

Central Parc

AT NORTH PORT

Proposed Planned Community Development (PCD) Pattern Plan

Original Adoption: TBD

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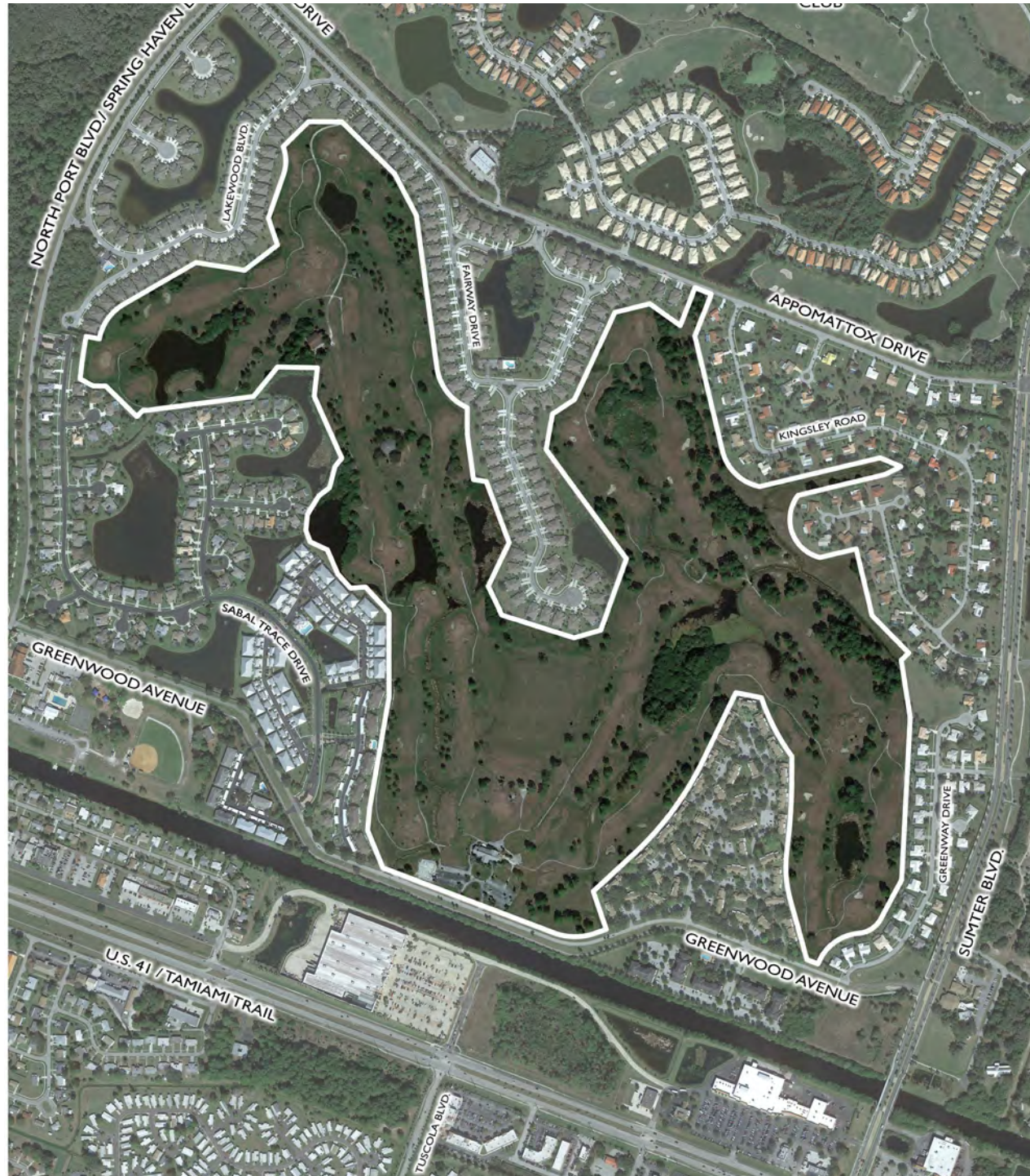
Central Parc at North Port at North Port Planned Community Development (PCD) Pattern Plan

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Project Overview + General Description

Central Parc at North Port Planned Community Development (PCD) Pattern Plan



The area known as Central Parc at North Port Planned Community Development (PCD) is located north of Greenwood Avenue and south of Appomattox Drive between North Port Boulevard and Sumter Boulevard. The property was previously the subject of a masterplan approval under its future land use designation and zoning consisting of 614 multi-family units in multi-story buildings, some up to four (4) stories in height. The approved development plan proposed to redevelop the existing Sabal Trace golf course into a replica style course with accompanying new residential development and additional commercial development. That plan approval included a Development Concept Plan (DCP) and Preliminary Subdivision Plan (PSP). On January 9, 2006 DCP 05-84 and PSP 05-85 were approved by the City of North Port. Due in large part to the Great Recession, the approved project was not developed and the approvals have since expired.

