

Policy 2.18: A Planned Community Development (PCD) Zoning District shall be amended which applies to the activity centers identified on the Future Land Use Map, or other unplatted areas. The PCD zoning district shall establish standards for types, sizes, densities and intensities of mixed land uses...



Activity Center 6 Consideration

Commission Workshop

April 22, 2024

Figure 1: Standards for Activity Centers

Activity Centers	AC#1 US-41	AC#2 Town	AC#3 Sumter	AC#4 Toledo Blade/I- 75	AC#5 Toledo Blade/Pric e	AC#6 Yorkshir e	AC#7 Golden Springs	AC#8 River Road Office Park (3.4)
Future Land Use Map Designation	D/I %	D/I %	D/I %	D/I %	D/I %	D/I %	D/I %	D/I %
Low Density Residential	NPU 0	4.0/ 10	NPU 0	4.0/ 27	NPU 0	NPU 0	4.0/ 52	n/a n/a
Medium Density Res.	5.5/ 2	10.0/ 16	NPU 0	10.0/ 5	10.0/ 9	10.0/ 9	0 0	n/a n/a
High Density Residential	15.0/ 2	15.0/ 27	NPU 0	15.0/ 4	15.0/ 9	15.0/ 9	0 0	15.0/ 20
Professional Office	/0.95 18	/0.95 13	/0.95 23	/0.95 13	/0.95 13	/30 10	See foot note 2	/0.55 24
Commercial	/0.95 58	/0.95 22	/0.95 ¹ 75	/0.95 20	/0.95 39	/30 16	/15 12	/0.55 20
Industrial	/0.95 9	/0.95 ² 1	/0.95 ² 2	/0.95 29	/0.95 26	/30 38	0 0	n/a n/a
Public - Rec/Open	— 11	— 11	— 0	— 1	— 4	n/a 6	36	36
Utility Ind. Corr						n/a 12		

