

Ordinance No. 2022-07



Village I Village District Pattern Plan

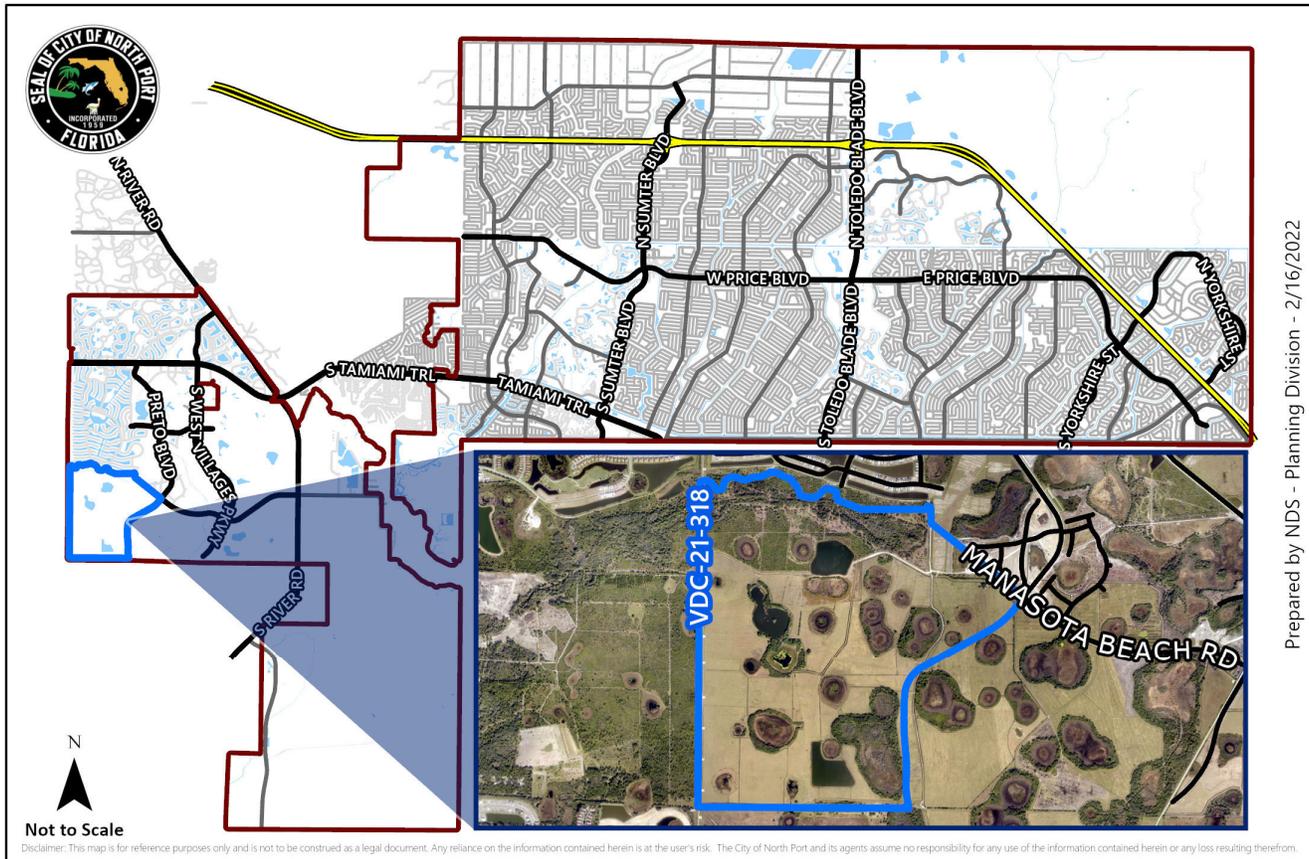
From: Noah Fossick, Planner II

Thru: Alaina Ray, AICP, Neighborhood Development Services Director

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

Date: February 28, 2022

STAFF REPORT



Prepared by NDS - Planning Division - 2/16/2022

PROJECT:	Village I Village District Pattern Plan (VDPP), VDC-21-318
REQUEST:	Approval of Ordinance 2022-07, Village I VDPP
APPLICANT:	John Luczynski, Manasota Beach Ranchlands, LLLP (Exhibit A)
OWNER:	Manasota Beach Ranchlands, LLLP (Exhibit A)
LOCATION:	Portion of Parcels 0804-00-1000, 0805-00-1000, and 0807-00-1000 Bounded by the Manasota Beach Road to the north, Preto Boulevard to the east, and the City of North Port municipal boundary to the south and west.
PROPERTY SIZE:	±897 acres

I. BACKGROUND

Village I is identified as a ±897 acre parcel bounded by the future Manasota Beach Road to the north, Preto Boulevard to the east, and the City of North Port municipal boundary to the south and west.

John Luczynski, on behalf of property owner, Manasota Beach Ranchlands LLLP, submitted a Village District Pattern Plan-Combined application in October 2021. This application includes all required steps of the VDPP process including the site analysis, preliminary, proposed, and final VDPPs as outlined in the Unified Land Development Code (ULDC) Sec. 53-214.

II. PROJECT SUMMARY

With the establishment of Village I, the applicant is proposing to develop a Village consisting of four (4) Residential Neighborhoods, one (1) Mixed Use Area, and one (1) Mixed Use—Residential Neighborhood. The Residential Neighborhoods (RN) are proposed to allow a range of housing types from attached units and townhomes to detached single family lots of varying sizes. The Mixed Use—Residential Neighborhoods (MURN) allow for low-intensity commercial and service uses, civic structures and amenity sites, as well as a mix of residential uses. The MURNs are intended to be civic focal points nearby to the Residential Neighborhoods. The Mixed Use area is intended to bring non-residential, predominantly commercial uses to serve the residents of Village I and the surrounding Villages. The Mixed Use area is located at the intersection of the collector roads Manasota Beach Road and Preto Boulevard. The location will allow for easy access to the future commercial, retail, office, and other non-residential uses. Furthermore, an approved Mixed Use area for Village J is located at the same intersection in the southeast corner. The clustering of these Mixed Use areas will allow these Mixed Use areas to collectively serve beyond their own Village boundaries and serve all residents and visitors to the Wellen Park and North Port area.

The Mixed Use area is identified as a Village Center, which has additional standards as outlined in the West Villages Pattern Book. The Village Center is required to have a mix of residential (typically higher density), commercial and retail services, office, civic, and parks/open space. The Mixed Use—Residential Neighborhoods is strategically located centrally in the Village and near the entrances to the Residential Neighborhoods to better serve the residents with civic and commercial uses. The four proposed Residential Neighborhoods are designed to support a myriad of housing types including single family detached and attached units, townhomes, and multi-family with optional accessory apartments. The Residential Neighborhoods will amount to approximately 765 acres, the Mixed Use Residential Neighborhoods will be approximately 52 acres, and the Mixed Use area will be approximately 80 acres.

