

West Villages Index Map

Index Map Amendment



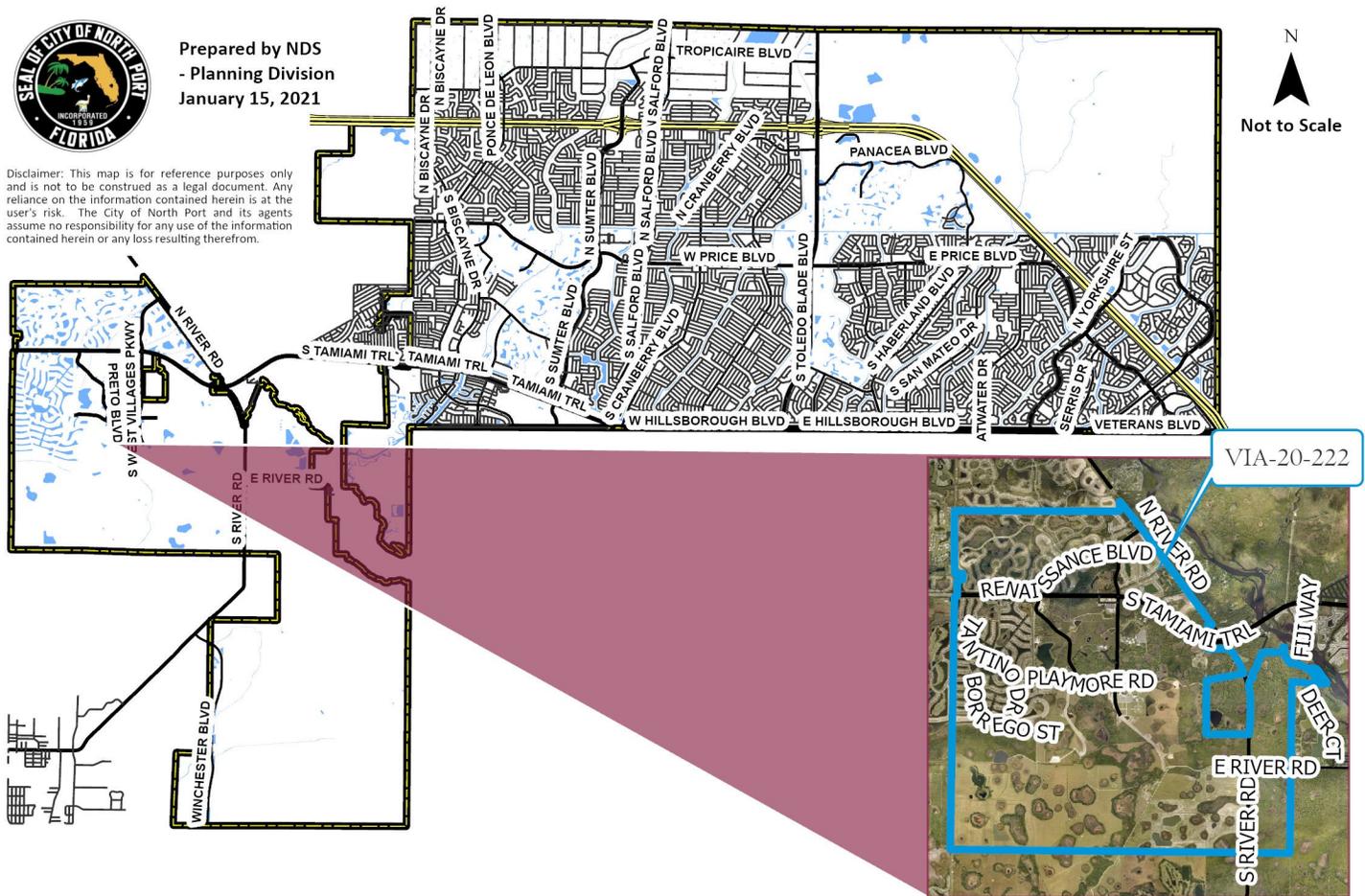
STAFF REPORT

From: Tom Sacharski, Planner I
Alison Christie, AICP, Planner III
Thru: Nicole Galehouse, AICP, Planning & Zoning Manager
Juliana B. Bellia, Acting Assistant City Manager
Date: February 4, 2021



Prepared by NDS
- Planning Division
January 15, 2021

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.



