

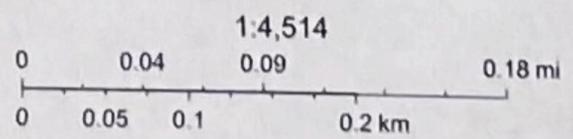


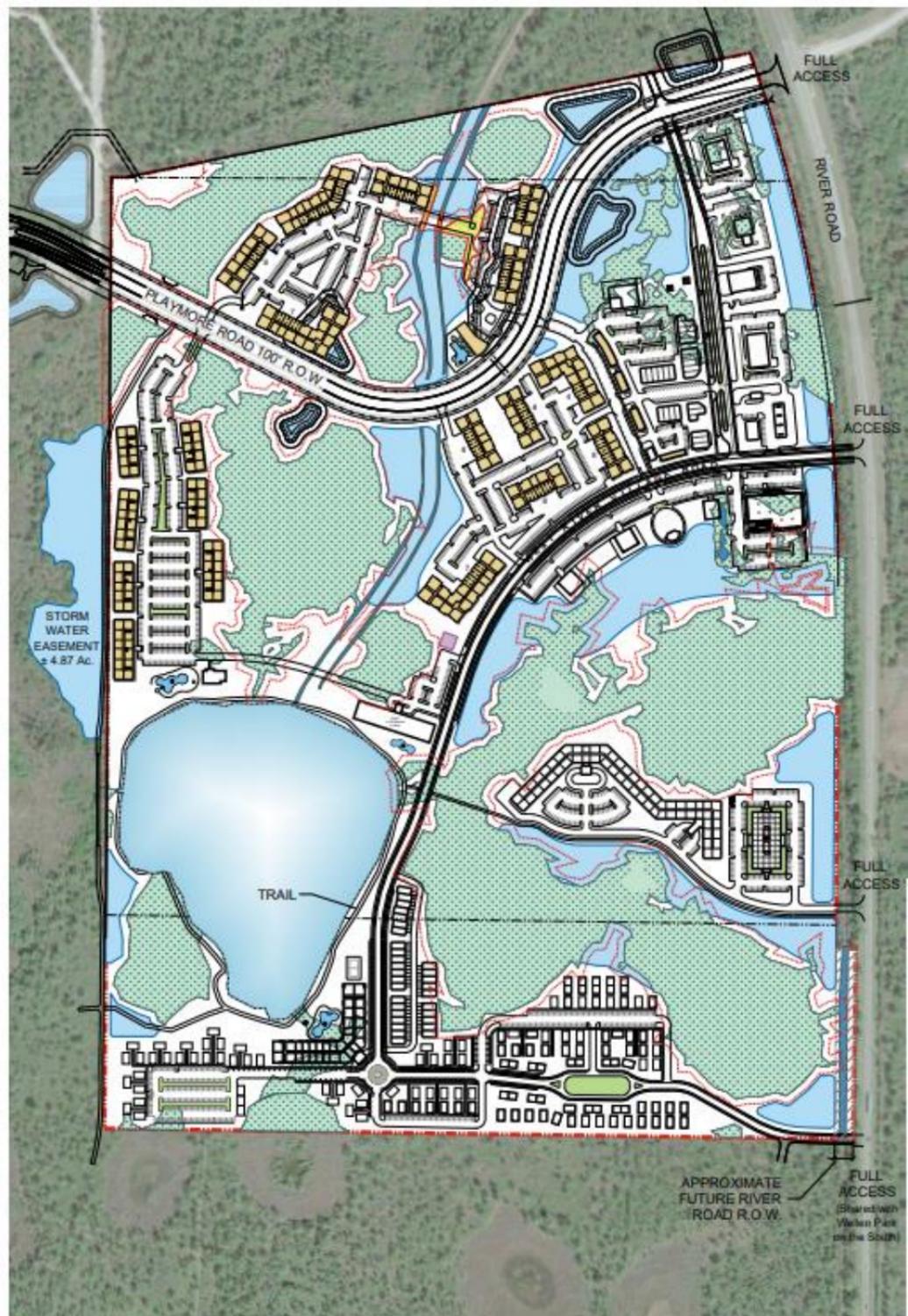
# Sarasota County Property Appraiser



7/29/2021, 8:19:41 AM

- Parcels
- DimLeaders
- MiscLines





**West River Village Concept Plan**  
 City of North Port, Florida

**Architectural Style:** Neoclassical

**Private Color:** Black/White

