



West River Village

Development Master Plan (Petition No. DMP-22-093)

From: Sherry Willette-Grondin, Planner III

Thru: Lori Barnes, AICP, CPM, Planning & Zoning Division Manager

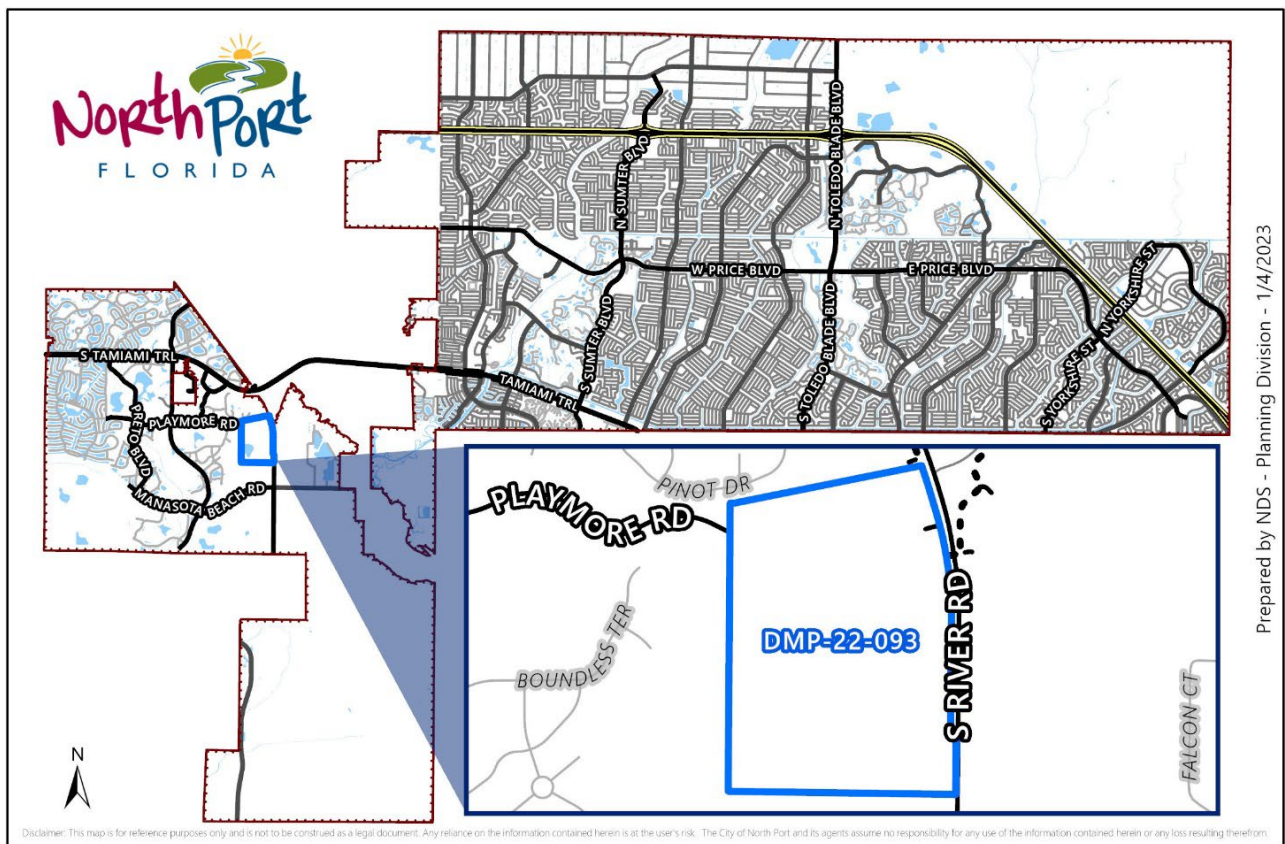
Thru: Alaina Ray, AICP, Neighborhood Development Services Director

Thru: Jason Yarborough, ICMA-CM, Assistant City Manager

Thru: A. Jerome Fletcher II, ICMA-CM, MPA, City Manager

Date: February 2, 2023

STAFF REPORT



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| PROJECT: | West River Village Development Master Plan, DMP-22-093 |
| REQUEST: | Consideration of a Development Master Plan for a mixed-use development comprising of commercial, professional office/institutional, recreational, conservation, and residential uses. |
| APPLICANT: | Martin P. Black, on behalf of Bankers Insurance Company. (Property Owner) (Exhibit A, Affidavit) |
| OWNERS: | Bankers Insurance Company (Exhibit B, Warranty Deeds) |
| LOCATION: | Located approximately ½ mile South of S. Tamiami Trail (US-41), West of S. River Road, and North of Manasota Beach Road (Activity Center #8), (PID# 's 0788-14-0001, 0797-00-2000, 0798-00-3000) |
| PROPERTY SIZE: | ± 209.89 acres |

I. BACKGROUND

Martin P. Black, on behalf of the property owner Bankers Insurance Company, submitted a Development Master Plan application to the City of North Port to develop a ± 209.89-acre site for a large-scale mixed-use development comprising of commercial, professional office/institutional, recreational, conservation, and residential uses. The property is zoned Planned Community Development (PCD) with a Future Land Use designation of Activity Center for ± 139.562 acres and Recreation Open Space (ROS) for the remaining ± 70.328 acres.

The property owner is applying the Transfer of Development Rights (TDRs) and additional development bonuses under the provisions of Policies 1.1 and 2.1 of the City of North Port Comprehensive Plan and Chapter 41 of the ULDC. In addition, the property owner requests four modifications of regulations (waivers) from the ULDC for Activity Center Design Regulations, setbacks, perimeter buffers, and signage.

The subject property is currently vacant and is generally located approximately ½ mile South of S. Tamiami Trail (US-41), West of S. River Road, North of Manasota Beach Road (Activity Center #8).

II. MODIFICATION OF REGULATIONS (WAIVERS)

Pursuant to ULDC Sec. 53-118-Modifications of regulations, the Commission may approve modifications to regulations during the Development Master Plan hearing process. The applicant is requesting the following modifications of regulations.

Waiver #1 – Waiver from ULDC Chapter 55, Section 55-55 - Activity Center Design Regulations and the adopted Urban Design Standards Pattern Book for Activity Center #8, and replace the existing legacy design regulations for The Gardens with the West River Village Design Standards (Exhibit C)

Applicant's Justification for Waiver #1: 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.

Staff Findings: Section 55-4 B. of the ULDC states that the architectural and art themes for all Activity Centers are specified in the Urban Design Standards Pattern Book (UDSPB). ULDC Section 55-55. the intent for Activity Center #8 provides that all development adheres to the UDSPB. The UDSPB was adopted in June 2010, amended in November 2010, and again in 2019 to include the design standards for Activity Center #9, Central Parc.

The architectural style for Activity Center #8 is defined as "Neoclassical, (park

setting). Figure 1 below illustrates the architectural style of this activity center.

| | |
|--|--|
| Architectural Style: Neoclassical | |
| Private Color: Black/White | |
| Public Color: North Port City Center Green (Pantone 567C) | |




Figure 1-Neoclassical Architectural Style



Figure 2 -West River Village Proposed Architectural Design

The intent of the Activity Center Design Regulations “is to ensure that development within Activity Centers shall have identifying characteristics and design.” The current design standards for this Activity Center are better suited for

historically designated areas. As shown in Figure 1 above, the architectural character is more fitting to older Florida cities such as Bradenton (Old Baker County Courthouse) and the first National Bank Building in Pensacola. Neoclassical architecture is reminiscent of the Venetian Republic and was popular in mid-18th century Italy and France. The West River Village design standards feature a modern industrial architecture and design approach (Figure 2). The proposed color palette for buildings is a mixture of grays, neutrals, and rustic colors. The private color for street furniture is white, creams, limestone, driftwood, and sage. The Public color is black, eggplant, charcoal, and similar colors, as well as accents of orange, teal, and ochre. The current private color for Activity Center #8 is black and white, with a public color of North Port City Center Green. The current architectural design for Activity Center #8 is dated and constrained.

The purpose of the architectural design standards and color patterns is to create a unique sense of place, and a distinct identity for each Activity Center, which is consistent with Chapter 55 of the ULDC. It should be noted that the design standards for Activity Center #8 were created almost 13 years ago when the areas adjacent to this site were undeveloped land. Wellen Park, which surrounds this site on three sides, is developing into an urban hub and has its own distinctive design character. The proposed design standards for Activity Center #8, while being unique to this Activity Center, will integrate with the general character of the area.

Staff supports this modification of regulations (waiver) to implement the design standards and color pallet for West River Villages Design Standards.

Waiver #2 – Waiver from ULDC Section 53-106, Minimum Lot Requirements, B. (1) Multifamily, cluster housing or townhouses. No minimum lot size shall be required; provided, however, that no structure shall be located closer to any peripheral property line than two (2) times the height of such structure.

Applicant 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 property line 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.

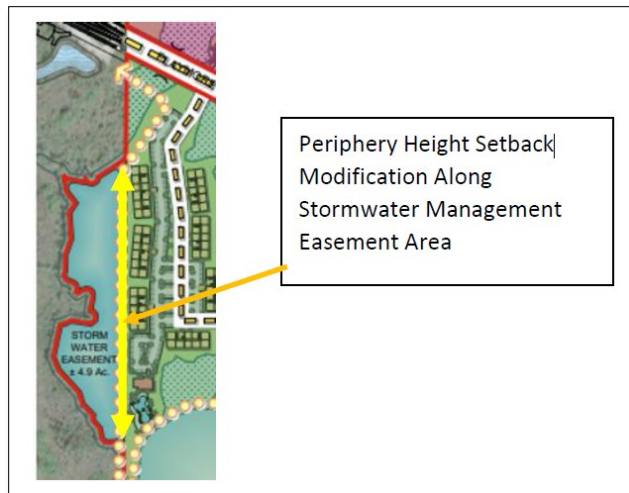


Figure 3- Location of Waiver of setback requirements

Applicant's Justification for Waiver #2: 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.

Staff Findings: The applicant is requesting a waiver from Section 53-106 B. (1) to allow for a 30-foot building setback from the property line adjacent to the stormwater area, as depicted in Figure 3, for a length of 1,550 feet abutting the stormwater management easement area. The buildings proposed to be located adjacent to the area could not be moved further back due to potential encroachments into the wetland and conservation areas located on the site. Staff supports the setback request to allow for a minimum 30-foot building setback from the property. The maximum building height is 70 feet. If a setback of twice the height of the building is imposed, then the setback would be 140 feet from the property line, thus resulting in encroachments into environmentally sensitive areas.

Staff supports this modification of regulations (waiver) to allow for a minimum 30-foot building setback from the property for a length of 1,550 feet abutting the stormwater management easement area.

Waiver #3 - Perimeter Buffer Modification Requested: Sec. 53-113, General Development Regulations, A. Perimeter Buffer.

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

Applicant's Justification for Waiver #3: Pursuant to Sec. 53-118. Modifications of regulations, the West River Village Master Plan includes modification to 53-113, General Development Regulations, A. 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:

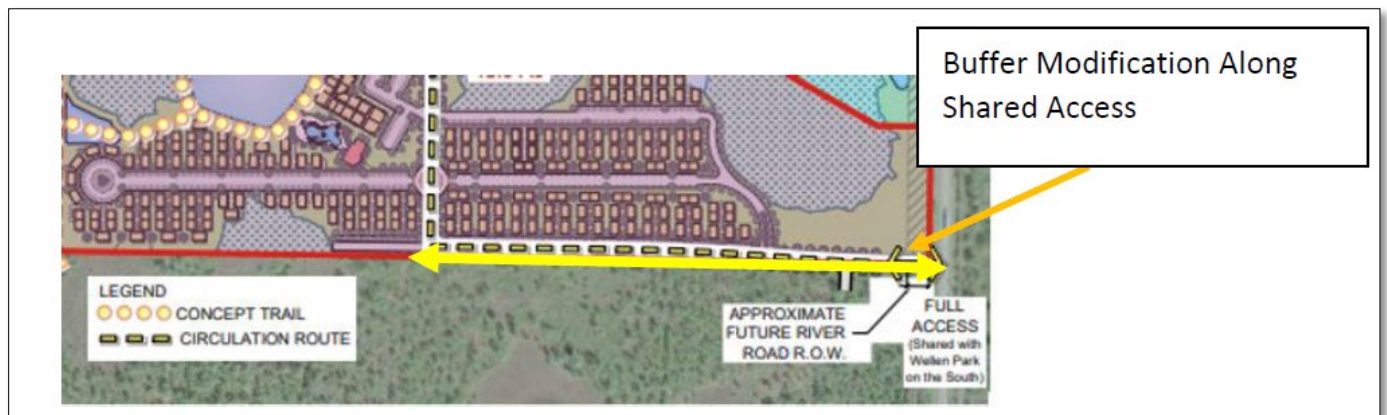


Figure 4-Proposed reduced buffer area

Staff Findings: The applicant is requesting a waiver from Section 53-113 A. Perimeter buffer area to allow a zero-foot buffer for a length of 1,000 feet where a forty (40) foot buffer is required unless modified by the Development Master Plan. The subject site abuts the Wellen Park Village G to the east and north of the southern portion of Village G. The access shown on the development master plan will be shared between the future Wellen Park development south of the site. Wetlands will provide adequate buffering as well as natural vegetation.

Staff supports the waiver for the reduced buffer area, as depicted in Figure 4. However, staff recommends adding a condition when the site layout is finalized through the master infrastructure plan, and it is determined there is adequate area to place a buffer, then the developer shall provide the appropriate buffers required by the ULDC.

Waiver #4 – Waiver from the height and design regulations for signs in the Urban Design Standards Pattern Book for Activity #8.

Applicant Proposed Modification: 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 provide flexibility and consistency within the current City sign regulations, to be consistent with the signage of the adjoining Wellen Park, provide visibility of the signage along River Road because of the speeds allowed by the County and State, visibility of wayfinding signs within the community and the proposed building design criteria.