PROJECT:	West Villages Village Index Map Amendment, VIA-20-222
REQUEST:	Approval of the requested West Villages Village Index Map Amendment
APPLICANT:	Katie LaBarr, Stantec Consulting Services Inc. on behalf of John Luczynski, Senior Vice President of Manasota Beach Ranchlands, LLLP (Exhibit B)
LOCATION:	Area primarily bounded by River Road and Myakka State Forest to the east, U.S. 41 to the north, Sarasota National to the west, and Winchester Florida Ranch property to the south
PROPERTY SIZE:	±8556 acres

I. BACKGROUND

The first West Villages Index Map was originally adopted on August 8th, 2005. It has since been amended multiple times in 2007, 2016, 2018, 2019, and 2020.

On November 11, 2020 Katie LaBarr, as authorized agent for John Luczynski, Senior Vice President of Manasota Beach Ranchlands, LLLP, submitted a petition to amend the West Villages Index Map.

This amendment proposes the following changes:

1. Adjust location of Police/Fire Station Location #2 (PS-2).
2. Adjust the Village Center Boundary at Manasota Beach Road / Preto Boulevard and Manasota Beach Road / West Villages Parkway.
3. Update roadway alignment for Manasota Beach Road and West Villages Parkway.
4. Adjustment to the boundary of Villages J, K, and G due to roadway realignments.
5. Revise Village H park boundary to ± 63 acres to ± 137 acres.

II. REVIEW PROCESS

A formal application was received on November 11, 2020 and was reviewed by all appropriate City departments. All departments have approved this petition.

The proposed Ordinance 2021-13 (**Exhibit A**) for the West Villages Village Index Map Amendment was submitted to the City Attorney's Office and reviewed as to form and correctness.

III. DATA & ANALYSIS

COMPREHENSIVE PLAN

Future Land Use Element, Goal 5

This goal of the Future Land Use Element establishes the Village Land Use Classification to promote smarter development. It is designed to:

"...promote a pattern of development that will overcome the problems associated with urban sprawl; encourage a better jobs/housing balance; promote a pattern of development that will reduce reliance on the personal automobile by allowing a greater variety of land uses closer to work and home; protect and enhance environmental assets and provide for an orderly transition from rural to urban land uses through a planning process that couples a build out vision with the proper timing and location of adequate public facilities through the preparation of Village District Pattern Plans(s)."

Staff Findings: The Index Map is the first step in the Order of Approval process, which guides the development of land in the Village land use classification. The proposed amendment is refining the build out vision of the West Villages by

reconfiguring major roads and Village boundaries, adjusting the location of a future police/fire station, and increasing the acreage of the park in Village H. These changes more accurately reflect the future outline of each Village allowing for the Village Index Map to be the framework for future development.

Staff concludes that the petition is consistent with Goal 5 of the Future Land Use Element of the Comprehensive Plan.

Future Land Use Element, Policy 13.1

This policy states the general village principles which each Village must adhere to and follow.

Staff Findings: These principles are be more specifically addressed and demonstrated in the Village District Pattern Plans, but shall also be complied with at the Index Map stage of the Order of Approval Process. Included in these principles are the requirements for village centers, greenbelts, open space, and natural terrain. These are all shown on the proposed Index Map to comply with this policy. Specifically, the expansion of the Park in Village H from 63 acres to 137 acres along River Road creates a large designated space for public recreation.

Compliance with other requirements in this policy, such as neighborhood centers, a diversity of housing types, and transit stops will be demonstrated in the Village District Pattern Plans and future steps in the Order of Approval Process.

Staff concludes that this petition is consistent with Policy 13.1 of the Future Land Use Element of the Comprehensive Plan.

Future Land Use Element, Policy 13.3.1

This policy speaks to Village size, which requires that no Village is planned to be greater than 2000 acres of gross land area.

Staff Findings: As indicated by the acreages shown on the Index Map, the largest planned Village is Village A at ±1320 acres which has already been approved. This proposed amendment includes changes to the Village boundaries which change the acreages of three Villages: Villages G, J and K. Villages G, J and K acreages have been adjusted to reflect changes to roadway alignments. The adjustments are outlined in the table below:

Village	2020 Acreage	Proposed Acreage	Acreage Change
Village A	1320 acres	1320 acres	No change
Village B	410 acres	410 acres	No change
Village C	1135 acres	1135 acres	No change
Village D	620 acres	620 acres	No change
Village E	480 acres	480 acres	No change
Village F	836 acres	836 acres	No change
Village G	784 acres	780 acres	- 4 acres
Village H	451 acres	451 acres	No change
Village I	925 acres	925 acres	No change
Village J	625 acres	640 acres	+ 15 acres
Village K	674 acres	659 acres	- 15 acres
Village L	296 acres	296 acres	No change

The applicant has stated that the Index Map acreages have historically been more general until the process of describing lands through sketch and descriptions for VDPPs, which make the acreages more precise through use of more accurate data.

