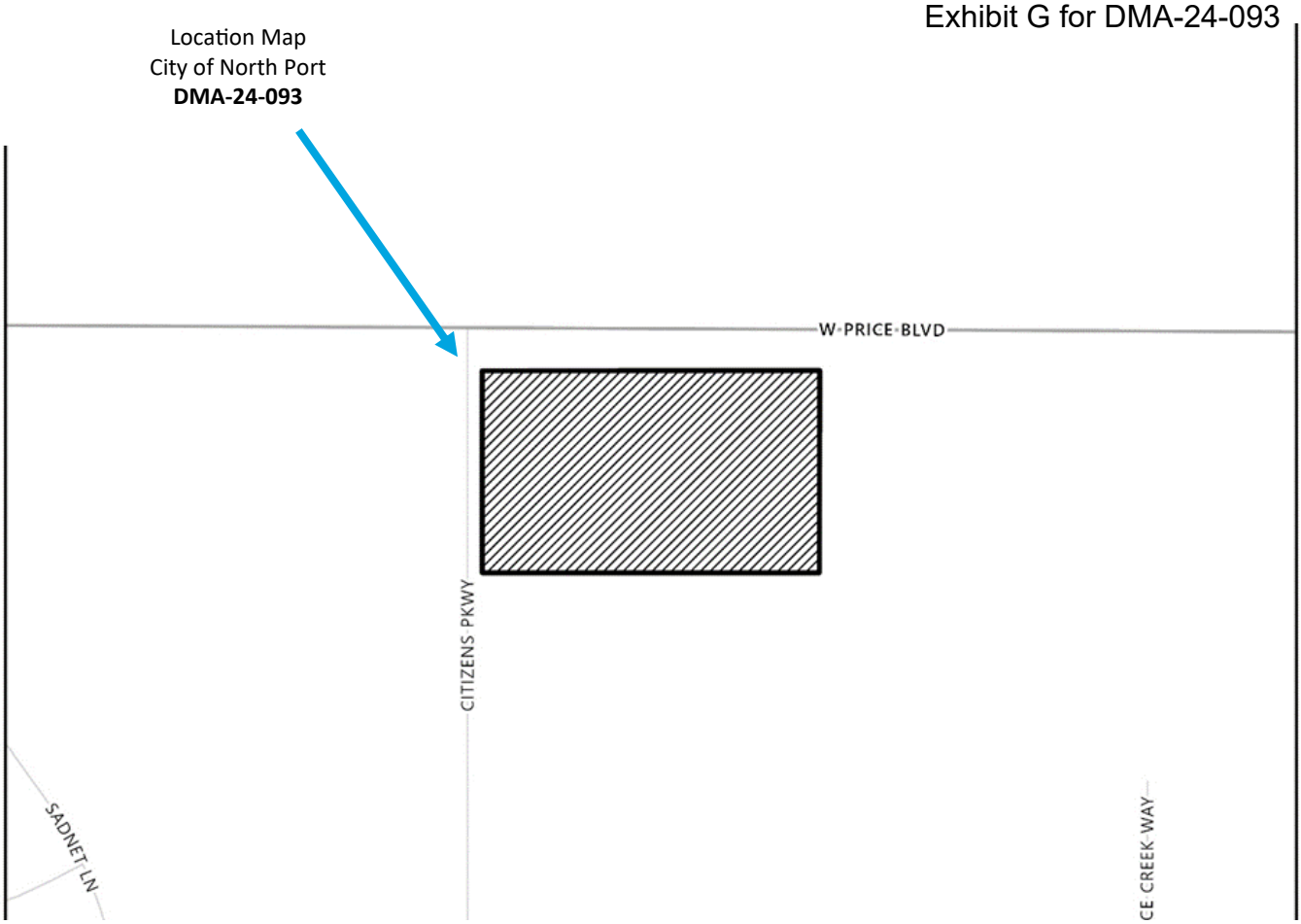

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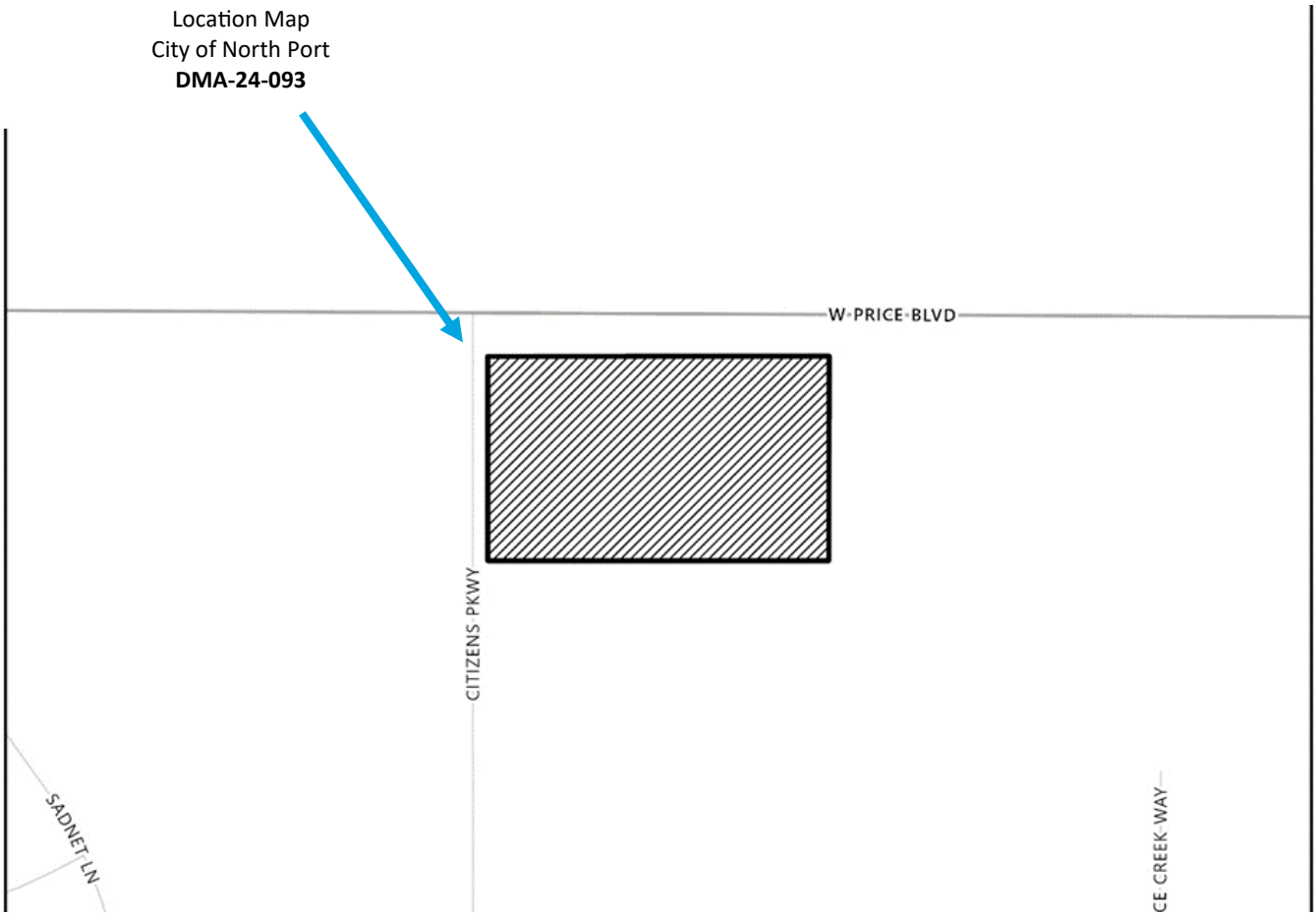

Exhibit G for DMA-24-093

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RUS VASILE

19907 NE 104TH AVE

BATTLE GROUND, WA 98604-6174

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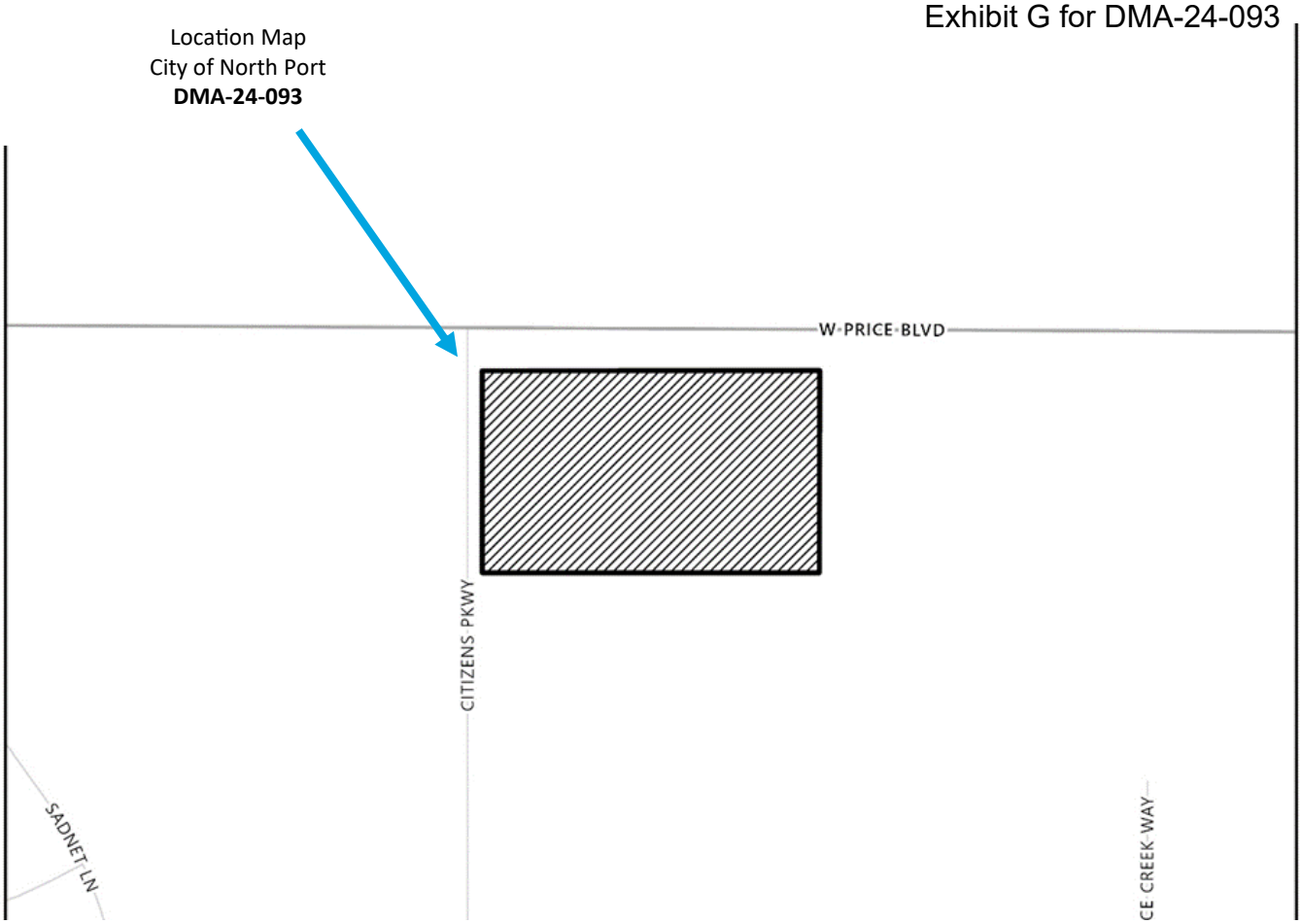

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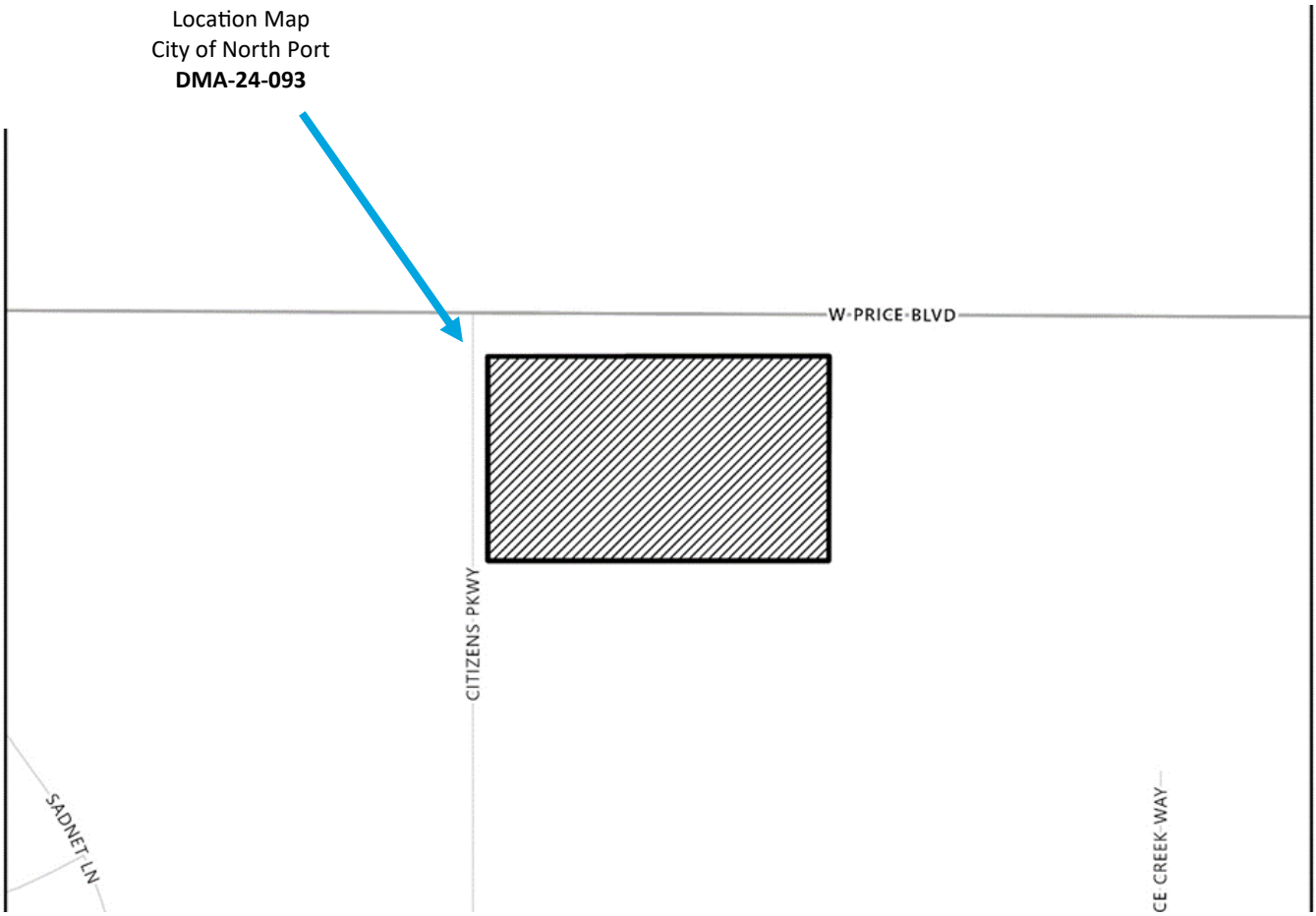

