



STAFF REPORT

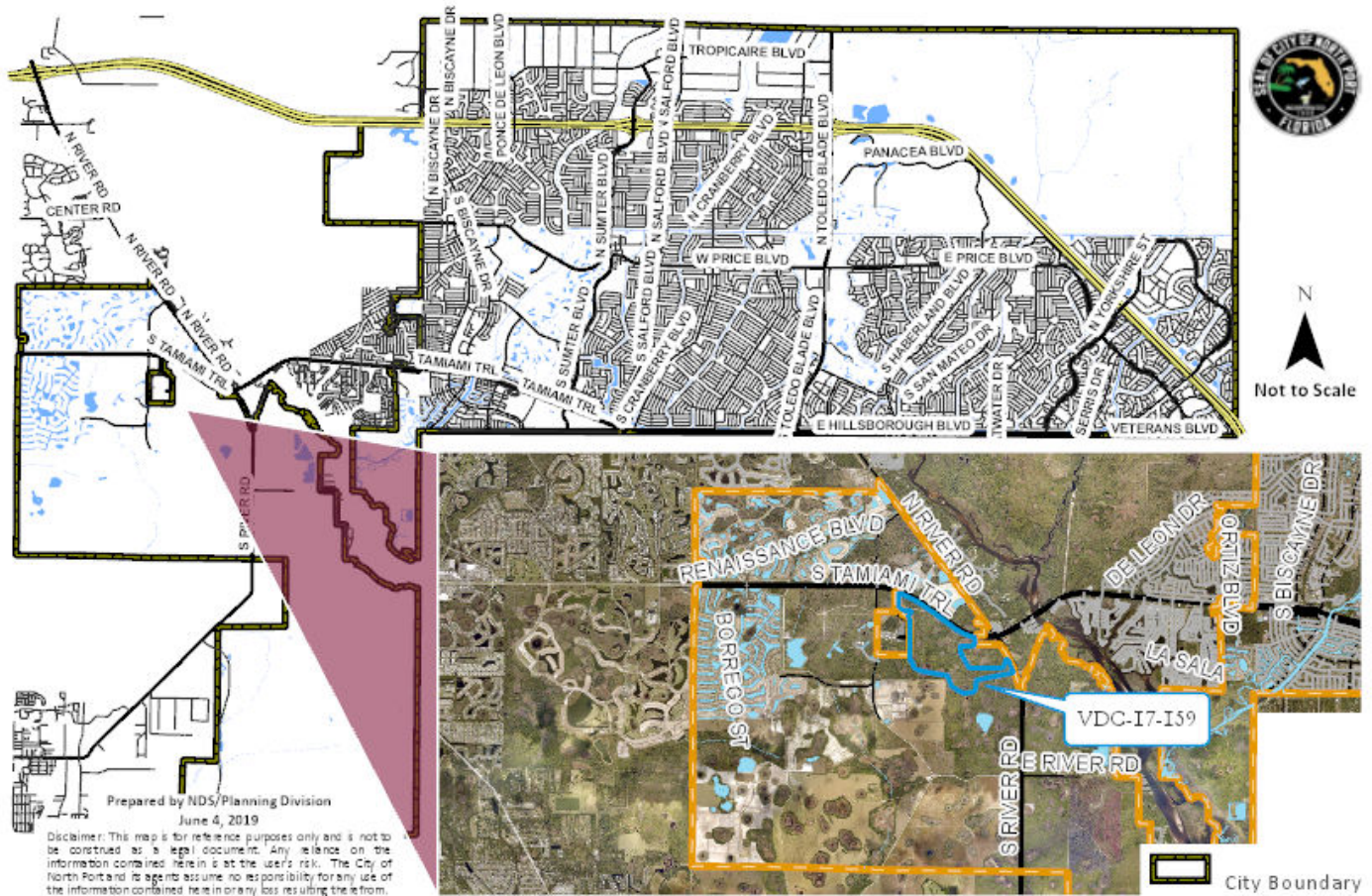
Ordinance 2019-25

Village E: Village District Pattern Plan (VDC-17-159)

From: Christopher Whittaker, AICP, Planner

Thru: Nicole Galehouse, AICP, Planning Manager
Frank Miles, MPA, Director, Neighborhood Development Services

