



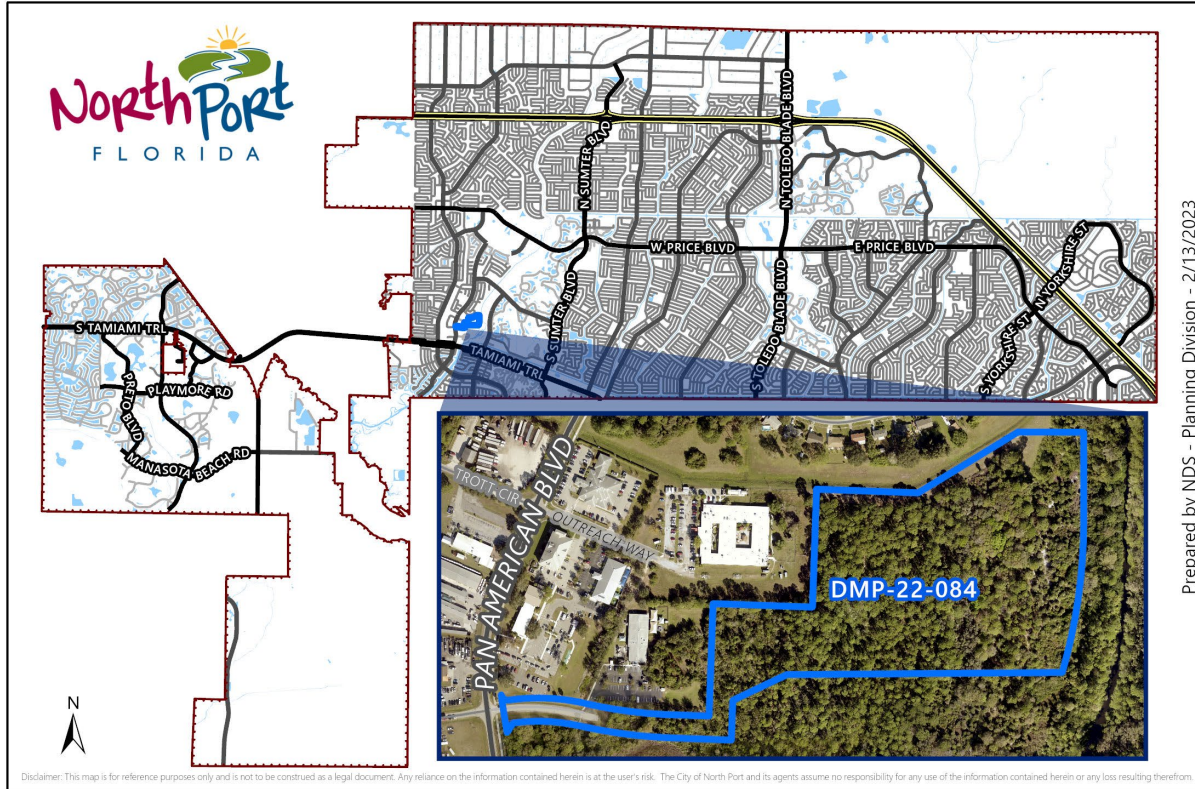
DMP-22-084

**PLANNING & ZONING ADVISORY BOARD
MARCH 16, 2023**

DMP-22-084

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