Staff Findings: When the design standards and height limitations for Activity Center #8 were adopted in the Urban Design Standards Pattern Book, it was specifically intended for the River Road Office Park, designed as a professional office park complex. The development concept plan for the River Road Office Park has long since expired. The intent of the Planned Community Development (PCD) zoning designation provides for various uses where project components and land use relationships are physically and functionally integrated. Limiting the sign height to a maximum of 5 feet is detrimental to visibility and wayfinding for a project of this scale and location, especially signage abutting River Road, where the speed limit is 45- miles per hour. The current ULDC Chapter 29 Sign Regulations provide the sign standards, including height, size, and placement of signs for Activity Centers, including Activity Center #8. These regulations offer sufficient measures and flexibility.

Staff supports the waiver to adhere to ULDC Chapter 29 Sign Regulations regarding signs for Activity Center #8.

III. TRANSFER OF DEVELOPMENT RIGHTS

It is the intent of the City Commission of the City of North Port to encourage the voluntary dedication of privately owned land located in those areas of the City designated as Conservation/Restricted Overlay Zones or in wetlands, as defined within Chapter 9, Conservation/Restricted Overlay Zone Regulations, and Chapter 49, Wetlands Protection, Wetland protected by State or Federal requirements, Conservation, Commercial Recreation, and Open Space zoning districts of this Unified Land Development Code, by permitting private landowners of property in those designated areas to sever and transfer the development rights associated with that property to other properties in the City where development at increased density is appropriate.

Per ULDC Chapter 41, Transfer of Development Rights Sections 41-5 and 41-6 provide the designations for Sending and Receiving Zones. Sending Zones shall include "...or lying totally within a wetland area as described in Chapter 9, Conservation/Restricted Overlay Zone Regulations, and Chapter 49, Wetlands Protection, Recreation/Open Space..." "Receiving Zones shall include all properties zoned Village, or PCD, and located within an Activity Center as depicted on the City's adopted Future Land Use Map." In addition, increased densities are subject to Commission approval through a Transfer of Development Right Agreement.

The West River Village project lies wholly in Activity Center #8 and is zoned Planned Community Development with a Future Land Use Designation of Activity Center and Recreation Open Space. This site serves as both a sending zone and receiving zone for the purposes of the Transfer of Development Rights.

1. Per Comprehensive Plan Policy 1.1 of the Future Land Use Element, the 70.328-acre portion of the proposed Sending Zone with a future land use designation of Recreation Open Space is authorized for a transfer of four (4) dwelling units per acre to the Receiving Zone, equating to 281 dwelling units.
2. Per Comprehensive Plan Policy 2.1 of the Future Land Use Element and Section 41-7 ULDC, the remaining +/- 19.881-acre portion of the proposed Sending Zone, with a future land use designation of Activity Center is authorized for a transfer of one (1) residential unit per 850 square feet of allowable non-residential square footage to the Receiving Zone, equating to 560 dwelling units.
3. 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, less any wetland area to be impacted by the Project.

BONUS DWELLING UNITS

1. Per Section 41-7, ULDC, three (3) additional bonus units per acre are authorized for the Project.
2. Figure 1 of the Comprehensive Plan Future Land Use Element limits high density residential development to 20% of the area of Activity Center 8, resulting in an area of approximately 41.98-acres wherein the allowable resulting density is 18-dwelling units per acre; equating to 755 dwelling units.

Table 1 below summarizes the number of multi-family residential units proposed for the West River Village resulting in a potential maximum of 1,596 residential units.

| Project Site | Receiving Zone | Receiving Zone | Sending Zone | Total |
|--|--|--|--|-------|
| Source of Units Base density of 15 dwelling units per acre with a bonus of an additional 3 du per acre 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 following map shows the Recreation Open Space boundary and the wetlands on the site.

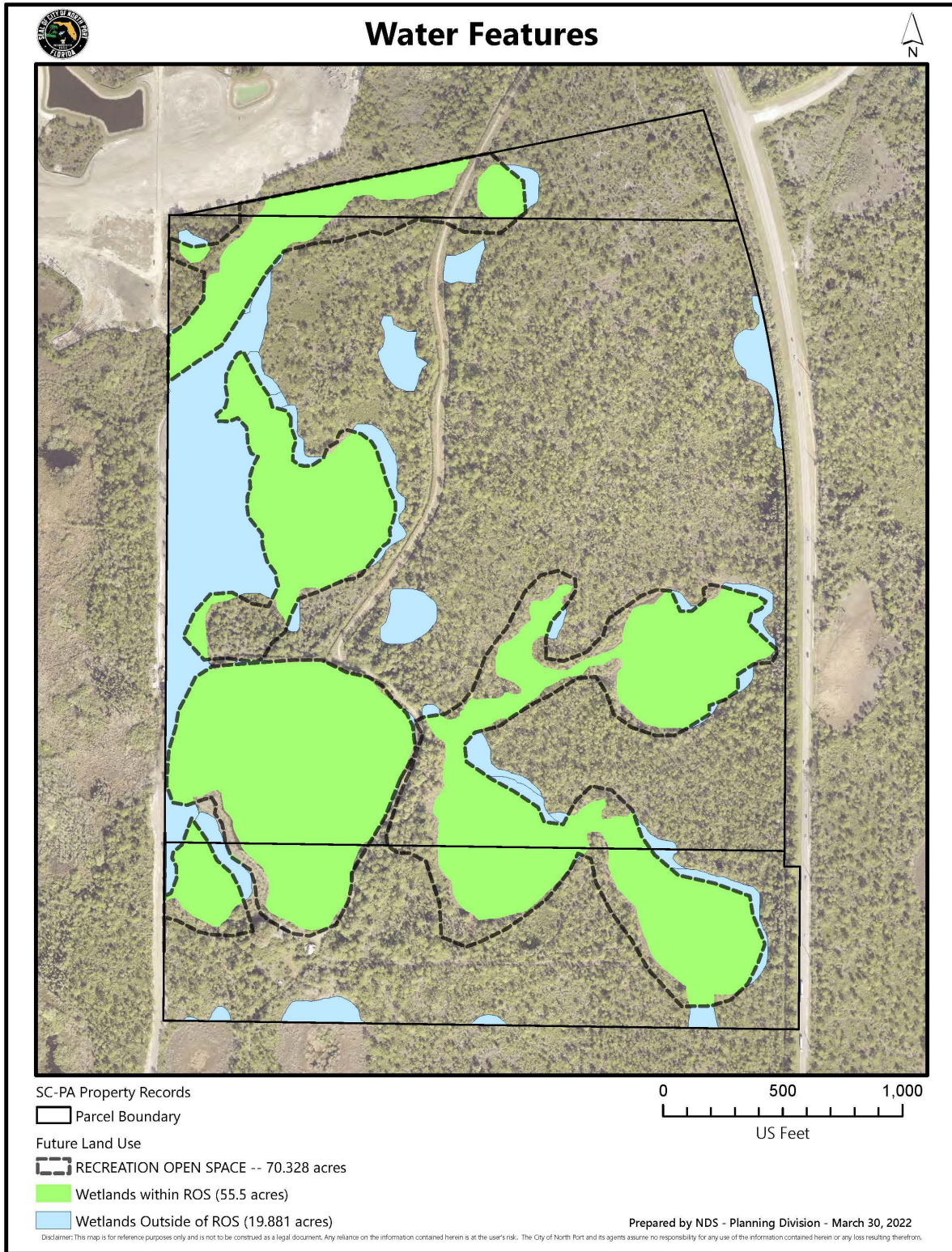


Figure 5- Proposed TDR Area Map

Staff is recommending approval of a potential maximum of 1,596 total residential dwelling units for the West River Village with the following conditions:

1. 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, less any wetland area to be impacted by the Project.
2. City Commission shall approve a Transfer of Development Rights Agreement via Ordinance.
3. Transfer of Development Rights (TDR) and Conservation Easements shall be approved by Commission and recorded with the Sarasota County Clerk of Court prior to developing the residential units allotted under the TDR.

IV. NEIGHBORHOOD MEETING

Pursuant to Section 53-5. E. of the Unified Land Development Code, the applicant held a neighborhood meeting on April 11, 2022, at 5:00 PM at the Morgan Family Community Center located at 6207 W. Price Blvd. The meeting documents, including public notice, are attached as **(Exhibit D)**.

V. STAFF REVIEW

The following staff reviews were completed before hearings held by the Planning and Zoning Advisory Board and the City Commission:

1. SDR held a pre-application meeting on November 24, 2021, to discuss the project. The applicant submitted the formal petition to the Planning and Zoning Division on May 12, 2022. The application was deemed sufficient on May 19, 2022.
2. Formal Submittal/Resubmittals to be reviewed and approved by SDR.
3. Review for consistency with the City's Comprehensive Plan (Comp Plan). See Section VI.
4. Compliance with the City's Unified Land Development Code (ULDC). See Section VI.

| Staff Development Review Summary | |
|---|---|
| NDS- Building Arborist | No Objection ¹ |
| NDS-Building Structural | No Objection ² |
| Finance | No Objection |
| Fire/Rescue | Meets Requirements with Conditions ³ |
| NDS-Planning and Zoning | No Objection ⁴ |
| Parks and Recreation | No Objection |
| Public Works/P&Z Environmental | Meets Requirements with Conditions ⁵ |
| Public Works Engineering | Meets Requirements with Conditions ⁶ |
| Public Works Stormwater | Meets Requirements with Conditions ⁷ |
| Public Works Solid Waste | No Objection |
| Utilities | Meets Requirements with Conditions ⁸ |

¹ 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.

² Building provided standard comments to be addressed at the building permit stage.

³ 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.

⁴ 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.

⁵ 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.

⁶ 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.

⁷ 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.

⁸ 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.

VI. DATA & ANALYSIS

Staff has reviewed the proposed development master plan for consistency with the City's Comprehensive Plan and the Unified Land Development Code (ULDC).

COMPREHENSIVE PLAN - CHAPTER 2 – FUTURE LAND USE

Future Land Use Goal 1: Ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

Staff Findings: The area surrounding the proposed development is predominantly Wellen Park Village G. The project site is Activity Center #8, which provides for a large-scale mixed-use development to include uses such as commercial, office/institutional, conservation, recreation, and residential, like the character of the neighboring land uses.

Staff performed a fiscal impact analysis for the proposed DMP using data from the applicant and assumptions based on current market trends. Over the course of five years, we forecast a net benefit of \$36,378,282 from the residential development and \$61,470,078 from the commercial development. For this analysis, staff assumed this development will be done at its highest intensity for each of the allowed uses (**Exhibit E**).

Notes that the development of this size is unlikely to be completed within five years, but the foregoing analysis is provided in the time frame required by code. In a longer timeline, the benefits and costs would keep with the overall rate of inflation.

The development master plan (**Exhibit F**) includes four distinct areas of mixed-use development, including professional offices, commercial and residential, as well as walking trails, preservation areas, open space, and a lake.

Goal 1 provides for measurement of the project according to various factors, including ensuring that the character and location of land uses maximizes the potential for economic benefit, and ensuring the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

In consideration of all these factors, the character and location of the proposed land use (mixed-use development) balances the various elements incorporated into the Goal and provides benefits to the city and the citizens without compromising the health, safety and welfare of the public. Therefore, staff

concludes that the proposed development is consistent with the Future Land Use Goal 1.

Future Land Use Policy 1.1: Recreation / Open Space - These lands are designated for either active or passive recreational uses. For the Myakkahatchee Creek project identified in Objective 5 of the Conservation and Coastal Zone Management Element, and other similar future projects, the City may wish to classify privately owned platted lots or tracts designated as Recreation / Open Space on the Future Land Use Map. Certain lands along the Myakkahatchee Creek may also qualify as Working Waterfronts in accordance with Florida law (Chapter 342, Florida Statutes) and other applicable laws. The density/intensity shall be the same as defined in the Low Density Residential designation. Prior to permitting, the property owner shall be encouraged to seek other opportunities including transfer of development rights, land trade, acquisition to preserve such lands in an undeveloped condition, as well as other strategies and mechanisms that may be used to bring private lands into public control (Applies only to the City limits as of 1999). No active recreational facilities shall be permitted within wetlands or wetland systems, unless approved by the appropriate state and federal regulatory agencies.

Staff Findings: The Future Land Use Element of the City of North Port's Comprehensive Plan provides for Recreation/Open Space to be preserved by encouraging the transfer of development rights. The developer is seeking to preserve approximately 70.328 acres of Recreation/Open Space and ± 19.881 acres of wetlands outside of the Recreation/Open Space defined areas.

Staff concludes that the proposed development is consistent with Chapter 2, Future Land Use Element Policy 1.1, of the City of North Port's Comprehensive Plan.

Strategy 1.13.1: Identify methods for developers to encourage the utilization of Transfer of Development Rights. This may include adjusting the TDR rate to something other than a one-to-one rate, and allowing additional density within the Activity Centers.

Staff Findings: The proposed development is utilizing TDRs to increase the density within Activity Center #8. Table 1 on page 8 illustrates the breakdown of acreages as Activity Center #8 is both a sending and receiving zone and the adjusting of the TDR rate to implement the intent of the purpose of TDRs, which is to preserve wetlands and other environmentally sensitive lands.

Staff concludes that the proposed development is consistent with Chapter 2, Strategy 1.13.1.

GOAL 2: To promote an intensive mixture of employment, goods and services, and residential uses in Activity Centers; to promote a wide variety of residential and employment alternatives; to achieve the highest standards of quality in the urban environment; and to provide a balanced and healthy tax base.

Staff Findings: As shown in the fiscal impact analysis, the proposed development will yield a net benefit of \$61,470,078 from the commercial development and \$36,378,282 from the residential development. The proposed development provides the opportunity for large-scale retail, medical, professional, and institutional uses, creating a variety of employment and housing opportunities.

Staff concludes that the proposed development is consistent with Goal 2.

