



ACHIEVE ANYTHING



Nicole Galehouse, AICP
Planning Manager

Overview of West Villages

Development Review



Village Projects

Village Index Map (VIA)

Public Hearing

Village District Pattern Book (VDPB)

Public Hearing

Village District Pattern Plan (VDPP)

Public Hearing

Subdivision Plan (SCP)
Infrastructure Plan (INF)

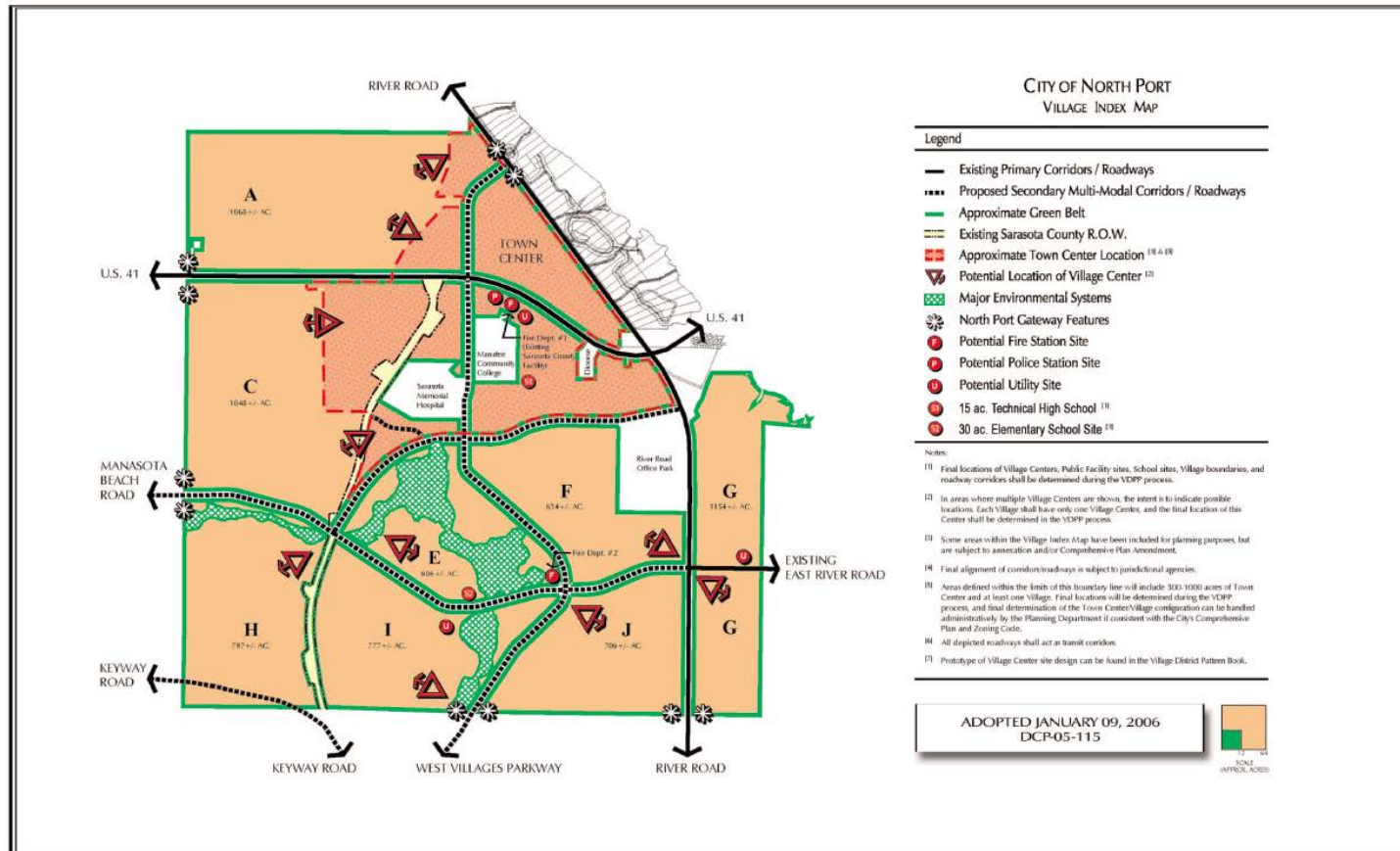
Plat (PLF)

Public Hearing

Major Site & Development (MAS)

