City of North Port Utilities Administration and Field Operations Complex Development Master Plan

CIP-23-052

Overview

Applicant: Tim Hancock, AICP, Stantec Consulting Services, on behalf of the City of North Port (Property Owner)

Property Owner: The City of North Port, Florida, a Municipal Corporation of the State of Florida

Request: Development Master Plan

Location: Located approximately 1/4-mile North of S. Tamiami Trail (US-41) and East of Pan American Blvd (Activity Center #1),

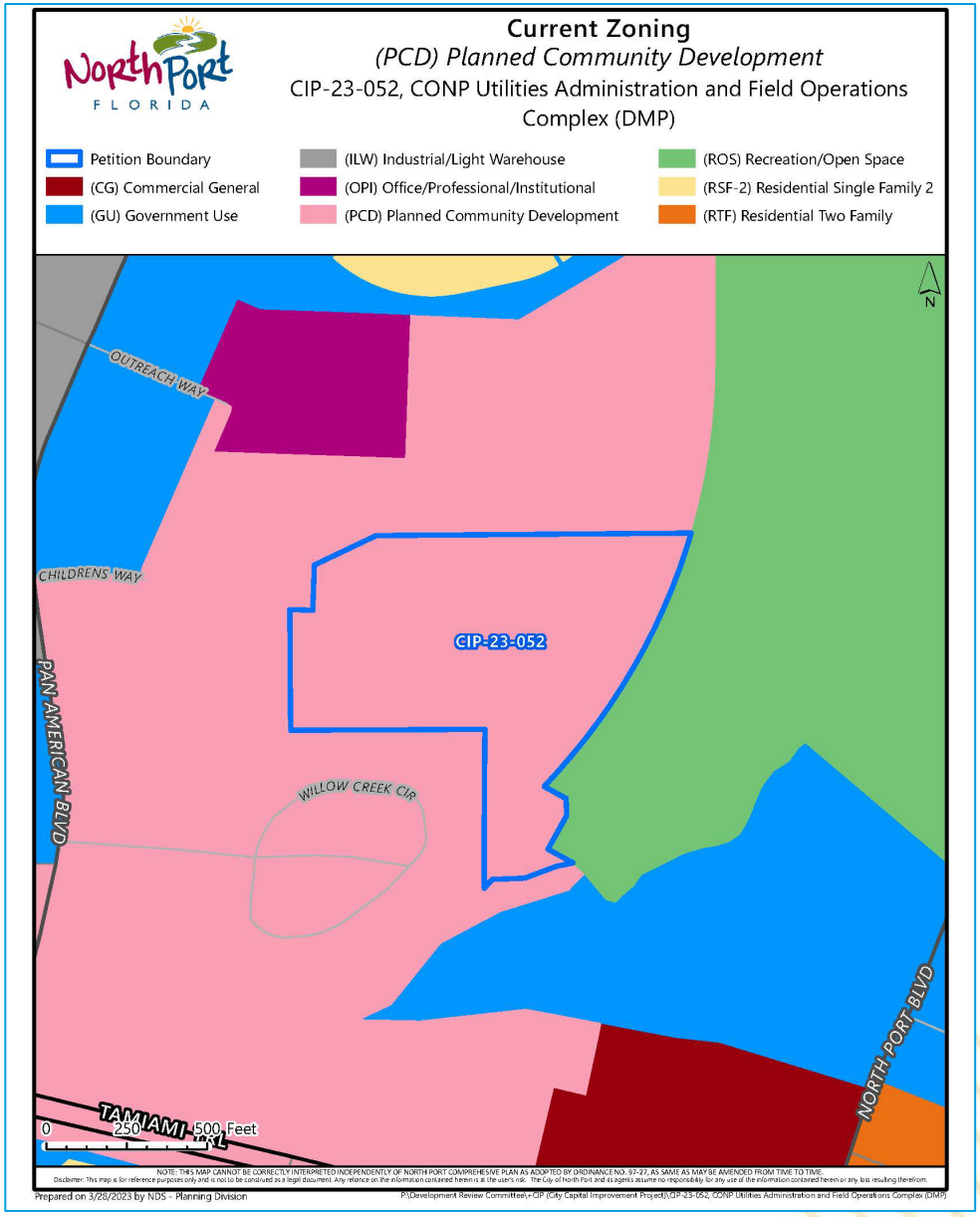
Zoning & Future Land Use

Zoning: Planned Community Development (PCD)

Future Land Use: Activity Center

Total Acres: ±17.31

The proposed use is a government-use development (Administrative and field operations complex)



General Development Area

Property purchased in 2022 for $2,930,284.25

The project is comprised of 2 phases (±46,007 total sq. ft.)