III. REVIEW PROCESS

ULDC Sec. 53-214. provides the review process for Village District Pattern Plans (VDPP). The applicant submitted the required Site Analysis with the Preliminary VDPP (the steps may be combined). After City Staff review and comments, the applicant submitted a proposed VDPP with changes made. After this second round of review and comments from City Staff, the applicant submitted the final VDPP for approval by City Staff prior to public hearing. Throughout the process, the applicant worked closely with City Staff to develop the VDPP, submit all required documents, and resolve all comments and concerns. City Staff has reviewed the application, materials, and the drafts of the VDPPs pursuant to the Comprehensive Plan and ULDC and found the VDPP to be consistent with these regulations.

IV. WAIVERS AND MODIFICATIONS

Goal 5 of the Future Land Use Element of the City's Comprehensive Plan states "The Village Land Use Classification has been designed to promote a pattern of development that will overcome the problems associated with urban sprawl; encourage a better jobs/housing balance; promote a pattern of development that will reduce reliance on the personal automobile by allowing a greater variety of land uses closer to work and home; protect and enhance environmental assets and provide for an orderly transition from rural to urban land uses through a planning process that couples a build out vision with the proper timing and location of adequate public facilities through preparation of Village District Pattern Plan(s) (VDPP)."

The Village District Pattern Plan process is intended to be the medium by which the land developers can attain the goals set forth in the City's Comprehensive Plan. The West Villages Pattern Book and the VDPPs for each Village provide numerous waivers and modifications from the Unified Land Development Code to adequately address the vision for the Wellen Park area. This master planned development differs extensively from the development pattern of the rest of North Port, which is characterized by more than 60,000 pre-platted lots and the associated infrastructure built by General Development Corporation spanning three decades from the 1950s to the 1970s. The Wellen Park area utilizes elements of new, emerging planning and development trends such as New Urbanism and a focus on multi-modal transportation. Thus, to incorporate these contemporary ideas, the Village I Pattern Plan includes major modifications from the ULDC such as: increased Floor Area Ratios (FAR), greater residential unit density, increased maximum building heights, smaller minimum lot size, smaller minimum lot frontage, greater maximum lot coverage, decreased setbacks, slower speed limits, dimmer lighting standards for parking lots, and large signage allowances. These modifications are consistent with the most recent VDPP approvals for Villages F, G, and J.

V. DATA AND ANALYSIS

In addition to other relevant sections of the City's Comprehensive Plan, development in areas zoned and with the Future Land Use designation of Village (V) are required to meet the standards set forth under Goal 5, Objective 13 of the Future Land Use Element of the Comprehensive Plan.

COMPREHENSIVE PLAN

Future Land Use Element Policy 13.1: General Village Principles—Each Village must adhere to the following general Community Planning Principles:

a. Planning for villages shall be in the form of distinct neighborhoods served by a mixed-use village center. Each neighborhood shall contain a neighborhood center consisting of civic space to accommodate a neighborhood park, elementary school or other similar neighborhood servicing civic facility. Neighborhood servicing commercial development shall be permitted in the neighborhood center. Groups of two or more neighborhoods shall be served by a mixed-use village center containing one or more of the following: housing, shops, work places, schools, parks, or civic facilities essential to the daily life of the Village residents.

In Section 1.2. Village District Plan, neighborhood centers are required for each individual neighborhood to provide amenities and civic spaces for the residents of the neighborhood. The VDPP further specifies that all homes be generally located within 1/2 mile of a neighborhood center; thus, making them accessible to all residents. Additionally, a Mixed Use Residential Neighborhood (MURN) is planned for the Village. The MURN is strategically located to service each of the neighborhoods. The initial concept for the MURN (Figure 19) shows a large park, civic spaces, and small-scale commercial and office spaces. At the VDPP stage, all neighborhood centers and MURNs are conceptual and are subject to change. More detailed site plans outlining the design and specific land use(s) will come after the approval of the VDPP, at the subdivision concept plan and major site and development stages. Village I is designed to provide a mixture of land uses with distinct areas where residents can live, work, and play.

Staff concludes that the petition is consistent with Policy 13.1.a of the Comprehensive Plan.

b, Village size shall be designed so that the neighborhood center are generally within a 1.0 to 2.0—mile radius of the Village Center (shops, services and other activities). This radius may be relaxed for rural

villages and where natural or community facilities and services interrupt the design.

Village I has a Village Center located at the southwest corner of the intersection of Manasota Beach Road and Preto Boulevard. The Village Centers is located on the northeastern boundaries of Village I, while the additional Mixed Use—Residential Neighborhoods is located centrally at the entrances to each Residential Neighborhood. Moreover, each residential neighborhood is intended to house their own neighborhood center, which will provide amenities and civic spaces. The entire Village is approximately 897 acres, or roughly 1.4 square miles. Village I provides various sites for community facilities, which exceed this requirement.

Staff concludes that the petition is consistent with Policy 13.1.b of the Comprehensive Plan.

c. All Villages containing more than one neighborhood should contain a diversity of housing types to encourage citizens from a wide range of economic levels and age groups to live within its boundaries. This is accomplished by using the adjusted gross acreage approach, which is the gross acreage minus water bodies, wetland/conservation areas, and open space.

Village I provides for an array of housing types permitted within each of the four Residential Neighborhoods. Per Table 1 of the VDPP, single-family detached, single-family attached, townhouses, stacked townhouses, multi-family units, and accessory apartments are all permitted and may be mixed within or wholly constitute each neighborhood (with the exception of the accessory apartment). Furthermore, the reduced lot sizes and frontages, greater density, and increased lot coverage allows for a greater array of form for each of these housing types, thereby increasing affordability and architectural diversity of each housing product. The VDPP provides the flexibility to provide a wide range of housing types that can attract and service people of every socioeconomic background. The myriad of housing types adds to the existing housing stock within the City and will contribute to the tax base.

Staff concludes that the petition is consistent with Policy 13.1.c of the Comprehensive Plan.

d. Transit stops shall be incorporated into the design of the Village Center.

The VDPP does not propose any transit routes or stops at this stage. However, Section 1.7.4. Transit, does address potential future expansion of the Sarasota County Area Transit (SCAT) services to the Village I, providing that SCAT identifies the need for the line to the Village Center. The section notes that there is currently low ridership as the current area of Village I has low population density owing to the current land use being predominantly vacant and/or ranchland. Village I is designed for alternative forms of transportation—with strong pedestrian linkages and multimodal trails—and thus, transit may be feasible when Village I is close-to or at build out.

Staff concludes that the petition is consistent with Policy 13.1.d of the Comprehensive Plan.

e. The Village shall have a center focus that combines commercial, civic, cultural, or recreational uses.