Building Permit

West Villages Index Map - 2005

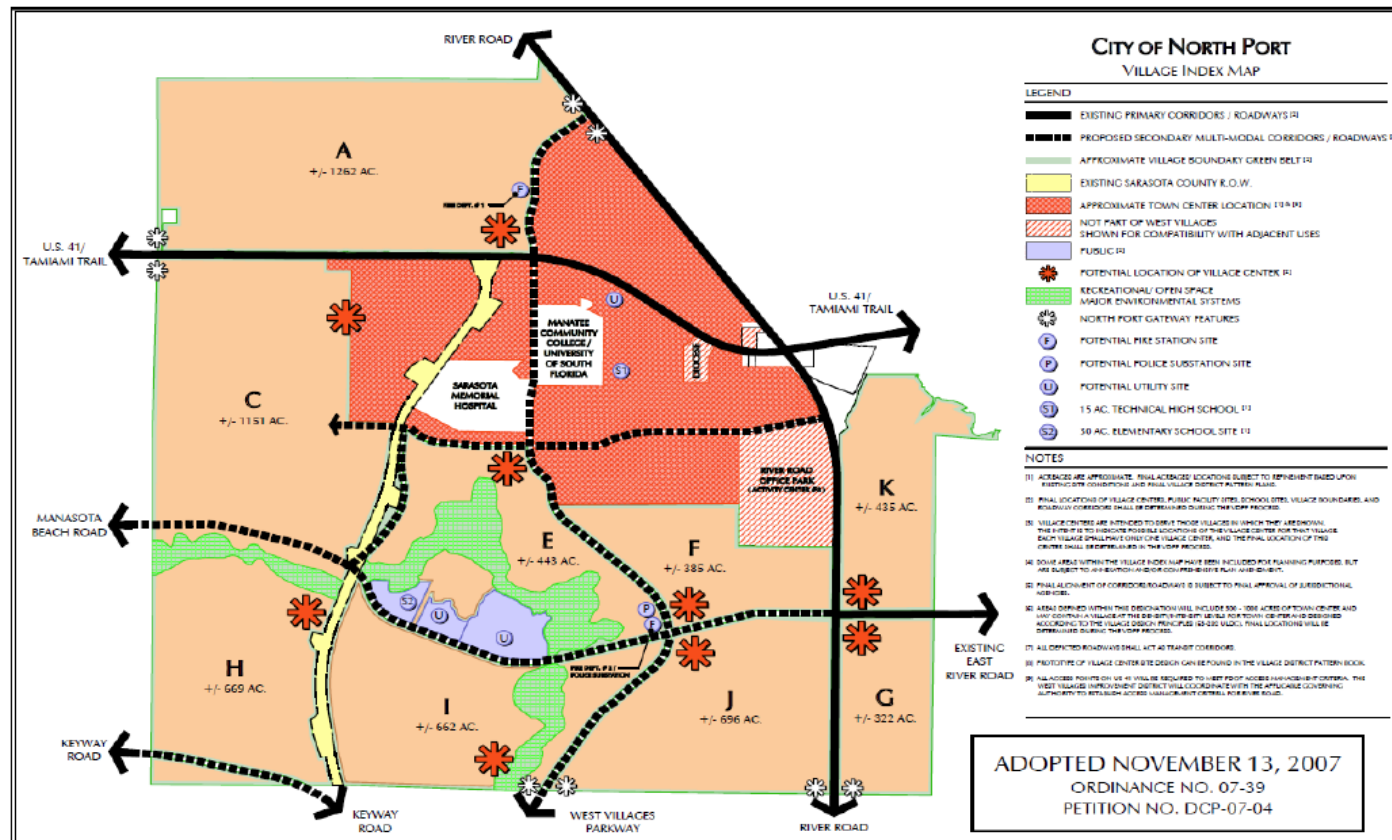


West Villages

West Villages Index Map - "A"

Ordinance 2005-25

West Villages Index Map - 2007



West Villages

West Villages Index Map - "A"