AC-6

2008 Comprehensive Plan

**AC-6
2008
Boundary**

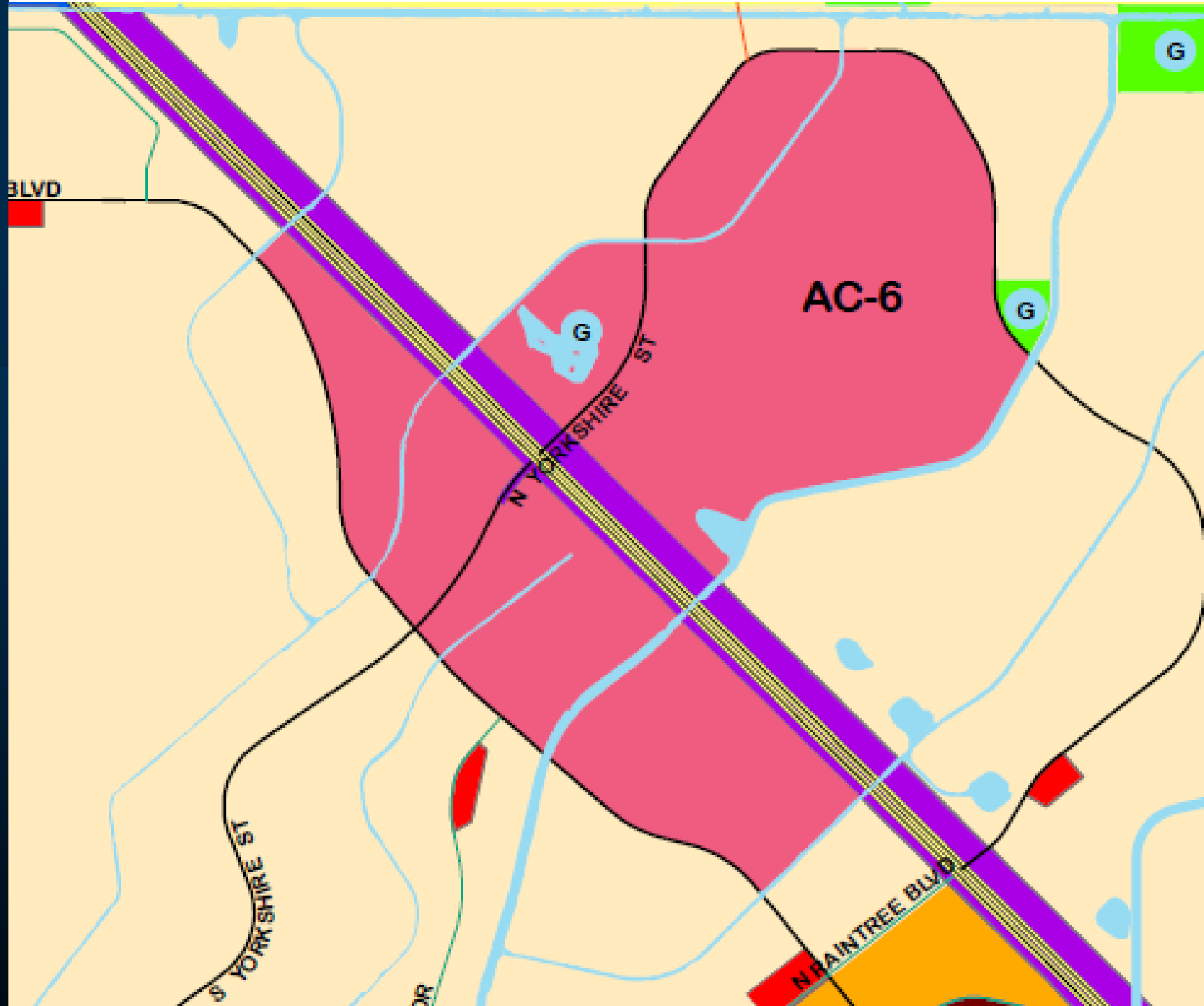


Figure 1: Standards for Activity Centers

Activity Centers	AC #1 US-41/ Mediterranean	AC #2 Town Center/ Heron Creek	AC #3 Sumter Blvd./ Gateway	AC #4 Toledo Blade/ I-75/ Panacea	AC #5 Toledo Blade/ Price Blvd./ Midway	AC #6 Yorkshire Blvd./ I-75/ The Shire	AC #7 Golden Springs/ Warm Mineral Springs ²	AC #7A Area A of Golden Springs/ Warm Mineral Springs ²	AC #8 River Road Office Park The Gardens (3,4)	AC #9 Greenwood/ Appomattox/ Central Parc (7)
Future Land Use Map Designation	D/I %	D/I %	D/I %	D/I %	D/I %	D/I %	D/I %	D/I %	D/I %	D/I %
Low Density Residential	NPU 0	4.0/10	NPU 0	4.0/ 27	NPU 0	NPU 0	4.0/ 52	0 0	n/a n/a	4.0/ 85
Medium Density Res.	5.5/2	10.0/16	NPU 0	10.0/ 5	10.0/ 4	10.0/ 9	0 0	5.0 See footnote 9	n/a n/a	n/a n/a
High Density Residential	15.0/ 2	15.0/ 27	NPU 0	15.0/ 4	15.0/ 4	15.0/ 9	0 0	0 0	15.0/ 20	n/a n/a
Professional Office	/0.95 18	/0.95 13	/0.95 23	/0.95 13	/0.95 13	/0.30 10	See footnote 2	See footnote 2	/0.55 24	n/a n/a
Commercial	/0.95 58	/0.95 22	/0.95 ¹ 75	/0.95 20	/0.95 44	/0.30 16	/0.15 12	0.20 See footnote 9	/0.55 20	n/a n/a
Industrial	/0.95 9	/0.95 ² 1	/0.95 ² 2	/0.95 29	/0.95 31	/0.30 38	0 0 A: 0/0	0 0	n/a n/a	NPU 0
Public – Rec/Open	— 11	— 11	— 0	— 1	— 4	n/a 6	36	35 ²	36	— 0
Utility Ind. Corr.						n/a 12				NPU 0
Mixed-Use Development										See foot note 8 / 15

AC-6

Current Comprehensive Plan

Figure 2 - Interim Guidelines: Activity Center #6:

Future Land Use Districts	Number of Units or Square Footage Allowed Per the 10% Cap
Industrial	500,000 square feet (including all areas, whether under roof or outdoors)
Medium-Density Residential	132 units
High-Density Residential	270 units
Commercial	150,000-200,000 square feet
Professional Office	10,000-12,000 square feet
Recreation Open Space	No restrictions

