FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES, & POLICIES

GOAL 1: Ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

Objective 1: Future development activities shall continue to be directed in appropriate areas as depicted on the Future Land Use Map, and shall encourage the use of innovative land development regulations, consistent with sound planning principles, minimal natural limitations, the goals, objectives and policies contained within this plan, and the community character.

Policy 1.1: Land development regulations adopted to implement this Comprehensive Plan shall be consistent with F.S. 163.3202 (1), and based on and be consistent with the following densities and intensities, presuming concurrency requirements are satisfied, for residential and non-residential development as indicated below:

Agricultural, Estates - These lands are designated for agricultural related uses and very low density residential development in order to retain the open character of the land (maximum of 1.0 residential unit per 3.0 gross acres).

Low Density Residential - These lands are designated for residential areas of low density (for currently platted single family lots: maximum density of 4.3 residential units per gross acre, 4.0 residential units per gross acre for unplatted areas).

Medium Density Residential - These lands are designated for residential areas of medium density (maximum of 10.0 residential units per gross acre). Low density residential is permitted within this designation.

High Density Residential - These lands are designated for high density residential areas with emphasis on multi-family use (maximum of 15.0 residential units per gross acre excluding bonuses, incentives or transfer of development rights).

Professional Office - These lands are designated for professional and business offices, institutional, cultural, residential and associated uses (0.95 FAR, 15 DU/acre excluding
bonuses, incentives or transfer of development rights. As a guideline, the residential use should not exceed 50% of the floor area).

**Commercial** - These lands are designated to provide areas in which customary and traditional conduct of trade, retail services, commerce and residential uses may be carried on without disruption by the encroachment and intrusion of incompatible residential and other uses (0.95 FAR, 15 DU/acre excluding bonuses, incentives or transfer of development rights. As a guideline, the residential should not exceed 50% of the floor area).

**Industrial** - These lands are designated for light manufacturing, processing, storage, warehousing, wholesaling, and distribution. Institutional and residential uses are prohibited as they are not in character with activities conducted in these districts (0.95 FAR).

**Conservation** - These lands are designated to protect environmentally sensitive lands by maintaining them in a nearly pristine state as aquatic preserves, wilderness areas, wildlife sanctuaries or similar uses. No other uses may be permitted within Conservation Areas, with the exception of the Winchester Boulevard hurricane evacuation route through the Myakka State Forest, which is deemed necessary to protect human life from the threat of natural disasters provided that such facility is constructed so that the impact upon native habitat and wildlife populations are minimized consistent with the policies in the Conservation Plan, and consistent with the requirements of all permitting agencies.

There may be instances where the City may wish to classify privately owned platted lots or tracts designated as Conservation on the Future Land Use Map. The density/intensity shall be the same as defined in the Low Density Residential designation. Prior to permitting, the property owner shall be encouraged to seek other opportunities including transfer of development rights, land trade, acquisition to preserve such lands in an undeveloped condition, as well as other strategies and mechanisms that may be used to bring private lands into public control.

**Recreation / Open Space** - These lands are designated for either active or passive recreational uses. For the Myakkahatchee Creek project identified in Objective 5 of the Conservation and Coastal Zone Management Element, and other similar future projects, the City may wish to classify privately owned platted lots or tracts designated as Recreation / Open Space on the Future Land Use Map. Certain lands along the Myakkahatchee Creek may also qualify as Working Waterfronts in accordance with Florida law (Chapter 342, Florida Statutes) and other applicable laws. The density/intensity shall be the same as defined in the Low Density Residential designation. Prior to permitting, the property owner shall be encouraged to seek other opportunities including transfer of development rights, land trade, acquisition to preserve such lands in an undeveloped condition, as well as other strategies and mechanisms that may be used to bring private lands into public control (Applies only to the City limits as of 1999). No active recreational facilities shall be permitted within wetlands or wetland systems, unless approved by the appropriate state and federal regulatory agencies.
Public - These lands are designated for sites where governmental, educational and public activities are conducted. It is not the intent to classify all lands owned by government into this designation, but only those lands related to the public welfare and civic activities.

Potential Annexation Area Overlay – These lands are designated for sites to be considered as future annexations into the City of North Port and may be subject to conditions of a Joint Planning Area Agreement/Interlocal Service Boundary Agreement (JPA/ISBA) with Sarasota County or other involved agency.

Activity Centers - These lands are designated to provide an area for coordinated development of industrial, commercial, professional office, residential, public and recreational uses. This designation provides for a variety of uses where project components and land use relationships are physically and functionally integrated. (See figure 1, herein, for densities/intensities)

Utility/Industrial Corridor – These lands are designated to provide for transmission along limited access highways of electrical power, underground transmission of water, sewer and gas, rapid transit facilities, outdoor advertising, underground communication transmission lines, storm water drainage facilities, and other appurtenances, structures, or improvements for industrially zoned land. Institutional and residential uses are prohibited as they are not in character with activities conducted in this land use. Any reference to industrial uses within this proposed designation is limited to only transmission and distribution lines (power, water, sewer, gas, etc.), rapid transit facilities, outdoor advertising, and drainage utilities. No industrial buildings will be located within this corridor.

Strategy 1.1.S: The City will actively evaluate its existing land development regulations and their implementing procedure in order to assure that electric distribution facilities are not inordinately burdened by land development regulations and processes. In evaluating its regulations, the City will be guided by existing state law, including the Community Planning Act and the Electric Power and Transmission Line Siting Act.

Policy 1.2: Expansion, reclassification or replacement of land uses shall be compatible and consistent with the Future Land Use Map. Each land use type will be reviewed individually and for their impact on the remainder of the Plan. Land use types cumulatively will be evaluated based on:

1. Extent and provision of infrastructure systems;
2. Location and gateways;
3. Distribution;
4. Density;
5. Intensity;
6. Compatibility with existing and future neighborhoods or Activity Centers;
7. Suitability;
8. Functional relationship;
9. Land use combinations;
10. Demonstrated need over the planning period;
12. Proximity to four-lane roadways;

**Strategy 1.2.1:** Reevaluate Future Land Map and Zoning Regulations as development occurs in the community and as infrastructure is improved and expanded within the City.

**Policy 1.3:** For areas designated Low Density Residential, and currently platted for single-family dwelling units, the RSF-2 Zoning District shall be consistent with the Comprehensive Plan provided that the number of primary dwelling units per gross acre does not exceed 4.3.

**Policy 1.4:** When the City redesignates previously privately owned lands to public on the adopted Future Land Use Map as Conservation or Recreation/Open Space, the development rights shall be maintained for the purposes of transfer of development rights.

**Policy 1.5:** Any Transfer of Development Rights, or an awarding of intensity/density bonuses, shall implement appropriate policies in the adopted Comprehensive Plan. Property owners shall be awarded double the development rights as an incentive to discontinue the use of existing structures in a TDR sending zone.

**Policy 1.6:** Subdivisions shall be designed so that all individual lots have access to the internal street system, and lots along the periphery are buffered from major roads and incompatible land uses.

**Policy 1.7:** As the demand for public lands dictates, the City shall establish close coordination through negotiations with property owners for actions including the outright purchase of properties and the use of transfer of development rights as well as other strategies and mechanisms that may be used to bring private lands into public control. This policy shall apply to lands currently indicated on the adopted Future Land Use Map as Public as well as to future properties needed for public use, which will also be redesignated as Public when placed under City or other jurisdictional control. The City shall continue to update, quarterly, its property owner’s database based upon the records of the Sarasota County Property Appraiser’s Office.

**Policy 1.8:** Prior to the adoption of the next Evaluation and Appraisal Review process, the City Commission may conduct a series of city-wide workshops to develop a more detailed vision statement/planning framework concerning the future development of the City of North Port. Among the topics that may be addressed will be the linkages between land use planning and capital planning and budgeting and to help identify locations and strategies to foster the creation of new jobs, particularly ones paying higher than the living wage for the North Port MSA. In addition, at least one workshop may be used as the primary venue to engage the public, the business community, and the electric utilities in a conversation to identify the best method of regulation.

**Policy 1.9:** The Planning Department may canvass public opinion via social media and administering a city-wide survey questionnaire to facilitate discussion for any the city-wide
visioning workshops that may occur as part of the development of future Evaluation and Appraisal Review process required by the State Planning Agency. Due to their broad community reach, the questionnaires and social media outreach may be utilized as a venue for engaging the public, the business community, and the electric utilities serving North Port in a conversation to identify the best methods for regulation.

**Policy 1.10:** The interpretation of Goals, Objectives, and Policies of this Comprehensive Plan, shall be made by the Planning Director, with the Planning and Zoning Advisory Board resolving appeals.

**Policy 1.11:** Public school facilities shall be allowed in the following Future Land Use Map designations: Low, Medium, and High Density Residential; Activity Center; Village; and Public.

**Strategy 1.11.1** Identify methods to utilize public school facilities as joint educational and community centers.

**Policy 1.12:** The City shall continue to monitor development activity to ensure the development is fiscally sustainable. The results of this analysis may be used in the development of the City’s annual budget and CIP.

**Strategy 1.12.1** Identify and assess methods that would attract non-residential development to North Port.

**Policy 1.13:** In order to focus future development on areas already approved for that development, the City shall encourage Comprehensive Plan amendments for increases in density/intensity for land use proposals that utilize Transfer of Development Rights (TDR), including proposals that provide for desired housing stock.

**Strategy 1.13.1:** Identify methods for developers to encourage the utilization of Transfer of Development Rights. This may include adjusting the TDR rate to something other than a one-to-one rate, and allowing additional density within the Activity Centers.
GOAL 2: To promote an intensive mixture of employment, goods and services, and residential uses in Activity Centers; to promote a wide variety of residential and employment alternatives; to achieve the highest standards of quality in the urban environment; and to provide a balanced and healthy tax base.

Objective 2: The City shall continue to amend its Unified Land Development Code to provide up-to-date standards, including intensity and density standards, urban design standards, public art, internal/external connectivity, architectural styles, site design standards, mixture of uses, civic/public facilities, pedestrian friendly design standards, amenities and uses, and gateway criteria for Activity Centers to achieve the desired and economically feasible mixture of land uses. The City may support changes in state legislation that create new funding sources which may be appropriate to fund projects within any activity center.

**Figure 1: Standards for Activity Centers**

<table>
<thead>
<tr>
<th>Activity Centers</th>
<th>AC#1 US-41/ Mediterranea</th>
<th>AC#2 Town Center/ Heron Creek</th>
<th>AC#3 Sumter Blvd./ Gateway</th>
<th>AC#4 Toledo Blade/I-75/ Panacea</th>
<th>AC#5 Toledo Blade/Price Blvd/ Midway</th>
<th>AC#6 Yorkshire Blvd/I-75~The Shire</th>
<th>AC#7 Golden Springs/ Warm Mineral Springs</th>
<th>AC#8 River Road Office Park The Gardens (3,4)</th>
</tr>
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<tbody>
<tr>
<td>Future Land Use Map Designation</td>
<td>NPU 0</td>
<td>4.0/ 10</td>
<td>NPU 0</td>
<td>4.0/ 27</td>
<td>NPU 0</td>
<td>NPU 0</td>
<td>4.0/ 52</td>
<td>n/a n/a</td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>5.5/ 2</td>
<td>10.0/ 16</td>
<td>NPU 0</td>
<td>10.0/ 5</td>
<td>10.0/ 4</td>
<td>10.0/ 9</td>
<td>0 A:10/30</td>
<td>n/a n/a</td>
</tr>
<tr>
<td>Medium Density Res.</td>
<td>15.0/ 2</td>
<td>15.0/ 27</td>
<td>NPU 0</td>
<td>15.0/ 4</td>
<td>15.0/ 4</td>
<td>15.0/ 9</td>
<td>0 A:0/0</td>
<td>15.0/ 20</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>/0.95 18</td>
<td>/0.95 13</td>
<td>/0.95 23</td>
<td>/0.95 13</td>
<td>/0.95 30</td>
<td>/0.55 24</td>
<td>See footnote 2</td>
<td>/0.55 24</td>
</tr>
<tr>
<td>Professional Office</td>
<td>/0.95 58</td>
<td>/0.95 22</td>
<td>/0.95 75</td>
<td>/0.95 20</td>
<td>/0.95 44</td>
<td>/0.30 16</td>
<td>/0.15 12 A: 6/90</td>
<td>/0.55 20</td>
</tr>
<tr>
<td>Commercial</td>
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<td>/0.95 1</td>
<td>/0.95 29</td>
<td>/0.95 31</td>
<td>/0.30 38</td>
<td>0 A: 0/0</td>
<td>n/a n/a</td>
<td></td>
</tr>
<tr>
<td>Public – Rec/Open</td>
<td>_ 11</td>
<td>_ 11</td>
<td>_ 0</td>
<td>_ 1</td>
<td>_ 4</td>
<td>n/a 6</td>
<td>36 A: 20*</td>
<td>36</td>
</tr>
<tr>
<td>Utility Ind. Corr</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>12</td>
</tr>
</tbody>
</table>
Footnotes/Notes
1. Hotels, motels, restaurants or other highway uses permitted (See Policy 2.3.1)
2. The land use categories commercial and professional office are combined.
3. River Road Office Park / The Gardens - Density/Intensity and % of land area within Activity Center applicable to Parcel “B” only.
4. River Road Office Park / The Gardens – Parcel “A” is a 25-acre parcel for private recreational use and is not included in the density/intensity or % land area calculations above.
5. Warm Mineral Springs Activity Center has two distinct areas with unique development standards that are designed to complement each other. The original AC 7 area represents the publicly owned property of the Springs and Area A represents the “off-site” property west of Ortiz Blvd. and south of Trionfo Ave.
6. Public Rec/Open space for this area is intended to include green space, plazas and community gathering areas as part of the design and 20% is considered a minimum.

