



A C H I E V E A N Y T H I N G



NDS Planning Division Overview

**PLANNING FOR NORTH PORT'S
FUTURE**

Planning & Zoning Division



Nicole Galehouse, AICP

Planning Division Manager
Neighborhood Services Department





Planning Manager

Development Tech I

Development Tech II
(2)

Zoning Coordinator

Senior Planner (2)

Planner (4)

Zoning Plans
Examiner (2)

GIS
Analyst/Addressing
Specialist

Michelle
Holt

Rita
Leopard

Kyle
Hoffman

Sherry
Willette-
Grondin

Alison
Christie

Everett
Farrell

Daniel
Martoma

Rhea
Lopes

Carl
Benge

Thomas
Sacharski

Melissa
McThenia

Edgar
Saint
Amand

Justin
Bryde

Year in Numbers



112

Development Petitions

5

Special Event and Temporary Use Permits

206

Special Event Assistance Program applicants

Experience Living North Port



Central Parc – Activity Center #9

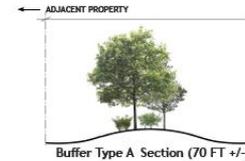


07 Buffer Plan

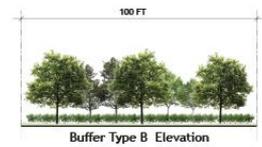
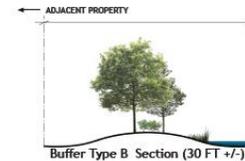
Exhibit C to Ordinance 2019-09

Central Parc at North Port Planned Community Development (PCD) Pattern Plan

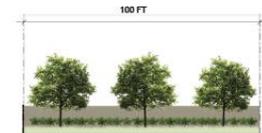
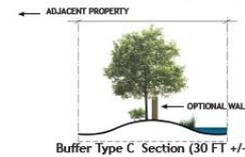
- Buffer Type A (Typical 100 FT)**
- 3 Canopy Trees
 - 3 Understory Trees
 - 30 Shrubs (can be grouped together)
 - 3 FT to 5 FT high berm



- Buffer Type B (Typical 100 FT)**
- 3 Canopy Trees
 - 3 Understory Trees
 - 30 Shrubs (can be grouped together)
 - Small Berm



- Buffer Type C (Typical 100 FT)**
- 3 Canopy Trees
 - 30 Shrubs (can be grouped together)
 - Optional 6 FT High Wall



Kimley»Horn 14





Building Type I



Building Type II



Building Type III
Preliminary Exterior Elevations



237 S Westmonte Drive • Suite 220 • Altamonte Springs FL 32714
407-830-1400 • www.ForumArchitecture.com • A400751



PALM PORT APARTMENTS

16 September 2019 • Sarasota County, FL

© FORUM ARCHITECTURE & INTERIOR DESIGN, INC. This document and its content is the property of Forum Architecture & Interior Design, Inc. and is provided for informational and illustrative purposes only for the project(s) specifically noted. This content of this document is subject to change beyond the date noted. Any reproductions, rewrites or modifications of these documents without expressed written consent from Forum Architecture & Interior Design, Inc. is prohibited by law.

Woodlands Phase I



PROPOSED REVISION



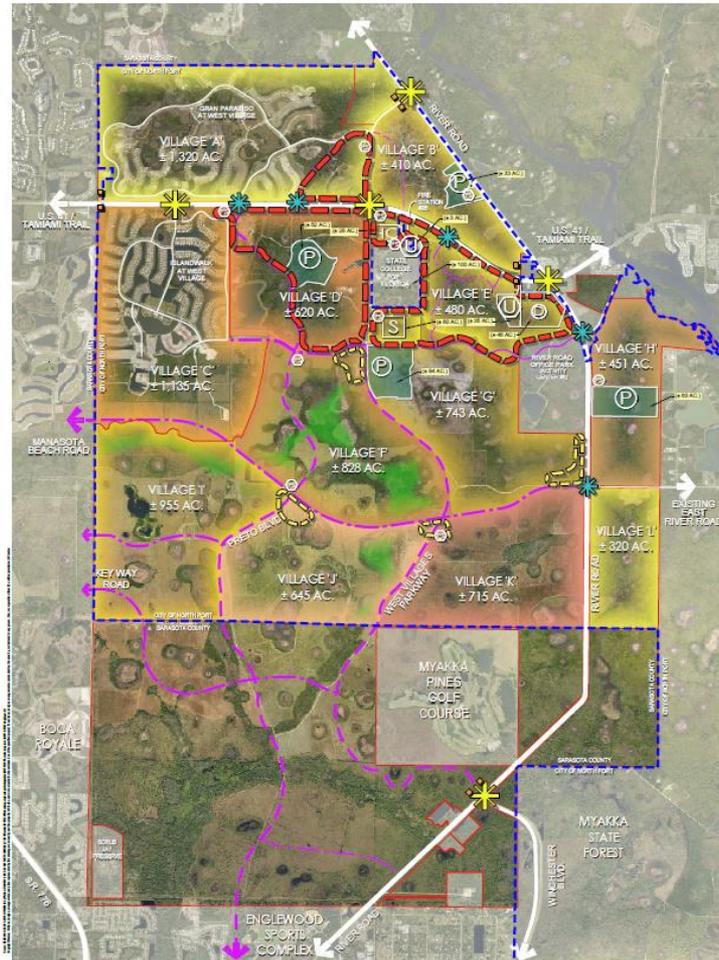
* the decorative lighting is subject to the Urban Design Standards Pattern Book regulations

