

Overview

Applicant: Jackson R. Boone, Esq.

Property Owner: Toledo Blade, LLC

Request: Development Master Plan approval for the development of a 180-unit multi-family community with amenity center, surface and garage parking, and open space.

Location: S. Toledo Blade Boulevard (Parcel ID 1007-25-2118) north of Hillsborough Boulevard and west of Toledo Blade Boulevard

Parcel Size: 18.63+/- acres

Companion Petitions: CPA-23-124 and REZ-23-120

Staff Review

- Pre-Application meeting with the Staff Development Review (“SDR”) team (held on December 7, 2022).
- Formal submittal (and any requisite Resubmittals) and approval by SDR.
- Review for consistency with the City’s Comprehensive Plan.
- Compliance with the City’s Unified Land Development Code (ULDC).

Staff Review

Staff Development Review	
Finance	No Objection
Fire/Rescue	No Objection
DS/Planning & Zoning	Meets Requirements
DS/Building-Arborist	No Objection
DS/Building-Structural	No Objection
Parks & Recreation	No Objection
PW/Engineering-Infrastructure	Meets Requirements
PW/Engineering-Stormwater	Meets Requirements with Conditions 1
PW/Solid Waste	Meets Requirements with Conditions 2
PW-PZ/Environmental	Meets Requirements
Utilities	Meets Requirements with Conditions 3

Neighborhood Meeting Notice

FOR: Proposed Comprehensive Plan Amendment, Rezoning, Development Master Plan and Major Site & Development Plan – S Toledo Blade Blvd North Port, FL, 34288; Parcel # 1007252118 (The Property Does Not Have a Numerical Address)