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1353 SADNET LANE TRUST

PMB 1413
PO BOX 687
PINEDALE, WY 82941-0687

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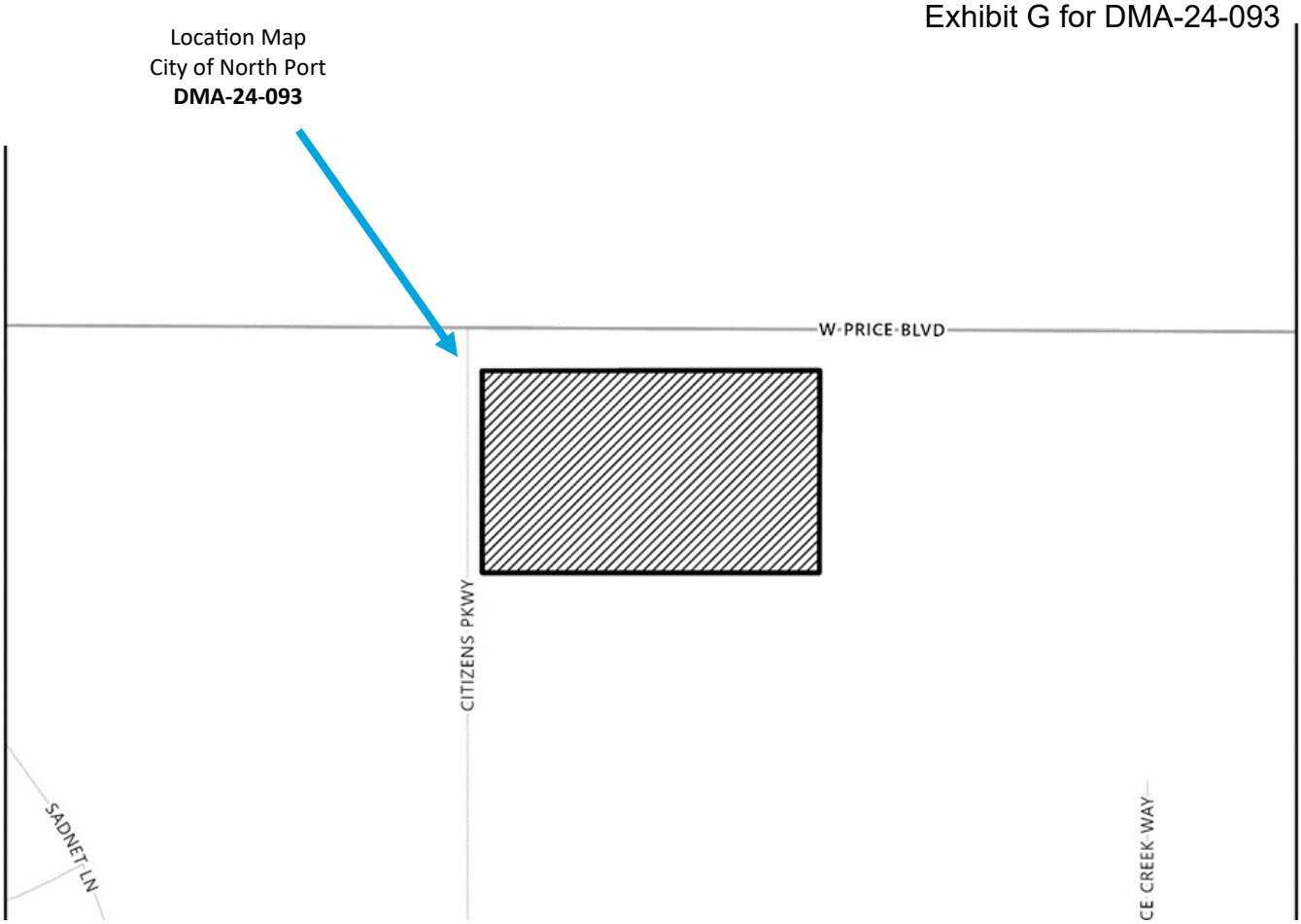

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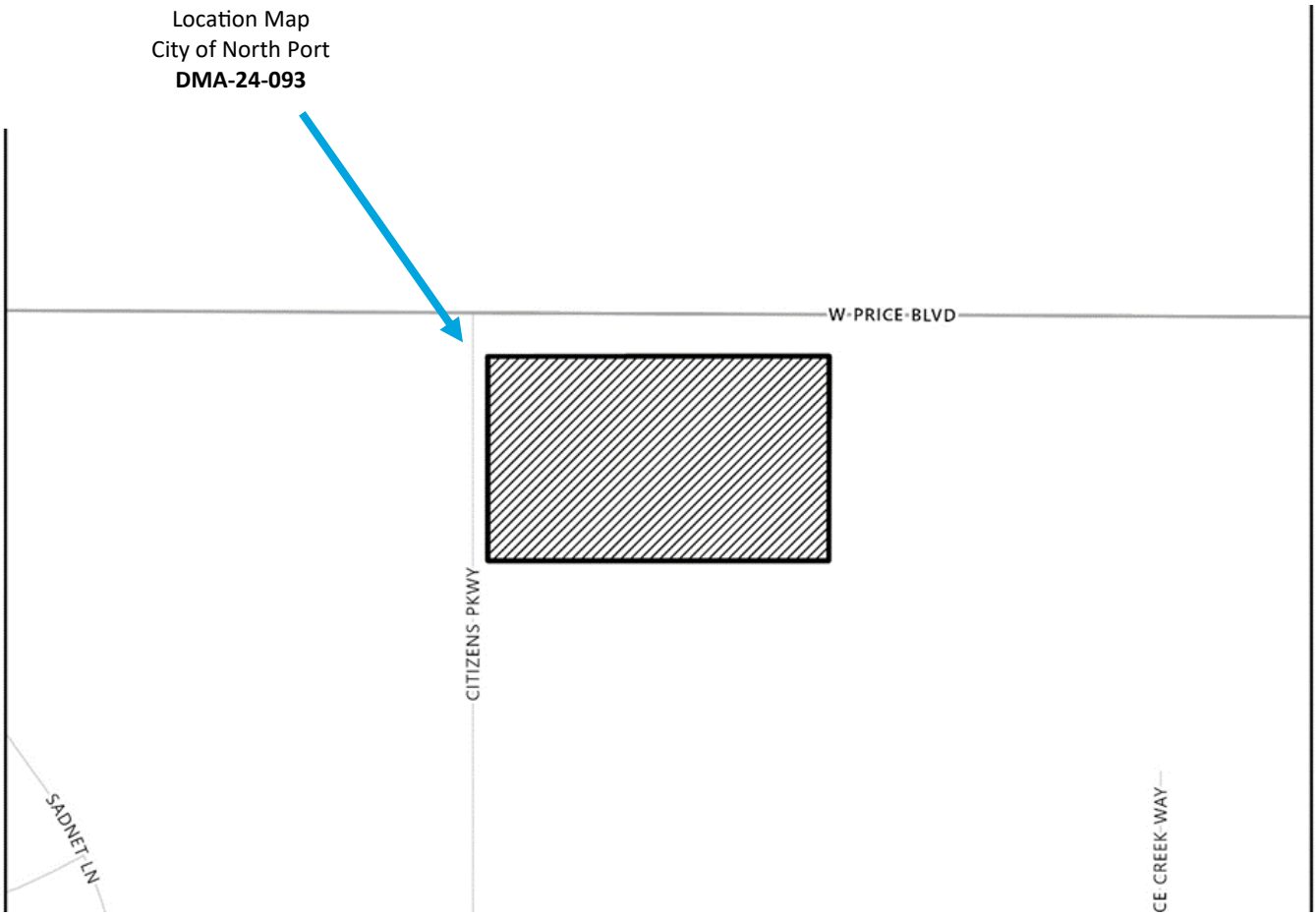

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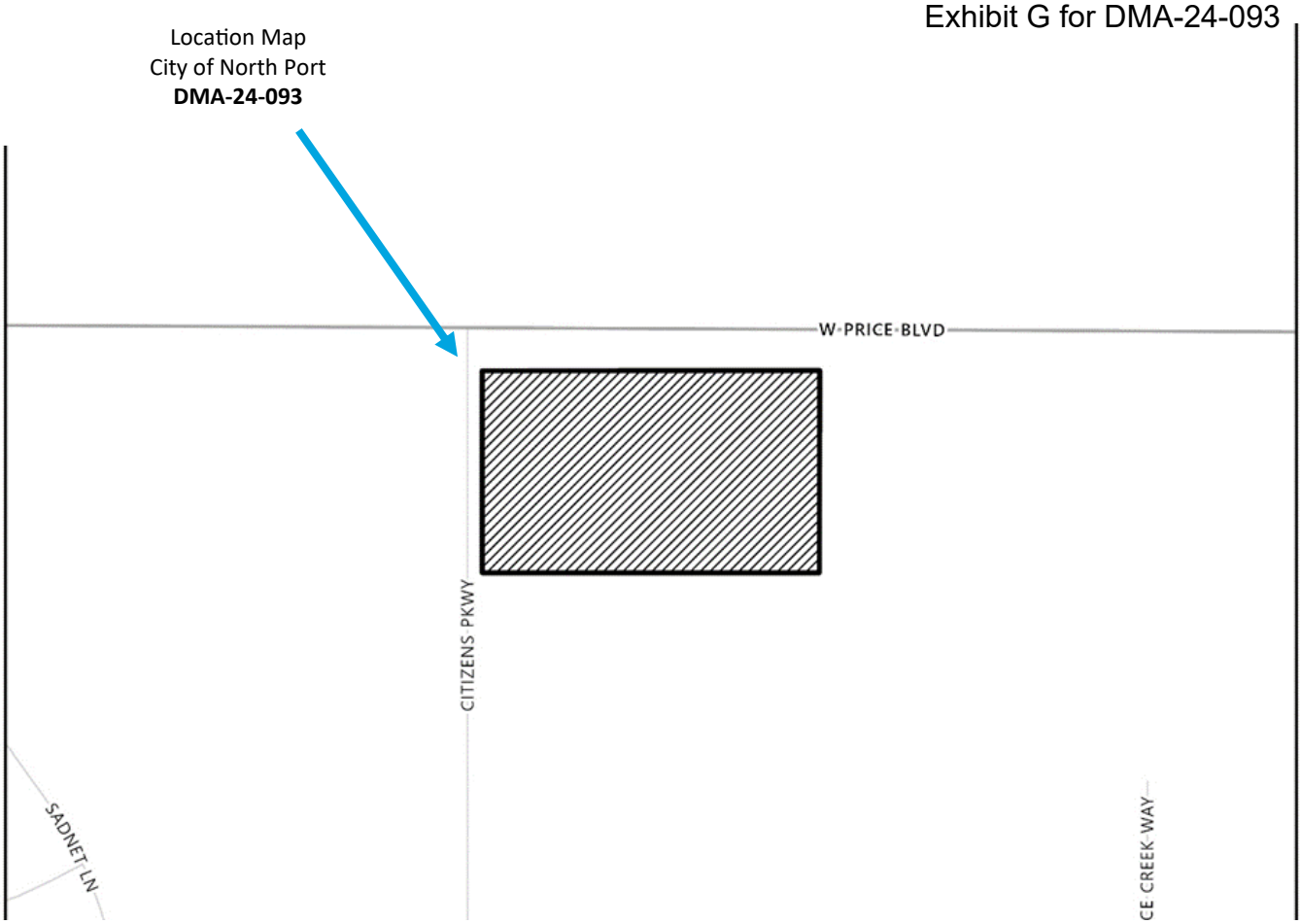

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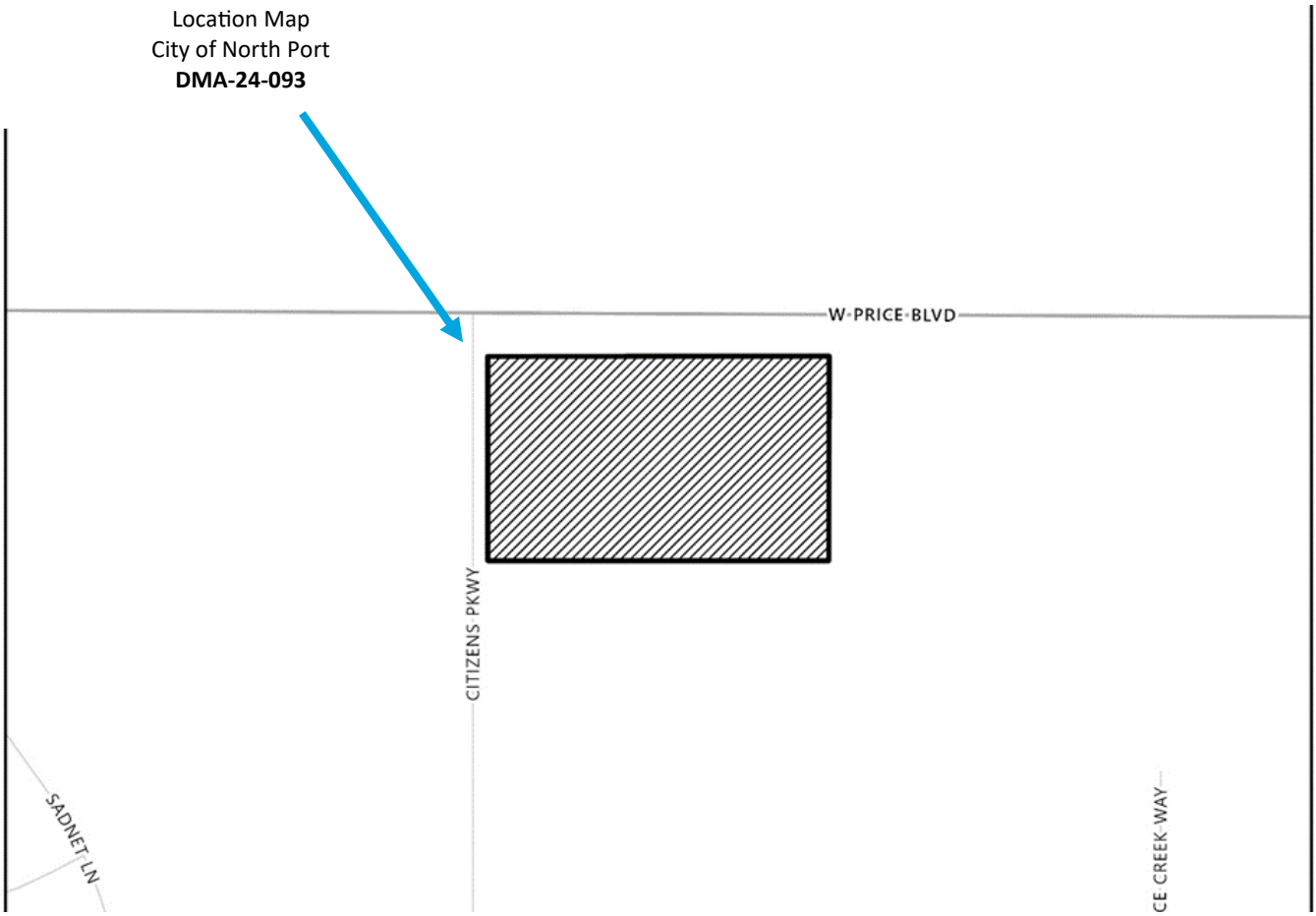