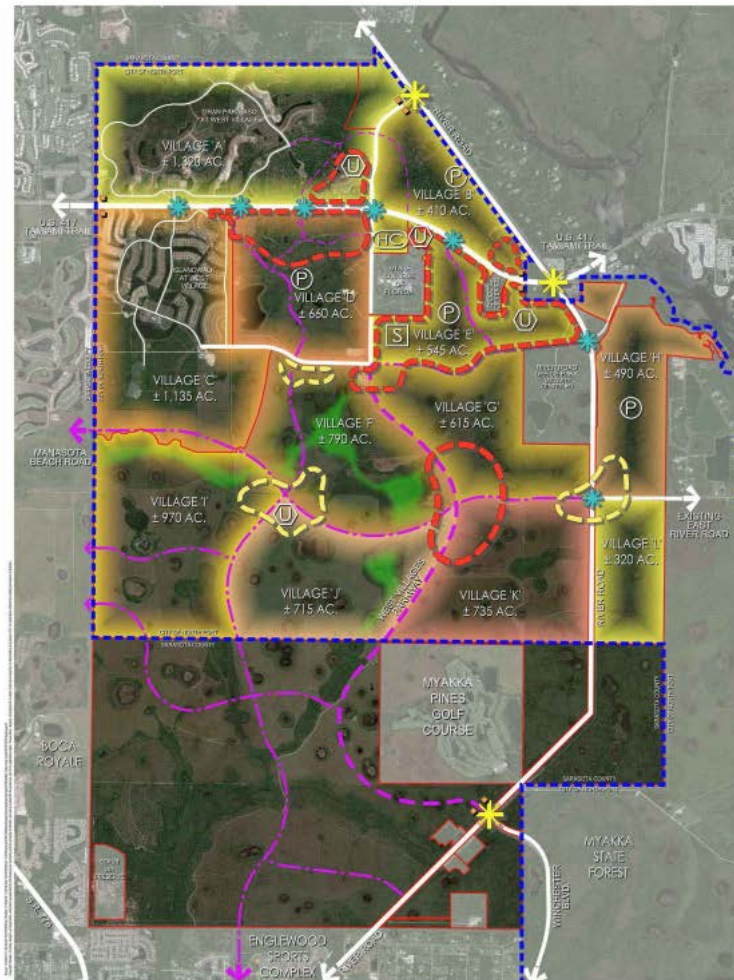
Ordinance 2007-39

NORTH PORT, FLORIDA

GOVERNMENT VILLAGE AND ZONING DEPARTMENT



West Villages Index Map - 2016



WEST VILLAGES INDEX MAP

LEGEND

	EXISTING ROADWAY		APPROXIMATE SCHOOL LOCATION (K-12)		RECREATIONAL / OPEN SPACE / RECREATIONAL TRAIL SYSTEM		APPROXIMATE TOWN CENTER LOCATION (2)
	4 LANE W/ NEW & 8' SIDEWALKS		KARASOTA MEMORIAL HOSPITAL - HEALTH CARE SERVICES		POTENTIAL ROADWAY CONNECTION TO ADJACENT COMMUNITY		APPROXIMATE VILLAGE CENTER LOCATION (3)
	2 LANE W/ NEW & 5' SIDEWALK		APPROXIMATE UTILITIES / LOCATION (10)		STATE COLLEGE OF FLORIDA		EXISTING TRAFFIC SIGNAL
	2 LANE W/ NEW & 4' SIDEWALK		APPROXIMATE PARK LOCATION (10)		CITY OF NORTH PORT - CITY LIMITS		APPROXIMATE FUTURE FULL MEDIAN OPENING TRAFFIC CONTROL (1, 8, 9)
	POTENTIAL WEST VILLAGES GATEWAY LOCATIONS						