Village I has a Village Center (Mixed Use area; MU) and a Mixed Use—Residential Neighborhood (MURN), which will cumulatively offer residents a mix of commercial, civic, cultural, and recreational uses. Albeit only conceptual in nature, the VDPP provides design examples for each of these areas. The design examples show recreational sports courts (tennis and basketball), walking trails, community pools, indoor recreation centers, and the option of small-scale commercial and office spaces within the MURNs. The MUs/Village Centers are designed to provide commercial, retail, and office uses that will service Village I and the surrounding villages. The multi-modal trail network proposed in the VDPP will provide connectivity by non-motorized transportation and neighborhood electric vehicles. Landscaping and site standards within the VDPP will provide well-designed and integrated commercial and civic buildings that promote access and communal gatherings. Additionally, the Village Center is required to provide at least 5% of the land for civic uses and 10% for parks and open space per Policy 13.5.2 of the Comprehensive Plan; thus, ensuring that there are gathering spaces for the community.

Staff concludes that the petition is consistent with Policy 13.1.e of the Comprehensive Plan.

f. The Village shall contain an ample supply of open space (includes stormwater management areas, golf courses, floodplains, greenbelts, upland habitat areas, vehicular/utility corridors) in the form of squares, greens and parks whose frequent use is encouraged through access, placement, and design.

As mentioned previously, the Village Center is required to provide a minimum of 5% of the land for civic uses and 10% for parks/open space. In addition, Section 1.6 Environmental Management Plan, through the required Site Analysis, identified ±241 acres of wetlands and surface waters. The VDPP proposed approximately 5 acres of wetland impacts and 5 acres of surface water impacts, for a total of 10 acres of impacts. Thus, the VDPP proposes to conserve approximately 231 acres of the 897 acres, roughly 25.8%, of Village I for open space prior to any additional open space preserved for individual neighborhoods and developments. The VDPP further proposed multi-modal trails that will add to this total. Site-specific developments in Village I will also provide additional stormwater areas, park space, civic spaces and amenity sites, and potentially more open space.

Staff concludes that the petition is consistent with Policy 13.1.f of the Comprehensive Plan.

g. Each Village shall have a well-defined edge, such as greenbelts, wildlife corridors, permanently protected from development, or through the use of urban design features which distinctly define the edge of the village.

Section 1.9.5. Landscape and Irrigation Standards states, “The village greenbelt may include perimeter buffers and/or perimeter walls, preserved environmental features, wetlands and wetland buffers, as well as adjacent roadways and multi-use pathways within rights-of-way. These elements are intended to discourage sprawl by providing a definable village edge.” The VDPP adequately provides the framework for the edge of Village I, that will be identified and employed during site plan approvals.

Staff concludes that the petition is consistent with Policy 13.1.g of the Comprehensive Plan.

h. Local and collectors streets, pedestrian paths and bike paths shall contribute to a system of fully-connected and interesting routes from individual neighborhoods to the Village Center and other Villages. Their design shall encourage pedestrian and bicycle use.

Figures 3 and 12 of the VDPP propose the internal local roadways and multi-modal pathways. Furthermore, Section 1.4 Roadways and Pathways, provides sample cross-sections with the required walkways along all rights-of-way except alleys and required bike lanes along some of the internal roadways. The VDPP ensures that there will be a

network of sidewalks, multi-modal paths, and bike lanes that will enhance the connectivity and promote non-motorized transportation within Village I and to other Villages.

Staff concludes that the petition is consistent with Policy 13.1.h of the Comprehensive Plan.

i. The natural terrain, drainage patterns and vegetation of preserved tracts of native habitats shall be contained within parks, open space or greenbelts.

Section 1.6 Environmental Management Plan addresses the planned preservation and impacts to the natural terrain within Village I. The VDPP proposes the preservation of approximately 231 acres of open space with only 10 acres of impact to the existing wetlands and surface waters. Additional requirements for civic and open space within the Village Center, Mixed Use—Residential Neighborhood, and in the Neighborhood Centers will add to the open space acres set aside by this VDPP and will be determined at the site plan approval stage.

Staff concludes that the petition is consistent with Policy 13.1.i of the Comprehensive Plan.

j. The Village Center shall be designed to encourage and accommodate linkage with the regional transit system.

Section 1.7.4. Transit does not provide any planned transit routes or stops to the Village Center of Village I at the time of this VDPP. Transit routes are not feasible at this time, as the area in and around Village I is vacant and/or ranchlands with a very low population density. As Village I and the surrounding Villages are developed and near build-out, transit routes are envisioned to be more feasible. The VDPP does however provide for the “last mile” by providing linkage to the Village Center by non-motorized transportation and neighborhood electric vehicles. Additionally, the proposed layout of the Village Center in Figure 18 brings many of the buildings to the street and locates parking to the rear which encourages pedestrians, cyclists, and transit users.

Staff concludes that the petition is consistent with Policy 13.1.j of the Comprehensive Plan.

k. Planning requirements for the design of each Village District Pattern Plan shall exceed or be consistent with 1) the requirements of the Florida Fish and Wildlife Conservation Commission, the United State Fish and Wildlife Service, and the Conservation and Coastal Zone Management Element of the City of North Port Comprehensive Plan

with regard to listed species and their associated habitats; 2) the protection of wetlands pursuant to Chapter 373, Florida Statutes permitting requirements as administered by the Florida Department of Environmental Protection and the Southwest Florida Water Management District.

The applicant provided a full environmental report for Village I dated August 2021. The environmental report was consistent with the requirements of the Florida Fish and Wildlife Commission and the U.S. Fish and Wildlife Service. The provisions for the landscaping and green design of buildings, as well as the landscaping regulations in the West Villages Pattern Book, satisfy the requirements of the Conservation and Coastal Zone Element of the Comprehensive Plan. All wetland mitigation will be reviewed and approved by the Southwest Florida Water Management District and the Florida Department of Environmental Protection prior to site plan approval. Additionally, the environmental assessment will require an update prior to any land disturbing activity.

Staff concludes that the petition is consistent with Policy 13.1.k of the Comprehensive Plan.

l. Where appropriate, civic structures, schools, clubhouses, and other structures shall be designed as hurricane shelters to provide a safe environment for the residents or employees.

Section 1.7.5. Hurricane Evacuation does not propose to design schools or civic structures as hurricane shelters. Village I is located entirely within Evacuation Level C, whereby all residents would be required to evacuate for a hurricane Category three (3) or stronger. As such, no resident is intended to remain in the Village should a storm of a strength requiring a shelter impact the area.

Staff concludes that the petition is consistent with Policy 13.1.l of the Comprehensive Plan.

n. The maximum density for properties designated Village Land Use Classification shall be specifically established at the time of the comprehensive plan amendment. The maximum number of units for the Thomas Ranch property, as boundaries are depicted on Figure 13.1.n shall be 16,400 dwelling units.

The Village I VDPP is proposing 2,179 dwelling units. Staff has reviewed the proposed dwelling units for consistency with the total number of allowed units and the previous VDPP approvals. Combined with the

proposed units of the concurrent application for the Village K VDPP, the total number of units entitled would be 12,776 dwelling units. The remaining entitlements for Villages H and L would be no more than 3,624 dwelling units combined total.

