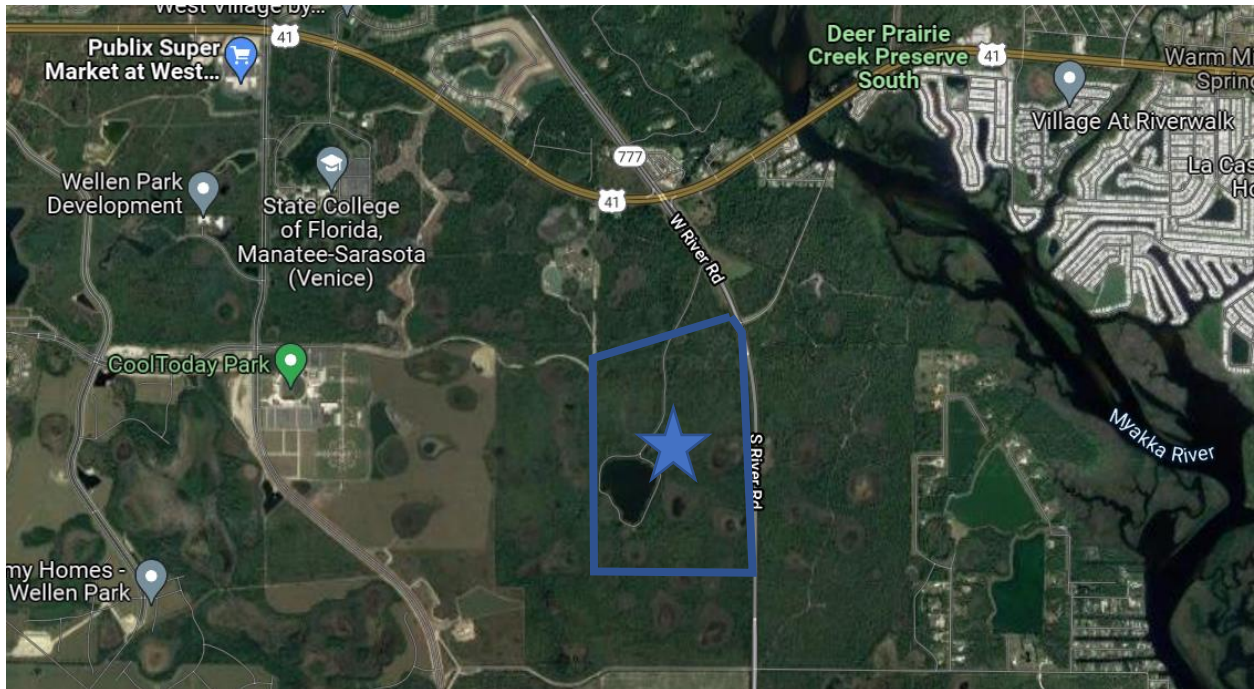


# WEST RIVER VILLAGE DEVELOPMENT MASTER PLAN



**OWNER: BANKERS INSURANCE COMPANY**

11101 Roosevelt Blvd N Ste 201, St Petersburg, FL, 33716

**CONTRACT PURCHASER: WEST RIVER VILLAGE LLC**

3534 Fruitville Road, Sarasota, Florida 34237

**ARCHITECT: HOYT ARCHITECTS**

1527 2nd St, Sarasota, FL 34236

**LAND ADVISOR/AGENT: MARTIN BLACK AICP ICMA-CM (ret.)**

602 84<sup>TH</sup> Street NW, Palma Sola, FL 34209

**ENGINEER: STEPHEN M. SUAU, P.E., PROGRESSIVE WATER RESOURCES**

6561 Palmer Park Cir UNIT D, Sarasota, FL 34238

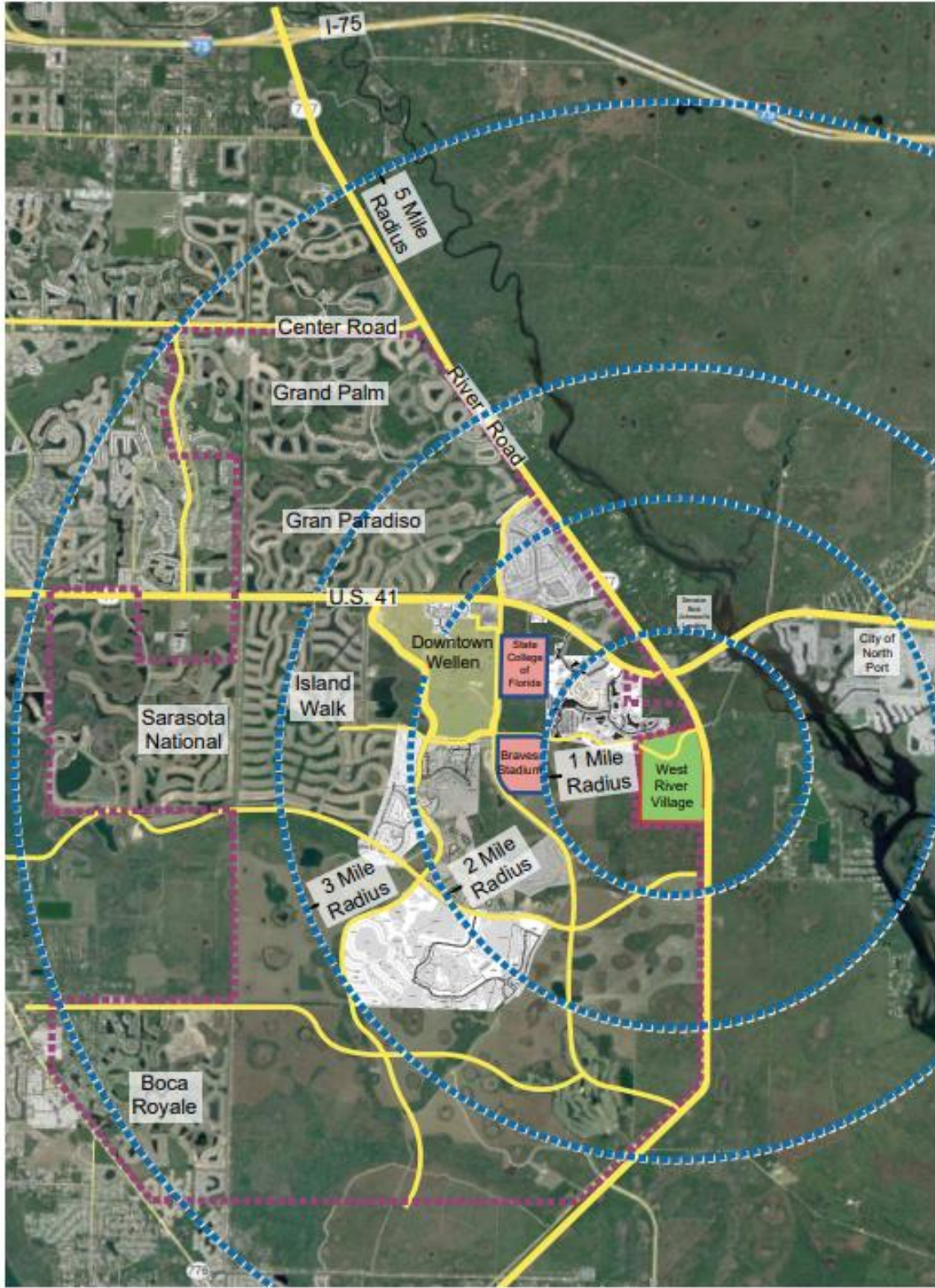
**ENVIRONMENTAL: ENVIRONMENTAL CONSULTING & TECHNOLOGY**

1191 Sarasota Center Blvd, Sarasota, FL 34240

# WEST RIVER VILLAGE DEVELOPMENT MASTER PLAN

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**West River Village Vicinity Map**  
 City of North Port, Florida



# **1. DEVELOPMENT MASTER PLAN SUMMARY AND SUBMISSION COMPLIANCE OVERVIEW**

## **a. Development Master Plan Summary**

The West River Village Development Concept is graphically depicted on Exhibit 1 and is located on lands generally west of River Road and south of US41, this concept plan depicts a potential layout and yield from the proposed Development Master Plan. The total acreage of the area included in the proposed development is approximately 209.89 acres (representing Tax Parcel Identification Numbers 0788140001, 0797002000 and 0798003000). A separate 4.68 acre site adjoining the parcels to the northwest is under a stormwater management easement granted by Wellen Park/Manasota Beach Ranchlands, LLC to West River Village, LLC as successor in title to Bankers Insurance Company and will also serve the development but is not included in the master plan acreage. In addition, the Owner has transferred 25 acres lying along the Myakka River south of Playmore Road in perpetuity through the Sarasota County Environmentally Sensitive Lands Acquisition Program and this acreage is not included in the master plan acreage but demonstrates the development team’s and owner’s commitment to conservation of significant environmental features.

