



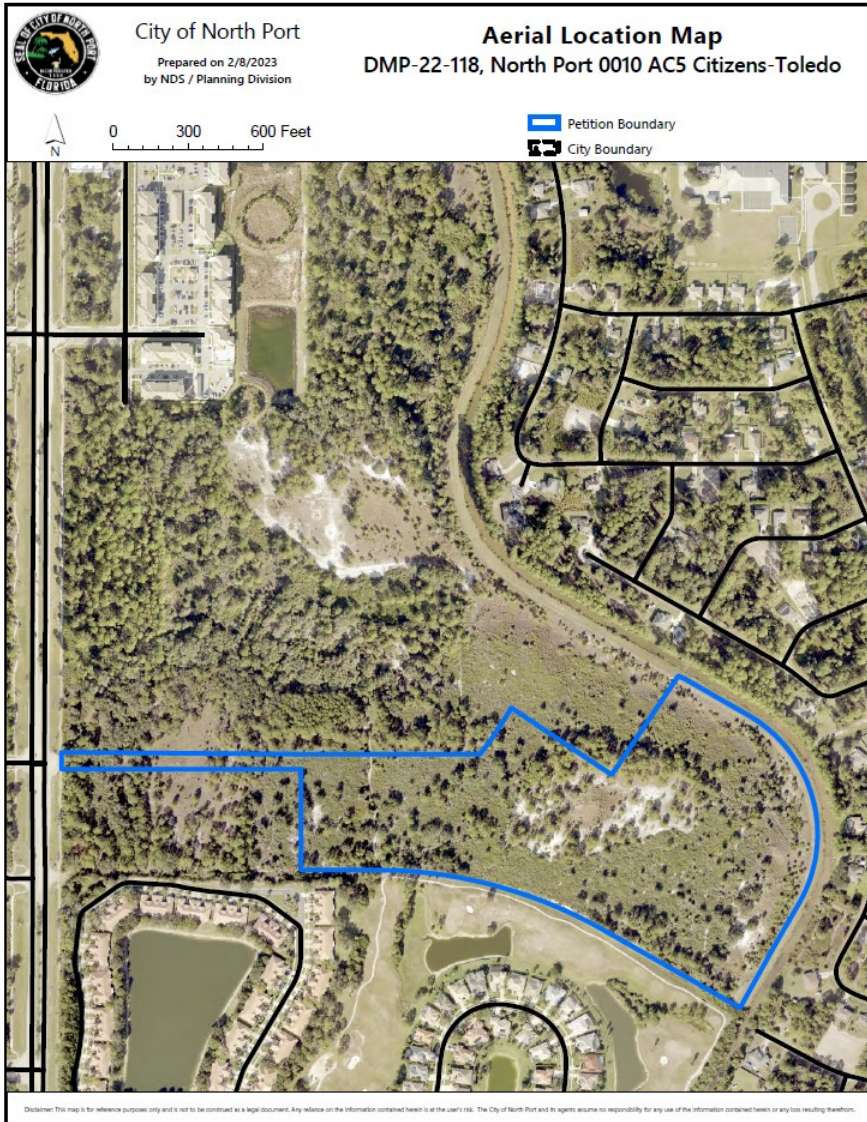
DMP-22-118

**CITY COMMISSION
MARCH 30, 2023**

DMP-22-118

CONTENTS

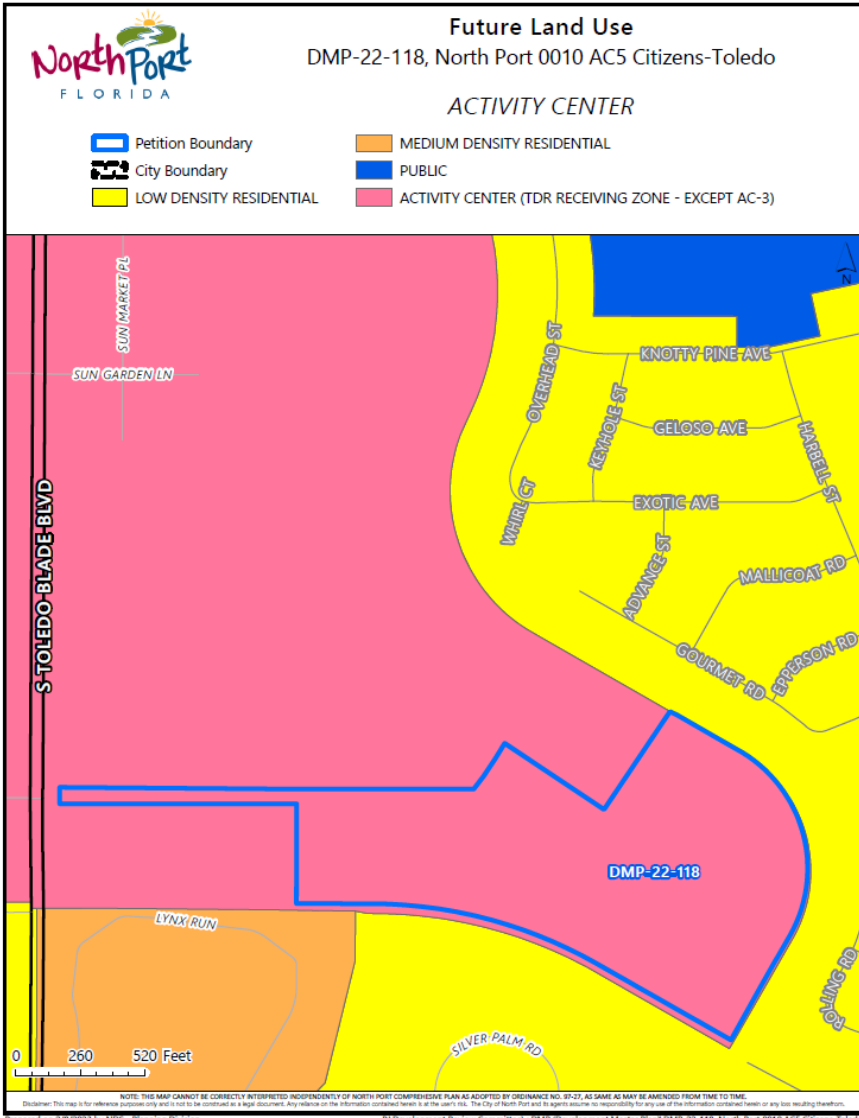
- 1. OVERVIEW**
- 2. DEVELOPMENT MASTER PLAN**
- 3. CONCEPTUAL ELEVATIONS**
- 4. COMPLIANCE**
- 5. ANALYSIS**



