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

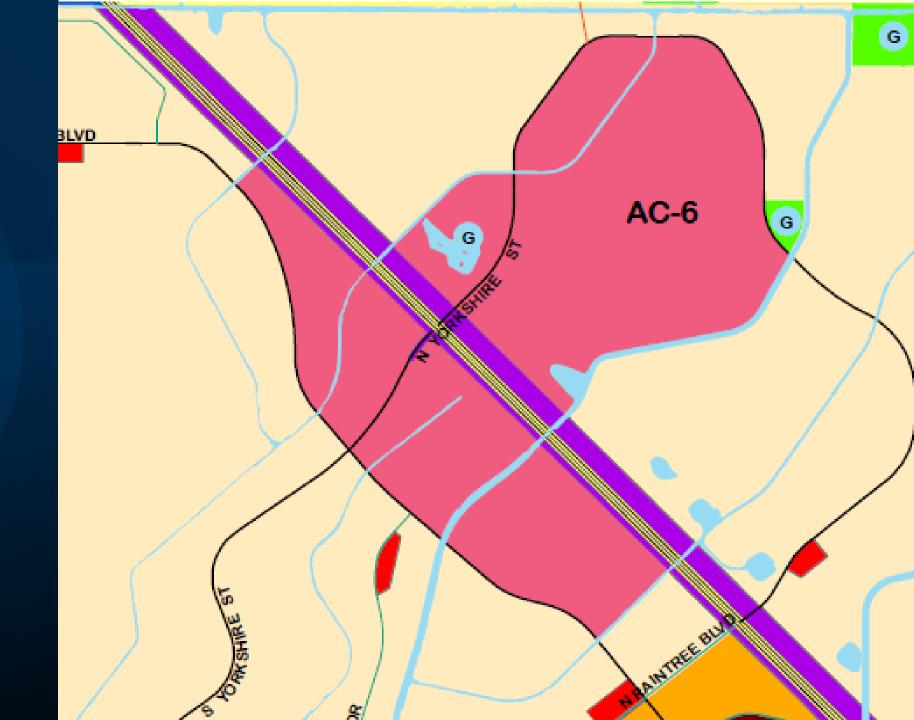
Commission Workshop April 22, 2024 AC-6

### 2008 Comprehensive Plan

Figure 1: Standards for Activity Centers

					Activity Cen			
	AC#1	AC#2	AC#3	AC#4	AC#5	AC#6	AC#7	AC#8
Activity	US-41	Town	Sumter	Toledo	Toledo	Yorkshir	Golden	River
Centers				Blade/I- Blade/Pric		e	Springs	Road
				75	e		-F5-	Office
				, ,				Park (3,4)
								1 dlk (5,4)
Future	D/I	D/I %	D/I %	D/I %	D/I %	D/I %	D/I %	D/I %
Land Use	%							
Map								
Designation								
Low	NPU 0	4.0/ 10	NPU 0	4.0/ 27	NPU 0	NPU 0	40/ 52	n/a n/a
Density	)						<i>)</i>	1
Residential								1
Medium	5.5/ 2	10.0/ 16	NPU 0	10.0/ 5	10.0/ 9	10.0/ 9	0 0	n/a n/a
Density Res.								
TT: -1.	15.0/ 2	15.0/ 27	NPU 0	15.0/ 4	15.0/ 9	15.0/ 9	0 0	15.0/ 20
High	13.0/ 2	15.0/ 27	NPU 0	13.0/ 4	15.0/ 9	15.0/ 9	0 0	13.0/ 20
Density								
Residential	10.05.10	10.05 10	10.05.00	10.05.10	10.05 10	100 10		10.55.04
Professional	/0.95 18	/0.95 13	/0.95 23	/0.95 13	/0.95 13	/.30 10	See foot	/0.55 24
Office							note 2	
Commercial	/0.95 58	/0.95 22	/0.951 75	/0.95 20	/0.95 39	/.30 16	/.15 12	/0.55 20
Industrial	/0.95 9	/0.95° 1	/0.95° 2	/0.95 29	/0.95 26	/.30 38	0 0	n/a n/a
Industrial	/0.33 3	70.93 1	70.93 2	10.93 29	70.93 20	7.30 36	0 0	ша ша
Public -	11	11	0	1	_ 4	n/a 6	36	36
Rec/Open								
Utility Ind.						n/a 12		
Corr						11/a 12		
Corr								

