

North Port 300 Narrative

The North Port 300 Master Concept Plan is graphically depicted on Exhibit 1 and is located on lands generally northeast of I-75 and south of Orange Hammock Wildlife Management Area. The concept plan depicts a potential layout and yield from the proposed master concept plan. The total acreage of the area included in the proposed development is approximately 282.67 acres (representing over 80 Tax Parcel Identification Numbers).

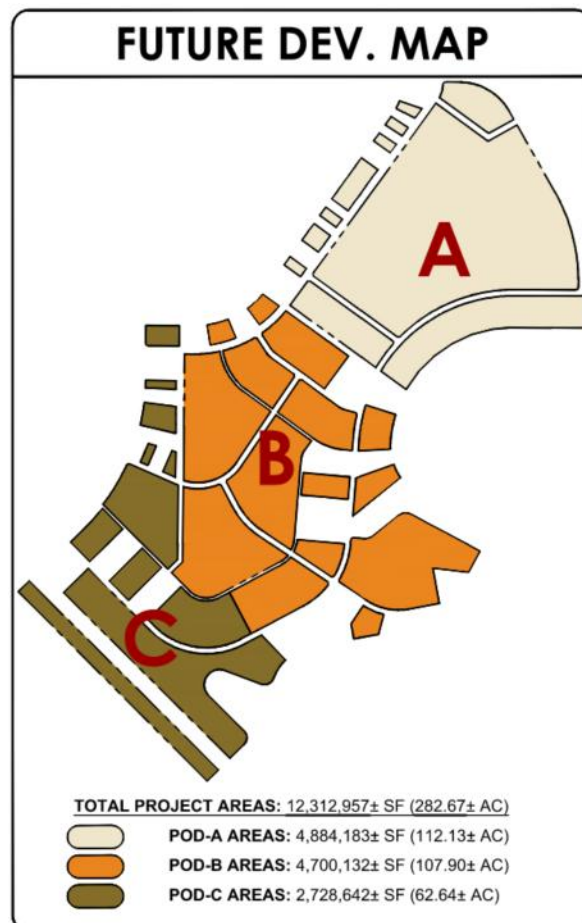
The subject area is zoned Activity Center 6 and has a future land use of Activity Center. The subject parcels are all within AC 6 and are governed by those provisions as outlined by the City's Unified Land Development Code (ULDC).

The proposed North Port 300 project is proposed to be developed in three distinct pods consisting of 282.67 acres as shown below:

Pod A 112.13 acres (39.8% of total area)

Pod B 107.90 acres (37.9% of total area)

Pod C 62.64 acres. (22.3% of total area)



All uses allowed within zoning district AC-6 are permitted within the Master Concept Plan however it is envisioned that the development would be developed from the interstate eastward. Pod C, closest to interstate, could be developed with more commercial uses in mind. AC-6 allows for a variety of commercial uses such as restaurants and bars, auto repair shops, hotels, and light industrial with these kinds of uses more suitable adjacent to I-75. Pod B, the middle of the site, could be developed with a variety of residential housing types. Pod A, the most eastern part of the site, could be developed with more retail uses in mind such as banks, retail, offices, and storage. The example of uses are only illustrative and are not intended to be regulatory but only to provide examples that could reflect development.

In no case shall there be no less than 35 % of commercial, office or industrial within the proposed development as outline in the AC-6 development standards. Per section 3.3.2, a minimum of 50 multi-family units will be vertically integrated throughout the development. There are no requested waivers as part of the Master Concept Plan.

Residential development is permitted at a FAR of 1.0, at this time the developer anticipates approximately 3,630 dwelling units based on application of the FAR with an average unit size of 1,200 SQFT.