Staff concludes that the petition is consistent with Policy 13.1.n of the Comprehensive Plan.

Future Land Use Element Policy 13.3.1: Village—Each Village should be planned so that it includes no greater than 2000 acres of gross land area. This area may be increased at the discretion of the City where substantial acreage is included in natural water bodies, open space, or wetlands/conservation areas. The adjusted gross density in the Village shall generally be 3.0 DU/per adjusted gross acre. Adjusted gross density in the Village shall be capable of supporting, at a minimum, a grocery store anchored commercial center of 80,000 to 150,000 square feet. The Village shall be composed of no less than two (2) neighborhoods, except where constrained by natural or manmade features. Each Village shall contain civic space in the form of a village park and, if required by the Public Improvements Plan analyses completed per Section 13.6.III.3, one (1) elementary school. A village green and, if required by Section 13.6.III.3, one (1) middle school site should be provided in the Village Center. Size requirements for the village green shall be consistent with minimum standards in 13.5.2. The minimum size of a village park should be at least 5 acres.

Village I is approximately ±897 acres. The Village Center is suited to host a commercial center with a grocery store. Site plan approval for the Village Center will come later and are not part of this VDPP. Village I is designed for four (4) Residential Neighborhoods (RN-1 through RN-4), which will constitute the majority of the acreage of the Village. Civic spaces will be incorporated in the Neighborhood Centers, Mixed Use-Residential Neighborhoods, and Village Centers.

Staff concludes that the petition is consistent with Policy 13.3.1 of the Comprehensive Plan.

Future Land Use Element Policy 13.4.1: Neighborhoods—Residential neighborhoods generally shall not exceed 500 adjusted gross acres and should offer neighborhood facilities and civic services including passive and active recreation facilities. The development of a variety of housing types is encouraged. Attached dwellings are encouraged for the property surrounding the neighborhood center (focal point). Civic space shall be provided within each neighborhood. Each

neighborhood shall be designed so all housing units are generally within a 1/2 mile radius of the neighborhood center.

The total acreage of Village I is only 897 acres and four (4) Residential Neighborhoods, one Mixed Use—Residential Neighborhood, and one Mixed Use area is proposed. No neighborhood can exceed 500 adjusted gross acres. Additionally, Section 1.2 requires Neighborhood Centers within each neighborhood, which will provide amenity centers. Amenity centers provide active recreation options such as sports courts and pools, and passive recreation options such as barbecue and picnic areas. The neighborhood centers are located within the neighborhoods and should generally be within a 1/2 mile of all homes.

Staff concludes that the petition is consistent with Policy 13.4.1 of the Comprehensive Plan.

Future Land Use Element Policy 13.5.1: Neighborhood Centers—Area set aside for commercial development shall be in addition to that required for any civic use.

1. Total land area shall not exceed four (4) acres (not including land uses such as civic areas, open space, schools).

Neighborhood Centers are planned for each individual neighborhood. The Mixed Use-Residential Neighborhoods will provide some of the commercial need of the Residential Neighborhoods and are generally designed as under four acres, not including civic uses and open space.

Staff concludes that the petition is consistent with Policy 13.5.1 of the Comprehensive Plan.

Future Land Use Element Policy 13.6: Initiation of a Village/District Planned Development

Detailed Village boundaries must be established through the adoption of a Village District Pattern Plan (VDPP). No development shall be permitted within a Neighborhood, Neighborhood Center, Village Center or a Town Center until a VDPP for the entire Village or Town Center has been approved by the North Port City Commission. However, the initiation of a VDPP does not constitute proposal of an actual plan of development by the developers of land within the Village, and the approval of a VDPP by the North Port City Commission does not constitute an authorization to commence development within the Village. Following approval of a VDPP, a developer of land within the Village must apply for and obtain from the City approval of specific plans of development which are consistent with the approved

VDPP. A VDPP must be prepared in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with Policies 13.1—13.12 in this section. Each and every step involved in the preparation of the VDPP must be directed by, or coordinated with, the City and must include at a minimum the following information:

- Site Analysis
- Preliminary VDPP
- Proposed VDPP
- Final VDPP

The applicant completed the requisite steps of the Village District Pattern Plan application and approval process. A Site Analysis, Preliminary VDPP, Proposed VDPP, and Final VDPP have been received, reviewed, and approved by City Staff. Each step has been found to have adequately addressed Staff comments.

Staff concludes that the petition is consistent with Policy 13.6 of the Comprehensive Plan.

Future Land Use Element Policy 13.8: Village Greenbelts

In addition to requirements for formal parks and neighborhood greens, greenbelts surrounding each village and Town Center, shall be required at the perimeter of each Village. This greenbelt must be provided to discourage sprawl by creating a definable Village and provide a permanent undeveloped edge, except as set forth in Policy 13.8.1 (g) and Policy 13.9, so that planning a Village within limited space takes on meaning. These greenbelts may function as an environmental corridor (s) incorporating passive recreation uses such as hiking and surface water management systems. The functions shall be consistent and compatible with the type of Village (i.e.: Village or Rural Village). In greenbelts which contain listed plant or animal species, or unique habitat types; no development other than passive recreational facilities shall be permitted within these areas. Significance shall be determined based upon an environmental assessment report and consultation with appropriate State or federal agencies. TDR's shall be assigned to the Greenbelt at a rate of two (2) dwelling units per acre and may be applied within the Village or Town Center unless the transfer will result in over crowding of the schools serving the area where TDR's are transferred.

Section 1.8.1 Perimeter Walls permits walls to be used at the boundaries

of the Village, individual neighborhoods, and within the village greenbelt to provide create a definable edge. Additionally, multi-modal trails are planned along the collector roadways that form the boundaries of Village I—Manasota Beach Road and Preto Boulevard (Figure 12). Last, wetlands are preserved internal and partially along the edge of the Village. Preservation of these wetlands encourages clustering of homes, which serves to combat sprawl.

Staff concludes that the petition is consistent with Policy 13.8 of the Comprehensive Plan.

Future Land Use Element Policy 13.9: Collector and Arterial Roads

To protect the Village form of complete and integrated neighborhoods, villages shall not be designed to be severed by arterial highways as defined by the City of North Port, or the FDOT. Arterials shall include a separation from the Village perimeter to the edge of the roadway. The area of separation shall be maintained as a permanent greenbelt and buffer. Arterials may be located within greenbelts provided the roadway does not encroach on any preserved tracts of native habitat or conflict with the maintenance of wetland or preserved native habitat functions. As a requirement of approval, a Village District Pattern Plan shall consider provision and location of Rights-of-Way for any collector or principal arterial highway. Area sufficient to accommodate long range plans for mass transit shall be considered when acquiring rights-of-way for collector and arterial highways serving the area included in the Village Land Use Classification.

Village I is not severed by and does not abut any arterial highways. The Village boundaries are approximately 1.7 miles from US-41, 1.7 miles from SR-776, and 2.1 miles from River Road. Village C provides a buffer from US-41, Villages J and K provide a buffer from River Road, and the communities of unincorporated Sarasota County provide a buffer from SR-776.