The property was originally zoned Residential Multi-Family (RMF) with a future land use designation of residential. In 2001, Charlotte Golf Partners bought the property envisioning 800 homes ancillary to the golf course. However, without Charlotte Golf Partners' approval, the City initiated a rezoning from RMF to Commercial Recreation and changed the future land use designation from residential to Recreation Open Space, resulting in litigation and an eventual Settlement Agreement.

The property's residential character will now be restored, while providing a logical transition from Activity Center #1 with new mixed-use development areas, and new residential uses. The proposed plan is similar in nature to the previously approved project, as it proposes infill development taking advantage of all existing City infrastructure and a location proximate to retail development, schools, and a major arterial roadway. The proposed plan anticipates a main entry from Greenwood Avenue with secondary and emergency

access to Appomattox Drive. The main change to the plan is removal of all golf course facilities, rather focusing on exterior landscape buffering, water features, and open spaces. The current plan anticipates a mix of predominantly residential single-family detached and attached villa style units with two (2) parcels that will incorporate a mixture of uses.

The mixed - use development areas will be adjacent to Greenwood Avenue and be accessed from the main entry road. The plan for the mixed use development areas may include medical office, ancillary club house, senior living facility, retail, storage facilities for the development and adjacent development, neighborhood commercial, and multi-family. The typical single-family and villa type residential units proposed solely within the residential development areas will not exceed two (2) stories and the style will be compatible with the surrounding developed neighborhoods with single-family and villa type units.

The following Pattern Plan is designed in general conformance with the North Port Zoning Regulations and the City's Urban Design Standards Pattern Book. The following Pattern Plan is for Central Parc at North Port Planned Community Development (PCD) adopted by the City of North Port on ____.

Central Parc at North Port Planned Community Development (PCD) Pattern Plan



Concept Plan

Figure 1

02

Mixed Use Development Areas

Central Parc at North Port Planned Community Development (PCD) Pattern Plan



The Mixed Use Development Areas will be adjacent to Greenwood Avenue and accessed from the main entry road. The plan for the mixed-use area may include medical office, ancillary club house, senior living facility, retail, storage facilities for the new and existing adjacent development, neighborhood commercial, and multi-family.

Through planning and economic development efforts, creating interconnectivity and options for transportation, along with the continued development of Activity Centers, the City's goal is to provide the opportunity to create a live/work community, which would decrease much of the need to use I-75, and increase the overall quality of life for residents. This includes not only the live/work concept, but also includes issues such as connectivity between neighborhoods, schools, civic areas, and commercial areas.

The original core of the City is Activity Center #1 (the US-41 corridor, south of the Subject Property) and the adjacent residential areas. The 1997 Comprehensive Plan identified this area and after this Comprehensive Plan, the City made it a priority to enhance the attractiveness of the area and to create a positive environment for the location of new businesses through redevelopment.

All development within the two Mixed Use Development Areas of Central Parc at North Port adheres to the "Architectural Guidelines" for the AC #9 and the Urban Design Standards Pattern Book (UDSPB) pursuant to Section 55-60 et seq., ULDC to create a specific identifying character, continuity, and connectivity within the Activity Center. It is generally intended to utilize these Activity Center regulations to implement the Comprehensive Plan, Future Land Use Element, Goal 2, Policy 2.9.1: This Activity Center shall be established to provide infill development with a mixture of low and medium density residential uses, as well as senior living, retail storage, medical office, and neighborhood commercial to serve the surrounding neighborhoods and interface with residential and commercial along the US-41 corridor.

Residential Development Areas

The proposed development includes a mixture of housing types, sizes, and prices in a location adjoining existing and proposed workplaces, commercial uses, and office uses to benefit current and future residents of North Port. All residential development within Phases 1 and 2 of Central Parc at North Port will adhere to the architectural guidelines in this Central Parc at North Port PCD Pattern Plan to create a specific identifying character, continuity, and connectivity.

03

Land Use Standards

Figure 2	Mixed Use Development Areas					Residential Development Areas	
	Medical Office	Multi-Family		Commercial		Single-Family Detached	Single-Family Villas
		Senior Living	Conventional Multi-Family	Neighborhood Commercial	Mini Storage (4)		
Maximum density/intensity	0.50 FAR	300 beds / 0.50 FAR	10 du/acre	0.5 FAR	35% of available lot area	4 du/acre	10 du/acre
Minimum lot requirements	Minimum land area of 7,500 SF with a minimum width of 50-feet measured along the front property line	Minimum land area of 7,500 SF with a minimum width of 50-feet measured along the front property line	Min. lot size: 8,700 SF	Minimum land area of 7,500 SF with a minimum width of 50-feet measured along the front property line	Minimum land area of $\geq \frac{1}{2}$ acre and have a minimum frontage of 100-feet	See dimensional and performance standards	See dimensional and performance standards
Maximum lot coverage	50%	50%	50%	50%	50%	50%	50%
Minimum dwelling living area	--	350 SF	1,000 SF	--	--	1,500 SF	1,000 SF
Maximum building size	30,000	--	--	20,000	80,000SF	--	--
Minimum setback requirements(1)	--	--	--	--	--	See dimensional and performance standards for setbacks	See dimensional and performance standards for setbacks
Front Yard:	0-feet	10-feet	10-feet	0-feet	10-feet	--	--
Side Yard:							