Source: City of North Port

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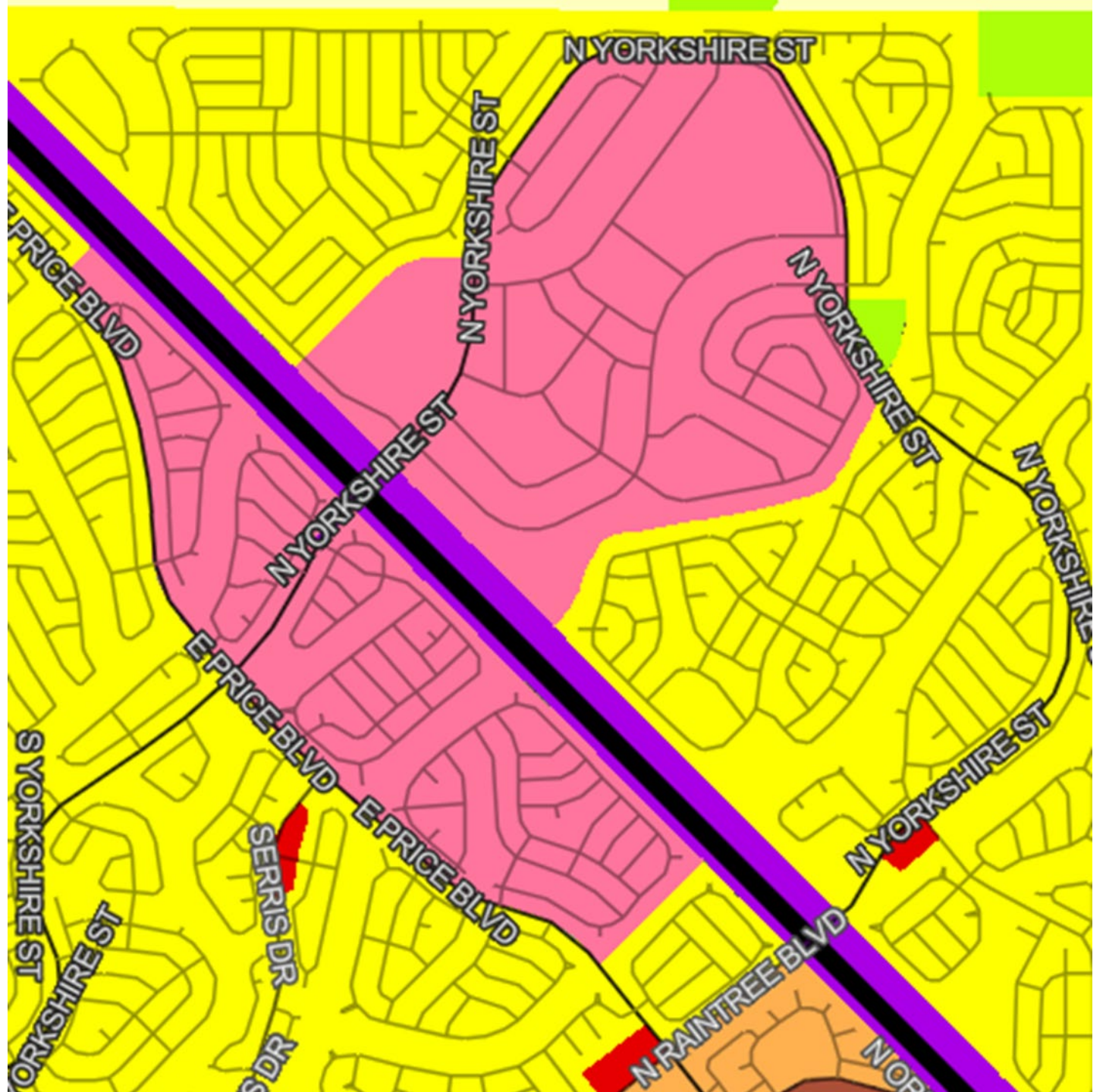
ARTICLE VI. - THE SHIRE (Activity Center #6)

Sec. 55-41. - Permitted principal uses and structures.