DMP-22-118

OVERVIEW

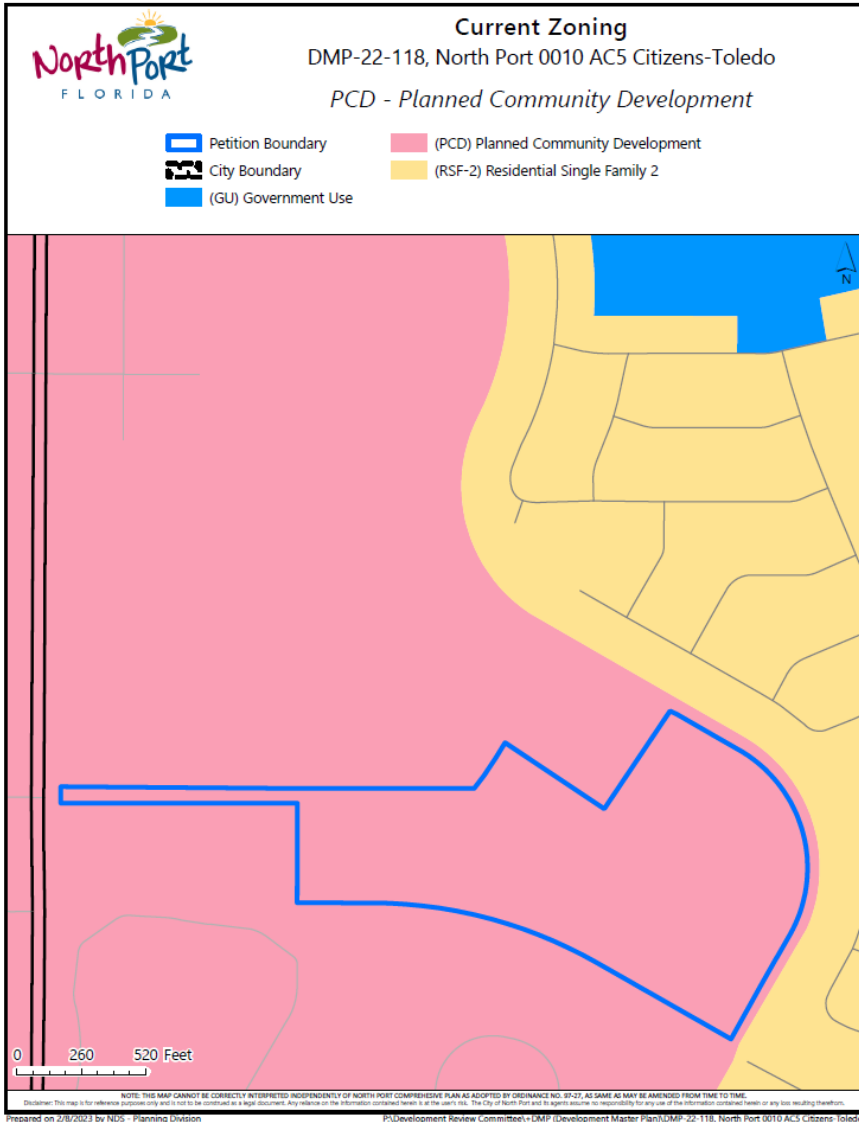
“North Port 0010”



DMP-22-118

OVERVIEW

Activity Center Future Land Use (AC5)



DMP-22-118

OVERVIEW

Zoned Planned Community Development (PCD)