Note that West River Village is within the boundaries of the West Villages Improvement District but is not part of the Village overlay for Wellen Park under the City’s Land Development Code. These lands lie within Activity Center 8 and are governed by those provisions of the City’s Land Development Code.

Our vision for West River Village focuses on creating a variety of high-density residential communities clustered around open space and recreation areas that will be supported by professional office, commercial, hotel/motel/transient lodging facilities, retail and life sciences uses on the property. Exhibit 1 depicts the West River Development Concept Plan and Exhibit 2 is a base map of environmentally sensitive areas that served as the foundation for determining proposed TDR sending areas which include a maximum of 90.29 acres.



Photograph No. 4 Pine Flatwoods

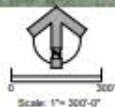
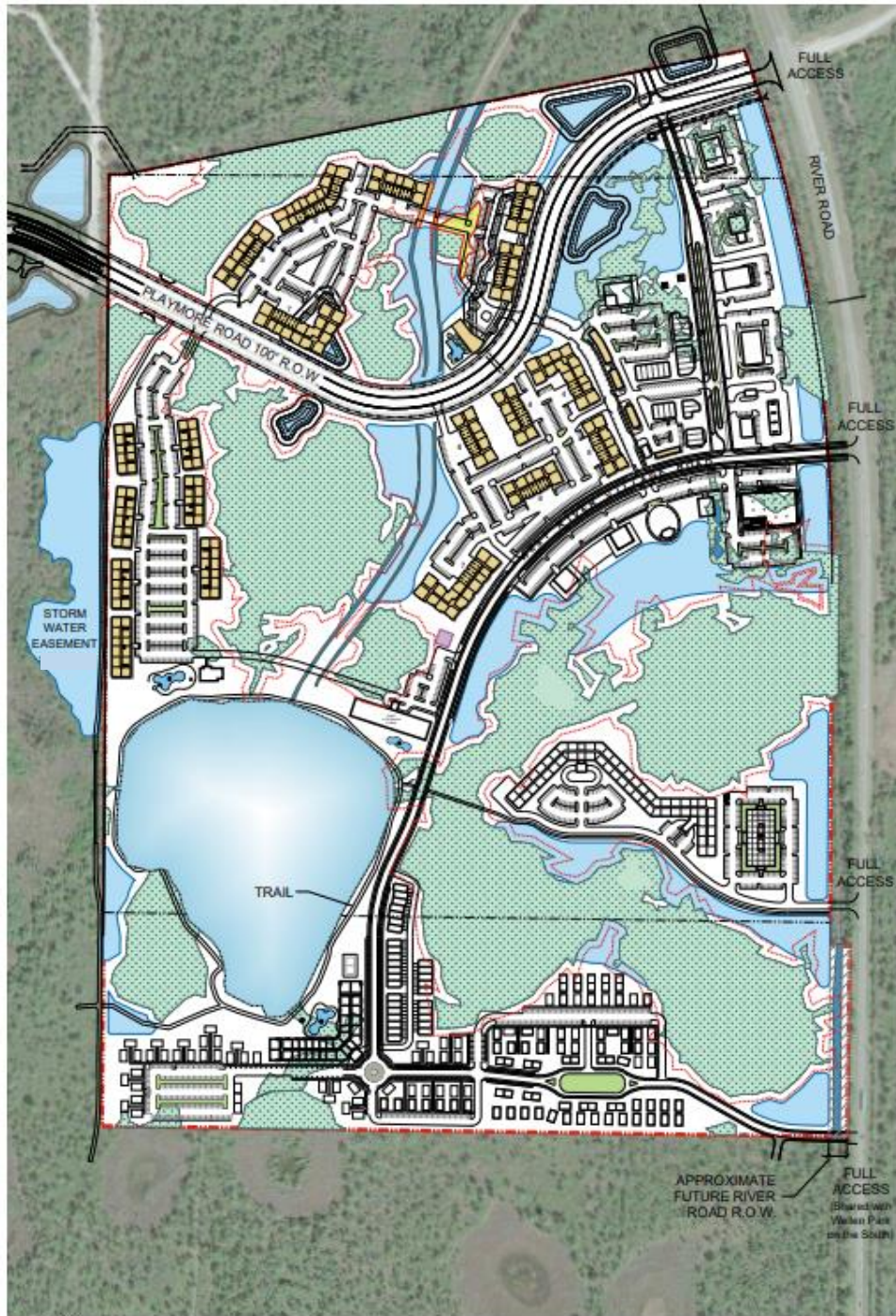


