



ACHIEVE ANYTHING



**Ordinance 2019-20**  
**Proposed West Villages Index Map Amendment**  
**VIA-19-064**



NorthPort  
FLORIDA



EXIST. NO SIDEWALKS

2 LANE W/ NEW  
B-S SIDEWALKS

2 LANE W/ NEW,  
B SIDEWALKS, &  
C SIDEWALK

2 LANE W/ NEW,  
B-S SIDEWALKS

POTENTIAL  
VILLAGE  
GATEWAY  
LOCATION

[illegible]

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

June 24, 2019



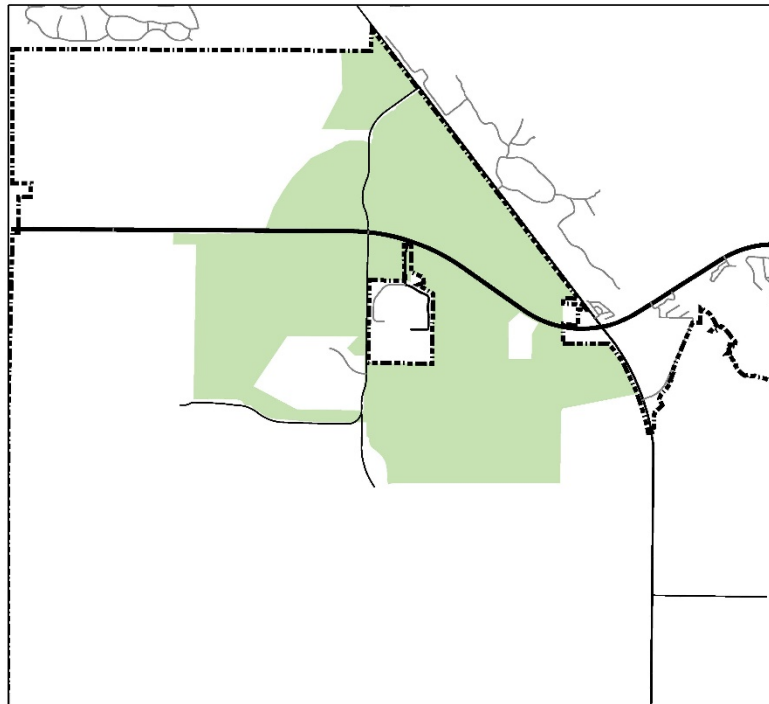
# Proposed Changes



- Changes to overall Town Center and Village Center boundaries.
- Changes to Village boundaries.
- Adds potential police/fire station location alternatives.
- Adds public use acreages.
- Adds Note 3 referencing the greenbelt framework.
- Amends Note 4 to add language referencing the Principles of Agreement.
- Amends Note 10 regarding the Order of Approval process for government uses in the West Villages.
- More clearly shows park locations.
- Updates locations of existing traffic signals.

# Town Center and Village Center Boundaries

## WEST VILLAGES TOWN CENTER BOUNDARIES



### LEGEND

- 2005 Original Boundaries, 1860-acres
- City Boundary

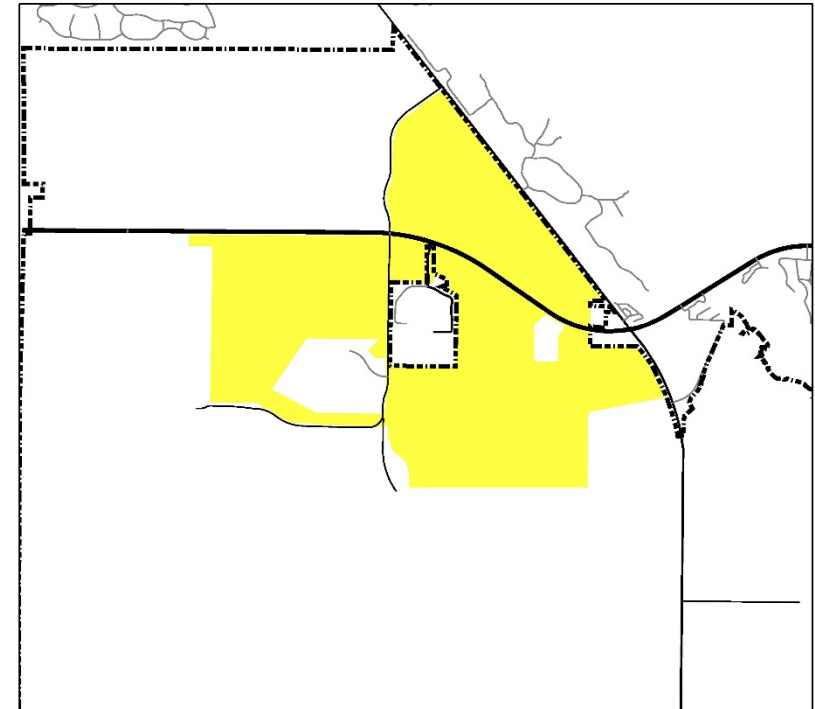
NOTE: This map is solely representative of the change in town center boundaries. Actual potential commercial development within the town centers is calculated using the criteria in Policy 13.2 of Chapter 2 of the Comprehensive Plan and Chapter 53, Article XVIII of the Unified Land Development Code. Potential commercial development is also contingent upon available utilities as well as allocated trips and completion of a transportation impact analysis.