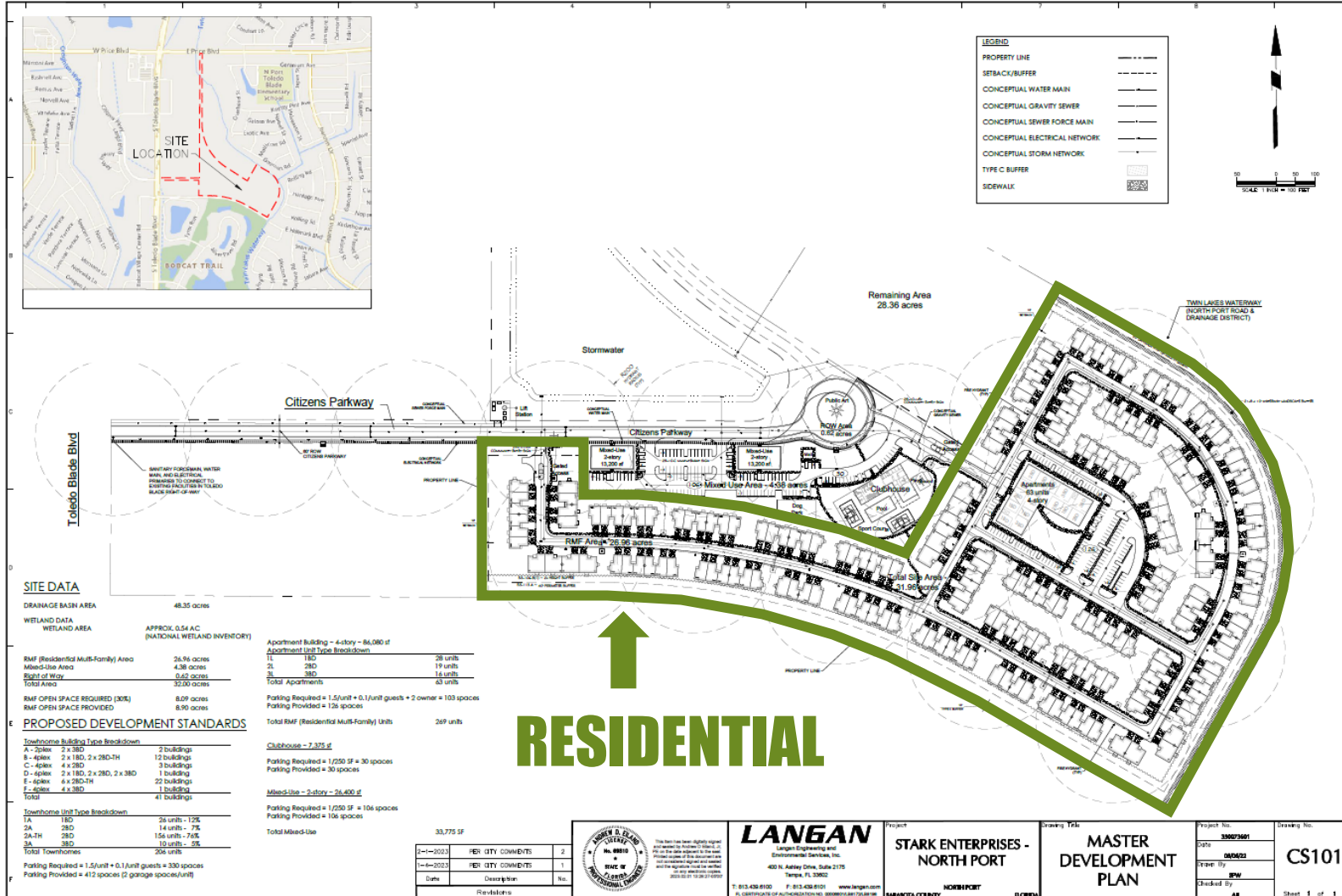
DMP-22-118

DEVELOPMENT MASTER PLAN

Summary of Proposal:
269 residential units
2 x 13,200 sf mixed use buildings
A Portion of Citizens Parkway SE