Staff concludes that the petition is consistent with Policy 13.3.1 of the Future Land Use Element of the Comprehensive Plan.

Future Land Use Element, Policy 13.5.2

The Comprehensive Plan stipulates that Village Centers provide for a mix of land uses, including residential, commercial uses as well as public facilities, to meet the needs of the adjoining neighborhoods.

Staff Findings: All proposed Village Centers are smaller than the maximum permitted size of 50 adjusted gross acres as per the Future Land Use Element. The Village Center located at the intersection of Manasota Beach Road and Preto Boulevard is being increased, but still meets this criteria. In terms of location, it also states that the Village Centers may be located on arterial roads provided that the center is not designed to be located on both sides of the arterial road. In the proposed Index Map, Village Centers in Villages K and L lie on two sides of River Road and in Villages I and J are on both sides of Preto Boulevard. This is also seen in Villages J and K on both sides of West Villages Parkway. Staff supports these locations as each of the three arterial roads are to be designed to facilitate pedestrian access. This gives them the ability to

operate as separate village centers while also providing additional points of access for residents, thereby promoting economic development.

Staff concludes that the petition is inconsistent with Policy 13.5.2 of the Future Land Use Element of the Comprehensive Plan, but supports the proposed Village Center locations.

Future Land Use Element, Policy 13.7

This policy looks at the provision of facilities and services within Village districts.

Staff Findings: The areas to accommodate public facilities are to be conveyed to the City pursuant to the Developer Agreement. The proposed revision to the Index Map indicates a change to the location of police/fire station #2 to the southeast corner of the intersection of Manasota Beach Road and Preto Boulevard in Village J. This change has been made in conversations with City of North Port Fire and Police to better serve the new developments and residents of the City.

Staff concludes that the petition is consistent with Policy 13.7 of the Future Land Use Element of the Comprehensive Plan.

Recreation and Open Space Element, Goal 1

This goal aims to provide a diverse range of active and passive recreational opportunities and facilities to meet the needs of the present and future residents of North Port.

Staff Findings: The Index Map Amendment proposes expansion of the park in Village H from ±63 acres to ±137 acres. This increase in size will allow for a greater number and range of recreational opportunities for City residents.

Staff concludes that the petition is consistent with Goal 1 of the Recreation and Open Space Element of the Comprehensive Plan.

Chapter 53—Zoning Regulations, Article XVIII—Village, Section 53-213—Pattern Book/Index Map

This section of the Unified Land Development Code states submission requirements for the Index Map. The Index Map shall show the following:

- The general size, location, and configuration of all Villages, Village Centers, and Town Centers
- The relationship between each Village, Village Center, and Town Center
- The greenbelt framework providing for Village edges, multi-use pathways, and major environmental connections

ULDC

- The general location of public use sites and the acreages
- The Village and Town Center boundaries, proposed roadway corridor alignments, and mass transit corridors, which are subject to adjustment based on detailed planning and designs

Staff concludes that the petition is consistent with ULDC Sec. 53-213.

Chapter 53—Zoning Regulations, Article XVIII—Village, Sections 53-207, 53-208 and 53-209

These sections of the ULDC correspond to the above referenced policies from the Comprehensive Plan. ULDC Sec. 53-207 contains the general Village design principles from Comprehensive Plan Policy 13.1. ULDC Sec. 53-208 contains the Village size standards from Comprehensive Plan Policy 13.3.1. ULDC Sec. 53-209 contains the Village Center standards from Comprehensive Plan Policy 13.5.2.

Staff concludes that the petition is consistent with ULDC Sections 53-207, 53-208, and 53-209.

IV. PUBLIC NOTICE & HEARING SCHEDULE

PUBLIC NOTICE

Ordinance 2021-13 was advertised in a newspaper of general circulation within the City of North Port on February 1, 2021 pursuant to the provisions of Section 166.041(3)(a), Florida Statutes, Section 7.01(c) of the Charter of the City of North Port, and Chapter 1, Article II, Section 1-12 of the City's Unified Land Development Code (ULDC), as amended (**Exhibit C**).