In general, Central Parc at North Port PCD is divided into two types of development area. These development areas are designated as Mixed Use or Residential. Land uses within the Mixed-Use and Residential Development Areas shall be regulated in part by Figure 2. The following figure shall serve as the allowable land use regulating instrument for permitting development within the Mixed-Use and Residential Development Areas. Refer to Figure 2 of this Pattern Plan for locations of the individual development areas.

(1) For single-family residential uses see Dimensional and Performance Standards (Page 8)

(4) Mini-storage development shall not exceed 7 acres of land area.

Figure 2	Mixed Use Development Areas					Residential Development Areas	
	Medical Office	Multi-Family		Commercial		Single-Family Detached	Single-Family Villas
		Senior Living	Conventional Multi-family	Neighborhood Commercial	Mini Storage (4)		
Interior:	0-feet	10-feet	10-feet	0-feet	None unless a landscaping buffer is required as set forth elsewhere in the ULDC	-- --	-- --
Abutting a road:	0-feet	10-feet	20-feet	0-feet	15-feet	-- --	-- --
Abutting residential zoning:	30-feet	30-feet	20-feet	30-feet	30-feet	-- --	-- --
Rear yard:	20-feet	20-feet	20-feet	20-feet	20-feet	-- --	-- --
Abutting a road:	0-feet	10-feet	20-feet	0-feet	15-feet	-- --	-- --
Abutting water:	25-feet	25-feet	25-feet	25-feet	25-feet	-- --	-- --
Waterfront yard or drainage right-of-way:	25-feet	25-feet	25-feet	25-feet	25-feet	-- --	-- --
Maximum building height	35-feet	50-feet	35-feet	35-feet	35-feet	35-feet	35-feet
Minimum open space (2) (3)	10%	15%	15%	10%	10%	25%	25%

(2) Open Space percentage is on-site only. Total project open space for Central Parc at North Port is 30% minimum.

(3) Each individual infrastructure / subdivision / site plan application must provide and open space tracking chart to verify minimum open space requirements are being met for the entire site.

(4) Mini-storage development shall not exceed 7 acres of land area.

Central Parc at North Port Planned Community Development (PCD) Pattern Plan

Figure 2	Mixed Use Development Areas					Residential Development Areas	
	Medical Office	Multi-Family		Commercial		Single-Family Detached	Single-Family Villas
		Senior Living	Conventional Multi-family	Neighborhood Commercial	Mini Storage		
Permitted Uses	<ul style="list-style-type: none"> (a) Adult living facilities. (b) Art galleries, museum. (c) Banks and other financial institutions (no drive-through). (d) Business services. (e) Emergency and essential services. (f) Exercise gymnasium. (g) Houses of worship, provided that minimum parcel size shall not be less than two (2) acres. (h) Low and Medium- Density residential. (i) Professional office including medical and dental office / clinic. (j) Mini-storage facility. (k) Personal services. (l) Post Office. (m) Professional services. (n) Recreational or community center maintained by a Community Development District or a homeowner's association, as defined in F.S. 720.301 (9) (o) Restaurant (no drive-through) 					<ul style="list-style-type: none"> (a) Family day care. (b) Model home. See Sec. 53-240 (U) of the Unified Land Development Code. (c) Non-profit park or playground. (d) PODS shall be permitted in accordance with Sec. 53-265 (A)(2) of the Unified Land Development Code. (e) Recreational or community center maintained by a Community Development District or a homeowner's association, as defined in F.S. 720.301(9). (f) Single-family residential. (g) Two-family dwelling. 	

Prohibited Uses & Structures

- (1) Adult exhibition / entertainment.
- (2) Adult gaming / casino.
- (3) Bail bondsman.
- (4) Billboards.
- (5) Cemetary.
- (6) Check quick cashing and quick loan establishments.
- (7) Equipment rental.
- (8) Fireworks sales or manufacturing.
- (9) Funeral home.
- (10) Heavy machinery and equipment sales and service.
- (11) Incinerator.
- (12) Junkyard or automobile wrecking yard.
- (13) Manufacturing or industrial establishments.
- (14) Pawn shop.
- (15) Restaurant, drive-through.
- (16) Tattoo parlor or body art establishment.
- (17) Truck stop.
- (18) Warehouse and storage, except as permitted in Sec. 55-61.
- (19) Wholesale establishment.
- (20) Wholesale club.
- (21) The parking and storage of construction equipment in connection with authorized active, continuing construction on the premises.
- (22) The keeping of farm animals, exotic animals, livestock and poultry, or any animal normally found in the wild.
- (23) Any car service activity other than that done by the homeowner, or by a service professional who has been granted permission by the homeowner, to the homeowner's vehicle shall be expressly prohibited.
- (24) All communication towers including but not limited to television and radio transmitter towers, are prohibited. This section is not meant to prohibit small- cell deployment.