Date: June 7, 2019



PROJECT:	Ordinance 2019-25
REQUEST:	Village E: Village District Pattern Plan (VDC-17-159)
APPLICANT:	Martin P. Black, Manasota Beach Ranchlands, LLLP
OWNER:	Manasota Beach Ranchlands, LLLP
LOCATION:	South of US 41, West of River Road, North of the future Playmore Road, and East of lands owned by the State College of Florida, the Sarasota County School District, and Sarasota Memorial Hospital.
PROPERTY SIZE:	±325.2 acres
ZONING:	Village

I. BACKGROUND

While most of the property where the proposed Village E will be located was annexed at the time of the annexation of the Thomas Ranch into the City in 2000, a portion of the Village that was formerly owned by the Diocese of Venice was annexed in 2003. At present, the lands within the area of Village E that will be governed by the VDPP are woodlands and wetland areas that are part of the Thomas Ranch.

The section of Village E under review is a ± 325.2 acre portion of a 565 acre total Village area. Properties not owned by the applicant, including Sarasota County Schools, the State College of Florida campus, Sarasota County Hospital Board, and the future location of the City of North Port Wastewater treatment plant currently under construction, are excluded. Village E is bounded by US 41 to the north, West Villages Parkway to the west, the proposed extension of Playmore Road to the south, and River Road to the east.

According to the West Villages Index Map, the entirety of Village E is in the West Villages Town Center, allowing for a higher development density than elsewhere in the West Villages.

II. PROJECT SUMMARY

The applicant proposes to develop a Village consisting of 1,000 residential units, 300,000 square feet of commercial/retail space, and 100,000 square feet of office space. The master developer has indicated that the Village will be developed in phases starting in 2023 with build-out expected by 2043.

The applicant proposes to divide the proposed development into seven neighborhood areas. Three of the neighborhood areas are identified as mixed-use as shown on the Development Standards Table (Figure 3.3.A of the Village E VDPP). The two Mixed-Use districts will be located along US 41 at the northern end of the Village area.

The remaining four areas have been identified as Mixed Use Residential Neighborhoods (MURN). While these areas would allow for a variety of residential and commercial uses, it is anticipated that these would be developed as residential areas. These areas are generally between the Mixed-Use areas and Playmore Road.

The proposed Village E VDPP is inconsistent with the current Village District Pattern Book (VDPB) but related to details that are largely out of date and will be amended. Due to the timing of the Village developments for E, F, & G, the applicant requested for them to move forward ahead of the VDPB amendment. The VDPP will remain inconsistent until the VDPB is amended.

III. WAIVERS AND MODIFICATIONS

According to Goal 4 of the Future Land Use Chapter of the City's Comprehensive Plan, the intent of the Village zoning district is to "overcome the problems associated with urban sprawl; encourage a better jobs/housing balance; promote a pattern of development that will... (allow) 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.”

In order to achieve this goal, developers of lands in Village zoning districts are required to provide a Village District Pattern Plan (VDPP) that sets forth the development standards within the Village. The VDPP (in combination with the Village District Pattern Book that was set in place at the time of initial development of the West Villages) provides many waivers and modifications from the standards in the Unified Land Development Code. This is due largely to the intent of the West Villages to be different than the development pattern laid out by General Development Corporation when the City was initially platted.

While many of these items are minor in nature, several items are more significant. Most importantly, the applicant seeks to allow a different mix of development than what would otherwise be allowed, as shown on Figure 3.9.A (VDPP Page 41). While Policy 13.2 of the Comprehensive Plan states that no more than 30% of the land area in the Town Center can be made up of residential uses, the applicant seeks to gain allowances to develop up to 60% of the land area of the Town Center with residential uses. Similarly, the developer is seeking the option to develop up to 85% of the total land area in the Town Center for commercial and other non-residential uses, in comparison to the 70% indicated in Policy 13.2.

The applicant seeks to decrease the minimum lot sizes of residential lots across all housing types in comparison to what has been allowed in Island Walk, Gran Paradiso, Village B, and what is shown in the current West Villages Pattern Book.

A summary of the most significant modifications to the regulations in the ULDC in the proposed Village E VDPP include:

- Greater floor area ratios
- More maximum units per acre
- Taller maximum building heights
- Residential lot dimensions – smaller minimum lot size, smaller minimum lot frontage, smaller front and rear setbacks, larger/smaller side setback, greater lot coverage
- Narrower sidewalk widths
- Narrower minimum right-of-way widths
- Slower speed limits
- Fewer parking lot landscape islands
- Fewer minimum parking spaces
- Dimmer parking lot lighting requirements
- Larger square footage signage allowances overall

IV. STAFF REVIEW

Section 53-214 of the Unified Land Development Code provides a framework for the Village Development Pattern Plan Process that builds upon itself over time. The applicant has worked closely with the City’s Staff Development Review team to develop several iterations of the VDPP and has worked with the applicant to address any shortcomings that may be present in the plan based on staff review. At each stage of the process, comments were provided to the applicant based on the provisions of the ULDC, Comprehensive Plan, the current version of the West Villages Village District Pattern Book, and state and federal regulations.