D/I Density/Intensity
% Percentage of land area within Activity Center
NPU Non-permitted use

Policy 2.1: Standards for Activity Centers shall be as shown in Figure 1. The densities and intensities established in Figure 1 for Activity Centers shall not be altered except by amendment of this Comprehensive Plan or as allowed in this Comprehensive Plan (excluding bonuses, incentives or transfer of development rights). The percentage figures in Figure 1 are intended to be used as guidelines and to reflect the desired land use mixture at build-out to achieve an economically feasible development pattern relative to taxes received and services provided. The City shall monitor every two years the development activity within the Activity Centers. If the percentages in Figure 1 are not being implemented, the City shall consider changing the percentage or amending the Unified Land Development Code to require the percentage mix.

Activity Center #1

Policy 2.1.1: AC#1 (US-41/ Mediterranea) - This Activity Center shall be established to provide for retail, office, commercial and limited light industrial uses. This long established commercial area provides services to the surrounding neighborhoods and to people using US 41.

Policy 2.1.2: AC#1 - Access roads and cross access easements shall be established to promote ease of internal traffic movement and to limit re-entry points on US 41.

Policy 2.1.3: AC#1 - Private property owners shall be encouraged to fund future updates to the Urban Design Study (US 41 Corridor Master Plan), pursuant to Policy 6.1, Transportation Element. Any updates to this Master Plan shall be reflected in amendments to the Comprehensive Plan.

Policy 2.1.4: To ensure compatibility to adjacent residential neighborhoods, design standards and architectural guidelines shall apply to proposed Neighborhood Commercial development and to redevelopment within Neighborhood Commercial development areas.

Policy 2.1.5: To implement the US 41 Corridor Master Plan the City shall seek grants, scenic highway and FDOT funding, and other funding sources such as City TIF, Business Improvement District, redevelopment funding/grants, and other funding sources that may become available and be supported by the City.
Policy 2.1.6: The City shall continue to support the US 41 Master Plan, which shall be updated as conditions warrant.

Policy 2.1.7: In order to enhance and diversify the City’s tax base, the City should strive to expand AC #1 through voluntary annexations of property in Sarasota County located between Warm Mineral Springs and the eastern boundary of the West Villages Improvement District (fka Thomas Ranch) (see Map 2). Properties within the area shown on Map 2 (although the City’s focus is on the tax base diversification properties, the City will consider voluntary annexation of the five (5) manufactured housing communities to the west of the City):

- shall, process a comprehensive plan amendment, for a AC 1 future land use classification which would be the most appropriate land use classification and;
- upon annexation, and after amendment of the Comprehensive Plan, shall be zoned to PCD with the default zoning of CG; and
- prior to annexation the properties shown on Map 2 may receive City water and sewer facilities provided a developer’s agreement is approved and containing the following requirements:
  - all construction shall be consistent with the City’s Comprehensive Plan, land development regulations, and the US 41 Master Plan;
  - The City shall review and administratively approve any development plans in order to ensure consistency with the City’s Plans and codes; and
  - when the property is contiguous to the City limits, per F.S. 171, the property owner shall annex into the City, amend the Comprehensive Plan and rezone to PCD at no expense to the City.

Policy 2.1.8: Encourage the owners of older buildings in AC #1 to enhance their facades to be consistent with the Mediterranean architectural standards currently required of new developments in AC #1.

Policy 2.1.9: Continue to work with Sarasota County government to establish funding mechanisms for the redevelopment and/or enhancement of the US 41 corridor. Such mechanisms may include Tax Increment Financing through a Community Redevelopment Area, Tax Increment Financing using only the City increment, the County Community Reinvestment Program, and grants.

Policy 2.1.10: The City should pursue the purchase of open space land within AC #1 to provide drainage, park and resting areas. Access to the future Myakkahatchee Creek linear park at the US 41 bridge may provide eco-tourism opportunities in the future as well as amenities as part of water based recreational opportunities for residents and visitors and the examination and possible promotion of Working Waterfronts.

Policy 2.1.11: The future widening of US 41 will further split AC #1 in half, making connectivity of this area for shoppers, workers, and visitors more difficult and limiting the utilization of the corridor by bicyclists and pedestrians or by disabled residents. Vehicular bridges, along with pedestrian/trolley bridges across both sides of US 41, crossing Myakkahatchee Creek, and at appropriate locations along the corridor should be considered with the future widening or at such time that funding becomes available.
Policy 2.1.12: To enhance the aesthetics of AC #1 while maintaining and enhancing the district's viability as a location where citizens desire to work, shop, and live, the City shall continue to implement the projects identified in the adopted US 41 Corridor Master Plan which includes, but are not limited to, sidewalks, shade trees, pedestrian lighting, and benches. The City should continue to strengthen Comprehensive Plan language to include these types of amenities to further support the Master Plan.

Policy 2.1.13: For the area shown on Map 1 in unincorporated Sarasota County, the City shall recommend, upon annexation, that the Future Land Use classification of Activity Center #1 be applied via a Comprehensive Plan amendment.

Policy 2.2.1: AC #2 (Town Center/Heron Creek) - This Activity Center shall be established to provide for governmental, low, medium and high residential densities, offices, commercial and medical facilities. Buildings shall be encouraged to abut or be placed very near sidewalks within this area.

Policy 2.2.2: AC #2 - This Activity Center will be pedestrian oriented with the mixture of commercial/office with residential uses, de-emphasis on the vehicular traffic, and emphasis on sidewalks, street tree landscaping and pedestrian oriented signs and street designs that incorporate traffic calming techniques.
**Policy 2.2.3:** AC #2 - To strengthen connectivity of adjacent neighborhoods to the east of AC 2, pedestrian facilities shall be considered.

**Activity Center #3**

**Policy 2.3.1:** AC #3 (I-75/Sumter Blvd./Gateway) - This Activity Center shall be established to provide for highway uses such as motels, and restaurants or other highway uses primarily serving interstate commuters, and for economic development.

**Policy 2.3.2:** AC #3 - Due to the environmental issues (close proximity to the City’s potable water supply) the northwest quadrant shall be developed pursuant to conditions which shall include consultation with the Florida Department of Environmental Protection, Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and other appropriate federal, state and regional authorities to ensure the protection of the City’s potable water source.

**Policy 2.3.3:** AC #3 - Tracts A and D in this Activity Center should be designated as a receiving zone for transfer of development rights.

**Policy 2.3.4:** AC #3 – Sarasota Memorial Hospital owns a significant portion of the SW quadrant and will be exempt from City taxes, therefore this activity center shall require a minimum 75 room nationally branded hotel/motel or another appropriate high revenue generating land use to offset the economic impacts of a tax-exempt land use.

**Policy 2.3.5:** AC#3 – To increase the geographic size of this activity center the City shall encourage the expansion of the activity center to the first tier of adjacent residential lots provided the neighborhoods are adequately buffered and protected from negative impacts such as traffic, and noise.

**Policy 2.3.6:** AC #3 – In order to provide the necessary medical facilities and encourage economic development, the City shall consider installing water and sewer lines to this activity center in cooperation with the property owners, or financed by a citizen approved bond issue.

**Policy 2.3.7:** AC #3 – Connectivity to the adjacent neighborhoods and the Myakkahatchee Creek Park/Greenway shall be provided and may also be part of the City’s promotion of Working Waterfronts and water-based recreational opportunities.

**Activity Center #4**

**Policy 2.4.1:** AC #4 I-75/Toledo Blade Blvd./Panacea) - This Activity Center shall be established to provide a large concentrated area of a mixture of residential, commercial, office, medical, industrial, recreational and cultural facilities at a scale which serves the entire City, and the regional market due to its proximity to I-75. The area of this Activity Center which lies
within the Panacea DRI shall be developed consistent with Map H of the DRI Development Order, as revised.

**Policy 2.4.2:** AC #4 - Due to proximity of the interchange with I-75, this area is dependent on vehicular access.

**Policy 2.4.3:** AC #4 - This activity center shall allow for the highest allowable intensity and density. Development incentives may increase intensities within the area. Intensities shall be further increased by establishing the area as a receiving zone for the transfer of development rights.

**Policy 2.4.4:** AC #4 - Should a public or private initiative result in multi-modal transportation system improvements, including the siting of a high-speed rail facilities/stations, the intensity/density established for this Activity Center shall be revised to reflect increased carrying capacities of the infrastructure.

**Policy 2.4.5:** The City shall support connectivity of this Activity Center to adjacent residential areas through the provision of vehicular and pedestrian bridges. However, to protect adjacent neighborhoods from traffic generated by industry, vehicular bridges should not be allowed from the industrial designated areas of this activity center for truck ingress and egress.

**Activity Center #5**

**Policy 2.5.1:** AC #5 (Price Blvd./Toledo Blade Blvd/ Midway) - This Activity Center shall be established to provide for commercial uses, residential densities, motels and industrial uses.

**Policy 2.5.2:** AC #5 - This Activity Center is characterized by automobile dependent uses due to the close proximity to I-75 and location at the intersection of north/south and east/west roads.

**Policy 2.5.3:** AC #5 - This area will serve the entire City with a mixture of land uses.

**Policy 2.5.4:** AC #5- Encourage connectivity to surrounding neighborhoods and school facilities.

**Policy 2.5.5:** AC #5 - Require multi-modal means of transportation throughout this corridor as well as pedestrian level features in order to enhance safety and stimulate social activity.

**Activity Center #6**

**Policy 2.6.1:** AC #6 - (Yorkshire Blvd./I-75/ The Shire) - This Activity Center is established to provide for commercial, industrial, recreational, and residential uses. This Activity Center
is to provide land area for quality jobs per the Economic Development Strategic Plan (EDSP).

**Policy 2.6.2:** AC #6 – Widening of arterials and collectors such as Price Boulevard from Toledo Blade Blvd to Orlando Ave, Yorkshire Boulevard from I-75 to Hillsborough Boulevard will be necessary to support this new Activity Center. Therefore, the City shall prepare a master plan to define the road improvements including the new interchange, and potential funding source(s). In addition, the master plan shall address the following:

- Multi-modal transportation opportunities (including for autonomous transportation options);
- Interconnectivity within the Activity Center to promote internal capture;
- Linkages that may be appropriate to provide connectivity to areas adjoining the Activity Center;
- Coordination with FDOT to establish the interchange, determine phasing for the interchange, determine interchange type and land area needed for the facility, to identify land use and infrastructure changes that may be necessary to ensure adequate operation of the interchange (land use changes will require a comprehensive plan amendment), and ensure compatibility with transportation modes that may serve the activity center as it develops;
- The availability, phasing and cost of extending water and sewer facilities as well as other public facilities;
- Establishing required densities and intensities;
- The required infrastructure such as fire/EMS, police, parks and recreation, public works, drainage, general government and schools;
- Urban design requirements in addition to the existing Urban Design Standards Pattern Book;
- Coordination with appropriate governments and agencies;
- Define the timing and potential funding sources for all public facilities, including but not limited to bonds, local TIF, CRA TIF, grants, document transfer tax;
- Coordination with the Fire, Utility (as noted in Policy 2.6 of the Potable Water Element), Parks and Recreation master plans as well as the master plan for transportation (see Transportation Element); and
- Development of a preliminary capital improvements program, including phasing and funding sources, based on the analysis of potential needs for serving this activity center and maintaining established level-of-service standards.

The City shall amend the Comprehensive Plan upon approval of the Master Plan.

**Policy 2.6.3:** AC #6 – Due to the regional importance of this new Activity Center, the City and other jurisdictions, government agencies including State, Federal and regional, shall cooperate and coordinate its implementation.

**Policy 2.6.4:** AC #6 – The City shall encourage the private sector or public/private partnerships to assemble the platted lots by expediting the development review process for
application within the Activity Center. The Activity Center is designated as a receiving zone for Transfer of Development Rights.

**Policy 2.6.5:** AC #6 – This Activity Center is considered a ‘gateway’. As such billboards shall be prohibited within the Activity Center area.

**Policy 2.6.6:** AC#6 – This Activity Center as well as Activity Center #4 shall be considered available for a high-speed rail stop.

**Policy 2.6.7:** Until such time as the Master Plan called for in Policy 2.6.2 of this element is accepted by the City Commission, limited development consistent with Policy 2.6.8 of this element will be allowed within the area designated as Activity Center #6 on the Future Land Use Map. Upon completion and acceptance of the Master Plan by the City Commission, the City shall amend the Future Land Use Element to formally designate and address, as necessary, the mix of land uses, land assembly and development strategies, and strategies for the provision of infrastructure to the site, including required transportation infrastructure.

**Policy 2.6.8:** Development in Activity Center #6 shall be limited until such time as the Master Plan called for in Policy 2.6.2 of this element is completed and accepted by the City Commission. To accomplish this initiative, the City shall place a “cap” on potential development that could occur under the land use districts designated in Figure 1 of this element for Activity Center #6. The land use districts in Activity Center #6 include medium-density residential, high density residential, commercial, professional office, industrial, and recreation open space. Figure 2 identifies the potential development that could occur in each district until the Master Plan is completed. There shall be no cap on recreation and open space facilities. All development within the Activity Center shall be vetted as possible Developments of Regional Impact (DRI):

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

*Source: City of North Port*
**Policy 2.6.9:** As part of the Master Plan process discussed in Policy 2.6.2 of this element the City shall coordinate/consult specifically with FDOT regarding the design (including right-of-way needs), funding, timing/phasing, and construction of an interchange at the intersection of Interstate 75 and Yorkshire Street.

**Activity Center #7**

**Policy 2.7.1:** AC #7 (Golden Springs/Warm Mineral Springs). This Activity Center shall be established to provide for the protection of Warm Mineral Springs while permitting a limited mixture of residential, office, professional, institutional and commercial uses intended to complement the existing uses of the springs and create an internationally recognized wellness center.