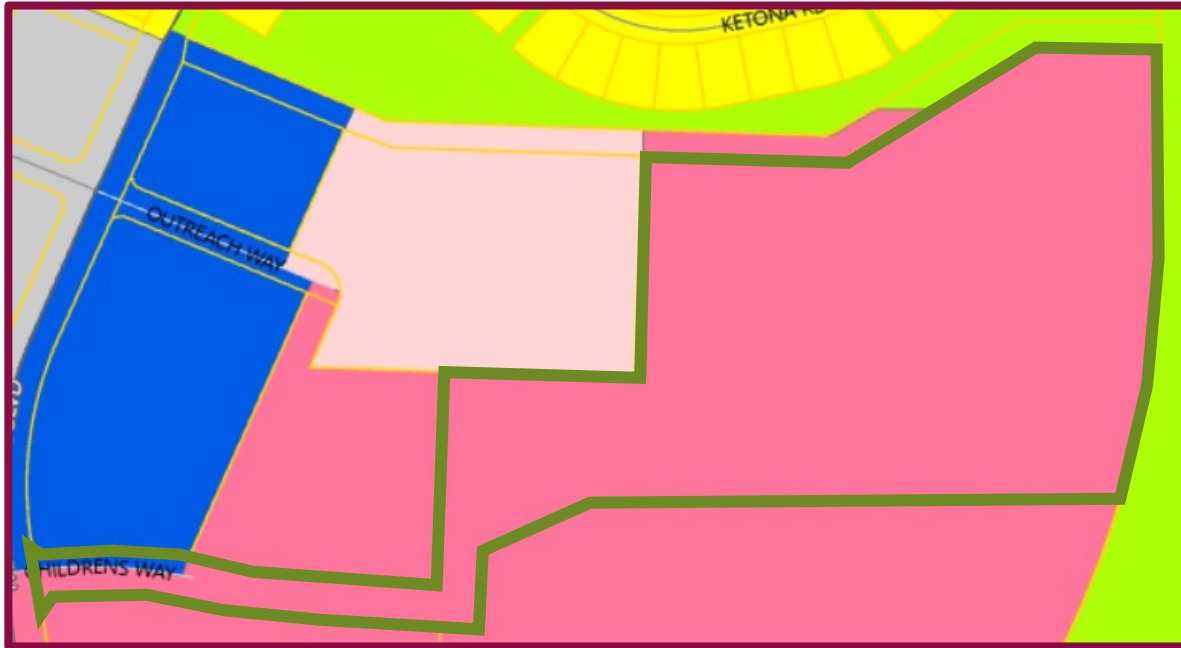
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DMP-22-084

OVERVIEW

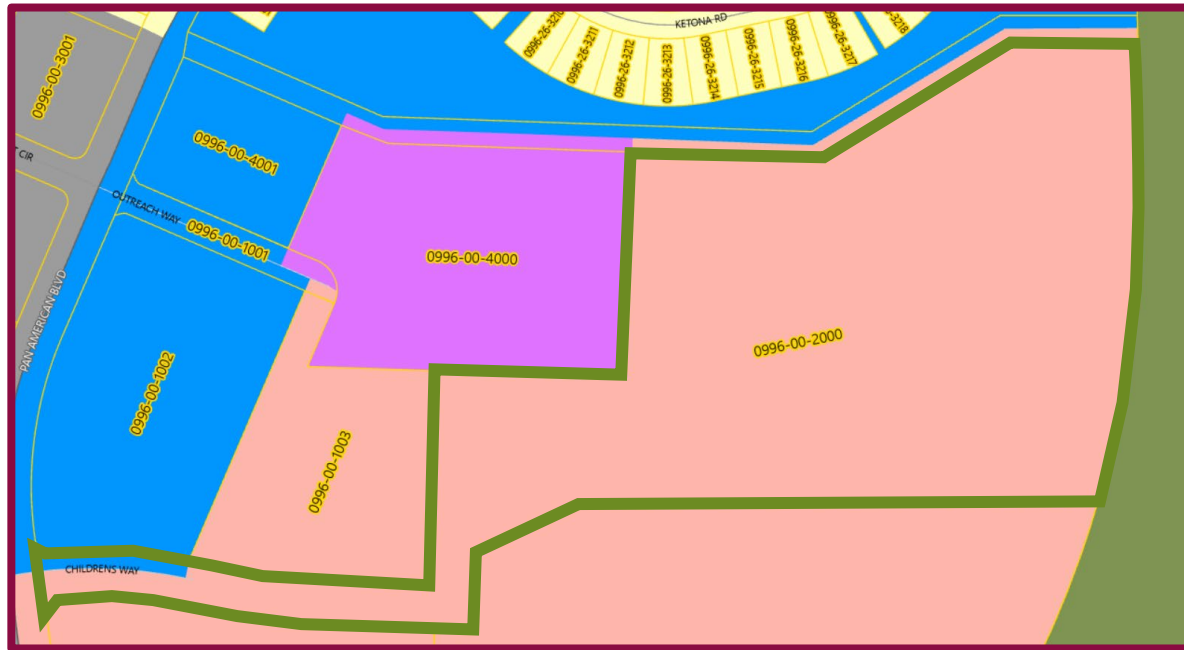
“The Waters at North Port”