Staff concludes that the petition is consistent with Policy 13.9 of the Comprehensive Plan.

Chapter 53—Zoning Regulations, Article XVIII.— Village.

Sec. 53-205.— Relationship to Comprehensive Plan; Sec. 53-207.— General Village Design Principle; Sec. 53-208.— Village standards; Sec. 53-210.— Neighborhood standards; Sec. 53-211.— Neighborhood Center

ULDC

standards; Sec. 53-214.– Village District Pattern Plan (VDPP) process; and, Sec. 53-216.– Village Greenbelts.

The preceding sections of the ULDC implement the aforementioned policies of the Future Land Use Element of the Comprehensive Plan. Sec. 53-205. implements Objectives 1 and 13 and quotes Policy 13.1; Sec. 53-207. implements Policy 13.1.a-13.1.m; Sec. 53-208. implements Policy 13.3.1; Sec. 53-210. implements Policy 13.4.1; Sec. 53-211. implements Policy 13.5.1; Sec. 53-215. implements Policy 13.6; and, Sec. 53-216 implements Policy 13.8.

Staff concludes that the petition is consistent with Chapter 53-Zoning Regulations, Article XVIII.– Village of the Unified Land Development Code.

TRANSPORTATION

As part of the VDPP process, a transportation impact analysis was conducted for the combined area of Villages I, J, and K. The analysis included a prediction of the impacts of the three Villages on the overall transportation system within and adjacent to the Wellen Park area and identified current and future conditions of affected roadways. Furthermore, the analysis includes improvements and the timing of such improvements to the exterior roadway system. The analysis was reviewed and approved by the City Engineer; a summary of such is included in pages 34-38 of the VDPP.

ENVIRONMENTAL

A full environmental assessment was performed on the area constituting Village I in August 2021 by Environmental Consulting and Technology, Inc. (ECT). As part of the assessment, ECT mapped the location of all natural features and habitat areas on the site and evaluated the quality and character of these habitat areas. In addition, ECT conducted a general wildlife survey to evaluate the site for the presence of state and federally protected species. During their field surveys, ECT observed little blue herons, a pair of Florida sandhill cranes, and lend a high probability of wood stork(s), tricolored heron(s), and bald eagle(s) habituating or otherwise occurring in the Village. Additionally, ECT conducted a 15% gopher tortoise survey, during which they did observe tortoises and their burrows. Further gopher tortoise and other wildlife surveys will be required prior to any site construction. If any tortoises are found at that time, proper authorization from the Florida Fish and Wildlife Conservation Commission (FWC) would be required to

ENVIRONMENTAL

relocate the tortoises.

CITY SERVICES

Village I will be served by water and sewer from the City of North Port Utilities, initially from existing facilities and later from water, wastewater, and reclaimed water facilities that are under construction. Solid Waste services will be provided by the City of North Port. The City of North Port Police and Fire/Rescue will also service the Village from the newly constructed facility in Village D.

VI. PUBLIC NOTICE AND HEARING SCHEDULE

PUBLIC NOTICE

Ordinance 2022-07 was advertised in a newspaper of general circulation within the City of North Port on **March 2, 2022** pursuant to the provisions of Section 166.041(3)(a), Florida Statutes, and Section 7.01(c) of the Charter of the City of North Port, and Chapter 1, Article II., Section 1-12. of the City's Unified Land Development Code (ULDC) as amended (Exhibit B).

PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board	March 17, 2022 9:00 AM or soon thereafter
City Commission First Reading	April 12, 2022 10:00 AM or soon thereafter
City Commission Second Reading	April 26, 2022 6:00 PM or soon thereafter

VII. RECOMMENDED MOTION

Staff recommends that the Planning & Zoning Advisory Board recommend approval of VDC -21-318 and motion as follows:

I move to recommend approval of Ordinance No. 2022-07, Petition VDC-21-318, and find that, based on competent substantial evidence, the Village District Pattern Plan meets the standards in the City of North Port's Comprehensive Plan, and Section 53-214 of the Unified Land Development Code.

VIII. ALTERNATIVE MOTIONS

The Planning and Zoning Advisory Board may also decide to take one of the following motions:

1. I move to recommend approval of Ordinance No. 2022-07, Petition VDC-21-318 with conditions [specify conditions], and find that, based on competent substantial evidence, the Village District Pattern Plan meets the standards in the City of North Port's Comprehensive Plan, and Section 53-214 of the Unified Land Development Code.

2. I move to recommend denial of Ordinance No. 2022-07, Petition VDC-21-318, and find that, based on competent substantial evidence, the Village District Pattern Plan does not meet the standards in the City of North Port's Comprehensive Plan, and Section 53-214 of the Unified Land Development Code.

IX. EXHIBITS

A	Warrant Deed and Affidavit
B	Public Notice

Exhibit A

AFFIDAVIT

I (the undersigned), JOHN E. LUCZYNSKI being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of the property described and which is the subject matter of the proposed hearing; 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 true to the best of my (our) knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I (we) authorize City staff to visit the site as necessary for proper review of this petition. *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 6TH day of OCTOBER, 20 21,

[Signature]
Signature of Applicant or Authorized Agent

JOHN E. LUCZYNSKI SR. Vice President
Print Name and Title

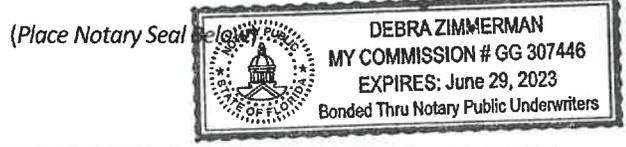
STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 6 day of October, 20 21, by John Luczynski who is personally known to me or has produced

_____ as identification, and who did/did not take an oath.

[Signature]
Signature - Notary Public



AFFIDAVIT AUTHORIZATION FOR AGENT/APPLICANT

I (we), _____, property owner(s), hereby authorize _____ to act as Agent/Applicant on our behalf to apply for this petition on the property described as (legal description) _____

Signature of Owner Date

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged by me this _____ day of _____, 20 _____, by _____ who is personally known to me or has produced _____ as identification, and who did not take an oath.

Signature - Notary Public

(Place Notary Seal Below)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014062917 8 PG(S)
May 29, 2014 12:19:24 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$297,206 00


Purchase Price: \$38,677,000
Additional Consideration: \$3,781,000
Doc Tax: \$297,206
Record: \$ 69,500

√ Prepared by and return to:
Patrick W. Ryskamp, Esq.
Williams Parker Harrison Dietz & Getzen
200 S. Orange Avenue
Sarasota, FL 34236

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of May 28, 2014, by and between **FOURTH QUARTER PROPERTIES XXXII, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantor"), having an address of 45 Ansley Drive, Newnan, Georgia 30263, and **THOMAS RANCH LAND PARTNERS NORTH PORT, LLLP**, a Florida limited liability limited partnership (hereinafter referred to as "Grantee"), having an address of 400 Park Avenue S., Suite 220, Winter Park, Florida 32789, Attn: David Koon.