PUBLIC HEARING SCHEDULE

Planning and Zoning Advisory Board Public Hearing	February 18, 2021 9:00 AM or as soon thereafter
City Commission 1st Reading Public Hearing	February 23, 2021 6:00 PM or as soon thereafter
City Commission 2nd Reading Public Hearing	March 2, 2021 10:00 AM or as soon thereafter

V. RECOMMENDED ACTION

Staff recommends approval of Ordinance 2021-13 to City Commission.

VI. ALTERNATIVE ACTION

Denial of Ordinance 2021-13 with findings to support this decision.

VII. EXHIBITS

A	Ordinance 2020-13
B	Affidavit
C	Public Notice



City of North Port

ORDINANCE NO. 2021-13

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, SECTION 53-213.A.(2) - VILLAGE INDEX MAP; PROVIDING FOR AMENDMENTS TO THE WEST VILLAGES INDEX MAP FOR CERTAIN PORTIONS OF VILLAGE G, VILLAGE H, VILLAGE I, VILLAGE J, AND VILLAGE K, INCLUDING ONE OR MORE OF THE FOLLOWING: BOUNDARIES, ACREAGES, LOCATION FOR FIRE STATION NO. 2, UTILITY SITES, ROADWAY ALIGNMENTS FOR MANASOTA BEACH ROAD AND WEST VILLAGES PARKWAY, BOUNDARIES FOR VILLAGE CENTERS, AND PARK ACREAGES; PROVIDING FOR FINDINGS; PROVIDING FOR ADOPTION; PROVIDING FOR FILING OF APPROVED DOCUMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 8, 2005, the City Commission of the City of North Port adopted Ordinance No. 05 25, adopting the pattern book and index map for ± 8000 acres in the "Village" future land use district; and

WHEREAS, on November 13, 2007, the City Commission adopted Ordinance No. 07-39, amending Ordinance No. 05 25 and amending the West Village District Pattern Book and Index Map for ± 8000 acres in the "Village" future land use district; and

WHEREAS, on September 13, 2016, the City Commission adopted Ordinance No. 2016-17, amending Ordinance No. 07-39, amending the West Villages Index Map for ± 8000 acres in the "Village" future land use district; and

WHEREAS, on July 24, 2018, the City Commission adopted Ordinance No. 2018-08, amending Ordinance No. 2016-17, amending the West Villages Index Map for ± 20.00 acres in the "Village" future land use district and relocating the approximate site of one park from Village E to Village G; and

WHEREAS, on July 11, 2019, the City Commission adopted Ordinance No. 2019-20, amending Ordinance No. 2018-08, amending the West Villages Index Map to relocate the Town Center and Village Center boundaries, adjust village boundaries, add public use acreages, add potential Fire/Police station location alternatives; and

WHEREAS, on July 2, 2020, the City Commission adopted Ordinance No. 2020-16, amending Ordinance 2019-20, amending the West Villages Index Map to adjust Village boundaries, roadway alignments, locations of fire/police stations and utility site, village centers, park acreages, potential school sites, and a hotel site; and

WHEREAS, on November 10, 2020, Katie LaBarr, as authorized agent for John Luczynski, Chairman of the West Villages Improvement District, representing the West Villages Improvement District, submitted Petition No. VIA-20-222 to amend the West Villages Index Map to guide future development of certain real property located wholly within the corporate limits of the City of North Port, Florida; and

WHEREAS, the City of North Port Planning and Zoning Advisory Board, designated as the Local Planning Agency, held a properly-noticed public hearing on February 18, 2021 to receive public comment on these amendments to the Unified Land Development Code; and

WHEREAS, the City Commission of the City of North Port held properly-noticed public hearings at first and second reading of this ordinance to review the recommendation of the Planning and Zoning Advisory Board and to receive public comments on these amendments to the Unified Land Development Code; and

WHEREAS, the City Commission has determined that these amendments are consistent with the City of North Port Comprehensive Plan and serve the public health, safety, and welfare of the citizens of the City of North Port, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

SECTION 1 – FINDINGS

1.01 The recitals outlined above are ratified and approved as true and correct, and are incorporated by reference as findings of fact.

SECTION 2 – ADOPTION

2.01 Section 53-213.A.(2), of the Unified Land Development Code is hereby amended to incorporate these amendments to the West Villages Index Map attached as “Exhibit A” and incorporated by reference into this ordinance.