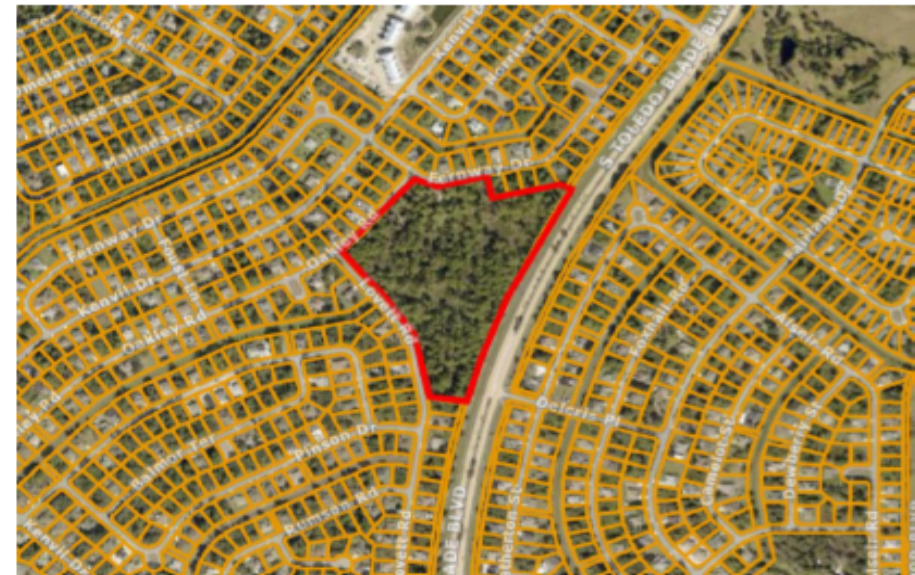
DATE: August 10, 2023

TIME: 5:30 PM

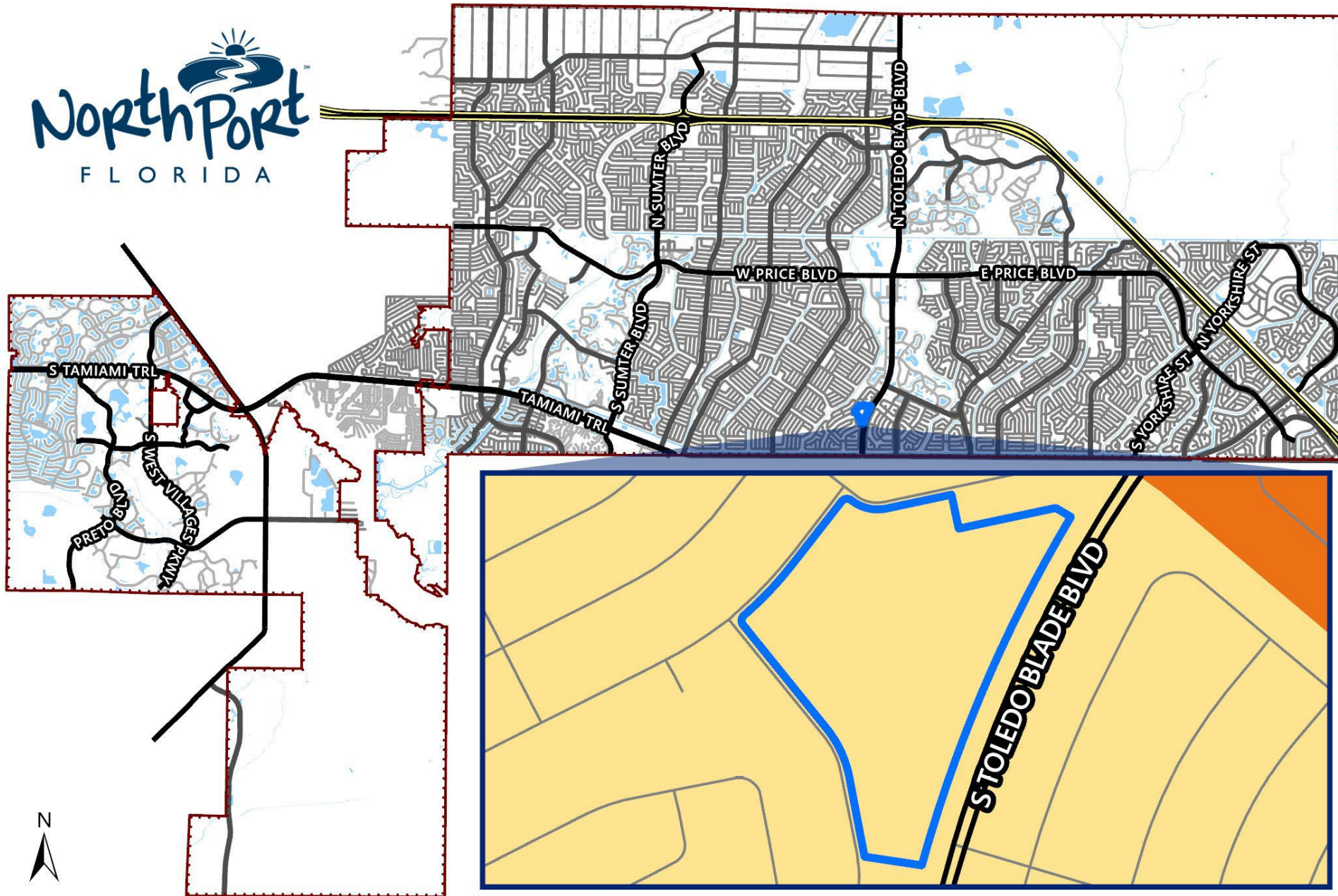
LOCATION: Morgan Family Center, Multi-Purpose Room A/B, 6207 W Price Blvd, North Port, FL, 34291

Contact: Boone, Boone & Boone, P.A. – (941) 488-6716

A neighborhood meeting will be held to discuss a proposed Comprehensive Plan Amendment, Rezoning, Development Master Plan, and Major Site & Development Plan for an 18.63 +/- acre property located on the west side of South Toledo Blade Boulevard near Lovett Road, Oakley Road and Fenway Drive to allow for a 180-unit multi-family residential development with ingress/egress from Toledo Blade Blvd. This is not a public hearing. The purpose of the workshop is to inform the neighboring residents of the nature of the project, to solicit suggestions and concerns, and discuss the proposed plan.