DMP-22-084

OVERVIEW

**Activity Center Future
Land Use (AC1)**



DMP-22-084

OVERVIEW

**Zoned Planned Community
Development (PCD)**

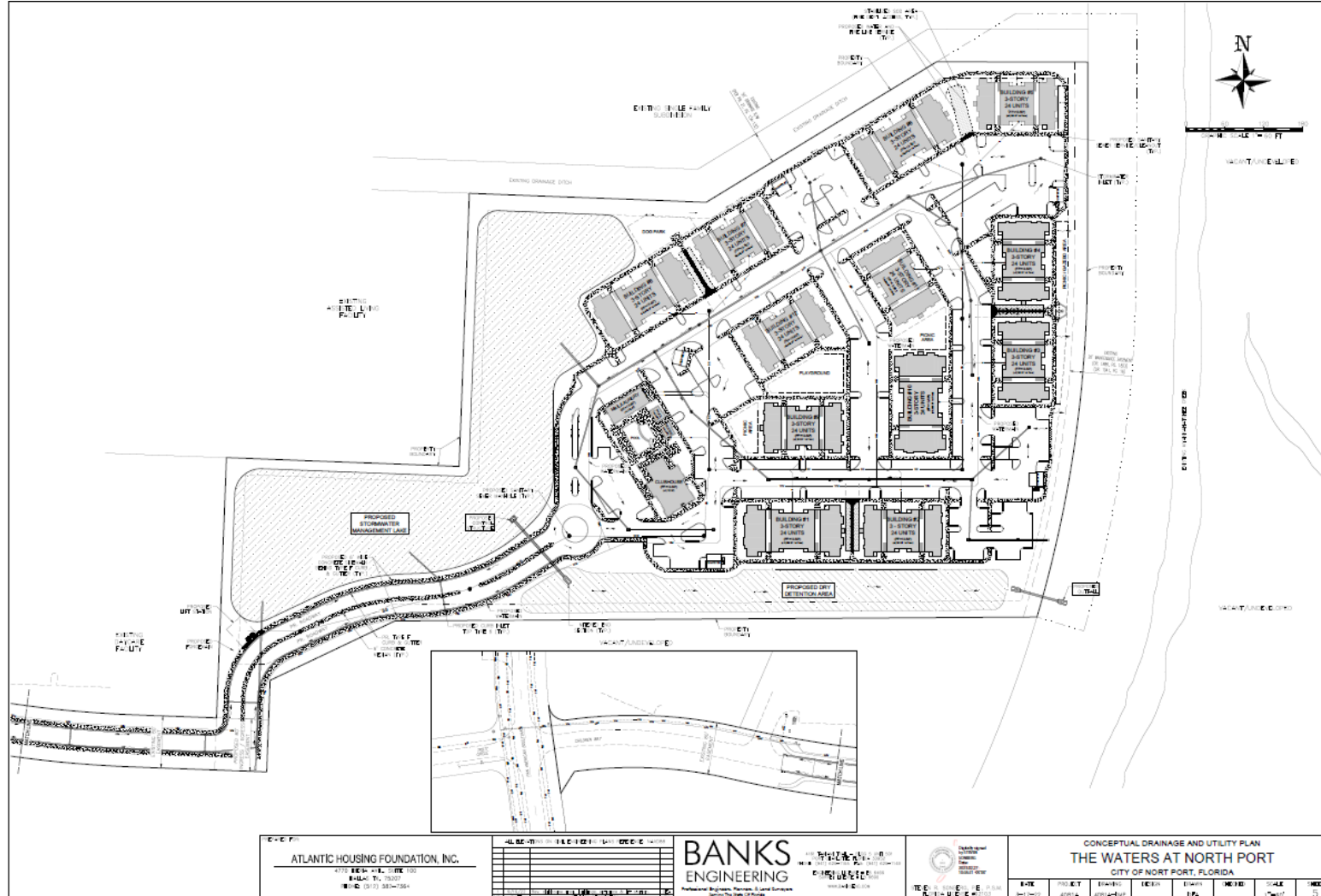
DMP-22-084

DEVELOPMENT MASTER PLAN

Summary of Proposal:
288 residential units
Intended as affordable and
attainable units