Staff Development Review – *Meets Requirements/ No Objection*

NDS/Planning	Meets requirements with conditions
NDS/Building-Arborist	See comments
NDS/Building-Structural	No objection
Fire & Rescue	Meets requirements
PW/Solid Waste	Meets requirements
PW/Stormwater & Environmental	Meets requirements
PW/Engineering-Infrastructure	No objection
Utilities	Meets requirements with conditions
Finance	No objection

The Planning condition is an updated wildlife survey which will be required prior to any ground disturbing activity, therefore the condition is not relevant at this time.

The City Arborist provided comment, but did not require another resubmittal, and two of his comments relate to items that are still in the proposed Village E VDPP:

- 3.9.8 Landscaping and irrigation standards: Grants the WVRC the authority to review and approve designs consistent with the Southwest Florida Water Management District design standards. The authority should be consistent with the ULDC.
- The proposals give no mechanism by which the required 35% canopy coverage can be calculated to be consistent with the City of North Port's Comprehensive plan.

Subsequent to the submittal of comments to the applicant, the applicant met Utilities' conditions.

V. DATA & ANALYSIS

The following development is proposed for Village E:

- 1,000 residential units
- 300,000 square feet of commercial, retail uses
- 100,000 square feet of office use

In addition to the documentation provided in the Pattern Plan, the applicant has provided a full set of traffic studies, archaeological studies, and stormwater studies related to Villages E, F, and G. The transportation study identifies current and future conditions of affected roadways, as well as identifying improvements and the timing of such improvements to the exterior roadway system. Similarly, the stormwater studies show a baseline of existing conditions, with the understanding that as development takes place, individual stormwater plans will be required. The archaeological studies presented for Villages E, F, and G, showed that historically there was potential for archaeological finds. A 2018 Phase 2 testing of the site done by Cardno determined that the site would be ineligible for inclusion in the National Register of Historic Places and that no further archaeological studies were necessary. Part of the application process found that further studies were not required.

A full environmental assessment was performed on the lands encompassing Village E in October of 2017 by Environmental Consulting and Technology, Inc (ECT). As part of this 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. While the site visit found some gopher tortoise burrows on site, further study at the time of site construction would be required that may identify gopher tortoises or eastern indigo snakes that live within abandoned burrows. If any tortoises are found at that time, proper authorization from the Florida Fish and Wildlife Conservation Commission (FWC) would be required to relocate the tortoises.

In addition, the City's scrub jay database identifies areas within Village E as ideal habitat for Florida Scrub Jays. Because of this, a 5-day study at the site was conducted in May of 2017 where scrub jay calls were broadcast into and within 300 feet of Village E over a five-day period. No scrub jays were observed within Village E and on surrounding parcels. These findings are summarized on pages 31-32 of the VDPP.

Village E will be served by City of North Port Water and Sewer, initially from existing facilities in the city and, once constructed, from facilities that are under construction (wastewater and reclaimed water) or will be built in the ensuing years (water). Solid Waste services will be provided by the City of North Port. The City will also provide Police and Fire services for Village E, initially from facilities elsewhere in the City and eventually from facilities that will be constructed within the West Villages.

COMP PLAN

In addition to other relevant sections of the City of North Port Comprehensive Plan, development in areas with a Village Land Use is required to meet the standards set forth in Goal 5 and Objective 13 of the Comprehensive Plan.

Policy 13.1 sets forth general Village principles stating the following (staff findings and conclusions are in [blue](#))

Future Land Use 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 a 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.

[While the development of Village E generally follows these trends, as development has taken place in the West Villages, there have been several discrepancies between what is being built and what the original intent for the Villages was, based on what is shown in the Comprehensive Plan. For example, due to the limited number of families that have settled in the West Villages, and the increasing number of charter schools in the region, the](#)

need for additional educational facilities has been limited. The market for retail and services has also dictated a change from the anticipated development pattern from Villages having self-contained Village Centers to commercial development mainly occurring in the Town Center area, particularly along US 41, similar to what is currently in place in the Activity Centers in the remainder of the City. While the entirety of Village E is within the Town Center, the VDPP anticipates that commercial development will be limited to areas along US 41 and a small area at the intersection of Playmore Road and River Road.