WITNESSETH:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns, all that tract or parcel of land lying and being in Sarasota County, Florida, and being more fully described in **Exhibit "A"**, attached hereto and made a part hereof by reference (the "**Property**").

Tax Parcel Identification Numbers: 0783-00-1000, 0784-00-4010, 0785-00-1050, 0785-00-2100, 0785-00-3000, 0786-00-2000, 0788-05-0001, 0797-00-1000, 0799-00-1000, 0801-00-1000, 0804-00-1000, 0805-00-1000, 0807-00-1000, 0809-00-1000, 0811-00-1000.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements which are more fully described in the **Exhibit "B"**, attached hereto and made a part hereof by reference, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any, affecting the Property (the "**Permitted Exceptions**").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the 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 claiming by, through or under Grantor, subject to the Permitted Exceptions.

[Signatures appear on the following page]

IN WITNESS WHEREOF, Grantor has signed and sealed these presents as of the date first set forth above.

GRANTOR:

Signed, sealed and delivered in the presence of:

FOURTH QUARTER PROPERTIES XXXII, LLC, a Georgia limited liability company

Lesli L. Leberman

Print

Name: Lesli L. Leberman

By: *SE Thomas* (SEAL)

Name: Stanley E. Thomas

Title: Manager

Lori L. Scott

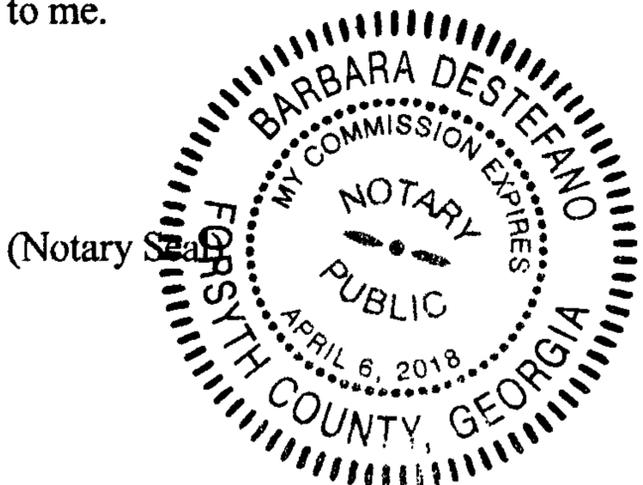
Print

Name: Lori L. Scott

STATE OF GEORGIA

COUNTY OF Fulton

The foregoing instrument was acknowledged before me this 22 day of MAY 2014 by Stanley E. Thomas, as Manager of **FOURTH QUARTER PROPERTIES XXXII, LLC**, a Georgia limited liability company on behalf of the company. The above-named person is personally ~~known to me or has produced~~ _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.



Barbara Destefano
Signature of Notary Public

BARBARA DESTEFANO
Print Name of Notary Public

I am a Notary Public of the State of Georgia, and my commission expires on 4/6/18.

EXHIBIT "A"

Tract C

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That part of Section 32, lying easterly of the easterly Right of Way Line of West Villages Parkway as described in Official Records Instrument No. 2009155882, and 2010059621, less and except the following:

The right-of-way for U.S. Highway No. 41 (State Road No. 45), pursuant to Order of Taking recorded in Official Records Book 1039, Page 762, of the Public Records of Sarasota County, Florida;

That portion of lands conveyed to the District Board of Trustees of Manatee Junior College, recorded in Official Records Book 1571, Page 2172, of the Public Records of Sarasota County, Florida;

All of Section 33, lying South of U.S. Highway No. 41 (State Road No. 45), less and except the following:

The right-of-way for U.S. Highway No. 41 (State Road No. 45), pursuant to Order of Taking recorded in Official Records Book 1039, Page 762, of the Public Records of Sarasota County, Florida;

That portion of lands conveyed to the District Board of Trustees of Manatee Junior College, recorded in Official Records Book 1571, Page 2172, of the Public Records of Sarasota County, Florida;

Lands conveyed to County of Sarasota in Official Records Book 2389, Page 528 of the Public Records of Sarasota County, Florida;

Lands conveyed to John H. Nevins, as Bishop of the Diocese of Venice, recorded in Official Records Instrument No. 1998166154, of the Public Records of Sarasota County, Florida;

Lands conveyed to West Villages Improvement District in Official Records Instrument No. 2005281157 of the Public Records of Sarasota County, Florida.

The Southwest 1/4 of Section 34, lying West of County Road No. 777, less and except the following:

The North 1/2 of the NW 1/4 of the SW 1/4;

The maintained right-of-way of South River Road (County Road No. 777);

The right-of-way for COUNTY ROAD NO. 777 (as realigned), pursuant to Order of Taking recorded in Official Records Book 2679, Page 2750, of the Public Records of Sarasota County, Florida;

Lands conveyed to Sarasota County, recorded in Official Records Instrument No. 1999111833, of the Public Records of Sarasota County, Florida;

Lands conveyed to River Road Office Park, Inc., recorded in Official Records Instrument No. 2000002794, of the Public Records of Sarasota County, Florida;

Lands conveyed to Sarasota County, recorded in Official Records Instrument No. 2008060371, of the Public Records of Sarasota County, Florida;

Lands conveyed to West Villages Improvement District recorded in Official Records Instrument No. 2011005442, of the Public Records of Sarasota County, Florida.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

The West Half of Section 3, less and except the following:

The right-of-way for COUNTY ROAD NO. 777 (as realigned), pursuant to Order of Taking recorded in Official Records Book 2679, Page 2750, of the Public Records of Sarasota County, Florida;

Lands conveyed to River Road Office Park, Inc., recorded in Official Records Instrument No. 2000002794, of the Public Records of Sarasota County, Florida;

Lands conveyed to Sarasota County, recorded in Official Records Instrument No. 2008060371 and 2008060374, of the Public Records of Sarasota County, Florida;

Lands conveyed to West Villages Improvement District, recorded in Official Records Instrument No. 2009021691, of the Public Records of Sarasota County, Florida.

All of Section 4, less and except the following:

Lands conveyed to River Road Office Park, Inc., recorded in Official Records Instrument No. 2000002794, of the Public Records of Sarasota County, Florida.

All of Section 5, less and except the following:

Lands conveyed to DiVosta Homes, L.P., recorded in Official Records Instrument No. 2004012753, of the Public Records of Sarasota County, Florida;

Lands conveyed to West Villages Improvement District, recorded in Official Records Instrument No. 2007188871, of the Public Records of Sarasota County, Florida;

That part of Section 5, lying northerly of West Villages Parkway as described in Official Records Instrument No. 2007188871, of the Public Records of Sarasota County, Florida.

All of Section 6, less and except the following:

Lands conveyed to DiVosta Homes, L.P., recorded in Official Records Instrument No. 2004012753, of the Public Records of Sarasota County, Florida.