Neighborhood Meeting



Prepared by Planning and Zoning Division - 11/9/2023

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

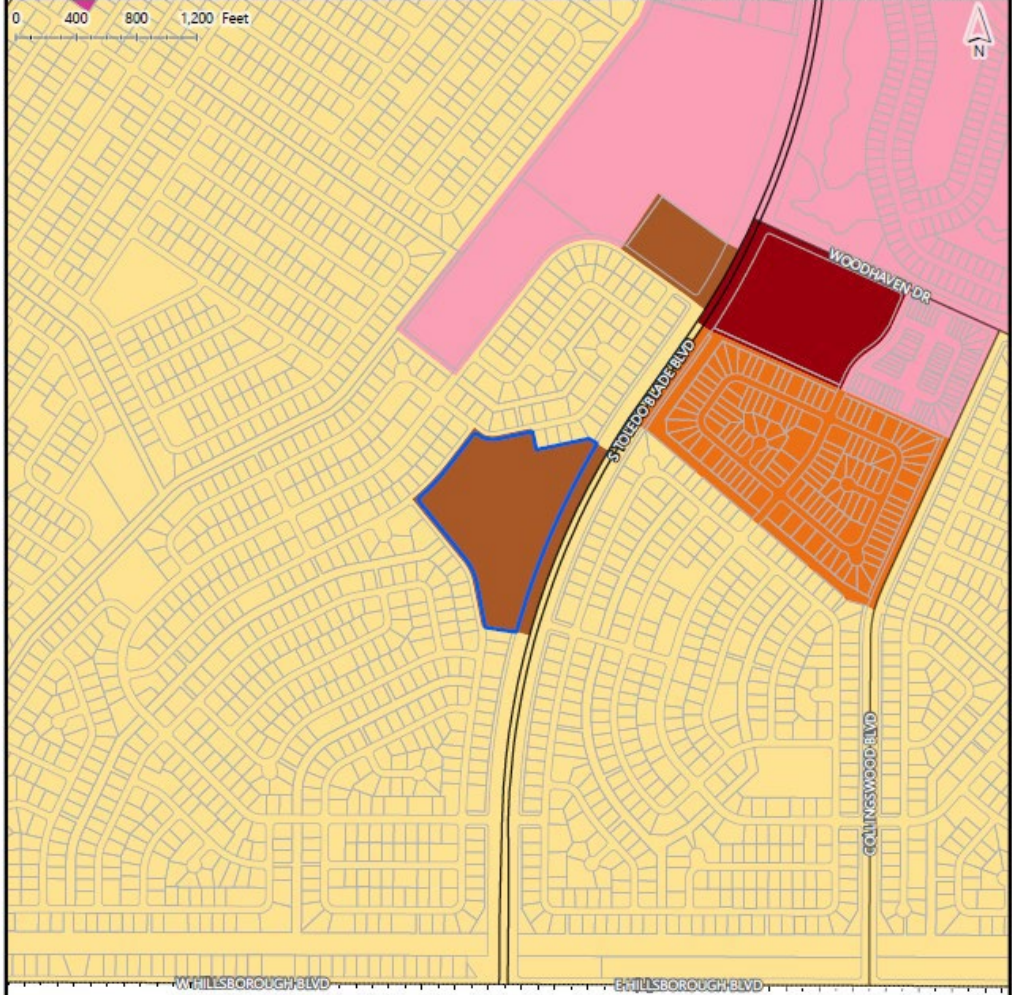
Serenity Project

Petition	Current Zoning
 Serenity	(CG) Commercial General
	(NC) Neighborhood Commercial
	(PCD) Planned Community Development
	(RMF) Residential Multi-Family
	(RSF-2) Residential Single Family 2
	(RTF) Residential Two Family




