

Deep Park

Site Development Plan

NORTH PORT, FL

JULY 2026

Prepared For: City of North Port Planning & Zoning Division

Please accept this narrative as part of the Site Development Plan (SDP) application for the proposed data center development within the overall Deep Park master development. Deep Park is a development outlined within the voluntary Master Concept Plan, application number PMCP-25-01007, and consists of ± 282.67 acres located in the eastern portion of the City of North Port, northeast of Interstate 75 and south of the Orange Hammock Wildlife Management Area.

The subject application applies to an approximately 112.70-acre portion of the previously approved voluntary Master Concept Plan known as Pod A (“Property”). The subject Property consists of three (3) parcels identified by Sarasota County Parcel Identification Numbers (PID) 1127228515, 1128227318, and 1126228521. Pod A will also include an electric substation to be designed by others. The site is located within Activity Center-6 (AC-6), which serves as both the zoning and Future Land Use designation for the site.

Summary

The proposed SDP advances the implementation of the approved Master Concept Plan by establishing a technology-oriented development within Pod A. The application proposes a utility development consisting of seven data center (7) buildings and associated stormwater management areas. The overall building square footage proposed for the project is approximately 896,000 square feet, of which approximately 123,200 square feet is dedicated to office space. The proposed use will include data center operations and related ancillary uses necessary to support the function, administration, maintenance, security, and operation of the development.

Context

The proposed development is consistent with the approved Deep Park Master Concept Plan and represents an implementation of the long range development vision established for the Property. The approved Master Concept Plan provides for the development of ± 282.67 acres within the AC-6 area and expressly contemplates flexibility in site design, circulation, parking, open space, phasing, and the ultimate arrangement of uses within each pod. The current SDP provides the detailed site specific design necessary to facilitate development within Pod A while remaining consistent with the overall development framework established through the approved Master Concept Plan.

The proposed data center development represents the type of significant employment generating development envisioned within AC-6 and supports the overall goal of establishing Deep Park as a regional employment center. The SDP remains within the development intensity permitted by the approved Master Concept Plan, meets the established design standards, and does not alter the approved development concept for the project area.

The proposed development is consistent with the City of North Port Comprehensive Plan and specifically advances the planning objectives associated with AC-6. The Comprehensive Plan identifies AC-6 as an “employment epicenter” intended to support intense commercial, industrial, and residential development. The proposed data center development directly advances this vision by introducing a substantial employment focused use within an area specifically designated to accommodate high-intensity economic development and investment.

The project will contribute to the diversification of the City’s tax base by introducing significant private investment and expanding opportunities for technology related employment and business activity within North Port. The proposed development supports implementation of the Comprehensive Plan’s FLU Policy

1.2.3 by providing a large scale employment center that reinforces AC-6's role as one of the City's major activity centers. The project will further the City's long term objective as described within the Economic Development Element of supporting businesses and industries within North Port while encouraging orderly growth. Additional details are provided in the enclosed Comprehensive Plan Consistency.

Site Design

The proposed SDP has been designed to efficiently accommodate data center operations while maintaining consistency with the development standards applicable to AC-6. The development is organized around seven (7) principal buildings together with associated parking areas, utility infrastructure, stormwater facilities, landscaping, and internal circulation systems. The electrical substation identified within the overall approved Master Concept Plan is not included within this Site Development Plan application and is not proposed for development as part of the current approval request.

The proposed use is compatible with the employment oriented character envisioned for AC-6 and represents an appropriate use of a large tract within the eastern portion of the approved Master Concept Plan. Data centers are generally characterized by limited traffic generation relative to their building size, controlled site access, substantial investment in infrastructure, and compatibility with other employment-generating commercial and industrial uses.

The proposed infrastructure strategy is intended to support the orderly development of POD A while remaining compatible with future phases of the broader Deep Park development. Vehicular access to the project is proposed through two (2) access points from North Yorkshire Street and Oleander Drive. The internal circulation system will provide safe and efficient access throughout the development for employees, visitors, emergency responders, and service vehicles. The proposed development will be served by public water through extension of City infrastructure to the site, and wastewater generated by the development will be treated on site. Stormwater management will be provided through an integrated on site stormwater management system that will serve both the proposed data center and the future substation. The proposed SDP includes $\pm$ 22.5 acres of stormwater ponds, representing approximately 20 percent of the site area.

As described in the enclosed Environmental Narrative, there are $\pm$ 4.64 acres of low quality wetlands existing on the Property with a fair amount of nuisance and exotic vegetation. Based on the proposed use of this parcel, there are limited alternatives available to allow an economically viable project on the subject parcel without impacting the on-site wetland. The proposed mitigation of purchasing wetland mitigation credits is expected to provide enhanced ecological benefits by improving long term viability. Any required wetland impact authorizations and associated mitigation requirements will be addressed through the applicable permitting processes administered by the appropriate regulatory agencies.

The proposed development has been designed within the development framework established by the approved Master Concept Plan, the AC-6 zoning district standards, and the Comprehensive Plan. The maximum building height permitted within AC-6 is 100 feet. The proposed maximum building height is 54 feet. The proposed setbacks are compliant with the required minimum side and waterfront setbacks as shown on the enclosed SDP. The proposed front setback is greater than the maximum front setback permitted as appropriate for the proposed use. The project is proposing an open space of 25.6 percent, well within the requirement of 20 percent as noted within the approved Master Concept Plan.

Based on the proposed industrial utility use, 247 parking spaces are required at a rate of two (2) parking spaces per 1,000 square feet of office use. A total of 350 parking spaces are proposed including 21 ADA

spaces. Per the Unified Land Development Code (ULDC) Table 4.10.7.1, seven (7) loading berths are required and proposed.

The proposed Site Development Plan implements the approved vision for Deep Park and is consistent with the City of North Port Comprehensive Plan, the Activity Center-6 Future Land Use designation, the AC-6 zoning district, and the approved Master Concept Plan. The project introduces a significant employment-generating use within an area specifically planned for economic growth and investment while providing appropriate access, utility infrastructure, stormwater management facilities, and site improvements.

In summary, we have provided the enclosed information explaining how the proposed Site Development Plan is consistent with all applicable City of North Port requirements for approval and request the consideration and approval of the proposed application.