Woodlands Phase 1 NORTH PORT, FLORIDA

**BENDERSON
DEVELOPMENT**
7978 COOPER CREEK BOULEVARD, UNIVERSITY PARK, FL 34701

PROP. #4151
DRWG. # 4151 BLDG. 1 ELEV
DATE 11.25.19 BY D. WATTS
REVISION

West Villages



West Villages
Index Map

WEST VILLAGES INDEX MAP

LEGEND

NOTES

- ACREAGES ARE APPROXIMATE. FINAL ACREAGE LOCATIONS SUBJECT TO REFINEMENT BASED UPON EXISTING SITE CONDITIONS AND FINAL VILLAGE DISTRICT PATTERN PLANS.
- AREAS DEFINED WITHIN THIS DESIGNATION WILL INCLUDE 300-1,000 ACRES OF TOWN CENTER AND MAY INCLUDE VILLAGE DEVELOPMENT AT THE DENSITY / INTENSITY ESTABLISHED IN THE V.D.P.P., CONSISTENT WITH SECTION 55-010 U.L.D.C. FINAL LOCATIONS WILL BE DETERMINED DURING THE V.D.P.P. PROCESS.
- THE INDEX MAP DEPICTS THE GREENBELT FRAMEWORK BY IDENTIFYING VILLAGE EDGES ADJACENT TO MAJOR ENVIRONMENTAL FEATURES OR ROADWAYS AND MULTI-USE PATHWAYS. ADDITIONALLY, THIS FRAMEWORK CONNECTS VILLAGE CENTERS AND TOWN CENTERS, CONSISTENT WITH COMPREHENSIVE PLAN POLICY 13.8 AND SEC. 10-274 OF THE U.L.D.C. COMPLIANCE WITH THESE POLICIES WILL BE FURTHER DEMONSTRATED WITH FUTURE VILLAGE DISTRICT PATTERN PLANS.
- LOCATION AND CONFIGURATION OF PARKS SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT, IN ACCORDANCE WITH THE PRINCIPLES OF AGREEMENT.
- 12' MULTI-MODAL TRAILS MAY BE SATISFIED BY AN 8' SIDEWALK AND 4' BIKE LANES AND SHALL BE FURTHER REFINED WITH FUTURE VILLAGE DISTRICT PATTERN PLANS.
- IF 12' TRAILS WILL BE DELINEATED ON V.D.P.P., AND MAY BE COMBINED WITH INTERNAL ROADWAYS.
- THE WEST VILLAGES IMPROVEMENT DISTRICT WILL COORDINATE WITH THE APPLICABLE GOVERNING AUTHORITY TO ESTABLISH ACCESS MANAGEMENT CRITERIA.
- FINAL LOCATIONS OF TOWN CENTERS, PUBLIC FACILITY SITES, SCHOOL SITES, VILLAGE BOUNDARIES AND ROADWAY CORRIDORS SHALL BE DETERMINED DURING THE V.D.P.P. PROCESS AND/OR DEVELOPERS AGREEMENT.
- FINAL ALIGNMENT OF CORRIDORS / ROADWAYS IS SUBJECT TO FINAL APPROVAL OF JURISDICTIONAL AGENCIES.
- FINAL SIZE, LOCATION, AND CONFIGURATION OF UTILITIES/PUBLIC FACILITIES SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT.