NOTES

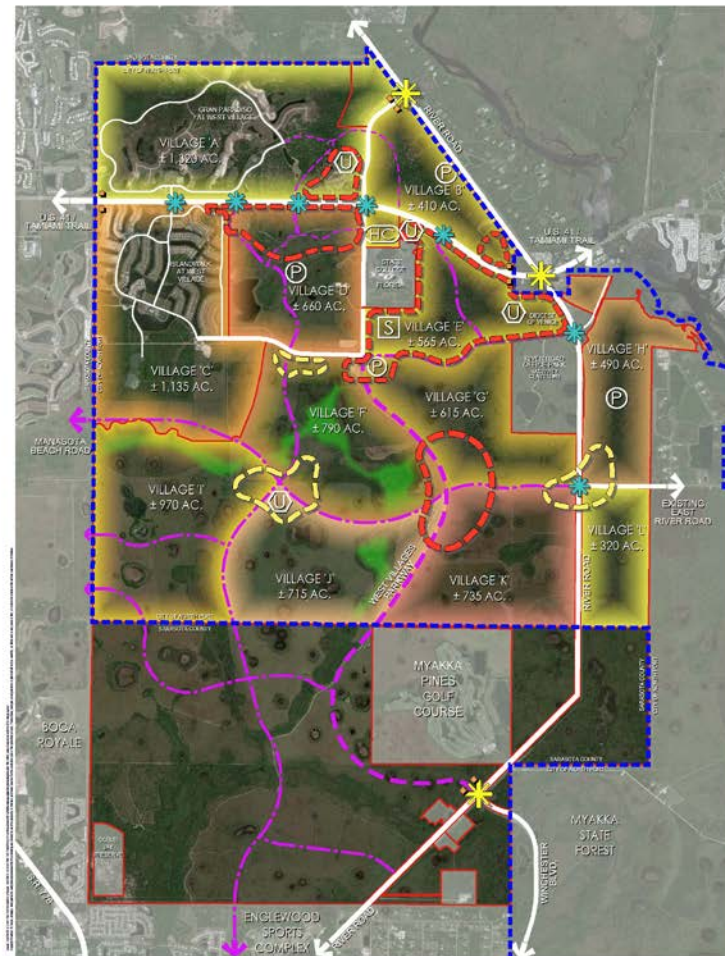
- (1) ACRES ARE APPROXIMATE. FINAL ACRES ARE SUBJECT TO REFINEMENT BASED UPON EXISTING SITE CONDITIONS AND FINAL VILLAGE DISTRICT PATTERN PLANS.
- (2) AREAS DEFINED WITHIN THIS DESIGNATION WILL INCLUDE 300 - 1,000 ACRES OF TOWN CENTER AND MAY CONTAIN A VILLAGE AT THE DENSITY / INTENSITY LEVELS FOR TOWN CENTER AND DESIGNATED ACCORDING TO THE VILLAGE DESIGN PRINCIPLES (33-212 U.D.C.). FINAL LOCATIONS WILL BE DETERMINED DURING THE V.D.P.P. PROCESS.
- (3) AREAS DEFINED WITHIN THIS DESIGNATION WILL INCLUDE VILLAGE CENTER AT THE DENSITY / INTENSITY LEVELS FOR VILLAGE CENTER AND DESIGNATED ACCORDING TO THE VILLAGE DESIGN PRINCIPLES (33-209 U.D.C.). FINAL LOCATIONS WILL BE DETERMINED DURING THE V.D.P.P. PROCESS.
- (4) LOCATION AND CONFIGURATION OF PARKS SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT.
- (5) 12' MULTI-MODAL TRAILS MAY BE SATISFIED BY AN 8' SIDEWALK AND 4' BIKE LANES, AND SHALL BE FURTHER REFINED WITH FUTURE VILLAGE DISTRICT PATTERN PLANS.
- (6) 8' - 12' TRAILS WILL BE DESIGNATED ON V.D.P.P., AND MAY BE COMBINED WITH INTERNAL ROADWAYS.
- (7) THE WEST VILLAGES IMPROVEMENT DISTRICT WILL COORDINATE WITH THE APPLICABLE GOVERNING AUTHORITY TO ESTABLISH ACCESS MANAGEMENT CRITERIA.
- (8) FINAL LOCATIONS OF VILLAGE CENTERS, PUBLIC FACILITY SITES, SCHOOL SITES, VILLAGE BOUNDARIES AND ROADWAY CORRIDORS SHALL BE DETERMINED DURING THE V.D.P.P. PROCESS.
- (9) FINAL ALIGNMENT OF CORRIDORS / ROADWAYS IS SUBJECT TO FINAL APPROVAL OF JURISDICTIONAL AGENCIES.
- (10) GOVERNMENT USES, ACTIVITIES AND FACILITIES AND OTHER PUBLIC USES, ACTIVITIES AND FACILITIES, INCLUDING GOVERNMENT ADMINISTRATIVE BUILDINGS AND MAINTENANCE FACILITIES, POLICE STATIONS, FIRE STATIONS, SCHOOLS, LIBRARIES, PARKS, RECREATIONAL OR SPORTS FACILITIES, AREAS AND BUILDINGS, UTILITIES, INFRASTRUCTURE AND OTHER LAWFUL GOVERNMENT USES OF A LIFE NATURE, SHALL BE SUBJECT TO REVIEW BY THE CITY OF NORTH PORT THROUGH THE MAJOR SITE AND DEVELOPMENT PLAN PROCEDURES CONTAINED IN CHAPTER 33, CITY OF NORTH PORT UNIFIED LAND DEVELOPMENT CODE, SUCH GOVERNMENT USE, ACTIVITIES, AND FACILITIES BEING APPROVED THROUGH THE MAJOR SITE AND DEVELOPMENT PLAN PROCEDURES SHALL BE EXEMPT FROM THE APPLICATION PROCESS CONTAINED IN SECTION 33-5.8, CITY OF NORTH PORT UNIFIED LAND DEVELOPMENT CODE.