Prepared by NDS/Planning Division  
June 4, 2019

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of NorthPort and its agencies assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

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## WEST VILLAGES TOWN CENTER BOUNDARIES



### LEGEND

- 2007 Amended Boundaries, 1620-acres
- City Boundary

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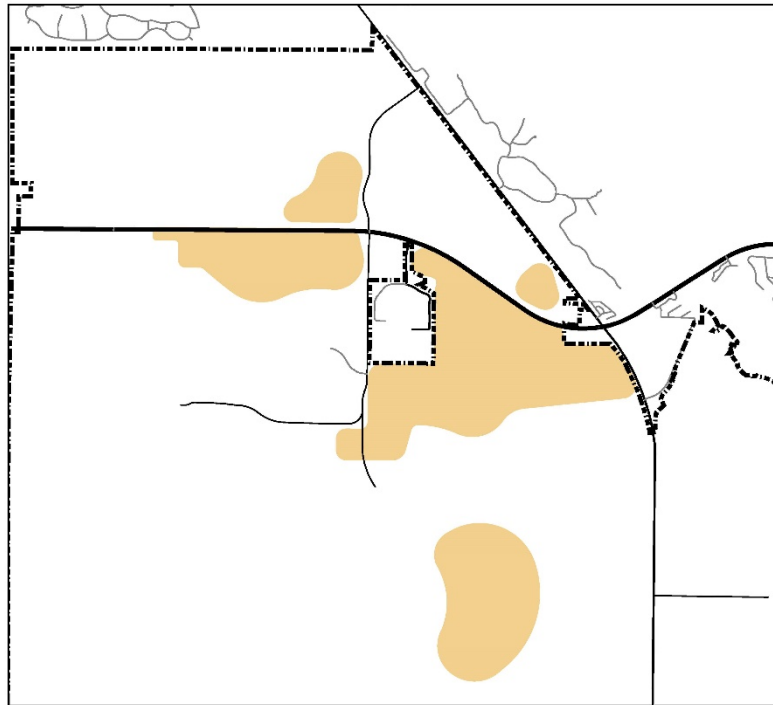
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# Town Center and Village Center Boundaries

## WEST VILLAGES TOWN CENTER BOUNDARIES



### LEGEND

- 2018 Approved Boundaries, 1105-acres
- City Boundary

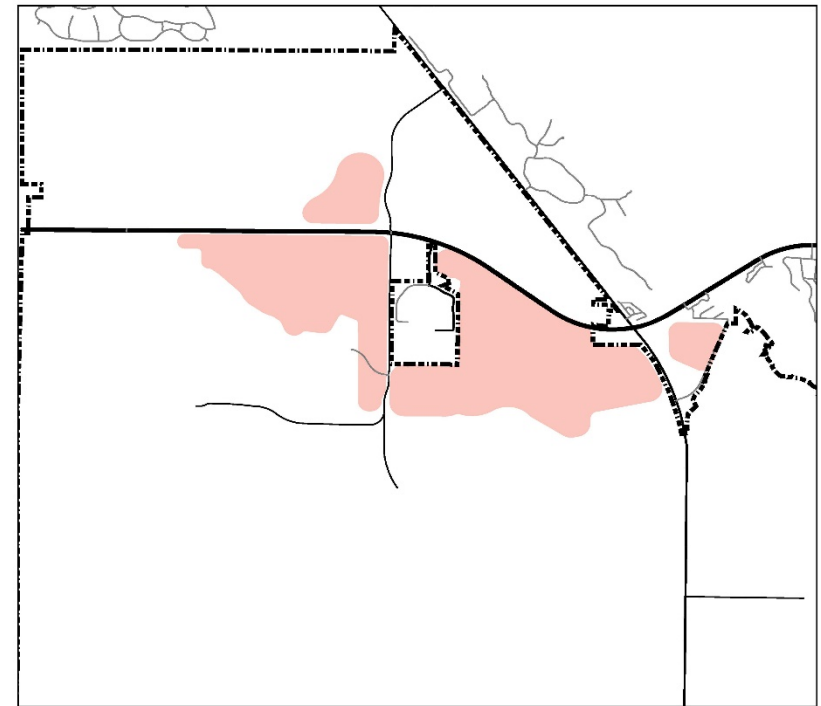
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## WEST VILLAGES TOWN CENTER BOUNDARIES