Approved July 23, 2019
ORDINANCE NUMBER 2019-20
PETITION NUMBER VIA-19-064

West Villages

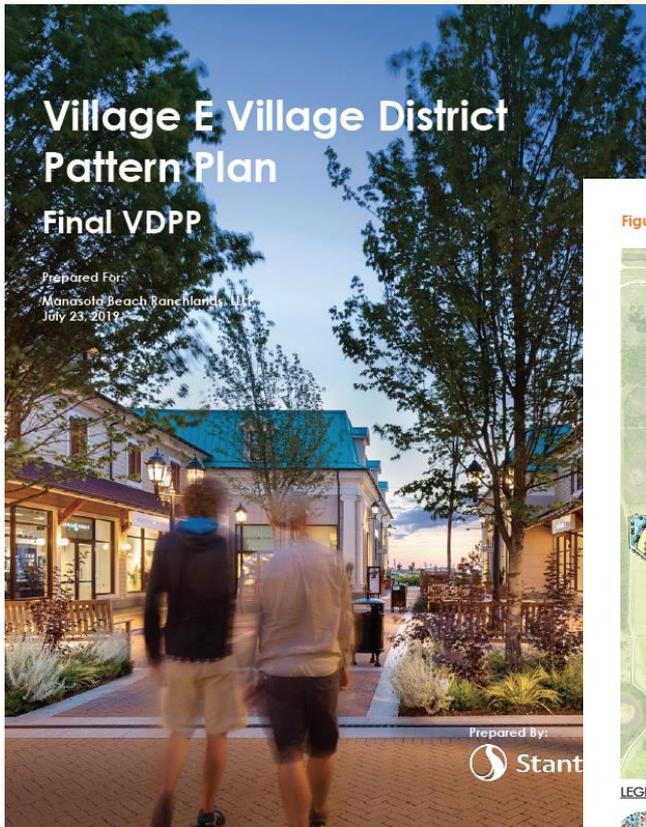


Figure 3.2.B

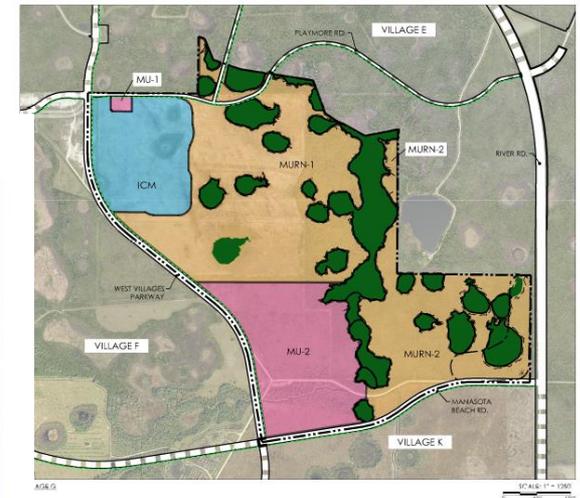


- LEGEND**
- RETAIL / OFFICE
 - MULTI-FAMILY
 - SINGLE-FAMILY

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

Final VDPP 6

Figure 3.2.A



NOTE: ADDITIONAL CONNECTIONS TO WEST VILLAGES IN ALL PLANNING ES AND MANASOTA BEACH RD. WERE CONSIDERED AND WILL BE MAINTAINED TO BE USED FOR FUTURE DEVELOPMENT.

- INSTITUTIONAL/COMMERCIAL/AMBIED USE
- AMBIED USE
- AMBIED USE RESIDENTIAL NEIGHBORHOOD
- GREEN BELT/IN-LEND
- VILLAGE BOUNDARY
- VILLAGE CENTER BOUNDARY
- 8'-12' MULTIMODAL TRAIL (GREENBELT)
- GATEWAY MONUMENT SIGN

FINAL VILLAGE DISTRICT PLAN
MANASOTA BEACH RANCHLANDS, LLP
DATE: 7/23/2019

Stantec Consulting Services



- Unified Land Development Code Update
- Impact Fee Study
- Mobility Fee Study
- The Shire - Activity Center 6 Master Plan

Goals for 2020



IT'S 2020 PLANNING TIME

- Adopt the new ULDC!
- Streamline processes
 - Economic Development & Building Divisions Integration
- Foster innovative development of Activity Centers
- Increase outreach and education



A C H I E V E A N Y T H I N G

Questions?
Thank you!