Prepared on 11/20/2023
by Planning & Zoning
Development Services

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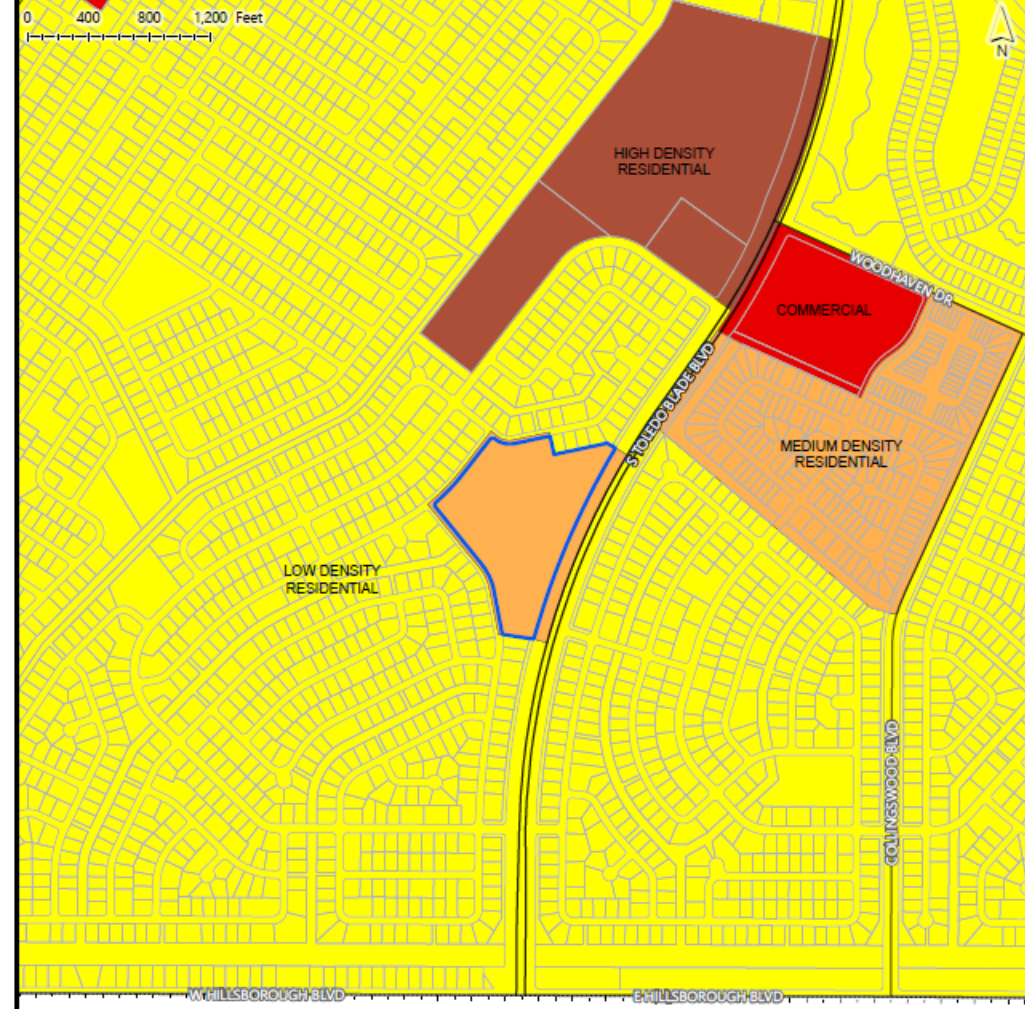
Serenity Project

Petition	Future Land Use
 Serenity	COMMERCIAL
	HIGH DENSITY RESIDENTIAL
	LOW DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL



Prepared on 11/20/2023
by Planning & Zoning
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SITE SUMMARY

GROSS SITE AREA: 18.83 ACRES
 SITE CLASSIFICATION: RESIDENTIAL SINGLE FAMILY 7
 PROPOSED ZONING: RESIDENTIAL MULTIFAMILY
 PROPOSED USE: MULTIFAMILY
 BLOCK ZONING: F
 FUTURE LAND USE: LOW DENSITY RESIDENTIAL
 DENSITY LIMIT: 180 UNITS PER ACRE
 MAX BUILDING HEIGHT: 75 FT

SETBACKS

FRONT: 25 FT
 REAR: 25 FT
 SIDE: 25 FT

PARKING SUMMARY

REQUIRED: 280 SPACES (1.5 SPACEMENT * 200)
 SURFACE PARKING: 217 SPACES
 LANDSCAPE SPACES: 6 SPACES
 COVERED PARKING: 86 SPACES
 GARAGE CAPACITY: 86 SPACES
 TOTAL PARKING: 280 SPACES

LAND USE BREAKDOWN:		
BUILDING	2.38 (AC)	12.67%
IMPERVIOUS	3.80 (AC)	20.40%
OPEN SPACE		
LANDSCAPE BUFFER	0.80 (AC)	4%
LANDSCAPE AREAS OFF-STREET PARKING	0.88 (AC)	4.6%
SWM	2.58 (AC)	13.7%
TOTAL OPEN SPACE	11.47 (AC)	60.94%
TOTAL SITE AREA	18.83 (AC)	100%