04

Dimensional + Performance Standards

Central Parc at North Port Planned Community
Development (PCD) Pattern Plan

Residential development within is described as one of the following structure types: Single-Family Detached - Type A, Single-Family Detached - Type B, Single-Family Attached Villas. These residential structure types are unique in their configuration and are sited on specific lot sizes with corresponding setback standards. Typical examples of the structure types are shown in Figures 3 through 5. Figures 6, 7, and 8 graphically describe each residential structure type while establishing dimensional standards for the said structures.

single-family type a detached

single-family type b detached

single-family attached



Figure 3



Figure 4



Figure 5

Central Parc at North Port Planned Community Development (PCD) Pattern Plan

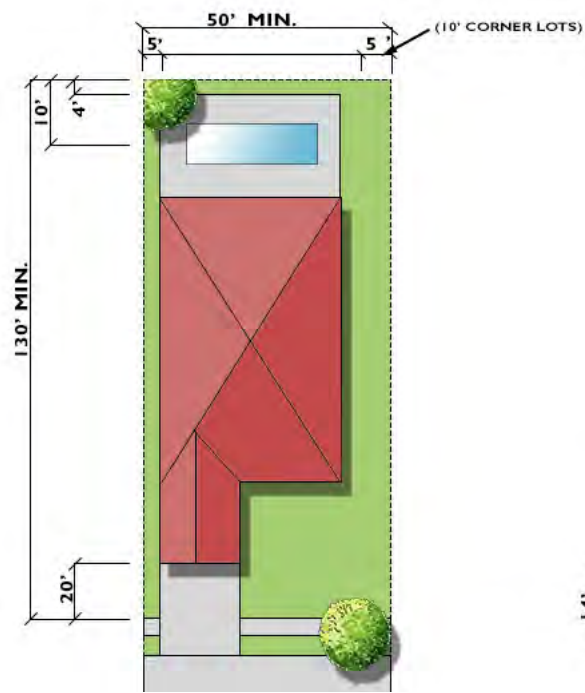


FIGURE 6 - SINGLE-FAMILY DETACHED - TYPE A

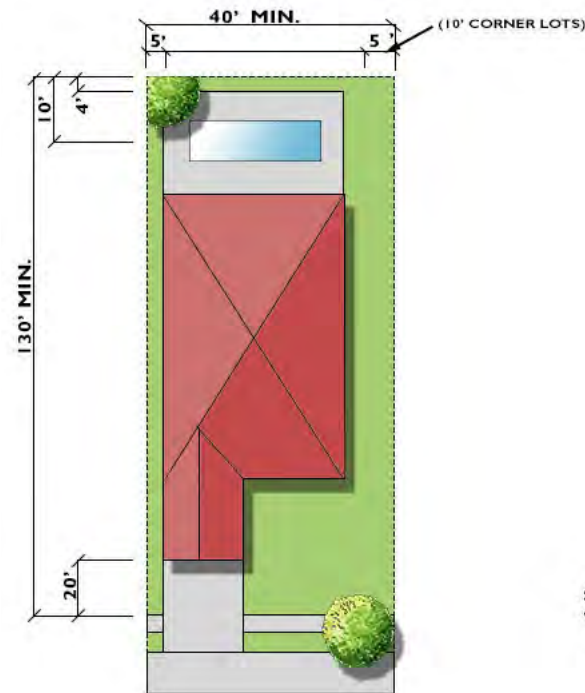


FIGURE 7 - SINGLE-FAMILY DETACHED - TYPE B

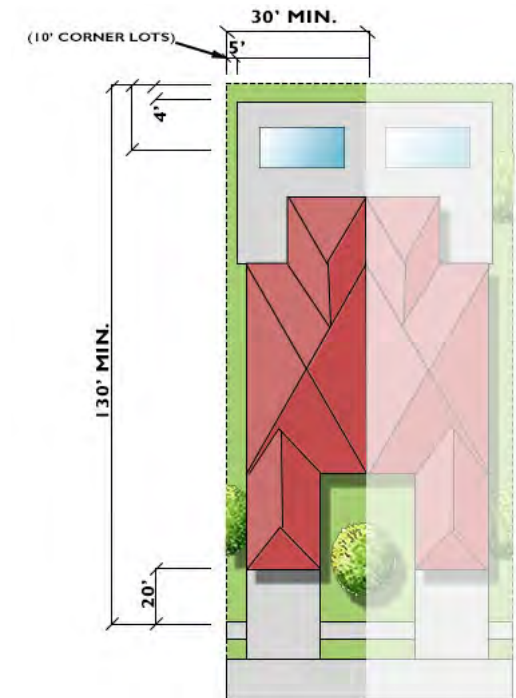


FIGURE 8 - SINGLE-FAMILY ATTACHED

DEVELOPMENT STANDARDS	SINGLE-FAMILY DETACHED - TYPE A	SINGLE-FAMILY DETACHED - TYPE B	SINGLE-FAMILY ATTACHED
LOT AREA (MIN)(8)	6,500 SF	5,200 SF	4,160 SF (per unit)
LOT WIDTH(MIN)(7)	50 FT	40 FT	32 FT
LOT DEPTH(MIN)	130 FT	130 FT	125 FT
LOT COVERAGE (MAX)(8)	50 %	50 %	50 %
FRONT SETBACK (MIN) (6)	20 FT (FLG) / 14 FT (SLG)	20 FT (FLG) / 14 FT (SLG)	20 FT / 14 FT (SLG)
SIDE SETBACK (MIN) (STRUCTURES)(3)(4)(6)	5 FT 10 FT (CORNER LOTS)	5 FT 10 FT (CORNER LOT)	5 FT 0 FT (COMMON WALL or SHARED LOT LINE) 10 FT (CORNER LOT)
SIDE SETBACK(MIN) (POOL DECKS, PATIOS, AND SCREEN ENCLOSURES)(2)(3)(6)(8)	3 FT	3 FT	4 FT (WITH SIDE YARD) / 0 FT (COMMON WALL / SHARED LOT LINE) (POOL EDGES HAVE A 5 FT SETBACK ON SIDE YARDS OF UNITS)
REAR SETBACK (MIN) (5)(6)	10 FT (STRUCTURE) / 4 FT (DECK/PATIO) / 5 FT (POOL EDGE)	10 FT (STRUCTURE) / 4 FT (DECK/PATIO) / 5 FT (POOL EDGE)	10 FT (STRUCTURE) / 4 FT (DECK/PATIO) / 5 FT (POOL EDGE)

NOTES: To be able to adjust to marketing conditions, changes to the Building Code, resident input, etc. product styles / building footprints illustrated in the figures above may be adjusted from shown and shall meet all dimensional standards

- (1) Front loading garage models (FLG) shall have a larger front setback than side loading garage models (SLG)