AC-6 2008 Boundary



AC-6

## Current Comprehensive Plan

+1+

Figure 1: Standards for Activity Centers

*											
		AC#1	AC #2	AC #3	AC #4	AC #5	AC #6	AC #7	AC#7A	AC #8	AC #9
	Activity	US-41/	Town	Sumter	Toledo	Taleda	Yorkshire	Golden	Area A of	River Road	Greenwood/
	Centers	Mediterr:		Blvd./		Blade/ Price	_	prings/	Golden	Office Park	Appomattox/
		8228	Heron	Gateway	75/	Blvd./	75/—The	Warm	Springs/	The	Central Parc
			Creek		Panacea	Midway	Shire	Mineral	Warm Mineral	Gardens	(7)
								Springs*	Springs <sup>2</sup>	(3,4)	
	Future Land	D/I %	D/I %	D/I %	D/I %	D/I %	D/I %	D/I %	D/I %	D/I %	D/I %
	Use Map	D/I 76	D/1 76	D/1 76	U/I 76	D/1 76	D/1 76	D/1 76	D/1 76	D/I 76	D/1 76
	Designation										
	Designation 1										
	Low Density	NPU 0	4.0/10	NPU 0	4.0/ 27	NPU 0	NPU O	4.0/ 52	0 0	n/a	4.0/ 85
U	Residential		,					) "		n/a	·
						\		<b>/</b>			
	Medium	5.5/2	10.0/16	NPU 0	10.0/ 5	10.0/ 4	10.0/ 9	0 0	5.0	n/a	n/a
	Density Res.								See	n/a	n/a
									footnote 9		
	High Density	15.0/ 2	15.0/	NPU 0	15.0/ 4	15.0/ 4	15.0/ 9	0 0	0 0	15.0/ 20	n/a
	Residential		27								n/a
	Professional		/0.95	/0.95 23	/0.95 13	ř	/.30 10	See	See	/0.55 24	n/a
	Office		13			13		footnote 2	footnote 2		n/a
	Commercial	In ne co	/0.95	/0.951 75	/0.95 20	In or	/.30 16	/.15 12	0.20	/0.55 20	n/a
	Commerciai		70.95 22	/0.951/5	70.95 20	70.95 44	7.30 16	7.15 12	o.zo See	-	n/a n/a
			2.2						footnote 9		117 42
ŀ	Industrial	/0.95 9	/0.95 <sup>2</sup>	/0.95 <sup>2</sup> 2	/0.95 29	/n 95	/.30 38	0 0	0	n/a n/a	NPU 0
	maastrar		1	,0.33	,0.33	31	y	A: 0/0	0	11/4	1410
			-								
ŀ	Public -	11	11	0	1	4	n/a 6	36	35"	36	0
	Rec/Open			0	1		117.0	30		30	_ "
	nee, open										
İ	Utility Ind.						n/a 12				NPU 0
	Corr.										
ļ											
	Mixed-Use										See foot
	Development										note 8 / 15
						1	1	1		ĺ	

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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Source: City of North Port

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

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

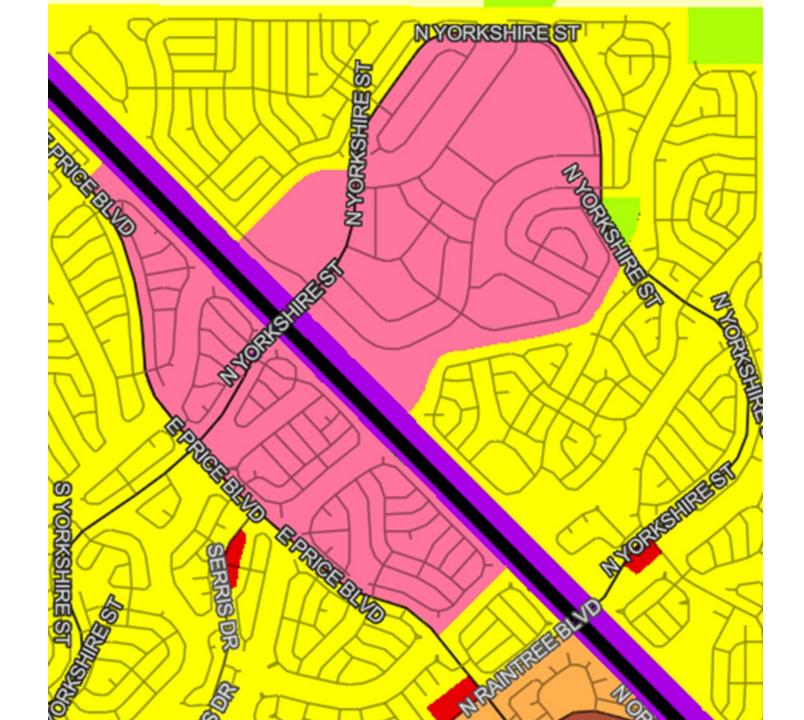
A. The parameter for the percentage of allowable land uses pursuant to the Comprehensive Plan are as follows:

Medium Density Residential	9%			
High Density Residential	9%			
Professional Office	10%			
Commercial	16%			
Industrial	38%			
Public Recreational Open Space	696			
Utility Industrial Corridor	12%			

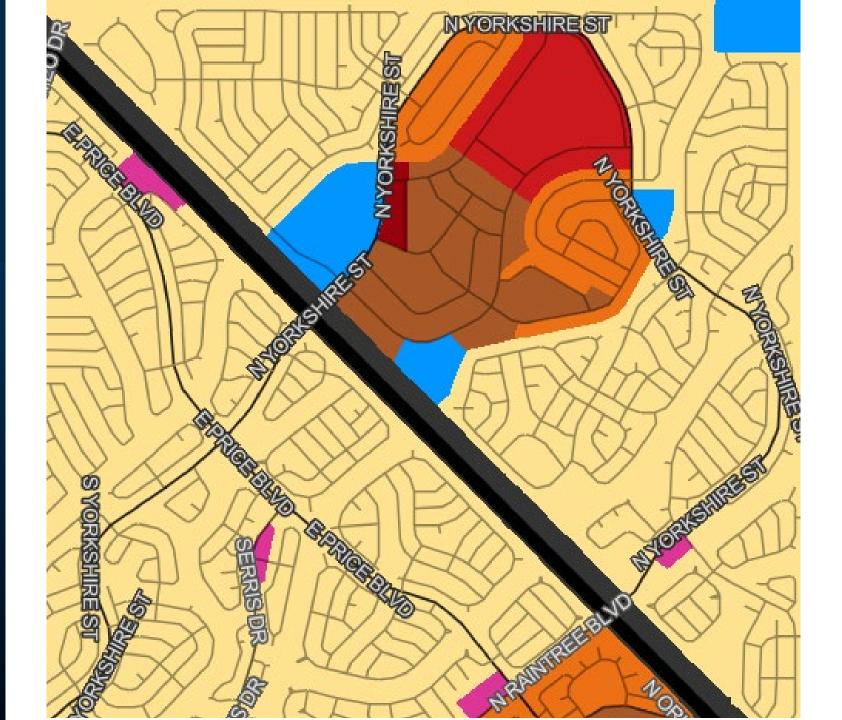
Activity Center 6 shall be rezoned in order to comply with the City's Comprehensive Plan

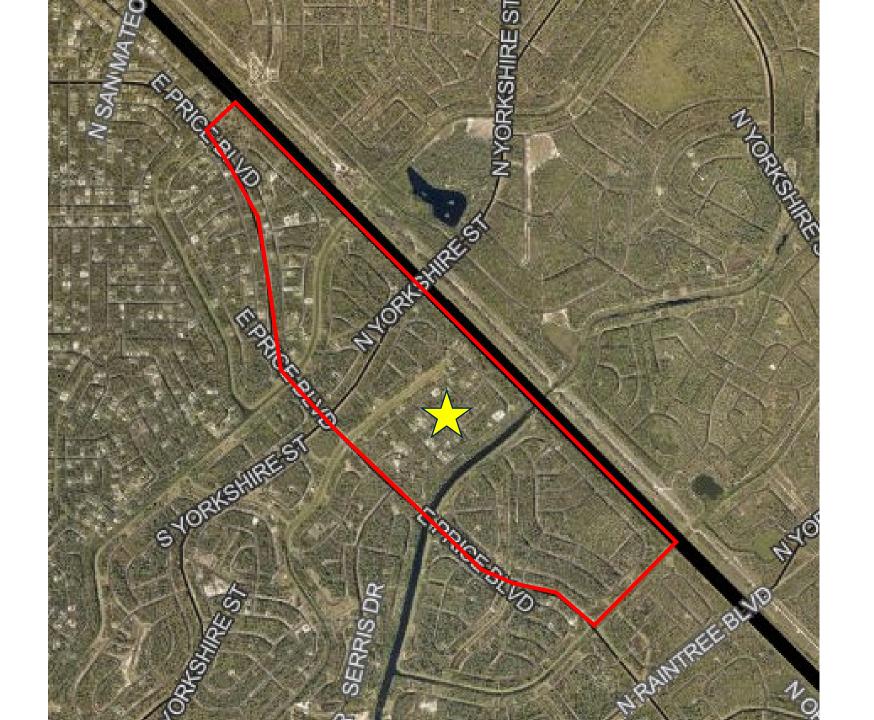


AC-6 Current Boundary



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