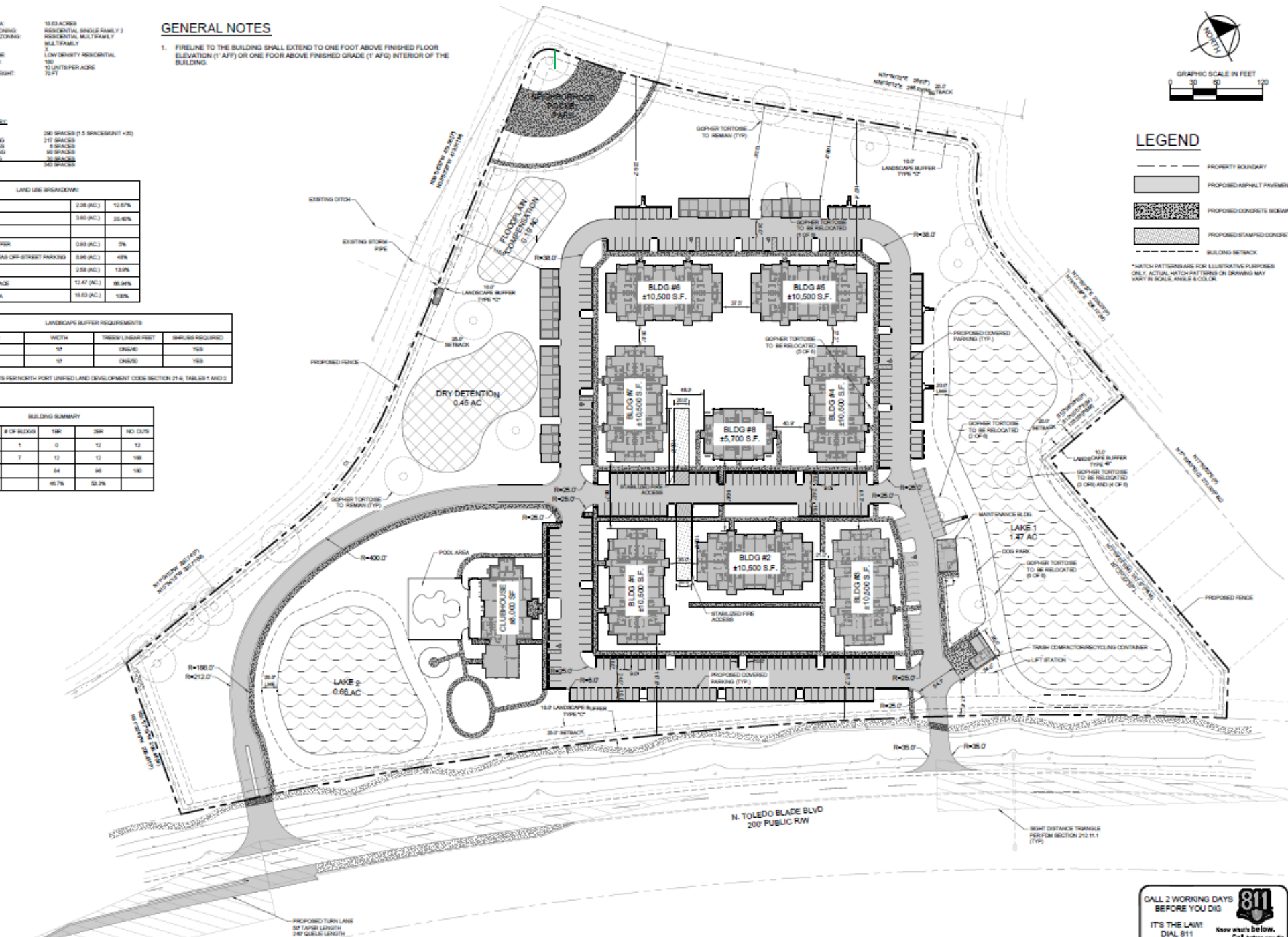
LANDSCAPE BUFFER REQUIREMENTS				
BUFFER	WIDTH	MINIMUM LINEAR FEET	BARBER REQUIRED	
TYPE "C"	10	0/60/0	YES	
TYPE "D"	10	0/60/0	YES	

NOTES:
 1. REQUIREMENTS FOR NORTH PORT UNIFIED LAND DEVELOPMENT CODE SECTION 21.6, TABLES 1 AND 2

BUILDING SUMMARY				
BLDG	# OF BLDGS	1BR	2BR	NO. UNITS
BLDG #1	1	0	12	12
BLDG #1-7	7	12	12	144
TOTAL	8	12	24	156
N BY BEDROOM		45.7%	53.3%	

GENERAL NOTES

1. FIRELINE TO THE BUILDING SHALL EXTEND TO ONE FOOT ABOVE FINISHED FLOOR ELEVATION (1" AFF) OR ONE FOOT ABOVE FINISHED GRADE (1" AFG) INTERIOR OF THE BUILDING.