Photograph No. 7 Man-Made Lake



Photograph No. 5 Pine Flatwoods

**Exhibit 1: Concept Plan**

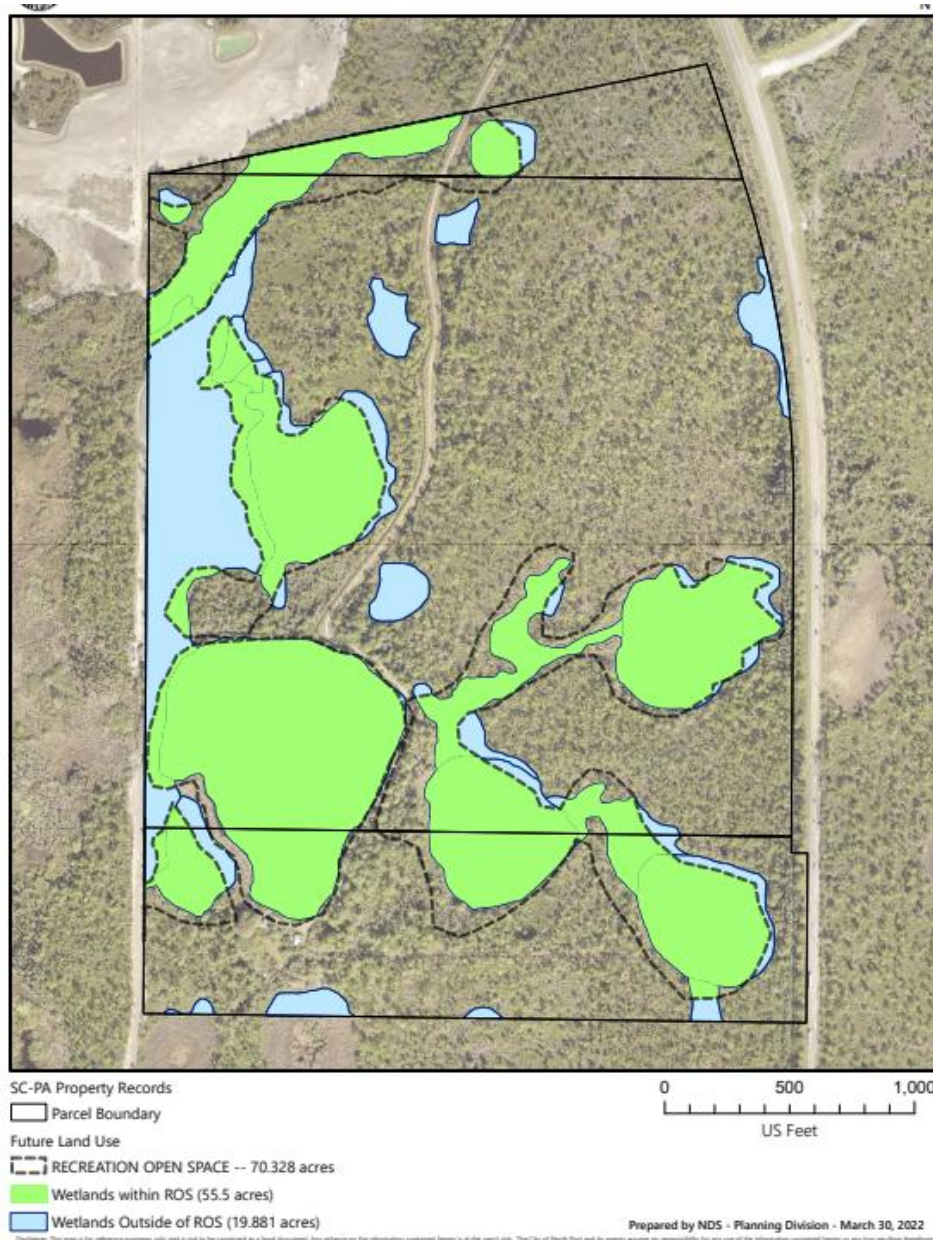


**West River Village Concept Plan**  
City of North Port, Florida

**HOYT**  
ARCHITECTS  
Copyright © 2022 Hoyt Architects  
Nov. 15, 2022

Note: Designs are for illustrative purposes only and are not intended to be regulatory or limiting to layout, access drive aisle networks, parking lots, open space, buffers, development plans, uses, or other design features

**Exhibit 2: TDR Sending Zone Areas (maximum 90.29 acres)**



Note: Final determination of development rights available for transfer from the Activity Center portion of the proposed Sending Zone shall be determined by the total wetland acreage as per a formal wetland determination by the Southwest Florida Water Management District/US Army Corps of Engineers, less any wetland area to be impacted by the Project.

The proposed uses will be distributed across four proposed general development areas as shown on the Development Master Plan below (Exhibit 3) and in Table 1:

### Exhibit 3: General Development Areas



Note: Designs are for illustrative purposes only and are not intended to be regulatory or limiting to layout, access drive aisle networks, parking lots, open space, buffers, development plans, uses, or other design features

**Table 1**

**Land Use Intensities**

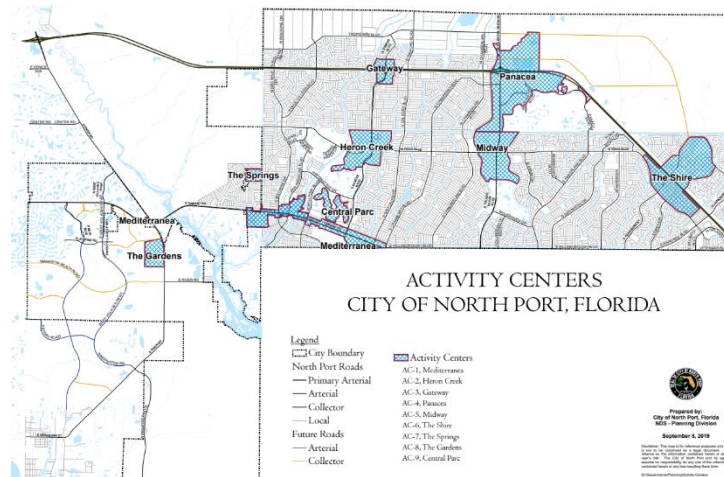
|  | Area 1        | Area 2        | Area 3        | Area 4        | TOTAL        |
|--|---------------|---------------|---------------|---------------|--------------|
| Acreage                                  | ~34.2         | ~74.89        | ~51.9         | ~48.9         | ~209.89      |
| Multi Family<br>(maximum based on TDR's) | +/- 350 units | +/- 550 units | +/- 346 units | +/- 350 units | 1,596 units  |
| Hotel/Motel/Transient Lodging Facilities | .55 FAR       | .55 FAR       | .55 FAR       | .55 FAR       | .55 FAR      |
| Professional Office and Commercial Uses  | .55 FAR       | .55 FAR       | .55 FAR       | .55 FAR       | .55 FAR      |
| Wetlands/Conservation/Recreation         | ~8.20 acres   | ~ 23.39 acres | ~ 22.99 acres | ~ 20.98 acres | ~75.56 acres |
| Open Space Percentage <sup>1</sup>       | ~23.9%        | ~31.5%        | ~44.39%       | ~42.9%        | 35.99%       |
| Floor Area Ratio (FAR) <sup>2</sup>      | .55           | .55           | .55           | .55           | .55          |
| Maximum TDR Sending Areas <sup>3</sup>   | -             | -             | -             | -             | 90.29 acres  |
| Minimum TDR Receiving Areas <sup>3</sup> | -             | -             | -             | -             | 119.60 acres |

Notes:

1. Minimum Open Space Required is 30%; proposed master plan achieves with ~35.99% master plan area basis (excludes 4.68 SWM area easement)
2. Maximum Floor Area Ratio is .55, applied on a master plan area basis.
3. TDR Sending areas defined on a master plan area basis per City Code Section 41-7, H. TDR Receiving Areas defined as master plan area basis upland areas as confirmed by SWFWMD jurisdictional determinations and permitted impacts. Future site and development plans within the PCD Master Plan are eligible to request additional units upon demonstration of sufficient available land area and additional wetland preservation credits.

West River Village is identified in the City of North Port Comprehensive Plan as “Activity Center 8 - The Gardens” (see Exhibit 3). The property is currently zoned Planned Community District – PCD and the prior development master plan for the property has expired, requiring the presentation of an updated plan of development for the City’s consideration.

**Exhibit 3**





Though the Comprehensive Plan policy enabling Activity Center 8 specially calls out “...mixed-use development, with commercial, office/institutional, light industrial, and residential uses...”, the Unified Land Development Code does not allocate any acreage for light industrial uses and we are not proposing any at this time.

Within West River Village and the Activity Center 8 permitted land uses, the following acreages and development rights serve to guide this Development Master Plan:

Table 2: Development Potential

| Land Use                                 | High Density Residential | Professional Office Institutional Uses | Commercial Uses | Recreational Open Space | TOTAL   |
|--|--------------------------|--|-----------------|-------------------------|---------|
| Percentage Guide                         | 20%                      | 24%                                    | 20%             | 36%                     | 100%    |
| Acreage Guide (total site ~209.89 acres) | ~41.98                   | ~50.37                                 | ~41.98          | ~75.56                  | ~209.89 |
| Acreage Provided                         | ~41.98                   | ~50.37                                 | ~41.98          | ~75.56                  | ~209.89 |
| Percentage Provided                      | 20%                      | 24%                                    | 20%             | 36%                     | 100     |

Within Activity Center 8 commercial and office/institutional uses are limited to a Floor Area Ratio of .55, resulting in maximum professional office and institutional uses of 1,206,764.4 square feet (50.37 acres \* 43,560 sq. ft.\* .55) and a maximum of 1,005,756.8 square feet (41.98 acres \* 43,560 sq. ft.\* .55) for commercial uses.

Under the provisions of the City’s Unified Land Development Code, private property owners are encouraged to transfer development rights as a result of protecting environmentally sensitive areas from development to other property where it is more appropriate (reference Section 41-2, Unified Land Development Code). In addition, the City recently adopted Ordinance No. 2021-46 provide for tree mitigation points and conservation credits and these mitigation points and credits will be calculated for those areas not proposed for development to establish tree planting. There are several large stands of forested areas that lie within areas proposed for inclusion with conservation easements that will serve as a basis for these calculations at the time of permitting.

