



City of North Port

ORDINANCE NO. 2019-20

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE WEST VILLAGES INDEX MAP TO RELOCATE THE TOWN CENTER AND VILLAGE CENTER BOUNDARIES, ADJUST VILLAGE BOUNDARIES, ADD APPROXIMATE PUBLIC USE ACREAGES, AND ADD POTENTIAL FIRE/POLICE STATION LOCATION ALTERNATIVES; 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 March 20, 2019, Katie LaBarr, as authorized agent for Martin P. Black, Chairman of the West Villages Improvement District, representing the West Villages Improvement District, submitted a petition 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, after consideration of a staff report from the Neighborhood Development Services Department, Planning Division, the North Port Planning and Zoning Advisory Board, acting as the Local Planning Agency, at its regularly scheduled meeting of June 20, 2019, held a duly noticed public hearing at which time all interested parties had an opportunity to appear and be heard regarding Ordinance No. 2019-20; and

WHEREAS, the City Commission held duly noticed public hearings on July 11, 2019 and July 23, 2019, received and reviewed this petition and recommendation of the Local Planning Agency and found this

Ordinance to be consistent with the adopted North Port Comprehensive Plan and Unified Land Development Code.

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 incorporated by reference as findings of fact as if expressly set forth herein.

SECTION 2 – ADOPTION

2.01 The City Commission hereby approves and adopts the West Villages Index Map attached hereto as “Exhibit A” and incorporated by reference as if fully set forth herein.

SECTION 3 – FILING OF APPROVED DOCUMENTS

3.1 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.

3.2 The City Manager is directed to have the official West Villages Index Map updated in accordance with Unified Land Development Code Section 5-213.A(3), attested to by the City Clerk, and placed in the files of the Planning Division of the Neighborhood Development Services Department.

SECTION 4 – SEVERABILITY

4.01 If any section, subsection, sentence, clause, phrase or portion 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 thereof.

SECTION 5 – CONFLICTS

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

SECTION 6 – EFFECTIVE DATE

6.01 This ordinance shall take effect immediately after 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 _____ 2019.

PASSED AND DULY ADOPTED on the second and final reading in public session by the City Commission of City of North Port, Florida on the _____ day of _____ 2019.

CITY OF NORTH PORT, FLORIDA

CHRISTOPHER HANKS
MAYOR

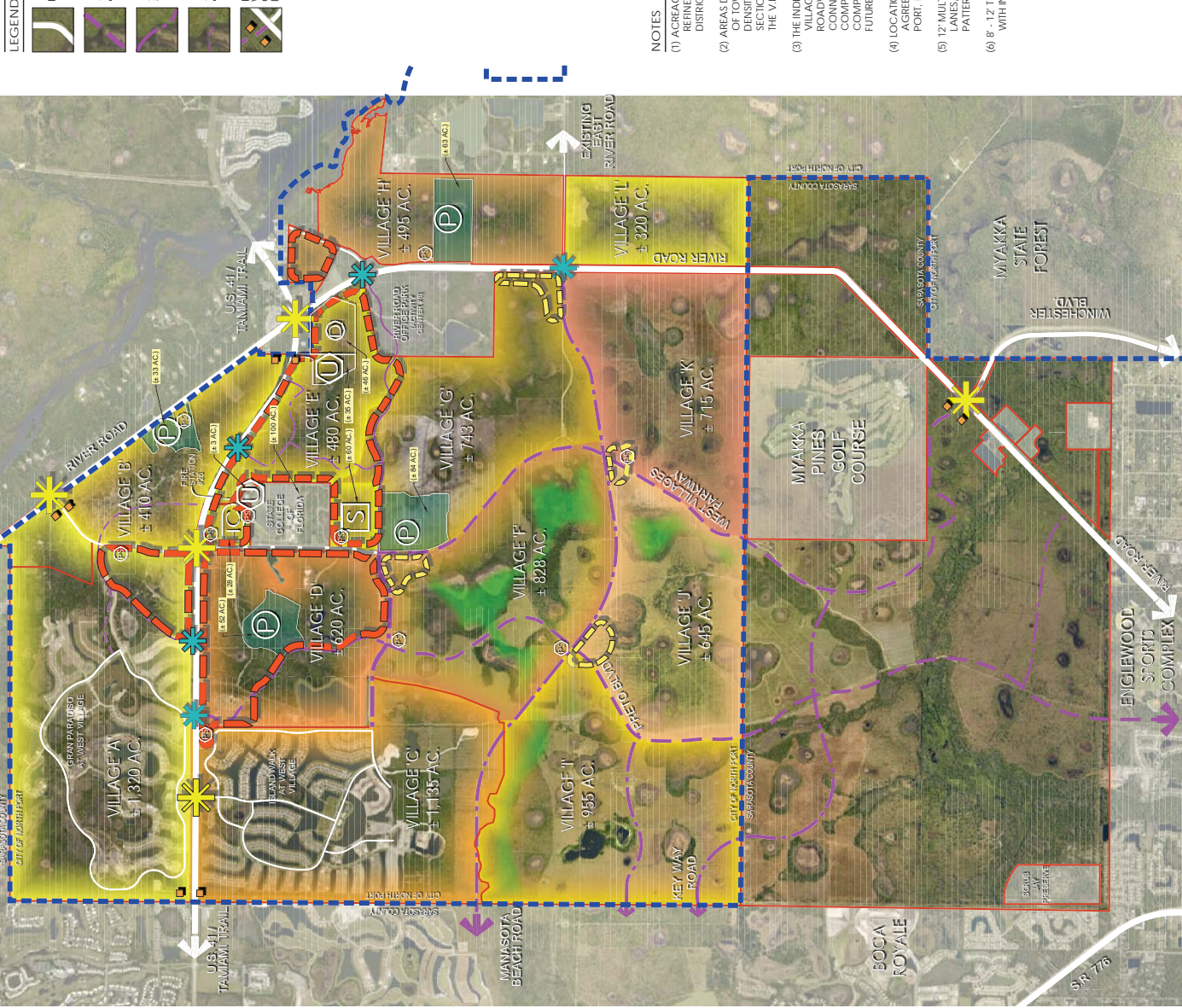
ATTEST:

KATHRYN WONG
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS:

AMBER L. SLAYTON
CITY ATTORNEY

WEST VILLAGES INDEX MAP



LEGEND					
	EXISTING ROADWAY		APPROXIMATE SCHOOL LOCATION (K-12)		RECREATIONAL / OPEN SPACE / RECREATIONAL TRAIL SYSTEM
	4 LANE W/ NEV & 8' SIDEWALKS		SARASOTA MEMORIAL HOSPITAL - HEALTH CARE SERVICES		POTENTIAL ROADWAY CONNECTION TO ADJACENT COMMUNITY
	2 LANE W/ NEV, 5' SIDEWALK, & 5' SIDEWALK		APPROXIMATE UTILITIES / PUBLIC FACILITIES LOCATION (10)		STATE COLLEGE OF FLORIDA
	2 LANE W/ NEV, & 5' SIDEWALKS		APPROXIMATE PARK LOCATION (10)		APPROXIMATE VILLAGE CENTER LOCATION (2)
	POTENTIAL WEST VILLAGES GATEWAY LOCATIONS		DIOCESE OF VENICE LOCATION		POTENTIAL FIRE/ POLICE STATION LOCATION ALTERNATIVES
					APPROXIMATE TOWN CENTER LOCATION (2)
					EXISTING TRAFFIC SIGNAL
					APPROXIMATE FUTURE FULL MEDIAN OPENINGS TRAFFIC CONTROL I.B.D.
					CITY OF NORTH PORT - CITY LIMITS

NOTES

- (1) ACREAGES ARE APPROXIMATE. FINAL ACREAGE 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 INCLUDE VILLAGE DEVELOPMENT AT THE DENSITY / INTENSITY ESTABLISHED IN THE V.D.P.P., CONSISTENT WITH SECTION 53-212 U.D.C. FINAL LOCATIONS WILL BE DETERMINED DURING THE V.D.P.P. PROCESS.
- (3) THE INDEX MAP PERFORMS THE GREENBELT FRAMEWORK BY IDENTIFYING VILLAGE EDGES ADJACENT TO MAJOR ENVIRONMENTAL FEATURES OR ROADWAYS AND MULTIPLE PATHWAYS. ADDITIONALLY, THIS FRAMEWORK CONNECTS VILLAGE CENTERS AND TOWN CENTERS, CONSISTENT WITH COMPREHENSIVE PLAN POLICY 13.8 AND SEC. 53-216 OF THE U.D.C. COMPLIANCE WITH THESE POLICIES WILL BE FURTHER DEMONSTRATED WITH FUTURE VILLAGE DISTRICT PATTERN PLANS.
- (4) LOCATION AND CONFIGURATION OF PARKS SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT, IN ACCORDANCE WITH THE PRINCIPLES OF AGREEMENT.
- (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 DELINEATED 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 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 SITE LOCATION, AND CONFIGURATION OF UTILITIES/PUBLIC FACILITIES SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT.

Approved XXXX XX, 2019
ORDINANCE NUMBER XXX-XX
PETITION NUMBER XXX-XX-XXX

West Villages
Index Map

June 24, 2019

