



CITY OF NORTH PORT
 ORDER OF APPROVAL
 4970 City Hall Boulevard, North Port, FL 34286
 941-429-7156

PROJECT: PALM PORT APARTMENTS

FILE NO.	DMP-19-174	Related Project Number:		Application Type:	Development Master Plan
SDR Approval:		August 22, 2019		Department:	Neighborhood Development Services - Planning
PZAB Recommendation:		October 3, 2019		Prepared By:	Heather Hansen, Senior Planner
City Commission Approval:		October 22, 2019		Date:	October 25, 2019
Other:	Currently has address of 1651 Price Blvd. Will need to be changed to be addressed off of Citizen's Parkway. PID #0984020100			Expiration Date:	October 25, 2021
				Legal Description:	LOT 1, LESS R/W FOR PRICE BLVD AS DESC IN ORI 2008038421, MAXFIELD OFFICE PARK, PHASE 2, CONTAINING 8.4 C-AC M/L
APPLICANT/PROJECT: PALM PORT APARTMENTS					

The Development Master Plan was approved by City Commission with two waivers granted and two conditions of approval:

WAIVERS GRANTED

- A. ULDC Sec. 53-109-Minimum setback requirements. A. Minimum setback requirements shall be as follows, unless otherwise modified in the Development Master Plan:
 Group 4 – Residential: Front yards – 25 feet; Side yards – 10 feet; Rear yards – 10 feet. **Allows for a 15-foot front yard setback where a 25-foot setback is required.**
- ULDC Sec. 53-106-Minimum lot requirements. B. For lands proposed as residential, the following minimum requirements shall apply:
 - (1) Multifamily, cluster housing or townhouses. No minimum lot size shall be required, provided, however, that no structure shall be located closer to any peripheral property line than two (2) times the height of such structure... **Allows this to be waived as well.**
- B. ULDC Sec. 53-113 General development regulations. The following Planned Community Development (PCD) District regulations shall govern the general development pattern of the PCD District, unless otherwise modified in the Development Master Plan, as well as existing and proposed physical and environmental site characteristics.
 - A. Perimeter buffer area: The primary purpose of the perimeter buffer area is to assist in assuring that potentially adverse impacts associated with internal development are mitigated. Areas to be classified as Planned Community Development shall maintain a minimum buffer area of forty (40) feet measured from the property line, unless modified by the Development Master Plan. This buffer shall only apply to the perimeter which abuts existing single-family recorded lots or drainage area.
 - (1) Buffer areas listed in Sec. 21-9 shall apply to all property lines within the Planned Community Development unless modified by the Development Master Plan. **Allows for a 10-foot buffer along the Creighton Waterway on the west side of the development where a 40-foot buffer is required per ULDC Sec. 53-113(A).**

CONDITIONS OF APPROVAL

1. A Waterway Buffer Plan approved by the City Arborist that is consistent with the following:
 - a. All trees, shrubs and groundcover will be native species naturally found along waterways in North Port.
 - b. Existing native trees and shrubs along the waterway at the south end of the property shall remain intact.
 - c. Trees and shrubs shall be planted in naturalistic groupings rather than spaced as described in ULDC Sec. 21-9(J) *Landscape along waterways and parks*.
 - d. The buffer will be more densely planted with trees and shrubs than the minimum requirements, resulting in a visual screen from properties across the waterway within 5 years.
 - e. The plantings will assist in stabilizing the bank along the Creighton Waterway.
2. Mountable curbs will be used in the entry driveways.

A copy of this form must be submitted with the next development application or permit. When resubmitting the form, please indicate which conditions have been met, show the date completed, and explain how the conditions were met.

This Order of Approval will expire on: October 25, 2021

Director:  _____ Date: 10.25-19
Frank Miles, MPA, Director – Neighborhood Development Services

PROJECT MANAGER:  _____ Date: 10/25/19
Heather Hansen, Senior Planner