The following table summarizes the number of multifamily residential units for the West River Village currently proposed by the various density, transfer of development rights, preservation and PCD/Activity Center density bonus provisions under the current City Comprehensive Plan and development regulations:

Table 3

| Project Site   | Receiving Zone   | Receiving Zone   | Sending Zone   | Total |
|--|--|--|--|-------|
| Source of Units<br>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 | High-Density Residential Land Use Per Activity Center. Zoning is PCD; FLU is Activity Center 41.98 acres x 18 d/u per acre | 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 | Recreation/Open Space Areas Transfer of Development Rights at 4 dwelling units per acre based on 70.328 acres. |       |
| Maximum Units  | 755  | 560  | 281  | 1,596 |

The analysis above is intended to demonstrate the goal of the proposed West River Village Master Plan to provide a sustainable mix of for-rent multi-family units that are to be surrounded by a strong mix of commercial, retail, employment, hotel/motel/transient lodging facilities, office, professional and institutional uses and that ultimately complement the higher mix of single-family residential uses found in the adjoining Wellen Park (aka West Villages) area. Unit counts may be adjusted based on final site and development plan submissions and conservation, recreation and open space acreages.

We have likewise cooperated with Wellen Park and the West Villages Improvement District to identify the future extension of Playmore Road through these lands to River Road as provided in the City Future Transportation Plans and the development agreement between the parties and the City of North Port.

## **b. Development Master Plan Submission Compliance Overview**

Pursuant to the City of North Port Unified Development Code, the required submissions are provided as referenced below under each required element, further details are included as referenced to the Plan documentation and appendices highlighted below:

Sec. 53-7. Development Master Plan submission. Development Master Plan (DMP) application and rezoning (REZ) applications are separate applications and shall be filed with all applicable fees prior to being accepted for City staff review.

A. All lands proposed for a Development Master Plan (DMP) shall be suitable for the various purposes proposed in the request for approval. In addition to the standards contained herein, the developer shall demonstrate to the satisfaction of the Planning and Zoning Advisory Board and City Commission that the proposed DMP is specifically adapted and designed for the uses anticipated, including but not limited to lot configuration, access, and internal circulation. The developer shall also demonstrate that the proposed DMP complies with the City of North Port Comprehensive Plan, the zoning regulations and other sections of this Unified Land Development Code and other laws, ordinances and regulations, as applicable. **See narrative in Section 2 Comprehensive Plan, Zoning and Unified Land Development Code Compliance and Section 3 Development Master Plan Illustration, Narrative and Standards.**

B. The Development Master Plan (DMP) shall include all properties contiguous to the DMP area for the evaluation of connectivity, design and aesthetic planning purposes as required in the Comprehensive Plan. **See Section 3 Development Master Plan Illustration, Narrative and Standards**

C. Concurrent with the submission of an application for rezoning of land to a Planned Community Development (PCD) classification, or if the property is zoned PCD and a Development Master Plan (DMP) has not been approved or approved for more than two (2) years, a DMP shall be required. The applicant shall submit the appropriate number of copies of a DMP necessary for a thorough review. At the discretion of the City, the application shall include the following:

(1) A statement of conformance with the intent and purpose of the PCD District as set forth in Sec. 53-115 of this chapter and, if applicable, an approved application for a Development of Regional Impact (DRI). **NA**

(2) A description of any proposed modifications of zoning or other applicable City regulations where it is intended by the applicant that such modifications serve the public interest to an equivalent degree. **See Section 2 Development Master Plan Illustration, Narrative and Standards**

(3) Title of the project and names and addresses of any and all owners and agents involved in the development. **See Title Page of Development Master Plan**

(4) Title assurance or current deed. **See Appendix 1 Title Assurance/Deed provided under separate cover.**

(5) Map(s) of the proposed development area showing the following: (a) Scale, date, North arrow and general location map. (b) Boundaries, dimensions and acreage of the property involved and all existing streets, buildings, watercourses, easements, section lines and other important physical

features, including major trees and tree masses in and adjoining the property. (c) Generalized topography and soil condition. (d) Areas of historical or archaeological significance. (e) Generalized layout and description of drainage systems, potable water service, wastewater treatment and disposal service, solid waste disposal service and electric transmission and distribution service. (f) General locations and acreage or percentage of the uses proposed, including residential, commercial, industrial and government uses, buffer areas, open space, recreational uses, off-street parking and loading, foot paths, vehicular access using already designed access drive aisles and by way of combined pedestrian and vehicular bridges to provide connectivity to adjacent neighborhoods, traffic flow and generalized landscaping plan as appropriate. (g) A development schedule indicating the approximate phasing of construction improvements. **See Section 1 Master Plan Summary and Submission Compliance Overview. See Section 3 Development Master Plan Illustration, Narrative and Standards**

(6) Provide a traffic impact statement (TIS) indicating how the proposed development will affect the adjacent neighborhood(s) and the primary impact area. The methodology, data and model shall be approved by the designated City Engineer, or designee. **See Appendix 2 Traffic Impact Statement provided under separate cover.**

(7) Provide a hurricane evacuation plan which indicates what on-site/off-site provisions will be made for storm shelter space. This requirement only applies to proposed development within a designated hurricane storm surge zone. **See Section 3 Development Master Plan Illustration, Narrative and Standards**

(8) A wetlands survey which enumerates the acreage of wetlands on the site, what alterations or disturbances to wetlands are proposed and what wetlands will be preserved in their natural existing state; site plan showing the proposed development shall be submitted. (a) The wetlands survey and any alteration of the wetland shall be reviewed by the appropriate State agency or a Phase I Environmental Assessment shall be submitted. (b) The State agency's comments, if available, shall be submitted with the Development Master Plan (DMP), application or prior to scheduling the Planning and Zoning Advisory Board hearing. **See Appendix 3 Environmental Due Diligence Report provided under separate cover.**

(9) A wildlife survey, including a site plan, which identifies all species, including aquatic life, which nest, feed, reside on or migrate to the development tract. (a) The survey shall specify what measures will be taken to protect the wildlife and their habitats. (b) In the event wildlife species are considered endangered or threatened or of special concern, the Development Master Plan (DMP) shall identify such species and describe all proposed steps that shall be taken to protect them. (c) The wildlife survey and any proposed protective measure(s) shall be reviewed by the appropriate State agency. (d) The State agency's comments shall be submitted with the Development Master Plan (DMP) application or prior to scheduling the Planning and Zoning Advisory Board hearing. **See Appendix 3 Environmental Due Diligence Report provided under separate cover.**

(10) A vegetative survey, including a site plan, which identifies dominant plant communities, dominant species and other unusual or unique features of the vegetation association. (a) In the event there are any rare or endangered plants on the site, the Development Master Plan (DMP) shall identify such plants and describe the proposed protective measures to be taken. (b) The

vegetative survey and any proposed protective measure shall be reviewed by the appropriate State agency or a Phase I Environmental Assessment shall be submitted. (c) The comments of the State agency, if available, shall be submitted with the Development Master Plan (DMP) application or prior to scheduling the Planning and Zoning Advisory Board hearing. **See Appendix 3 Environmental Due Diligence Report provided under separate cover.**

(11) There shall be performed a financial analysis, in a form and methodology as approved by staff, that defines the costs of providing City services to maintain adopted levels of service and the revenues that will be generated by the project within the first five (5) years, and each subsequent five (5) year period until and including the expected buildout. (a) Based on this analysis, the applicant shall provide a further analysis that defines the development's proportionate fair share of the cost to maintain the levels of services. (b) The timing of the improvements shall be incorporated into the development's phasing schedule, which shall be consistent with the City's Capital Improvement Project (CIP).

(12) Proposed deed restrictions or covenants or conditions of lease by which the developer proposes to bind those buying or leasing building sites to certain performance standards, including, but not limited to, construction, maintenance, consistent architectural standards and manner of enforcement of buildings, other structures, facilities and landscape relating to use, construction and building design, mass of all structures and special relationships to other proposed structures, landscaping vegetation, building setbacks, loading docks, parking facilities, easements, storage facilities, solid waste disposal, water service, wastewater disposal, improvements made or erected, signs, fences and walls, common open space maintenance and similar matters consistent with the intent of these regulations and the Development Master Plan. **See Appendix 4 Proposed Deed Restrictions/Covenants**

(13) The City's staff is responsible for land development review require the applicant to submit documentation of the environmental characteristics of the district to ensure appropriate efforts are made to preserve and protect those desirable natural and archaeological resources and, in addition, to submit economic feasibility or market studies to further document and justify the need for the Planned Community Development (PCD) or any PCD component.