Phase 1: Administration building (±13,100 sq. ft), warehouse & operations (±26,750 sq. ft.)

Phase 2: Future expansion of warehouse space will add ±6,157 sq. ft.

Neighborhood Meeting

June 26, 2023, at 6:00 PM at the Morgan Family Community Center

2 members of public in attendance

Questions concerning stormwater and traffic were addressed

Development Master Plan

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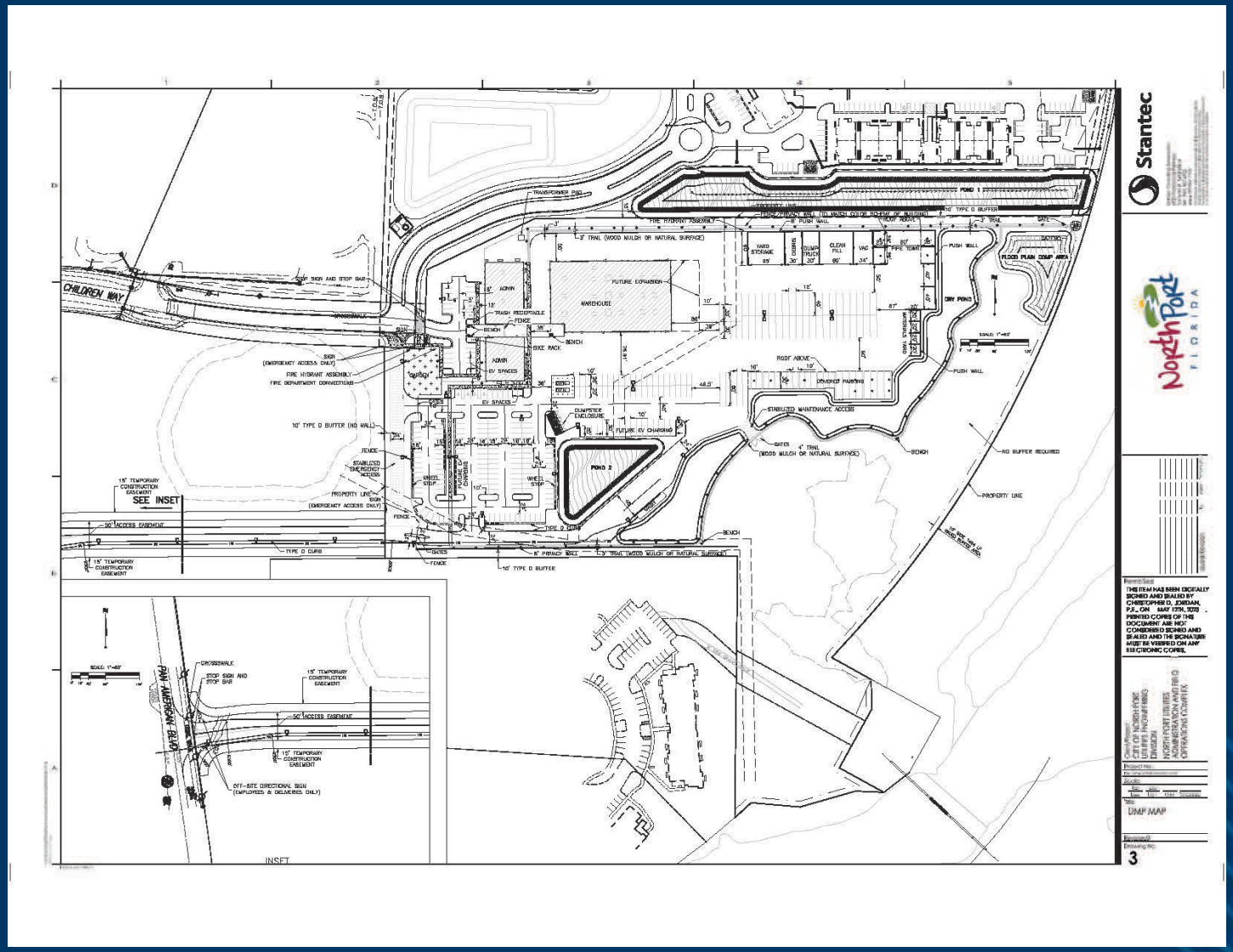