**Public Color:** North Port City Center Green (Pantone 567C)





West River Village Building Elevation  
City of North Port, Florida



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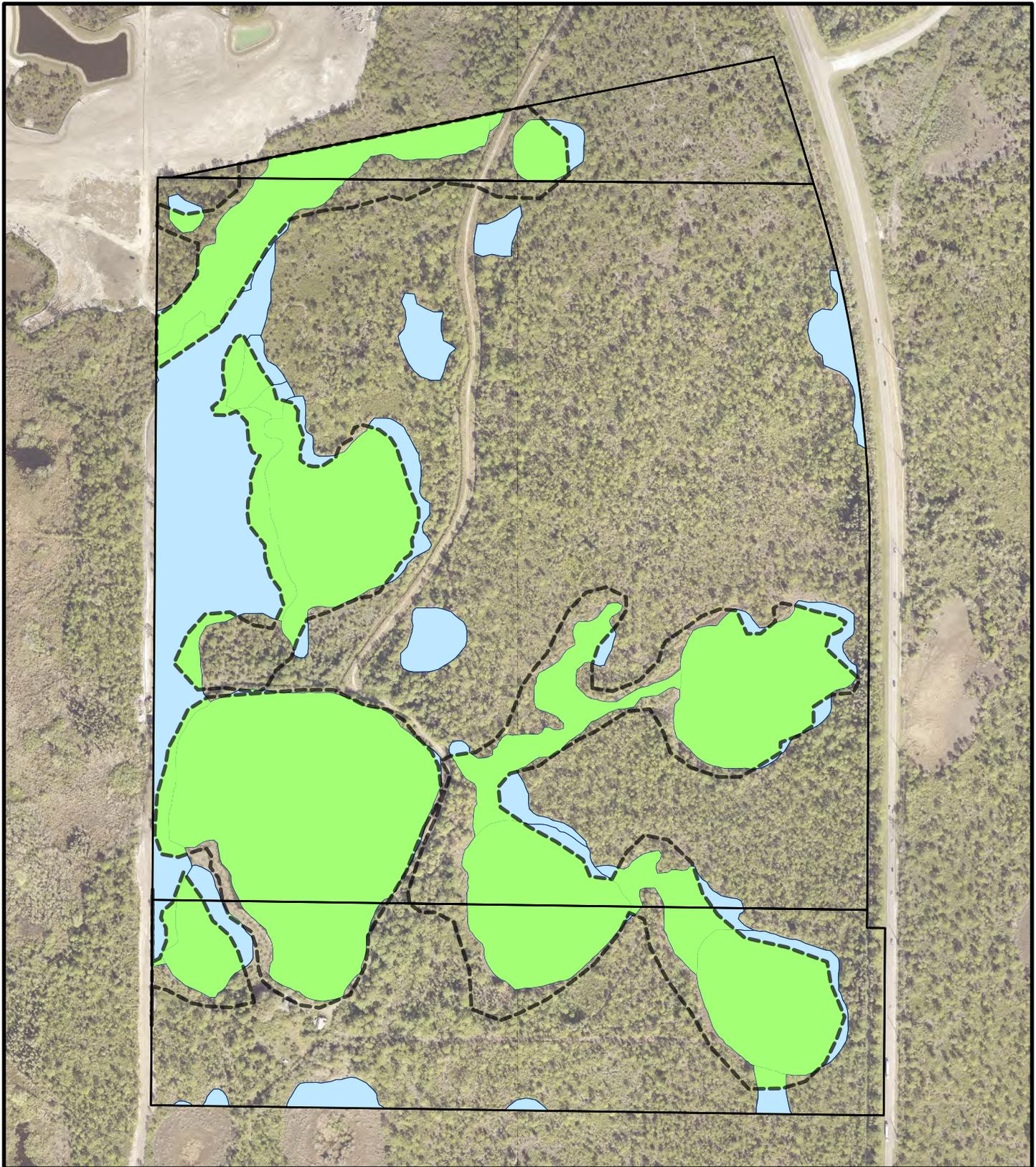
Periphery Height Setback  
Modification Along  
Stormwater Management  
Easement Area



