



City of North Port

ORDINANCE NO. 2021-13

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 1 – FINDINGS

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

SECTION 2 – ADOPTION

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

SECTION 3 – FILING OF APPROVED DOCUMENTS

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

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

SECTION 4 – CONFLICTS

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

SECTION 5 – SEVERABILITY

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

SECTION 6 – EFFECTIVE DATE

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

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

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

CITY OF NORTH PORT, FLORIDA

GISELLE “JILL” E. LUKE
MAYOR

ATTEST

HEATHER TAYLOR, CMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

AMBER L. SLAYTON
CITY ATTORNEY

Exhibit A to Ordinance No. 2021-13

WEST VILLAGES INDEX MAP

LEGEND	
	EXISTING ROADWAY
	4 LANE W/ 4' SIDEWALKS
	6 LANE W/ 4' SIDEWALKS
	8 LANE W/ 4' SIDEWALKS
	10 LANE W/ 4' SIDEWALKS
	12 LANE W/ 4' SIDEWALKS
	14 LANE W/ 4' SIDEWALKS
	16 LANE W/ 4' SIDEWALKS
	18 LANE W/ 4' SIDEWALKS
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- NOTES**
- (1) THE VILLAGES ARE PROPOSED TO BE DEVELOPED IN PHASES. THE PHASES WILL BE DETERMINED BY THE VILLAGES DEVELOPER AND APPROVED BY THE CITY OF NORTH PORT. THE VILLAGES WILL BE DEVELOPED IN PHASES BASED UPON THE VILLAGES DEVELOPER'S PROPOSED DEVELOPMENT PLAN AND THE CITY OF NORTH PORT'S APPROVAL.
 - (2) AREAS DERIVED WITHIN THE DEVELOPMENT WILL INCLUDE 300+ TO 1,000 ACRES OF TOWN CENTERS AND MAY INCLUDE VILLAGE DEVELOPMENT AT THE DENSITY / INTENSITY ESTABLISHED IN THE V.D.P.P. CONSISTENT WITH THE V.D.P.P. PROCESS.
 - (3) THE VILLAGES WILL BE DEVELOPED IN PHASES. THE PHASES WILL BE DETERMINED BY THE VILLAGES DEVELOPER AND APPROVED BY THE CITY OF NORTH PORT. THE VILLAGES WILL BE DEVELOPED IN PHASES BASED UPON THE VILLAGES DEVELOPER'S PROPOSED DEVELOPMENT PLAN AND THE CITY OF NORTH PORT'S APPROVAL.
 - (4) LOCATION AND CONFIGURATION OF PARKS SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT. PARKS SHALL BE DEVELOPED IN PHASES WITH THE VILLAGES DEVELOPER'S PROPOSED DEVELOPMENT PLAN AND THE CITY OF NORTH PORT'S APPROVAL.
 - (5) MULTIMODAL TRAILS MAY BE LARGELY OR FULLY DEVELOPED AND BUILT IN PHASES WITH THE VILLAGES DEVELOPER'S PROPOSED DEVELOPMENT PLAN AND THE CITY OF NORTH PORT'S APPROVAL.
 - (6) 8' - 12' TRAILS WILL BE DEVELOPED ON V.D.P.P. AND MAY BE COMBINED WITH INTERNAL ROADWAYS.
 - (7) THE VILLAGES WILL BE DEVELOPED IN PHASES. THE PHASES WILL BE DETERMINED BY THE VILLAGES DEVELOPER AND APPROVED BY THE CITY OF NORTH PORT. THE VILLAGES WILL BE DEVELOPED IN PHASES BASED UPON THE VILLAGES DEVELOPER'S PROPOSED DEVELOPMENT PLAN AND THE CITY OF NORTH PORT'S APPROVAL.
 - (8) FINAL LOCATIONS OF TOWN CENTERS, PUBLIC FACILITY SITES, SCHOOL SITES, VILLAGE BOUNDARIES AND ROADWAY CORRIDORS SHALL BE DETERMINED DURING THE V.D.P.P. PROCESS AND/OR DEVELOPERS AGREEMENT.
 - (9) FINAL ALIGNMENT OF CORRIDORS / ROADWAYS IS SUBJECT TO FINAL APPROVAL OF JURISDICTIONAL AGENCIES.
 - (10) FINAL SIZE, LOCATION, AND CONFIGURATION OF UTILITIES/PUBLIC FACILITIES SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT.
 - (11) SCHOOL SITES SHOWN IN VILLAGE "C" WILL BE REMOVED IN FAVOR OF VILLAGE DEVELOPMENT. SCHOOL SITES SHOWN IN VILLAGES "D" AND "E" WILL BE REMOVED IN FAVOR OF VILLAGE DEVELOPMENT. SCHOOL SITES SHOWN IN VILLAGES "F" AND "G" WILL BE