All of Section 7;

All of Section 8;

All of Section 9.

The West Half of Section 10, less and except the following:

Lands conveyed to Sarasota County, recorded in Official Records Instrument No. 2008060371 and 2008060374, of the Public Records of Sarasota County, Florida.

Tract contains 4265.6842 Acres, more or less.

EXHIBIT "B"
Permitted Exceptions for Tract C

Taxes for the year 2014 and subsequent years, not yet due and payable.

The following matters (which are reflected in the title commitment 16-2013-000351 Issued through Old Republic National Title Insurance Company):

4. Easements in favor of Florida Power & Light Company recorded in Deed Book 98, Page 314, of the Public Records of Sarasota County, Florida.
5. Telephone Distribution Easement Deed in favor of GTE Incorporated, a Florida corporation recorded in Official Records Book 2793, Page 172, of the Public Records of Sarasota County, Florida.
6. Easements in favor of Sarasota County for the purposes of water supply distribution and sewerage collection and related matters recorded in Official Records Book 2702, Page 2442 and Subordination of Utility Interest and Agreement for Reimbursement for Additional Facility Relocations recorded in Official Records Book 2758, Page 642 ; of the Public Records of Sarasota County, Florida.
7. Easements in favor of Sarasota County Public Hospital Board recorded in Official Records Book 2785, Page 641 ; Official Records Book 3065, Page 606 and Official Records Book 3108, Page 2455 together with Amendment recorded under Instrument # 2007026896, of the Public Records of Sarasota County, Florida.
8. (Intentionally omitted).
9. Easements in favor of Englewood Water District recorded in Official Records Book 1320, Page 2150, of the Public Records of Sarasota County, Florida.
10. Access and Drainage Easements, and use restrictions in favor of the District Board of Trustees of Manatee Junior College as set forth in that certain Warranty Deed recorded in Official Records Book 1571, Page 2172, of the Public Records of Sarasota County, Florida .
11. (Intentionally omitted).
12. Access and Drainage Easements in favor of Sarasota County, together with covenants, limitations and conditions, as set forth in that certain Warranty Deed recorded in Official Records Book 2389, Page 528, of the Public Records of Sarasota County, Florida.
13. Terms and conditions contained in that certain Easement Agreement (Stormwater Drainage and Flowage) in favor of TAYLOR RANCH, LTD., a Florida limited partnership recorded in Official Records Book 3065, Page 615, of the Public Records of Sarasota County, Florida.
14. Reclaimed Water Agreement by and between TAYLOR RANCH, LTD., a Florida limited partnership and TAYLOR RANCH, INC., a Florida corporation and Sarasota County Public Hospital Board recorded in Official Records Book 3108, Page 2433, together with Affidavit recorded in Instrument # 2005257196, as amended in Instrument # 2007026896, of the Public Records of Sarasota County, Florida.
15. Declaration of Utility Easement by TAYLOR RANCH, INC., a Florida corporation recorded in Instrument # 1998166153, of the Public Records of Sarasota County, Florida.
16. Easement and right-of-way for ingress and egress, utilities and drainage in favor of John J. Nevins, as Bishop of the Diocese of Venice recorded in Instrument # 1998166155, of the Public Records of Sarasota County, Florida.
17. Terms and conditions contained in that certain Grant of Perpetual Non-Exclusive Easement In favor of TAYLOR RANCH, LTD., a Florida limited partnership; TAYLOR RANCH, INC., a Florida corporation and Venetian Development, Inc., a Florida corporation, for the purposes of access and underground utilities recorded in Instrument # 1999044368, of the Public Records of Sarasota County, Florida.
18. Conservation Easement in favor of Southwest Florida Water Management District recorded in Instrument # 1999044370, of the Public Records of Sarasota County, Florida.

19. Easements in favor of River Road Office Park, Inc., a Florida corporation recorded in Instrument # 2000002796 (33-39-20) and Instrument # 2000002797, of the Public Records of Sarasota County, Florida.
20. Terms and conditions contained in that certain Perpetual, Non-Exclusive Access and Utility Easement Agreement in favor of TAYLOR RANCH, INC., recorded in Instrument # 2000002798, of the Public Records of Sarasota County, Florida.
21. (Intentionally omitted).
22. Notice of Option to Purchase Lands in Section 32-39-20 in favor of SARASOTA COUNTY PUBLIC HOSPITAL BOARD, as Buyer, recorded in Official Records Book 2785, Page 650, of the Public Records of Sarasota County, Florida.
23. Declaration of Covenants, Conditions, Easements and Restrictions recorded in Instrument # 2004216589, as amended in Instrument # 2005257191 and 2007018906 of the Public Records of Sarasota County, Florida.
24. Declaration of Covenants, Conditions, Easements and Restrictions recorded in Instrument # 2005197548 as amended under Instrument # 2008099652 of the Public Records of Sarasota County, Florida.
25. Amended and Restated Utility Agreement recorded in Instrument # 2007064870 of the Public records of Sarasota County, Florida.
26. Water and Wastewater Interim Utilities Agreement recorded in Instrument # 2005089520, Public Records of Sarasota County, Florida.
27. Easement Agreement recorded in Instrument # 2007150241, of the Public Records of Sarasota County, Florida.
28. Easement Agreement recorded in Instrument # 2006215897, Public Records of Sarasota County, Florida.
29. Easement Agreement recorded in Instrument # 2007024930, of the Public Records of Sarasota County, Florida.
30. (Intentionally omitted).
31. (Intentionally omitted).
32. Easement in favor of Florida Power & Light Company recorded in Official Records Book 986, Page 905, together with consent agreement recorded in Instrument # 2006126669, of the Public Records of Sarasota County, Florida.
33. Easements in favor of Florida Power & Light Company recorded in Official Records Book 2940, Page 1363 and Official Records Book 3002, Page 1261, of the Public Records of Sarasota County, Florida.
34. Right of Way Resolution recorded in Official Records Book 2254, Page 2241, of the Public Records of Sarasota County, Florida.
35. (Intentionally omitted).
36. (Intentionally omitted).
37. Easement in favor of West Villages Improvement District recorded in Instrument # 2005089339, of the Public Records of Sarasota County, Florida.
38. (Intentionally omitted).
39. (Intentionally omitted).
40. (Intentionally omitted).
41. Easement in favor of the City of North Port recorded in Instrument # 2008019264, of the Public Records of Sarasota County, Florida.
42. Easement in favor of Sarasota County recorded in Instrument # 2008019265, of the Public Records of Sarasota County, Florida.
43. Easement in favor of the City of North Port, West Villages Improvement District, and Sarasota County recorded in Instrument # 2008019266, as re-recorded in Instrument # 2008029381, of the Public Records of Sarasota County, Florida.