- (2) Screen enclosures for Single-Family Attached will have a 5 FT side setback without a privacy wall, or a 0 FT side setback with a privacy wall, provided that the screen is located atop the privacy wall.
- (3) Patios and pool decks for Single-Family Attached may have a 0 FT side setback provided they abut a shared privacy wall.
- (4) Corner setbacks do not apply when the side property line is adjacent to a platted open space tract of at least 10 FT in width.
- (5) The rear setback for pools, pool decks, and screen enclosures may be reduced to 0 FT when the rear property line abuts an easement, water body, or open space tract of at least 50 FT in width.
- (6) Cornices, veneers, or other non-structural projections shall not count towards setbacks. They shall be treated similar to roof overhangs.
- (7) Min. lot area and width for curvilinear lots may be less than required provided that all min. setback requirements are met and the average lot width (front lot line and rear lot line) is equal to or greater than the min. lot width required.
- (8) Lot Coverage is defined as percent of lot area under fixed roof. Lot Coverage does not include pools, decks, driveways, patios, sidewalks, etc.

Dimensional + Performance Standards

Central Parc at North Port Planned Community
Development (PCD) Pattern Plan

The architectural intent of mini storage structure types are shown in Figures 9 through 12. The intent shall match the same architectural style as the AC #9 for mixed use.

Main Components are:

- Single Story (except architectural features such as a tower).
- Exterior walls shall have architectural features such as relief, banding, reveals, cornices, etc. and walls shall incorporate change in plane.
- Roof lines along the exterior shall be hip or gable style and finishes to custom with AC #9 standards.



Figure 9



Figure 10



Figure 11



Figure 12

05

Roadway Plan

Central Parc at North Port Planned Community Development (PCD) Pattern Plan



Central Parc at North Port PCD design allows for the following primary street types: Boulevard Streets (Entrance Road only), and Type I Residential Local Roads (Residential Development Areas only).

Enhanced buffering, including lakes and swales, that exceeds the basic code requirements is proposed between the two (2) Mixed Use Development Areas and the new residential development, as well as the new residential development and the existing residential development.

(1) Lane Width Includes 2-foot Wide Concrete Curb

*Provide 8' Sidewalk where entry road connects to Appomatox Drive.