Policy 2.8.1: AC #8 (River Road Office Park/ The Gardens) – This Activity Center shall be established to provide for a large area of mixed use development, with commercial, office/institutional, light industrial, and residential uses in a Planned Community Development framework.

Staff Findings: As shown on the West River Village Development Master Plan, the proposed project provides for a large area of mixed-use development incorporating commercial, office/institutional, recreation and conservation areas.

Staff concludes that the proposed development is consistent with Policy 2.8.1.

Policy 2.8.3: AC #8 - Ensure connectivity between the abutting West Villages area and Activity Center #8.

Staff Findings: As stated by the applicant on page 26 of the West River Village Development Master Plan, there will be shared access and interconnected trails and driveways between West River Village and Wellen Park. Staff has discussed with both representatives of Wellen Park and the West River Villages the interconnectivity of the boardwalk and trails between the two developments. At the time of the actual site development of both the West River Village and Wellen Park, staff will ensure connectivity will occur between the two developments.

Staff concludes that the proposed development is consistent with Policy 2.8.3.

Policy 4.2: Encourage the development of neighborhoods that provide safe vehicular and non-vehicular access and mobility, as well as convenient walkability and connectivity to parks, civic areas, schools, Activity Centers, and adjacent neighborhoods. Such connectivity may be achieved via the following transportation alternatives:

- **Bridges (including vehicular and/or pedestrian only);**
- **Roadways;**
- **Sidewalks;**

- **Bikeways;**
- **Fitness trails;**
- **Golf cart paths**
- **Blueways**

Staff Findings: The access drive aisles and pathways within West River Village will comfortably accommodate vehicular, pedestrian, neighborhood electric vehicles, and bicycle traffic. Throughout 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's appearance and contribute to pedestrian comfort. Walking trails adjacent to the lake and the preserved areas will provide connectivity to these park-like areas.

Staff concludes that the proposed development is consistent with Policy 4.2.

COMPREHENSIVE PLAN - CHAPTER 3 - TRANSPORTATION ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL 1: To develop an effective multi-modal transportation system that optimizes safety, convenience, cost and pollution reduction practices by establishing internal and external transportation linkages between residential neighborhoods and activity centers.

Staff Findings: Please see the response under Policy 4.2.

Staff concludes that the proposed development is consistent with Chapter 3, Goal 1.

Chapter 8 HOUSING ELEMENT GOALS, OBJECTIVES, AND POLICIES. Goal 1: To promote the preservation and development of high-quality, balanced, and diverse housing options for persons of all income levels throughout the City of North Port.

Objective 1: To provide a variety of housing types and affordability levels to accommodate the present and future housing needs of North Port residents.

Policy 1.3: The City shall continue to encourage private sector efforts through the provision of incentives in the Unified Land Development Code to construct housing alternatives to the single family detached dwelling unit.

Policy 1.7: Accommodate the production of a diversity of type and price of housing through the land use and zoning process to encourage a broad range of housing opportunities, including single/multi-family, owner/rental, and permanent/seasonal, to meet the community's residential and economic needs.

Policy 1.9: Consistent with the Future Land Use Element and the Capital Improvement Element, housing should be located within areas where supporting infrastructure is available or planned including public transit, schools, parks, emergency services, hurricane shelters and utilities.

Policy 6.1: Ensure a compatible relationship between new housing and circulation patterns and encourage pedestrian and bicycle interconnectivity and transit-friendly communities in order to minimize traffic impacts and promote healthy lifestyles.

Staff Findings: This project would provide housing alternatives to single-family attached dwellings, and supply diverse housing options and affordability levels to accommodate the present and future housing needs of North Port residents

The Utilities Department has provided written confirmation through a willingness to serve letter that they have the capacity at both water and sewage treatment plants to provide City water and sewer to serve the development.

The development master plan provides connectivity through multi-modal paths and walking trails throughout the development. This would encourage the residents to walk or bike to the commercial and office developments within the project site. The development is close to the Atlanta Braves Stadium, State College of Florida, and future school sites located on the adjacent Wellen Park development.

Staff concludes that the proposed development is consistent with Chapter 8, Goal 1, Objective 1, and Policies 1.3, 1.7, 1.9, and 6.1 of the Comprehensive Plan.

CHAPTER 6 RECREATION & OPEN SPACE

GOAL 1: To develop and maintain a community park and recreation system that will provide a diverse range of active and passive recreational opportunities and facilities to meet the needs of the present and future residents of the City of North Port.

Staff Findings: This project contains approximately 70.328 acres of property with a future land use designation of Recreation Open Space. This acreage would be preserved under the provisions of Florida Statutes 704.06 with a perpetual conservation easement to retain the land in its natural state. In addition, passive recreational activities will be permitted with trails and other activities that would not impact the preserved area.

Staff concludes that the proposed development is consistent with Chapter 6, Goal 1.

CHAPTER 11 ECONOMIC DEVELOPMENT ELEMENT GOALS, OBJECTIVES, & POLICIES.

Goal 5 : Achieve an economically stable community with a superior quality of life.

Policy 5.1.3: Promote policies and activities that support the quality of life of our targeted workforce.

Policy 5.1.4: The City will encourage the development of major public and/or private hospital facilities.

Policy 5.1.5: Attract young professionals by supporting urban, sub-urban, and neighborhood infill development and redevelopment as the city evolves and grows with new industries and new residents.

Staff Findings: The proposed development focuses on creating a variety of high-density residential communities clustered around open space and recreation areas supported by professional office, commercial, hotel/motel/transient lodging facilities, retail, and life sciences uses on the property. This will create opportunities for a live-work balance and provide employment prospects in the medical and professional industries. The proposed life sciences center would provide additional surgery and testing facilities, including sports medicine, creating the need for highly skilled jobs. The preservation of the environmentally protected areas provides passive recreation activities and the enjoyment of natural resources, supporting the quality of life for our targeted workforce.

Staff concludes that the proposed development is consistent with Chapter 11, Goal 5, and Policies 5.1.3, 5.1.4, and 5.1.5 of the Comprehensive Plan.

Unified Land Development Code – Chapter 53 – Zoning Regulations, Article VIII. PCD Planned Community Development District, Section 53-102 Intent.

The purpose of the PCD Planned Community Development District is to provide an area for coordinated development of industrial, commercial, service, residential and government uses within a park-like setting. The establishment of this district provides a mechanism to attract major employers to the City, which can contribute to the diversification of the economic base in a manner consistent with the City's adopted Comprehensive Plan. The PCD District provides for a variety of uses where project components and land use relationships are physically and functionally integrated. This concept incorporates a wide range of traditional industrial uses with a variety of non-industrial activities which may support or otherwise relate to the commerce/industrial activities which may support or otherwise relate to the commerce/industrial economic base of the City. Generally, PCD land uses include manufacturing, wholesaling and warehousing, construction services, transportation activities, retail trade and service, residential and government uses. It is the intent of these regulations to facilitate the harmonious interaction of land uses not individually provided for in

other industrial, commercial, service, residential or government use districts through grouping of similar uses. These regulations are designed to protect adjacent properties from the potentially adverse impacts associated with mixed-use development and to promote efficient and economic land use among functionally integrated activities. This intent is achieved through coordinated application of standards, which regulate location, open space, ground coverage, height, lighting, signage, landscape, buffer and other physical design elements.

Staff Findings: The project is a large-scale mixed-use development comprising commercial, professional office/institutional, recreational, conservation, and residential uses, which are physically and functionally integrated within the project site. The preservation of the environmentally sensitive lands within the development site creates a natural park setting. In addition, this development will create opportunities to attract a wide range of employers to the City as well as provide interconnections to the adjacent Wellen Park development

Staff concludes that the proposed Development Master Plan is consistent with this section.

Chapter 53-Zoning Regulations, Part 1.-General Provisions, Section 53-103.- Permitted principal uses and structures.

In a PCD District, any use permitted either by right or as a special exception in any Residential District (RSF) except Residential Manufactured Home (RMH) district, the (CG) Commercial General District, (GU) Government Use District, (ILW) Light Industrial Warehousing District, (OPI) Office, Professional and Institutional District shall be permitted; provided, however, that the proposed use shall be consistent with the City's Comprehensive Plan, the standards and criteria set forth further below regulating development in PCD Districts and the default zoning district and permitted uses are declared in the proposed Development Master Plan, provided that the uses are specifically listed.

Staff Findings: All of the proposed uses are permitted in the PCD zoning district and are consistent with the Comprehensive Plan's Future Land Use Element.

Staff concludes that the proposed Development Master Plan is consistent with this section.

ARTICLE VIII. - THE GARDENS (Activity Center #8)

Sec. 55-55. - Intent.

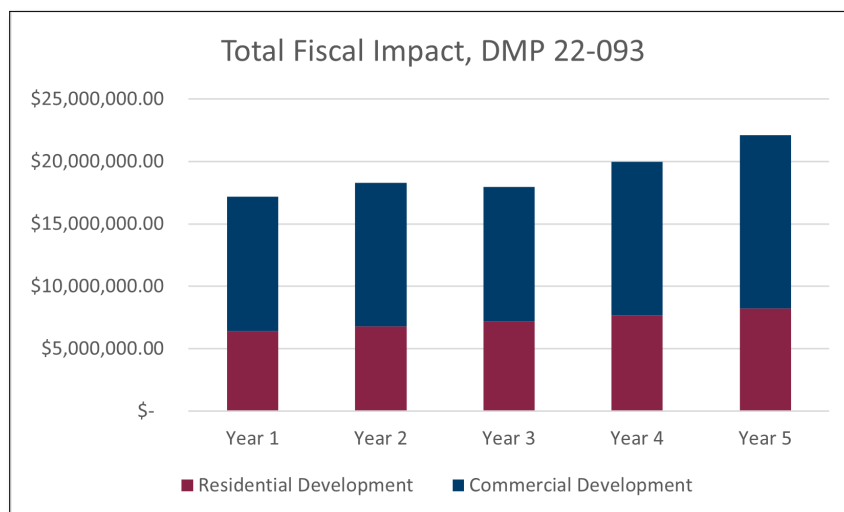
The intent of this section is to ensure all development within The Gardens, (AC #8) adheres to the Urban Design Standards Pattern Book and to create a specific identifying character, continuity and connectivity within the Activity Center. It is generally intended to utilize these Activity Center regulations to implement the Comprehensive Plan, future Land Use Element, Goal #2, Policy 2.8.1: This Activity Center shall be established to provide for a large area of mixed use development with commercial, office/institutional, and residential uses in a planned community development framework."

Staff Findings: As a large-scale mixed-use development it is consistent with the intent of Activity Center 8. The applicant is requesting a waiver from the design standards and color palette of the Urban Design Standards Pattern Book, and if approved, the project will adhere to the West River Village design standards. The West River Village design standards will create a specific identifying character unique to the development.

Staff concludes that the proposed Development Master Plan is consistent with this section.

VII. FISCAL IMPACT ANALYSIS

Staff performed a fiscal impact analysis for the proposed DMP using data from the applicant and assumptions based on current market trends. Over the course of five years, a net benefit of \$61,470,078 from the commercial development and \$36,378,282 from the residential development is realized. For this analysis, staff assumed this development will be done at its highest intensity for each of the allowed uses (**Exhibit E**).



VIII. PUBLIC HEARINGS

| | |
|--|---|
| Planning & Zoning Advisory Board Public Hearing | February 2, 2023 9:00 AM or as soon thereafter |
| City Commission Public Hearing | February 28, 2023 6:00 PM or as soon thereafter |

IX. RECOMMENDED MOTION

The Planning & Zoning Division recommends that the Planning & Zoning Advisory Board recommend approval of **DMP-22-093, West River Village Development Master Plan with the following waivers and conditions:**

Waiver #1 - Waiver from ULDC Chapter 55, Section 55-55 - Activity Center Design Regulations and the adopted Urban Design Standards Pattern Book for Activity Center #8 and replace the existing legacy design regulations for The Gardens with the West River Village Design Standards.

Waiver #2 - To allow for a minimum 30-foot building setback from the property line for a length of 1,550 feet abutting the stormwater management easement area, as shown in Figure 3 of the staff report.

Waiver #3 - To allow a zero-foot buffer for a length of 1,000 feet where a forty (40) foot buffer is required, as shown in Figure 4 of the staff report. Staff recommends adding a condition when the site layout is finalized through the master infrastructure plan, and it is determined there is adequate area to place a buffer, then the developer shall provide the appropriate buffers required by the ULDC.

Waiver #4 – To adhere to ULDC Chapter 29 Sign Regulations regarding signs for Activity Center #8.

Condition #1 - Detailed stormwater hydraulic analysis of the stormwater system must be provided at the infrastructure/site development stage.

Condition #2 -Final determination of the number 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, less any wetland area to be impacted by the Project.

Condition #3 - City Commission shall approve a Developers Agreement for the Transfer of Development Rights through an Ordinance.

Condition #4 - Transfer of Development Rights (TDR) and Conservation Easements shall be approved by Commission and recorded with the Sarasota County Clerk of Court prior to developing the residential units allotted under the TDR.

Condition #5 – Density shall be capped at 629 dwelling units in the event the TDR agreement and conservation easements are not successfully completed.

Condition #6 – All signage shall comply with ULDC Chapter 29 Sign Regulations, and Sec. 53-111.

X. ALTERNATIVE MOTION

APPROVAL of **DMP-22-093, West River Village Development Master Plan** with Alternative Waivers and/or conditions.

I move to recommend approval of Petition DMP-22-093, West River Village with [no] waivers and/or [without] conditions [or any combination of waivers or conditions] and find that, based on competent substantial evidence, the development master plan complies with the North Port Comprehensive Plan and the Unified Land Development Code.

DENY DMP 22-093, West River Village Development Master Plan.

I move to recommend the denial of Petition DMP-22-093.