(14) Examples of building elevations, including colors and material to be used on the facades, consistent architectural standards and documents indicating how the applicant shall enforce the architectural standards, mass of the structures and special relationships shall be submitted. **See Section 3 Development Master Plan Illustration, Narrative and Standards**

(15) Provide a stormwater analysis/assessment using a professionally accepted methodology. (a) Data and model shall be approved by the City Manager or designee. **See Appendix 5 Stormwater Analysis/Assessment provided under separate cover.**

(16) Digital files of the entire submission. **Provided with the final submission.**

## **2. COMPREHENSIVE PLAN, ZONING AND UNIFIED LAND DEVELOPMENT CODE COMPLIANCE**

Before initiating this Development Master Plan, a comprehensive environmental site analysis was prepared and reviewed to establish a thorough understanding of the physical conditions of the property, identify wetlands and water features. The site analysis identified the extent and location of natural features and provided baseline environmental mapping. The Site Analysis also identified public facilities and services available to the area, existing and planned land uses proximate to the site, and perceived opportunities and constraints to development. The objectives of the Development Master Plan are to establish a broad community framework, to encourage and provide development interests the flexibility to express themselves through the development of sustainable uses, without restrictive regulations that hamper creativity or adaptability to changing market conditions.

Consistent with ULDC Section 53-115 which outlines the regulatory hierarchy between documents, where conflicts between regulating documents arise, the approved Development Master Plan for West River Village shall control. In places where these documents remain silent the ULDC shall control. This section states:

“Sec. 53-115. - Conformance with other regulations.

All development which occurs within a Planned Community Development (PCD) District shall be consistent with local regulations and requirements contained within these regulations and all other pertinent codes and ordinances of the City of North Port, unless otherwise modified in the Development Master Plan, and applicable Federal, State, County and District regulations and requirements.”

The intended development master plan design will complement and support existing, adjacent and near-by development (Wellen Park, State College of Florida, future Sarasota County school site, and a parcel owned by the Diocese of Venice), and the Atlanta Braves Spring Training Facility and Academy. The development standards are envisioned to permit a broad range of office, commercial and retail uses that will promote the long-term economic sustainability of the City of North Port. The West River Village Master Plan is intended for development that will support the City’s desire for a broader range of professional office, institutional uses, rental housing through the provision of multi-family housing opportunities, commercial, and retail development, as well as a life sciences campus development. The site design is intended to further the goals of the Activity Center Future Land Use by encouraging a better jobs/housing balance, through the development of a community that encourages a mix of office, retail, residential, and opportunities for recreation. An important element of the master plan design includes a multimodal trail network that connects all areas to Wellen Park and its multi-modal network, open space tracts, and mixed-use areas. These features facilitate citizen interaction by linking neighborhoods to on-site and adjacent amenities and facilities. These trails will provide residents with recreational opportunities and access to the natural environment and open spaces. The vision is to encourage professional office, commercial and retail development, while making available a range of multi-family for rent housing types and development options.

In furtherance of the interpretation authority granted by the City of North Port Comprehensive Plan and Unified Land Development Code (ULDC), the Zoning Administrator/Planning Manager shall have the

authority to administratively approve modifications initiated by the Master Developer of standards and the conceptual design layout contained within this Development Master Plan. The Zoning Administrator/Planning Manager may impose reasonable mitigation measures to limit impacts from the requested adjustment of standards. The Zoning Administrator/ Planning Manager shall have the added authority to administratively approve modifications to standards initiated by the Master Developer that provide a benefit to the general public or surrounding community, as long as those modifications do not increase density or maximum allowable building heights, or add permitted uses. All standards contained herein may be met throughout the overall Development Master Plan area and not individual parcels or lots.

### **3. DEVELOPMENT MASTER PLAN ILLUSTRATION, NARRATIVE AND STANDARDS**

West River Villages furthers the following community goals:

- Create distinct multi-family communities with a vibrant, mixed-use commercial, professional office and institutional center as a focal point for the community.
- Create a Life Sciences Center that provides the opportunity for a surgery center, hospital, medical and professional office/institutional uses, medical labs/testing facilities, sports medicine, memory care and assistive and independent living services.
- Provide a mix of uses within a safe, walkable distance, to encourage use of nonvehicular transportation.
- Build a community that preserves and conserves environmentally protected areas.
- Build a community with a variety of open space options, which may include squares, greens, parks, and multiuse trails.
- Provide for interconnections to the adjoining development in Wellen Park through consistent roadway designs, shared multi-use pathways, shared access to River Road and consistent implementation of City utility master plan goals.

To demonstrate compliance with the approved master plan and City Land Development Code requirements, future Site and Development Plan applications will include a tracking chart, prepared by the Master Developer, to indicate the allocation of units and FAR to individual developments within West River Village. The maximum density shown on the Development Standards Table, may be exceeded for an individual project, as long as the overall density for the Master Plan remains at or below the established density and intensity of development. Public, nonprofit, and institutional uses are permitted in all areas and shall not count toward non-residential or residential intensity or density.

If, during development, it is found that transportation impacts in West River Village are more than what was contemplated in the Traffic Impact Analysis, additional analysis will be conducted.

The following provides a summary of the applicable development standards for each of the four areas planned within West River Village:

| WEST RIVER VILLAGE DEVELOPMENT STANDARDS PER PCD ZONING UNDER ULDC            |   |   |   |   |
|---|---|---|---|---|
|   | AREA 1  | AREA 2  | AREA 3  | AREA 4  |
| ACRES (~)   | 34.2  | 74.89   | 51.9  | 48.9  |
| OPEN SPACE ACRES (~)  | 8.20  | 25.16   | 22.99   | 20.98   |
| FLOOR AREA RATIO  | .55   | .55   | .55   | .55   |
| PROJECTED DENSITY <sup>(10)</sup>   | +/- 350 units   | +/- 550 units   | +/- 346 units   | +/- 350 units   |
| MAXIMUM STRUCTURE HEIGHT  | 70 FEET (per ULDC)  | 70 FEET (per ULDC)  | 70 FEET (per ULDC)  | 70 FEET (per ULDC)  |
| MINIMUM LOT REQUIREMENTS<br>(a) Multifamily<br>(b) Non-residential            | (a) None<br>(b) 15,000 sq. ft.                                  | (a) None<br>(b) 15,000 sq. ft.                                  | (a) None<br>(b) 15,000 sq. ft.                                  | (a) None<br>(b) 15,000 sq. ft.                                  |
| SETBACKS <sup>(11)</sup><br>(a) Structure<br><br>(b) Perimeter and Peripheral | (a) Meet State Building and Fire Code Standards<br><br>(b) None | (a) Meet State Building and Fire Code Standards<br><br>(b) None | (a) Meet State Building and Fire Code Standards<br><br>(b) None | (a) Meet State Building and Fire Code Standards<br><br>(b) None |
| MAXIMUM LOT COVERAGE  | 50%   | 50%   | 50%   | 50%   |

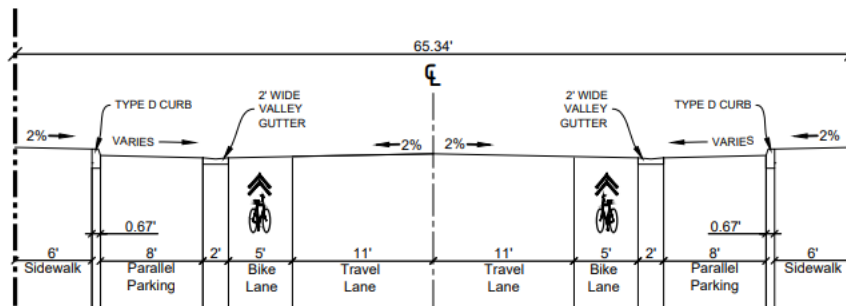
Notes:

- (1) Above ground utility structures shall be allowed anywhere within the Master Plan provided that such facilities incorporate adequate levels of buffers to appropriately protect enjoyment on adjacent uses.
- (2) Floor-to-area ratio (FAR) standards shall be calculated for the land areas identified in Exhibit 2 and Table 1. With each Site & Development and/or Plat Application, a Tracking Chart will be provided to demonstrate that the total FAR within the Master Plan does not exceed .55.
- (3) Multi-family Residential density shall be calculated for the land areas identified in Exhibit 2 and Table 1. With each Site & Development Plan, a Tracking Chart will be provided to demonstrate compliance with the overall intensity and density of West River Village and to ensure compliance with the required Land Use Mix (Fig. 3.9.1).
- (4) Lakes and ponds may be used for irrigation and/or storage of reclaimed water.
- (5) Cornices, veneers, or other non-structural projections shall not count towards setbacks and shall be treated similar to roof overhangs.
- (6) Lot coverage is defined as the percent of lot area under fixed roof. Lot coverage does not include pools, decks, driveways, patios with or without fixed roof, sidewalk, etc. and shall be calculated on an Area basis (not individual building parcel/site).
- (7) Air-conditioning units and mechanical equipment shall be allowed in side yard setbacks no closer than 1.5' from lot line.
- (8) Development within West River Village is granted the applicable waiver of the land area requirements for the landscaping, off-street parking or open space pursuant to Section 41-7, L. to accommodate the transfer of development rights as provided herein.
- (9) The proposed location of uses may be modified by the master developer from one sub-area to another as long as the total number of allowable units and floor area ratio is not exceeded for the entire West River Village Master Plan.
- (10) Additional residential units may be permitted as part of mixed use structures within the non-residential uses and upon the City's approval of proposed additional conservation/preservation incentives.
- (11) West River Village is proposed as a condominium under Florida Statutes, separation between structures will be governed by compliance with State Building and Fire Code standards.

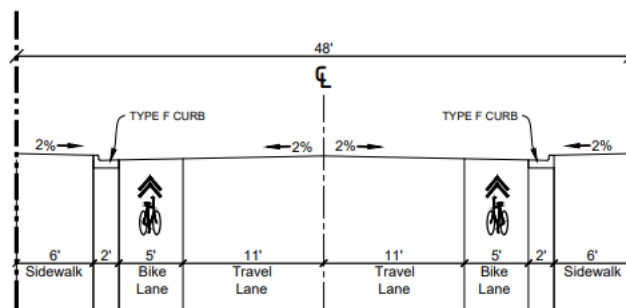
Proposed permitted and prohibited uses shall include those as identified in the City's Land Development Code for Activity Centers. Proposed accessory structures are not permitted in easements.



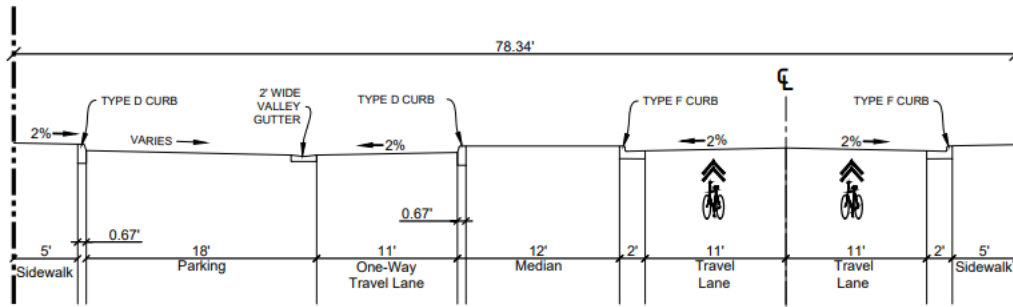
The access drive aisles and pathways within West River Village will comfortably accommodate vehicular, pedestrian, Neighborhood Electric Vehicles, and bicycle traffic. Through design and development of West River Village, the maximum posted speed will be up to 35 miles per hour, to encourage the use of Neighborhood Electric Vehicles as an alternative mode of transportation for trips. A sidewalk system will be constructed to facilitate pedestrian circulation. In addition, access drive aisles will be landscaped and lit to enhance the community appearance and contribute to pedestrian comfort. With approval of this master plan, the City acknowledges that a video/changeable message sign complimentary to the Atlanta Braves sign at US41 and West Villages Parkway may be constructed within the right-of-way of Playmore Road, a proposed right-of-way for the West Villages Improvement District. Described below are the types of access drive aisles and pathways that may be implemented for development of West River Village and reflect similar designs approved by the City for the adjoining Wellen Park communities and within other non-residential condominiums. Typical design sections for each access drive aisle are depicted below and each access drive aisle is intended to be included within recorded easements at the time of development. The phasing of access drive aisles within West River Village will be consistent with approved development phasing as infrastructure plans and site plans petitions are filed, to provide sufficient and safe access, as well as bicycle and pedestrian connectivity, concurrent with development, as determined by the Master Developer.



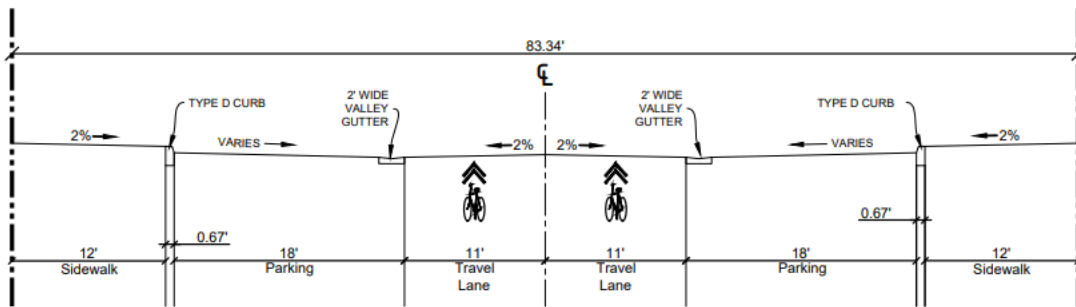
ACCESS DRIVE AISLE DESIGN CROSS SECTION "A"



ACCESS DRIVE AISLE DESIGN CROSS SECTION "B"

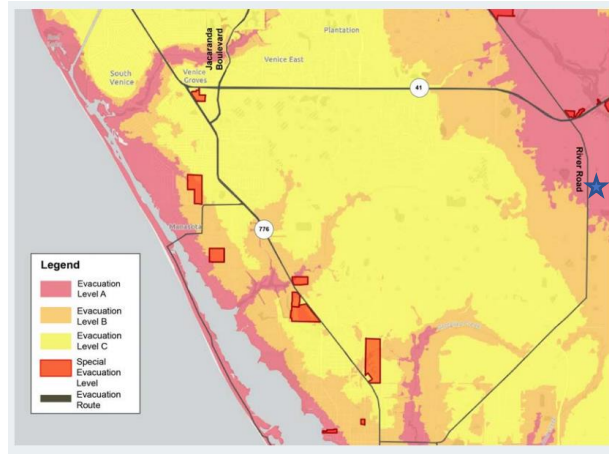


ACCESS DRIVE AISLE DESIGN CROSS SECTION "C"



ACCESS DRIVE AISLE DESIGN CROSS SECTION "D"

The primary evacuation route from West River Village is I-75, from either River Road or Jacaranda Boulevard. River Road is considered the "Englewood Interstate Connector (EIC)" and serves as a major hurricane evacuation route for both Sarasota and Charlotte counties. The Florida Department of Transportation (FDOT) will improve four miles of River Road from I-75 to West Villages Parkway and Sarasota County will improve the section between West Villages Parkway and US 41. Sarasota County has designed and plans to construct a six-lane improvement project for River Road from Tamiami Trail North to Center Road and four lanes from Center Road to I-75. The following depicts the area evacuation routes:



Policy 13.1.1 of the Comprehensive Plan states that where appropriate, civic structures, schools, clubhouses, and other structures shall be designed as hurricane shelters to provide a safe environment for residents or employees. West River Village is located primarily in Evacuation Zones A and B. In the event of an evacuation order for a Category one or two storm, residents will be required to evacuate. For that reason, civic structures, schools, clubhouses and other structures are not planned to be designed as hurricane shelters. Rather, residents will be required to evacuate. The primary evacuation route from West River Village is I-75, from either River Road or Jacaranda Boulevard.