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

b. Village size shall be designed so that the neighborhood centers 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.

The entirety of Village E is within the Town Center. As such, there is no Village Center in Village E.

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

Based on what is shown in the VDPP, a range of housing types will be present in Village E that would serve a diversity of ages and family life cycles. It is unsure, however, if the residential development that will take place will accommodate a range of incomes that are similar to the City as a whole.

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

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

While Route 9 currently serves the area that is part of Village E, at present, there are no plans for additional transit routes that would extend to areas of the West Villages south to US 41. As development takes place and as conditions warrant, the developer will be required to work with Sarasota County Area Transit and other agencies to identify future transit stops and incorporate these locations into the design of the Village and Town Centers.

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

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

Due to a combination of many environmentally sensitive areas that are present in the Village and the changes in the commercial retail marketplace that have taken place subsequent to the creation of the West Villages, it is difficult for many of the Villages to have a center focus without significant modifications to the existing landscape. The intent is for the center areas of the Villages, including Village E, to serve as environmental corridors that can also be utilized for internal trails and passive recreational uses.

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

Over one-third of the land area of Village E is identified as open space and wetland areas. It is the intent of the developer to incorporate a trail network within the Village that will connect the neighborhoods, the commercial areas, and other recreational facilities.

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

A limited amount of greenbelt area will be present at the edge of the Village. However, as part of the Village design, the applicant will be using landscaping, multi-use trails and sidewalks, and other urban design features to distinctly define the edge of Villages.

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

h. Local and collector 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 to other Villages. Their design shall encourage pedestrian and bicycle use.

The applicant proposes a street network, pedestrian paths, bicycle paths, and multi-use trails that will contribute to a transportation network that will allow for connectivity between neighborhoods, commercial areas, and the Villages.

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

The subject property has been utilized for ranching activities for several decades. While there will be significant additional grading and alterations to the terrain in the areas that will be developed, the applicant will be retaining approximately 1/3 of the Village as open space areas, including nearly all the wetland areas and native habitat that remains on the subject property.

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

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

As described in c, Sarasota County Area Transit has no plans, at present, to extend services beyond those currently found along US 41. As development takes place in the West Villages and as conditions warrant, the City, SCAT, and the developers will meet to discuss methods to accommodate linkages to the regional transit system.

Staff concludes that the petition is consistent with Policy 13.1j 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 States 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 has provided a full environmental assessment for Village E dated October 2017 that is consistent with the requirements of the Florida Fish and Wildlife Conservation Commission and the US Fish and Wildlife Service. In addition, the applicant has provided documentation that is consistent with the requirements with the Conservation and Coastal Zone Element of the Comprehensive Plan. The assessment will need to be updated prior to any land disturbing activity.

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

As noted on Page 37 of the VDPP, Village E is located in Evacuation Zones A and B, therefore residents would be mandated to evacuate from a Category 1 or greater hurricane. The developer is not proposing to construct hurricane structures within Village E since no one should remain in the Village during a mandatory evacuation.

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

m. 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 the boundaries are depicted on Figure 13.1.n shall be 16,400 dwelling units.

The developer is proposing the construction of 1,000 residential units within Village E. At present, approximately 8,000 dwelling units have either been constructed, are in the development process, or have entitlements in place. The development of Villages E, F, and G will add 4,600 dwellings to this figure.

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

Future Land Use Element, Policy 13.2, Town Center

The Comprehensive Plan requires Town Centers, and this policy requires a Town Center to be located in the general area of U.S. 41 and West Villages Parkway. It also establishes standards for Town Centers including densities, incentives, and a land use mix. The minimum density permitted is 4 dwelling units per acre with a maximum of 24 if using Transfer of Development Rights, and the maximum size is 1,000 acres. It also requires Town Center locations are close to major intersections with access to the major roadways to encourage and accommodate linkage with the regional transit system. Civic uses shall be connected to the Town Center where applicable, with coordination with the School Board of Sarasota County. Its purpose is to provide a place for residential, retail, and office land uses with a more regional market base.