DMP-22-118

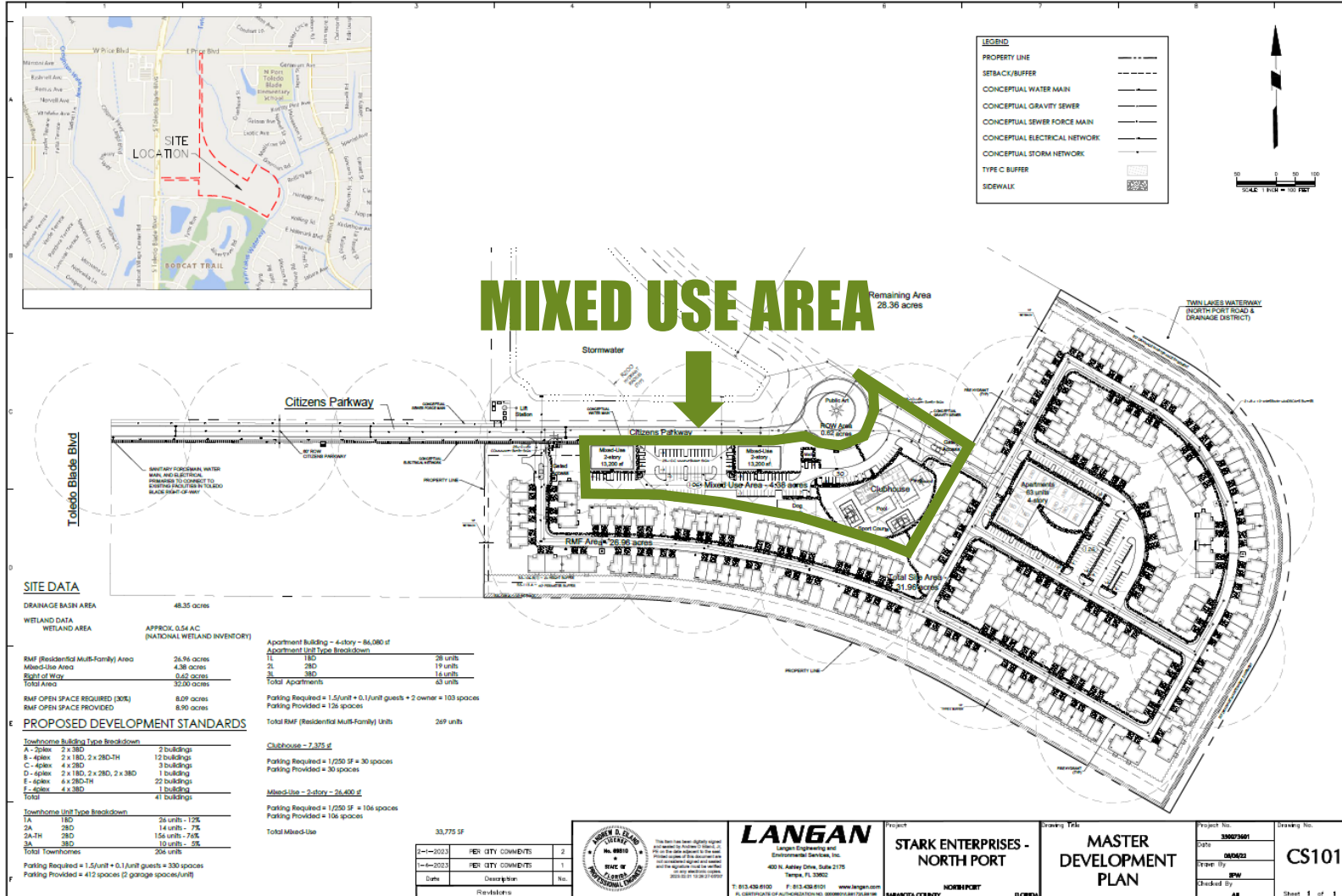
DEVELOPMENT MASTER PLAN



269 Residential Units – 202 Townhomes, 63 Apartment Units, 4 Duplex Units

DMP-22-118

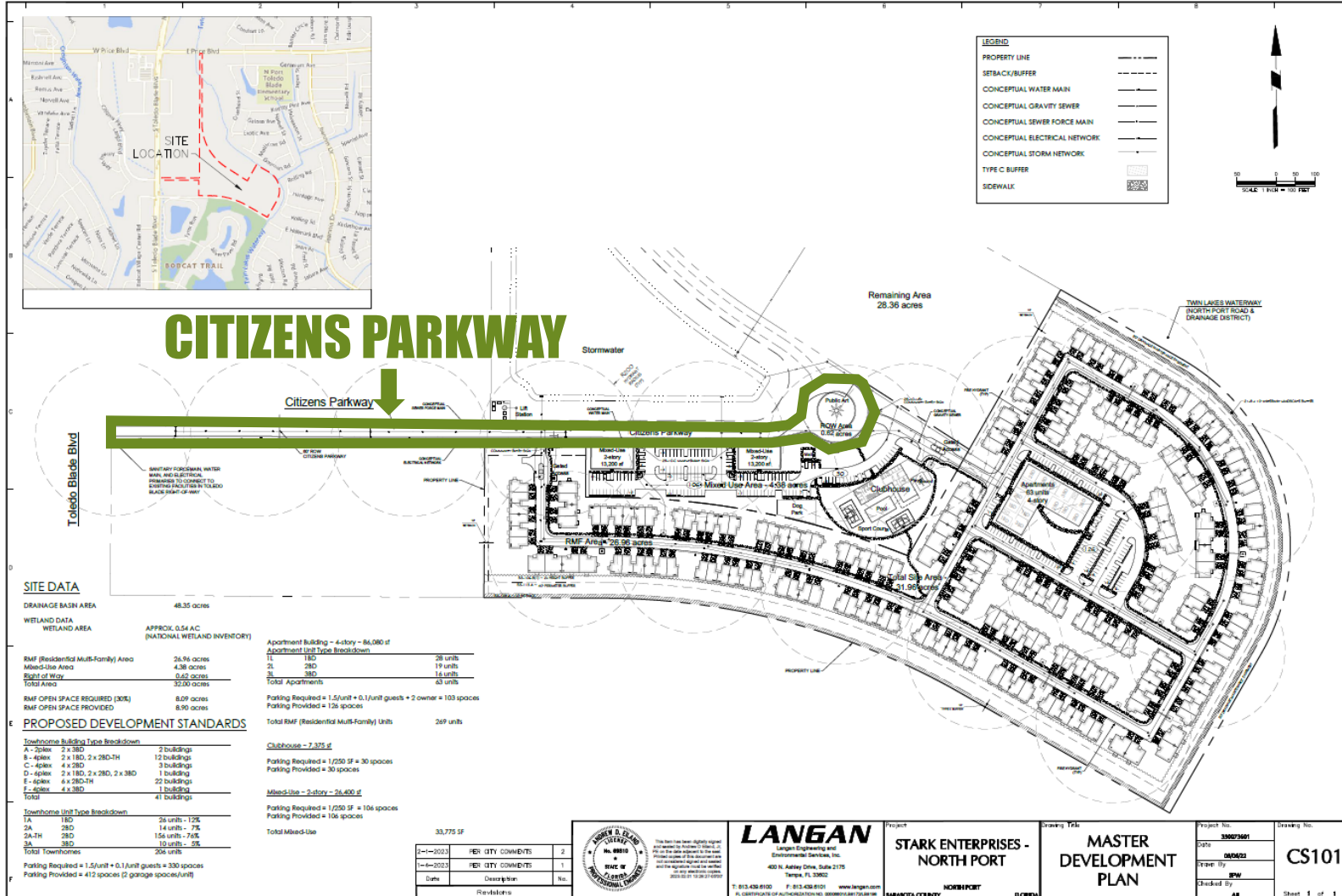
DEVELOPMENT MASTER PLAN



2 X 13,200 SF Mixed-Use Buildings + Clubhouse and Amenities

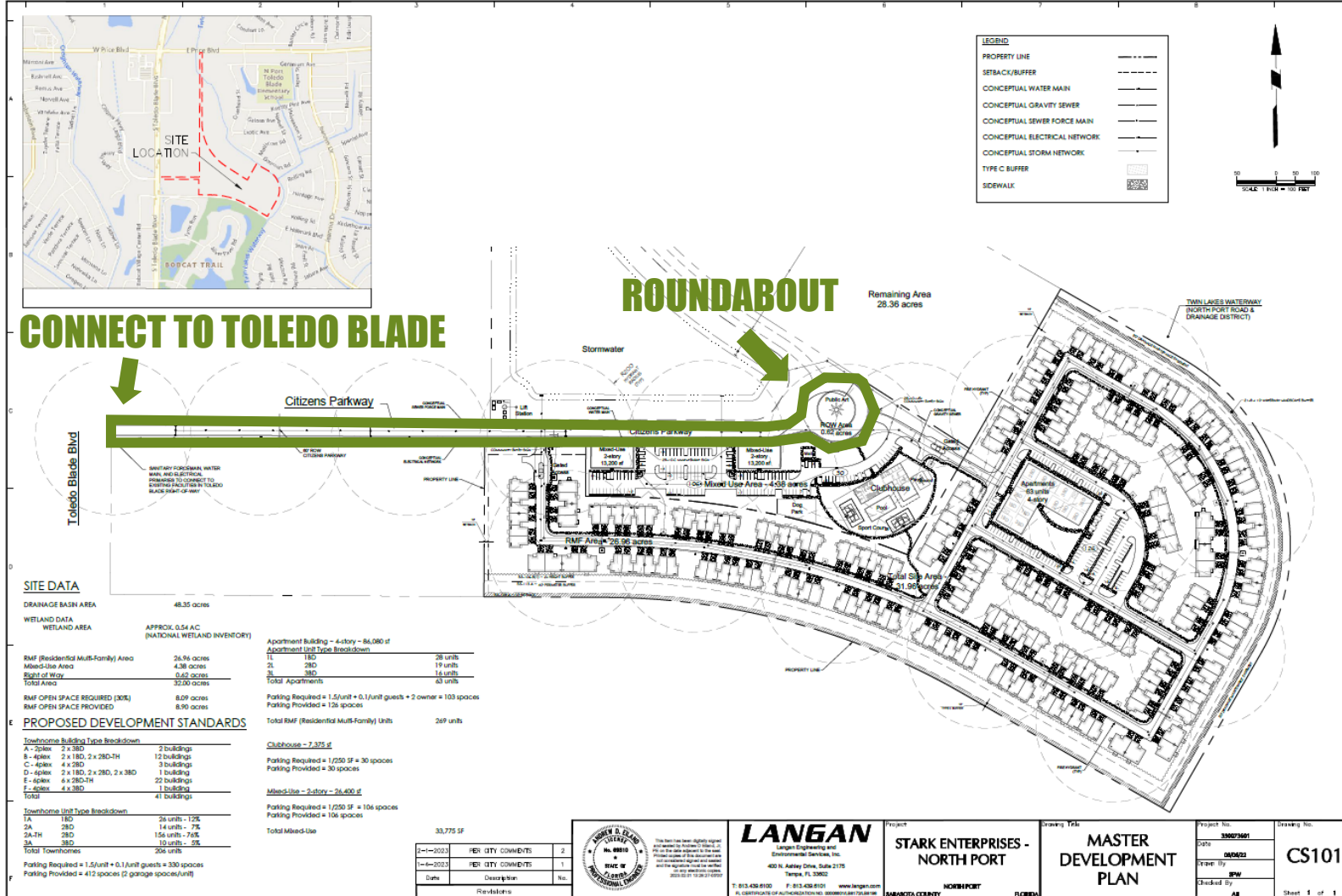
DMP-22-118

DEVELOPMENT MASTER PLAN



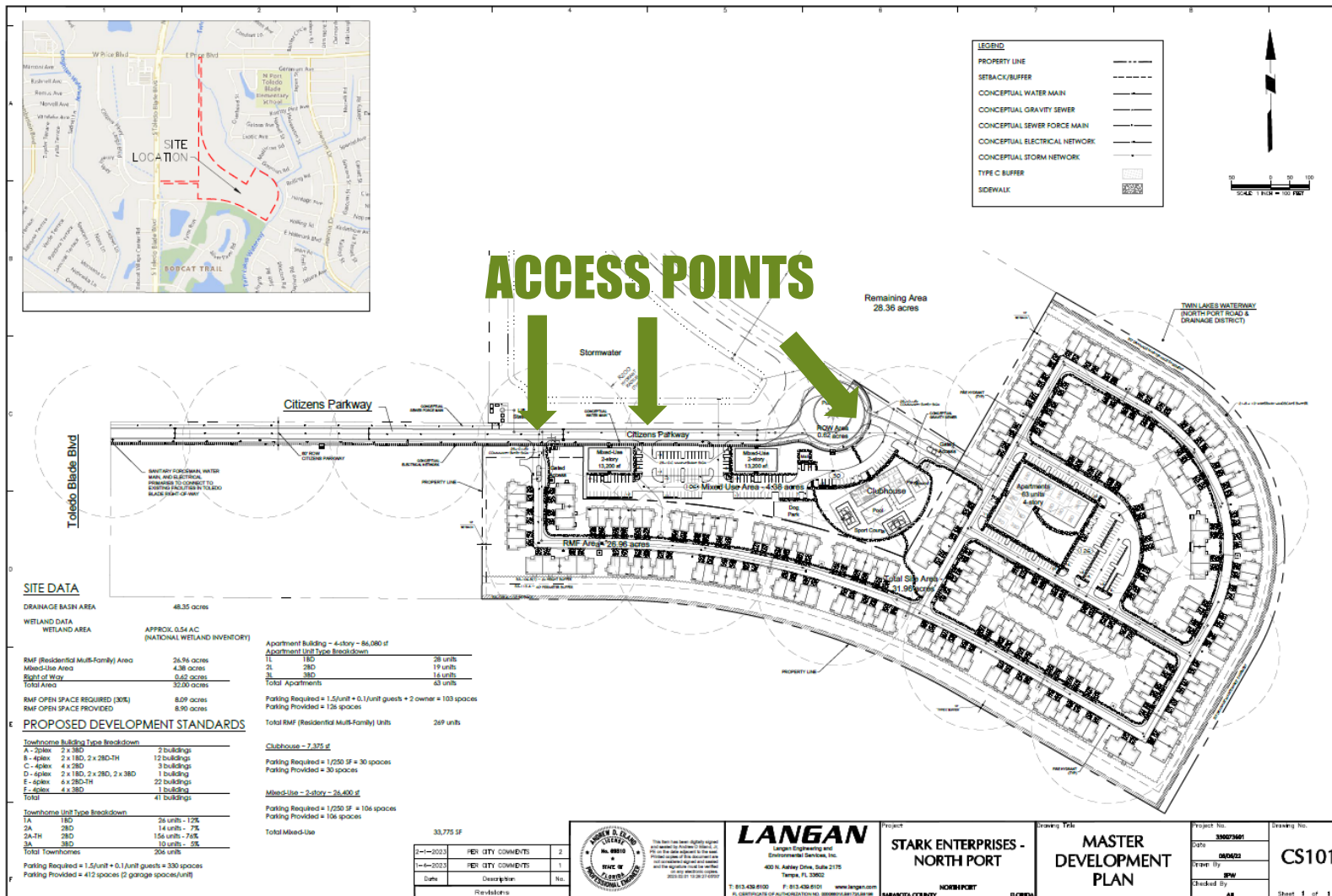
DMP-22-118

DEVELOPMENT MASTER PLAN



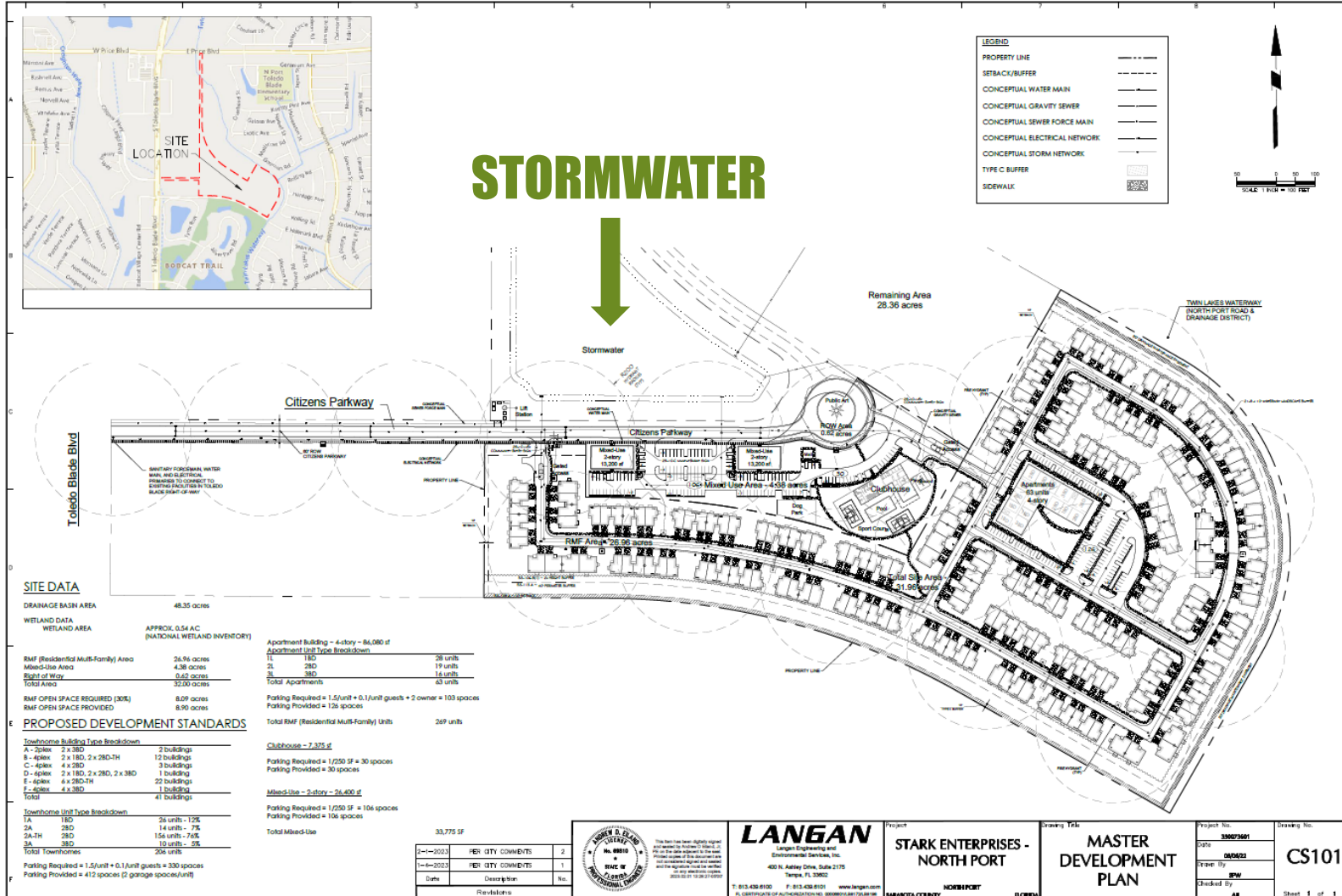
DMP-22-118

DEVELOPMENT MASTER PLAN



DMP-22-118

DEVELOPMENT MASTER PLAN



DMP-22-118

CONCEPTUAL ELEVATIONS



4 REAR ELEVATION
1/8" = 1'-0"



2 LEFT SIDE ELEVATION
1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"