XI. EXHIBITS

| Exhibits |
|--|
| A. Affidavit |
| B. Warranty Deeds |
| C. West River Village Design Standards |
| D. Neighborhood Meeting Documents |
| E. Fiscal Impact Analysis |
| F. Development Master Plan |
| G. Elevations |

Exhibit A - Affidavit
AFFIDAVIT

I (the undersigned), MARTIN P. BLACK 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 10th day of November, 2021

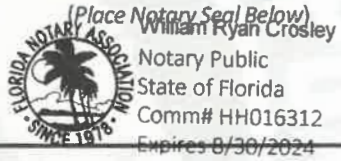
[Signature]
Signature of Applicant or Authorized Agent

MARTIN P. BLACK
Print Name and Title

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 10th day of November, 2021, by Martin Black who is personally known to me or has produced _____ as identification.

[Signature]
Signature - Notary Public



**AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT**

I, Robert G. Menke, property owner, hereby authorize Martin Black to act as Agent on our behalf to apply for this application on the property described as (legal description) Tax Parcel ID Nos. 07881Y0001, 0797002000, 0798003000 AND 0787160001

[Signature] 11/8/21
Owner Date

STATE OF Florida COUNTY OF Pinellas

The foregoing instrument was acknowledged by me this 8th day of November, 2021, by Robert G. Menke who is personally known to me or has produced _____ as identification.

[Signature]
Signature - Notary Public

(Place Notary Seal Below)

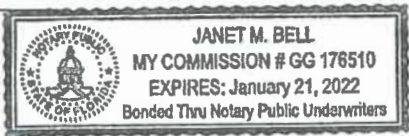


Exhibit B - Warranty Deeds



FLORIDA DEPARTMENT OF STATE
Division of Corporations

October 30, 2014

IAN BARBER
BANKERS FINANCIAL CORPORATION
11101 ROOSEVELT BLVD. N.
ST. PETERSBURG, FL 33716

Re: Document Number 502959

The Articles of Merger were filed October 17, 2014, for BANKERS INSURANCE COMPANY, the surviving Florida entity.

The certification you requested is enclosed.

Should you have any further questions concerning this matter, please feel free to call (850) 245-6050, the Amendment Filing Section.

Cheryl R McNair
Regulatory Specialist II
Division of Corporations

Letter Number: 614A00023286

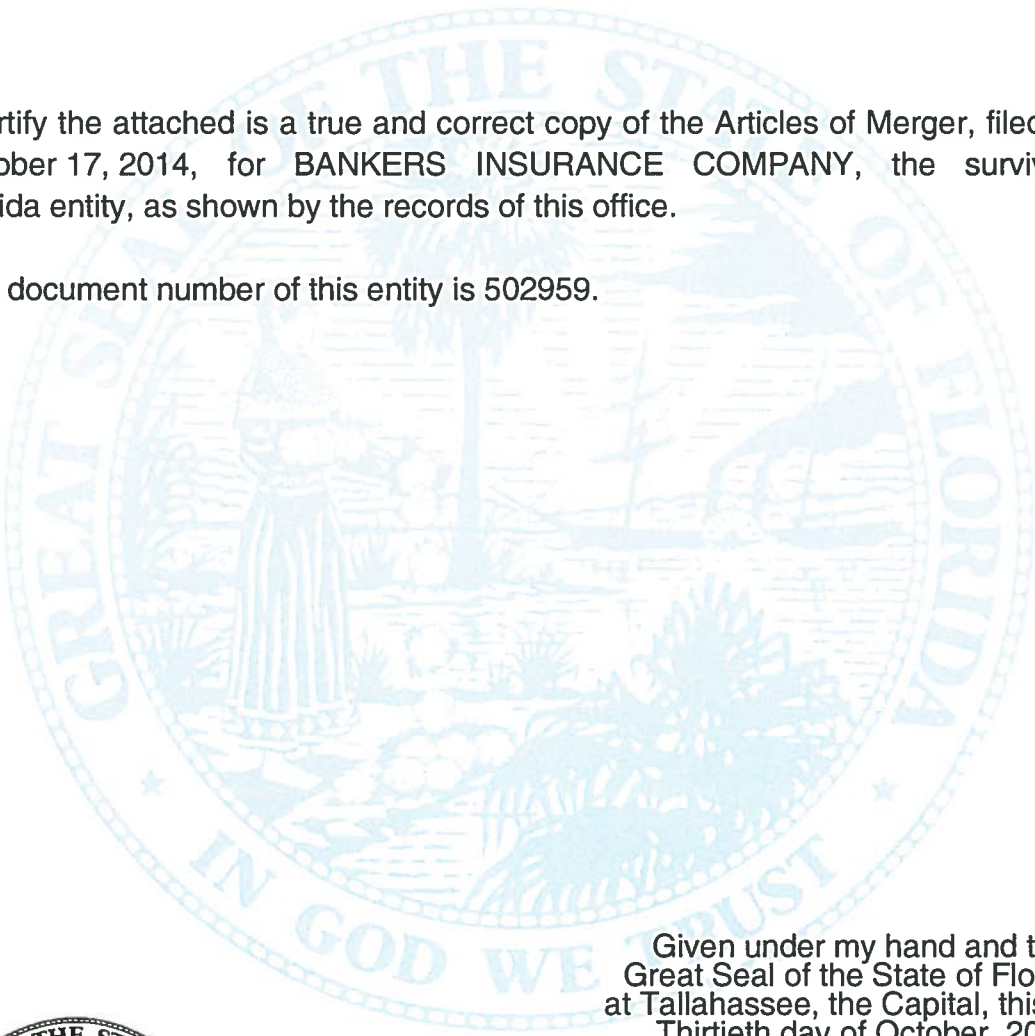
State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Merger, filed on October 17, 2014, for BANKERS INSURANCE COMPANY, the surviving Florida entity, as shown by the records of this office.

The document number of this entity is 502959.



Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Thirtieth day of October, 2014



CR2EO22 (1-11)

Ken Detzner

Ken Detzner
Secretary of State

Exhibit B - Warranty Deeds

COVER LETTER

TO: Amendment Section
Division of Corporations

SUBJECT: Bankers Insurance Company (BIC)
Name of Surviving Corporation

The enclosed Articles of Merger and fee are submitted for filing.

Please return all correspondence concerning this matter to following:

Ian Barber
Contact Person

Bankers Financial Corporation
Firm/Company

11101 Roosevelt Blvd N.
Address

St. Petersburg, FL 33716
City/State and Zip Code

IBBARBER@Bankersfinancialcorp.com
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Ian Barber At (727) 823-4000
Name of Contact Person Area Code & Daytime Telephone Number

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14 OCT 17 PM 1:54
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Certified copy (optional) \$8.75 (Please send an additional copy of your document if a certified copy is requested)

STREET ADDRESS:
Amendment Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, Florida 32301

MAILING ADDRESS:
Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

ARTICLES OF MERGER
(Profit Corporations)

The following articles of merger are submitted in accordance with the Florida Business Corporation Act, pursuant to section 607.1105, Florida Statutes.

First: The name and jurisdiction of the surviving corporation:

| <u>Name</u> | <u>Jurisdiction</u> | <u>Document Number</u> (If known/ applicable) |
|----------------------------------|---------------------|--|
| <u>Bankers Insurance Company</u> | <u>Florida</u> | <u>502959</u> |

Second: The name and jurisdiction of each merging corporation:

| <u>Name</u> | <u>Jurisdiction</u> | <u>Document Number</u> (If known/ applicable) |
|--|---------------------|--|
| <u>River Road Real Property Holdings</u> | <u>Florida</u> | <u>P09000081320</u> |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

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TALLAHASSEE FLORIDA

Third: The Plan of Merger is attached.

Fourth: The merger shall become effective on the date the Articles of Merger are filed with the Florida Department of State.

OR ____/____/____ (Enter a specific date. NOTE: An effective date cannot be prior to the date of filing or more than 90 days after merger file date.)

Fifth: Adoption of Merger by surviving corporation - (COMPLETE ONLY ONE STATEMENT)

The Plan of Merger was adopted by the shareholders of the surviving corporation on _____.

The Plan of Merger was adopted by the board of directors of the surviving corporation on October 07, 2014 and shareholder approval was not required.

Sixth: Adoption of Merger by merging corporation(s) (COMPLETE ONLY ONE STATEMENT)



The Plan of Merger was adopted by the shareholders of the merging corporation(s) on _____.

The Plan of Merger was adopted by the board of directors of the merging corporation(s) on October 07, 2014 and shareholder approval was not required.

(Attach additional sheets if necessary)

Exhibit B - Warranty Deeds

Seventh: SIGNATURES FOR EACH CORPORATION

| <u>Name of Corporation</u> | <u>Signature of an Officer or Director</u> | <u>Typed or Printed Name of Individual & Title</u> |
|---|---|--|
| Bankers Insurance Company |  | Ian B. Barber, Vice President |
| River Road Real Property Holdings, Inc. |  | Ian B. Barber, Vice President |
| _____ | _____ | _____ |
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TALLAHASSEE, FLORIDA

PLAN OF MERGER
(Merger of subsidiary corporation(s))

The following plan of merger is submitted in compliance with section 607.1104, Florida Statutes, and in accordance with the laws of any other applicable jurisdiction of incorporation.

The name and jurisdiction of the **parent** corporation owning at least 80 percent of the outstanding shares of each class of the subsidiary corporation:

| <u>Name</u> | <u>Jurisdiction</u> |
|----------------------------------|---------------------|
| <u>Bankers Insurance Company</u> | <u>Florida</u> |

The name and jurisdiction of each **subsidiary** corporation:

| <u>Name</u> | <u>Jurisdiction</u> |
|--|---------------------|
| <u>River Road Real Property Holdings, Inc.</u> | <u>Florida</u> |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

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 TALLAHASSEE, FLORIDA

The manner and basis of converting the shares of the subsidiary or parent into shares, obligations, or other securities of the parent or any other corporation or, in whole or in part, into cash or other property, and the manner and basis of converting rights to acquire shares of each corporation into rights to acquire shares, obligations, and other securities of the surviving or any other corporation or, in whole or in part, into cash or other property are as follows:

Bankers Insurance Company, the surviving corporation, and River Road Real Property Holdings, Inc. the merged corporation are both subsidiaries of Bankers Insurance Company ("BIC") Since BIC is the sole owner and holder of the 500 shares of the common capital stock, \$1.00 par value of River Road Real Property Holdings, Inc., represented by Certificate Number 03, and there being no other stock of River Road Real Property Holdings, Inc. issued and outstanding, upon the merger, said 500 shares of stock shall be canceled.

(Attach additional sheets if necessary)

Exhibit B - Warranty Deeds

If the merger is between the parent and a subsidiary corporation and the parent is not the surviving corporation, a provision for the pro rata issuance of shares of the subsidiary to the holders of the shares of the parent corporation upon surrender of any certificates is as follows:

N/A

If applicable, shareholders of the subsidiary corporations, who, except for the applicability of section 607.1104, Florida Statutes, would be entitled to vote and who dissent from the merger pursuant to section 607.1321, Florida Statutes, may be entitled, if they comply with the provisions of chapter 607 regarding appraisal rights of dissenting shareholders, to be paid the fair value of their shares.

Other provisions relating to the merger are as follows:

N/A

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TALLAHASSEE, FLORIDA

RECORDED IN OFFICIAL RECORDS
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2000 JAN 07 04:49 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCLINGER Receipt#001770



DOC TAX \$16,438.80
RECORD \$15.00 / 7 = 2.14

275 ✓
Prepared by and return to
James L. Turner, Esq./rlt
Williams, Parker, Harrison, Dietz & Getzen
200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800

Doc Stamp-Deed: 16,438.80

WARRANTY DEED

This Indenture, made January 6, 2000, by and between TAYLOR RANCH, INC., a Florida corporation, f/k/a Berry Ranch, Inc., a Florida corporation, hereinafter referred to as Grantor, whose post office address is 7000 S Tamiami Trail, Venice, FL 34293, and RIVER ROAD OFFICE PARK, INC., a Florida corporation, hereinafter referred to as Grantee, whose post office address is 360 Central Avenue, St Petersburg, FL 33701

Witnesseth: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County, Florida

Property described on Exhibit "A" attached hereto

Subject to the easements, restrictions and reservations of record described on Exhibit "B" attached hereto, and governmental regulations and real estate taxes for the current year

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple, that it is free of encumbrances except as above stated, that Grantor has good right and lawful authority to convey same, and that Grantee shall have quiet enjoyment thereof Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns, any gender shall include all genders, the plural number the singular and the singular, the plural

In Witness Whereof, Grantor has caused this deed to be executed in its name by its undersigned duly authorized officer the date above written

WITNESSES

TAYLOR RANCH, INC., a Florida corporation

Gayle E. Robinson
Signature of Witness

By Thomas H. Taylor, Jr.
Print Name Thomas H. Taylor, Jr.
As its Vice-President

Gayle E. Robinson
Print Name of Witness

(Corporate Seal)

Lois A. Guide
Signature of Witness

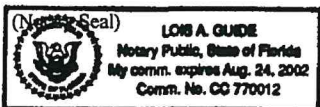
Lois A. Guide
Print Name of Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 6th day of January 2000 by Thomas H. Taylor, Jr., as Vice President of Taylor Ranch, Inc., a Florida corporation, on behalf of the corporation The above-named person is personally known to me or has produced driver's license as identification If no type of identification is indicated, the above-named person is personally known to me

Lois A. Guide
Signature of Notary Public

Lois A. Guide
Print Name of Notary Public



I am a Notary Public of the State of Florida, and my commission expires on 8/24/2002

Exhibit "A"

DESCRIPTION OF REAL ESTATE, PARCEL "A"