SECTION 3 – FILING OF APPROVED DOCUMENTS

3.01 Upon this ordinance taking effect, the City Clerk is directed to file a copy of this ordinance with the Clerk of the Circuit Court for Sarasota County, Florida and with the Florida Department of State.

3.02 Upon this ordinance taking effect, the City Manager is directed to have the official West Villages Index Map updated in accordance with Unified Land Development Code Section 53-213.A(3), attested to by the City Clerk, and placed in the files of the Planning Division.

SECTION 4 – CONFLICTS

4.01 In the event of any conflicts between the provisions of this ordinance and any other ordinance, or portions thereof, the provisions of this ordinance shall prevail to the extent of such conflict.

SECTION 5 – SEVERABILITY

5.01 If any section, subsection, sentence, clause, phrase or provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION 6 – EFFECTIVE DATE

6.01 This ordinance shall take effect immediately upon adoption by the City Commission of the City of North Port, Florida. No development order or development permits dependent on this ordinance may be issued before it has become effective.

READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida in public session on the _____ day of _____ 2021.

PASSED AND DULY ADOPTED by the City Commission of City of North Port, Florida on the second and final reading in public session this _____ day of _____ 2021.

CITY OF NORTH PORT, FLORIDA

GISELLE "JILL" E. LUKE
MAYOR

ATTEST

HEATHER TAYLOR, CMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

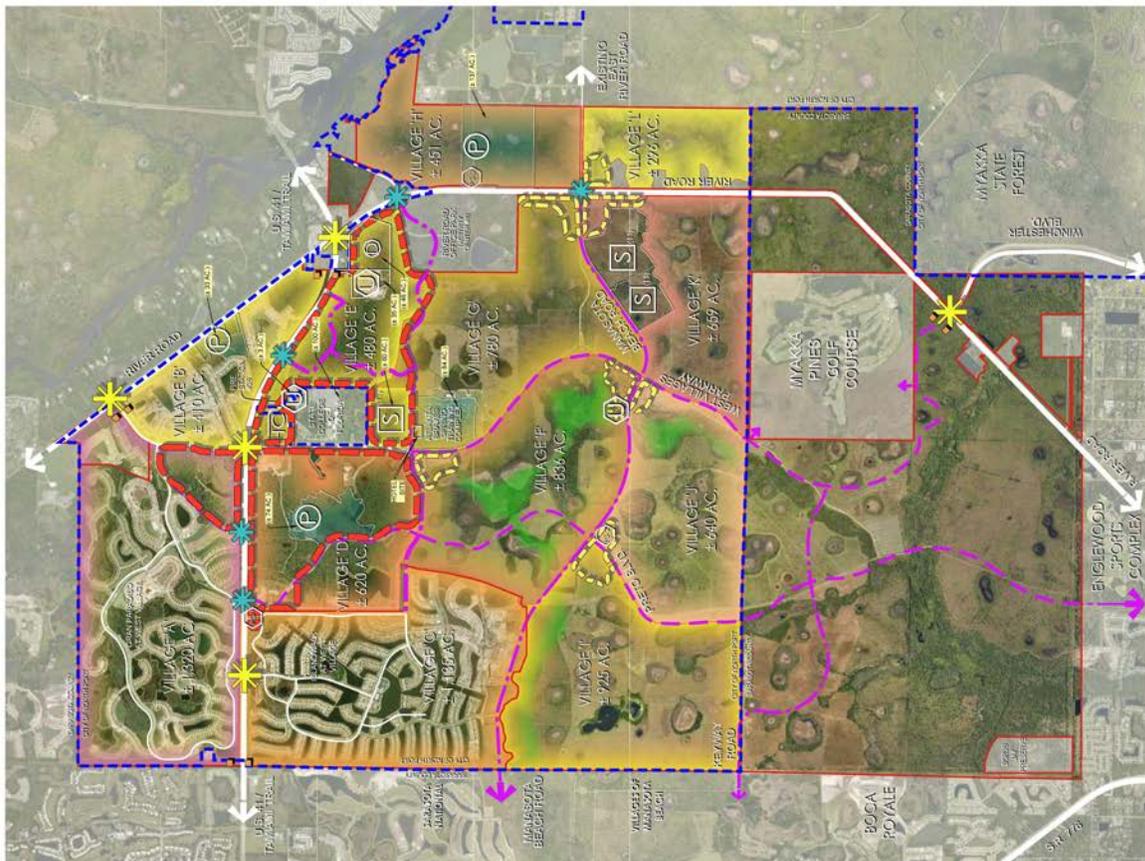
AMBER L. SLAYTON
CITY ATTORNEY

Exhibit A to Ordinance No. 2021-13

WEST VILLAGES INDEX MAP

LEGEND	
	EXISTING ROADWAY
	APPROXIMATE SCHOOL LOCATION (1) (1)
	RECREATIONAL / OPEN TRAILS SYSTEM
	1 LANE W/ 8' SIDEWALKS
	2 LANE W/ 8' SIDEWALKS
	3 LANE W/ 8' SIDEWALKS
	POTENTIAL INTERMODAL GATEWAY LOCATIONS
	APPROXIMATE FUTURE FULL MEDIUM OPENING TRAFFIC CONTROL I.D.D.
	CITY LIMITS
	POTENTIAL ROADWAY CONNECTION TO ADJACENT COMMUNITY
	STATE COLLEGE OF FLORIDA
	APPROXIMATE VILLAGE CENTER LOCATION (2)