DMP-22-084

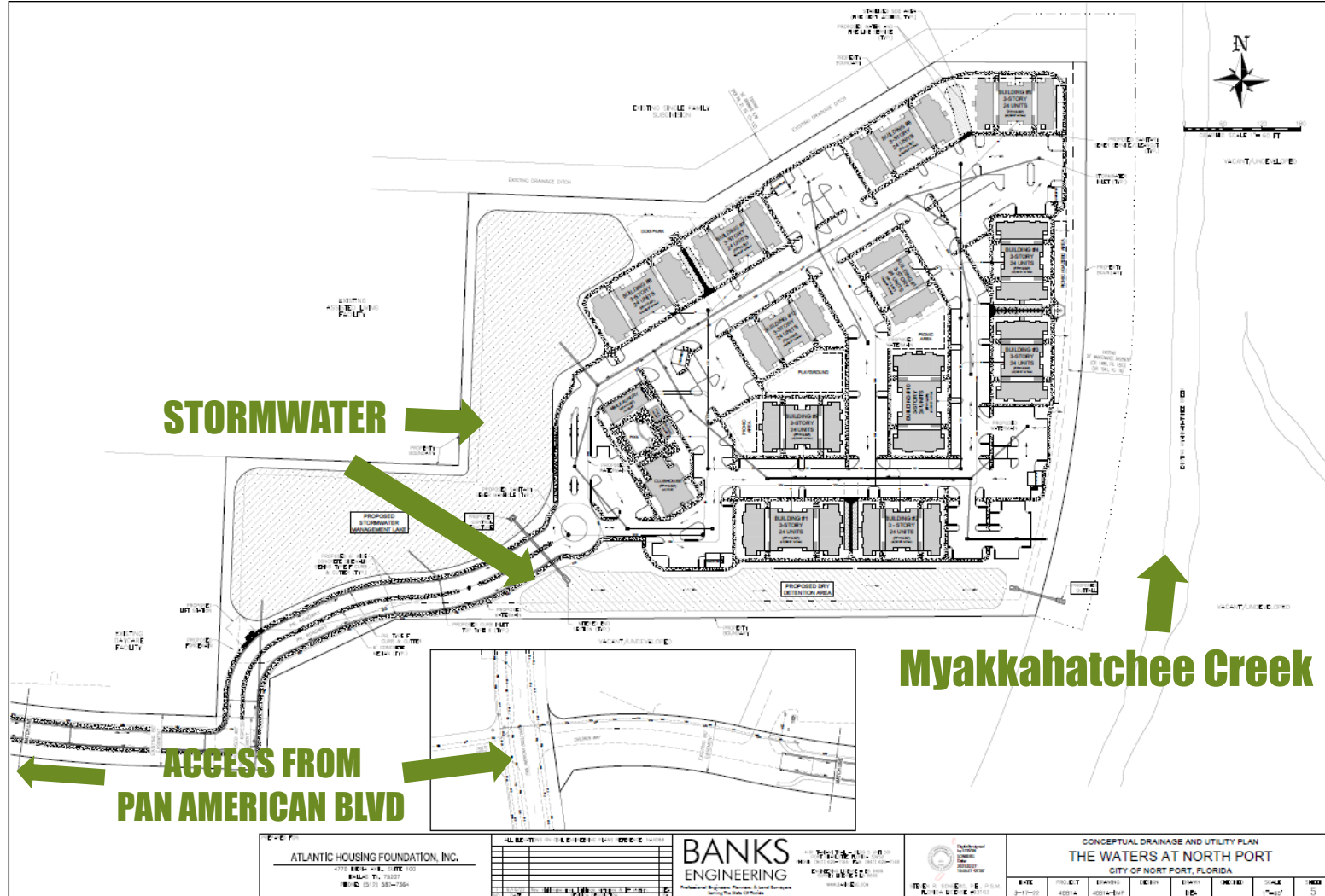
DEVELOPMENT MASTER PLAN



288 residential units – 12 x 24-unit apartment buildings

DMP-22-084

DEVELOPMENT MASTER PLAN



DMP-22-084

CONCEPTUAL RENDERINGS



V-12

BUILDING TYPE B



V-11

BUILDING TYPE A

APARTMENT BUILDINGS

DMP-22-084

CONCEPTUAL RENDERINGS



CLUBHOUSE REAR

V-4



V-2



CLUBHOUSE FRONT

V-3



V-1

WELCOME

CLUBHOUSE

NEIGHBORHOOD WORKSHOP

Date: Monday, February 13, 2023
Time: 2:00 PM (Eastern Time Zone)
Via: Microsoft Teams Meeting
Re: Proposed Development Master Plan