A PORTION OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA; THENCE S 89°25'49"E., ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 22.78 FEET TO THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF A COUNTY ROAD, SAME BEING A POINT ON A CURVE TO THE RIGHT, HAVING: A RADIUS OF 676.22 FEET, A CENTRAL ANGLE OF 12°58'50", A CHORD BEARING OF N.16°10'33"E. AND A CHORD LENGTH OF 152.87 FEET; THENCE NORTHERLY ALONG SAID EASTERLY MAINTAINED RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 153.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.22°39'58"E., ALONG SAID EASTERLY MAINTAINED RIGHT-OF-WAY LINE, A DISTANCE OF 1794.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.22°39'58"E., ALONG SAID EASTERLY MAINTAINED RIGHT-OF-WAY LINE, A DISTANCE OF 663.72 FEET; THENCE N 25°52'08"E., ALONG SAID EASTERLY MAINTAINED RIGHT-OF-WAY LINE, A DISTANCE OF 236.17 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE S 87°30'09"E., ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 242.49 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 450, PAGE 194, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N 00°32'43"W., ALONG SAID EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 450, PAGE 194, A DISTANCE OF 465.58 FEET TO THE MEAN HIGH WATER LINE OF THE MYAKKA RIVER; THENCE ALONG SAID MEAN HIGH WATER LINE OF THE MYAKKA RIVER THE FOLLOWING (31) COURSES AND DISTANCES: (1) S.89°27'41"E., A DISTANCE OF 13.38 FEET; THENCE (2) S.57°09'19"E., A DISTANCE OF 160.17 FEET; THENCE (3) S.52°21'11"E., A DISTANCE OF 143.06 FEET; THENCE (4) S 32°13'00"E., A DISTANCE OF 104.28 FEET; THENCE (5) S 32°15'42"E., A DISTANCE OF 139.66 FEET; THENCE (6) S.25°14'46"E., A DISTANCE OF 105.54 FEET; THENCE (7) S.22°32'29"E., A DISTANCE OF 34.96 FEET; THENCE (8) S.44°47'15"W., A DISTANCE OF 229.64 FEET; THENCE (9) S.72°35'58"E., A DISTANCE OF 92.93 FEET; THENCE (10) N.61°36'39"E., A DISTANCE OF 162.21 FEET; THENCE (11) N 36°25'34"E., A DISTANCE OF 102.63 FEET; THENCE (12) S.73°11'28"E., A DISTANCE OF 55.91 FEET; THENCE (13) S 41°45'14"E., A DISTANCE OF 256.35 FEET; THENCE (14) S.34°30'23"E., A DISTANCE OF 146.02 FEET; THENCE (15) S.43°03'54"E., A DISTANCE OF 112.95 FEET; THENCE (16) S 29°54'35"E., A DISTANCE OF 69.89 FEET; THENCE (17) S.16°32'59"W., A DISTANCE OF 68.07 FEET; THENCE (18) S.09°44'35"E., A DISTANCE OF 69.58 FEET; THENCE (19) N.80°56'14"W., A DISTANCE OF 101.83 FEET; THENCE (20) N.14°09'47"W., A DISTANCE OF 79.44 FEET; THENCE (21) N.89°03'36"W., A DISTANCE OF 66.74 FEET; THENCE (22) N.79°59'58"W., A DISTANCE OF 32.45 FEET; THENCE (23) N.61°13'05"E., A DISTANCE OF 131.73 FEET; THENCE (24) N.65°17'28"W., A DISTANCE OF 126.94 FEET; THENCE (25) S 24°17'38"W., A DISTANCE OF 86.97 FEET; THENCE (26) S.06°34'06"E., A DISTANCE OF 54.66 FEET; THENCE (27) S.72°40'28"E., A DISTANCE OF 46.41 FEET; THENCE (28) S 58°29'19"E., A DISTANCE OF 61.05 FEET; THENCE (29) S.16°48'25"W., A DISTANCE OF 31.91 FEET; THENCE (30) S 46°20'57"W., A DISTANCE OF 81.11 FEET; THENCE (31) S.21°35'50"E., A DISTANCE OF 92.72 FEET; THENCE WEST, LEAVING SAID MEAN HIGH WATER LINE, A DISTANCE OF 1402.75 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 25.00 ACRES, MORE OR LESS

Exhibit "A"DESCRIPTION OF REAL ESTATE, PARCEL "B"

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST AND PORTIONS OF SECTION 3 & SECTION 4, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS-

BEGINNING AT THE NORTHWEST CORNER OF AFORESAID SECTION 3, TOWNSHIP 40 SOUTH RANGE 20 EAST, THENCE N.89 35'02"W., A DISTANCE OF 50.00 FEET; THENCE S 00'24'58"W., PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 2691.22 FEET TO A POINT BEARING N.89 21'22"W., A DISTANCE OF 50.00 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 3; THENCE S.00'25'01"W., PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 672.83 FEET; THENCE S.89 20'28"E., A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER, OF THE NORTH HALF, OF THE NORTH HALF OF THE SOUTHWEST QUARTER, OF SAID SECTION 3; THENCE S.89'20'28"E., ALONG THE SOUTH LINE OF SAID NORTH HALF, OF THE NORTH HALF, OF SAID SOUTHWEST QUARTER OF SECTION 3, A DISTANCE OF 2583.87 FEET TO THE WEST MAINTAINED RIGHT-OF-WAY LINE OF COUNTY ROAD 777 (RIVER ROAD); THENCE N 00'32'56"E., ALONG SAID RIGHT-OF-WAY LINE PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 3 A DISTANCE OF 673.52 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, BEARING N 89 21'22"W., A DISTANCE OF 62.53 FEET, FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE N.89'21'22"W., ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 69.77 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 777 (RIVER ROAD), PER FDOT RIGHT-OF-WAY MAP, SECTION 17550-2601; THENCE NORTH ALONG SAID WESTERLY RIGHT -OF-WAY LINE THE FOLLOWING 3 COURSES, N.00'28'09"E., A DISTANCE OF 1273.47 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 5619.58 FEET, A CENTRAL ANGLE OF 14'38'51", A CHORD BEARING OF N.06'51'16"W AND A CHORD LENGTH OF 1432.72 FEET, THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 1436.63 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST, BEARING N 89 25'06"W., A DISTANCE OF 204.95 FEET, FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 34; THENCE CONTINUING NORTHERLY, ALONG SAID CURVE TO THE LEFT, HAVING: A RADIUS OF 5619.58 FEET, A CENTRAL ANGLE OF 04'55'56", A CHORD BEARING OF N.16'38'40"W AND A CHORD LENGTH OF 483.61 FEET, ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 483.76 FEET, THENCE S.78'41'00"W., LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2240.41 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 209.84 ACRES, MORE OR LESS.

Subject to right-of-way for River Road and Englewood Road (S.R. 777).

Stipulated Order of Taking in favor of Sarasota County recorded in Official Records Book 2679, page 2750, of the Public Records of Sarasota County, Florida.

State of Florida Department of Transportation Right-of-Way Resolution pertaining to County Road 777 recorded in Official Records Book 2254, page 2241, of the Public Records of Sarasota County, Florida.

Terms, conditions and easements as contained in that certain Stipulated Order of Taking recorded in Official Records Book 2536, page 811, of the Public Records of Sarasota County, Florida.

Easement in favor of Florida Power and Light Company recorded in Official Records Book 221, Page 159, as amended by Subordination of Utility Interests in favor of the Florida Department of Transportation recorded in Official Records Book 2608, page 1900, of the Public Records of Sarasota County, Florida. (Parcel A)

The nature, extent, or existence of riparian rights are not insured. (Parcel A)

The right, title, or interest, if any, of the public to use any part of the land seaward and/or lakeward of the most inland of any of the following a) the natural line of vegetation; b) the most extreme highwater line; c) the bulkhead line, and d) any other line which has been legally established as relating to such public use (Parcel A)

Any and all residual royalty rights of Coastal Petroleum Company, and/or its assigns, resulting from any agreements with the Trustees of the Internal Improvement Fund of the State of Florida, which do not include the right of entry for the purpose of exploration, mining, or drilling. (Parcel A)

Title to no portion of the insured land below the mean high water line (mark) of any navigable waterbody is insured. (Parcel A)

The nature or extent of any submerged land included within the insured land, is hereby excluded from coverage. (Parcel A)

The rights of others to use that portion of the insured land lying within the waters of Myakka River for recreational purposes. (Parcel A)

Rights of others to use the waters of any waterbody extending from the insured land onto other lands. (Parcel A)

Exhibit B - Warranty Deeds

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004140702 5 PGS
2004 JUL 20 01:15 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
TRAIN 3 Receipt#502476
Doc Stamp-Deed: 6,402.90

Recording: \$ 44.00
Doc. stamps: \$6,402.90
Int. tax:
TOTAL: \$6,446.90

THIS INSTRUMENT WAS PREPARED BY AND,
AFTER RECORDING, RETURN TO:

David R. Punzak, Esquire
Florida Bar No.: 0473170
✓ CARLTON FIELDS, P.A.
One Progress Plaza, Suite 2300
Post Office Box 2861
St. Petersburg, Florida 33731-2861

Grantee's TIN: 59-1673015
Parcel No.: _____



WARRANTY DEED

THIS WARRANTY DEED is given this 15th day of July, 2004, by RIVER ROAD OFFICE PARK, INC., a corporation organized and existing under the laws of the State of Florida with its principal place of business at (and the mailing address of which is) Bank of America Building, Fort Street, P. O. Box 1369, George Town, Grand Cayman, BWI, ("Grantor") to BANKERS INSURANCE COMPANY, a corporation organized and existing under the laws of the State of Florida with its principal place of business at (and the mailing address of which is) 360 Central Avenue, St. Petersburg, Florida 33701, ("Grantee").

WITNESSETH:

THAT GRANTOR, for and in consideration of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, to Grantee in hand paid by Grantor, the receipt and legal sufficiency of which are hereby acknowledged by Grantor, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, all of the right, title, interest, claim, and demand which Grantor has in and to the property located in Sarasota County, Florida, described in Exhibit "A," which is attached hereto and, by this reference, made a part hereof, (the "Property");

TOGETHER with (i) all of the right, title, interest, claim, and demand which Grantor has in and to, all and singular, the benefits, rights, privileges, easements, tenements, hereditaments, and other appurtenances pertaining to the Property, if any, and (ii) all improvements of whatever kind, character, or description to or on the Property, if any;

SUBJECT TO ad valorem taxes for the year 2004 and any other taxes or assessments levied or assessed against the Property subsequent to the date hereof and all of the matters described in Exhibit "B," which is attached hereto and by this reference made a part hereof (collectively, the "Permitted Exceptions");

Exhibit B - Warranty Deeds

INSTRUMENT # 2004140702

5 PGS

TO HAVE AND TO HOLD the same in fee simple forever;

AND GRANTOR hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free of all liens and encumbrances, except for the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the day and year first above written.

WITNESSES:

[Signature]
(Sign on this line.)
BRIDGET McPARDLAND
(Print name legibly on this line.)
[Signature]
(Sign on this line.)
ROBERT ROSS
(Print name legibly on this line.)

As to Grantor

RIVER ROAD OFFICE PARK, INC.,
a Florida corporation

By: [Signature]
Barry B. Benjamin
Its President

(CORPORATE SEAL)

Bank of America Building
Fort Street
P.O. Box 1369
Georgetown, Grand Cayman, BWI

_____)
_____)

BE IT REMEMBERED THAT on this 15th day of July, 2004, before me the undersigned Notary Public in and for the Cayman Islands, personally came and appeared BARRY B. BENJAMIN, as President of River Road Office Park, Inc., a Florida corporation (the "Company"), who for and on behalf of the said Company, duly signed and thereunto affixed the Common Seal of the said Company, and did on behalf of the said Company execute, acknowledge and deliver the said instrument for the purposes therein mentioned.

WITNESS

Signature

[Signature]
Notary Public
in and for
THE CAYMAN ISLANDS



EXHIBIT "A"

Legal Description of Property

DESCRIPTION: (PARCEL "A")

A portion of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

Commence at the South Quarter Corner of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.89°25'49"E, along the South line of the Northeast Quarter of said Section 34, a distance of 22.78 feet to the easterly maintained right of way line of a County Road, same being a point on a curve to the right having a radius of 876.22 feet, a central angle of 12°58'50", a chord bearing of N.16°10'33"E, and a chord length of 152.87 feet; thence northerly along said easterly maintained right of way line, along the arc of said curve, per arc length of 153.20 feet to the Point of Tangency of said curve; thence N.22°39'68"E, along said easterly maintained right of way line, a distance of 1794.00 feet to the POINT OF BEGINNING; thence continue N.22°39'58"E, along said easterly maintained right of way line, a distance of 683.72 feet; thence N.25°52'08"E, along said westerly maintained right of way line, a distance of 236.17 feet to the North line of the Southeast Quarter of said Section 34; thence S.87°30'09"E, along said North line of the Southeast Quarter, a distance of 242.49 feet to the East line of lands described in Official Records Book 450, at Page 194, Public Records of Sarasota County, Florida; thence N.00°32'43"W, along said East line of lands described in Official Records Book 450, at Page 194, a distance of 465.59 feet to the Mean High Water of the Myakka River; thence along said Mean High Water Line of the Myakka River the following (31) courses and distances: (1) S.89°27'41"E, a distance of 13.38 feet; thence (2) S.37°09'19"E, a distance of 160.18 feet; thence (3) S.52°21'11"E, a distance of 143.08 feet; thence (4) S.32°3'00"E, a distance of 104.28 feet; thence (5) S.32°15'42"E, a distance of 139.66 feet; thence (6) S.25°44'46"E, a distance of 105.54 feet; thence (7) S.22°32'29"E, a distance of 34.95 feet; thence (8) S.44°47'15"W, a distance of 229.64 feet; thence (9) S.72°35'38"E, a distance of 92.93 feet; thence (10) N.81°35'39"E, a distance of 162.21 feet; thence (11) N.36°23'34"E, a distance of 102.64 feet; thence (12) S.73°11'28"E, a distance of 54.90 feet; thence (13) S.41°45'14"E, a distance of 256.35 feet; thence (14) S.34°30'23"E, a distance of 148.02 feet; thence (15) S.43°03'54"E, a distance of 112.95 feet; thence (16) S.29°34'35"E, a distance of 69.89 feet; thence (17) S.16°32'59"W, a distance of 68.07 feet; thence (18) S.04°44'35"E, a distance of 60.58 feet; thence (19) N.00°56'14"W, a distance of 101.83 feet; thence (20) N.14°09'47"W, a distance of 79.44 feet; thence (21) N.89°03'36"W, a distance of 68.74 feet; thence (22) N.79°59'59"W, a distance of 32.45 feet; thence (23) N.61°13'05"E, a distance of 131.73 feet; thence (24) N.65°17'28"W, a distance of 126.94 feet; thence (25) S.24°17'38"W, a distance of 86.99 feet; thence (26) S.05°34'06"E, a distance of 54.68 feet; thence (27) S.72°40'28"E, a distance of 48.41 feet; thence (28) S.58°29'19"E, a distance of 61.05 feet; thence (29) S.18°48'25"W, a distance of 37.91 feet; thence (30) S.45°20'57"W, a distance of 81.11 feet; thence (31) S.21°35'50"E, a distance of 92.72 feet; thence WEST, leaving said Mean High Water Line, a distance of 1402.73 feet to the POINT OF BEGINNING.