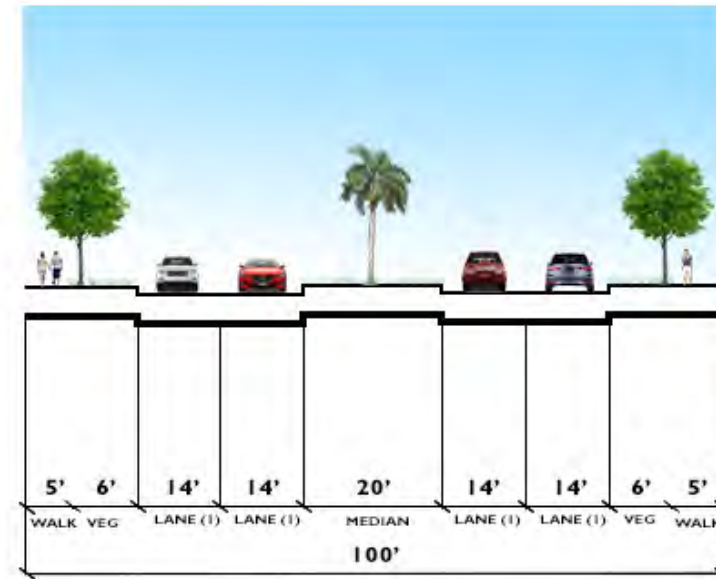


Figure 13
Typical Boulevard Road Section + Plan

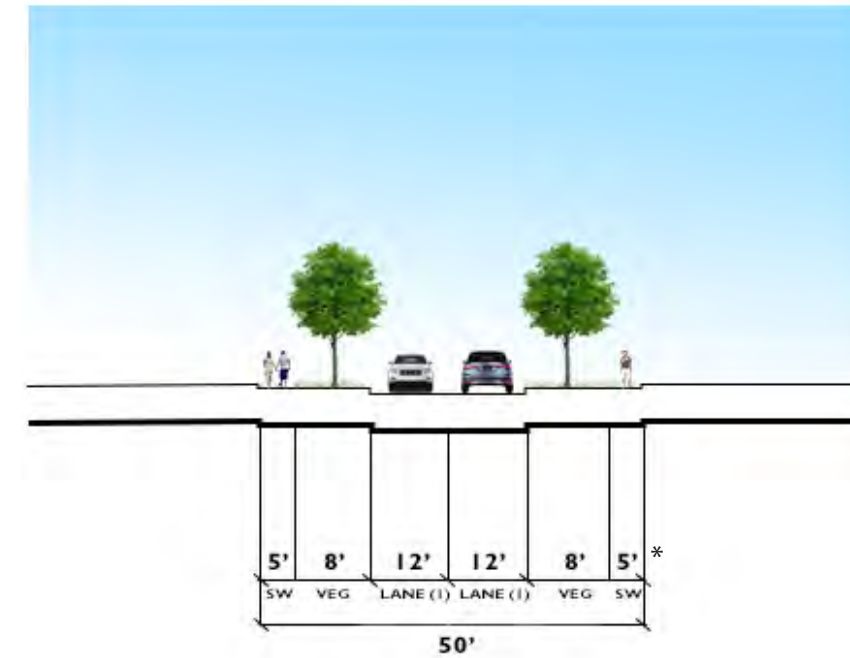


Figure 14
Typical Residential Local Road Section + Plan

06

Emergency Vehicle Access Plan

Central Parc at North Port Planned Community Development (PCD) Pattern Plan



Emergency access to Central Parc at North Port PCD will be provided during the interim phases of construction until build out of the project occurs. Emergency access will be provided by the Greenwood Avenue main entrance as well as the secondary entrance off Appomattox Drive.

Central Parc at North Port Planned Community Development (PCD) Pattern Plan



SITE STATISTICS	
TOTAL AREA:	+/- 207.5 AC. (100%)
MIXED USE #1 AREA:	+/- 16.5 AC. (8%)
MIXED USE #2 AREA:	+/- 8.8 AC. (4%)
SINGLE FAMILY AREA:	+/- 78.8 AC. (38%)
RIGHT-OF-WAY AREA:	+/- 25.1 AC. (12%)
RETENTION AREA:	+/- 34.1 AC. (17%)
OPEN SPACE:	+/- 44.2 AC. (21%)