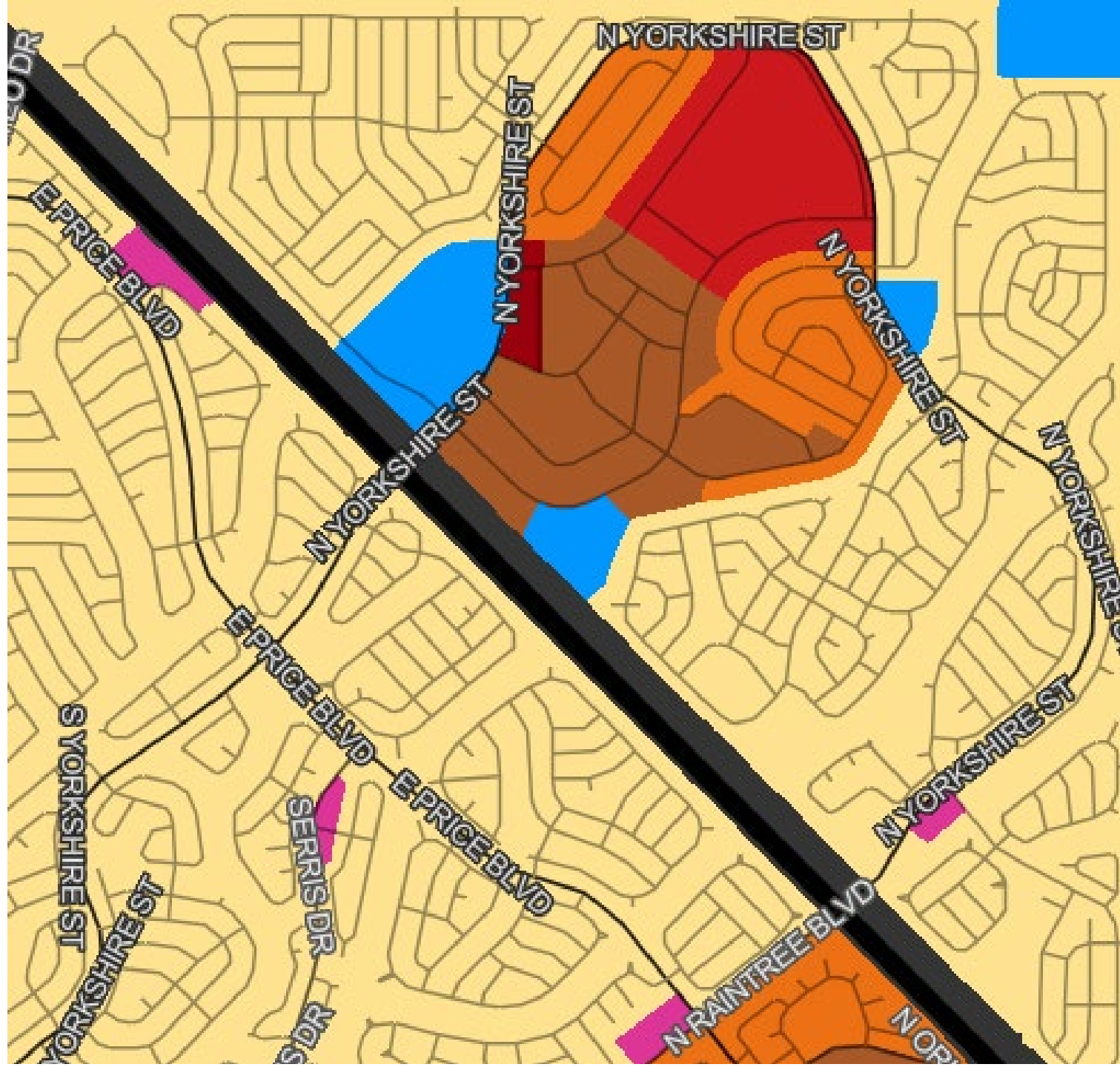
A. The parameter for the percentage of allowable land uses pursuant to the Comprehensive Plan are as follows:

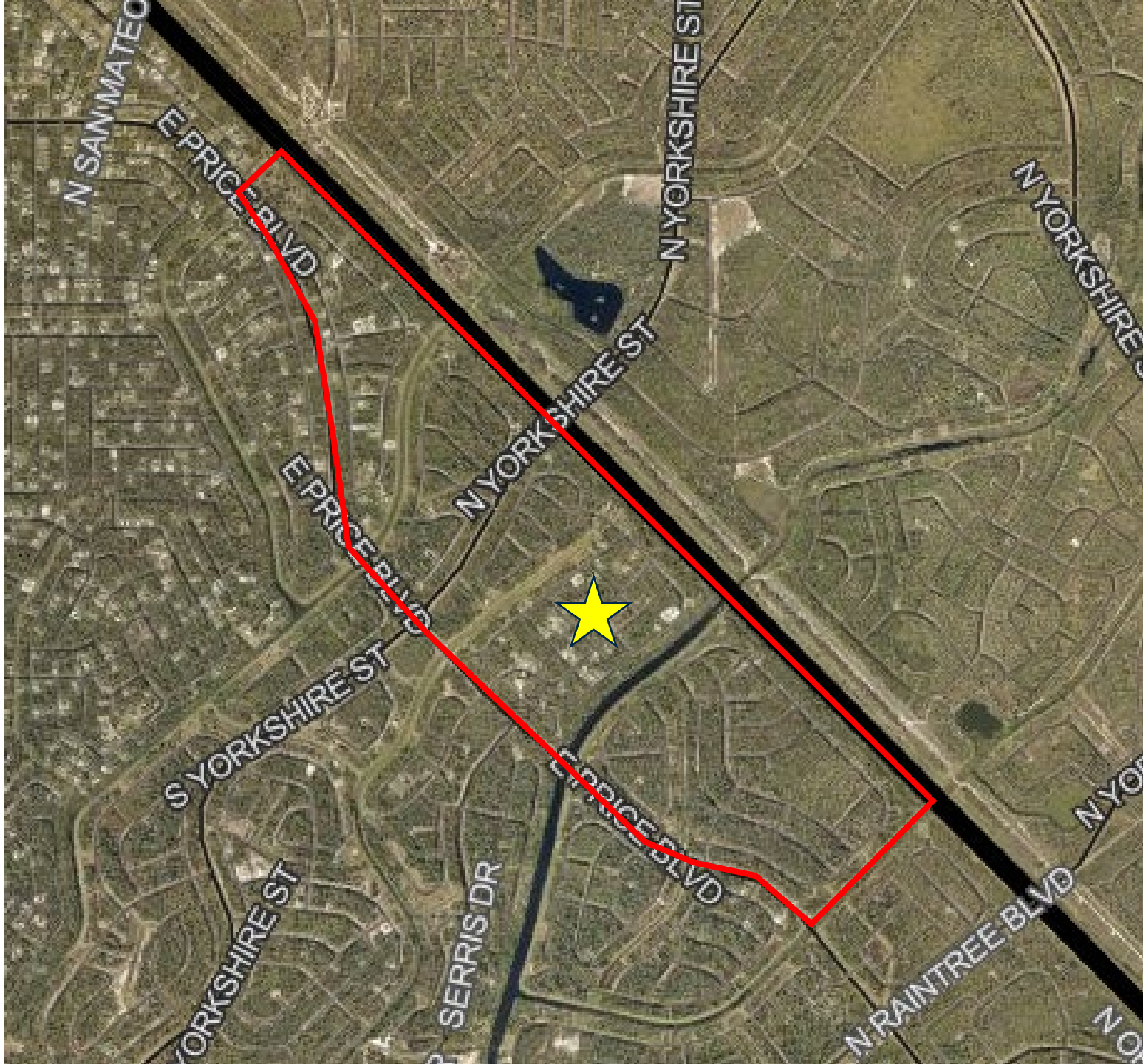
Medium Density Residential	9%
High Density Residential	9%
Professional Office	10%
Commercial	16%
Industrial	38%
Public Recreational Open Space	6%
Utility Industrial Corridor	12%
Activity Center 6 shall be rezoned in order to comply with the City's Comprehensive Plan.	

AC-6 Current Boundary



AC-6 Current Zoning







1. Make no changes to the AC-6 regulations and proceed with establishing AC-6 zoning on all properties in the existing AC-6 boundary via the repeal and replacement of the Zoning Map associated with the ULDC rewrite; or
2. Allow single-family homes only on certain blocks and lots in AC-6 (Dalewood Circle area); or
3. Allow single-family homes in AC-6 south of I-75 only.



QUESTIONS, COMMENTS, DIRECTION