A neighborhood workshop will be held to discuss a request to the City of North Port for a Development Master Plan approval of a Residential Multi-family development consisting of 288 units. The parcel is situated at the east extension of Children's Way, off Pan American Boulevard. The current site address is 5300 Pan American Boulevard, North Port, Florida 34287. The subject property is currently vacant and zoned Planned Community Development (PCD). The neighborhood workshop will be held on Monday, February 13, 2023 at 2:00 PM (Eastern Time Zone) via a Microsoft Teams Meeting. You may connect by visiting <https://bit.ly/3RixaKa> or calling (866) 633-5703 and entering conference ID: 433200701#. This is not a public hearing. The purpose of the meeting is to inform neighboring residents of the nature of the proposal, discuss the concept plan, and to seek comments. If you have questions, please contact Banks Engineering at (941) 625-1165.

DMP-22-084

COMPLIANCE

**Neighborhood Meeting held
virtually on February 13, 2023**

www.northport.com | The Daily Sun

TUESDAY, FEBRUARY 28, 2023 PAGE 7A

Legacy of Wounded Knee occupation lives on 50 years later

By KALLE DONALD
TELEGRAPH STAFF WRITER

WOUNDED KNEE, S.D. — Makenna Thurber looks back on the occupation of Wounded Knee in early 1973.



WOUNDED KNEE, S.D. — Makenna Thurber, 55, looks back on the occupation of Wounded Knee in early 1973.

Thurber, 55, was stationed nearby on a freelance banker in the combat zone between Native American activists and U.S. government agents in South Dakota. "I would travel out there every night, and we'd just be out there in one another's hair," she said. Thurber, who was the Oklahoma-based of the Cherokee River Sioux Tribe, was one of four women assigned to the task.

Members of the Wounded Knee occupation — one in each of the states from 1969 to 1973 that rebelled the American Indian Movement to the forefront of Native activism — still run deep within people the Thurber lives who were there.

Thurber, 55, said she still has a careful idea of what was going on today about AIM and the occupation, but she doesn't forget that tribal elders in 1973 had been misled by government officials who still remembered the 19th-century massacre of hundreds of Lakota people at Wounded Knee in 1890.

"It's how close we were to our history," she said. "It's not just something that goes on, anything we do, even today with the land back issue, all of that is just a continuation. It's nothing new."

Other feelings linger, too, over the treatment that occurred in Lakota communities after Wounded Knee and the virtual destruction of the small community. Many still don't want to talk about it.

But the legacy of activism lives on among those who have followed in their footsteps, including the new generation of Native people who turned out at Standing Rock beginning in 2016 for the pipeline protest.

"For me, it's important to acknowledge the government before us — to acknowledge their role," said Nick Tison, founder of 1000 Culture and a leader in the Standing Rock protests, whose parents were AIM activists. "It's important for us to know there is important for us to thank them."

Aksa in Stinchback, who wrote the book, "Riding Free Hides: Oglala Lakota Politics from the 1910s to Wounded Knee," said the AIM protest had powerful social and cultural impact.

Refugees and their advocates see a champion in Jimmy Carter

By LAURANO QUINLAN
TELEGRAPH STAFF WRITER

ATI, ANTONIA — The 1980 Hall moved to meet Atlanta in 2001 as a Syrian refugee. After months of waiting to help support his family, the victims of violence and persecution in their homeland — he became a diplomat.

The March 1980 and Henry Crawford spotlight says part of the credit for his new job to former President Jimmy Carter. President Carter, his actions before, was born changed the trajectory of all refugees in this country.

The legislation that made it possible for Hall and millions of other forcibly displaced people worldwide to seek refuge in the U.S. was created when President Carter signed the Refugee Act of 1980 into law. That year's legislation established the resettlement process and opened the annual ceiling for refugee admissions to 50,000 from the previous 11,400. It was part of a consequential legislative agenda that helped change the face of modern America and of the country with him.

The Refugee Act "opened the doors for people like me to be here," Hall said. "It was a new compassion across the country (to) the impact of that Carter initiative more than 40 years ago, where more than half of the population in foreign born. The so-called 'refugee island' of the South was also the first place the Hall family lived in when they arrived in Georgia 22 years ago.

Thurber, 55, said in a statement to the press that Carter's legacy of providing humanitarian support to people who are persecuted and still conflict has helped her family flourish here for decades.