LEGEND

- PROPERTY BOUNDARY
- ▒ PROPOSED ASPHALT PAVEMENT
- ▒ PROPOSED CONCRETE SIDEWALK
- ▒ PROPOSED STAMPED CONCRETE
- ▒ BUILDING SETBACK

*HATCH PATTERNS ARE FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL HATCH PATTERNS ON DRAWING MAY VARY IN SCALE, ANGLE & COLOR.

CALL 2 WORKING DAYS BEFORE YOU DIG
 811
 IT'S THE LAW DIAL 811
 Know what's below. Call before you dig.

Modification of Regulations

Modification to Sec. 53-153, minimum dwelling living area of nine hundred (900) square feet in RMF.

- Diverse product may be more affordable for certain demographic
- Smaller unit housing option for single persons or couples
- Supports Economic Development Policy 5.1.5
- Designed for young professionals who prefer small units that require little upkeep and are appropriately sized for singles or couples without children




Comprehensive Plan Analysis



Comprehensive Plan


Chapter 2

Future Land Use Element



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 manmade resources by citizens while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

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.



Economic Benefit \$2,011,451/5 Yrs

		Year 1	Year 2	Year 3	Year 4	Year 5
<i>Costs</i>	General Governmental Services	\$ 236,160.00	\$ 250,843.48	\$ 266,439.92	\$ 283,006.08	\$ 300,602.26
	Utility Services	\$ 199,080.00	\$ 210,025.73	\$ 221,573.27	\$ 233,755.71	\$ 246,607.97
	Total Costs:	\$ 435,240.00	\$ 460,869.21	\$ 488,013.19	\$ 516,761.79	\$ 547,210.22
<i>Revenue</i>	Property Ad Valorem	\$ 50,220	\$ 52,731	\$ 55,368	\$ 58,136	\$ 59,299
	Miscellaneous Taxes & Fees	\$ 344,340	\$ 351,227	\$ 358,251	\$ 365,416	\$ 372,725
	Utility Franchise Fees	\$ 18,360	\$ 18,727	\$ 19,102	\$ 19,484	\$ 19,873
	Utility Revenue	\$ 183,420	\$ 187,088	\$ 190,830	\$ 194,647	\$ 198,540
	Communications Services Taxes	\$ 9,360	\$ 9,547	\$ 9,738	\$ 9,933	\$ 10,132
	Utility Service Taxes	\$ 5,040	\$ 5,141	\$ 5,244	\$ 5,348	\$ 5,455
	State Shared Revenue	\$ 53,640	\$ 54,713	\$ 55,807	\$ 56,923	\$ 58,062
	Impact Fees	\$ -	\$ 493,838	\$ 493,838	\$ -	\$ -
Total Revenue:	\$ 664,380	\$ 1,173,013	\$ 1,188,178	\$ 709,888	\$ 724,086	
Net Fiscal Impact:	\$ 229,140	\$ 712,144	\$ 700,165	\$ 193,126	\$ 176,875	



Comprehensive Plan


Chapter 2

Future Land Use

Element


Policy 1.1: Land development regulations adopted to implement this Comprehensive Plan shall be consistent with Section 163.3202 (1), Florida Statutes and the following densities and intensities, presuming concurrency requirements are satisfied, for residential and non-residential development as indicated below:

Medium Density Residential - These lands are designated for residential areas of medium density (maximum of 10.0 residential units per gross acre). Low density residential is permitted within this designation.







**Comprehensive Plan
Chapter 3
Transportation Element**



Policy 4.4: Provide adequate access management controls to limit the proliferation of commercial and residential driveways along arterial and collector roadways.





Comprehensive Plan


Chapter 8

Housing Element

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

Objective 1: To provide a variety of housing types and affordability levels to accommodate the present and future housing needs of North Port Residents

Policy 1.3: The City shall continue to encourage private sector efforts through the provision of incentives in the Unified Land Development Code to construct housing alternatives to the single family detached dwelling unit.