**Policy 2.7.2:** AC #7. Concurrent with the approval of development applications, the Warm Mineral Springs and the creek flowing there from shall be protected from incompatible development by the creation of a 7.02 acre consistent with USGS study area acre conservation buffer. The conservation buffer shall surround the springs and creek. No new development shall be permitted within this buffer area except for the following:

1. construction and maintenance of amenities which allow access to the spring by disabled, elderly or infirm persons;
2. maintenance, repair or replacement of existing facilities, and;
3. construction and maintenance of facilities and equipment to continue the historic uses of the spring for medical, therapeutic or rehabilitation services.

**7.02 Acre Conservation Buffer**

**Policy 2.7.3:** AC #7. Residential uses shall not exceed 270 equivalent single-family units.

**Policy 2.7.4:** AC #7. Retail and tourist/spa commercial uses shall not exceed 62,000 gross square feet, excluding required parking areas.

**Policy 2.7.5:** AC #7. Institutional/conference center uses shall not exceed 45,000 gross square feet, excluding required parking areas.

**Policy 2.7.6:** AC #7. No residential lot shall be located closer than 400 feet from the 7.02-acre conservation buffer immediately surrounding the springs and creek.
**Policy 2.7.7:** AC #7: A minimum 300 foot natural resource buffer shall be established between the springs and any residential lot. Uses within said buffer shall be restricted to passive recreation consistent with the Unified Land Development Code.

**Policy 2.7.8:** AC #7: Prior to development approval for any portion of AC#7, a utility developer’s agreement shall be executed between the applicant/developer and the City of North Port.

**Policy 2.7.9:** AC #7: Any multi-family, commercial or office development proposed on property within the City of North Port which abuts the creek flowing from the Warm Mineral Springs to the Myakka River will be required to contact the Florida Department of Environmental Protection (FDEP) manatee experts to determine the best management practices for development, and any mitigation necessary, to protect manatees which may utilize this tributary. Prior to development approval by the City, applicant shall provide notice of the discussions with FDEP to North Port Neighborhood Development Services (Planning) staff.

**Policy 2.7.10:** AC #7: Coordinate with Sarasota County to improve pedestrian access and aesthetics such, but not limited to as landscaping and the connection of missing sidewalk linkage. Efforts should be made to improve the entrance to Warm Mineral Springs which will also showcase this attraction and further enhance this area as one of the gateways into the City.

**Policy 2.7.11:** AC #7A. Development within Area A of the Activity Center #7 shall include a mixture of commercial, institutional, office, professional, tourism, or residential uses, varying heights and scale of buildings, an innovative land use designs, which enhance and provide new economic development opportunities that are complimentary to Warm Mineral Springs.

**Policy 2.7.12:** AC #7A. Development shall provide a cohesive design which incorporates design elements of the Warm Mineral Springs community and the Sarasota School of Architecture features. Features such as public art shall also be incorporated into the design.

**Policy 2.7.13:** AC #7A. To support a healthy and sustainable activity center, all development shall establish practices and implement design standards that conserve land and natural resources, reduce energy use, water consumption, waste water generation, and greenhouse gases to the greatest extent feasible.

**Policy 2.7.14:** AC #7A. Non-residential uses shall be oriented and focused towards the intersection of Ortiz Blvd and Trionfo Ave. with transition areas of buffers and step-down uses adjacent to existing single-family residential lots and neighborhoods.

**Policy 2.7.15:** AC #7A. New development shall be designed with reduced or zero right-of-way setbacks to encourage street-oriented commercial activities such as street front stores, outdoor venues and seating, access from adjacent pedestrian facilities, and other features that enhance the activity center experience as a people-centric location as opposed to auto-centric design.
Policy 2.7.16: AC #7A. Public plazas shall be utilized as gathering places and a location of civic activity which is accessible through multimodal transportation opportunities, including but not limited to, bike and pedestrian trails, nearby transit stops, and streets designed for safe pedestrian crossings and accessible to all age groups.

Policy 2.7.17: AC #7A. All new development shall include design considerations for the preservation of existing habitat and natural Florida friendly vegetated areas. Site design shall consider appropriate combinations of expansion or enhancement of these natural areas, incorporating them into useable areas that promote the historic and ecological significance of the Springs and adjacent water bodies.

Policy 2.7.18: AC #7A. The City of North Port shall work with developers in AC #7A. to promote environmental stewardship of the natural systems by coordinating on grant and funding opportunities, which may include extension of public sewer and water quality improvements, and Low Impact Design pilot project(s), to protect and improve Warm Mineral Springs and the surrounding area.

Policy 2.7.19: AC #7A. Prior to a development plan, a Master Utility Plan shall be developed and approved by North Port Utilities to accommodate the projected build-out of AC-7A.

Policy 2.7.20: AC #7A. New development shall be designed to reduce off-street parking and associated large impervious surface areas through the use of shared parking, on-street parking design for Ortiz Blvd., complete streets design, transit and other alternative approaches by providing connectivity to multimodal systems that connect the activity center to regional connections, such as US 41 and area transit hubs.

Policy 2.7.21: AC #7A. Existing single-family development shall be protected through appropriate landscape buffers, transition of uses, and lighting design which reduces off-site light pollution adjacent to these properties.

Policy 2.7.22: AC #7A. Developers shall work closely with the City to redevelop the tree canopy within the area by being permitted to submit an alternative landscape plan which provides equivalent vegetative cover as required by the Unified Land Development Code, but may substitute alternative considerations to gain additional tree canopy. Areas of focus should include transportation corridors and right-of-way trees, project perimeters, and within parking areas.

Activity Center #8

Policy 2.8.1: AC #8 (River Road Office Park/ The Gardens) – This Activity Center shall be established to provide for a large area of mixed use development, with commercial, office/institutional, light industrial, and residential uses in a Planned Community Development framework.


**Policy 2.8.2:** AC #8 – Individual tracts within this activity center shall be processed and reviewed as set forth in the ULDC, PCD zoning district. Standards for development within this activity center shall be established as set for in Policy 2.1.

**Policy 2.8.3:** AC #8 - Ensure connectivity between the abutting West Villages area and Activity Center #8.

**Policy 2.9:** The City’s Unified Land Development Code shall be amended 2018 to encourage concentrated development in Activity Centers. Activity Centers shall be so located and designed as to create vibrant urban areas, promote convenience for people and reduce travel distance and energy consumption. The determination of the incentives and bonuses shall be made at the master plan review and on a case by case basis.

**Policy 2.10:** In Activity Centers, the City’s Unified Land Development Code shall continue to be amended to provide up-to-date techniques including bonuses, incentives and transfer of development rights above the intensity/density shown in Figure 1 and are intended to encourage intensive development to achieve high standards of design and incorporation of environmental areas into the overall site design.

**Policy 2.11:** The City’s Unified Land Development Code shall continue to be amended to provide for up-to-date techniques for the protection of adjacent lower intensity neighborhoods from the impacts of Activity Center development through either significant landscaped buffer yards or other protective measures.

**Policy 2.12:** The City’s Unified Land Development Code shall continue to be amended to incorporate up-to-date provisions to ensure existing important habitats, are protected in such a way as to produce an end product that incorporates the habitats within urban development.

**Policy 2.13:** Because the exact boundaries of wetlands and other environmentally sensitive areas in Activity Centers and other areas can only be determined by detailed site analysis, the Planning Director shall be authorized to determine the precise boundaries of Conservation and Recreation and Open Space areas shown on the Future Land Use Map based on the findings of appropriate environmental studies and analysis without amending this Comprehensive Plan.

**Policy 2.14:** The Unified Land Development Code shall continue to be amended to include up-to-date provisions and techniques that require that site planning does not unduly hinder the eventual expansion and/or redevelopment of the use to achieve the planned intensity or density.

**Policy 2.15:** Hospitals and related medical facilities are permitted within all Activity Centers and Town Centers.

**Policy 2.16:** The City shall maintain or enhance the quietness of neighborhoods by continuing to amend the Unified Land Development Code to utilize up-to-date traffic calming techniques where appropriate, regulate access points for traffic circulation, design landscaped buffers to
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diminish noise, site design considerations, and ensure that land uses are compatible with residential neighborhoods.

Policy 2.17: 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, based upon sound planning principles, soils, topography and other natural limitations, and consistent with the cumulative goals, objectives, and policies contained within this Comprehensive Plan, and as appropriate, the Development of Regional Impact process.

Policy 2.18: All commercial and medium/high density residential developments shall continue to include adequate off-street parking, loading facilities and pedestrian circulation.

Policy 2.19: Adopt land development regulations, where appropriate, to implement the US-41 Corridor Master Plan and to ensure that commercial/service establishments along US 41 are adequately accessed by frontage roads and serviced by adequate utility services.

Policy 2.20: Land development regulations shall continue to be consistent with F.S. 163.3202 (1), which establish standards for types, sizes, densities and intensities of non-residential land uses based upon sound planning principles, soils, topography and other natural limitations, and consistent with the cumulative goals, objectives, and policies contained within this Comprehensive Plan.

Policy 2.21: To protect or mitigate the impact of Activity Center development upon viable wetlands or wetland systems, the City shall, at the time of initiation of PCD rezoning and approval of the Development Master Plan, work with the Applicant(s) to place the development in locations to ensure that incompatible uses are located outside of, and at the appropriate distance away from, the wetlands. The type, intensity, extent, distribution and location of allowable land uses and the types, values, functions, sizes, conditions, and locations of wetlands are land use factors which shall be considered when directing incompatible land uses away from wetlands. All proposed developments shall comply with, or exceed, the criteria for wetland protection of all appropriate local, state, or federal regulatory agencies. When no reasonable alternatives to avoid wetland impacts exist, mitigation shall be considered as one of the means to compensate for loss of wetland functions.

Policy 2.22: Internal connectivity shall include cross access easements, shared driveways, circulation systems serving the area (internal roads), frontage/rear access roads, fitness trails, golf cart paths, and alley systems. External connectivity shall include pedestrian bridges, vehicular bridges, pedestrian and vehicular bridges, sidewalks, mass transit, fitness trails, and golf cart paths.

Policy 2.23: Support legislative initiatives that allow cities in the “home rule” counties to establish Community Redevelopment Areas (CRA) which utilize Tax Increment Financing using only the City’s increment.
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Policy 2.24: Due to the fiscal importance of Activity Centers to the City’s overall financial sustainability the geographic size of the Activity Centers shall not be decreased. In addition, any change of land use in the Activity Centers that does not further the financial sustainability of the City shall be prohibited. Land use changes for more residential use than is already permitted within the Activity Centers shall be prohibited, with the exception of projects that include loft apartments or similar mixed uses that provide low income housing.

Objective 3: The economic base shall be increased and diversified relative to the City's economic tax base through planning and development activities which attract new business and industries, while also encouraging the expansion of existing businesses and industries as indicated in the Economic Development Element.

Policy 3.1: Industrial park areas shall be encouraged to attract compatible, light industries within appropriate Activity Centers.

Policy 3.2: The City shall pursue implementation of the adopted City of North Port, Economic Development Strategic Plan Update.

Policy 3.3: To promote overall sustainability and tax base diversification, the City shall pursue a goal of at least 18% non-residential development.

Policy 3.4: Job creation as criterion for land use change. No amendment to the Future Land Use Map or the City’s zoning map will be approved without a finding of fact by the issuing body, based upon competent and substantial evidence, as to whether the proposed land use change would impact job creation by a net gain, loss, or no change in employment opportunities.

Strategy 3.5: Job Creation Strategy. Beginning with the vision workshops identified in Policy 1.8 of this element and based on the recommendations set forth in the Economic Development Element of the Plan, the City will bring together employers, educators, and other experts to evaluate techniques to induce job creation and to attract and expand living-wage employment opportunities and to improve the City’s overall economic development.

-NEIGHBORHOODS, CITY WIDE-

Objective 4: Support the City’s diversity of neighborhoods by implementing targeted development and planning strategies for neighborhoods. This can be accomplished through methods including the establishment of City-wide and neighborhood specific policies addressing development and redevelopment efforts, safety, stability, property values, mobility and aesthetic controls including street trees, public art, and entry features.

Policy 4.1: The Unified Land Development Code shall be amended on a regular basis to continue to preserve and promote positive neighborhood characteristics and to implement best
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practices in neighborhood preservation.

**Policy 4.2:** Encourage the development of neighborhoods that provide safe vehicular and non-vehicular access and mobility, as well as convenient walkability and connectivity to parks, civic areas, schools, Activity Centers, and adjacent neighborhoods. Such connectivity may be achieved via the following transportation alternatives:

- Bridges (including vehicular and/or pedestrian only);
- Roadways;
- Sidewalks;
- Bikeways;
- Fitness trails;
- Golf cart paths
- Blueways

**Policy 4.3:** For those neighborhoods within the City which approximate locations for neighborhood sponsored entry features have not been indicated on Neighborhood maps, the City shall support citizen sponsored efforts to establish entry features. All entry features shall be maintained and funded by the neighborhood. All expenses shall be the neighborhood’s responsibility.

**Policy 4.4:** The City shall encourage FDOT to construct a noise barrier along both sides of I-75, as it is widened, to buffer single-family residences from traffic generated noise on the interstate.

**Policy 4.5:** In the old platted lot neighborhoods, the City shall plant street trees that will form a canopy over the streets, provided that the trees are planted in safe locations and will not interfere with drainage or overhead lines such as power, cable, and communications.

**Policy 4.6:** To promote community safety and enhance neighborhood aesthetics, the City shall research and apply for neighborhood enhancement grants and participate in appropriate state and federal programs which address neighborhood issues. Such programs may include, but not limited to the Crime Protection Through Environmental Design (CPTED) program.

**Policy 4.7:** The City shall amend the Unified Land Development Code to incorporate incentives which implement CPTED design guidelines.

**Policy 4.8:** The City shall work with the Sarasota County School Board to ensure that future schools located within the City are neighborhood friendly. This would include, but not limited to, the provision of sidewalks which connect to the existing neighborhood sidewalk system, the provision of bicycle racks at bus stops, as needed, joint use of facilities, and design of school sites to integrate into neighborhoods.