The entirety of Village E is designated a Town Center. The developer is proposing mixed use commercial and office areas along the US 41 corridor and at the Playmore Road and River Road intersection, with several residential neighborhoods throughout the Village. As shown in Figure 3.9.A (VDPP Page 41), the developer is proposing to modify the land use mix in a way that would provide more flexibility but would also increase the potential for more land to be utilized for residential development than what was the original intent of the West Villages. Village E is located adjacent to the State College of Florida campus, a future Sarasota County Schools Campus, and properties owned by Sarasota Memorial Healthcare that will be the site of a future clinic. There is also a potential fire/police station location alternative located adjacent to the potential future Sarasota County School site. SCAT

Route 9 serves areas of the Village along US 41. The developer will work with SCAT to establish transit stations/stops within the Village as development takes place.

Staff concludes that the petition is consistent with Policy 13.2 of the Comprehensive Plan.

Future Land Use Element, Policy 13.3, Village Size

Each Village should be no greater than 2000 acres of gross land area and 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 neighborhoods and shall contain its own civic space, such as a Village Park.

Village E will be a total of ±565 acres in size, but the portion in West Villages that is currently under review is 325.2 acres. The Village will contain 1,000 dwellings, 300,000 square feet of commercial/retail development and 100,000 square feet of office development. Based on the proposed acreages and square footages, the neighborhood will meet the adjustable gross density standards set in Policy 13.3.1 and will be capable of supporting a grocery store anchored center along US 41. There will be three residential neighborhoods.

Village E also contains the proposed elementary/middle school site, but the site is not owned by West Villages and not regulated by the proposed VDPP.

Staff concludes that the petition is consistent with Policy 13.3 of the Comprehensive Plan.

Future Land Use Element, Policy 13.4, Neighborhood Development

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. Neighborhood shall be designed so all housing units are generally within a ½ mile radius of the neighborhood center.

Based on Figure 3.2B on page 5 of the VDPP, Village E meets these neighborhood standards. An amenity center is proposed for each neighborhood center and all housing units will be generally be within a ½ mile radius of the amenity centers as the crow flies.

Staff concludes that the petition is consistent with Policy 13.4 of the Comprehensive Plan.

Future Land Use Element, Policy 13.5.1, Neighborhood Centers

Commercial development is permitted in Neighborhood Centers and is in addition to the required civic uses. They should not exceed 4 acres in size and should be within walking distance for residents of the neighborhood.

They should be located central to the neighborhood and separated from major roadways.

The neighborhoods in Village E will have neighborhood centers with amenity centers within them. These will be more detailed at the Subdivision Concept Plan and Infrastructure Plan stages of development.

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

The VDPP stage of development is the time at which detailed Village boundaries should be established. City Commission must approve the VDPP before development can commence in a neighborhood, Neighborhood Center, Village Center, or Town Center. There are several iterations of the VDPP that must be completed and submitted before it can be brought to public hearing and approved by the City Commission. The Preliminary VDPP is first which includes rough sketch plans and community review. Then the Proposed VDPP is submitted which includes an environmental impact plan, transportation analysis, and a public improvements plan. Lastly is the Final VDPP which considers any changes from the previous submittals and is brought to the City Commission.

The applicant completed this process with the Village E submittals. Over the course of their Preliminary, Proposed, and Final VDPPs there was a total of 4 resubmittals done to adequately address 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

This policy requires a greenbelt framework in addition to any requirements for open space and formal parks. Greenbelts are provided to discourage sprawl and function as an environmental corridor, beneficial to both wildlife and the residents of the Village. Greenbelts should be located at the perimeter of each Village and can include passive recreation uses such as hiking and surface water management systems. They can also facilitate arterial and collector roadways and can link Villages to one another or to Town Centers.

The greenbelt framework proposed includes an environmental corridor internal to Village E made up of wetlands that the applicant is not developing. This, in addition to the multi-use trails at the perimeter of the Villages along major roadways, make up the greenbelt framework for Village E. The greenbelt framework can be seen in Figure 3.2.A on page 4 of the VDPP.

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 ensure a complete and integrated neighborhood form, Villages shall not be severed by major roadways. Arterial roadways should be separated from the Village edge by a greenbelt to act as a buffer. Arterials can also be integrated into the greenbelt provided wetland habitat is maintained or preserved.

Major roadways act as the boundaries for Village E to avoid severing the Village and to protect the existing wetlands acting as an environmental corridor. The Village is bounded by U.S. 41 to the north, River Road to the east, Playmore Road to the south, and the State College of Florida campus and S. West Villages Parkway to the west.

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

VDPB

The Village District Pattern Book (VDPB) contains policy level direction, while the VDPP contains development standards. Just like the ULDC needs to be consistent with the Comprehensive Plan, the VDPP needs to be consistent with the VDPB.