4 LEFT SIDE ELEVATION (CLUBHOUSE)
1/8" = 1'-0"



3 REAR ELEVATION (CLUBHOUSE)
1/8" = 1'-0"



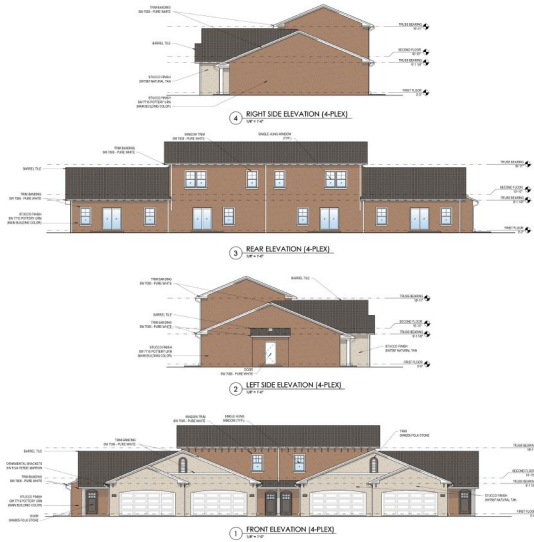
2 RIGHT SIDE ELEVATION (CLUBHOUSE)
1/8" = 1'-0"



1 FRONT ELEVATION (CLUBHOUSE)
1/8" = 1'-0"

DMP-22-118

CONCEPTUAL ELEVATIONS



STARKENTERPRISES
It's all about the experience™

North Port Village
North Port, FL

CE Concept Elevation - 4-plex
1/8" = 1'-0"
November 21, 2022



STARKENTERPRISES
It's all about the experience™

North Port Village
North Port, FL

CE Concept Elevation - 6-plex
1/8" = 1'-0"
November 21, 2022



STARKENTERPRISES
It's all about the experience™

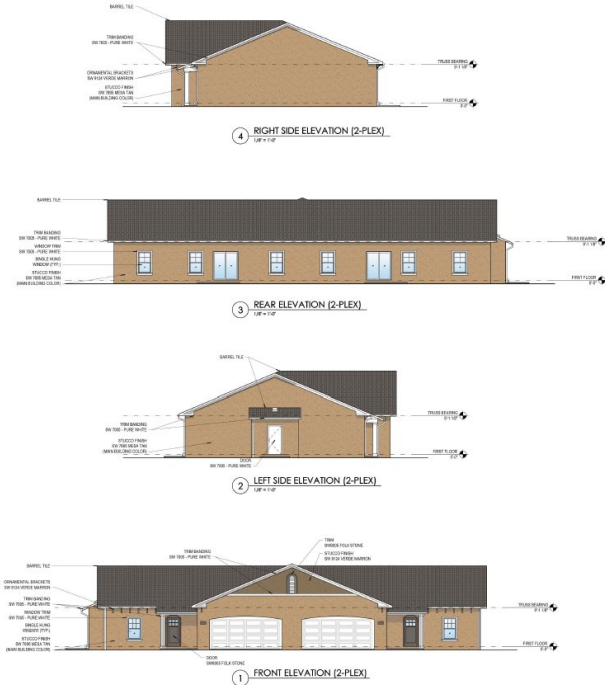
North Port Village
North Port, FL

CE Concept Elevation - 6-plex
1/8" = 1'-0"
November 21, 2022

FOUR- & SIX-UNIT BUILDINGS

DMP-22-118

CONCEPTUAL ELEVATIONS



STARKENTERPRISES
it's all about the experience™

North Port Village
North Port, FL

CE Concept Elevation - 2-plex
1/8" = 1'-0"
November 21, 2022

APARTMENT & TWO-UNIT BUILDINGS

Exhibit C



629 Euclid Ave, Suite 1300 • Cleveland, OH 44114
216.464.2860 216.464.1458
StarkEnterprises.com

December 27, 2022

Dear Property Owner,

There will be an informational Neighborhood Meeting to discuss the Development Master Plan for the North Port 0010 project (DMP-22-00000118) to be located on an extension of Citizens Parkway from Toledo Blade Boulevard in the southeast quadrant of Midway - Activity Center 5.