"For Hall, Carter isn't just a name signed at the bottom of a piece of legislation. It's also an acknowledgment in 1979 that he would double the number of refugees from Vietnam, Cambodia and Laos admitted into the U.S. from 7,000 per month to 14,000. "It's not just a name signed at the bottom of a piece of legislation. It's also an acknowledgment in 1979 that he would double the number of refugees from Vietnam, Cambodia and Laos admitted into the U.S. from 7,000 per month to 14,000."

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in 2017, Hall was invited by someone he had met at the Carter Center to visit the former president's hometown and attend Sunday service at his church. When that finished, Carter pulled him and his three favorite sons for a 20-minute conversation. "It was it was amazing. I came to this country as a refugee. I washed dishes ... To be sitting there across from a U.S. president, it just shows me his character, his humility, from someone that me is worth his time and attention."

He added, "It's nice that someone like him is the reason why we have so many refugees in this country. It's interesting, right? ... He came from a very small town and he is able to produce an act that allowed in people that he probably not met when he was growing up. It's kind of amazing. It makes you believe how great this country is."

Thurber, 55, said she was always this recognition in the household that President Carter was instrumental in helping the Vietnamese people, she said. "My parents recognize that, not for his leadership and the decisions he made, it would have been much more difficult for them to rebuild their lives. ... There's immense gratitude for it."

It was the year following the 1975 and of the Vietnam War, scores of refugees took to the sea, embarking on perilous journeys to find political asylum and poverty at home. Most of the "boat people" who survived spent years in crowded refugee camps across Southeast Asia. Many nations were wary of accepting them — but President Carter wasn't.

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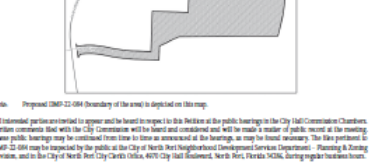
"It's not just a name signed at the bottom of a piece of legislation. It's also an acknowledgment in 1979 that he would double the number of refugees from Vietnam, Cambodia and Laos admitted into the U.S. from 7,000 per month to 14,000."

PUBLIC NOTICE - CITY OF NORTH PORT NOTICE OF PUBLIC HEARINGS FOR DMP-22-084

NOTICE IS HEREBY GIVEN, pursuant to Chapter 186 and 187 of the Florida Statutes, Section 7(1)(b) of the Charter of the City of North Port, Florida that the City of North Port will consider DMP-22-084, general of Development Master Plan for the development of 289 acre site, north of Highway 90, in the City of North Port, Florida. The site is located on the north side of the Micanville Creek.

A Public Hearing will be held before the Planning and Zoning Advisory Board designated by the Local Planning Agency (LPA) on Thursday, March 16, 2023, at 9:00 a.m. in the City Hall Commission Chamber, 4070 City Hall Boulevard, North Port, Florida 34208.

A Public Hearing will be held before the North Port City Commission on Thursday, March 16, 2023, at 10:00 p.m. in the City Hall Commission Chamber, 4070 City Hall Boulevard, North Port, Florida 34208.



All interested parties are invited to appear and be heard in open to the Public at the public hearings in the City Hall Commission Chamber, before consideration that will be held and considered and will be made a matter of public record at the meeting. These public hearings may be continued from time to time as announced at the hearings, as may be found necessary. The fee pursuant to DMP-22-084 may be waived by the public at the City of North Port (Northport Development Commission). Planning and Zoning Division, and to the City of North Port City Clerk (NSA), 4070 City Hall Boulevard, North Port, Florida 34208, during regular business hours, Monday through Friday, 9:00 a.m. to 5:00 p.m.

NO STENOGRAPHIC RECORD BY A CERTIFIED COURT REPORTER IS MADE OF THESE MEETINGS. ACCIDENTALLY ANY PERSON WHO MAY BE HEARD TO APPEAR, A PERSON CONCERNING THE MATTER NOTICED HEREIN WILL BE RESPONSIBLE FOR MAKING A VERBATIM RECORD OF THE MEETING AND PROVIDING A COPY OF THE RECORD TO THE CITY CLERK AT THE CITY CLERK'S OFFICE, 555 286.0000.