As mentioned in the Project Summary section of this report, the applicant requested that the VDPPs move forward prior to amending the VDPB. In the meantime, the VDPP will be inconsistent. The City Commission, as the policy making authority, can decide if this is an acceptable temporary situation.

The following is a summary of the development standards that would be inconsistent with the current VDPB until the time amendments are adopted.

- Taller maximum building heights
- Smaller front setbacks
- Narrower sidewalks
- Narrower right-of-way widths for most street types
- Slower speed limits on some street types
- Narrower sidewalk to road widths
- Shorter turn widths
- Wider bike lane width
- Taller mounting height for off street parking light poles
- Fewer trees required in frontage yards

There are currently discrepancies between the Village acreages indicated on the land survey, Index Map, and VDPP figures. These need to be rectified during the hearing process so they can become part of the Ordinance approved by Commission. The following table summarizes the acreage differences:

Survey	VDPB Index Map	VDPP Figure 3.3.A
325	480 (for entire Village)*	307

** Not all of Village E is under common ownership and part of this VDPP*

**ULDC
CHAPTER 53**

Chapter 53 – Zoning Regulations, Article XVIII – Village, Sections 53-205, 53-207, 53-208, 53-210, 53-211, 53-212, 53-215, and 53-216.

Section 53-205 of the Unified Land Development Code (ULDC) states its intent is to implement Objectives 1 and 13 of the Future Land Use Element of the Comprehensive Plan. The language is the same as Policy 13.1 of the Comprehensive Plan. Section 53-207 of the ULDC contains the language from Comprehensive Plan Policy 13.1a – 13.1m. ULDC Section 53-208 contains language from Comprehensive Plan Policy 13.3.1 regarding standards for Village size. ULDC Section 53-210 contains the language from Comprehensive Plan Policy 13.4.1 regarding standards for neighborhoods and neighborhood development. ULDC Section 53-211 contains language from Comprehensive Plan Policy 13.5.1 regarding standards for neighborhood centers. ULDC Section 53-212 contains language from Comprehensive Plan Policy 13.2 regarding Town Center standards and development of Town Center, including the land use mix. ULDC Section 53-215 contains language from Comprehensive Plan Policy 13.6 detailing the VDPP process. ULDC Section 53-216 contains language from Comprehensive Plan Policy 13.8 regarding the greenbelt framework.

Staff concludes that the petition is consistent with ULDC Section 53-205, 53-207, 53-208, 53-210, 53-21, 53-212, 53-215, and 53-216.

VI. PUBLIC NOTICE & HEARING SCHEDULE

**PUBLIC
NOTICE**

Ordinance 2019-25 was advertised in a newspaper of general circulation within the City of North Port on June 5, 2019 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
HEARINGS**

Planning & Zoning Advisory Board Public Hearing	June 20, 2019 9 a.m. or soon thereafter
City Commission Public Hearing	July 11, 2019 1 p.m. or soon thereafter
	July 23, 2019 6 p.m. or soon thereafter

VII. COMMISSION ACTION

1. City Commission may approve the Ordinance as presented.
2. City Commission may modify the request, approving portions of the request but revising the waivers and modifications to the ULDC.
3. City Commission may deny the Ordinance and write findings to support this decision.

VIII. EXHIBITS

A.	Warranty Deed and Affidavit
B.	Public Notice

AFFIDAVIT

I (the undersigned), Katie M. LaBarr, AICP, of Stantec Consulting Services Inc. 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 10 day of October, 2017

Katie LaBarr

Signature of Applicant or Authorized Agent

Katie M. LaBarr, AICP, of Stantec Consulting Services Inc.

Print Name and Title

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 10 day of October, 2017, by

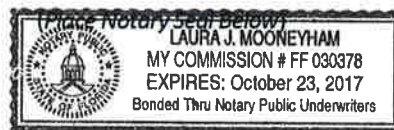
Katie M LaBarr

who is personally known to me or has produced

as identification, and who

did/did not take an oath.

Laura J Mooneyham
Signature - Notary Public Laura J Mooneyham



AFFIDAVIT

AUTHORIZATION FOR AGENT/APPLICANT

I (we), Martin P. Black, property owner(s),

hereby authorize Katie M. LaBarr, AICP, of Stantec Consulting Services Inc. to act as Agent/Applicant on our behalf

to apply for this petition on the property described as (legal description) _____

[Signature]

Signature of Owner

10/10/17
Date

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 10 day of October, 2017, by

Martin Black

who is personally known to me or has produced

as identification, and who did

not take an oath.