Approved September 13, 2016
ORDINANCE NUMBER 2016-17
PETITION NUMBER VIA-15-178

July 15, 2016



West Villages Index Map - 2018



WEST VILLAGES INDEX MAP

LEGEND

NOTES

- (1) ACRES ARE APPROXIMATE. FINAL ACRES LOCATIONS SUBJECT TO REFINEMENT BASED UPON EXISTING SITE CONDITIONS AND FINAL VILLAGE DISTRICT PATTERN PLANS.
- (2) AREAS DEFINED WITHIN THIS DESIGNATION WILL INCLUDE 300-1,000 ACRES OF TOWN CENTER AND MAY CONTAIN A VILLAGE AT THE DENSITY / INTENSITY LEVELS FOR TOWN CENTER AND DESIGNED ACCORDING TO THE VILLAGE DESIGN PRINCIPLES (S) (U) (D) (C). FINAL LOCATIONS WILL BE DETERMINED DURING THE V.D.P.P. PROCESS.
- (3) AREAS DEFINED WITHIN THIS DESIGNATION WILL INCLUDE VILLAGE CENTER AT THE DENSITY / INTENSITY LEVELS FOR VILLAGE CENTER AND DESIGNED ACCORDING TO THE VILLAGE DESIGN PRINCIPLES (S) (U) (D) (C). FINAL LOCATIONS WILL BE DETERMINED DURING THE V.D.P.P. PROCESS.
- (4) LOCATION AND CONFIGURATION OF PARKS SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT.
- (5) 17 MILE BICYCLING TRAILS MAY BE SATISFIED BY AN 8' SIDEWALK AND 4' BIKE LANES, AND SHALL BE FURTHER REFINED WITH FUTURE VILLAGE DISTRICT PATTERN PLANS.
- (6) 8' - 12' TRAILS WILL BE DESIGNATED ON V.D.P.P., AND MAY BE COMBINED WITH INTERNAL ROADWAYS.
- (7) THE WEST VILLAGES IMPROVEMENT DISTRICT WILL COORDINATE WITH THE APPLICABLE GOVERNING AUTHORITY TO ESTABLISH ACCESS MANAGERING CRITERIA.
- (8) FINAL LOCATIONS OF VILLAGE CENTER, PUBLIC FACILITY SITES, SCHOOL SITES, VILLAGE BOUNDARIES AND ROADWAY CORRIDORS SHALL BE DETERMINED DURING THE V.D.P.P. PROCESS.
- (9) FINAL ALIGNMENT OF CORRIDORS / ROADWAYS IS SUBJECT TO FINAL APPROVAL OF JURISDICTIONAL AGENCIES.
- (10) GOVERNMENT USES, ACTIVITIES AND FACILITIES AND OTHER PUBLIC USES, ACTIVITIES AND FACILITIES, INCLUDING GOVERNMENT ADMINISTRATIVE BUILDINGS AND MAINTENANCE FACILITIES, POLICE STATIONS, FIRE STATIONS, SCHOOLS, LIBRARIES, PARKS, RECREATIONAL OR SPORTS FACILITIES, AREAS AND BUILDINGS, UTILITIES INFRASTRUCTURE AND OTHER LANDS, GOVERNMENT USES OF A USE NATURE, SHALL BE SUBJECT TO REVIEW BY THE CITY OF NORTH PORT THROUGH THE MAJOR SITE AND DEVELOPMENT PLAN PROCEDURES CONTAINED IN CHAPTER 33, CITY OF NORTH PORT UNIFIED LAND DEVELOPMENT CODE. SUCH GOVERNMENT USE, ACTIVITIES, AND FACILITIES BEING APPROVED THROUGH THE MAJOR SITE AND DEVELOPMENT PLAN PROCEDURES SHALL BE EXEMPT FROM THE APPLICATION PROCESS CONTAINED IN SECTION 33-3.8, CITY OF NORTH PORT UNIFIED LAND DEVELOPMENT CODE.