Together with easements recorded in Official Records Instrument #2000002796 and Official Records Instrument #2000002797 of the Public Records of Sarasota County, Florida.

Exhibit B - Warranty Deeds

INSTRUMENT # 2004140702
5 PGS

EXHIBIT "A"

Legal Description of Property

DESCRIPTION OF REAL ESTATE:

A PORTION OF SECTION 3 AND A PORTION OF SECTION 4, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3, TOWNSHIP 40 SOUTH, RANGE 20 EAST; THENCE N.00°24'58"E., ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 73.07 FEET TO THE POINT OF BEGINNING; THENCE N.89°20'28"W., A DISTANCE OF 50.00 FEET; THENCE S.00°24'58"W., A DISTANCE OF 73.28 FEET; THENCE S.00°25'01"W., A DISTANCE OF 672.63 FEET; THENCE S.89°20'28"E., A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE S.89°20'28"E., ALONG THE SOUTH LINE OF SAID NORTH HALF, OF THE NORTH HALF, OF THE SOUTHWEST QUARTER OF SECTION 3, A DISTANCE OF 2583.87 FEET TO THE WEST MAINTAINED RIGHT-OF-WAY LINE OF COUNTY ROAD 777 (RIVER ROAD); N.00°32'56"E., ALONG SAID RIGHT-OF-WAY LINE, PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 673.52 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER, OF SAID SECTION 3, BEARING N.89°21'22"W., A DISTANCE OF 62.53 FEET, FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE N.89°21'22"W., ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 69.77 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 777 (RIVER ROAD), PER FDOT RIGHT-OF-WAY MAP, SECTION 17550-2601; THENCE N.00°28'09"E., ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 72.40 FEET; THENCE N.89°20'28"W., A DISTANCE OF 2515.72 FEET TO THE POINT OF BEGINNING.

Exhibit B - Warranty Deeds

INSTRUMENT # 2004140702
5 PGS

EXHIBIT "B"

Permitted Exceptions

1. Taxes for the year 2004 and subsequent years, which are not yet due and payable.
2. Terms and conditions of easement agreements recorded in Official Records Instrument #2000002796; Official Records Instrument #2000002797 and Official Records Instrument #2000002798 of the Public Records of Sarasota County, Florida.
3. Subject to right-of-way for River Road and Englewood Road (S.R. 777).
4. Stipulated Order of Taking in favor of Sarasota County recorded in Official Records Book 2679, Page 2750, of the Public Records of Sarasota County, Florida.
5. State of Florida Department of Transportation Right-of-Way Resolution pertaining to County Road 777 recorded in Official Records Book 2254, Page 2241, of the Public Records of Sarasota County, Florida.
6. Terms, conditions and easements as contained in that certain Stipulated Order of Taking recorded in Official Records Book 2536, Page 811 of the Public Records of Sarasota County, Florida and assignment recorded in Official Records Instrument #2000002795.
7. Easement in favor of Florida Power and Light Company recorded in Official Records Book 221, Page 159, as amended by Subordination of Utility Interests in favor of the Florida Department of Transportation recorded in Official Records Book 2608, Page 1900 of the Public Records of Sarasota County, Florida. (Parcel A)

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:



West River Village Building Elevation
City of North Port, Florida
HOYT ARCHITECTS
Copyright © 2022 Hoyt Architects
April 28, 2022



West River Village Building Elevation
City of North Port, Florida
HOYT ARCHITECTS
Copyright © 2022 Hoyt Architects
April 28, 2022



West River Village Building Elevation
City of North Port, Florida
HOYT ARCHITECTS
Copyright © 2022 Hoyt Architects
April 28, 2022



West River Village Building Elevation
City of North Port, Florida
HOYT ARCHITECTS
Copyright © 2022 Hoyt Architects
April 28, 2022



West River Village Building Elevation
City of North Port, Florida
HOYT ARCHITECTS
Copyright © 2022 Hoyt Architects
April 28, 2022

Exhibit C - West River Village Design Standards

- (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:

Exhibit C - West River Village Design Standards



- 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.

Exhibit C - West River Village Design Standards

- 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.

WEST RIVER VILLAGE DEVELOPMENT MASTER PLAN

PUBLIC WORKSHOP NOTICE AND SUMMARY

PUBLIC WORKSHOP
Exhibit D - Neighborhood Meeting Documents

Planned Community Development District Master Plan

Monday April 11, 2022 at 5:00 PM

at the Morgan Family Community Center, 6207 W. Price Blvd., North Port, Florida


| NAME | ADDRESS | EMAIL |
|--|----------------------|--------------------|
| MARTIN BAKER | 602 E 4th St NW 3401 | mmbrly@outlook.com |
| No other attendees. | | |
| <p>Last few parties called prior to workshop for input:</p> <p>WRID, Genl Counsel Master House / Memo to Board Rollins, J. Longoria</p>  | | |

Exhibit D - Neighborhood Meeting Documents

March 11, 2022

Public Notice

A public workshop will be held to discuss a proposed Planned Community Development District Master Plan for the properties represented by Sarasota County Property Tax Parcel ID Nos. 0788140001, 0797002000, 0798003000, located on South River Road, West Villages, FL 34293.

This is not a public hearing. The purpose of the workshop is to inform the neighboring residents of the nature of the proposal, to solicit suggestions and comments, and discuss the proposed plan.

The workshop will be held on Monday April 11, 2022 at 5:00 PM at the Morgan Family Community Center, 6207 W. Price Blvd., North Port, Florida.

All interested persons are invited to participate and be heard. For more information, please contact Martin P Black, Land & P-3 Advisors, AICP ICMA-CM (ret.) at martyblack@outlook.com

Exhibit E - Fiscal Impact Analysis

DMP 22-093, West River Village Development Residential Fiscal Analysis
Residential Portion

| | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---------------------------|-------------------------------|---------------|---------------|---------------|---------------|--------------|
| Costs | General Governmental Services | \$ 2,675,277 | \$ 2,841,615 | \$ 3,018,295 | \$ 3,205,961 | \$ 3,405,294 |
| | Utility Services | \$ 2,357,223 | \$ 2,486,827 | \$ 2,623,556 | \$ 2,767,804 | \$ 2,919,982 |
| | Total Costs: | \$ 5,032,500 | \$ 5,328,442 | \$ 5,641,852 | \$ 5,973,764 | \$ 6,325,276 |
| Revenue | Property Ad Valorem | \$ 1,129,692 | \$ 1,152,286 | \$ 1,175,331 | \$ 1,198,838 | \$ 1,222,815 |
| | Miscellaneous Taxes & Fees | \$ 3,822,687 | \$ 4,204,956 | \$ 4,625,451 | \$ 5,087,996 | \$ 5,596,796 |
| | Utility Franchise Fees | \$ 211,365 | \$ 232,502 | \$ 255,752 | \$ 281,327 | \$ 309,459 |
| | Utility Revenue | \$ 2,117,676 | \$ 2,329,444 | \$ 2,562,388 | \$ 2,818,627 | \$ 3,100,489 |
| | Communications Services Taxes | \$ 124,806 | \$ 137,287 | \$ 151,015 | \$ 166,117 | \$ 182,728 |
| | Utility Service Taxes | \$ 60,390 | \$ 66,429 | \$ 73,072 | \$ 80,379 | \$ 88,417 |
| | State Shared Revenue | \$ 585,783 | \$ 597,499 | \$ 609,449 | \$ 621,638 | \$ 634,070 |
| | Impact Fees | \$ 3,413,032 | \$ 3,413,032 | \$ 3,413,032 | \$ 3,413,032 | \$ 3,413,032 |
| Total Revenue: | \$ 11,465,431 | \$ 12,133,433 | \$ 12,865,490 | \$ 13,667,954 | \$ 14,547,808 | |
| <i>Net Fiscal Impact:</i> | | \$ 6,432,931 | \$ 6,804,991 | \$ 7,223,639 | \$ 7,694,189 | \$ 8,222,532 |



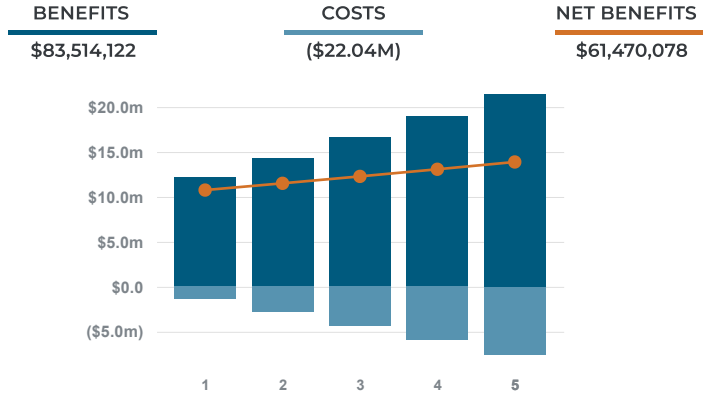
IMPACT REPORT

WEST RIVER VILLAGE DEVELOPMENT

DMP 22-093

New/Startup

City of North Port



JOB



3,505.0
Direct

SALARIES



\$55,272 Avg
Direct

CAPITAL INVEST.



\$518.9M
Buildings + FF&E

RESIDENTIAL DEV.



35.1 Homes
350.5 Relocations

NET BENEFITS \$61,470,078

Present Value \$52,897,089

BENEFITS

| | |
|-----------------------------------|---------------------|
| Sales Taxes | \$654,622 |
| Real Property Taxes | \$4,461,352 |
| FF&E Property Taxes | \$376,460 |
| New Residential Property Taxes | \$82,010 |
| Impact Fees | \$48,923,138 |
| Building Permits and Fees | \$941,432 |
| Utility Revenue | \$9,272,248 |
| Utility Franchise Fees | \$925,894 |
| Miscellaneous Taxes and User Fees | \$16,742,606 |
| Communications Services Taxes | \$545,557 |
| Other Benefits | \$588,802 |
| Benefits Subtotal | \$83,514,122 |

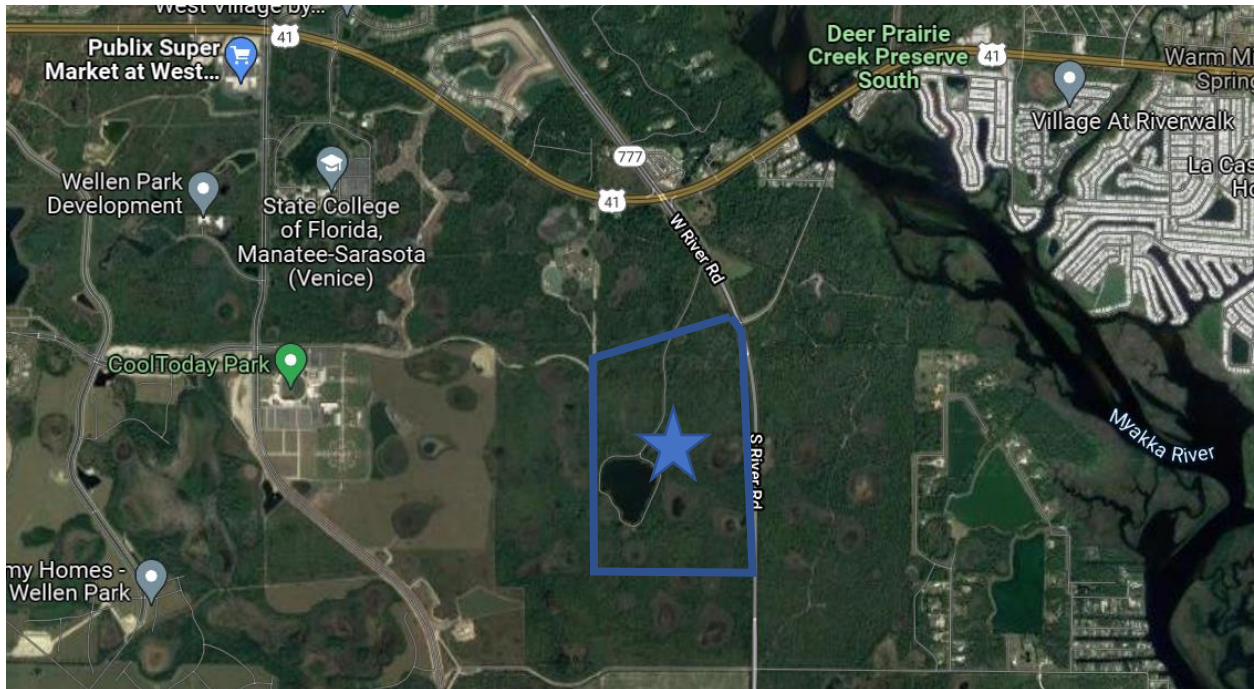
COSTS

| | |
|-----------------------------|-------------------|
| Cost of Government Services | (\$11.72M) |
| Cost of Utility Services | (\$10.32M) |
| Costs Subtotal | (\$22.04M) |