River Road is considered the “Englewood Interstate Connector (EIC)” and serves as a major hurricane evacuation route for both Sarasota and Charlotte counties. The Florida Department of Transportation (FDOT) will improve four miles of River Road from I-75 to West Villages Parkway and Sarasota County will improve the section between West Villages Parkway and US 41. Sarasota County has designed and is constructing a six-lane improvement project for River Road from Tamiami Trail North to Center Road, and four lanes from Center Road to I-75 and the State DOT has commenced construction of this segment.

Provisions have been made for water, wastewater, stormwater and solid waste as required by the City of North Port’s ULDC. The West Villages/Wellen Park are already subject to the Principles of Agreement addressing the provision of major infrastructure to serve the existing and planned development of West River Village since its lies within the West Villages Improvement District. The Principles of Agreement and Utility Agreement serve to meet the Developers Agreement requirements pursuant to Chapter 54 ULDC and a separate agreement specific to responsibilities within West River Village will be entered into between the master developer and the City. Water, sewer, reuse, and irrigation infrastructure is available to the property. At present, the City has water and sewer infrastructure capacity to serve the subject site.

As each area within West River Village is developed, an interconnected network of water and sewer infrastructure will be put in place to maximize efficiency and promote redundancy in the water and sewer systems. Stormwater will be retained in a system of lakes within the West River Village. Ideally, the lakes will serve the development as a whole, including the individual areas and communities. The stormwater lakes are being sized to effectively accommodate stormwater demand for residential and non-residential uses. These features will serve as a community amenity. Specific lake size and topographic alterations will be developed as part of the next steps of the individual development area planning process and construction plan development.

Solid waste and recycling will be collected by the City of North Port Solid Waste Division. Final plans will allow collection vehicles to enter the community and collect waste and recycling from dumpster enclosures for nonresidential or multi-family buildings. The City of North Port has not identified any deficiencies in solid waste capacity.

Environmental Consulting & Technology, Inc. (ECT) has identified areas of native habitats and listed species that have potential to be impacted by the West River Village development as required under the City of North Port (CONP) Unified Land Development Code (ULDC). As noted in the site analysis, the jurisdictional extent of wetlands and surface waters were previously verified and approved by the Southwest Florida Water Management District (SWFWMD). This jurisdictional determination expired, but the Applicant will have SWFWMD reevaluate these wetland lines under a new formal wetland determination. Therefore, the jurisdictional extent of wetlands and surface waters reflected in this Development Master Plan are subject to change upon issuance of these formal determinations and final

permitting, in which case the new wetland lines will become binding for purposes of future development permitting.

For all preserved wetlands, mandatory buffers will be maintained around wetlands to avoid secondary wetland impacts consistent with SWFWMD criteria.

ECT conducted a preliminary listed species survey as part of the site analysis to evaluate for state and federally listed species and has also spent a substantial amount of time on this site for the delineation efforts. During these surveys, ECT has only observed gopher tortoise (*Gopherus polyphemus*) burrows. No other listed species were directly observed, but certain species are still recognized as having potential to occupy certain habitats on-site.

Residential development contemplated for West River Village has the potential to add school-aged children to the population of West Villages. This property is primarily located in the Taylor Ranch Elementary, Venice Middle School, and Venice High School attendance zones, among others. School concurrency review is required at time of plat, plan, or functional equivalent, in accordance with the requirements of the Sarasota County School Board Policy, the Interlocal Agreement for Public School Facility Planning (as amended), and Objective 1.6, and Policy 1.6.1. of the City of North Port Comprehensive Plan, as applicable. School concurrency will be sought when development plans for each area are prepared and submitted for approval. A School Capacity Application has been filed with the Sarasota county School Board pursuant to their review procedures and a copy has been attached for the City files.

The infrastructure design for West River Village will include sufficient water supply lines and infrastructure to provide the required fire flows and pressures. Fire hydrants will be appropriately located and readily available for fire protection. The City of North Port and Sarasota County currently have an interlocal agreement for County fire services. The City also provides services from its Station #82, located at Dallas White Park and a new station #86 now complete at the intersection of Preto Boulevard and US41. Normal protocol for Firefighters/EMTs is to respond to emergencies, regardless of political boundaries.

The City's Police Department is currently headquartered on City Hall Boulevard next to City Hall. Normal protocol for officers involves the continuous patrolling of various sections of the City while concurrently dispatched to emergency calls. A police substation is included within the facility complete at Preto Boulevard and US41.

Public bus lines serve this area of Sarasota County; however, ridership is relatively low. Some possible reasons for this low ridership could be a result of limited population densities in the area, as well as limited pedestrian-oriented design in this part of the City. The West River Village Development Master Plan includes pedestrian linkages and multi-modal trails that will encourage alternative forms of transportation. Future transit routes and stops within West River Village will be coordinated with SCAT during future thoroughfare roadway design. At a minimum, design for transit stops and/or bus shelters will follow the design criteria established by SCAT.

Future residents and businesses of West River Village will receive solid waste and recycling services from the City of North Port Solid Waste Division.

#### 4. ULDC STANDARDS MODIFICATIONS AND STATEMENT OF SUPPORT WEST RIVER VILLAGE

##### SECTION 41-7 L. AND 53-7 (2) STATEMENT

Specific attention is directed to the provisions of Section 41-7, L. requiring the City Manager to grant waivers to landscaping, off-street parking and open space requirements to encourage the voluntary dedication of privately owned land for wetlands protection and pursuant to the requirements of Sec. 53-7 (2), for code modifications that serve the public interest (“A description of any proposed modifications of zoning or other applicable City regulations where it is intended by the applicant that such modifications serve the public interest to an equivalent degree”) are as follows:

##### 1. Urban Design Standards Regulations Modification Requested: Chapter 55 - ACTIVITY CENTER DESIGN REGULATIONS

Proposed Modification: Replace the existing, legacy design regulations of the Urban Design Standards Pattern Book for the Gardens with the following provisions that are intended to create consistency of development pattern and architectural appearance of the approved and under construction Wellen Park Town Center and adjoining developments of the Wellen Park/West Villages Village Pattern Plans for Villages D, E, F and G.

The existing design standards reflect an archaic building design of neo-classical not found elsewhere in North Port and surrounding communities and more appropriate for a north Florida historic context community.