The meeting will be held via **Microsoft Teams** on Friday, January 20, 2023 at 2:00 pm.

Join on your computer, mobile app or room device

Meeting ID: 250 010 444 726

Passcode: ES6JnU

Or call in (audio only)

+1 440-462-0422,,663495499# United States, Cleveland

Phone Conference ID: 663 495 499#

Time for questions and answers will follow a brief presentation about the project.

Sincerely,

Carl F. Frey

Carl F. Frey, PE

Director of Development

Stark Enterprises

629 Euclid Ave, Suite 1300

Cleveland, Ohio 44114

DMP-22-118

COMPLIANCE

Neighborhood Meeting held virtually on January 20, 2023



PAGE 10A FRIDAY, FEBRUARY 24, 2023

The Daily Sun | www.sunport.com

UN approves resolution calling for Russia to leave Ukraine

UNITED NATIONS (AP) — The UN General Assembly approved a resolution Thursday that calls for Russia to end hostilities in Ukraine and withdraw its forces, sending a strong message on the eve of the first anniversary of the invasion that Moscow's aggression must stop.

The resolution, drafted by Ukraine in consultation with its allies, passed 141-7, with 35 abstentions.

Ukrainian Foreign Minister Dmytro Kuleba said the vote "was more evidence that not only the West backs his policy."

"This was a clear message that the global south does not stand on Russia's side," Kuleba said. "Many countries representing Latin America, Africa, Asia voted to back it."

The General Assembly has become the most important UN body dealing with Ukraine because the Security Council, which is charged with maintaining international peace and security, is paralyzed by Russia's veto power. General Assembly resolutions are not legally binding, unlike Security Council resolutions, but serve as a barometer of world opinion.

The 141-vote resolution against Thursday's Russian resolution was led by Nicaragua, Honduras, Haiti, Cuba, Bolivia, Nicaragua, Haiti, Syria, Mali, Somalia, Kosovo and Mali, which has developed close military ties with Russia. Administrations proposed by Ukraine would have scrapped much of the language but were overwhelmingly defeated.

The vote was slightly below the highest total for the first previous resolution approved by the 193-member world body since Russia sent troops and tanks across the border into its neighbor



AP PHOTO/STEFFEN WITTE

Germany's foreign minister Annalena Baerbock address the United Nations General Assembly before a vote for a U.N. resolution upholding Ukraine's territorial integrity and calling for a cessation of hostilities after Russia's invasion, Thursday at U.N. headquarters.

neighbor on Feb. 24, 2022. This tally, in an October resolution against Russia's illegal annexation, was approved by 143 countries, Foreign Secretary Baerbock said. "We must strongly comply with the United Nations Charter," a heavily edited draft of the resolution, which she said is an international order long being dominated by the U.S. and Europe, and at what some call violations of the charter. Baerbock said the resolution in the group was against what he called Russian actions in the General Assembly.

Russian Deputy Foreign Minister Vladimir Putin during a visit to Moscow this week.

More than 100 countries and Ukraine have been trying to win support from around the world.

Ukrainian President Volodymyr Zelenskyy's presidential office, Ashraf Yermak, spoke Thursday about the UN resolution with a news conference that he said is a landmark because it is the first time the UN has taken a stand against Russia's invasion of Ukraine.

The resolution calls for a "cessation of hostilities" and "a withdrawal of all Russian troops and military equipment from Ukraine." It also calls for a "cessation of hostilities" and "a withdrawal of all Russian troops and military equipment from Ukraine."



AP PHOTO/STEFFEN WITTE

Police: 'Random' shootings leave woman, child, reporter dead

By DAVID FROST and FRIDA FRISBO ASSOCIATED PRESS

A man riding in a car with his cousin shot and killed another passenger that returned to the same neighborhood later and shot four more people, killing a journalist covering the original shooting and a 9-year-old girl, Florida police and witnesses said.

Orange County Sheriff John Mina characterized the shooting Wednesday as a random act of violence. Mina said there is a news conference that is expected to be held Monday.

Mina said Thursday that the driver and witness are on the list of people who have been charged with first-degree murder in the fatal shooting that killed the 9-year-old girl.

The shooting occurred in the neighborhood of Northchase, St. Petersburg, where the "random" charges would follow.

Spectrum News 13 identified the slain reporter as Dylan Lyons, a photographer for WHSV-TV. Lyons was also wounded.

Mina said Lyons has been taking in investigators while being treated at a hospital.

That was when an unmarked news vehicle on Wednesday afternoon covering the first homicide shot a man, approached and shot them, Mina said.

The man then went to a nearby home where he fatally shot T'Yonna Major and critically wounded the girl's mother. Officials have not released the mother's name.

Mina said Thursday that investigators do not know the motive for any of the shootings. He said Lyons is a known gang member but that the shooting didn't appear to be gang related. It was not clear if Lyons knew the other victims were journalists and Mina said that their vehicles don't look like typical news vans or feature the station's logo.

The sheriff said when deputies arrested Lyons, they seized a Glock semiautomatic weapon that "was still hot to the touch, meaning it had just been fired," he says when he took Lyons to the station.

Body camera footage released by the sheriff's office shows Lyons apparently resisting arrest. After deputies take him to the ground, Lyons responded "I'll die, I'll die, I'll die" and that deputies are hitting him, according to the video.

Mina said Lyons was not hurt and was taken to a hospital where he attacked medical staff.

Mina said he has since refused to speak with reporters.

The Office of the Public Defender for Orange and Osceola counties, which is representing Lyons, said he had received multiple calls asking why Lyons was not in handcuffs from previous officers.