	FIRE/ POLICE STATION LOCATIONS
	APPROXIMATE MEMORIAL HOSPITAL / HEALTH CARE SERVICES (1.5 AC)
	APPROXIMATE UTILITIES / PUBLIC FACILITIES LOCATION (10)
	APPROXIMATE PARK LOCATION (10)
	FOCI OF VENCE LOCATION

- NOTES**
- (1) THE VILLAGES WITHIN THE FINAL DESIGN LAYOUT SHALL BE TO BE DETERMINED BASED UPON DESIGN SITE CONDITIONS AND FINAL VILLAGE DISTRICT PATTERN PLANS.
 - (2) AREAS DERIVED WITHIN THE 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 THE V.D.P.P. PROCESS.
 - (3) THE DESIGN SHALL PRESENT THE GREATEST TRANSPORTATION EFFICIENCY AND ADAPTIVE TO MAJOR ENVIRONMENTAL FEATURES OR ROADWAYS AND MULTI-USE PATHWAYS. ADDITIONALLY, THIS FRAMEWORK CONNECTS VILLAGE CENTERS AND TOWN CENTERS, CONSISTENT WITH COMPLIANCE WITH THESE POLICIES WILL BE FURTHER DEMONSTRATED WITH FUTURE VILLAGE DISTRICT PATTERN PLANS.
 - (4) LOCATION AND CONFIGURATION OF PARKS SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT. AGREEMENT POST ANNEXATION.
 - (5) MULTIMODAL TRAILS MAY BE LARGELY BY AN 8' SIDEWALK AND 4' BIKE LANE. MULTIMODAL TRAILS WILL BE FURTHER DEFINED WITH FUTURE VILLAGE DISTRICT PATTERN PLANS.
 - (6) 8' - 12' TRAILS WILL BE DEMONSTRATED ONLY V.D.P.P. AND MAY BE COMBINED WITH INTERNAL ROADWAYS.
 - (7) THE VILLAGES WITHIN THE PROPERTY BOUNDARIES WILL COORDINATE WITH THE APPLICABLE GOVERNING AUTHORITY TO ESTABLISH ACCESS MANAGEMENT CRITERIA.
 - (8) 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.
 - (9) FINAL ALIGNMENT OF CORRIDORS / ROADWAYS IS SUBJECT TO FINAL APPROVAL OF JURISDICTIONAL AGENCIES.
 - (10) FINAL SIZE, LOCATION, AND CONFIGURATION OF UTILITIES/PUBLIC FACILITIES SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT, FLORIDA.
 - (11) SCHOOL SITES SHOWN IN VILLAGE "C" WILL BE REMOVED IN FAVOR OF TRANSACTIONS TO CONVERT LAND IN VILLAGE AND ACQUIRE LAND IN VILLAGE E WILL BE A CONCURRENT TRANSACTION.
 - (12) THE PROPERTY WITHIN VILLAGE "C" IS OUTSIDE OF THE OWNERSHIP OF WEST VILLAGES LLC OR ITS AFFILIATES. THEREFORE, THAT PORTION OF MANOPOTA BEACH ROAD SHALL BE CONSTRUCTED BY OTHERS. THE WWID PORTION OF MANOPOTA BEACH ROAD WILL BE REQUIRED TO CONSTRUCT THIS SEGMENT OF ROAD.