- (i) The following illustrations represent the character and architectural appearance of the proposed development within West River Village:



- (ii) All development within West River Village shall provide the design elements in a similar style to those listed and shown:
- Architectural Style: West River Village. Much of Florida's contemporary residential and commercial architecture has been dominated by unremarkable Neo-Mediterranean buildings, with white or tan stucco walls and tile roofs.
  - West River Village seeks a different look and feel, a more casual style, with a greater variety of textures, materials, and colors. The West River Village style takes cues from early 20th Century warehouses, urban lofts, and metal shipping containers. It's a look that, when coordinated with strong greenery and landscaping, works well in both an urban and rural setting.
  - Elements of the West River Village style include corrugated metal siding, metal awnings and trellises, weathered wood, exposed structure, exposed bricks and pipes, industrial lighting fixtures, concrete flooring, and large open windows. Industrial materials, some in an unfinished state, give buildings, inside and out, a warehouse feel – a strong backdrop and setting for modern living.
  - Buildings and façades are composed of asymmetrical juxtapositions, often looking like they have been added to over time.
  - A natural color palette is most commonly used - a mix of grays, neutrals and rustic colors.
  - Private Color: White, Cream, Limestone, Driftwood, Sage. Metallic elements such as window frames: Black, Grey, Bronze, Brushed Aluminum.
  - Public Color: Black, Eggplant, Charcoal, Medium Gray, Light Gray, Olive Green, White, Cream, Limestone, Driftwood. Metallic elements such as window frames: Black, Grey, Bronze, Brushed Aluminum. Accents: Orange, Teal, Ochre.
  - All development within The Gardens shall provide the design elements in a similar style to those listed and shown. The following illustrations represent the character and architectural appearance of the proposed development within West River Village:



- Benches shall be made of metal and wood or a material with similar appearance.
- Bike Racks shall have spaces for at four (4) bikes constituting a single rack. At least one bike rack shall be provided per development site.
- Dumpster areas shall be built to City of North Port Public Works specifications, shielded from public view and screened with landscape plantings.
- Fences shall be consistent with the building design. Wood, split rail, and decorative metal and wrought iron fences are permitted and may be painted consistent with building design; however, no fence shall use colors in combination. Stockade, chain link or similar type fencing is prohibited.
- Gazebo/Pavilions may be used at strategic intersections along waterfront and retail/commercial areas. Landscaping and at least one canopy tree shall be placed around the gazebo/pavilion area.
- Outdoor displays are allowed. All displays must be harmonious with the architectural design and shall not impose pedestrian or traffic hazards. No display shall block pedestrian passage along any sidewalk.

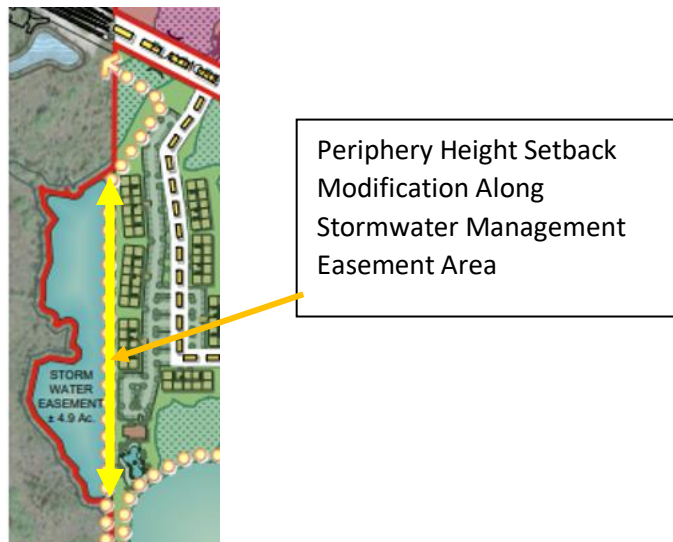
- Outdoor sales and storage are prohibited. All storage shall be within a fully enclosed building.
- Parking along an access drive aisle designed for this purpose is permitted.
- Reflective glass is not permitted in any building in this activity center to prevent glare to vehicular traffic.
- Roofs shall be shingle or a similar material with the same appearance. All roof colors shall be complimentary to the overall design of the building.
- Roof materials shall be compatible with the overall scope of the community. All materials and colors shall be submitted for review and approval by the Master Developer. Acceptable materials include, but are not limited to: Asphalt Shingles (Dimensional), Hard Coat Section Stucco, Clay Roof Tiles, ArcusStone, Concrete Roof Tiles, Finish Concrete, Cast Stone, Marble, Precast Stone, Brick (possibly painted), Metal roof, Siding, Stone Veneer, Natural stone, Decorative shutters, Aluminum awnings, Cementitious siding.
- Walking Trails shall be incorporated around pond areas and within the development to provide pedestrian amenities and transition to sidewalk areas. There shall be a continuous connection to allow pedestrian traffic to transition between all areas of the development.



2. Periphery Height Setback Modification Requested: Sec. 53-106, Minimum Lot Requirements, B. (1)

Proposed Modification: Modify the requirement for buildings to be setback twice the height from the periphery of the development where the stormwater management facility adjoins the periphery under the terms of a recorded easement to a minimum 30 foot building setback from the property line for a length of approximately 1,550 feet as shown on the image below.

Support Narrative: Pursuant to Sec. 53-118. Modifications of regulations, the West River Village Master Plan includes modification to Sec. 53-106, Minimum Lot Requirements, B. (1) to eliminate the requirement for buildings to be setback twice the height from the periphery of the development since the adjoining approved Village Plans in Wellen Park/West River Village contain similar or higher height limits than any buildings proposed in that adjoining development and in order to recognize the significant amount of wetland and other conservation areas on the site that exist along the periphery providing extended undisturbed areas along the majority of the site boundary. The specific areas for modification are limited to the geographic areas as depicted below and the setback to be applied as at twice the height of the buildings to be measured from the stormwater management easement periphery boundary in lieu of the PCD periphery boundary:

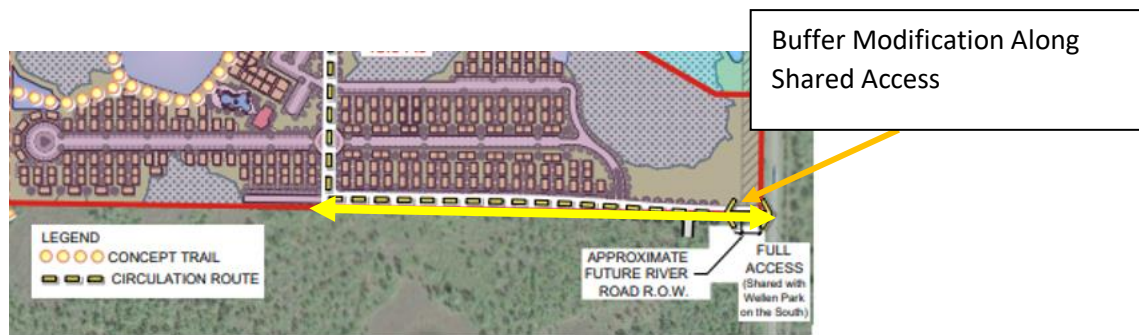


3. Perimeter Buffer Modification Requested: Sec. 53-113, General Development Regulations, D. Perimeter Buffer

Proposed Modification: Modify the perimeter project buffer from forty feet to zero where there is shared access along property lines proposed with Wellen Park.

Support Narrative: Pursuant to Sec. 53-118. Modifications of regulations, the West River Village Master Plan includes modification to 53-113, General Development Regulations, D. Perimeter

Buffer from forty feet to zero in order to recognize the significant shared accessways and trail system improvements and related development consistency between West River Village and Wellen Park. The total maximum length of the modification is approximately 1,000 feet as shown on the image below. Significant amounts of wetland and other conservation areas on the site exist along the periphery providing extended undisturbed areas along the majority of the site boundary. Approximately 1,500 linear feet along the shared boundary will be undisturbed wetland and other natural habitats. In addition, shared access and interconnected trails and driveways between West River Village and Wellen Park would be diminished by requiring a forty foot perimeter buffer and adversely impact coordinated transportation and trail planning between the two developments. The anticipated development in Wellen Park is multifamily residential and will be complimentary to the development in West River Village. The specific areas for modification are limited to the geographic areas as depicted below:



## Sherry Willette

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**From:** M Patrick Black <MartyBlack@outlook.com>  
**Sent:** Wednesday, January 18, 2023 10:24 AM  
**To:** Sherry Willette  
**Subject:** [EXTERNAL] West River Village

**EXTERNAL EMAIL:** This email is from an external source! Be careful of

Modification Number 4: We would request that the pattern book sign limitation of five feet and the sign design criteria be replaced with a requirement that the sign height meet the current land development code standards, Chapter 29. Basis of the request is to be consistent with the signage of the adjoining Wellen Park and the proposed building design criteria.

Martin "Marty" Black AICP ICMA-CM (ret.)  
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Palma Sola, Florida 34209  
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