### LEGEND

- 2019 Proposed Boundaries, 905-acres
- City Boundary

NOTE: This map is solely representative of the change in town center boundaries. Actual potential commercial development within the town centers is calculated using the criteria in Policy 13.2 of Chapter 2 of the Comprehensive Plan and Chapter 53, Article XVIII of the Unified Land Development Code. Potential commercial development is also contingent upon available utilities as well as allocated trips and completion of a transportation impact analysis.

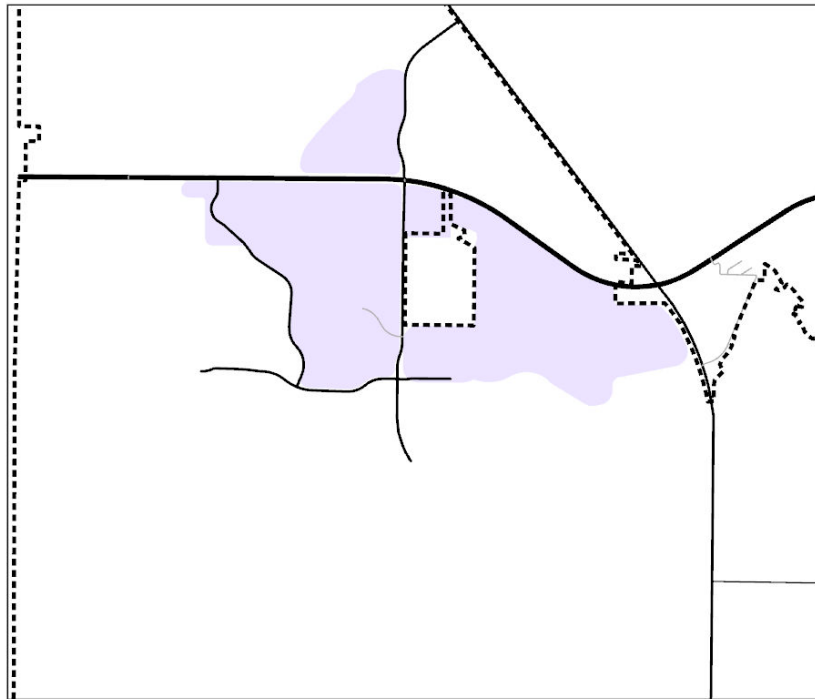
Prepared by NDS/Planning Division  
June 4, 2019

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# Town Center and Village Center Boundaries

## West Villages Town Center Boundaries



### Legend

- 2019 Town Center, 1085-acres
- City Boundary

NOTE: This map is solely representative of the change in town center boundaries. Actual potential commercial development within the town centers is calculated using the criteria in Policy 13.2 of Chapter 2 of the Comprehensive Plan and Chapter 53, Article XVIII of the Unified Land Development Code. Potential commercial development is also contingent upon available utilities as well as allocated trips and completion of a transportation impact analysis.

Prepared by NDS/Planning Division  
June 27, 2019

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Project Data Source: DeSoto County Property Appraiser  
Map Date: 6/27/2019

Proposed boundaries defined after PZAB meeting.