**Policy 4.9:** The City shall work with the Sarasota County Area Transit (SCAT) as they expand future routes to neighborhoods within the City to ensure that bus stops are accessible to the neighborhood sidewalk system, that bicycle parking is provided at appropriate stops, and that adequate shelters are provided to protect citizens from the elements.
Policy 4.10: The City shall continue to amend the Unified Land Development Code to provide up-to-date design requirements to ensure that development of neighborhood commercial areas that are compatible with surrounding residential land uses through the use of screening, landscaping and buffer yards.

Policy 4.11: For any policy that requires the expenditure of City funds, that policy is subject to the availability of appropriated funds or funding source(s).

Policy 4.12: The City shall preserve and promote community desired neighborhood character through subsequent zoning and land development regulation amendments including but not limited to the implementation of a sidewalk Master Plan as well as lighting at school bus stops. When adopted, the City shall amend the Comprehensive Plan to incorporate these Master Plans.

Policy 4.13: Ensure that neighborhood planning strategies are coordinated with the City’s priorities for the development of:

- Parks and public spaces
- Infrastructure and public facilities
- Transportation network, including linkages, roads, bicycle-pedestrian, transit
- Natural open spaces
- Waterway areas and blueways

Policy 4.14: Coordinate with citizens and appropriate City departments, as well as local, state, and federal organizations where applicable, to facilitate problem solving, assist in resource identification, and promote positive, creative interaction leading to improvement of neighborhoods.

Policy 4.15: Ensure that the character and design of infill development promotes, enhances and increases the vitality of existing neighborhoods.

Policy 4.16: If data and analysis indicate the need to establish redevelopment programs for specific neighborhoods, the City shall establish a vision for those neighborhoods through property owner involvement and citizen participation, prior to or concurrent with the designation of a redevelopment area. Based on public input, the City shall develop a rehabilitation plan for each neighborhood and shall identify methods to finance initiatives and improvements.

Policy 4.17: The City shall continue to encourage the establishment of neighborhood associations and/or crime prevention programs (as appropriate) for all residential developments.

Policy 4.18: The City shall monitor every two years, the development on existing neighborhood commercial tracts. If this monitoring shows that the land uses are not neighborhood commercial, the City may recommend designating additional neighborhood commercial areas.
Policy 4.19: Encourage and support site and building design features that promote neighborhood gathering points and stimulate social relationships.

-LAND DEVELOPMENT PROCESS-

Objective 5: Future growth and development will be managed through the preparation, adoption, implementation, and enforcement of land development regulations.

Policy 5.1: Amend the land development regulations, consistent with F.S. 163.3202 (1), that shall contain specific and detailed provisions required to implement the adopted Comprehensive Plan, and which as a minimum:

a. Regulate the subdivision of land;
b. Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses and provide for open space;
c. Protect the Conservation lands designated on the Future Land Use Map and in the Conservation Element;
d. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
e. Protect potable water supplies and aquifer recharge areas;
f. Regulate signage;
g. Ensure safe and convenient onsite traffic flow and vehicle parking needs; and
h. Provide that development orders and permits shall not be issued which result in a reduction of the level of services for the affected public facilities below the level of service standards adopted in this Comprehensive Plan.
i. Promote “green” building practices in public and private developments, or redevelopments.

Policy 5.2: Land development regulations, consistent with F.S. 163.3202 (1), shall include provisions for the transfer of development rights which:

a. Provide for the transfer of development rights from designated areas where lower densities are to be encouraged, historic resources deserving protection, and from environmentally sensitive areas.
b. Designate Activity Centers (except Tracts B & C in Activity Center #3, as indicated on the City Base Map) on the Future Land Use Map as Transfer of Development Rights receiving zones where such areas are able to accommodate increased density/intensities without lowering the adopted Level of Service (LOS).
c. Provide for the Transfer of Development Rights to designated receiving zones.

Policy 5.3: Land development regulations, consistent with F.S. 163.3202 (1), shall contain performance standards which:

a. Address buffering and open space requirements; and
b. Address historically significant properties meriting protection.
Policy 5.4: Regulations for buffering of incompatible land uses shall be set forth in the City's land development regulations, consistent with F.S. 163.3202 (1).

Policy 5.5: Prior to any further development approval for those properties located within the North East quadrant of the City as shown on the map below, the City shall encourage an area-wide quadrant plan that establishes the guidelines for the coordinated development of this quadrant including but not limited to the following analyses:

a. Financial feasibility of the development including costs of infrastructure, future revenues and operation/maintenance costs,
b. Details showing the mixture of land uses by type, density, intensity,
c. Transportation (multimodal, including consideration of autonomous vehicles) and internal/external connectivity,
d. Protection of existing environmental systems including, but not limited to wetlands, uplands, habitats, and natural resources,
e. Development of water resources, treatment, and distribution systems,
f. Stormwater management,
g. Mitigation of any identified impacts,
h. Funding for infrastructure,
i. Impact on school system and City services including how these impacts will be mitigated,
j. Urban design standards, public art, pedestrian facilities and amenities,
k. Public participation.
l. The plan shall include phases for development of infrastructure including the dates and necessary funding.

Policy 5.5.1: If the developer’s/property owners in the NE Quadrant (shown below) agree to the development of a quadrant plan, the quadrant plan shall be coordinated with the adjacent counties, FDOT, SWFWMD, DEP and other appropriate agencies.
Objective 6: The City of North Port has established an Urban Service Area Boundary (USB) to provide a spatial framework within which urban scale development can occur and the location, capacity, and financing for roads and utilities necessary to support development, can be planned for and provided. All development orders and permits for future development activities shall be issued only if infrastructure facilities necessary to meet level of service standards (which are adopted as part of the Capital Improvements Element of this plan) are available concurrent with the impacts of the development pursuant to the USB, and implement the master plan as required in Policy 6.9 herein. Where appropriate, due consideration shall be given to the suitability of land, topography and soils prior to the issuance of any development order or permit.

Policy 6.1: The City shall designate and maintain on the future land use map series, an urban service area boundary (FS §163.3164) with phased development of public infrastructure, through the City’s Capital Improvement Program, to promote land development that maximizes the use of public investments in facilities and services and ensures a proper level of public service during the fiscal planning period of this plan. The City shall not provide public investment or expansion of urban infrastructure to areas outside the urban service area to accommodate premature urban development.

Policy 6.2: It shall be the policy of the City of North Port to recognize Activity Centers as mixed use areas of higher densities and intensities serving the business and non-residential activities of residents, as centers for job creation and growth, and to serve as centers to support future transit where infrastructure facilities will be made available. This concept reinforces the utilization of multi-modal/transit in areas of concentrated development, effectively enhancing mobility, promoting employment opportunities, and directing services at reduced costs to the taxpayers.

Policy 6.3: The platting of additional residential, commercial and industrial land shall be timed and staged in conjunction with provision of supporting community facilities, such as streets, utilities, police and fire protection service, emergency medical service, and public schools.

Policy 6.4: The City shall phase and direct urban growth in a logical manner commensurate with urban facilities and services. Development shall be encouraged in areas of sufficient or planned public and private community facilities and utilities services to:

a. maximize the efficiency of services provided;
b. minimize their cost; and
c. minimize their impacts on the natural environment.

Policy 6.5: The City’s Capital Improvement Program shall be prioritized to ensure that funding is committed and financially supports planned and programmed infrastructure within the Urban Service Area Boundary.

Policy 6.6: The Urban Service Area Boundary has been designed to accommodate the City of North Port’s population projections based on the adopted Comprehensive Plan data and analysis,
and utility master plans. The size of the USB and its continuing capacity to accommodate projected populations shall be evaluated during each statutorily required Evaluation and Appraisal Review (EAR) period. If determined that the amount of land available for development is insufficient to allow the USB to function as desired, adjustment(s) to the boundary may be made through the City’s EAR amendment process. In the interim, modifications may be considered provided the amendment results in all of the following:

- Results in greater environmental protection
- Increases economic development opportunities,
- Improves infrastructure efficiency
- Results in a positive fiscal impact to the City
- Does not negatively affect the CIP
- Provides for Land Use Patterns that maximizes public investment of infrastructure

**Policy 6.6.1:** The USB may be expanded to include Activity Center #6 (The Shire) upon completion and adoption of the Master Plan as described in FLU Policy 2.6.2. The proposed expansion to the Urban Service Area Boundary must establish that there is a demonstrated planning need to support the expansion and the proposed expansion will discourage sprawling patterns of development; is supported by appropriate public facilities planning, consistent with policies in the Comprehensive Plan; provides for the protections of natural resources; is consistent with Policies in this Comprehensive Plan; and presents a practical opportunity for significantly expanding the City’s economic base beyond the services and trade industry jobs.

In either case, the expansion shall not be effective until the Comprehensive Plan amendment adopting the expansion has been approved, consistent with Florida Statutes.

**Policy 6.6.2:** Upon annexation of contiguous lands along US 41 as shown in Map 1 FLU Policy 2.1.13, the properties identified as Future Annexation Area/Future Urban Service Area Boundary will be eligible for urban services allowed by the USB. At such time that the City processes an amendment to the Future Land Use Map, or at a minimum of every three years if necessary, the City will update the Future Land Use Map and the Urban Service Area Boundary Map 2-9 to include these parcels.

**Policy 6.6.3:** Capital improvement projects or expenditures may occur outside the USB for the replacement of existing facilities due to deterioration or destruction from a natural disaster, the potential of severe environmental degradation if no improvements are made, fire suppression and stormwater improvements for flood mitigation.

**Policy 6.7:** All development in areas not provided central water and sewer services shall be governed by the provisions of s.381.0065, F.S., regulating on-site water and sewage disposal systems; and, Chapter 64E-6, F.A.C., which regulates the installation of individual sewage disposal facilities.

**Policy 6.8:** The City shall continue requiring Utility Developer Agreements for the extension of and improvements to the utility system required by proposed developments.
Policy 6.9: Provision of and the extension of facilities shall be pursuant to the appropriate adopted master plan(s). Master plans shall be updated at least every three to five years. Master plans shall implement the Comprehensive Plan Goals, Objectives and Policies. Master plans shall be consistent with and supportive of the other master plans.

Objective 7: The City will develop a Unified Capital Improvement Planning Program for the extension of necessary City services. This program may include utility developer’s agreements, additional funding sources, incorporating all existing developer commitments, which includes annual updates to the City’s Capital Improvement Element (CIE), and Capital Improvement Plan (CIP).

Policy 7.1: Through the City’s Unified Capital Improvements Planning Program, the City will program the extension of facilities to accomplish the goals, objectives, policies and strategies of this plan and ensure that facilities are concurrent with demand.

Policy 7.2: The City will discourage premature development by requiring that individual property owners or developers/builders, and not the City, will bear the appropriate costs of extending appropriate infrastructure beyond that programmed by the City.

Policy 7.3: Development Orders or Agreements (including amendments or modifications thereto) executed pursuant to Chapter 380, F.S. cap the intensity or density of uses identified on the future land use map for the lands encompassed by such Orders or Agreements.

Policy 7.4: All City projects and projects covered in the five-year CIP shall be consistent with the appropriate master plan(s) required in policy 6.9 of this element.

Policy 7.5: Platted residential lots which have received vested rights status shall develop under the requirements of those regulations in effect at the time of final approval.

GOAL 3: At the time of build out, the City shall serve all developed residential, commercial, and industrial areas with potable water and sanitary sewer in order to maintain the adopted level of service standards, based upon the City’s population, excluding the Agricultural/Residential Estates area, Myakka State Forest, and other conservation/open space areas.

Objective 8: In order to encourage a compact pattern of development and orderly growth which efficiently utilizes existing services, facilities and infrastructure, the City shall establish a utility extension program to guide potable water and sanitary sewer line extension decisions.

Policy 8.1: In order to continue an orderly and compact urban growth pattern, potable water and sanitary sewer line extensions or improvements shall be based upon the following criteria:

- Location within the Urban Service Area Boundary
- Increase efficiency and effectiveness to new and existing residential, commercial, and industrial developments by looping both water and sewer lines;
• To protect the health and safety of residents;
• To implement economic development strategies or other public goals; and
• Extending water and sewer concurrently where feasible, with water as primary consideration due to health and conservation purposes.

**Policy 8.2:** Concurrent with the Utility Master Plan(s), the City shall research ways for increasing revenues in order to facilitate the improvement and extension of the City's potable water and sanitary sewer system.

**Policy 8.3:** The City shall update the Utility Master Plan(s), which guides the funding, improvements, and extensions of the City’s potable water and sanitary sewer systems at least every three to five years. The Master Plan(s) shall be developed by City staff and necessary consultants in close coordination with the City’s Planning and Zoning Advisory Board (Local Planning Agency) and the Utility Advisory Board. As these Master Plans are updated this Comprehensive Plan will be amended to reflect those changes.

**Policy 8.4:** There are specific parcels identified by Utility Map 4.1, on Price Boulevard and Raintree Boulevard outside the USB, that, and upon development, must connect with City Water. Those parcels are specifically identified in Future Land Use Map series, Urban Service Boundary Area Map 2-9.

**RESOURCES**

**Objective 9:** The FLUM shall reflect the policy direction found within the chapters of the Comprehensive Plan, and shall coordinate land use categories with soil and topographic characteristics, the protection of historic, archeological and natural resources, existing land uses, forms of development and the availability of public facilities.

**Policy 9.1:** Areas designated on the Future Land Use Map as Conservation or Recreation/Open Space use shall limit development as follows:

a. All development shall be subject to environmental performance standards which would prevent adverse environmental impacts and are adopted in the land development regulations.

b. Recreational development must be compatible with the surrounding environment and shall be subject to performance standards adopted in the land development regulations.

c. All applications for development approval shall continue to be subject to site plan review.

d. Septic tanks and water wells shall be strictly regulated.

e. FEMA/FIRM/SFWMD elevation regulations shall be strictly enforced.

f. Maximum limits shall be established for impervious surfaces.

g. Natural vegetative communities shall be maintained.

h. Densities and intensities of land use shall be limited.