Buffer Modification Along Shared Access



# Water Features



SC-PA Property Records

 Parcel Boundary

Future Land Use

 RECREATION OPEN SPACE -- 70.328 acres

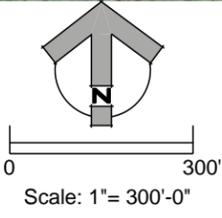
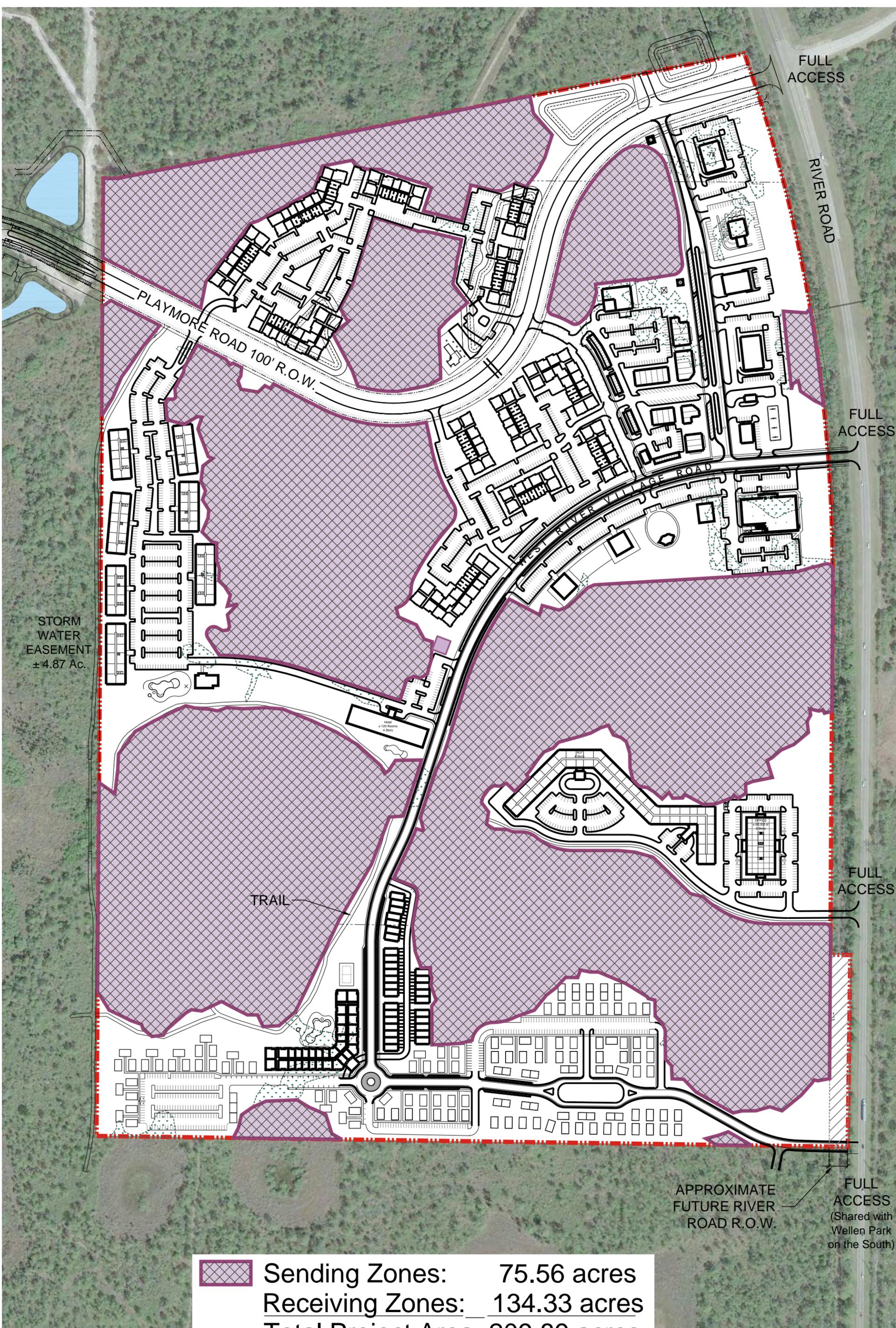
 Wetlands within ROS (55.5 acres)

 Wetlands Outside of ROS (19.881 acres)



Prepared by NDS - Planning Division - March 30, 2022

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.