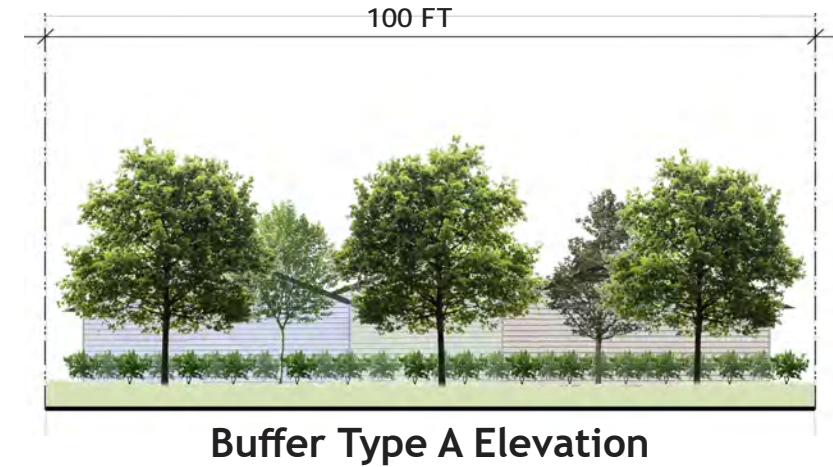
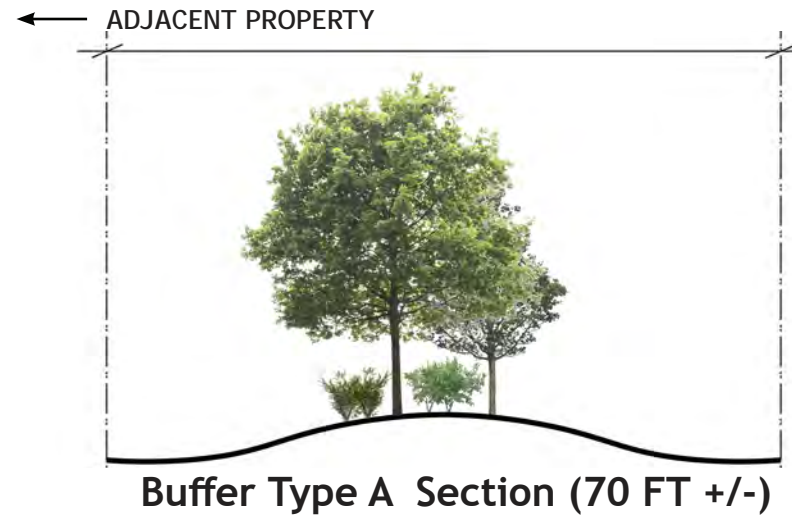
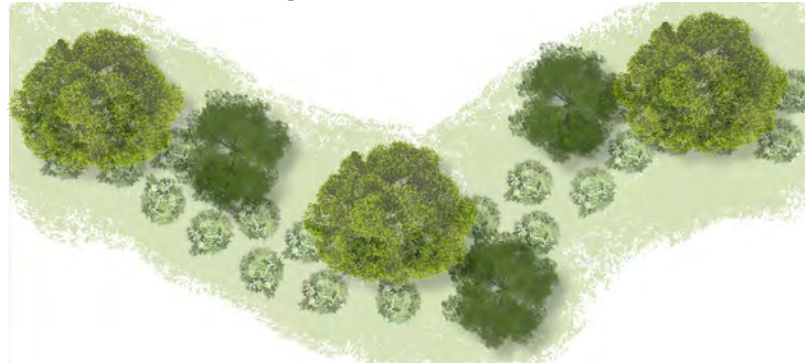
Note:
Mixed Use #1 and #2 will be developed under separate MAS applications. The exterior roadway and utility infrastructure to support Mixed Use #1 and #2 will be completed with Phase 1.

Phasing Plan

07 Buffer Plan

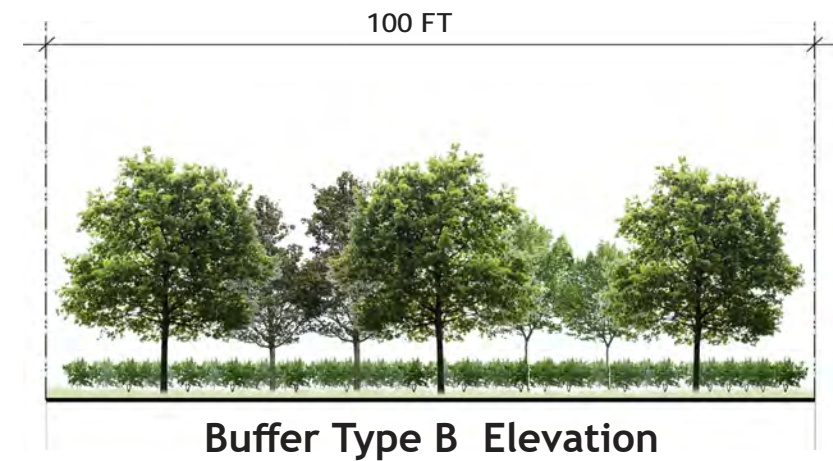
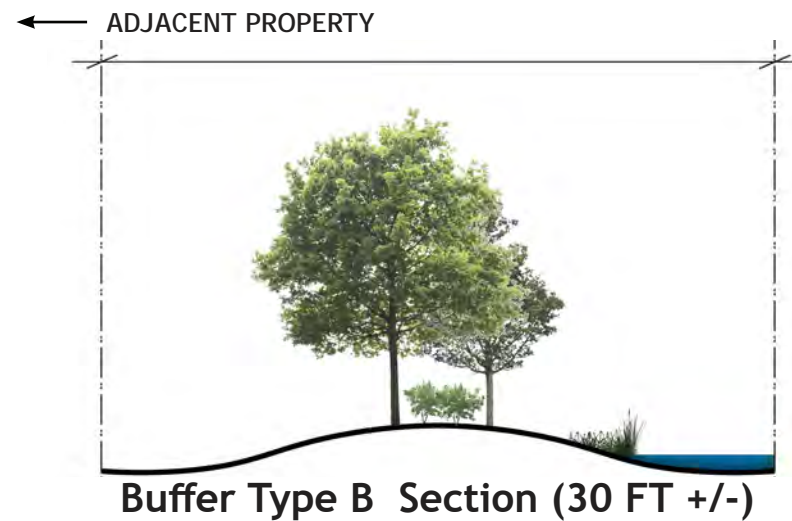
Buffer Type A (Typical 100 FT)