**Policy 9.2:** Areas designated on the Future Land Use Map as Conservation or Recreation/Open Space including, but not limited to, Little Salt Spring, the archaic Indian burial ground and the Atwater Archeological site, shall continue to be TDR sending zones.
Policy 9.3: The City shall, per the Unified Land Development Code regulate proposals for development within the designated riverine floodplains identified on FEMA 100-year floodplain maps. These amendments should ensure that significant alteration of the functions of the floodplain will not occur, the proposed development is consistent with performance standards regulating development, or takes advantage of any incentives, if appropriate.

Policy 9.4: The developer/owner of any site, except single-family residential, shall be responsible to meet stormwater regulations and other appropriate regulations, as applicable.

Policy 9.5: The City land development regulations, consistent with F.S. Chapter 163.3202(1), shall address and regulate activities having the potential to degrade water quality, or impact future and existing wellfields.

Policy 9.6: Extraction of natural resources shall be permitted as a conditional/special exception use only where compatible with existing and proposed land uses.

Policy 9.7: Where conservation through land development regulation is not sufficient, land acquisition alternatives shall be pursued through City applications to available State and Federal grant programs and utilization of any other appropriate innovative financing mechanisms.

Policy 9.8: Zoning and Land Development Regulations, consistent with F.S. 163.3202 (1), shall be revised to maintain the character of agricultural lands within the Estates area of the City.

Policy 9.9: Historic resources shall be protected through application requests to the National Register of Historic Places by the City for designation as historic sites by the state or the county, and consistent with State law and criteria as established by the Florida Department of State, Division of Historical Resources, for resources listed on the Florida Master Site Files.

Policy 9.10: By 2020, a list of designated historic resources shall be submitted to the U.S. Department of Interior for inclusion in the National Register of Historic Places provided the policy is funded by a grant or other private funding source(s).

Policy 9.11: North Port shall continue, with the assistance of archaeologists, to identify significant historic resources including unmarked human burials which are in need of protection, provided the policy is funded by a grant or other private funding source(s).

Policy 9.12: Within the jurisdictional wetlands located in the Agricultural Estates portion of the Glawson/Carlton property, no intensive agricultural activities shall be permitted. Prohibited activities include, but are not limited to, dairy and hog farms, large scale poultry farming, citrus groves, and crop farming. Small private gardens, the grazing of cattle, the cultivation of poultry for personal use, and equestrian activities will be permitted pursuant to approval by the appropriate local and state review agencies.
Policy 9.13: Within the Agricultural Estates portion of the Glawson/Carlton property development setbacks from jurisdictional wetlands shall equal, or exceed (as directed by state or federal environmental agencies), the setback guidelines required by state and federal environmental agencies.

Policy 9.14: No public water or sewer service shall be provided to the Agricultural Estates portion of the Glawson/Carlton property.

Policy 9.15: Environmental studies/reports required by state and federal agencies to obtain development approval for activities that may impact protected wildlife or environmentally significant portions of the Glawson/Carlton property shall be submitted to the City along with any approved permits issued by the agencies.

Policy 9.16: For housing, land clearing within the Agricultural Estates portion of the Glawson/Carlton property area shall be a minimum of 50 feet around the structure for fire protection.

Policy 9.17: All landscaping within the Agricultural Estates portion of the Glawson/Carlton property shall consist of trees and plants indigenous to Southwest Florida.

Policy 9.18: Within the Glawson/Carlton annexation properties, until such time as development of a particular parcel commences all current uses, including borrow pits, sod farming and hunting shall continue to be permitted on site, provided the particular parcel remains a minimum of forty (40) acres.

Policy 9.19: Development which affects the designated “wild and scenic protection zone” of the Myakka River shall meet standards which conform to, or are more stringent than, standards developed pursuant to Section 258.501, Florida Statutes, the “Myakka River Wild and Scenic River Designation and Preservation Act”, including standards found in the Myakka Wild and Scenic Management Plan accepted by the Governor and Cabinet on May 22, 1990. All necessary “Myakka River Permits” shall be secured from the Florida Department of Environmental Protection prior to the approval of any development permit by the City of North Port, as applicable.

Policy 9.20: “Green Design” – The City shall reduce the negative impact of public and private buildings on the environment, and potential negative impacts to building occupants, by amending the Unified Land Development Code, where applicable, and utilizing the City’s site and development process to promote site and green building design and construction practices which include, but are not limited to, the following activities/actions:

a. Promote sustainable site planning,
b. Safeguard water and water efficiency,
c. Encourage energy efficiency,
d. Encourage conservation of materials and resources, including the reuse of materials when possible, and
e. Promote indoor environmental quality through the use of non-toxic materials and the provision of adequate ventilation.

**Policy 9.21:** The City shall plan, design, construct, manage, renovate, commission, and maintain its facilities and buildings to be sustainable. It is the City’s intent that all public buildings conform to the highest rating system feasible, as established by the Florida Green Building Coalition (FGBC), Leadership in Energy and Environmental design (LEED), or other applicable performance criteria.

**Policy 9.22:** The City shall continue to coordinate disposal of dredge spoil, as necessary, with Charlotte County.

**Policy 9.23:** Prohibit dredge and fill activities in the Myakka River and its tributaries except to maintain previously dredged and existing drainage canals and navigation channels. All new environmentally sound navigation channels shall require approval by the City Commission and must be determined to be in the public interest.

**Policy 9.24:** Residential development within the Coastal High Hazard Area (CHHA) shall conform to the following:
- If a residential structure located within the adopted Coastal High Hazard Area is voluntarily destroyed, or destroyed by natural forces, the redevelopment of said property must conform to the underlying zoning;
- The provisions of this Policy shall not be construed as restricting the rebuilding of a single-family residence on an existing lot-of-record, if such property meets all requirements pertaining to construction in the Coastal High Hazard Area; and
- In the event that natural forces render a property located in the Coastal High Hazard Area unbuildable, or reduce the development potential of a property as allowed by the prior acreage and the underlying zone district, utilization of the Transfer of Development Rights concept will be encouraged (Development Rights, in such cases, shall be determined based upon pre-disaster conditions).

**Policy 9.25:** No development order shall be issued which would permit unmitigated development in 100-year floodplains, as designated on Federal Emergency Management Agency Flood Insurance Rate Maps, or on floodplain associated soils shown in Map 2-2 of the Future Land Use Map Series, that would adversely affect the function of the floodplains or that would degrade the water quality of water bodies associated with said floodplains in violation of any local, State, or federal regulation, including water quality regulations.

**Policy 9.26:** Discourage the intensification of land uses within Hurricane Evacuation Zones A and B (Map 5-9, Conservation and Coastal Zone Management Element), consistent with Conservation and Coastal Zone Management Policy 3.9.

**Policy 9.27:** As reflected in City of North Port Zoning standards, potential incompatibilities between land uses due to the density, intensity, character or type of use proposed, shall be mitigated through site and architectural design techniques including but not limited to any or all
of the following:
• provision and location of open space, perimeter buffers, landscaping and berms;
• the location and screening of sources of light, noise, mechanical equipment, refuse areas, delivery areas and storage areas; and,
• the location of road access to minimize adverse impacts, increased building setbacks, step downs in building heights.

Policy 9.28: The City of North Port recognizes the importance of recreational and commercial working waterfronts to the economic, social, and environmental vitality and health of the community. Consistent with Policy 5.1 of the Conservation and Coastal Management Zone Element, the City will identify and implement techniques which encourage the preservation and expansion of recreational and commercial working waterfronts in the City of North Port.

-INTERGOVERNMENTAL COORDINATION-

Objective 10: Through increased frequency of meetings and exchange of information, the City shall improve coordination with affected and appropriate governments and agencies to maximize their input into the development process and mitigate potential adverse impacts of future development activities.

Policy 10.1: Recommendations and corrective actions described in the Myakka Wild and Scenic River Management Plan as applicable to North Port shall be considered for adoption by the City Commission.

Policy 10.2: Requests for development orders and building permits shall be coordinated, as appropriate, through existing procedures as defined by F.S. Chapter 380.06, F.S. Chapter 163, and City Ordinance 87-252, with Sarasota County, Charlotte County, the Southwest Florida Regional Planning Council, the Southwest Florida Water Management District, and other State and Federal agencies to ensure consistency with the provisions of the Charlotte Harbor Management Plan, Charlotte Harbor SWIM Plan, and the Charlotte Harbor National Estuary Program, and other regional issues.

Policy 10.3: Where appropriate the City will concentrate the location and development of infrastructure to take advantage of high elevations and opportunities for rapid evacuation as identified in the Southwest Florida Regional Planning Council Hurricane Evacuation Study, 2010.

Policy 10.4: Close coordination shall be maintained with the Sarasota County School Board to ensure optimum school facilities and services are provided within the City of North Port.

Policy 10.5: The City shall, in conjunction with the Counties or other agencies, update the Intergovernmental Coordination Element on an as needed basis.
**Policy 10.6:** The City shall support the development of campus-style educational facilities which clusters elementary, middle and high school facilities on one self-contained geographic area, and encourages the location of other appropriate government or public uses adjacent to the school campus.

**Policy 10.7:** The City shall continue to coordinate planning efforts with the Sarasota County School Board to ensure that the logical assembly of adequate lands, necessary infrastructure, and pedestrian friendly facilities, are provided.

**Policy 10.8:** The City shall continue to coordinate with the Sarasota County School Board to develop plans for future school sites.

**Policy 10.9:** The City shall continue to support social services by providing appropriate funds, seeking grants and working cooperatively with other agencies, either public or nonprofit organization(s), that provide social services or improve the health of the City residents. Further the City supports the location within the City of the appropriate facilities that serve primarily City of North Port residents.

**Policy 10.10:** The City shall annually provide a report to the Planning and Zoning Advisory Board and the City Commission, assessing the City’s progress toward accomplishing the goals, objectives, and policies in this Comprehensive Plan.

**GOAL 4:** The City shall identify and re-evaluate how to promote urban development through a sustainable mix of new communities and GDC pre-platted lots.

**Objective 11:** To promote strategies that address issues which include but are not limited to fiscal sustainability, energy efficient land use patterns, environmental protection, and housing diversity to provide a balance in both new development and the pre-platted lot areas, the City shall undertake the following policies.

**Policy 11.1:** The City will continue to identify and provide incentives to individual property owners, builders, and developers to consolidate and assemble parcels of land for future private uses, and will encourage the use of other innovative land development techniques to improve lot layout, drainage, infrastructure, and stormwater retention.

**Policy 11.2:** Existing platted areas in the Charlotte Harbor region shall be developed in accord with the goals and objectives of the Charlotte Harbor Management Plan, Charlotte Harbor SWIM Plan, and the Charlotte Harbor National Estuary Program.

**Policy 11.3:** The City will monitor programs and initiatives resulting from the Sustainable South Florida Initiative, the Sustainable Communities Pilot Project, and other local, state and national programs pertaining to sustainable development. Specific topics to be examined include, but are not limited to, the replatting and reassembly of land.
**Policy 11.4:** The City shall encourage and support the innovative redesign or assembly of GDC platted lots. The City shall encourage this activity by expediting the land development review process and endorsing unique and creative land use design.

**Policy 11.5:** The City shall develop and implement a program to encourage combining two or more platted lots for one dwelling unit. This program may include, at least the following components.
- The automatic elimination of easements along the interior lot line.
- Appropriate impact fee credit may be applied provided certain criteria are satisfied. These criteria may include a legal document permanently eliminating the development rights that would accompany the lot(s) being combined, etc.
- Expedited permitting

**Policy 11.6:** The City may accumulate a number of contiguous lots including tax sale lots and, when appropriate in size and configuration, offer all the lots for sale provided the development of those lots implements a creative and innovative development pattern such as neo-traditional development, cluster housing, and villages.

**Policy 11.7:** The City shall accept all appropriate donated lots to be used for any purpose as stated in policies 11.5, and 11.6.

**Policy 11.8:** The existing platted lots in areas within City limits before the year 2000 will continue to be designated as a TDR sending zone.

**Policy 11.9:** To address the fiscal issues and sustainability impacts of providing services to the GDC platted lots, the City shall promote/encourage creative development including but not limited to neo-traditional development, cluster housing, and villages in previously un-platted areas of the City, and in areas where platted lots have been assembled and re-platted, where developers/property owners enter into agreement with the City to provide, at their cost, the infrastructure necessary to serve the new developments. This infrastructure includes, but is not limited to, water and sewer service and transportation facilities.

**Policy 11.10:** The City shall work with the Department of Economic Opportunity through assistance provided for in the annual state General Appropriations Act to address issues created by the large number of antiquated lots within and adjacent to the City’s borders. The plan/policies developed shall address ways to implement appropriate growth management strategies in the future development, or retirement, of the lots and methods to alleviate any negative environmental impact caused by issues such as the lack of sewer lines as the old platted lots develop.

**Policy 11.11:** The City shall continue to be an active participant in the “Platted Lands Coalition,” which is made up of other platted lands communities throughout the State of Florida. The City, as part of the coalition, will work to address priorities including, but not limited to, taking action to revise state legislation to define sprawl as it relates to platted land communities and how to fix it, as well as other changes to legislation that as written now do not factor in the
issues relating to platted land communities which can create sustainability issues for such communities.

**Policy 11.12:** The City shall encourage energy-efficient land use patterns which account for existing and future electric power generation, transmission, and distribution systems. Pursuant to F.S. 163.3208, new distribution electric substations shall be permitted in all land use categories with the exception of Conservation, Recreation/Open Space and/or historic preservation areas.

**Policy 11.13:** In areas of the City where GDC pre-platted lots are assembled and re-platted to create a new subdivision, the City shall ensure that potential negative impacts are addressed through the Development Review Process in order to enhance and protect the surrounding neighborhoods. The City shall amend the ULDC to provide guidelines to address this type of neighborhood protection.