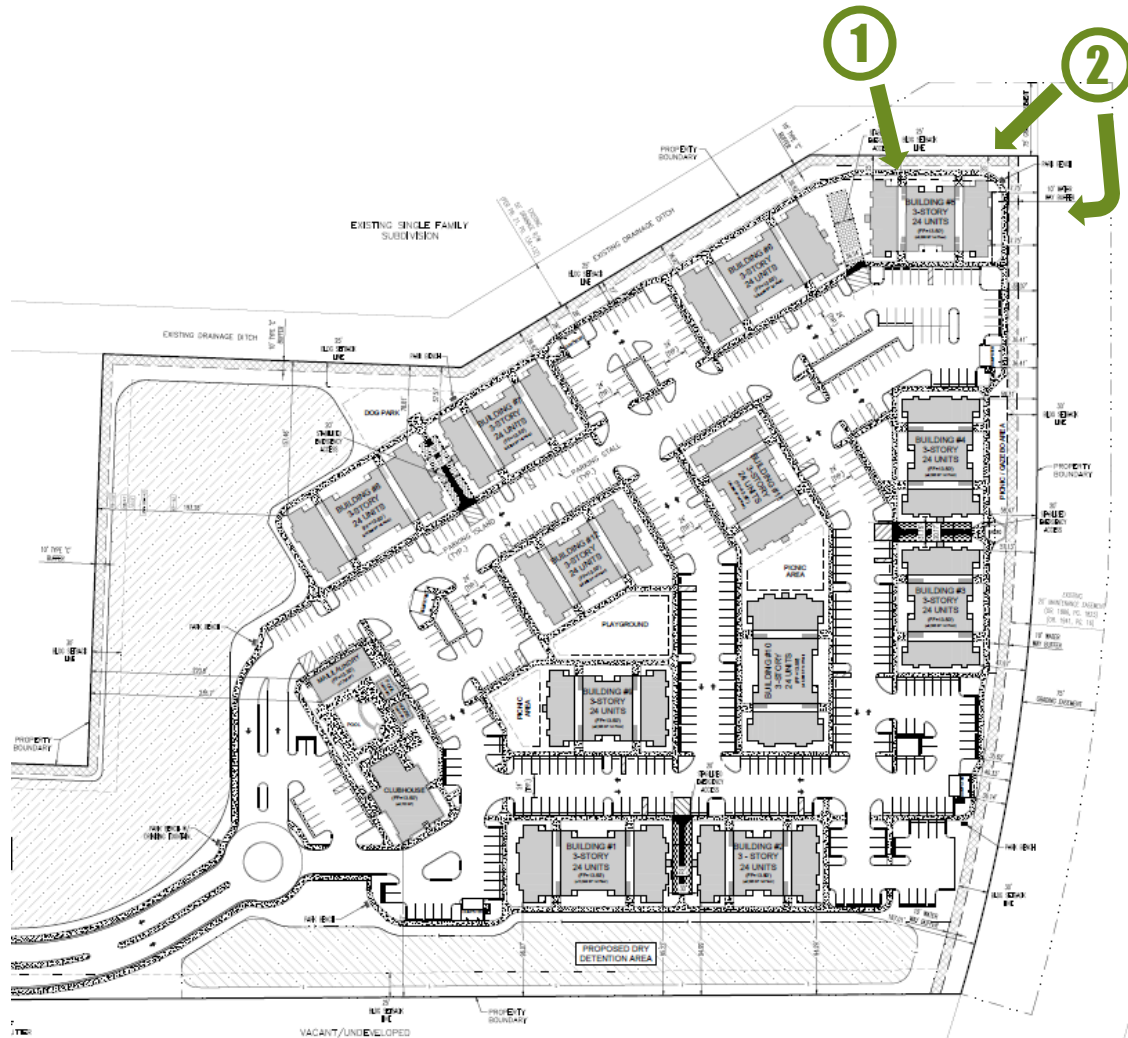
NONDISCRIMINATION: The City of North Port does not discriminate on the basis of race, color, national origin, sex, age, disability, family or religious status in administration of its programs, activities or services.