(Place Notary Seal Below)

Laura J Mooneyham
Signature - Notary Public Laura J Mooneyham



**MOST CURRENT DEED SHOWING PROOF OF OWNERSHIP
WITH LEGEND FOR WEST VILLAGES REZONE PETITION
CONSISTENT WITH SECTION 1-33, *UNIFIED LAND DEVELOPMENT CODE***

1. **Main Street Ranchlands, LLLP**, a Florida limited liability limited partnership
(f/k/a Thomas Ranch Land Partners Village 2A, LLLP)
 - Vesting deed recording information: Instrument # 2014062919 and # 2015141224
 - Name change recording information: Instrument # 2015141233

2. **Manasota Beach Ranchlands, LLLP**, a Florida limited liability limited partnership
(f/k/a Thomas Ranch Land Partners North Port, LLLP)
 - Vesting deed recording information: Instrument # 2014062917
 - Name change recording information: Instrument # 2015141232

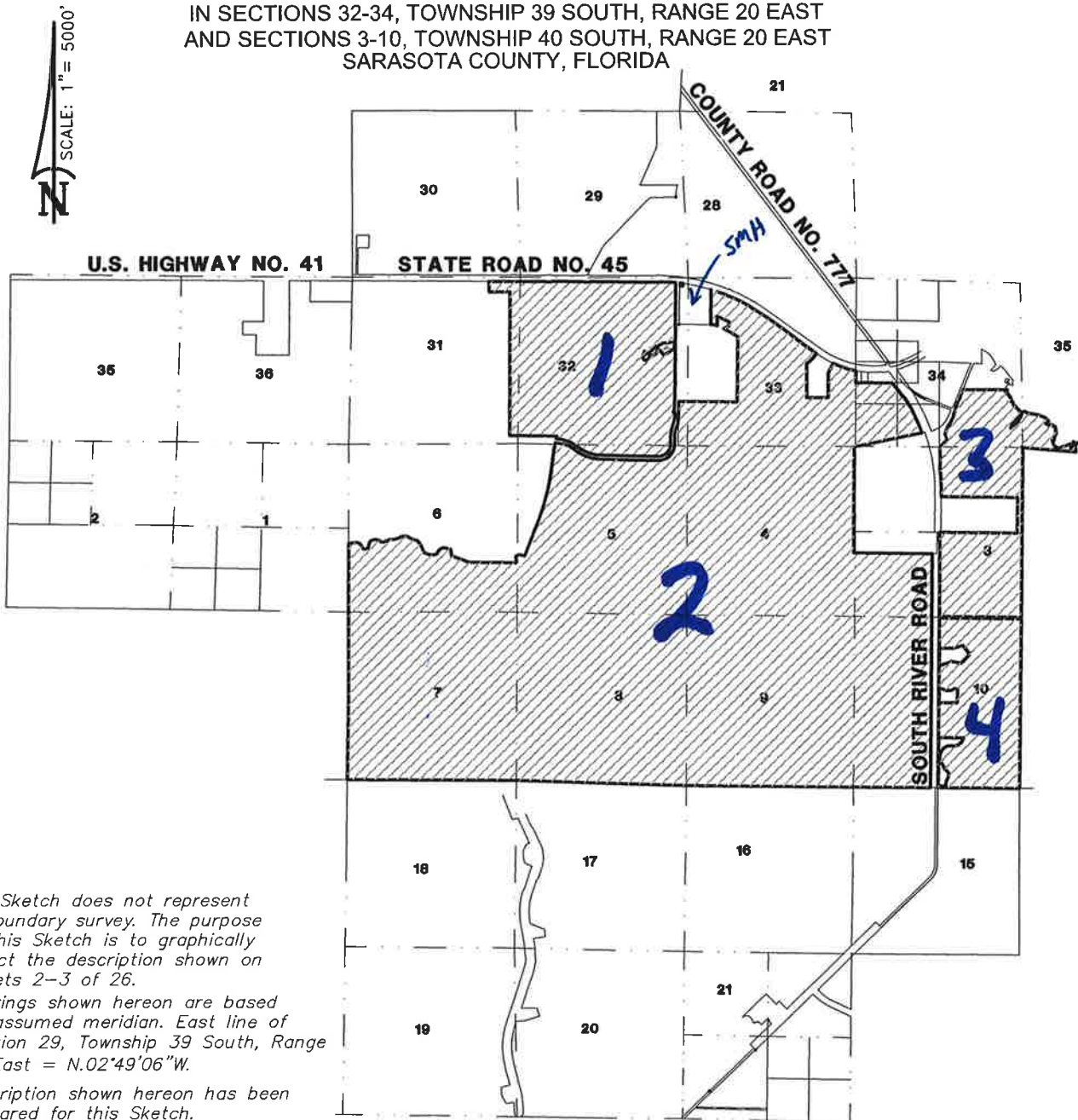
3. **Myakka River Club, LLLP**, a Florida limited liability limited partnership
(f/k/a Thomas Ranch Land Partners Village 4A, LLLP)
 - Vesting deed recording information: Instrument # 2014062920
 - Name change recording information: Instrument # 2015141235