Comprehensive Plan


Chapter 8

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.

Policy 1.9: Consistent with the Future Land Use Element and the Capital Improvement Element, housing should be located within areas where supporting infrastructure is available or planned including public transit, schools, parks, emergency services, hurricane shelters and utilities.

Policy 6.1: Ensure a compatible relationship between new housing and circulation patterns and encourage pedestrian and bicycle interconnectivity and transit-friendly communities in order to minimize traffic impacts and promote healthy lifestyles.





Comprehensive Plan

Chapter 11

Economic Development Element

Goal 5: Achieve an economically stable community with a superior quality of life.

Objective 5.1: The City encourages the full utilization by businesses and industries of the economic development enhancement programs implemented by the Legislature for the purpose of the development and expansion of permanent job opportunities, especially for the economically disadvantaged, brownfield designations, tax incentives, community development corporations, and other programs designed to enhance economic and employment opportunities.



Comprehensive Plan

Chapter 11

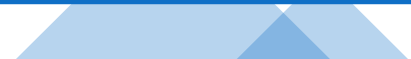
Economic Development Element

Policy 5.1.1: Expand urban, sub-urban and neighborhood infill development and redevelopment housing options that support the workforce by planning for development near employment and transportation centers.

Policy 5.1.2: Expand housing options that support the local workforce by planning for development near employment and transportation centers.

Policy 5.1.3: Promote policies and activities that support the quality of life of our targeted workforce.

Policy 5.1.5: Attract young professionals by supporting urban, sub-urban, and neighborhood infill development and redevelopment as the city evolves and grows with new industries and new residents.



Unified Land Development Code

- Unified Land Development Code – Chapter 53 – Zoning Regulations, Article XI. RMF Residential Multifamily District
- The ULDC Sections 53-145 through 53-157, provisions in Chapter 21, 25, and 37, govern development in the RMF zoning district:


Design Standard	ULDC Requirement	Proposed Project
Density (Sec. 53-150)	15 DU/AC maximum	9.6 DU/AC
Minimum Lot (Sec 53-151)	8,700 SF/100-FT width	188.63 AC /1,370-FT
Maximum Lot Coverage (Sec. 53-152)	35%	12.67%
Minimum Open Space (Sec. 37-14)	35%	66.94%
Minimum Dwelling Living Area (Sec. 53-153)	900 SF	650 SF
Minimum Setbacks (Sec. 53-154)	Front: 25-FT Rear: 25-FT Side: ½ Building Height (not less than 10-FT)	Front: 97.2 FT Rear: 108.9 FT Side: 115 FT
Maximum Building Height (Sec. 53-155)	70-FT	42-FT
Landscape Buffers (Sec. 21-9)	Type B – 10-FT Wide 1 Tree/50 LF and Shrubs	Type B
Parking Requirements (Sec. 53-157/Sec. 25-17)	1.5 per DU, plus 2, plus 1 per 10 DU for Guests (290 Spaces)	343 Spaces

Notice of Public Hearings

Applicant notified by email on November 14, 2023



The petition was advertised in a newspaper of general circulation within the City of North Port on November 20, 2023.



The property owners within 1,320 feet of the subject property were notified by postcard mailed on November 20, 2023.

PUBLIC NOTICE - CITY OF NORTH PORT NOTICE OF PUBLIC HEARINGS FOR ORDINANCE NUMBER 2023-31

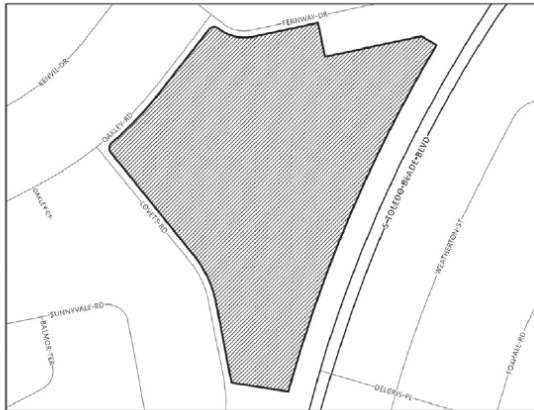
NOTICE IS HEREBY GIVEN, pursuant to Chapters 166 and 163 of the Florida Statutes, Section 7.01(c) of the Charter of the City of North Port, Florida that the City of North Port proposes to adopt Ordinance No. 2023-31, amending the City of North Port Comprehensive Plan Future Land Use Map for property located north of Hillsborough Boulevard and west of Toledo Blade Boulevard.