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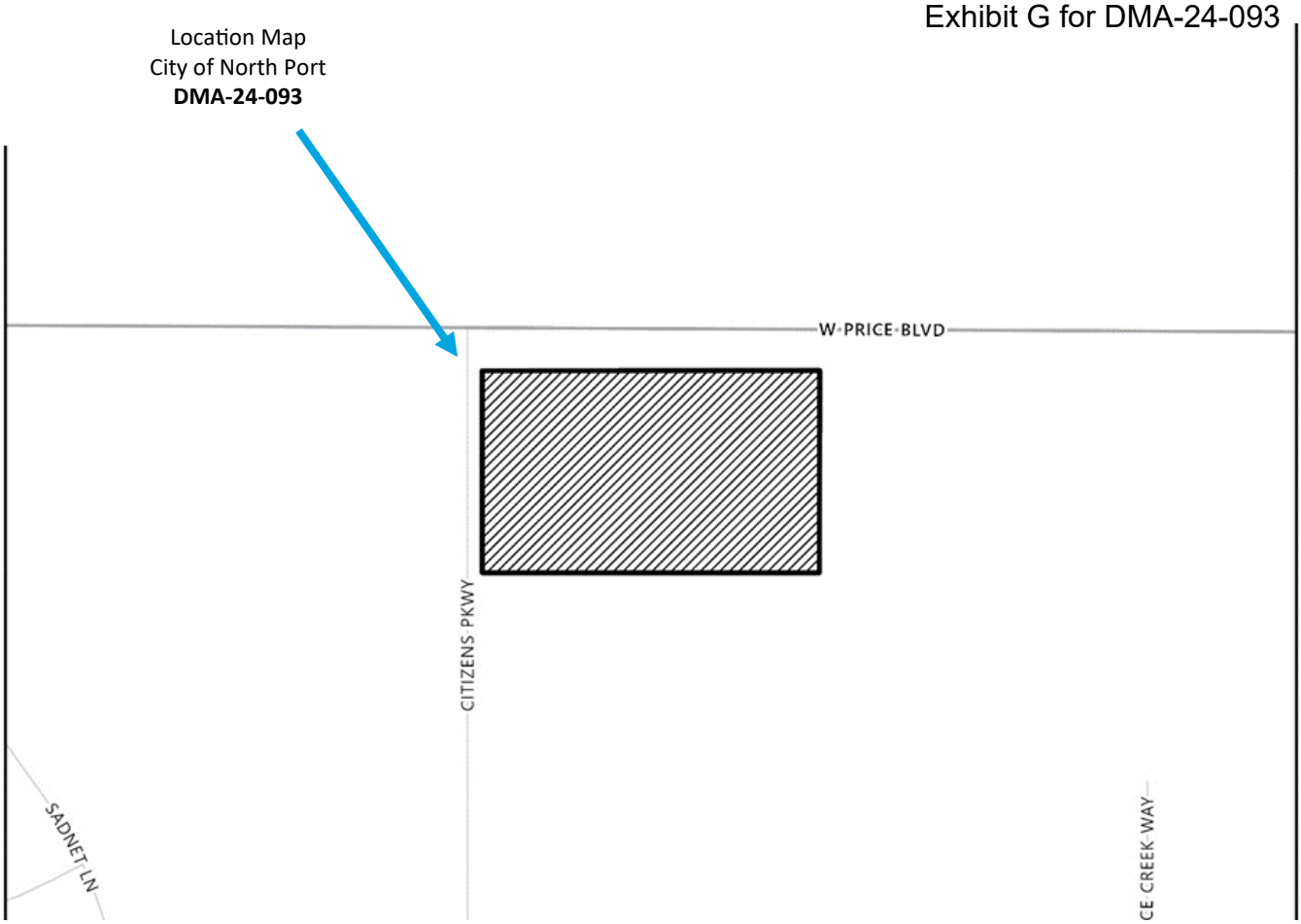

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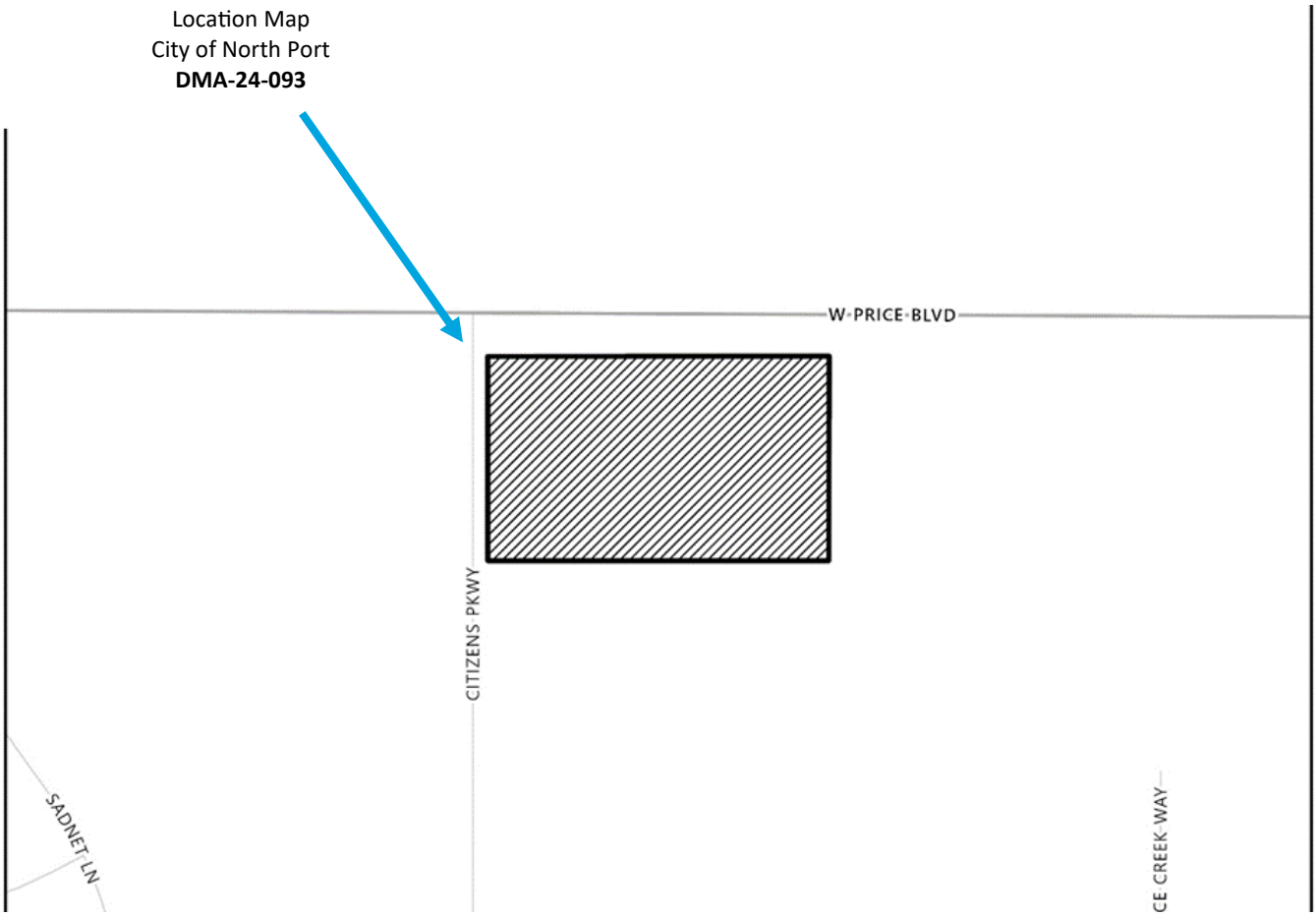

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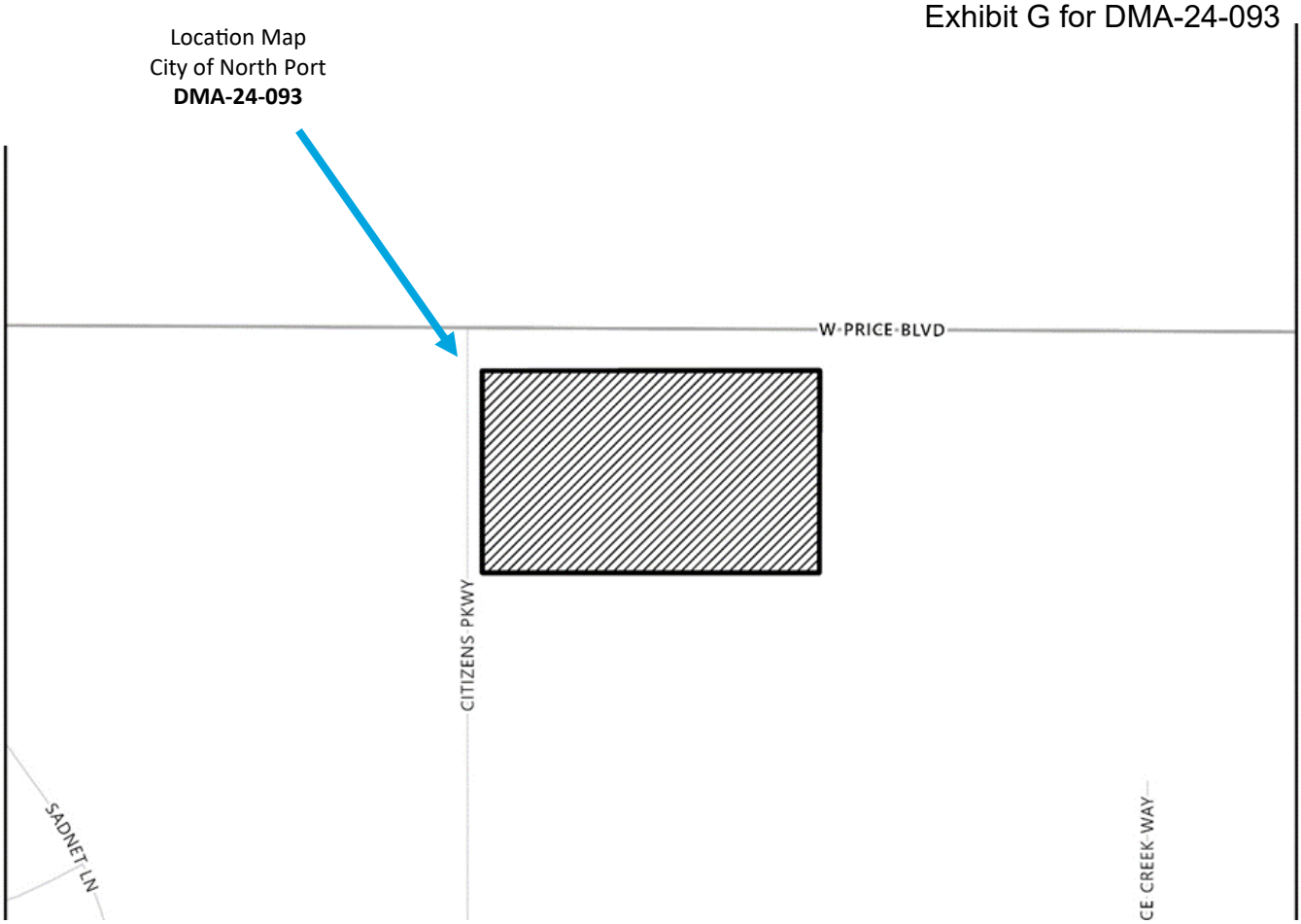

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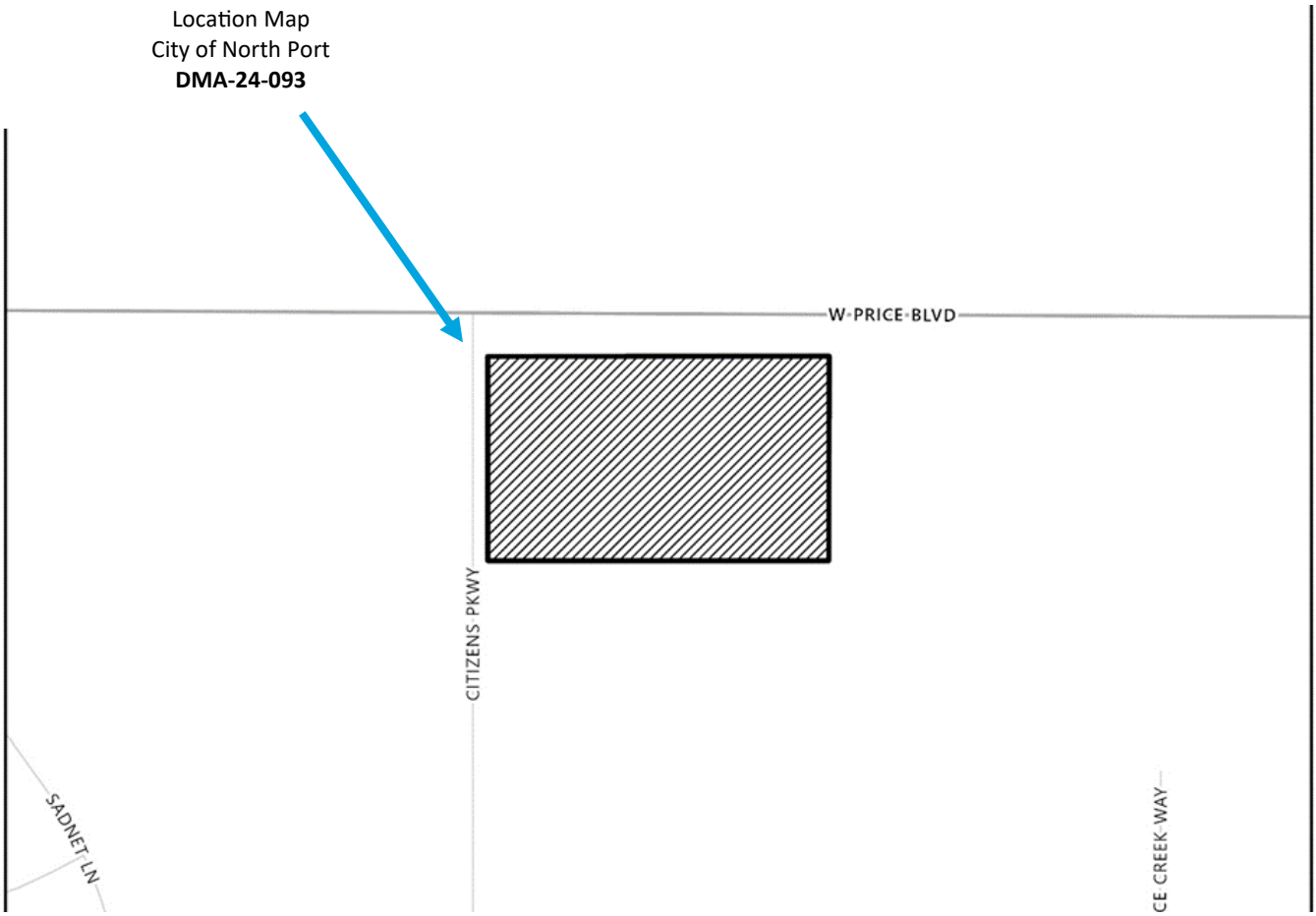

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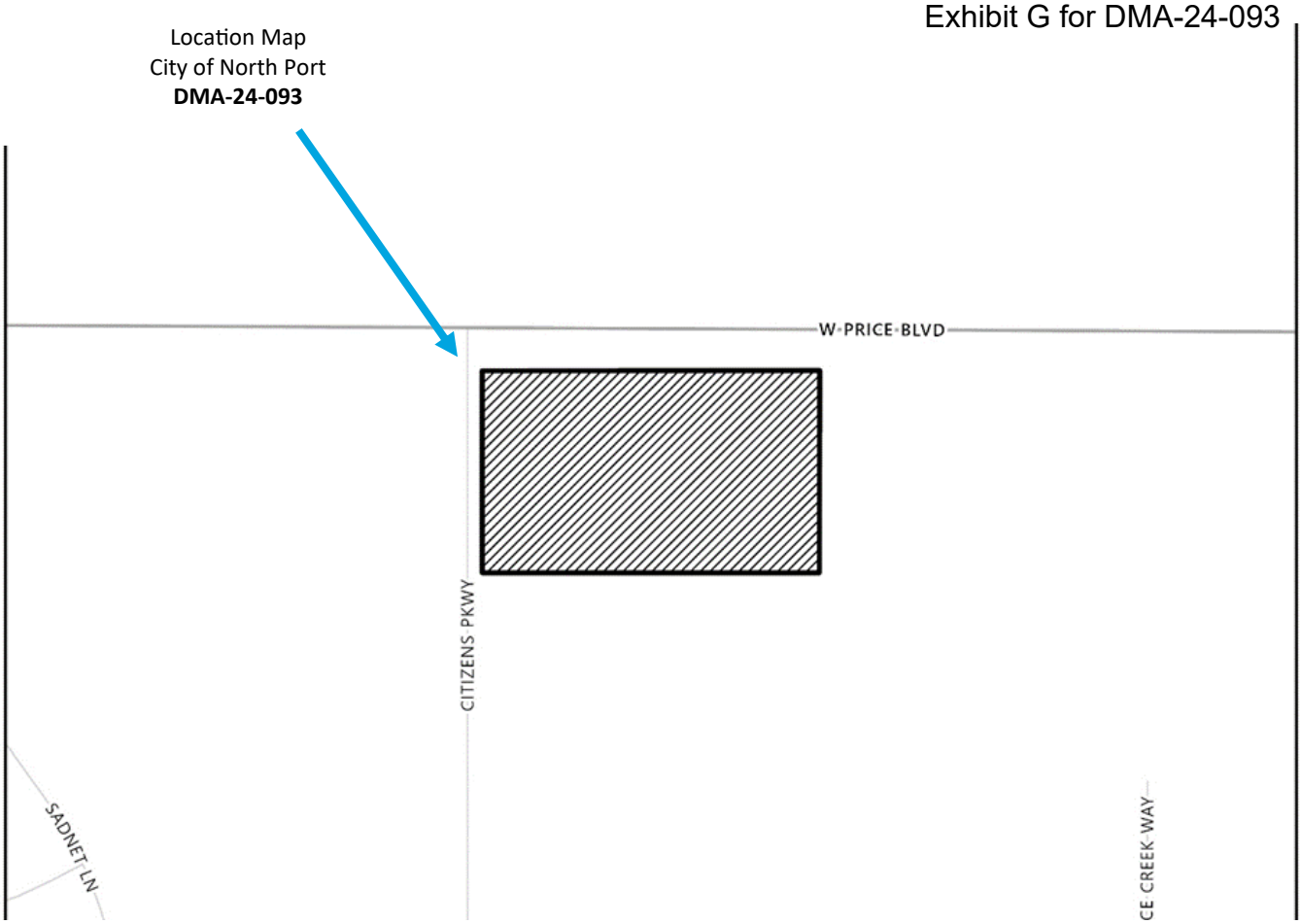