- 3 Canopy Trees
- 3 Understory Trees
- 30 Shrubs (can be grouped together)
- 3 FT to 5 FT high berm



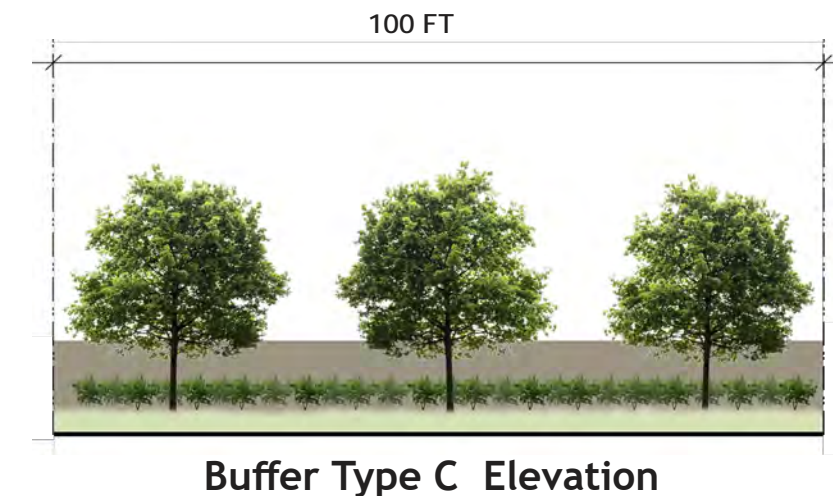
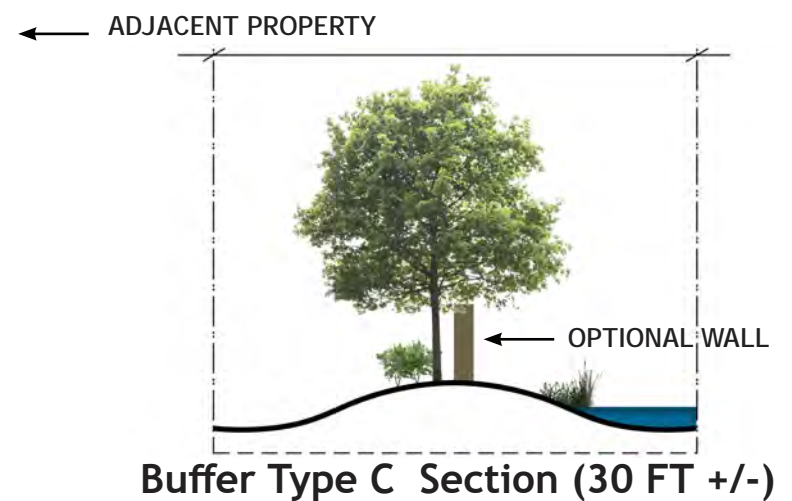
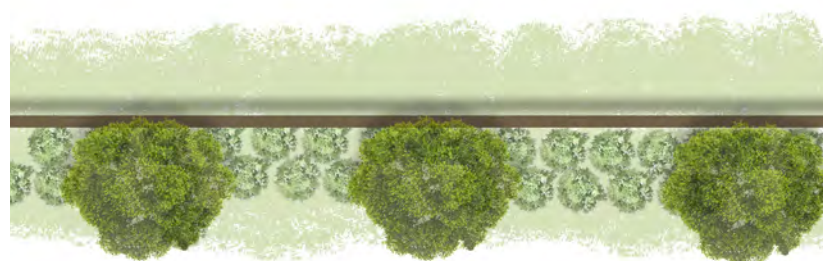
Buffer Type B (Typical 100 FT)

- 3 Canopy Trees
- 3 Understory Trees
- 30 Shrubs (can be grouped together)
- Small Berm



Buffer Type C (Typical 100 FT)

- 3 Canopy Trees
- 30 Shrubs (can be grouped together)
- Optional 6 FT High Wall



07

Buffer Plan

Central Parc at North Port Planned Community Development (PCD) Pattern Plan