A Public Hearing will be held before the Planning and Zoning Advisory Board designated as the Local Planning Agency (LPA) on **Thursday, December 7, 2023, at 9:00 a.m.** in the City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286.

A Public Hearing for the first reading of Ordinance No. 2023-31 will be held before the North Port City Commission on **Tuesday, January 9, 2024, at 10:00 a.m.**, in the City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286. The second and final reading will be held before the North Port City Commission in Commission Chambers on **Tuesday, January 23, 2024, at 6:00 p.m.** to consider enactment of Ordinance No. 2023-31.

ORDINANCE NO. 2023-31

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE FUTURE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL FOR A ±18.63 ACRE AREA GENERALLY LOCATED NORTH OF HILLSBOROUGH BOULEVARD AND WEST OF TOLEDO BLADE BOULEVARD; AMENDING THE CITY OF NORTH PORT COMPREHENSIVE PLAN CHAPTER 2, FUTURE LAND USE MAP 2-7; PROVIDING FOR FINDINGS; PROVIDING FOR ADOPTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



Note: Proposed Ordinance No. 2023-31 (boundary of the amendment area) is depicted on this map.

All interested parties are invited to appear and be heard in respect to this Ordinance at the public hearings in the City Hall Commission Chambers. Written comments filed with the City Commission will be heard 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 files pertinent to Ordinance No. 2023-31, CPA-23-124, may be inspected by the public at the City of North Port Neighborhood Development Services Department, Planning & Zoning Division, and in the City of North Port City Clerk's Office, 4970 City Hall Boulevard, North Port, Florida 34286, during regular business hours.

NO STENOGRAPHIC RECORD BY A CERTIFIED COURT REPORTER IS MADE OF THESE MEETINGS. ACCORDINGLY, ANY PERSON WHO MAY SEEK TO APPEAL A DECISION INVOLVING THE MATTERS NOTICED HEREIN WILL BE RESPONSIBLE FOR MAKING A VERBATIM RECORD OF THE TESTIMONY AND EVIDENCE AT THESE MEETINGS UPON WHICH ANY APPEAL IS TO BE BASED (SEE E.S.S. 286.0105).

NOTE: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE 48 HOURS IN ADVANCE OF THE MEETING (SEE E.S.S. 286.26).

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 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 should contact the City Clerk to obtain a hearing device for use during meetings.

/s/
Heather Faust, MMC
City Clerk

Publish: Monday, November 20, 2023

adno-3910777-1



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 FOR ORDINANCE NUMBERS 2023-31 and 2023-32 (CPA-23-124, REZ-23-120), and DMP-23-121

At public hearings indicated below, the following development petitions will be considered regarding 18.63-acres of property located north of Hillsborough Boulevard and west of Toledo Blade Boulevard:

Ordinance No. 2023-31 (CPA-23-124) Amending the Future Land Use Map Designation from Low Density Residential to Medium Density Residential; Ordinance 2023-32 (REZ-23-124) Rezoning from Residential Single-Family (RSF) to Residential Multi-Family (RMF); and Development Master Plan (DMP-23-121) to approve a Development Master Plan for development of a multi-family residential community of 180 dwelling units with an amenity center, surface and garage parking, and open space.

A Public Hearing will be held before the Planning and Zoning Advisory Board designated as the Local Planning Agency (LPA) on **Thursday, December 7, 2023, at 9:00 a.m.** in the **City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286**, regarding CPA-23-124, Rezone REZ-23-120, and Development Master Plan DMP-23-121. A Public Hearing for the first reading of Ordinance No. 2023-31 and 2023-32 will be held before the North Port City Commission on **Tuesday, January 9, 2024, at 10:00 a.m.**, or as may be continued by the City Commission, in the **City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286**. The second and final reading of Ordinance No. 2023-31 and 2023-32, and consideration of DMP-23-121 will be held before the North Port City Commission in Commission Chambers on **Tuesday, January 23, 2024, at 06:00 p.m.** or as may be continued by the City Commission.

**Staff
Recommendation**

**The Planning &
Zoning Division
recommends
approval of
Petition
DMP-23-121**



Questions?