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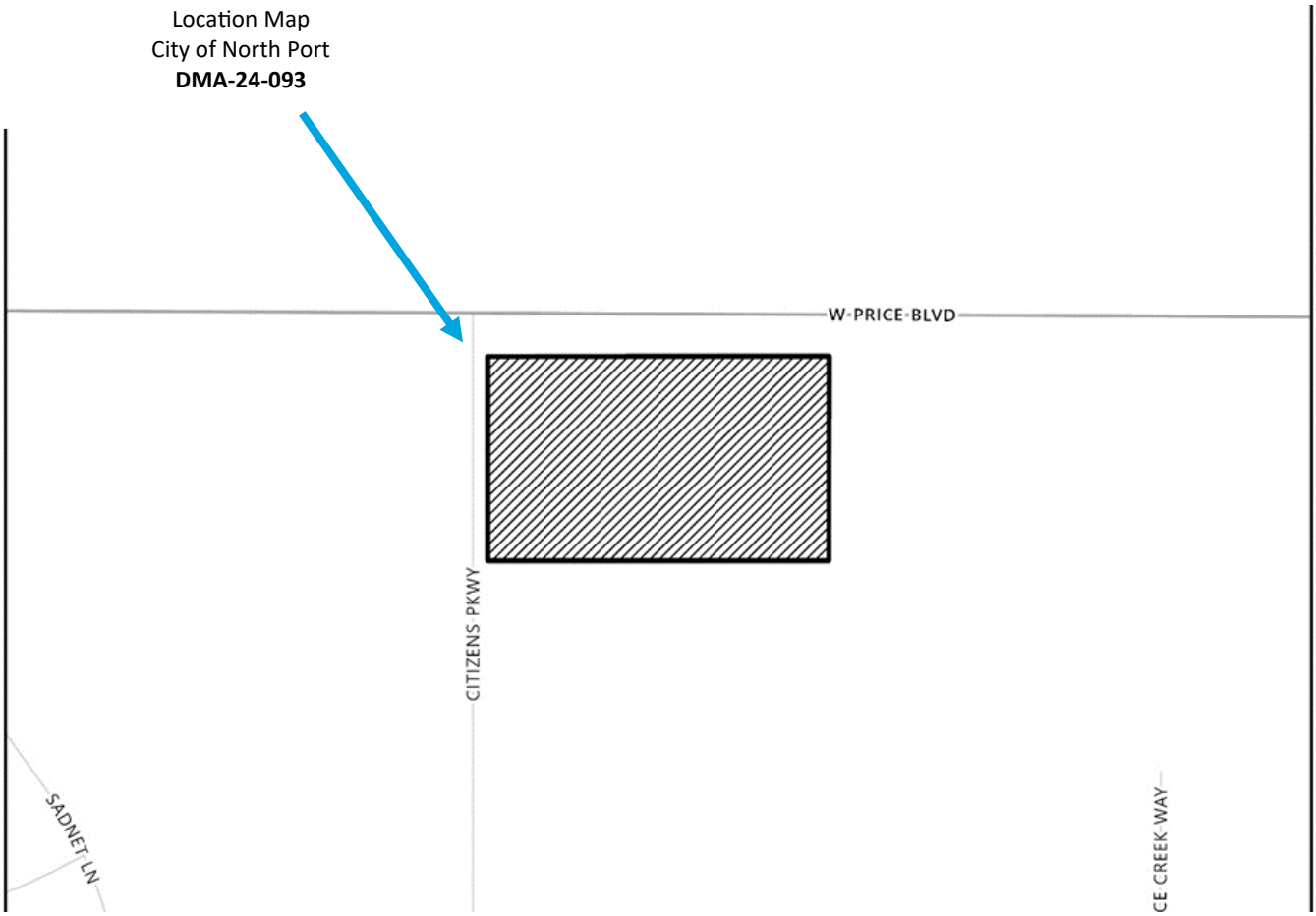

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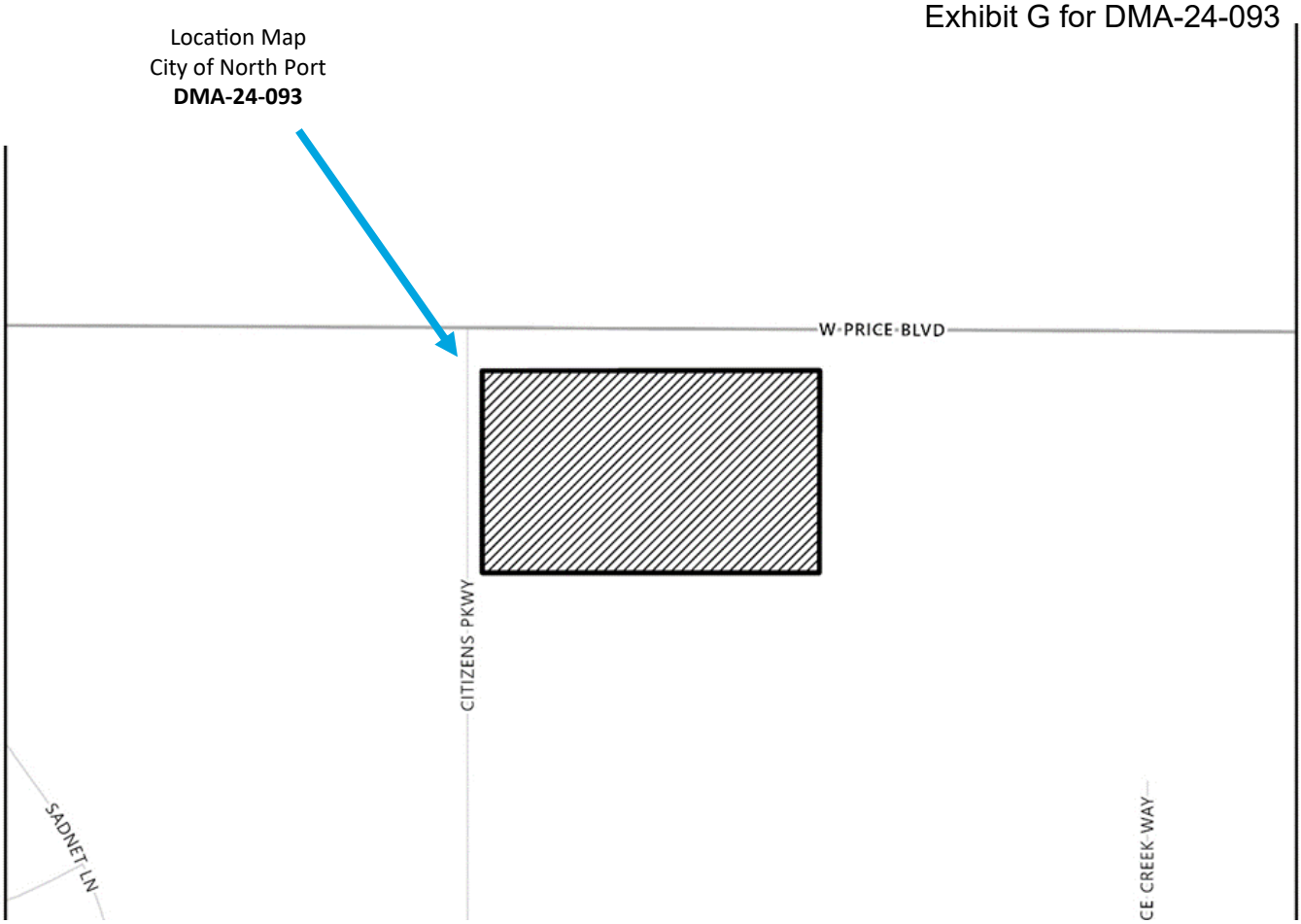

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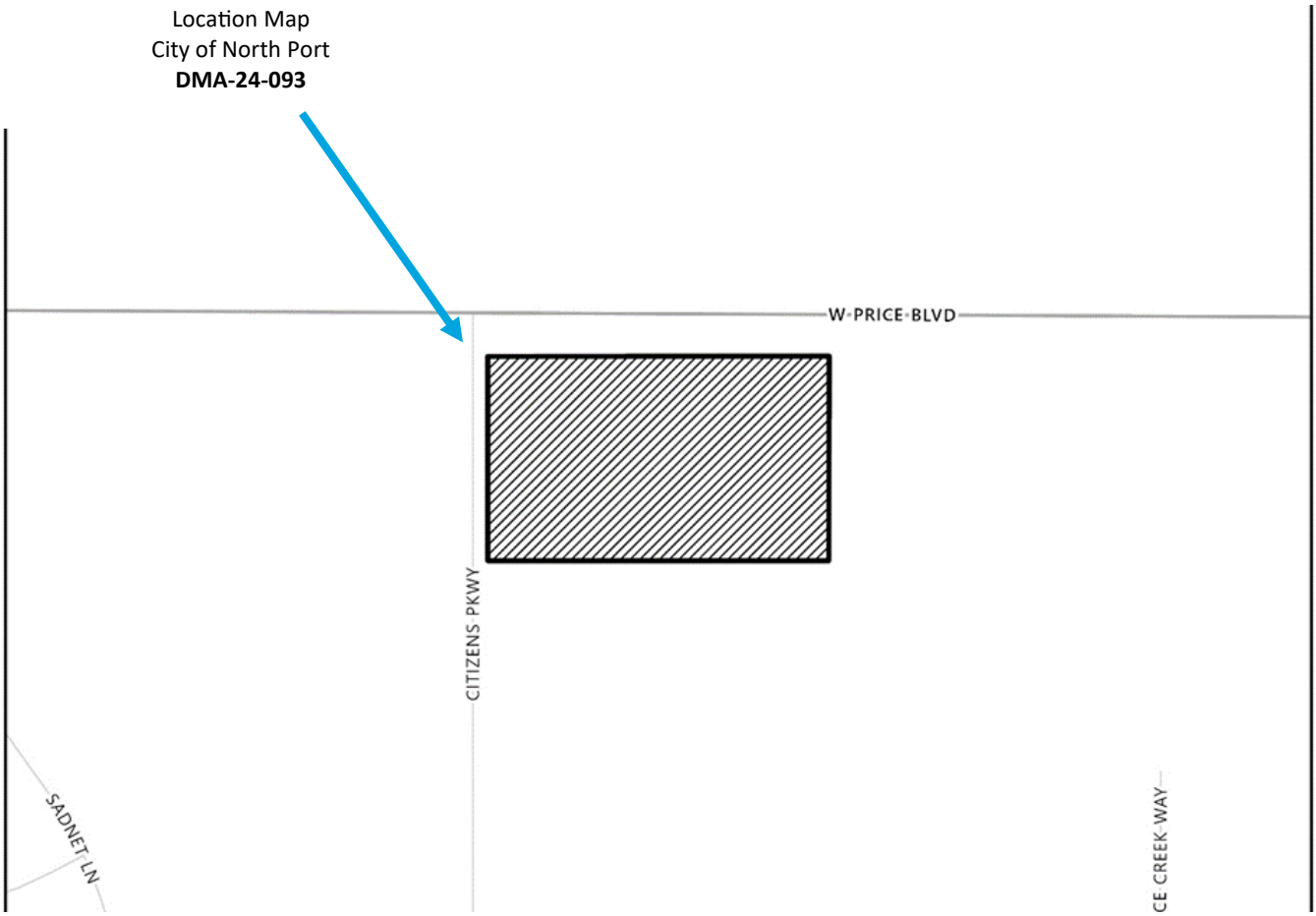

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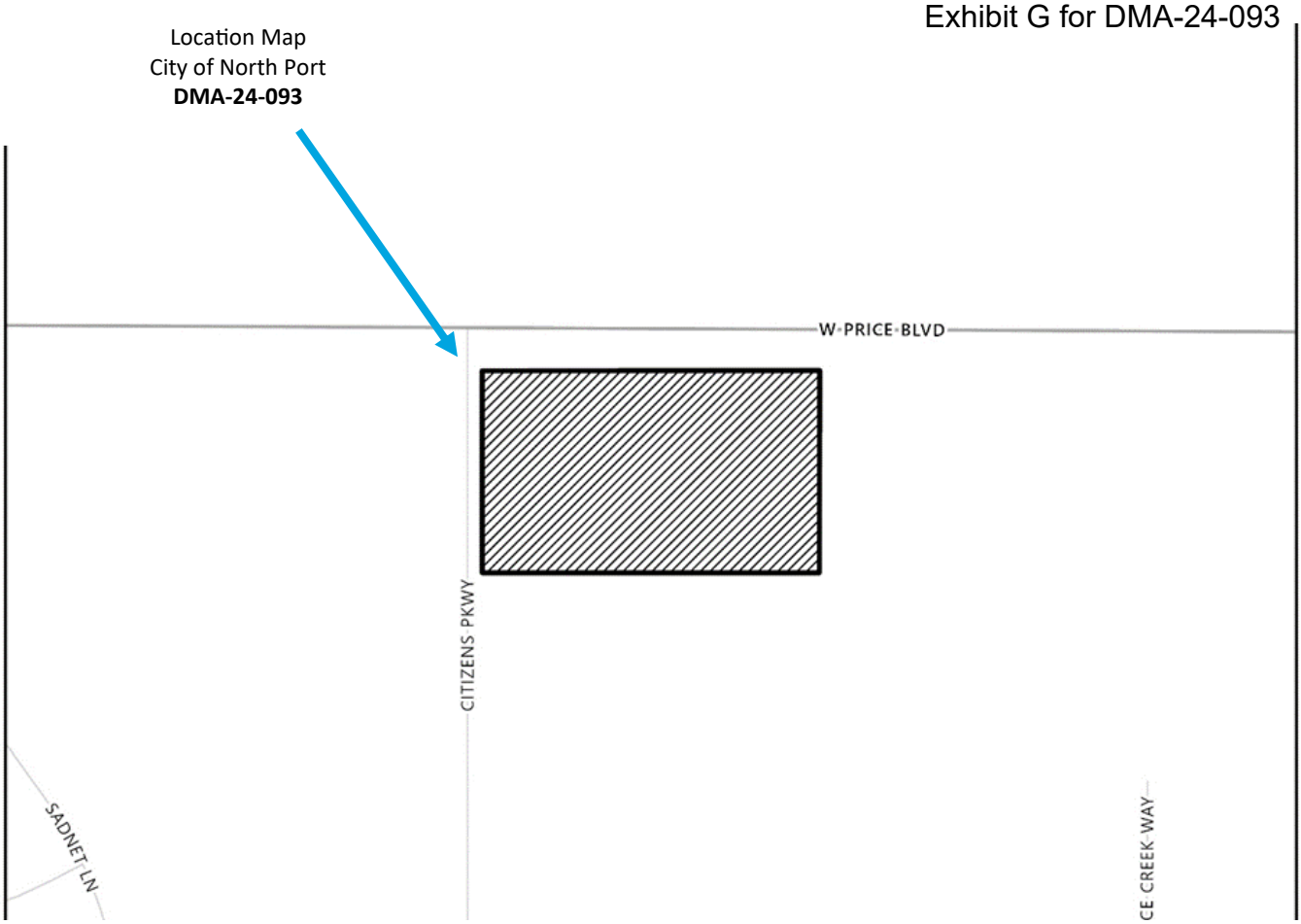