AMERICAN WITH DISABILITIES ACT OF 1990: The North Port City Hall website has been scanned for accessibility. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing devices should contact the City Clerk to obtain a hearing device for use during meetings.
Notar Public, NSAC, City Clerk
North Port, Florida 34208
February 28, 2023

DMP-22-084
COMPLIANCE

Legal Ad published on February 28, 2023

Postcard mailers sent February 28, 2023



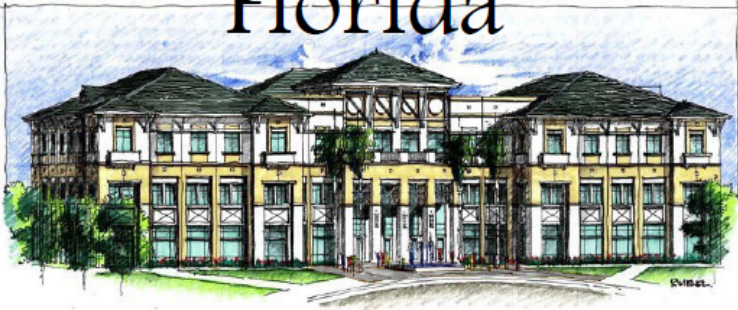
DMP-22-084

ANALYSIS

The Applicant is requesting 2 modifications

- 1. A modification to allow for a twenty-five (25) foot setback in lieu of a setback two (2) times the height of the structure (ULDC Sec. 53-106.(B)(1).**
- 2. A modification to allow a twenty (20) foot buffer in lieu of a forty (40) foot buffer (ULDC Sec. 53-113.A.)**

City of North Port Florida



COMPREHENSIVE PLAN

Adoption

June 27, 2017

DMP-22-084

ANALYSIS

**Staff found the petition in
compliance with the
Comprehensive Plan:**

- **Future Land Use Element, Goal 2**
- **Future Land Use Element, Objective 2**
- **Future Land Use Element, Policy 2.2.5**
- **Housing Element, Objective 1**
- **Housing Element, Objective 6**
- **Housing Element, Policy 6.1**
- **Housing Element, Objective 9**
- **Housing Element, Policy 5.1.2**
- **Economic Development Element, Policy 5.1.2**

DMP-22-084

ANALYSIS

Staff found the petition in compliance with the Unified Land Development Code:

- **Section 53-102. – Intent of the PCD District**
- **Section 53-103 & Section 55-15. – Permitted use in Activity Center 1**
- **Section 53-113 – General development regulations of the PCD District**



DMP 22-084, Fiscal Impact Analysis

		Year 1	Year 2	Year 3	Year 4	Year 5
Costs	General Governmental Services	\$ 377,856	\$ 385,413	\$ 393,121	\$ 400,984	\$ 409,003
	Utility Services	\$ 318,528	\$ 324,899	\$ 331,397	\$ 338,024	\$ 344,785
	<i>Total Costs:</i>	<i>\$ 696,384</i>	<i>\$ 710,312</i>	<i>\$ 724,518</i>	<i>\$ 739,008</i>	<i>\$ 753,788</i>
Revenue	Property Ad Valorem	\$ 66,577	\$ 69,266	\$ 70,652	\$ 72,065	\$ 73,506
	Miscellaneous Taxes & Fees	\$ 550,944	\$ 570,998	\$ 591,783	\$ 613,324	\$ 635,649
	Utility Franchise Fees	\$ 29,376	\$ 30,445	\$ 31,553	\$ 32,702	\$ 33,892
	Utility Revenue	\$ 293,472	\$ 304,154	\$ 315,226	\$ 326,700	\$ 338,592
	Communications Services Taxes	\$ 14,976	\$ 15,521	\$ 16,086	\$ 16,672	\$ 17,278
	Utility Service Taxes	\$ 8,064	\$ 8,358	\$ 8,662	\$ 8,977	\$ 9,304
	State Shared Revenue	\$ 85,824	\$ 88,948	\$ 92,186	\$ 95,541	\$ 99,019
	Impact Fees	\$ 376,992	\$ 376,992	\$ 376,992	\$ 376,992	\$ 376,992
	<i>Total Revenue:</i>	<i>\$ 1,426,225</i>	<i>\$ 1,464,683</i>	<i>\$ 1,503,139</i>	<i>\$ 1,542,972</i>	<i>\$ 1,584,232</i>
<i>Net Fiscal Impact:</i>		<i>\$ 729,841</i>	<i>\$ 754,371</i>	<i>\$ 778,621</i>	<i>\$ 803,964</i>	<i>\$ 830,444</i>

DMP-22-084

ANALYSIS

Staff performed a
Fiscal Impact Analysis:

\$830,444 net benefit over the first five years



**Staff recommends that the
Planning & Zoning Advisory Board
recommend approval of:**

DMP-22-084

to the North Port City Commission