**Policy 11.14:** To protect the quality of life within the City’s neighborhoods, the City shall work with government and non-profit organizations to evaluate and develop strategies to address the impacts associated with the abundance of vacant, partially constructed, or abandoned home sites on the pre-platted lots.

**Objective 12:** The City shall develop policies for establishing a rational basis for land development decisions and environmental regulations to ensure fairness and balance for all property owners.

**Policy 12.1:** Vested property rights shall be protected, as provided by law.

**Policy 12.2:** Any replatting of an area shall meet current codes, including incentives and bonuses.

**Policy 12.3:** When a specific action of the City has inordinately burdened an existing use of real property or a vested right to a specific use of real property, the property owner is entitled to relief, which may include compensation for the actual loss to the fair market value of the property caused by the action of the City.

**Policy 12.4:** The City shall amend the Unified Land Development Code to provide a mechanism whereby land use controversies are solved without formal court action and resulting excessive costs. The mechanism shall establish an informal, non-judicial settlement procedure with a hearing process overseen by a neutral hearing examiner (Special Master) who attempts to resolve the dispute.

**Policy 12.5:** In order to apply the takings balancing test, the City shall require property owners to produces evidence of an inordinate burden on the subject property, prior to filing a legal action. This administrative procedure shall require property owners to support claims by producing relevant information, including:

- an explanation of the property owners interest in the property;
- price paid or option price;
- terms of purchase or sale;
Future Land Use GOP’s

- all appraisals of the property;
- assessed value;
- tax on the property;
- offers to purchase;
- rent, income and expense statements for income-producing property and the like.

**Policy 12.6:** The property owner shall have the burden of proof on hardship and takings issues.

-VILLAGE LAND USE-

**Goal 5:** To realize the long-range planning vision for the City of North Port, the City shall create the Village Land Use Classification. The Village Land Use Classification has been designed to promote a pattern of development that will overcome the problems associated with urban sprawl; encourage a better jobs/housing balance; promote a pattern of development that will reduce reliance on the personal automobile by allowing a greater variety of land uses closer to work and home; protect and enhance environmental assets and provide for an orderly transition from rural to urban land uses through a planning process that couples a build out vision with the proper timing and location of adequate public facilities through the preparation of Village District Pattern Plan(s) (VDPP).

**Objective 13:** In order to fulfill the build-out vision for the City of North Port, any property under unified ownership or united application within the City, which can meet the minimum requirements to form a village, town center, and neighborhoods contributing to the formation of a village, may receive a Village Land Use Classification.

**Policy 13.1: General Village Principles** - Each Village must adhere to the following general Community Planning Principles:

a. Planning for villages shall be in the form of distinct neighborhoods served by a mixed-use village center. Each neighborhood shall contain a neighborhood center consisting of a civic space to accommodate a neighborhood park, elementary school or other similar neighborhood servicing civic facility. Neighborhood servicing commercial development shall be permitted in the neighborhood center. Groups of two or more neighborhoods shall be served by a mixed-use village center containing one or more of the following: housing, shops, work places, schools, parks, or civic facilities essential to the daily life of the Village residents.

b. Village size shall be designed so that the neighborhood centers are generally within a 1.0 to 2.0 -mile radius of the Village Center (shops, services and other activities). This radius may be relaxed for rural villages and where natural or community facilities and services interrupt the design.

c. All Villages containing more than one neighborhood should contain a diversity of housing types to encourage citizens from a wide range of economic levels and age groups to live within its boundaries. This is accomplished by using the adjusted gross
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d. Transit stops shall be incorporated into the design of the Village Center.
e. The Village shall have a center focus that combines commercial, civic, cultural, or recreational uses.
f. The Village shall contain an ample supply of open space (includes stormwater management areas, golf courses, floodplains, greenbelts, upland habitat areas, vehicular/utility corridors) in the form of squares, greens and parks whose frequent use is encouraged through access, placement, and design.
g. Each Village shall have a well-defined edge, such as greenbelts, wildlife corridors permanently protected from development, or through the use of urban design features which distinctly define the edge of the village.
h. Local and collector streets, pedestrian paths and bike paths shall contribute to a system of fully-connected and interesting routes from individual neighborhoods to the Village Center and to other Villages. Their design shall encourage pedestrian and bicycle use.
i. The natural terrain, drainage patterns and vegetation of preserved tracts of native habitats shall be contained within parks, open space or greenbelts.
j. The Village Center shall be designed to encourage and accommodate linkage with the regional transit system.
k. Planning requirements for the design of each Village District Pattern Plan shall exceed or be consistent with 1) the requirements of the Florida Fish and Wildlife
Conservation Commission, the United States Fish and Wildlife Service, and the Conservation and Coastal Zone Management Element of the City of North Port Comprehensive Plan with regard to listed species and their associated habitats; 2) the protection of wetlands pursuant to Chapter 373, Florida Statutes permitting requirements as administered by the Florida Department of Environmental Protection and the Southwest Florida Water Management District.

1. Where appropriate, civic structures, schools, clubhouses and other structures shall be designed as hurricane shelters to provide a safe environment for the residents or employees.

m. City shall adopt standards governing development in storm surge I and II areas, per FEMA regulations.

n. The maximum density for properties designated Village Land Use Classification shall be specifically established at the time of the comprehensive plan amendment. The maximum number of units for the Thomas Ranch property, as the boundaries are depicted on Figure 13.1.n shall be 16,400 dwelling units.

The maximum density for the designated Village areas northeast of the interchange of I-75 and Toledo Blade Boulevard shall be 1,350 dwelling units. These units are designated for the H.M.T.A. villages.

Policy 13.2: Town Center

A Town Center may be developed in support of Villages programmed for large annexed areas or land assemblages. A Town Center shall be created as part of the Village development in the area of western North Port known as the West Villages. The West Villages Town Center shall be located in the general area of the intersection of U.S. 41 and the proposed north/south arterial roadway (West Villages Parkway) that will traverse the village district. The West Villages Town Center shall be a minimum of 300 acres and up to approximately 1000 acres in size. The purpose of the Town Center will be to provide a place for residential, office, retail, civic, and light industrial land uses with a more regional market base, the scale of which should not be appropriate in the villages (standards for design are identified in the accompanying table which follows).

In order for development to take place a Town Center must be located so that it has access to major interchange/intersection. A Town Center must be designed to encourage and accommodate linkage with the regional transit system. Town Center design must provide for connections with the collector streets, pedestrian and bike path system provided in individual
Villages. Existing civic uses such as Fire/Police Stations and educational facilities shall be connected to the Town Center, where applicable. When developing a Town Center, close coordination with the School Board of Sarasota County shall be required to determine whether a school site should be reserved within the Town Center.

Prior to any development proceeding in a Town Center, a Village District Pattern Plan for the Town Center must be approved by the City of North Port. Requirements for the Town Center shall be the same as the Village District Pattern Plan identified in Policy 13.6 of this section.

The following standards should be used in designing Town Centers:

- Maximum Size: 300 – 1,000 Acres
- Minimum Density: 4.0 DU/Adjusted Gross Acre
- Maximum F.A.R.: 1.0
- Density Incentives: Up to 24 DU/Adjusted Gross Acre with Transfer of Development Rights (TDR)

<table>
<thead>
<tr>
<th>Land Use Mix</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Acreage</td>
<td>Land Area Permitted</td>
</tr>
<tr>
<td>1. Residential *</td>
<td>45</td>
<td>30%</td>
</tr>
<tr>
<td>2. Commercial Retail &amp; Services</td>
<td>60</td>
<td>60%</td>
</tr>
<tr>
<td>3. Office &amp; Light Industrial</td>
<td>30</td>
<td>50%</td>
</tr>
<tr>
<td>4. Overall Commercial/Office/Industrial (2&amp;3)</td>
<td>90</td>
<td>70%</td>
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<tr>
<td>5. Civic</td>
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<td>No Max</td>
</tr>
<tr>
<td>6. Parks &amp; Open Space</td>
<td>30</td>
<td>No Max</td>
</tr>
</tbody>
</table>

*Residential dwellings are permitted above ground floor commercial uses and home businesses utilizing the Internet and similar technologies are encouraged.

**Minimum acreage based upon a 300-acre Town Center.

A Town Center shall be integrated with the regional transit system. The design shall include designated locations for establishment of transit stations/stops as a component of a mixed-use development.

**Policy 13.3: Village Size**

Policy 13.3.1: Village – Each Village should be planned so that it includes no greater than
2000 acres of gross land area. This area may be increased at the discretion of the City where substantial acreage is included in natural water bodies, open space, or wetlands/conservation areas. The adjusted gross density in the Village shall generally be 3.0 DU/per adjusted gross acre. Adjusted gross density in the Village shall be capable of supporting, at a minimum, a grocery store anchored commercial center of 80,000 to 150,000 square feet. The Village shall be composed of no less than two (2) neighborhoods, except where constrained by natural or manmade features. Each Village shall contain civic space in the form of a village park and, if required by the Public Improvements Plan analyses completed per Section 13.6.III.3, one (1) elementary school. A village green and, if required by Section 13.6.III.3, one (1) middle school site should be provided in the Village Center. Size requirements for the village green shall be consistent with minimum standards in 13.5.2. The minimum size of a village park should be at least 5 acres.

**Policy 13.3.2: Rural Village** – Each Rural Village should be planned so that it includes no less than 3,000 acres of gross land area. Gross density within the rural village shall be no greater than 1 DU/3 acres. Each Rural Village Center shall contain civic space for an elementary school or civic related use and central square or park, which should be designed as the focal point for the Rural Village Center. The Rural Village shall be designed around traditional village design criteria as defined in the City of North Port Unified Land Development Code. The size and amount of non-residential uses in the Rural Village Center should support the scale and market demand associated with the total number of residential units in the Rural Village and not surrounding regional or sub-regional market demands.

**Policy 13.4: Neighborhood Development**

**Policy 13.4.1: Neighborhoods** – Residential neighborhoods generally shall not exceed 500 adjusted gross acres and should offer neighborhood facilities and civic services including passive and active recreation facilities. The development of a variety of housing types is encouraged. Attached dwellings are encouraged for the property surrounding the neighborhood center (focal point). Civic space shall be provided within each neighborhood. Each neighborhood shall be designed so all housing units are generally within a ½ mile radius of the neighborhood center.

**Policy 13.4.2: Rural Neighborhoods** – No minimum size requirements will be instituted for rural neighborhoods. As a general guideline, it is recommended that approximately 1,500 adjusted gross acres be included in a rural neighborhood. Due to the low density of development (1DU/3 acres), the focal point for rural neighborhoods shall be contained in the rural village no minimum radius is required.

**Policy 13.5: Commercial Development**

Commercial development shall be permitted in conjunction with a Neighborhood or Village Center.

**Policy 13.5.1: Neighborhood Centers** – Area set aside for commercial development shall be in
addition to that required for any civic use. Commercial development shall be permitted in Neighborhood Centers in association with the following standards:

1. Total land area shall not exceed four (4) acres (not including lands uses such as civic areas, open space, schools).

   (b) Floor area ratio (FAR) may not exceed .25 FAR with maximum gross floor area of approximately 20,000 square feet.

   I Located within walking distance criteria required in Policy 13.4.1

   (d) Should be located central to the neighborhood separated from major collector or arterial roads.

   I Site design, which emphasizes parking behind or beside buildings and incorporates the use of landscaping and pedestrian amenities such as benches, bike parking and coordinated architectural scheme. The site design shall maintain the mass, scale and character of the surrounding neighborhoods. The Neighborhood Center must be linked to the adjoining neighborhood by sidewalks and bike paths.

   (f) Residential dwellings above ground floor commercial uses will be permitted.

   (g) Users shall be limited to convenience retail and service operations and office, which are intended to serve the neighborhood population.

Policy 13.5.2: Village Center – The Village Center shall function as a community of compatible uses in a compact setting serving the surrounding neighborhoods. The Village Center shall provide for a mix of land uses such as residential, commercial, office uses, personal and household service establishments, civic uses, public facilities, parks, playgrounds, or other similar services designed to meet the needs of the adjoining neighborhoods. The following standards should be used in designing the Village Center:

| Maximum Size | 50 adjusted gross acres and location to be determined by Village District Pattern Plan |
| Maximum Density | 3.0 units/ adjusted gross acre: |
| Maximum FAR | .40 |
| Density Incentives: | up to 16 units/ adjusted gross acre/with Transfer Development rights (TDR) |

| Land Use Mix | Minimum | Maximum |

2-40
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<table>
<thead>
<tr>
<th>Land Area Required</th>
<th>Land Area Permitted</th>
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<tbody>
<tr>
<td>Residential</td>
<td>25%</td>
</tr>
<tr>
<td>Commercial</td>
<td>Retail &amp; Services</td>
</tr>
<tr>
<td>Office</td>
<td>10%</td>
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<tr>
<td>Overall Business</td>
<td>(2&amp;3 Combined)</td>
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<tr>
<td>Civic</td>
<td>5%</td>
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<tr>
<td>Parks</td>
<td>10%</td>
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### Parks and Open Space/Village Green

The Village Center should be located on a collector road serving the village or at the intersection of two collector roads. Collector roads should not split the Village Center unless the road is designed to facilitate and encourage pedestrian access along and across the roadway. The Village Center may be located on an arterial road provided that the center is not designed to be located on both sides of the arterial road. The Village Center shall be designed to accommodate linkage with the regional transit system. The transit stops should be located so that they are easily accessible to commercial uses. The Village Center shall not be consolidated into a larger commercial complex serving more than one Village, except in circumstances where it can be demonstrated that placing village centers proximate to each other will advance City goals for accessibility and reduced vehicle trips. Village Centers should generally maintain a separation of approximately one mile from another Village Center and ½ mile from a Neighborhood Center. Schools sites if required shall not be included in the computation for maximum size of the Village Center. Village Center(s) shall be located within the village.

**Policy 13.5.3: Rural Village Center** – A Rural Village Center should function as the focal point and serve the neighborhood and convenience retail and office needs of the surrounding rural community. The Rural Village Center shall allow for a mix of land uses such as residential, commercial, office, civic, or and parks.