ORDINANCE 2021-13
PETITION NUMBER VIA-20-222



West Villages
Index Map

AFFIDAVIT

I (the undersigned), Katie M. LaBarr, AICP being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner of the property described and which is the subject matter of the proposed application; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and accurate to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be processed or hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I authorize City of North Port staff and agents to visit the site as necessary for proper review of this application. *If there are any special conditions such as locked gates, restricted hours, guard dogs, etc., please provide the name and telephone number of the individual who can allow access.*

Sworn and subscribed before me this _____ day of _____, 20____,

Signature of Applicant or Authorized Agent

Print Name and Title

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this _____ day of _____, 20____, by _____ who is personally known to me or has produced _____ as identification.

(Place Notary Seal Below)

Signature - Notary Public

AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT

I, John Luczynski, Manasota Beach Ranchlands, LLLP, property owner, hereby authorize Katie M. LaBarr, AICP to act as Agent on our behalf to apply for this application on the property described as (legal description) _____

[Signature]
Owner

OCT 30, 20
Date

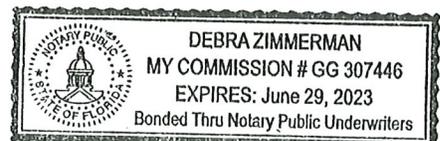
STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 30 day of October, 2020, by John Luczynski who is personally known to me or has produced _____ as identification.

[Signature]
Signature - Notary Public

(Place Notary Seal Below)



PUBLIC NOTICE - CITY OF NORTH PORT NOTICE OF PUBLIC HEARING FOR ORDINANCE NUMBER 2021-13

NOTICE IS HEREBY GIVEN, pursuant to Chapters 166 and 163 of the Florida Statutes and Section 7.01(c) of the Charter of the City of North Port, Florida that the City of North Port proposes to adopt **Ordinance No. 2021-13**, adopting the amendment to West Villages Village Index Map by reference

This Public Hearing will be held before the **Planning and Zoning Advisory Board designated as the Local Planning Agency (LPA)** on **February 18, 2021 at 9:00 a.m.**, or as soon thereafter.

The Public Hearing will be held in the **North Port City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida, 34286.**

ORDINANCE NO. 2021-13

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, SECTION 53-213.A.(2) - VILLAGE INDEX MAP; PROVIDING FOR AMENDMENTS TO THE WEST VILLAGES INDEX MAP FOR CERTAIN PORTIONS OF VILLAGE G, VILLAGE H, VILLAGE I, VILLAGE J, AND VILLAGE K, INCLUDING ONE OR MORE OF THE FOLLOWING: BOUNDARIES, ACREAGES, LOCATION FOR FIRE STATION NO. 2, UTILITY SITES, ROADWAY ALIGNMENTS FOR MANASOTA BEACH ROAD AND WEST VILLAGES PARKWAY, BOUNDARIES FOR VILLAGE CENTERS, AND PARK ACREAGES; PROVIDING FOR FINDINGS; PROVIDING FOR ADOPTION; PROVIDING FOR FILING OF APPROVED DOCUMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Insert Map

Note: Proposed Ordinance No. 2021-13 (boundary of the subject property) is depicted on this map.

All interested parties are invited to appear and be heard in respect to this Ordinance at the public hearings in the City Hall Commission Chambers. Written comments filed with the City Commission will be heard and considered and will be made a matter of public record at the meeting. These public hearings may be continued from time to time as announced at the hearings, as may be found necessary. The files pertinent to Ordinance 2021-13, VIA-20-222 may be inspected by the public at the Neighborhood Development Services Department, Planning Division, and in the City of North Port City Clerk's Office, 4970 City Hall Boulevard, North Port, Florida 34286, during regular business hours or by contacting Planninginfo@CityofNorthPort.com.

NO STENOGRAPHIC RECORD BY A CERTIFIED COURT REPORTER IS MADE OF THESE MEETINGS. ACCORDINGLY, ANY PERSON WHO MAY SEEK TO APPEAL A

Exhibit C

DECISION INVOLVING THE MATTERS NOTICED HEREIN WILL BE RESPONSIBLE FOR MAKING A VERBATIM RECORD OF THE TESTIMONY AND EVIDENCE AT THESE MEETINGS UPON WHICH ANY APPEAL IS TO BE BASED (SEE F.S.S. 286.0105).

NOTE: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE 48 HOURS IN ADVANCE OF THE MEETING (SEE F.S.S. 286.26).