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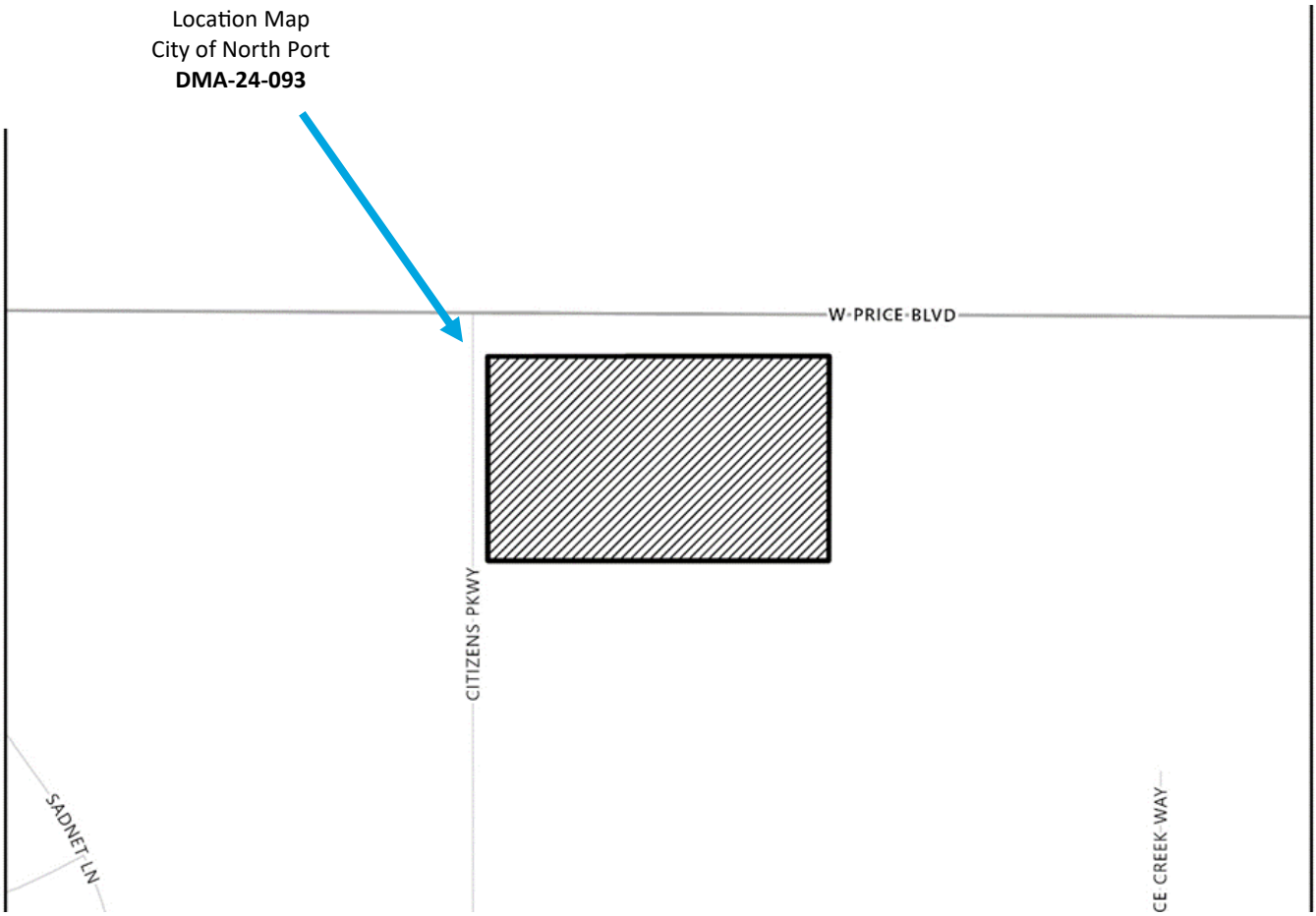

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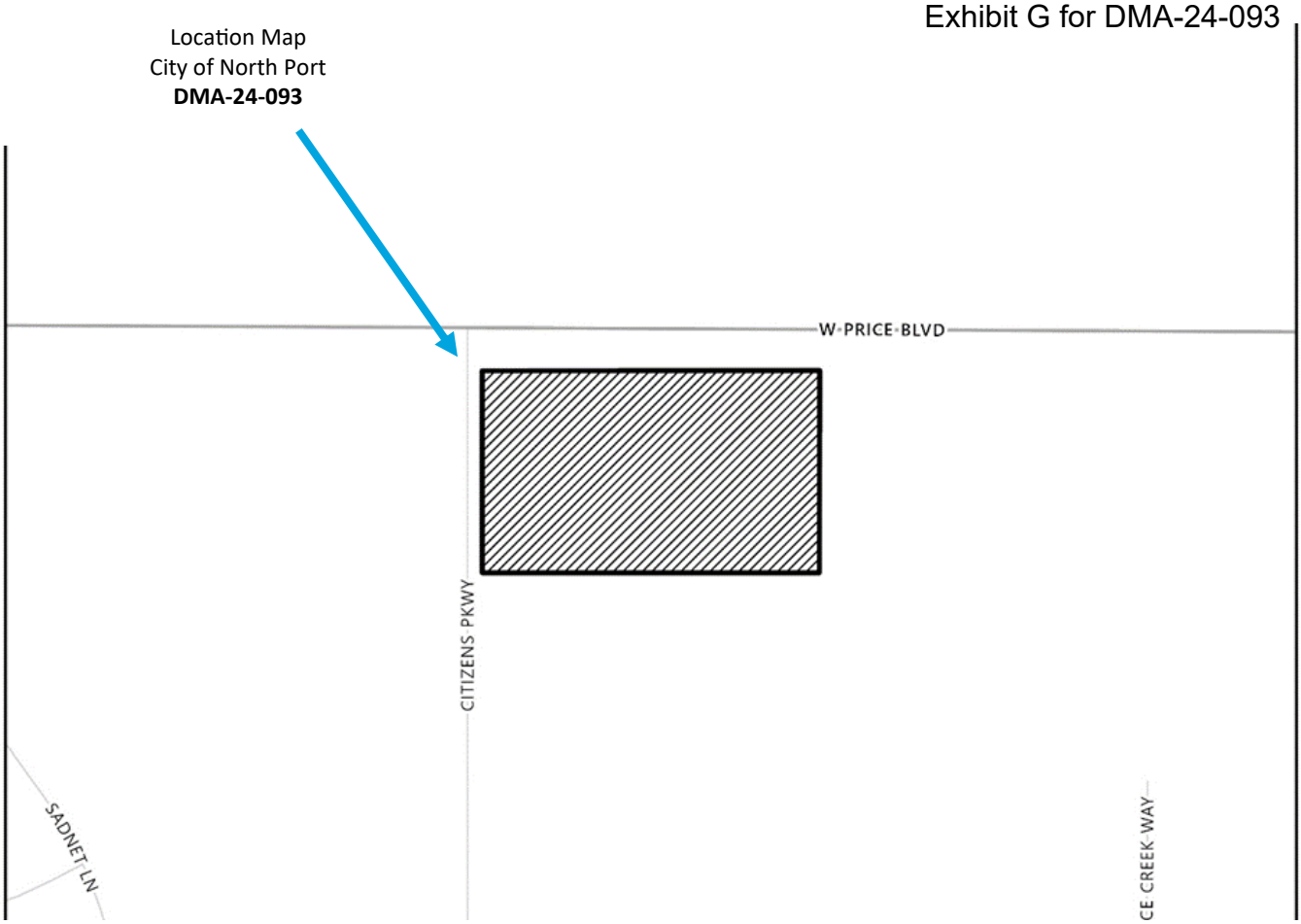

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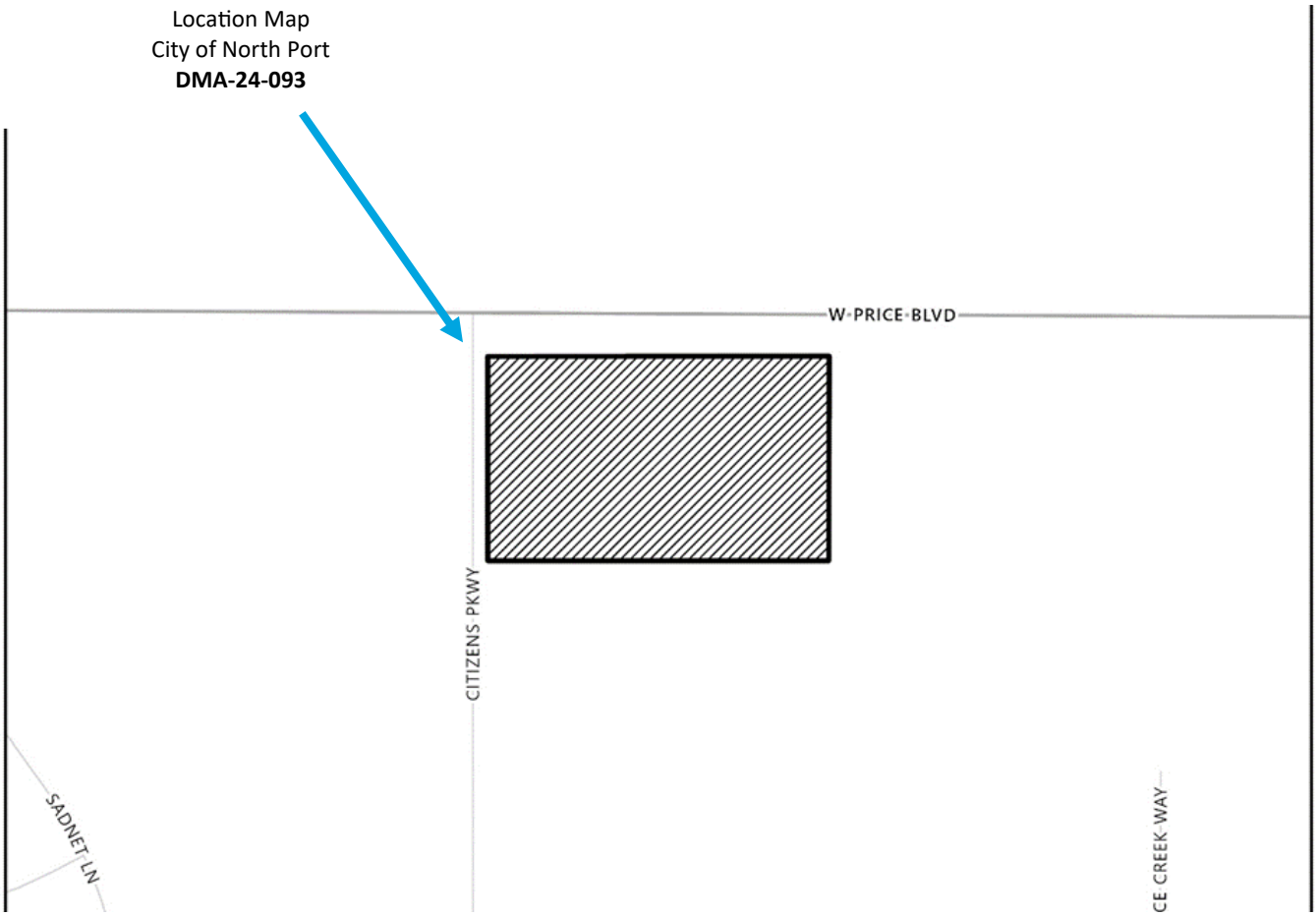

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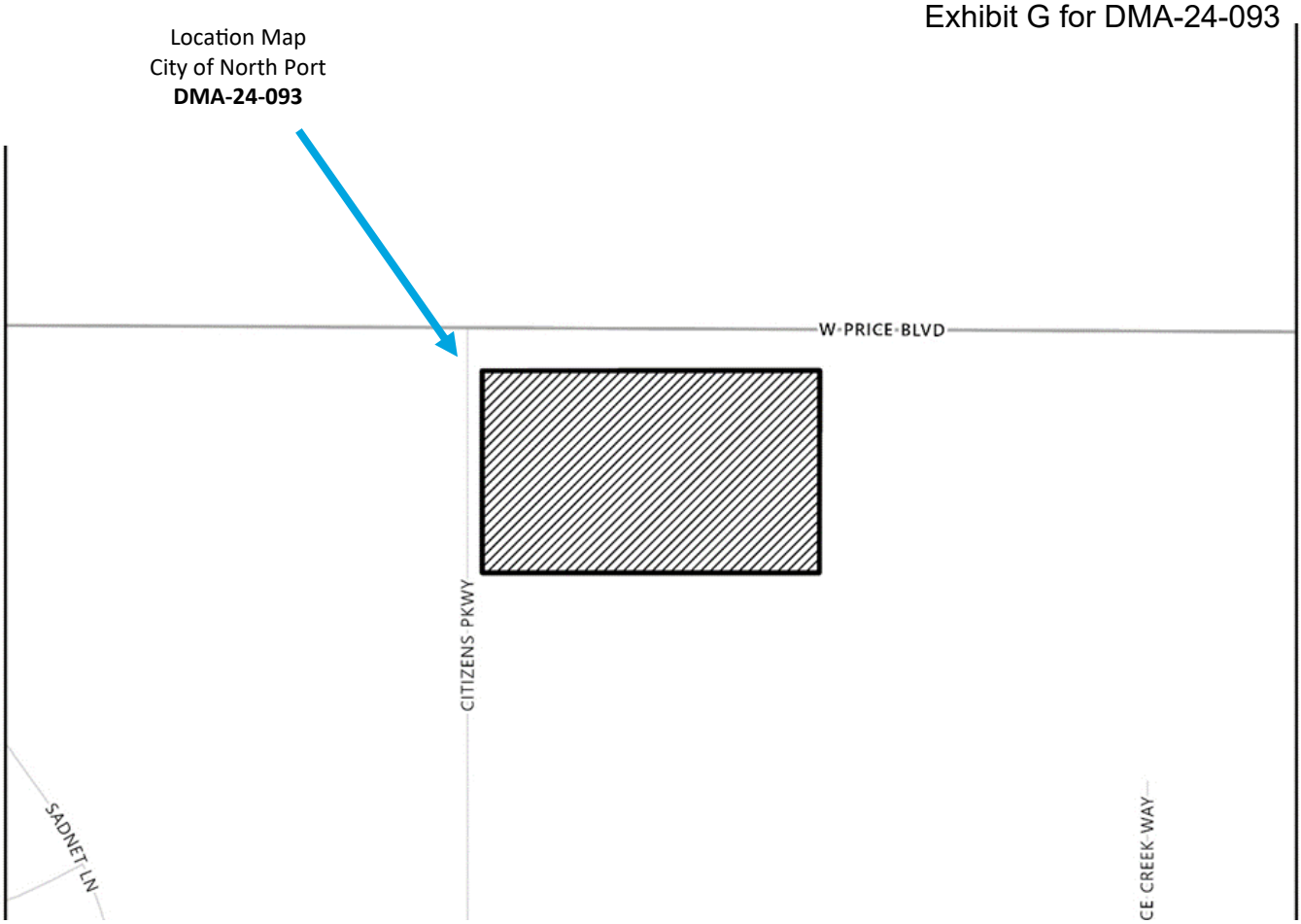