# Village Boundary Changes

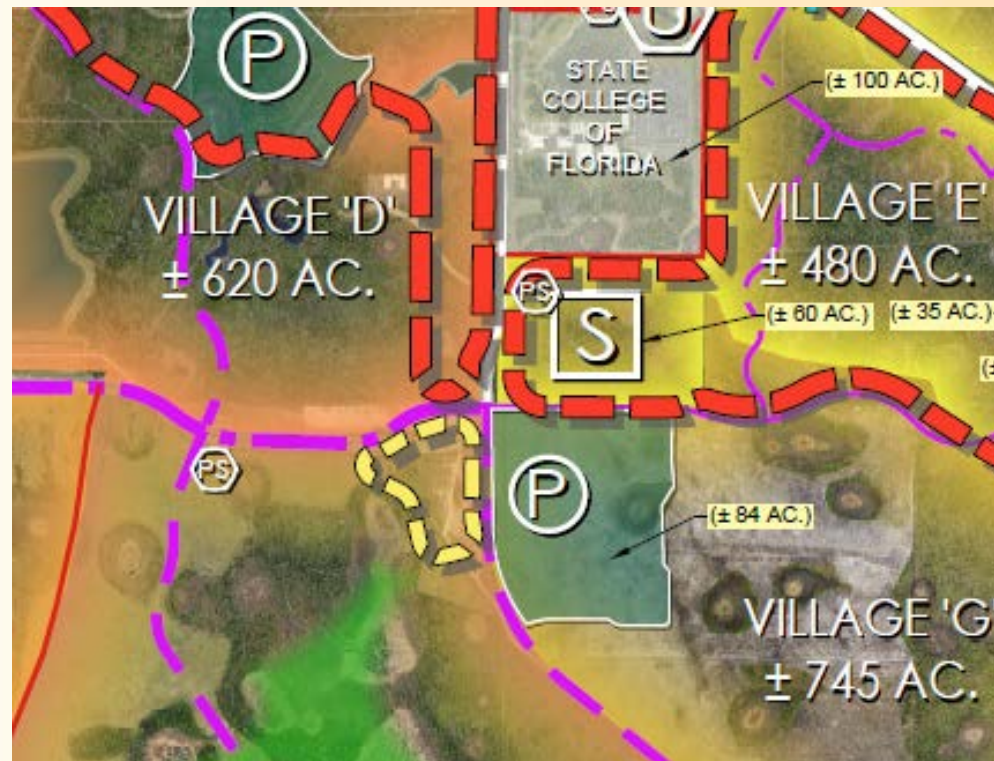


Village	2018 Acreage	Proposed Acreage	Acreage Change
Village A	1320 acres	1320 acres	No change
Village B	410 acres	410 acres	No change
Village C	1135 acres	1135 acres	No change
<b>Village D</b>	<b>660 acres</b>	<b>620 acres</b>	<b>- 40 acres</b>
<b>Village E</b>	<b>565 acres</b>	<b>480 acres</b>	<b>- 85 acres</b>
<b>Village F</b>	<b>790 acres</b>	<b>830 acres</b>	<b>+ 40 acres</b>
<b>Village G</b>	<b>615 acres</b>	<b>745 acres</b>	<b>+ 130 acres</b>
<b>Village H</b>	<b>490 acres*</b>	<b>495 acres*</b>	<b>+ 5 acres*</b>
<b>Village I</b>	<b>970 acres</b>	<b>955 acres</b>	<b>- 15 acres</b>
<b>Village J</b>	<b>715 acres</b>	<b>645 acres</b>	<b>- 70 acres</b>
<b>Village K</b>	<b>735 acres</b>	<b>715 acres</b>	<b>- 20 acres</b>
Village L	320 acres	320 acres	No change

# Potential Fire/Police station location alternatives



POTENTIAL FIRE/ POLICE  
STATION LOCATION  
ALTERNATIVES



# Public Use Acreages



# Note 3 – Greenbelt Framework

"The Index Map depicts the greenbelt framework by identifying village edges adjacent to major environmental features or roadways and multi-use pathways. Additionally, this framework connects village centers and town centers, consistent with Comprehensive Plan Policy 13.8 and Sec. 53-216 of the ULDC. Compliance with these policies will be further demonstrated with future Village District Pattern Plans."



RECREATIONAL / OPEN  
SPACE / RECREATIONAL  
TRAIL SYSTEM



# Note 4 – Principles of Agreement



- Note 4 on the Index Map was amended to add "... in accordance with the Principles of Agreement."

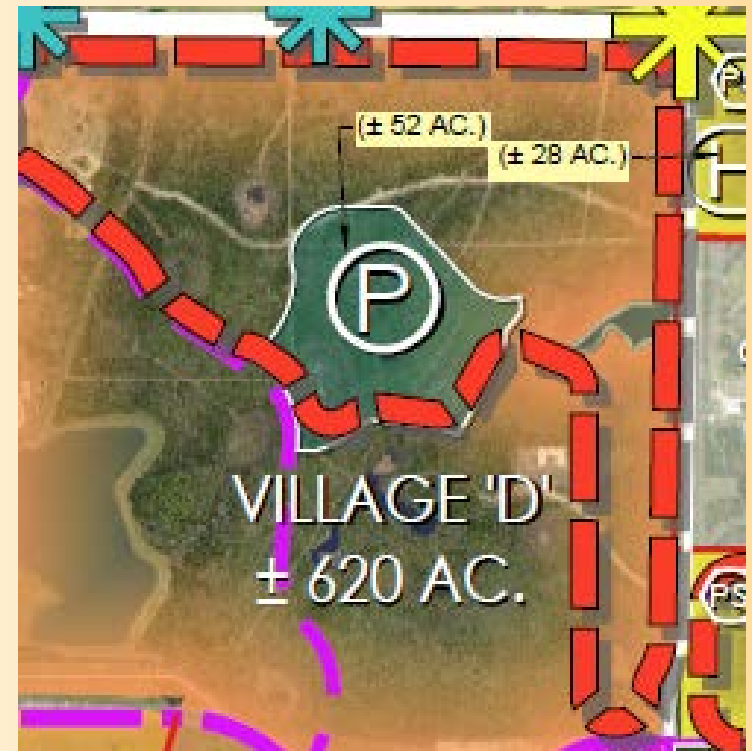
(4) LOCATION AND CONFIGURATION OF PARKS SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT, IN ACCORDANCE WITH THE PRINCIPLES OF AGREEMENT.