NONDISCRIMINATION: The City of North Port does not discriminate on the basis of race, color, national origin, sex, age, disability, family or religious status in administration of its programs, activities or services.

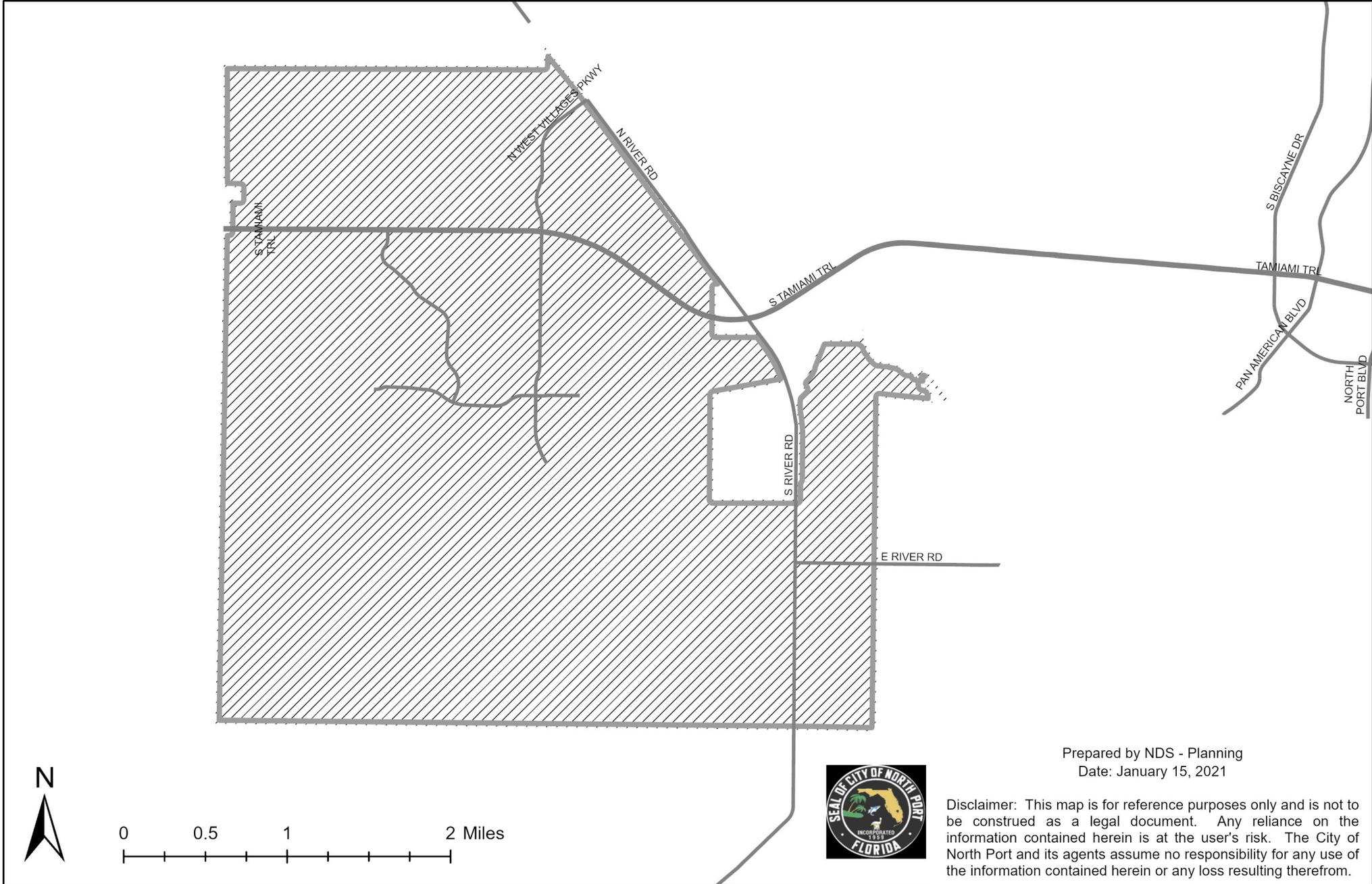
AMERICAN WITH DISABILITIES ACT OF 1990 - The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties should contact the City Clerk to obtain a hearing device for use during meetings.

Heather Taylor
City Clerk

Publish on Monday, February 1, 2021

City of North Port

Petition Number VIA-20-222



Prepared by NDS - Planning
Date: January 15, 2021

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.