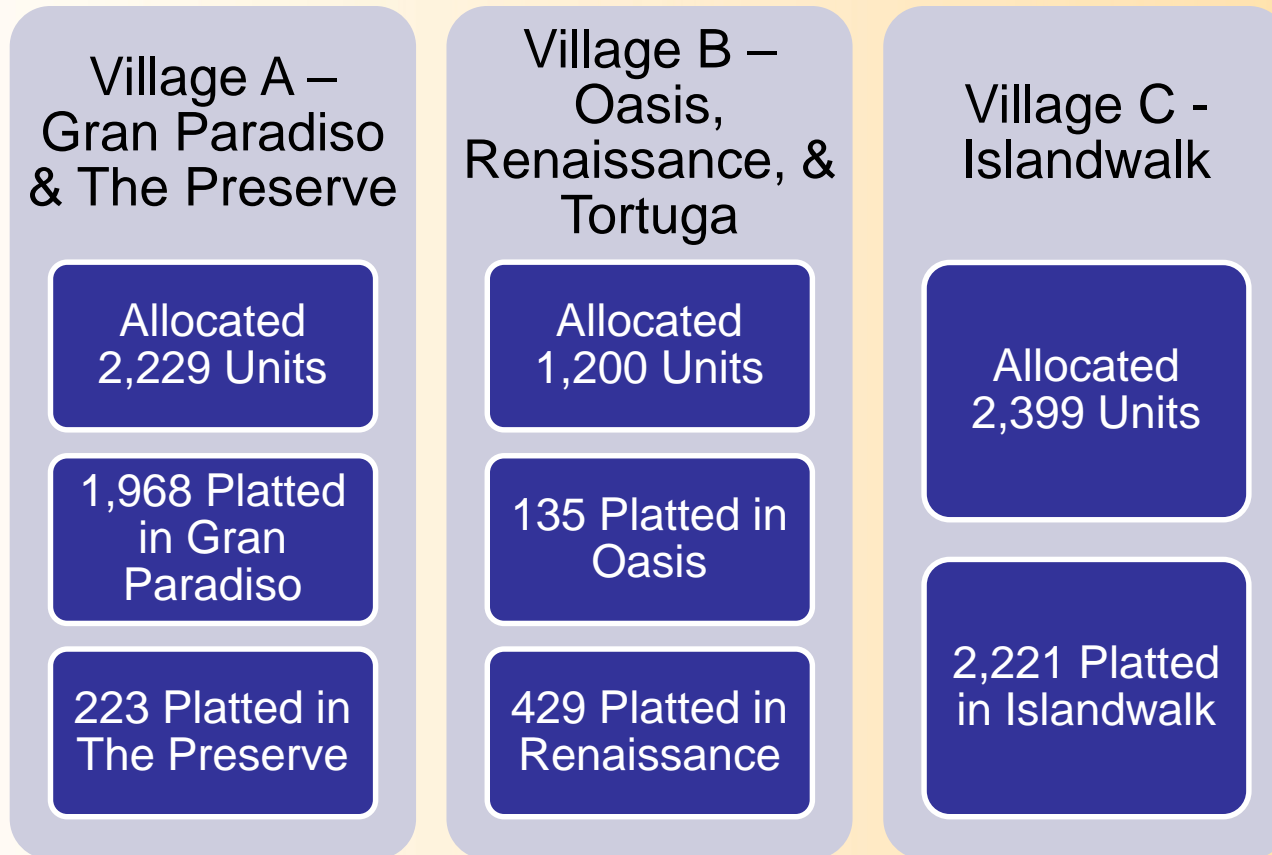
Approved July 24, 2018
ORDINANCE NUMBER 2018-08
PETITION NUMBER VIA-17-165

West Villages
Index Map

West Villages Development



Residential Development



5258 Total Platted single-family lots

2106 platted but not yet built



Non-Residential Development

- Atlanta Braves Spring Training Facility
- West Villages Marketplace
 - 80,000 sf of commercial/retail
 - 6 outparcels
- West Villages Welcome Center

Principles of Agreement



- Fire & EMS
 - Construction & equipment of fire stations
- Law Enforcement
 - Construction & equipment of police substation
- Parks & Recreation
 - Design of 63 acre park
 - Design, construct, & equip two Town Center Parks
- Solid Waste
 - Purchase of a refuse and recycling vehicle
- General Government
 - Dedication of two sites for government purposes



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

Thank You!