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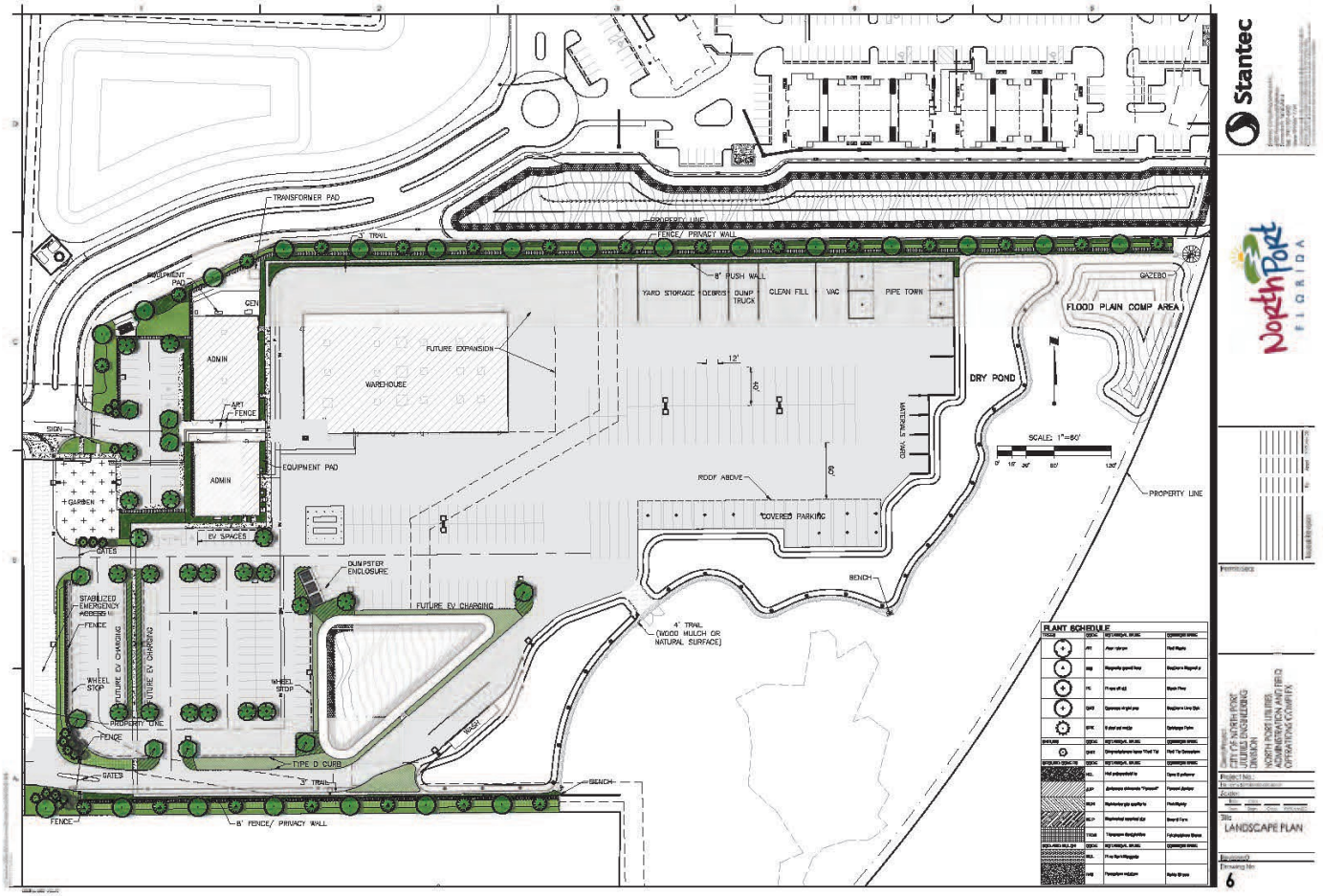

Waivers

Waivers	
Waiver #1	Waiver from ULDC Chapter 55, Article I. – Mediterranea (Activity Center #1) - Activity Center Design Regulations and the adopted Urban Design Standards Pattern Book for Activity Center #1 related to the architectural design for buildings and accessory structures.
Waiver #2	UDSPB - Style and Design, Chart #4 (Walking Path)
Waiver #3	UDSPB - Parking (page 20)
Waiver #4	UDSPB – Lighting Design (page 28)
Waiver #5	ULDC Section 53-106. A.2 100 feet Minimum Street Frontage
Waiver #6	ULDC Section 55-4. B.4 – Buffer Requirements
Waiver #7	ULDC Section 55-4. B.4(b) – Wall Meandering
Waiver #8	ULDC Section 55-6 Bicycle Racks and Benches. (This requirement shall apply only to the square footage of the Administration building).

Conditions

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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.

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Questions?