44. (Intentionally omitted).
45. Easement in favor of Florida Power & Light Co. recorded in Instrument # 2008096395, of the Public Records of Sarasota County, Florida.
46. Notice of Establishment of West Villages Improvement District, Declaration of Consent to Jurisdiction, Agreement between West Villages Improvement District and Fourth Quarter Properties XXXII, LLC, and other instruments pertaining to said District recorded in Instrument #s 2004223490, 2006023618, 2007048565, 2007086623, 2007176566, 2008055051, of the Public Records of Sarasota County, Florida.
47. (Intentionally omitted).
48. (Deleted)
49. Slope, Drainage, Gateway Feature and Landscape Easement Agreement recorded in Instrument # 2009155886, of the Public Records of Sarasota County, Florida.
50. Subject to Terms, Conditions and Restrictive Covenants contained in Section 18.02(b) of that certain Memorandum of Lease between Fourth Quarter Properties XXXII, LLC and Publix Super Markets, Inc., recorded in Instrument # 2008122233; together with First Amendment to Lease and to Memorandum of Lease recorded in Instrument # 2009037412 and re-recorded in Instrument # 2009044358, of the Public Records of Sarasota County, Florida.
51. (Intentionally omitted).
52. Slope Easement to West Villages Improvement District recorded in Instrument # 2013134806, Public Records of Sarasota County, Florida.
53. (Intentionally omitted)
54. Any and all boundary inconsistencies, encroachments and other matters shown on the survey certified by Britt Surveying, Inc. dated March 28, 2014, Job Number 08-09-08A.
55. (Deleted)
56. Common law drainage rights in the streams and watercourses on the property.
57. (Intentionally omitted).
58. (Intentionally omitted).
59. (Intentionally omitted).
60. (Intentionally omitted).
61. Riparian and littoral rights.
62. (Deleted).
63. (Deleted).
64. (Deleted).
65. General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated June 26, 2006; First Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated June 9, 2008; Second Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated February 23, 2009; Third Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated January 26, 2010; Fourth Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated January 30, 2012.
66. (Deleted).
67. (Deleted).

68. Assignment of Leases and Rents recorded in Instrument # 2002164320, as modified in First Modification Agreement in Instrument # 2004126454, further modified in Second Modification in Instrument # 2005011686, Third Modification in Instrument # 2007054545, Fourth Modification in Instrument # 2008053030, Fifth Modification Agreement in Instrument # 2008060376, , Seventh Modification recorded in Instrument # 2009030319, Amendment to Mortgage Deed and Security Agreement and Amendment to Assignment of Leases and Rents in Instrument # 2009030320, Amended and Restated Mortgage and Security Agreement in Instrument # 2010039123, Modification Agreements in Instrument # 2011013257, 2011030279, 2012051784, 2012095624, 2012132626, and 2013097933, re-recorded in Instrument # 2013106487, and Amended and Restated Assignment of Leases and Rents recorded in Instrument # 2010039124, all of the Public Records of Sarasota County, Florida.

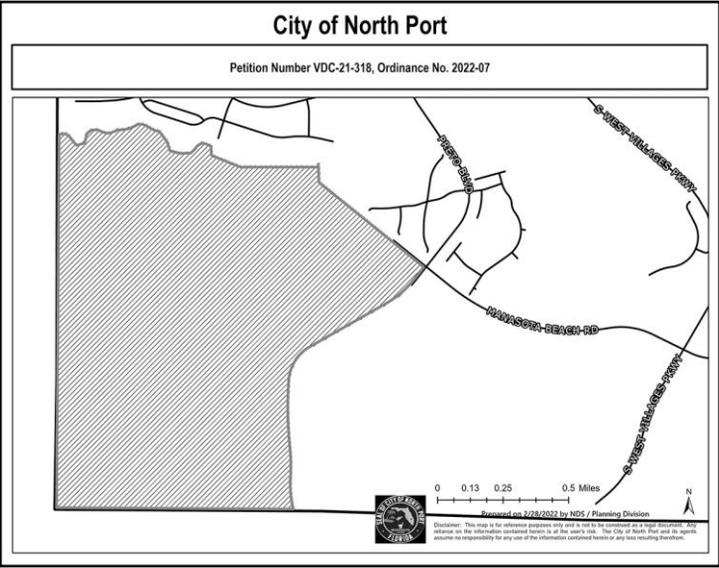
**Exhibit B PUBLIC NOTICE - CITY OF NORTH PORT
NOTICE OF PUBLIC HEARING FOR ORDINANCE
NUMBER 2022-07**

NOTICE IS HEREBY GIVEN, pursuant to Chapters 166 and 163 of the Florida Statutes and Section 7.01(c) of the Charter of the City of North Port, Florida that the City of North Port proposes to adopt **Ordinance No. 2022-07**, adopting the Village I, Village District Pattern Plan (West Villages) by reference.

This Public Hearing will be held before the **Planning and Zoning Advisory Board** designated as the **Local Planning Agency (LPA)** on **March 17, 2022, at 9:00 a.m.**, or soon thereafter. It will be held in the **North Port City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida, 34286**.

ORDINANCE NO. 2022-07

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, ADOPTING THE VILLAGE I VILLAGE DISTRICT PATTERN PLAN (WEST VILLAGES) FOR A ±898.00 ACRE AREA LOCATED TO THE WEST OF PRETO BOULEVARD, TO THE SOUTH OF FUTURE MANASOTA BEACH ROAD, AND TO THE NORTH AND EAST OF THE CITY OF NORTH PORT CITY LIMITS; AMENDING THE UNIFIED LAND DEVELOPMENT CODE, CHAPTER 53, ARTICLE XVIII-V VILLAGE, SECTION 53-214 TO INCORPORATE THE PATTERN PLAN BY REFERENCE; PROVIDING FOR FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.



Note: Proposed Ordinance No. 2022-07 (boundary of the subject property) is depicted on this map.

All interested parties are invited to appear and be heard in respect to this Ordinance at the public hearing in the City Hall Commission Chambers. Written comments filed with the City Commission will be heard and considered and will be made a matter of public record at the meeting. These public hearings may be continued from time to time as announced at the hearings, as may be found necessary. The files pertinent to Ordinance 2022-07, VDC-21-318 may be inspected by the public at the Neighborhood Development Services Department, Planning & Zoning Division, and in the City of North Port City Clerk's Office, 4970 City Hall Boulevard, North Port, Florida 34286, during regular business hours or by contacting Planninginfo@CityofNorthPort.com.

NO STENOGRAPHIC RECORD BY A CERTIFIED COURT REPORTER IS MADE OF THESE MEETINGS. ACCORDINGLY, ANY PERSON WHO MAY SEEK TO APPEAL A DECISION INVOLVING THE MATTERS NOTICED HEREIN WILL BE RESPONSIBLE FOR MAKING A VERBATIM RECORD OF THE TESTIMONY AND EVIDENCE AT THESE MEETINGS UPON WHICH ANY APPEAL IS TO BE BASED (SEE F.S.S. 286.0105).

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

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

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

/s/
Heather Taylor, MMC
City Clerk