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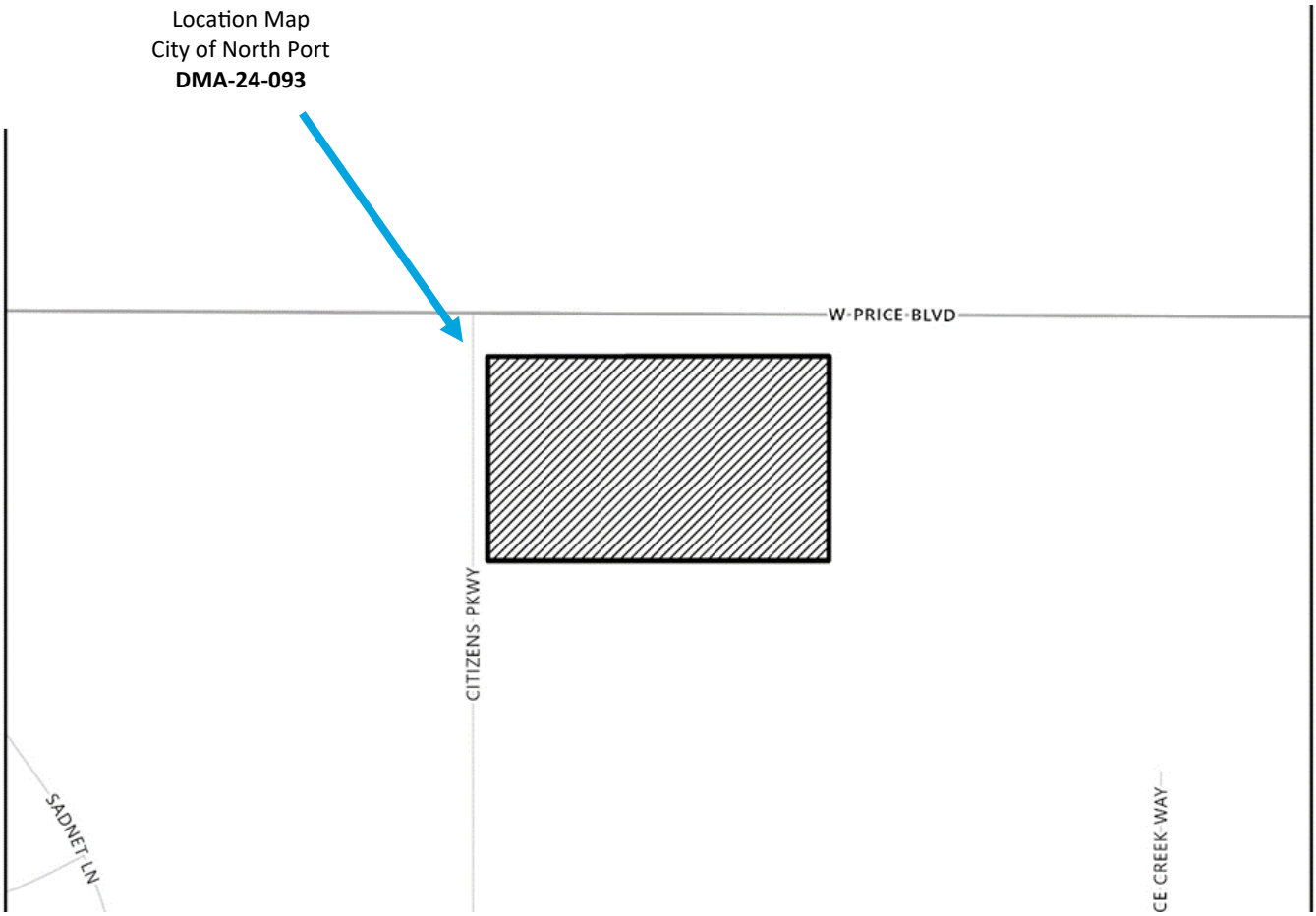

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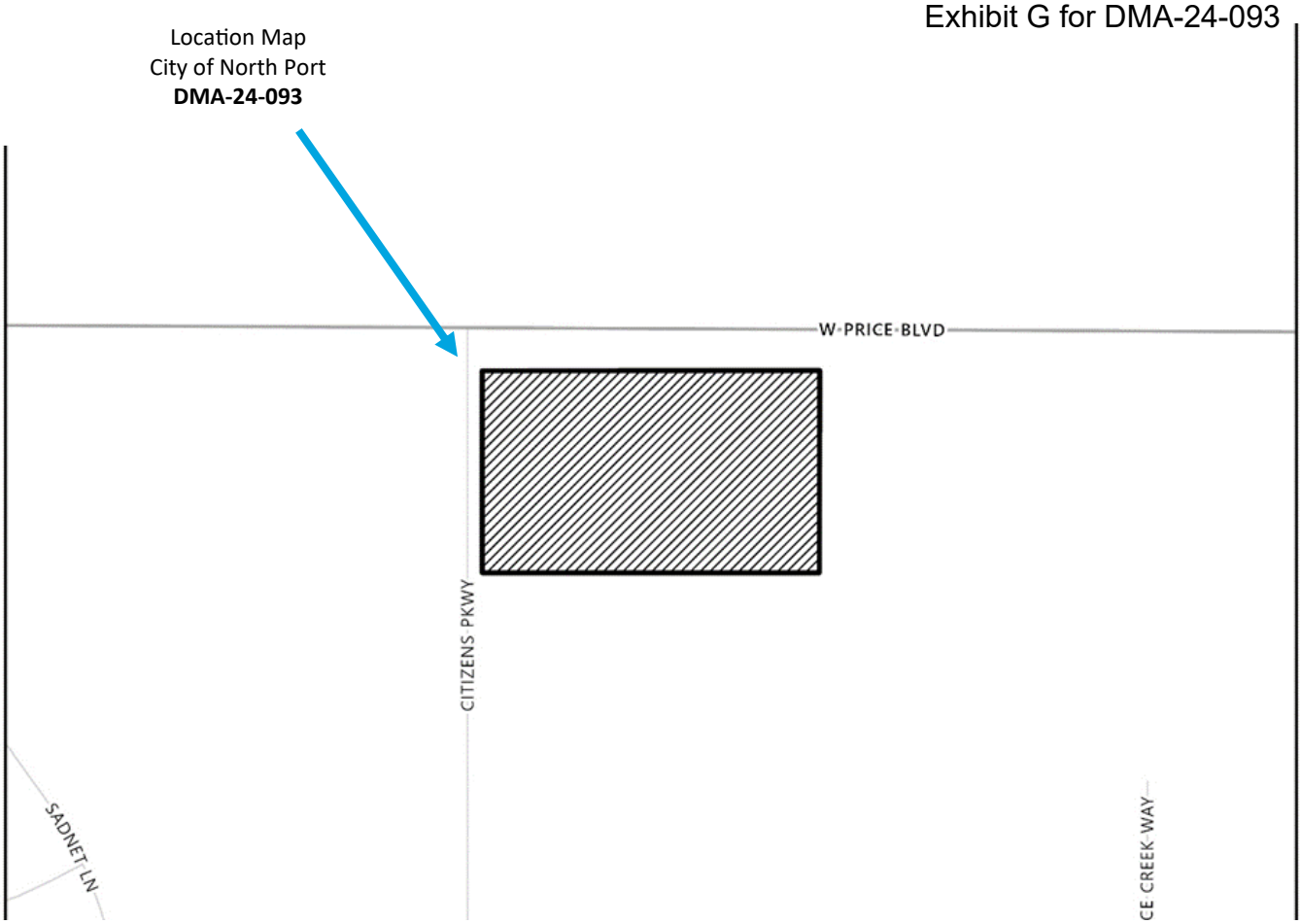

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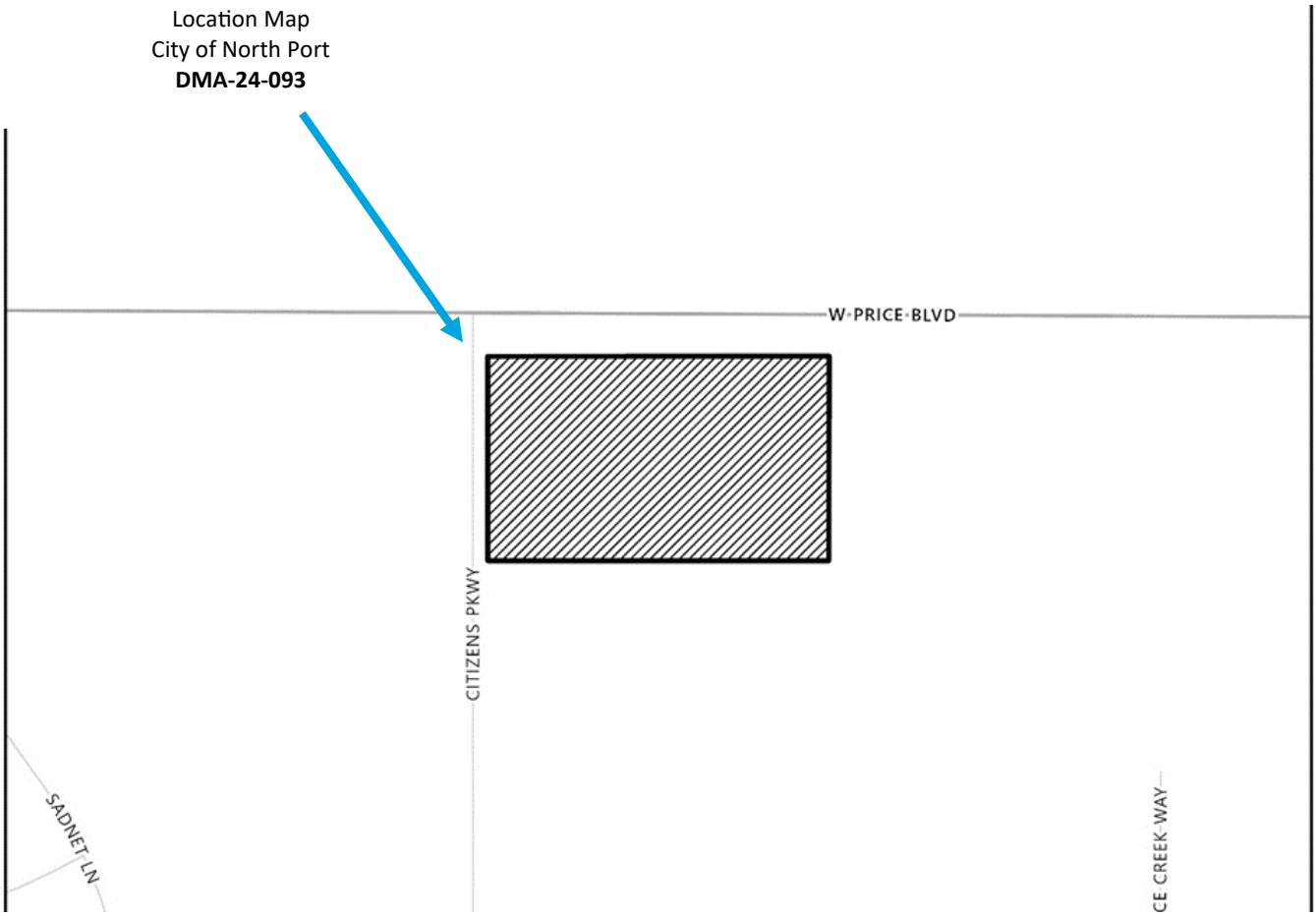

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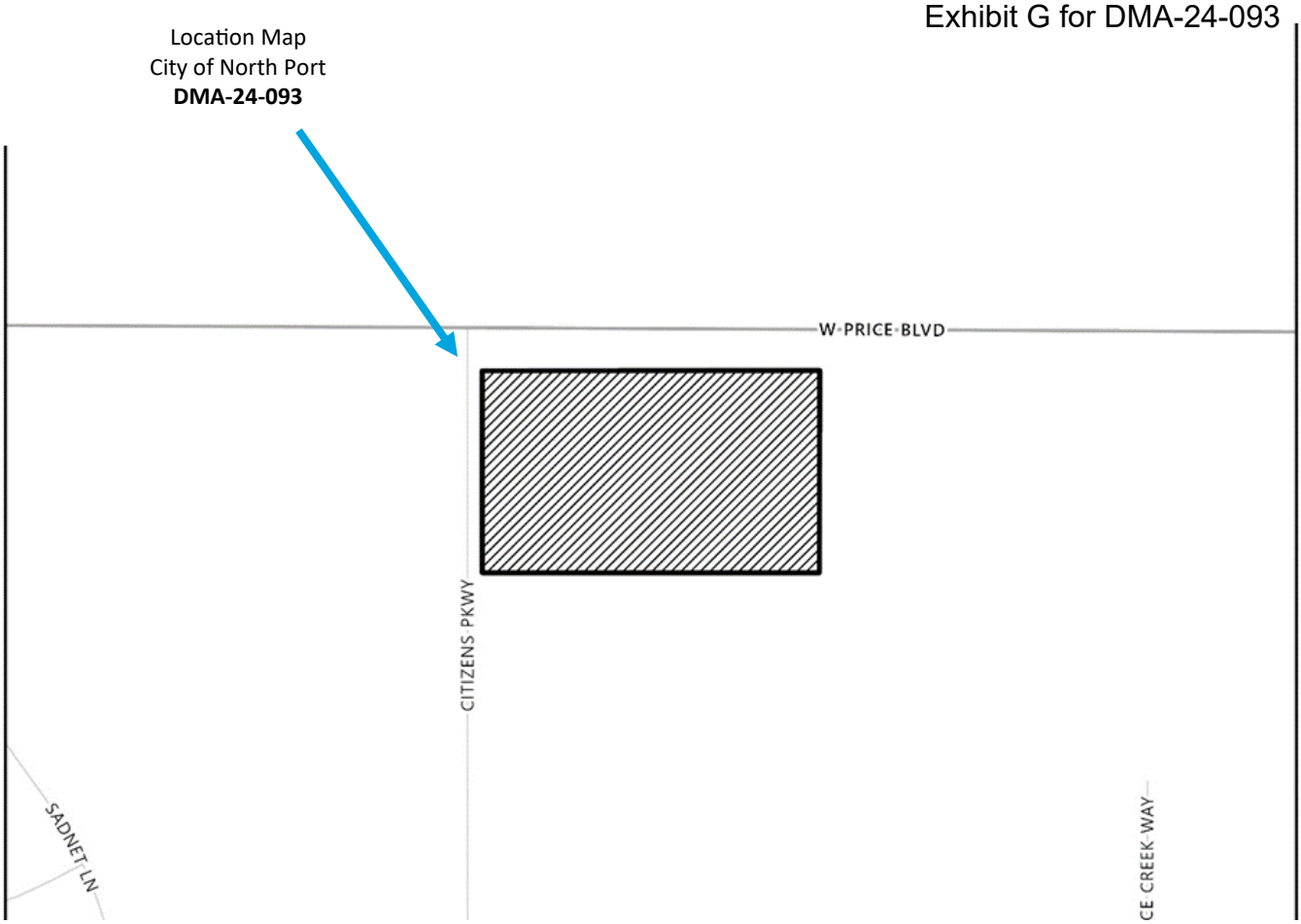