# Note 10 Amendment



*"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, or buildings; utilities; infrastructure and other lawful government uses of a like 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~~ Infrastructure procedures contained in Chapter 33 or plan procedures contained in Chapter 37, as required, 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 53-5B, City of North Port ULDC.*

# Park locations



# Traffic Signal Locations



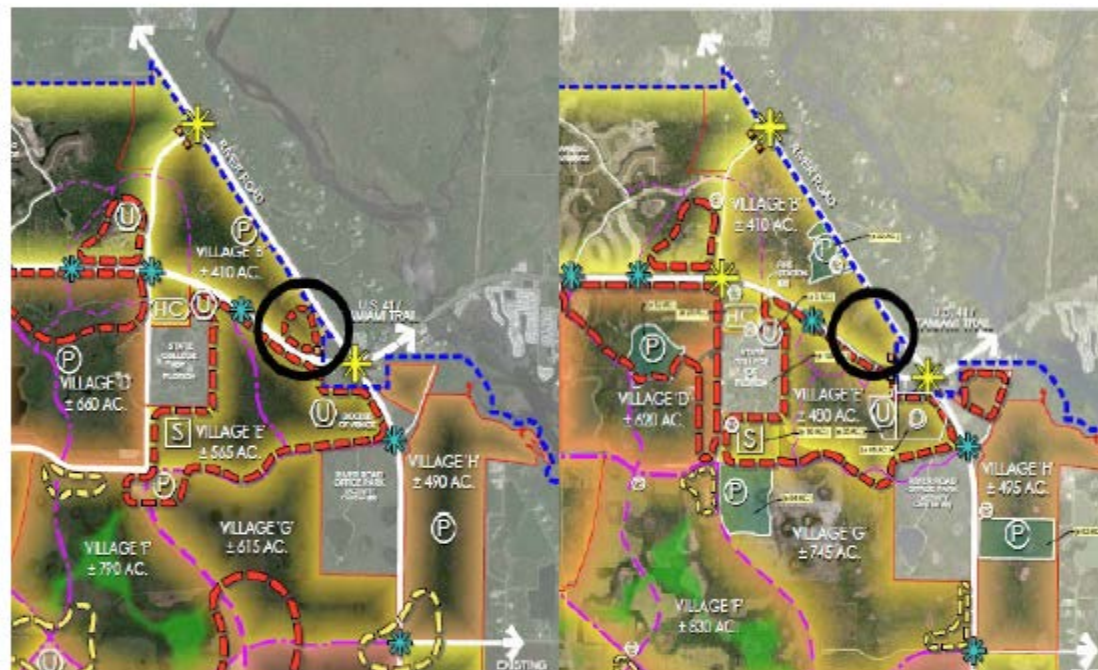
EXISTING TRAFFIC  
SIGNAL



APPROXIMATE FUTURE  
FULL MEDIAN OPENINGS;  
TRAFFIC CONTROL T.B.D.

# Staff Analysis

- Staff concludes that the proposed Index Map Amendment is consistent with the Comprehensive Plan and ULDC.
- Staff concludes that the proposed Index Map Amendment is consistent with the existing Order of Approval.



Last Approved Index Map, July 2018

Proposed Index Map

# Review and Advertising



- The proposed Index Map amendment has been reviewed and approved by City Staff.
- Ordinance 2019-20 has been reviewed and approved by the City Attorney's office for form and correctness.
- Ordinance 2019-20 has been advertised pursuant to all applicable State and local regulations.

# Recommended Action



Staff recommends the following:

1. The relocation of the section of Town Center in Village B located in the northwest quadrant of the intersection of U.S. 41 and River Road to the southwest quadrant be maintained.
2. Approval of the Index Map Amendment should not include the reduction of Town Center to the degree it is currently presented.



A C H I E V E   A N Y T H I N G

Thank you!