



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Action Report - Draft Planning & Zoning Advisory Board

Thursday, July 20, 2023

9:00 AM

City Commission Chambers

SPECIAL MEETING

- A.** Consideration of Petition No. VDC-22-212 (Ordinance No. 2023-19) Toledo Village Village District Pattern Plan - 2,086 Acre Area Located North of Interstate 75, East of Toledo Blade Boulevard (QUASI-JUDICIAL)

A motion was made by Board Member Baer, seconded by Board Member Waugh, to recommend approval of Petition No. VDC-22-212 as presented and find that based on the competent substantial evidence, the proposed petition complies with the Comprehensive Plan and the Unified Land Development Code.

The motion carried on the following vote:

Yes: 5 - Chair Hester, Board Member Irizarry, Board Member Patricoski, Board Member Waugh and Board Member Baer

Absent: 2 - Vice Chair Maturo and Board Member Ludos

- B.** Consideration of Petition No. DMP-23-019, Presidium Apartments Development Master Plan (QUASI-JUDICIAL)

A motion was made by Board Member Irizarry, seconded by Board Member Patricoski, to recommend approval of Petition No. DMP-23-019 as presented including the following request for modification and find that based on the competent substantial evidence, the Development Master Plan complies with the Unified Land Development Code.

Modification:

1. A reduction of the minimum setback that is a maximum of one hundred and ten (110) feet from the front property line to permit buildings A, B, and K to be constructed no closer than eighty (80) feet from the front property line.

The motion carried on the following vote:

Yes: 5 - Chair Hester, Board Member Irizarry, Board Member Patricoski, Board Member Waugh and Board Member Baer

Absent: 2 - Vice Chair Maturo and Board Member Ludos

- C.** Consideration of Petition No. CIP-23-052, City of North Port Utilities Administration and Field Operations Complex Development Master Plan (QUASI-JUDICIAL)

A motion was made by Board Member Baer, seconded by Board Member Waugh, to recommend approval of Petition No. CIP-23-052 as presented including the following waivers and conditions and find that based on the competent substantial

evidence, the Development Master Plan complies with the Unified Land Development Code.

Waivers:

1. A waiver from compliance with the Mediterranean Revival Architectural Style for Buildings and accessory structures, to allow for the architectural style shown on the attached building elevations (Exhibit F). The building design utilizes a fluted metal cladding system and Phenolic panel cladding in earth tones to soften the tiltup concrete walls.
2. A waiver from any required walking/fitness path along the Myakkahatchee Creek.
3. A waiver from the requirement that parking in front of a building is limited to one row to allow the parking configuration shown on the DMP plan set (Exhibit E).
4. A waiver from the design standards related to the light poles for the parking area designated for employee and service vehicle parking. Only light poles within the customer and visitor parking area on the west side of the administration building will be required to comply with the UDSPB standards.
5. A waiver from ULDC Section 53-106. A. (2) 100 feet Minimum Street Frontage, each lot or parcel of land within a Planned Community Development (PCD) District proposed for use as nonresidential shall have a minimum frontage of one hundred (100) feet on an approved public or private street.
6. Due to existing native vegetation along the Myakkahatchee Creek, a waiver is requested that no buffer be provided along this section of the property for a length of 1,464 linear feet as shown on the DMP Plan set (Exhibit E)
7. A waiver from the requirement that the 8-foot privacy wall located adjacent to multi-family on both the north and south side of the project meander every forty feet.
8. ULDC Sec. 55-6 provides that bicycle and pedestrian amenities shall be provided as determined by the square footage of the building(s) on the site. The waiver request is only to provide the required number of bike racks calculated on the square footage of the Utility Administration Building. Since the warehouse building is not accessible by the public, the required bicycle rack and pedestrian amenities(s) shall only apply to the administration building. Thus, the requirement would be that one bicycle rack be provided in proximity to the Administration Building.

Conditions:

1. Placement of all trees and landscaping requirements will apply during the site development/infrastructure stage.
2. The Hydrant and Fire Department Connections (FDC) for the project must be located not closer than twenty-five feet (25') and not more than one hundred feet (100') from a fire hydrant and meet the requirements set forth in § 60-8 of the City of North Port's Unified Land Development Code (ULDC).
3. The construction of the drive aisles located on the southern access easement can be included in the major site and development plan for the overall site. Since the property owner is not the City of North Port, a joint application with the property owner, including a signed and notarized affidavit, is required at the time of submittal. Sidewalks and street trees will be required when the 5400 Group, LLC site is developed, and the southern access easement becomes public access. This will be a condition of approval on the development order at the time of site development.
4. A copy of the recorded stormwater easement or agreement between the City of North Port and the WNP property is required at the time of site development.
5. Environmental conditions apply at the site and development/infrastructure stage

concerning removing trees, underbrush, and vegetation. If applicable, the developer shall follow the current gopher tortoise survey and relocation requirements. January 2023 survey found no gopher tortoises onsite. In addition, a copy of the approved Environmental Resource Permit (ERP) must be provided prior to any construction that impacts the wetland.

6. The stormwater management system must meet all requirements in the City of North Port Unified Land Development Code (ULDC) Stormwater Regulations.

7. DEP permit applications related to water and sewer, water lines, floor plans and plumbing risers, and irrigation systems. They will be addressed at the major site and development stage.

The motion carried on the following vote:

Yes: 5 - Chair Hester, Board Member Irizarry, Board Member Patricoski, Board Member Waugh and Board Member Baer

Absent: 2 - Vice Chair Maturo and Board Member Ludos