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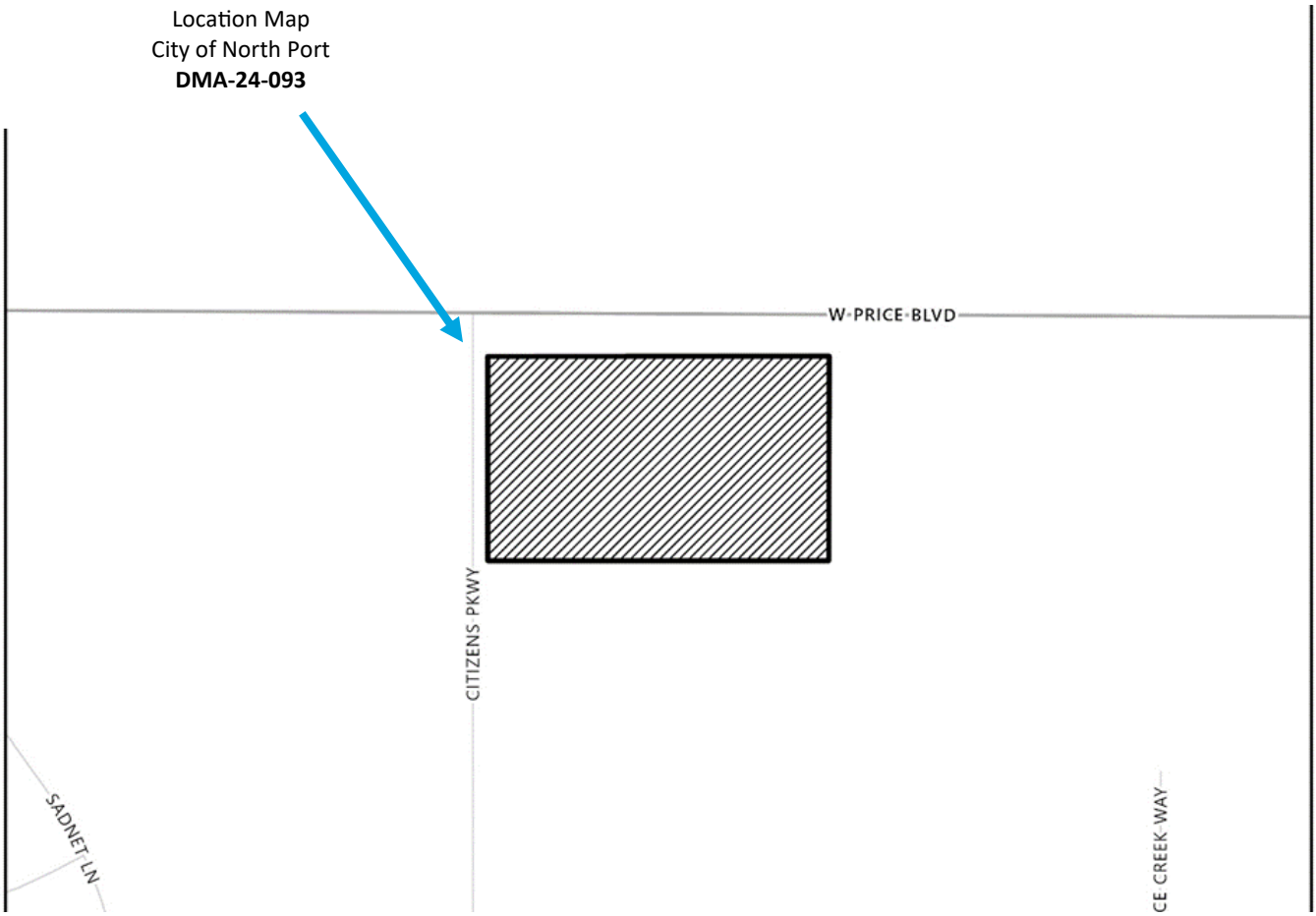

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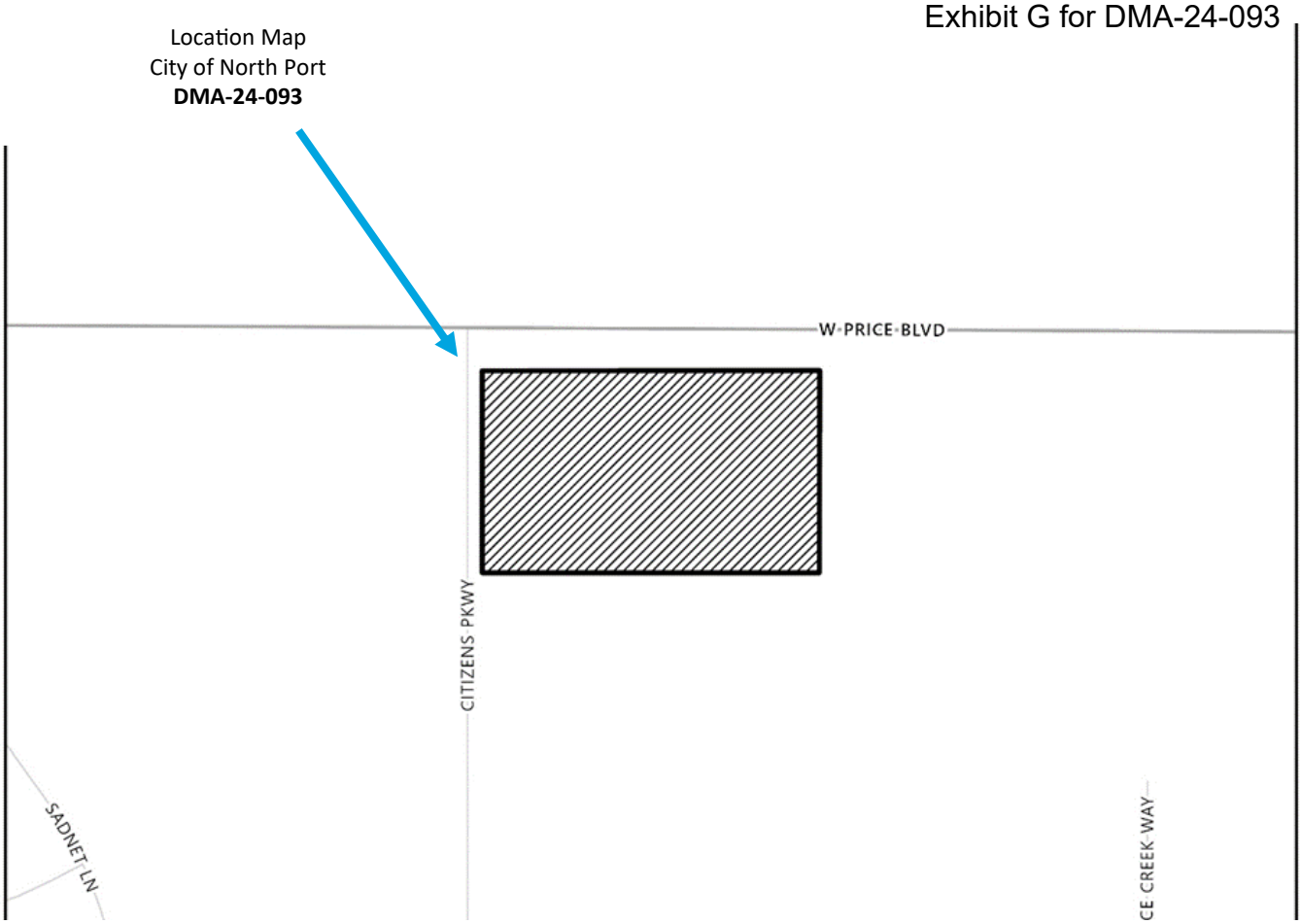

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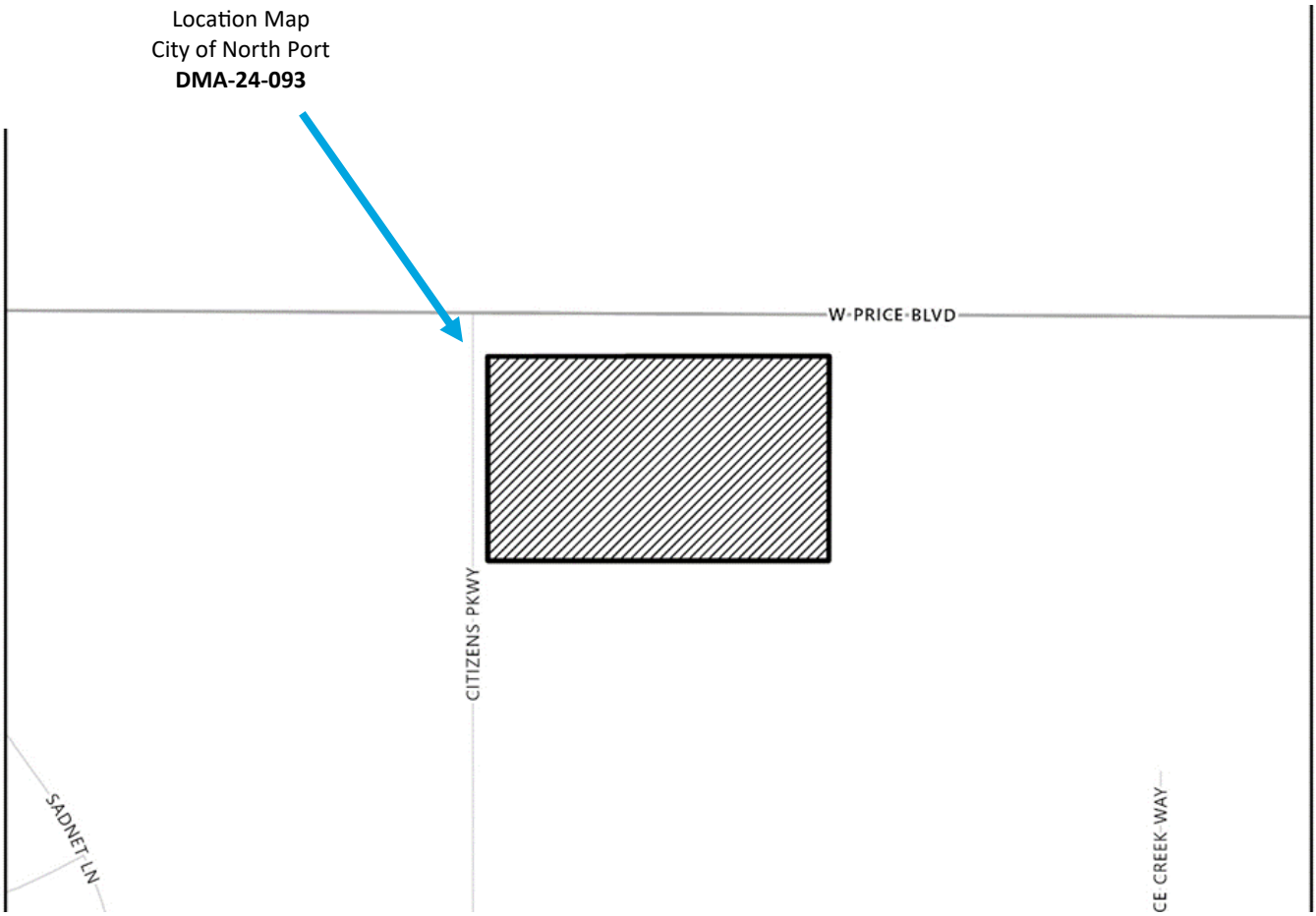

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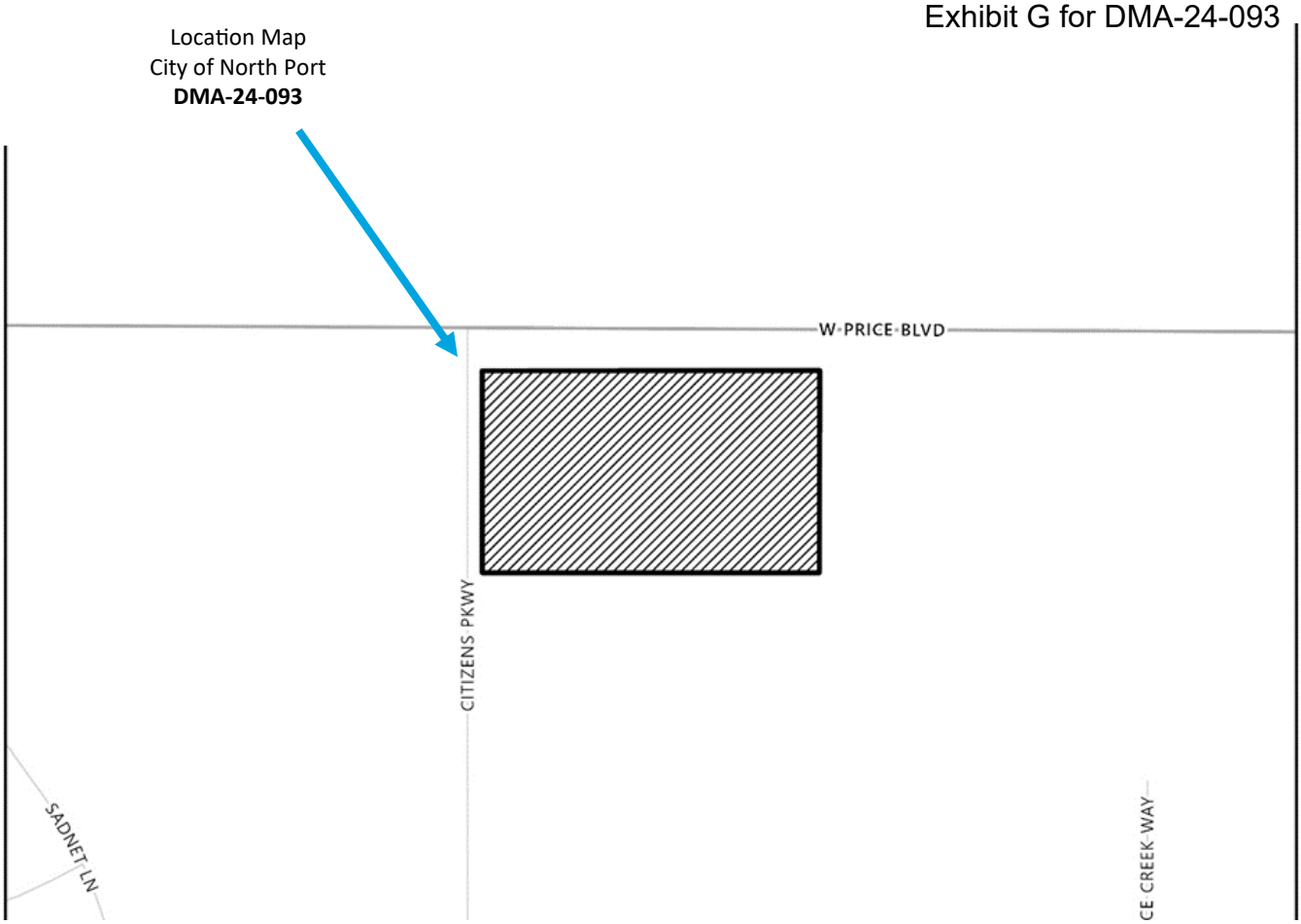

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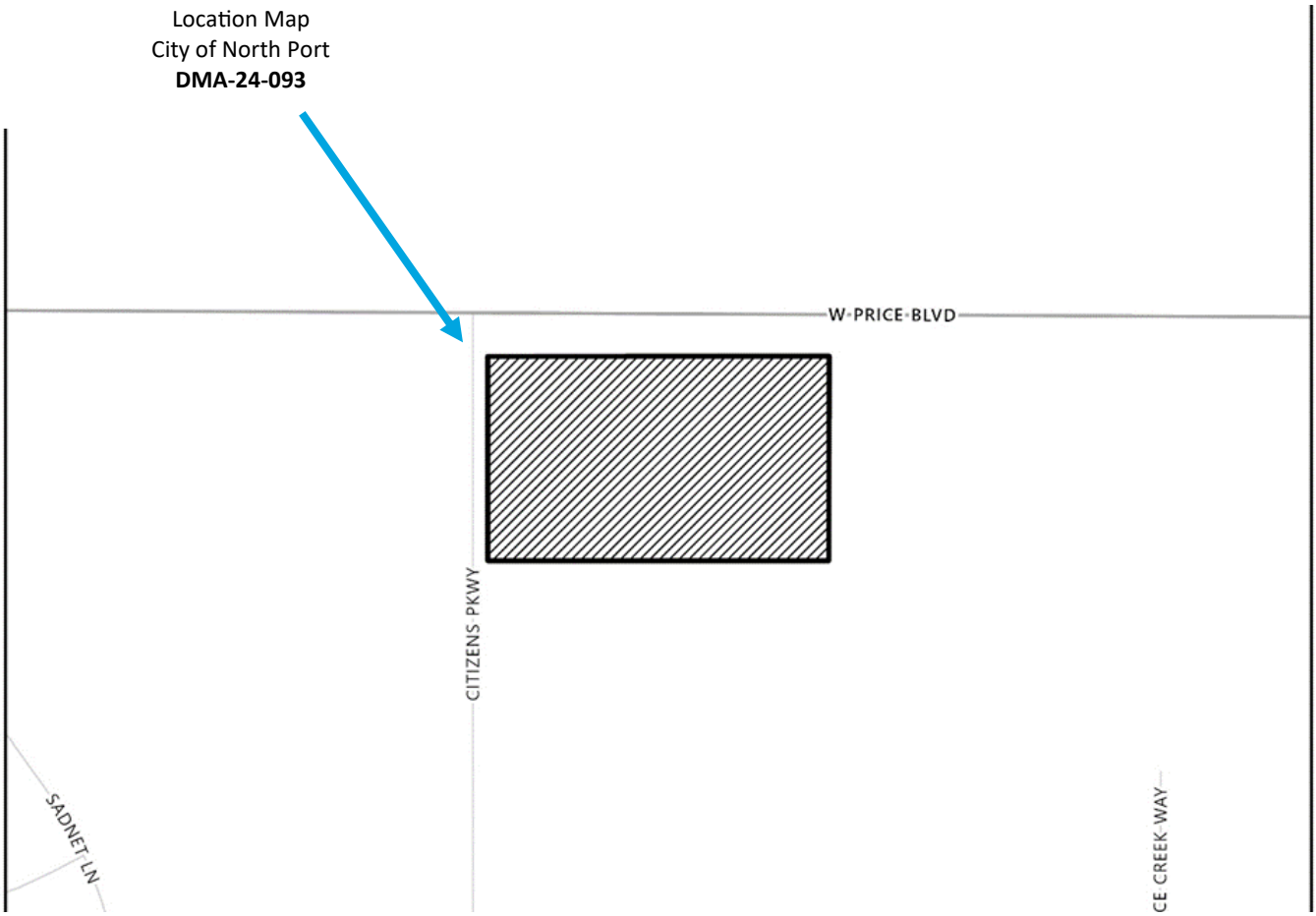