The following standards should be used in designing a Rural Village Center:

- **Maximum Size:** 10 Acres
- **Maximum Density:** 1 DU/3 Adjusted Gross Acres
- **Maximum F.A.R.**: .30 maximum non-residential floor Area limited to no greater than 40K Square Feet
- **Density Incentives:** Up to 8 DU/ Adjusted Gross Acre with TDR’s. Where rural development is clustered on lots no smaller than 1 DU/acre to
create greater open space, TDR’s may be transferred into the rural village center at a rate of up to 1 DU/1 Acre

Policy 13.6: Initiation of a Village/District Planned Development

Detailed Village boundaries must be established through the adoption of a Village District Pattern Plan (VDPP). No development shall be permitted within a Neighborhood, Neighborhood Center, Village Center or a Town Center until a VDPP for the entire Village or Town Center has been approved by the North Port City Commission. However, the initiation of a VDPP does not constitute proposal of an actual plan of development by the developers of land within the Village, and the approval of a VDPP by the North Port City Commission does not constitute an authorization to commence development within the Village. Following approval of a VDPP, a developer of land within the Village must apply for and obtain from the City approval of specific plans of development which are consistent with the approved VDPP. A VDPP must be prepared in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with Policies 13.1 – 13.12 in this section. Each and every step involved in the preparation of the VDPP must be directed by, or coordinated with, the City and must include at a minimum the following information:

2. **Site Analysis**

Prior to the initiation of the VDPP, a site analysis shall be prepared including, but not limited to, the following information:

3. Identification of extent and location of natural features in the VDPP area pursuant to the Principles 13.1.i and k. The preparation of any VDPP shall utilize, but not be limited to, the baseline environmental mapping, consistent with Chapter 62-340, F.A.C., the State of Florida Unified Wetland Delineation Methodology, the Florida Land Use Forms and Classification System, and shall comply with the regulatory requirements of State and Federal agencies identified in Principles 13.1.i and k.

2. Identification of the quality and character of the native habitats in the VDPP area within an environmental report, which identifies corresponding opportunities and constraints to development within the area.

3. Identification of the usable land area, and the need for the proposed development.
4. Identification at a conceptual level of the area suitable to address stormwater management requirements.

5. Identification of public facilities and services available to the area; capacity available; and, any deficiencies.

6. In addition to the criteria in the Village Land Use Classification, preparation of specific guidelines and standards for staff and community review which will guide development of the VDPP.

7. Identification of existing and proposed land uses in proximity to the property, which should be considered in preparation of the VDPP.

8. Preparation of a map identifying any perceived opportunities and constraints to development of the Village.

9. Provide an opportunity for the public to review the findings of the site analysis to provide input related to the identification of opportunities and constraints to development.

II. Preliminary VDPP

8. Prepare rough sketch plans for staff and community review. The sketch plans shall include:

9. The location of each neighborhood, neighborhood center and village center in conjunction with the provisions of the Village Land Use Classification. For the neighborhoods, a computation of the adjusted gross density should be provided along with the permitted uses and proposed lot sizes. For neighborhood and village center, a computation of gross density shall be provided, as well as the area and percentage of land use mix in conjunction with the categories found in Policy 13.5.

b. Circulation routes for auto, transit, pedestrian, and bicycles including consideration for connection with the surrounding area. For each facility to be included in the VDPP, design criteria shall be included addressing:
   - Approximate center line locations of proposed primary roadways
   - Right of Way width’s
   - On street parking (if applicable)
   - Landscape and streetscape treatments
   - Design cross section(s)

c. The proposed location, size and capacity of major
infrastructure components including wastewater, water, and stormwater, and solid waste.

d. Preliminary criteria for each land use category, pursuant to Policies 13.5.2, 13.2, and 13.5.3, proposed for the VDPP including, but not limited to:
   - Minimum lot size
   - Setbacks
   - Height
   - Density
   - Floor Area Ratio (non-residential)
   - Signage
   - Architectural style for non-residential areas

10. Illustrate how existing development, if any, is to be integrated within the plan.

f. Provide an opportunity for the public to review the Preliminary VDPP. Each property owner in the VDPP area must be notified of the opportunity as well as special interest groups identified by the City of North Port Planning & Zoning Department. The public review opportunity must also be advertised in a newspaper of general circulation in the area. Comments from the public must be documented and summarized in a report to the City of North Port Planning & Zoning Department.

III. Proposed VDPP

Based on the results of the informational session described in II.f., preparation of the proposed Village District Pattern Plan will include the following elements:

11. Statement of the community goals and objectives to be accomplished by the VDPP.

12. Preparation of the VDPP Exhibits:
   - Land use plan
   - Transportation plan
   - Environmental impact plan
   - Public facilities plan
   - Design performance standards

13. Preparation of a Public Improvements Plan which identifies the
Future Land Use GOP’s

infrastructure necessary to support development of the VDPP, the proposed source of funding, and the approximate timing for construction. The Public Improvements Plan shall include an analysis of the need for roadways, utilities and schools and shall demonstrate how the VDPP addresses those including:

14. Detailed land use plan indicating the location of neighborhoods, neighborhood centers, and village center including the proposed locations for transportation facilities (auto, transit, bike, pedestrian), major community services, as applicable, (water and wastewater plants, stormwater and floodplain management, solid waste transfer stations, fire and police substations, government buildings), neighborhood school(s), parks, greenbelt, and any conservation areas.

(b) A Transportation Plan. This plan shall include the location of all arterial and collector roadways, their right-of-way width, and design cross section. It shall also address the proposed location of transit routes and the manner in which they can be integrated into the regional transportation system. The location of all bikeways and pedestrian paths shall be provided demonstrating the ability to access all schools, commercial and civic areas. The transportation plan shall be accompanied by an analysis report demonstrating the impact on transportation facilities, including impact on hurricane evacuation clearance times, and documenting the timing and estimated cost for transportation improvements required by development.

15. Identification of anticipated impacts to native habitats including: wetlands and representative tracts of upland habitats. Native habitats not proposed for impact shall be preserved in a manner that protects or enhances any significant ecological functions. Particular emphasis shall be placed on the conservation of wetlands and upland habitats as linked ecological components within greenbelts. Land uses shall be distributed in a manner that minimizes the effect and impact on wetlands. The protection and conservation of wetlands shall be ensured during the preparation of the VDPP. The type, intensity or density, extent, distribution and location of allowable land uses and the types, values, functions, sizes, conditions and locations of wetlands are land use factors which shall be considered when directing incompatible land uses away from wetlands during the preparation of the VDPP. When no reasonable alternatives to avoid wetland
impacts exist, mitigation shall be considered as one of the means to compensate for loss of wetland functions.

(d) Location and size of necessary water and wastewater systems. Including an analysis of demand, the location and size of plants, major distribution and collection systems.

(e) The design performance standards that will be utilized in the review and approval of all development plans processed for different land use categories in the village.

(f) As part of the VDPP approval process, the applicant shall be required to provide the City with an Educational Facilities Needs Analysis (“EFNA”). The EFNA shall, at a minimum, include the proposed number of dwelling units, at timed stages/phases throughout the development of the property subject to the EFNA, and the proposed number of public school students to live therein. The EFNA shall be submitted by the City to the School Board for review and analysis. The City shall offer the School Board multiple opportunities during the VDPP process to provide input as to school size, location and other issues concerning public schools’ impacts or needs. Upon receipt of same from the School Board, the City shall encourage the School Board to coordinate with the City on all such issues during the VDPP process.

16. Prepare an analysis for the anticipated cost of development vs. revenues and other public benefits. Where a short fall that is not mitigated by other public benefits, such as economic development, exists identify the financial mechanisms that will be utilized to cover any short-fall and anticipated revenues accruing from application of the financial mechanism.

17. Provide an opportunity for public review and comment on the proposed VDPP as per the requirements of II. F. Make any refinements to the Proposed VDPP documents and submit the resulting Proposed VDPP to the City of North Port Planning & Zoning Department for review and approval by the Local Planning Agency and City Commission.

IV. **Final VDPP**
18. Based on any changes resulting from required public sessions make any refinements to the VDPP and submit to the City of North Port. Preparation of a Final VDPP with related drawings and text will be based upon final approval by the North Port City Commission.

19. Where the fiscal analysis provided in the VDPP requires implementation of an independent tax district or other related financial mechanism to support development, such district or mechanism shall be in place before recordation of the first final plat.

20. The City shall amend the CIP, as appropriate.

Policy 13.7: Facilities and Services

The City of North Port may adopt a Developer’s Agreement for directing the timing and location of future development within the Village Classification and VDPP.

The Developer’s Agreement shall identify those community facilities (including but not limited to schools and park sites, road rights-of-way, water and wastewater treatment sites, and other utility rights-of-way), which will be subject to the agreement. The land required to accommodate adequate public facilities shall be conveyed to the City pursuant to the Developer’s Agreement.

The Developer’s Agreement shall be in addition to and shall not replace or supersede any provisions of the North Port Concurrency Management System.

Each Developers Agreement for each VDPP shall be evaluated to determine that adequate facilities and services are or will be available. Where facilities or services are determined to be inadequate the provisions of the developer(s) agreement shall correct any deficiency and allow development to proceed. All development in the Village will be served by central sewer and water service. Rural Villages may be served by wells and septic systems. However, on-site utilities, temporary septic tanks, and potable water wells, where deemed appropriate by the City of North Port, may be used in initial stages of development until adequate demand is available to support a central water and wastewater system, at which time the structures shall be required to connect to the system(s) pursuant to local ordinance or, absent such local ordinance, pursuant to Florida Statutes. On-site utilities shall only be utilized where soil and water table conditions will permit their use and; where the developer shall install the necessary water and sewer lines (dry lines) to ultimately connect the development to the central utility system; and, the area is included in a capital improvement program which provides for central utility services to be in place in the next five (5) years or the planning period approved in the VDPP.
Policy 13.7.1: Where applicable, the City shall pursue an interlocal agreement with Sarasota County, or other utility providers, to interconnect City system and County (or other) water systems.

Policy 13.7.2: Where applicable, the City shall pursue an arrangement for the provision of fire and emergency management services to proposed Town Center(s) and associated proposed villages.

Policy 13.8: Village Greenbelts

Purpose: In addition to requirements for formal parks and neighborhood greens, greenbelts surrounding each village and Town Center, shall be required at the perimeter of each Village. This greenbelt must be provided to discourage sprawl by creating a definable Village and provide a permanent undeveloped edge, except as set forth in Policy 13.8.1 (g) and Policy 13.9, so that planning a Village within limited space takes on meaning. These greenbelts may function as an environmental corridor(s) incorporating passive recreation uses such as hiking and surface water management systems. The functions shall be consistent and compatible with the type of Village (i.e.: Village or Rural Village). In greenbelts which contain listed plant or animal species, or unique habitat types; no development other than passive recreational facilities shall be permitted within these areas. Significance shall be determined based upon an environmental assessment report and consultation with appropriate State or federal agencies. TDR’s shall be assigned to the Greenbelt at a rate of two (2) dwelling units per acre and may be applied within the Village or Town Center unless the transfer will result in over crowding of the schools serving the area where TDR’s are transferred.

Policy 13.8.1: Design Standards: In addition to discouraging sprawl by creating a definable Village and providing a permanent edge, the following design standards may be applicable depending on the Village type and the site constraints and opportunities.

(a) Where incompatible uses exist between villages, the greenbelt shall function to buffer incompatible uses from a visual, auditory and separation perspectives. For example, the greenbelt may be designed to reduce noise impacts created by a principal arterial.

(b) Significant environmental features may be linked by or incorporated into the greenbelt.

(c) Greenbelts may be designed to preserve/enhance ambient water quality with contiguous wetland ecosystems.
(d) The greenbelts may create and enhance a mosaic of preserved representative tracts of native habitat (both uplands and wetlands).

(e) Greenbelt vistas and features must be compatible with the village type.

(f) Greenbelts may facilitate collector and arterial roadways, as shown in the City of North Port Comprehensive Plan and pedestrian ways that shall link the villages to each other and the Town Center.

(g) Where the Village Center may be located near or adjacent to the periphery of the Village, the village edge may include urban design features such as: the buildings placed adjacent to the sidewalk along the arterial or collector road, distinctive architectural style or site design requirements that differentiate one Village Center from another, or the creation of pedestrian promenades which by their landscaping and other amenities clearly define one village edge from another.

Policy 13.9: Collector and Arterial Roads

To protect the Village form of complete and integrated neighborhoods, villages shall not be designed to be severed by arterial highways as defined by the City of North Port, or the FDOT.

Arterials shall include a separation from the Village perimeter to the edge of the roadway. The area of separation shall be maintained as a permanent greenbelt and buffer.

Arterials may be located within greenbelts provided the roadway does not encroach on any preserved tracts of native habitat or conflict with the maintenance of wetland or preserved native habitat functions.

As a requirement of approval, a Village District Pattern Plan shall consider provision and location of Rights-of-Way for any collector or principal arterial highway.

Area sufficient to accommodate long range plans for mass transit shall be considered when acquiring rights-of-way for collector and arterial highways serving the area included in the Village Land Use Classification.

Any owner or developer of property located within the Village Land Use Classification and within the right-of-way of the collector or arterial highways, as
identified by the City of North Port, may donate the right-of-way in exchange for Transferable Development rights. Transportation Impact or Mobility Fee Credits may be granted in accordance with the City of North Port’s Fee Ordinance.

To encourage provision of rights-of-way for collector or principal arterial highways necessary to support the Villages, North Port will allow Transfer of Development Rights from the rights-of-way to designated receiving areas.

**Policy 13.9.1:** Prior to or concurrent with the applicable EAR, the City shall examine methods to provide mass transit to any future Town Center or Activity Center from AC-1.