NET BENEFITS OVER 5 YEARS

| | |
|-----------------|--------------|
| CITY | \$61,470,078 |
| COUNTY | \$8,108,212 |
| SCHOOL DISTRICT | \$7,149,395 |
| OTHER | \$1,781,221 |

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 84TH 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

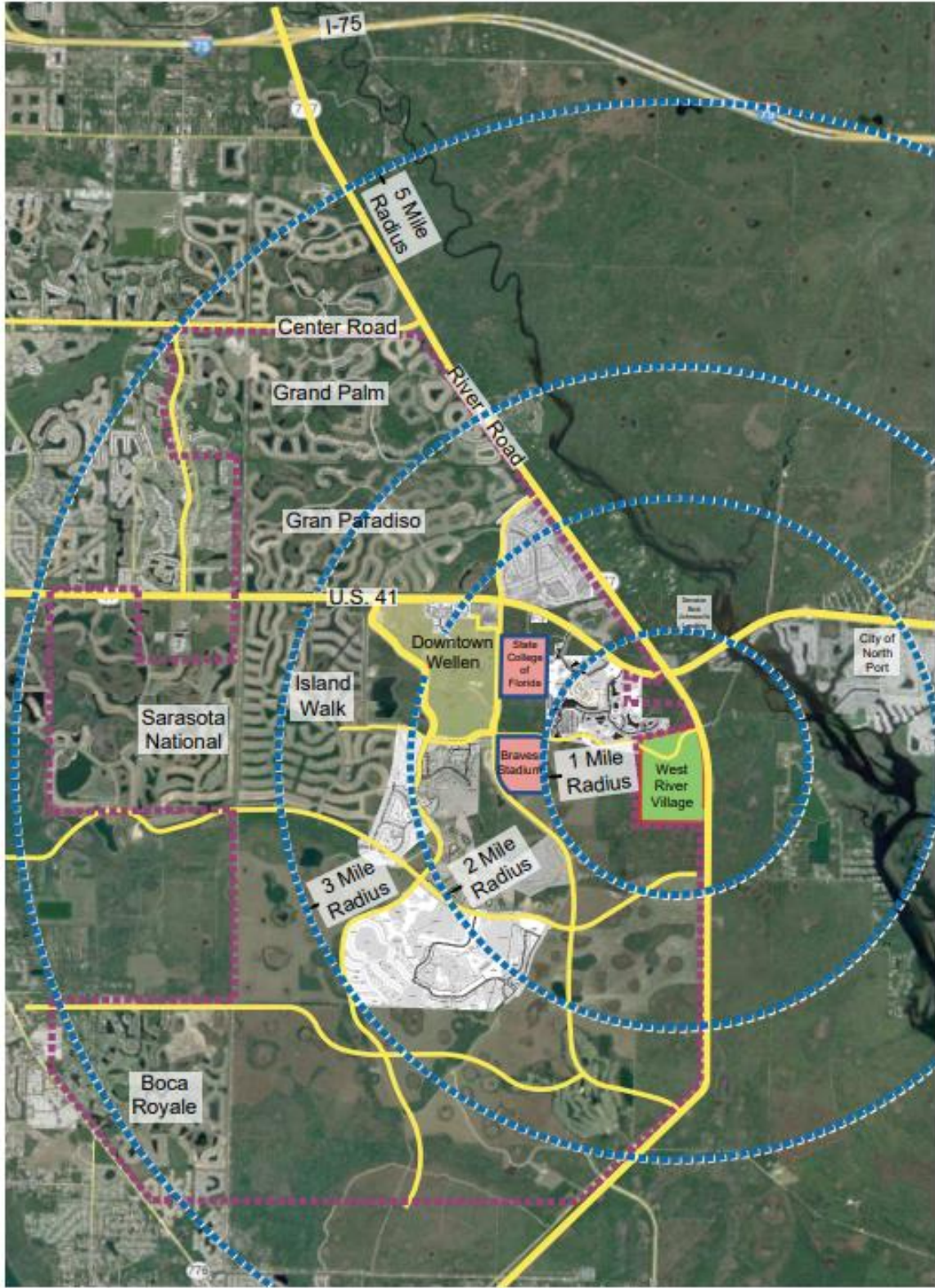
1191 Sarasota Center Blvd, Sarasota, FL 34240

WEST RIVER VILLAGE DEVELOPMENT MASTER PLAN

TABLE OF CONTENTS

| | |
|--|----|
| COVER PAGE | 1 |
| TABLE OF CONTENTS | 2 |
| VICINITY MAP | 3 |
| 1. DEVELOPMENT MASTER PLAN SUMMARY AND SUBMISSION COMPLIANCE OVERVIEW | 4 |
| 2. COMPREHENSIVE PLAN, ZONING AND UNIFIED LAND DEVELOPMENT CODE COMPLIANCE | 13 |
| 3. DEVELOPMENT MASTER PLAN ILLUSTRATION, NARRATIVE AND DEVELOPMENT STANDARDS | 15 |
| 4. ULDC STANDARDS MODIFICATIONS AND STATEMENT OF SUPPORT | 21 |

Exhibit F - Development Master Plan



West River Village Vicinity Map
City of North Port, Florida



Exhibit F - Development Master Plan

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



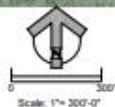
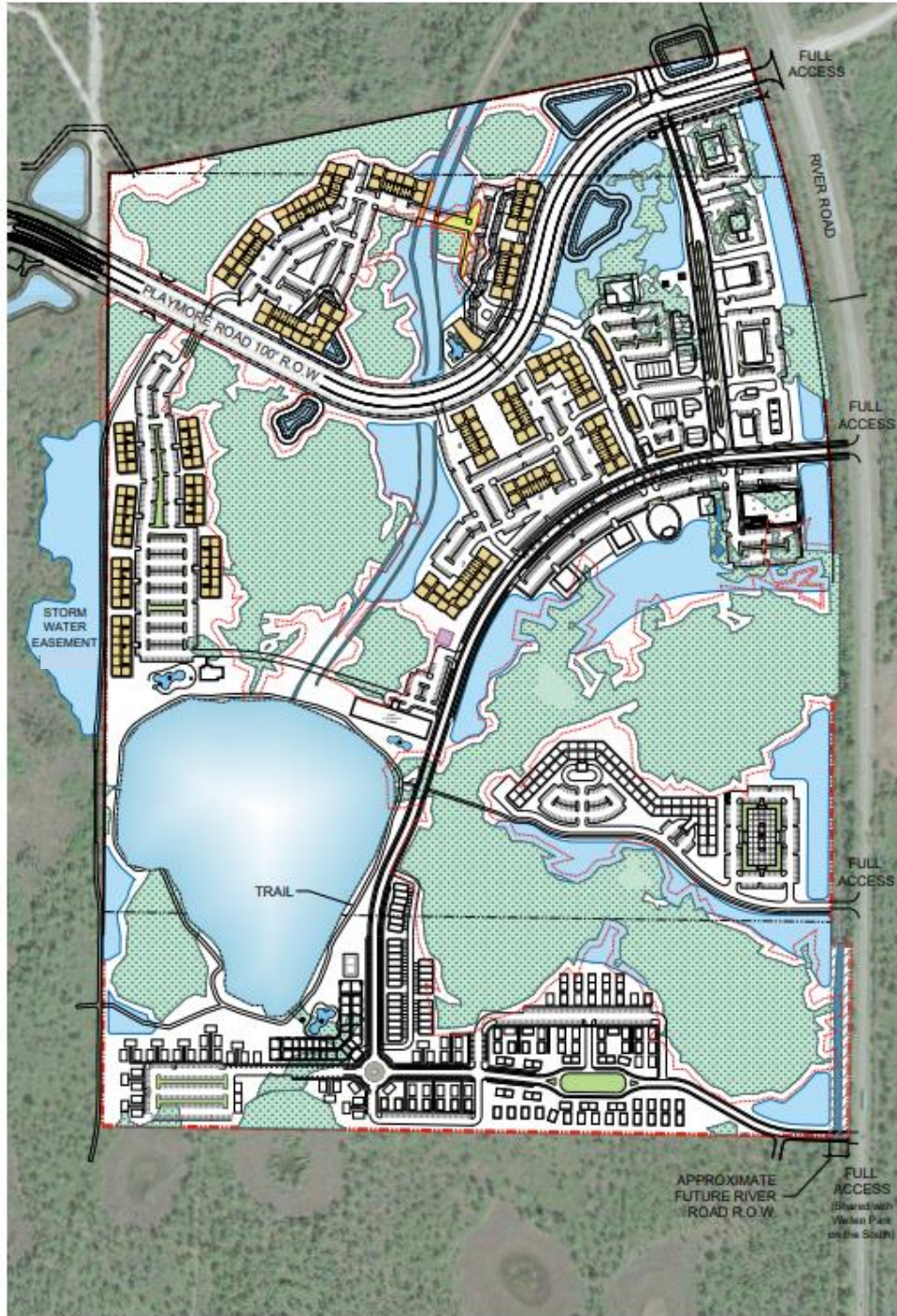
Photograph No. 7 Man-Made Lake



Photograph No. 5 Pine Flatwoods

Exhibit F - Development Master Plan

Exhibit 1: Concept Plan



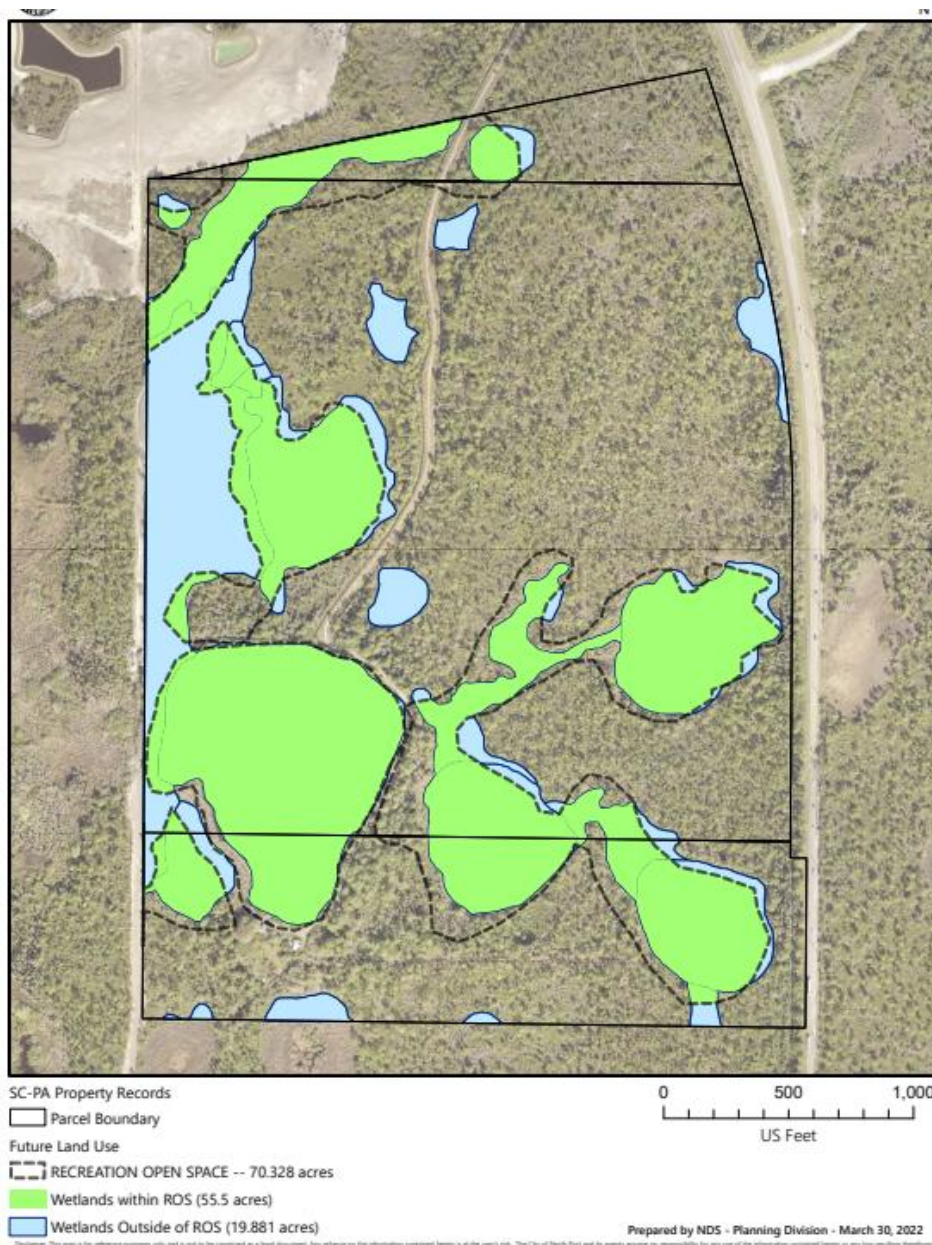
West River Village Concept Plan
City of North Port, Florida

HOYT
ARCHITECTS
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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 F - Development Master Plan