# West River Village TDR Sending & Receiving Zones

City of North Port, Florida

Project Site	Receiving Zone	Receiving Zone	Sending Zone	Total
<p>Source of Units</p> <p>Base density of 15 dwelling units per acre <b>with a bonus of an additional 3 du per acre</b> based on 20 % of 209.89 acres per survey =41.98 acres</p>	<p>High-Density Residential Land Use Per Activity Center. Zoning is PCD; FLU is Activity Center 41.98 acres x 18 d/u per acre</p>	<p>Comprehensive Plan Policy 2.1 of the Future Land Use Element and Section 41-7 ULDC, 19.881 acres, with a future land use designation of Activity Center is authorized for a transfer of one residential unit per 850 square feet of allowable non-residential square footage</p>	<p>Recreation/Open Space Areas Transfer of Development Rights at 4 dwelling units per acre based on 70.328 acres.</p>	
Maximum Units	755	560	281	1,596

## Staff Development Review Summary

<b>NDS- Building Arborist</b>	No Objection <sup>1</sup>
<b>NDS-Building Structural</b>	No Objection <sup>2</sup>
<b>Finance</b>	No Objection
<b>Fire/Rescue</b>	Meets Requirements with Conditions <sup>3</sup>
<b>NDS-Planning and Zoning</b>	No Objection <sup>4</sup>
<b>Parks and Recreation</b>	No Objection
<b>Public Works/P&amp;Z Environmental</b>	Meets Requirements with Conditions <sup>5</sup>
<b>Public Works Engineering</b>	Meets Requirements with Conditions <sup>6</sup>
<b>Public Works Stormwater</b>	Meets Requirements with Conditions <sup>7</sup>
<b>Public Works Solid Waste</b>	No Objection
<b>Utilities</b>	Meets Requirements with Conditions <sup>8</sup>

<sup>1</sup> The City Arborist had no objection. However, standard comments concerning the placement of all trees and landscaping requirements will apply during the site development/infrastructure stage.

<sup>2</sup> Building provided standard comments to be addressed at the building permit stage.

<sup>3</sup> Fire requested the following at the time of Master Site Development, the subsequent site and infrastructure plan submittal shall meet the fire and emergency access standards as outlined in the City of North Port's Unified Land Development Code (ULDC), Section 60-11 and Florida Fire Prevention Code (FFPC), 7th Edition, National Fire Protection Association [NFPA] – Fire Code, 2018 Edition with Florida Amendments, Section 18.2.3.

<sup>4</sup> Planning and Zoning had no objection to the development master plan. However, conditions are applicable to the waiver request for buffering and the Transfer of Development Rights.

<sup>5</sup> Environmental conditions apply at the site and development/infrastructure stage concerning the crossing of the trail over wetland areas, and updated wildlife survey along with SWFWMD-approved wetland and wetland buffer boundaries and wetland hydroperiod analysis.

<sup>6</sup> Engineering comments concerning the development order to be conditional upon Sarasota County's acceptance of the driveway connections to River Road. A turn lane warrant analysis shall be conducted along the future Playmore Road to determine the locations and lengths of turn lanes that are warranted to support the West River Villages development. This analysis should include any major intersections or driveway entrances/exits and should also include the intersection of Playmore Road and West Villages Parkway. This list of turn lane requirements may need to be incorporated into the final Playmore Road extension plans This would be applicable at the time of the infrastructure plan.

<sup>7</sup> Stormwater comments are applicable at the infrastructure and site development stage concerning outfalls and post-development analysis. Stormwater requested the following condition on the order of approval. Detailed stormwater hydraulic analysis of the stormwater system must be provided at the infrastructure/site development stage.

<sup>8</sup> Utilities were approved with standard conditions related to the site development, including DEP permit applications related to water and sewer, water lines, and irrigation systems and will be addressed at the major site and development stage.