**Policy 13.9.2:** Where applicable, the City shall pursue an agreement regarding transportation impact fees that will be applied to County road projects adjacent or within a project site. If such an agreement is not executed the City shall perform a rational nexus study within the City limits and, based on that study, amend the transportation impact fee ordinance appropriately.

**Policy 13.10: Transfer of Development Rights (TDR)**

In order to encourage the implementation of the greenbelt requirements in 13.8, as well as preserve other important uplands, agriculture areas, water reuse area, aquifer recharge, wetland connections and wildlife corridors, the City of North Port may allow the transfer of development rights from these sending areas to receiving areas in the City of North Port. Priority will be given to these areas where platted lots of record have been assembled to allow infill development.

**Policy 13.11: Unified Land Development Code Update**

The City of North Port shall continue to amend its Unified Land Development Code to incorporate up-to-date design criteria for the Village Land Use Classification as described in policies 13.1 – 13.11.
-NEIGHBORHOOD MAPS & PROTECTION POLICIES:
FUTURE LAND USE ELEMENT

Marius Neighborhood #3

Neighborhood Policies

GP-NP Policy 3.1: Subject to the availability of appropriated funds, canopy shade trees shall be planted between palm tree clusters located in the right-of-way of major arterial streets within this neighborhood. Provided the planting meets appropriate traffic safety standards.

GP-NP Policy 3.2: New commercial development on vacant property, or upon enlargement or improvement of existing developments, that exceeds 30% of the fair market value of the existing structure, commercial developments, or residential developments, subject to review of the facility and adjacent residential development, where appropriate.
Future Land Use

Hyde Park Neighborhood 

Neighborhood Policies

NP-Policy 4.1: Subject to the availability of appropriated funds, canopy/shade trees shall be planted between palm tree clusters located in the median of Biscayne and along the sides of Pan American Boulevard within this neighborhood, provided the planting meets appropriate traffic safety standards.

NP-Policy 4.2: To protect existing residential areas, a buffer zone consisting of native vegetation shall be developed between the access road and U.S. 41. The design shall be consistent with Policy 2.1.3.

NP-Policy 4.3: New commercial development on vacant property, or upon enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, commercial developments (including Biscayne Church) adjacent to this neighborhood, shall provide buffering between the facility and adjacent residential development, where appropriate.

Date Prepared: November 14, 2005

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Resource: Planning Department
Future Land Use

GOP's

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Fabian Neighborhood #6

Neighborhood Policies

NP-Policy 6.1: New commercial development on vacant property, or upon enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, commercial developments adjacent to this neighborhood shall provide buffering between the facility and adjacent residential development, where appropriate.

NP-Policy 6.2: A buffer/screening shall be installed along the alleyway as the existing businesses in the area undergo substantial enlargements or improvements which exceed 50% of the fair market value of the existing structure. All new development along the alley shall be required to install appropriate buffering/screening upon completion of construction.

Date Prepared: November 29, 2005

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Resource: Planning Department
Spearman Neighborhood #7

Neighborhood Policies
NP-Policy 7.1: New commercial development on vacant property, or upon enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, commercial developments (including San Pedro Church) adjacent to this neighborhood shall provide buffering between the facility and adjacent residential development, where appropriate.

NP-Policy 7.2: A buffer/screening shall be installed along the alleyway as the existing businesses in the area undergo substantial enlargements or improvement. All new development along the alley shall be required to install appropriate buffering/screening upon completion of construction. Developments undergoing substantial enlargements or improvements that do not have land available for adequate buffering may be required to find buffered screening on the residential side of the alleyway.

Date Prepared: November 28, 2006

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Resource: Planning Department
Neighborhood Policies
NP-Policy 9.1: New commercial development on vacant property, or upon enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, commercial developments adjacent to this neighborhood shall provide buffering between the facility and adjacent residential development, where appropriate.
Espanola Neighborhood #10

Neighborhood Policies

NP-Policy 10.1: New commercial development on vacant property, or upon enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, a buffer/screening shall be installed by the developer along the alleyway as the existing businesses in the area undergo substantial enlargements or improvement. All new development along the alley shall be required to install appropriate buffering/screening upon completion of construction.

NP-Policy 10.2: Crosswalks shall be installed connecting the existing sidewalks along Espanola Avenue to the commercial area on the west side of North Port Boulevard.

NP-Policy 10.3: Subject to the availability of appropriated funds, as existing street trees along Espanola die, new trees of a similar species and shape shall be planted.

NP-Policy 10.4: The neighborhood sidewalk shall be connected with the FDOT sidewalks along U.S. 41.
Future Land Use GOP’s
Future Land Use GOP's

FUTURE LAND USE ELEMENT

Constitution Neighborhood #20

Neighborhood Policies

NEP Policy 20.1: The City shall promote the loss to the west of the Myakka/Lake Creek to be used as compensating storage areas, sending zones for transfer of development opportunities in the conservation open space area.

Date Prepared: November 20, 2006

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Resource: Planning Department

20.1
Future Land Use

Neighborhood Policies

NP-Policy 21.1: To protect adjacent single family residential areas from the impacts of the activity center at Sunter and I-75, a buffer along and within the activity center shall be maintained, where appropriate, which utilizes the existing natural features of the area including, but not limited to, the existing berm. Gaps in any such natural buffer shall be filled, as appropriate, by utilizing indigenous trees and shrubs. The developer shall be responsible for installation and maintenance of the buffer.

NP-Policy 21.2: The City shall pursue the control/preservation of the second tier of lots to the east of the Myakkaatchee Creek to be used as compensating storage areas, sending zones for Transfer of Development Rights, and as a conservation, open space area.

NP-Policy 21.3: Continue the sidewalk along both sides of Sunter Boulevard to U.S. 41.

Date Prepared: December 1, 2005

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Resource: Planning Department
Future Land Use GOP’s

FUTURE LAND USE ELEMENT

Neighborhood Policies
NP-Policy 23.1. As a professional office of Greenwood Avenue, the developer shall be required to install a buffer consisting of native vegetation to mitigate the visual impact upon the residential development to the north.

Date Prepared: December 1, 2006
Prepared by: [Signature]

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Country Club Estates/ 
Sunter Green Neighborhood #24 

Neighborhood Policies 
NP-Policy 24.1: The City shall encourage the construction of a wall, with native landscaping, along the west side of Sunter Boulevard.

NP-Policy 24.2: Buffers which utilize native vegetation should be erected along Greenwood Avenue as professional office development is permitted on the south side of Greenwood Avenue.

Date Prepared: December 2, 2006
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Resource: Planning Department
Future Land Use

Neighborhood Policies

NP-Policy 25.1: To protect the single family residential areas in this neighborhood from future development along the east side of Sunber, the developer shall install a buffer which utilizes any existing berms and native vegetation, or other appropriate design. Breaks in the natural buffer will be filled by utilizing indigenous trees.

NP-Policy 25.2: The City shall encourage the planting of street trees to continue the existing neighborhood pattern. As existing palm trees die, live oaks will be used as replacements.

NP-Policy 25.3: The City shall encourage the planting of native trees in McKibben Park.

NP-Policy 25.4: The City shall amend the Land Development Code to require buffering and screening to protect the neighborhood from the eventual commercial development on the south side of the Cocoplum Waterway.

Date Prepared: December 2, 2005

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Resource: Planning Department
Neighborhood Policies

NP-Policy 26.1: The City shall encourage the construction of neighborhood-sponsored entry features in the vicinity of the intersections of Sumter and Libby Road (north) and Sumter and Cazes Avenue (south).

NP-Policy 26.2: Buffers which utilize native vegetation should be erected between any commercial or medium-density residential development along Sumter and the single family residential neighborhoods to the east.

NP-Policy 26.3: Continuation of the existing pattern of sidewalks may be required with any new development in the neighborhood consistent with neighborhood needs and character.

NP-Policy 26.4: The sidewalk along Sumter shall be continued so that it connects to the paths and commercial areas along U.S. 41 to the south.

Date Prepared: December 2, 2006

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any uses of the information contained herein or any loss resulting therefrom.

Resource: Planning Department
Future Land Use

Blueridge-Salford Neighborhood #27
Neighborhood Policies

NP-Policy 27.1: The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersections of Salford Boulevard and Price (north) and Salford and Barbary Lane (south).

NP-Policy 27.2: The City program within the next 5 years the construction of a sidewalk which connects Blueridge Park to the sidewalk along Salford.

NP-Policy 27.3: As commercial development occurs along the Cocoplum, the City may require the installation of a pedestrian way along the rear of the parcel.

NP-Policy 27.4: To protect adjacent single family residential areas from the impacts of the proposed Municipal Complex (Activity Center #2), a buffer along and within the complex shall be developed and maintained which utilizes the existing natural features of the area. Gaps in any such natural buffer shall be filled, as appropriate, by utilizing indigenous trees and shrubs. The developer shall be responsible for installation and maintenance of the buffer.

Date Prepared: December 2, 2006
Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Resource: Planning Department
Future Land Use

GOP’s

FUTURE LAND USE ELEMENT

Madagascar Neighborhood #28

Neighborhood Policies

NP-Policy 28.1: The City shall encourage.

 NP-Policy 28.2: To protect adjacent single-family residential areas from the impacts

of the activity center at Summer and U.S. 52, a

buffer along and within the activity center

existing natural features of the area

including, but not limited to, the existing

beam. Cuts in any such natural buffer shall

indigenous tree and shrubs. The

developer shall be responsible for

installation and maintenance of the buffer.
FUTURE LAND USE ELEMENT

North Port Gardens Neighborhood Policies

NF-Policy 29.1: The City shall encourage the construction of neighborhood open space amenities on land parcels at the corner of Cranberry and Tieton Avenue (north) and Court Avenue (south).

NF-Policy 29.2: The City will encourage the construction of a pedestrian footbridge at the bridge crossing the Courteman Waterway.

NF-Policy 29.3: As commercial development occurs along the Courteman Waterway, pedestrian walkways may be incorporated along the north side of the parcel.
Cranberry Fields Neighborhood #30

Neighborhood Policies

NP-Policy 30.1: The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersection of Cranberry Boulevard and the Creighton Waterway (north), Cranberry and Traverse Avenue (southwest), and Chamberlain Boulevard and Alliance Avenue (southeast).

NP-Policy 30.2: The sidewalks along Cranberry and Chamberlain shall be installed as lots are developed. The developer shall be responsible for installation and maintenance of the sidewalks.

Date Prepared: December 8, 2006

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Resource: Planning Department
FUTURE LAND USE ELEMENT

Future Land Use GOP’s
Future Land Use GOP’s
Future Land Use GOP’s

Haberdash Neighborhood #43

Neighborhood Policies

Policy E.1: The City shall encourage
the development of new parcels located in the vicinity
of Haberdash Boulevard and Price (north) and Haberdash and
Haberdash (south).

Neighborhood Policies

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Atwater Neighborhood #45 (North 1/2)

Neighborhood Policies

NP Policy 45.1: The City shall encourage
the construction of neighborhood
community centers in the vicinity of
the intersections of Price Boulevard
and Atwater Street (north) and Atwater
and Germany Avenue (south).

FUTURE LAND USE ELEMENT

Date Prepared: December 13, 2006

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provided "as is" for your convenience. The City of Los
Angeles Local Planning Department does not guarantee its
accuracy, nor do we assume any responsibility for any use
of the information contained herein or any resulting legal
action.
FUTURE LAND USE ELEMENT

Alwater Neighborhood #45 (South 1/2)

Neighborhood Policies

NP-Policy 45.1: The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersections of Price Boulevard and Government Avenue (South).

NP-Policy 45.2: The City shall amend its comprehensive plan to include a Transfer of Development Rights (TDR) as a Transfer of Development Rights (TDR) to protect potential archaeological significance of the site.

Date Prepared: December 13, 2006

Disclaimer: This map is for reference purposes only and is not to be considered contractually binding. The information contained herein is subject to change and should be verified with the Planning Department.
Sunburst Neighborhood #56

Neighborhood Policies

NP-Policy 56.1: Pedestrian bridges shall be constructed where Sunner crosses the Snover Waterway to connect this neighborhood with the proposed North Port Municipal Complex and the associated activity center to the south.

NP-Policy 56.2: To protect adjacent single family residential areas from the impacts of the activity center at Sunter and I-75, a buffer along and within the activity center shall be maintained which utilizes the existing natural features of the area including, but not limited to, the existing berm. Gaps in any such natural buffer shall be filled, as appropriate, by utilizing indigenous trees and shrubs. The developer shall be responsible for installation and maintenance of the buffer.

NP-Policy 56.3: Continue the sidewalk along both sides of Sunter Boulevard all the way to U.S. 41.

NP-Policy 56.4: To protect adjacent single family residential areas from the impacts of the proposed Municipal Complex (Activity Center #2), a buffer along and within the complex shall be developed and maintained which utilizes the existing natural features of the area. Gaps in any such natural buffer shall be filled, as appropriate, by utilizing indigenous trees and shrubs. The developer shall be responsible for installation and maintenance of the buffer.

Date Prepared: December 16, 2005

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Resource: Planning Department
FUTURE LAND USE ELEMENT

Future Land Use GOP's

Neighborhood Policies

NP-Policy 57.1: Any medium density development on this site shall be limited to a maximum density of eight (8) dwelling units per acre.

NP-Policy 57.2: Buffers which utilize native vegetation shall be erected between any non-residential and the single family residential neighborhoods to the east.

NP-Policy 57.3: The Master Plan for the development shall provide for a maximum of 40 percent of the total number of trips generated by the development. Any reduction in the number of trips shall not exceed 20% of the total peak hour.

NP-Policy 57.4: Buffers which utilize native vegetation shall be erected between any medium density development and Mobile Home Park Community to the west.

Legend:
- M & B
- TRACT A
- TRACT B
- TRACT C
- TRACT D
- TRACT E
- TRACT F
- TRACT G
- TRACT H
- TRACT I
- 57.1
- 57.2
- 57.3
- 57.4

Date Prepared: December 13, 2005

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