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

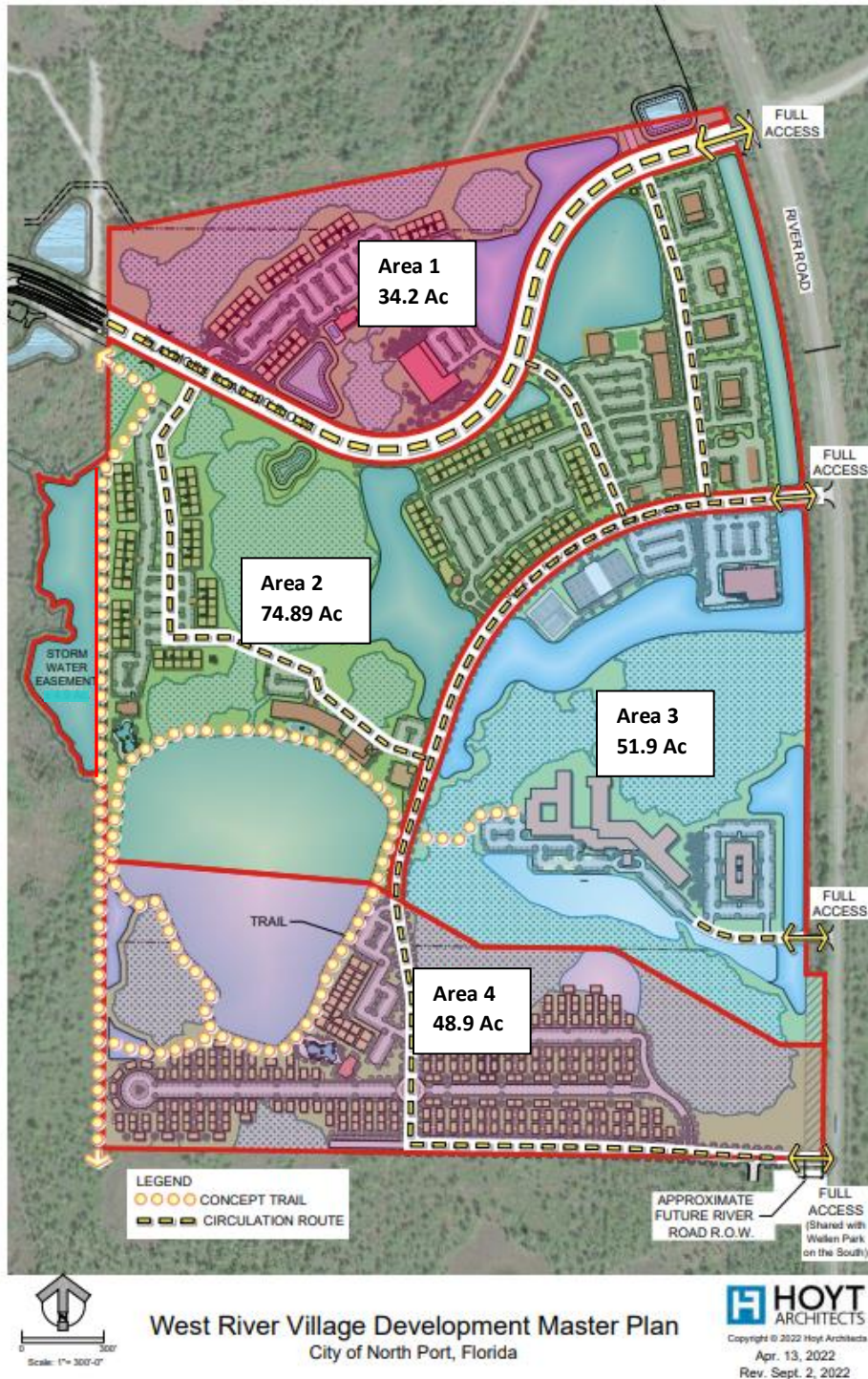


Note: Final determination of development rights available for transfer from the Activity Center portion of the proposed Sending Zone shall be determined by the total wetland acreage as per a formal wetland determination by the Southwest Florida Water Management District/US Army Corps of Engineers, less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

Exhibit F - Development Master Plan

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

Exhibit F - Development Master Plan

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 (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 ¹ | ~23.9% | ~31.5% | ~44.39% | ~42.9% | 35.99% |
| Floor Area Ratio (FAR) ² | .55 | .55 | .55 | .55 | .55 |
| Maximum TDR Sending Areas ³ | - | - | - | - | 90.29 acres |
| Minimum TDR Receiving Areas ³ | - | - | - | - | 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

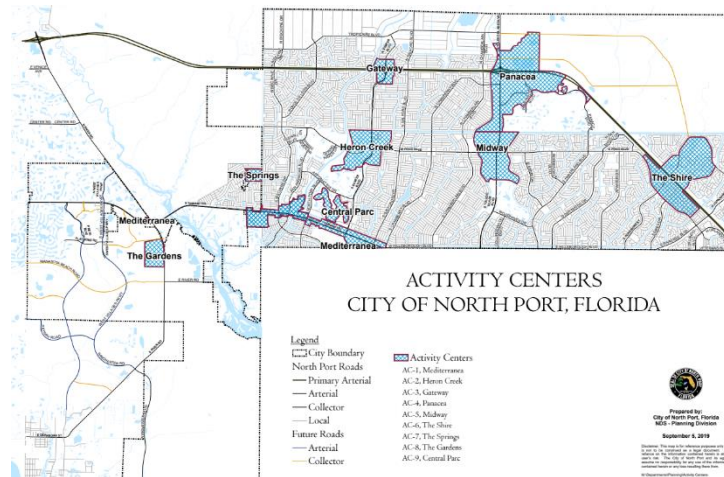


Exhibit F - Development Master Plan

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.

Exhibit F - Development Master Plan

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 Base density of 15 dwelling units per acre with a bonus of an additional 3 du per acre 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.

Exhibit F - Development Master Plan

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

Exhibit F - Development Master Plan

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

Exhibit F - Development Master Plan

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

Exhibit F - Development Master Plan

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.

Exhibit F - Development Master Plan

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 ⁽¹⁰⁾ | +/- 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 (a) Multifamily (b) Non-residential | (a) None (b) 15,000 sq. ft. | (a) None (b) 15,000 sq. ft. | (a) None (b) 15,000 sq. ft. | (a) None (b) 15,000 sq. ft. |
| SETBACKS ⁽¹¹⁾ (a) Structure (b) Perimeter and Peripheral | (a) Meet State Building and Fire Code Standards (b) None | (a) Meet State Building and Fire Code Standards (b) None | (a) Meet State Building and Fire Code Standards (b) None | (a) Meet State Building and Fire Code Standards (b) None |
| MAXIMUM LOT COVERAGE | 50% | 50% | 50% | 50% |

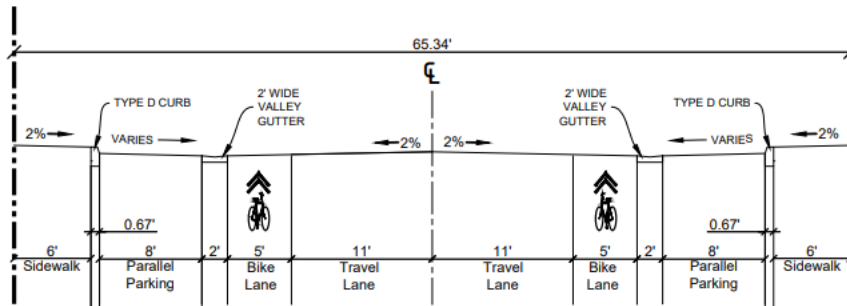
Notes:

- (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.

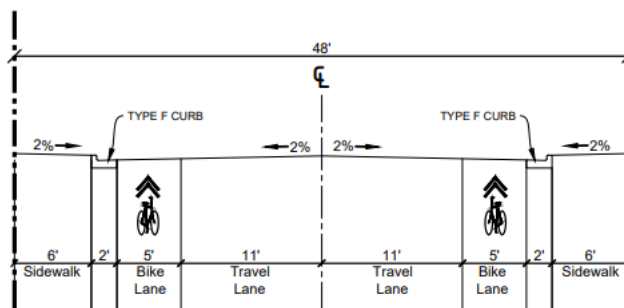
Proposed permitted and prohibited uses shall include those as identified in the City's Land Development Code for Activity Centers. Proposed accessory structures are not permitted in easements.

Exhibit F - Development Master Plan

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.

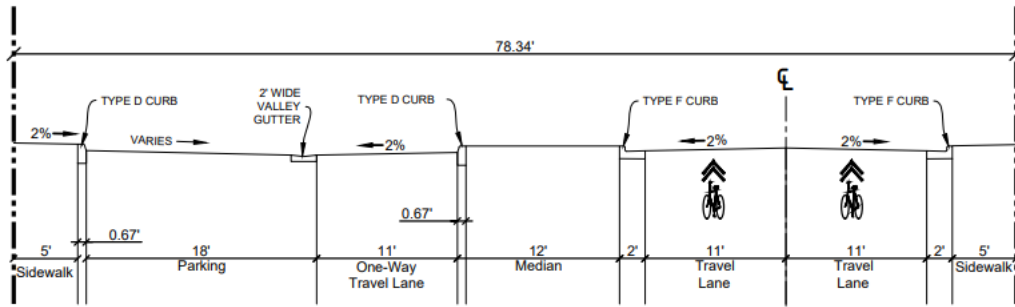


ACCESS DRIVE AISLE DESIGN CROSS SECTION "A"

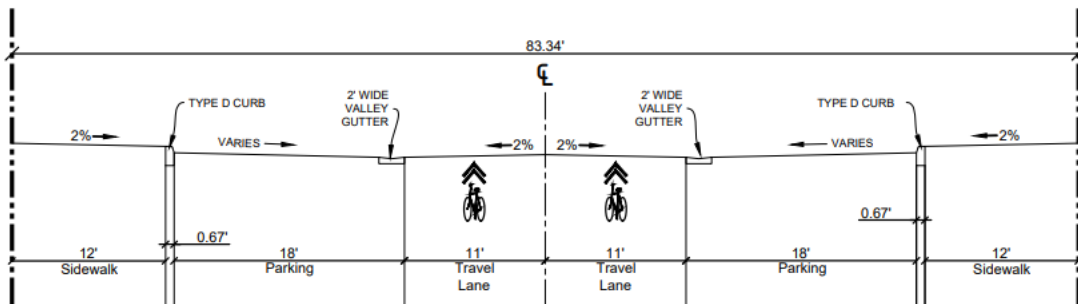


ACCESS DRIVE AISLE DESIGN CROSS SECTION "B"

Exhibit F - Development Master Plan



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:

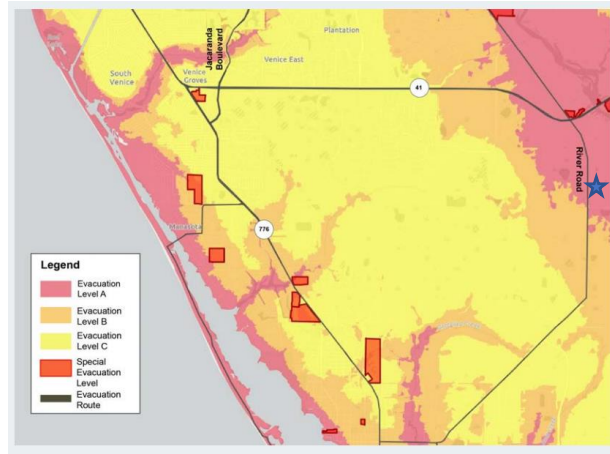


Exhibit F - Development Master Plan

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

Exhibit F - Development Master Plan

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:



Exhibit F - Development Master Plan

- (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:

Exhibit F - Development Master Plan



- 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.

Exhibit F - Development Master Plan

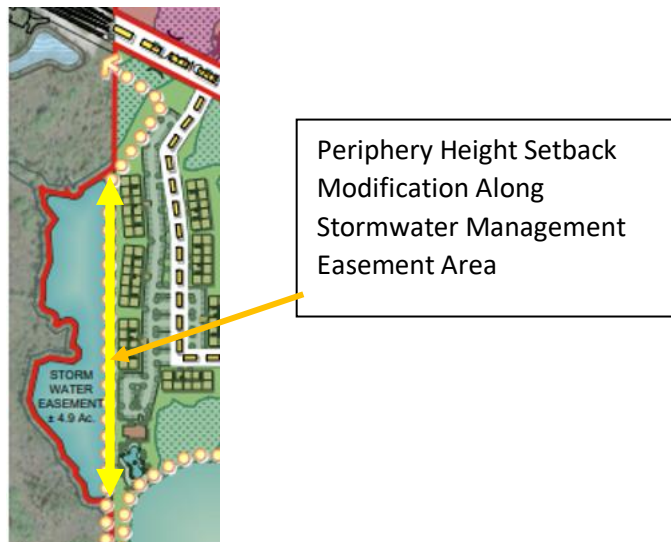
- Outdoor sales and storage are prohibited. All storage shall be within a fully enclosed building.
- Parking along an access drive aisle designed for this purpose is permitted.
- Reflective glass is not permitted in any building in this activity center to prevent glare to vehicular traffic.
- Roofs shall 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.

Exhibit F - Development Master Plan

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:



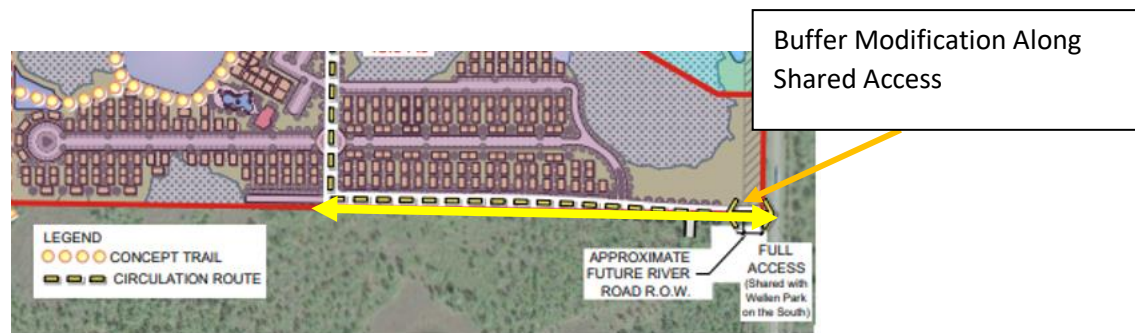
3. Perimeter Buffer Modification Requested: Sec. 53-113, General Development Regulations, D. Perimeter Buffer

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

Exhibit F - Development Master Plan

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:





West River Village Building Elevation
City of North Port, Florida



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City of North Port, Florida



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