PUBLIC NOTICE - CITY OF NORTH PORT NOTICE OF PUBLIC HEARINGS FOR DMP-22-118

NORTH PORT SHERRY GUYEN, pursuant to Chapters 166 and 167 of the Florida Statutes, Section 708(1) of the Charter of the City of North Port, Florida, that the City of North Port will consider DMP-22-118, approved Development Plan for the development of 261 mobile home units and one (1)300 square foot mobile home building.

A Public Hearing will be held before the Planning and Zoning Advisory Board designated as the Local Planning Agency (LPA) on Thursday, March 16, 2023, at 9:00 a.m. in the City Hall Commission Chambers, 4979 City Hall Boulevard, North Port, Florida 34266.

A Public Hearing for DMP-22-118 will be held before the North Port City Commission on Thursday, March 30, 2023, at 6:00 p.m., in the City Hall Commission Chambers, 4979 City Hall Boulevard, North Port, Florida 34266.



Note: Proposed DMP-22-118 boundary of the area is depicted on this map.

All interested parties are invited to appear and be heard in respect to this notice at the public hearings to the City Hall Commission Chambers. Written comments filed with the City Commission will be heard and considered at the next meeting of the public hearing at the meeting. These public hearings may be continued from time to time as announced at the hearings, as may be found necessary. The file pursuant to DMP-22-118 may be inspected by the public at the City of North Port Neighborhood Development Service Department, Planning & Zoning Division, and at the City of North Port City Clerk's Office, 4979 City Hall Boulevard, North Port, Florida 34266, during regular business hours.

NO STENOGRAPHIC RECORD BY A CERTIFIED COURT REPORTER IS MADE OF THESE MEETINGS. ACCORDINGLY, ANY PERSON WHO MAY WISH TO APPEAL A DECISION INVOLVING THIS MATTER SHOULD BE ADVISED THAT HE OR SHE WILL BE RESPONSIBLE FOR MAKING A VERBATIM RECORD OF THE TREATMENT AND DISCUSSION AT THESE MEETINGS UPON WRITING ANY APPEAL TO THE BOARD. (S.F.S. 28A.050)

NOTES: PERSONS WITH DISABILITIES SEEKING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE 48 HOURS IN ADVANCE OF THE MEETING DATE. (S.F.S. 28A.05)

NONDISCRIMINATION: The City of North Port does not discriminate on the basis of race, color, national origin, sex, age, disability, family or marital 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 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.

By Heather Pines, MAC, City Clerk

FILED: February 23, 2023

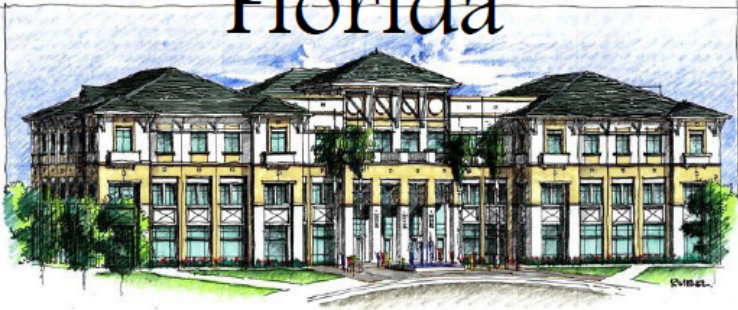
DMP-22-118

COMPLIANCE

Legal Ad published on February 24, 2023

Postcard mailers sent February 28, 2023

City of North Port Florida



COMPREHENSIVE PLAN

Adoption

June 27, 2017

DMP-22-118

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 2.6.1**
- **Housing Element, Objective 1**
- **Housing Element, Policy 6.1**
- **Economic Development Element, Policy 1.2.5**
- **Economic Development Element, Policy 5.2.1**



DMP-22-118

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 55-36. – Permitted use in Activity Center 5**
- **Section 53-113 – General development regulations of the PCD District**



DMP-22-118

ANALYSIS

**Staff performed a
 Fiscal Impact Analysis:**

\$1,402,374 net benefit over the first five years

DMP 22-118, North Port 0010 - Fiscal Impact Analysis

		Year 1	Year 2	Year 3	Year 4	Year 5
Costs	General Governmental Services	\$ 394,953	\$ 402,852	\$ 410,909	\$ 419,127	\$ 427,510
	Utility Services	\$ 332,897	\$ 339,555	\$ 346,346	\$ 353,273	\$ 360,338
	<i>Total Costs:</i>	<i>\$ 727,850</i>	<i>\$ 742,407</i>	<i>\$ 757,255</i>	<i>\$ 772,400</i>	<i>\$ 787,848</i>
Revenue	Property Ad Valorum	\$ 252,648	\$ 265,935	\$ 279,938	\$ 294,698	\$ 310,257
	Miscellaneous Taxes & Fees	\$ 575,851	\$ 596,812	\$ 618,536	\$ 641,051	\$ 664,385
	Utility Franchise Fees	\$ 30,677	\$ 31,794	\$ 32,951	\$ 34,150	\$ 35,393
	Utility Revenue	\$ 306,706	\$ 317,870	\$ 329,441	\$ 341,432	\$ 353,860
	Communications Services Taxes	\$ 15,669	\$ 16,239	\$ 16,830	\$ 17,443	\$ 18,078
	Utility Service Taxes	\$ 8,434	\$ 8,741	\$ 9,059	\$ 9,389	\$ 9,731
	State Shared Revenue	\$ 332,897	\$ 345,014	\$ 357,573	\$ 370,589	\$ 384,078
	Impact Fees	\$ 414,440	\$ 414,440	\$ 414,440	\$ 414,440	\$ 414,440
<i>Total Revenue:</i>	<i>\$ 1,937,322</i>	<i>\$ 1,996,845</i>	<i>\$ 2,058,768</i>	<i>\$ 2,123,192</i>	<i>\$ 2,190,223</i>	
<i>Net Fiscal Impact:</i>		<i>\$ 1,209,472</i>	<i>\$ 1,254,438</i>	<i>\$ 1,301,513</i>	<i>\$ 1,350,792</i>	<i>\$ 1,402,374</i>



CITY COMMISSION
MARCH 30, 2023

**The
Planning & Zoning Advisory Board
recommended approval of:**

DMP-22-118

**to the North Port City Commission
at their March 16, 2023, meeting**



CITY COMMISSION
MARCH 30, 2023

**Staff recommends that the
City Commission approve
DMP-22-118**