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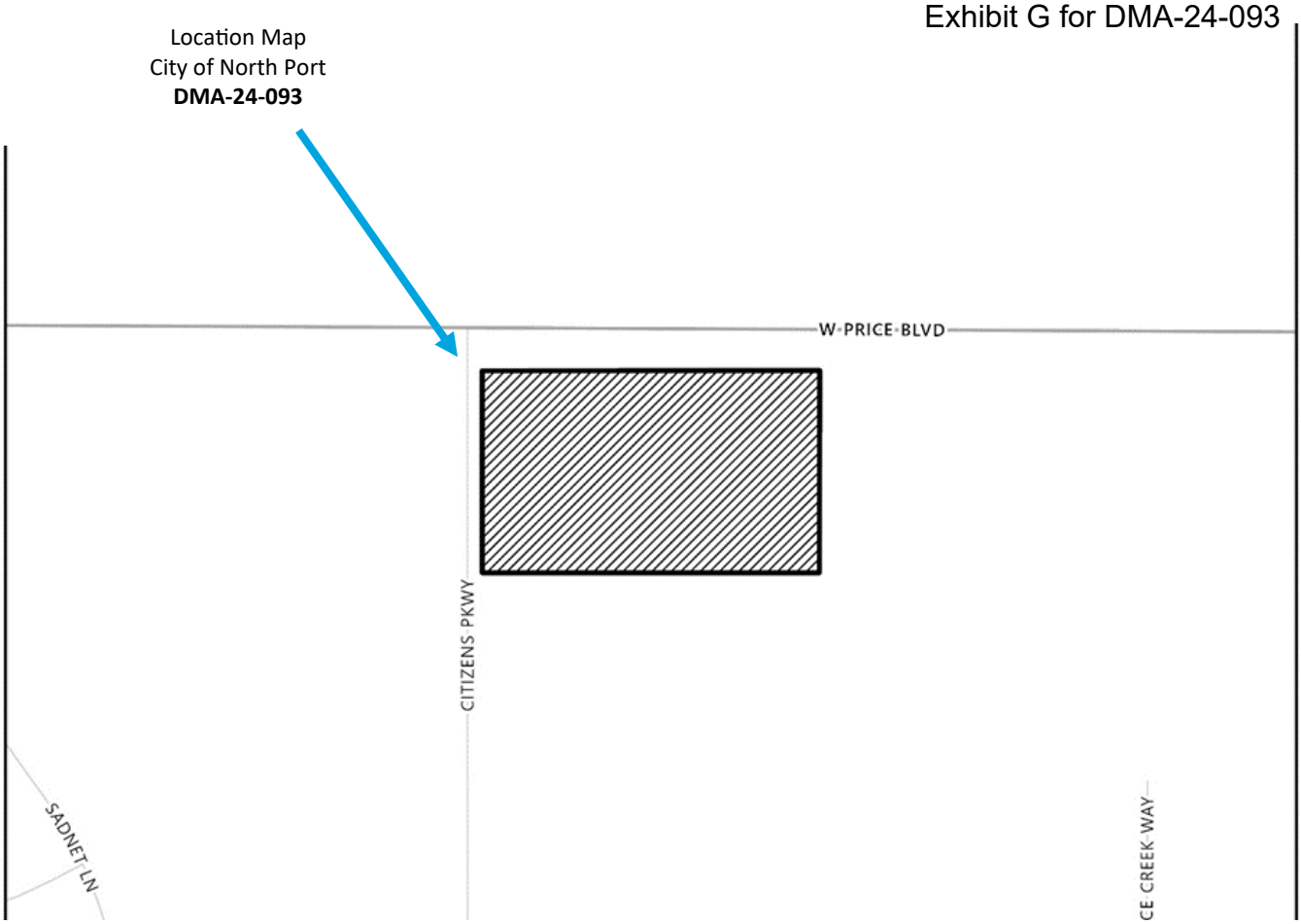

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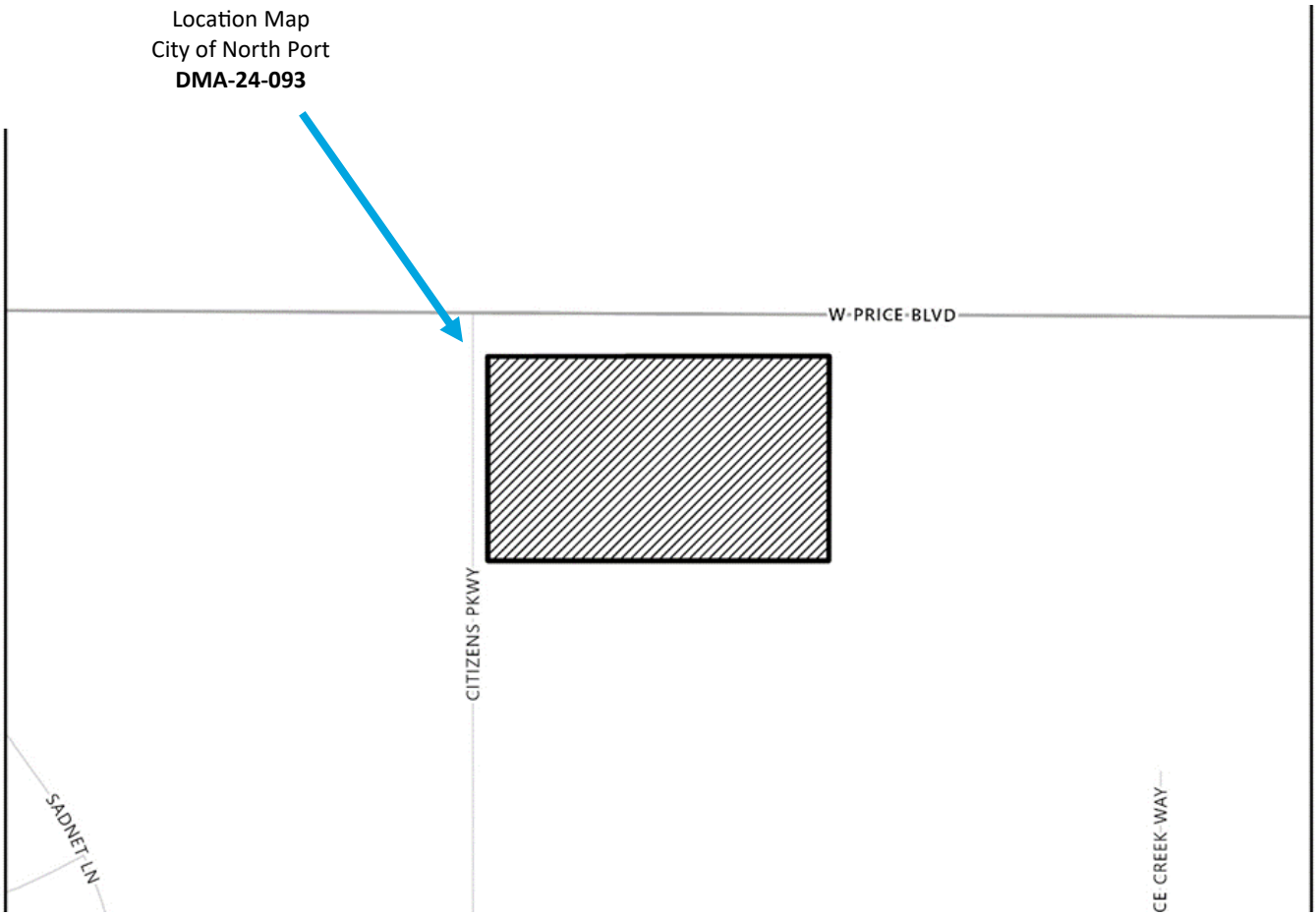

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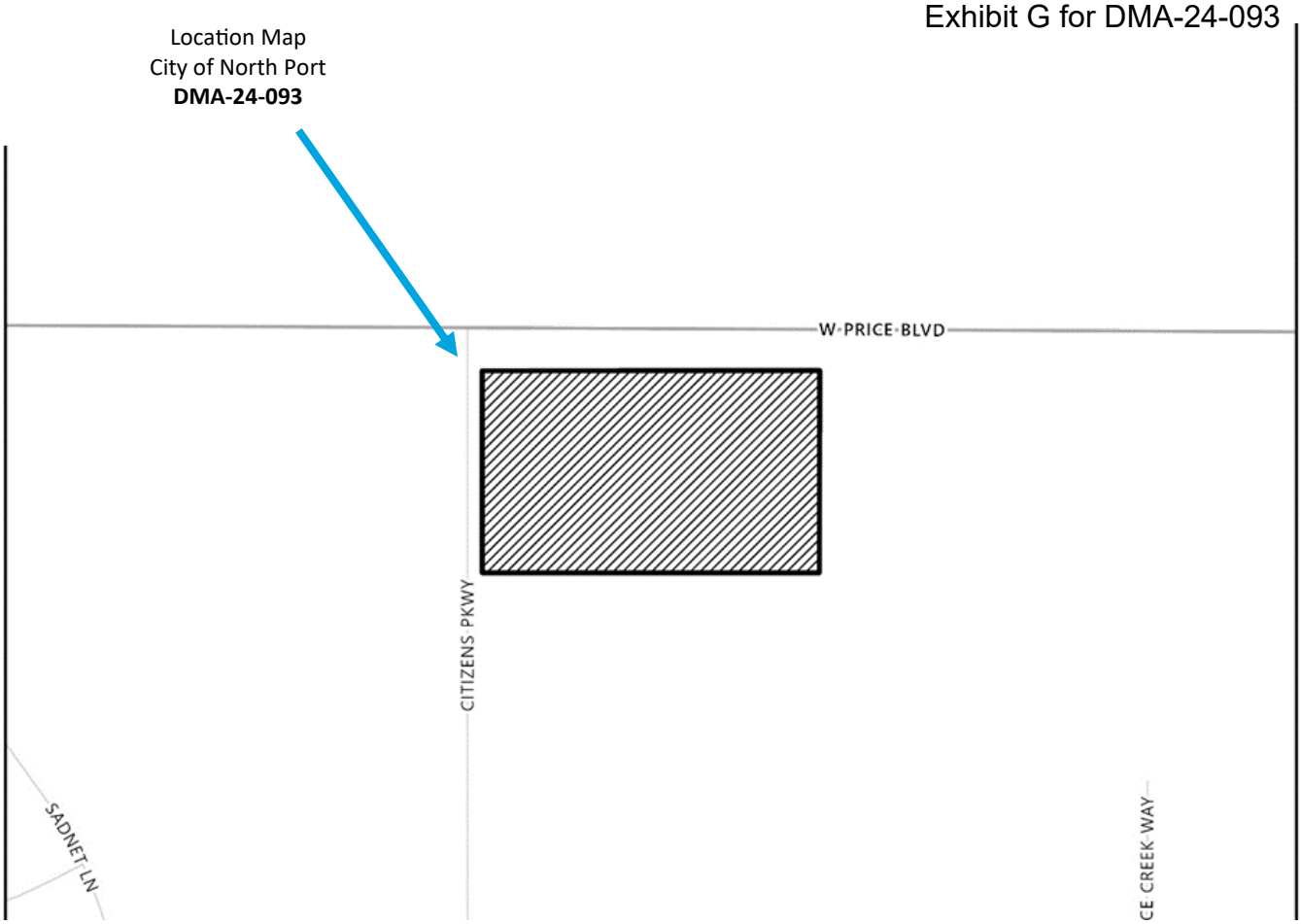
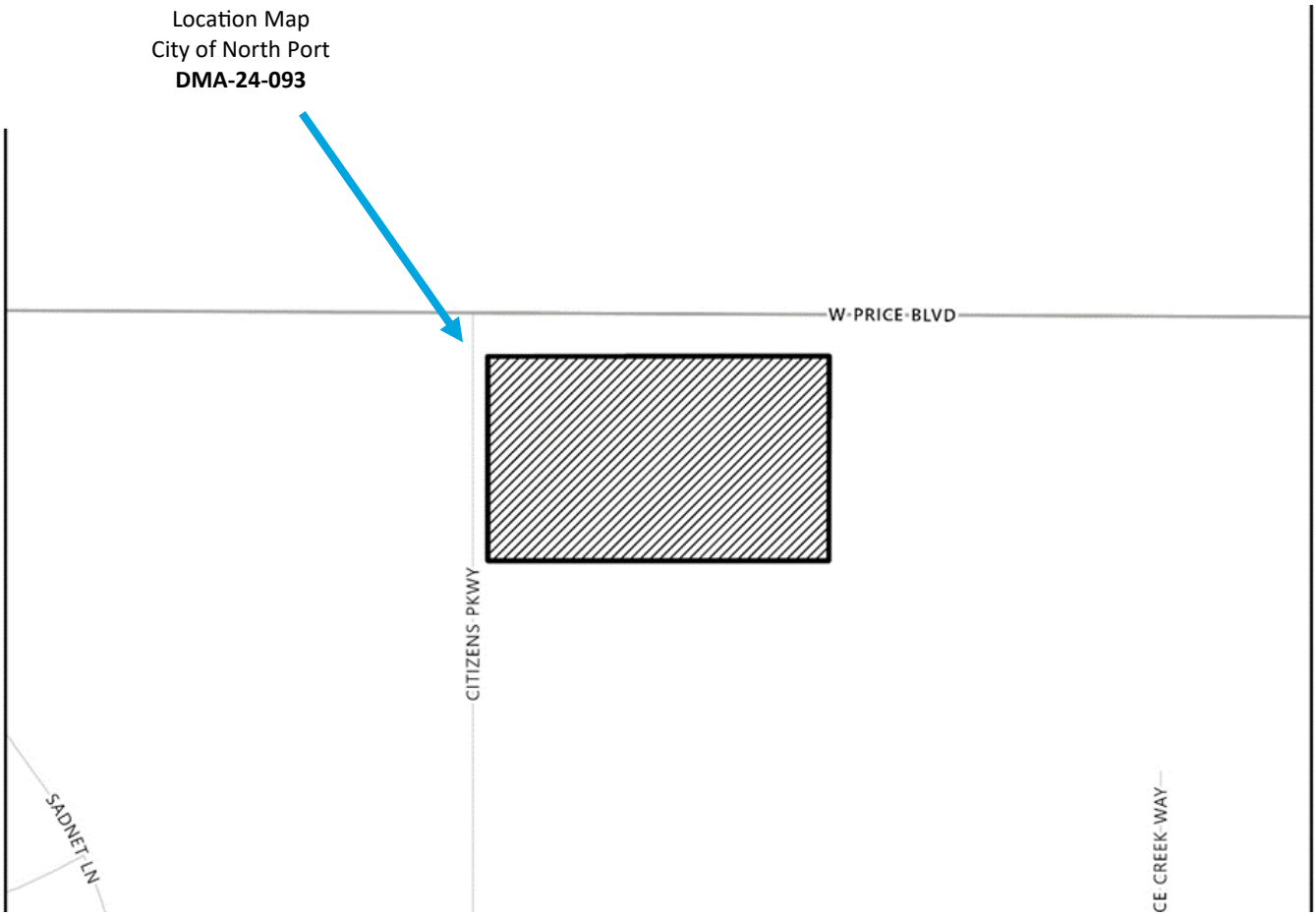
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