4. **Timber Forest Ranch, LLLP**, a Florida limited liability limited partnership
(f/k/a Thomas Ranch Land Partners Village 4B, LLLP)
 - Vesting deed recording information: Instrument # 2014062921
 - Name change recording information: Instrument # 2015141231

SKETCH OF DESCRIPTION

SHEET 1 OF 26

THOMAS RANCH
IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
SARASOTA COUNTY, FLORIDA



THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY
SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

Randall E. Britt, Professional Land Surveyor
Florida Certification Number 3979

Note: Not Valid Unless Imprinted With Embossed Land Surveyor's Seal

PREPARED FOR:
THOMAS RANCH LAND PARTNERS

DATE: MARCH 15, 2016
JOB NUMBER: 16-03-16



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
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PUBLIC NOTICE - CITY OF NORTH PORT NOTICE OF PUBLIC HEARINGS FOR ORDINANCE NUMBERS 2019-25, 2019-19 & 2019-26

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. 2019-25**, adopting the Village E Village District Pattern Plan (West Villages) by reference, **Ordinance No. 2019-19**, adopting the Village F Village District Pattern Plan (West Villages) by reference and **Ordinance No. 2019-26**, adopting the Village G Village District Pattern Plan (West Villages) by reference.

A Public Hearing will be held before the **Planning and Zoning Advisory Board** designated as the **Local Planning Agency (LPA)** on **Thursday, June 20, 2019, at 9:00 a.m.**, or as soon thereafter.

A Public Hearing will be held before the **North Port City Commission** on **Thursday, July 11, 2019 at 1:00 p.m.**, or as soon thereafter as the matter may be heard to consider Ordinance No. 2019-24.

These Public Hearings will be held in the **North Port City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida, 34286.**

ORDINANCE NO. 2019-25

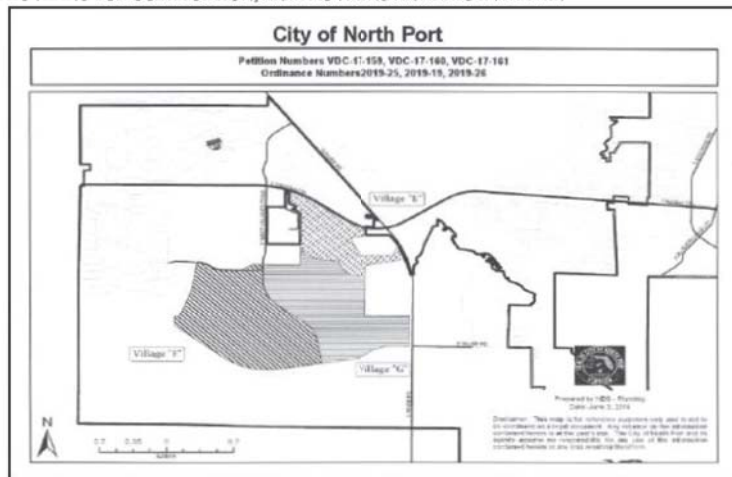
AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, ADOPTING THE VILLAGE E VILLAGE DISTRICT PATTERN PLAN (WEST VILLAGES) FOR A ±307.2 ACRE AREA LOCATED TO THE EAST OF WEST VILLAGES PARKWAY, TO THE SOUTH OF US 41/ TAMiami TRAIL, TO THE WEST OF RIVER ROAD, AND TO THE NORTH OF THE FUTURE PLAYMORE ROAD; AMENDING 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 ADOPTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO. 2019-19

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, ADOPTING THE VILLAGE F VILLAGE DISTRICT PATTERN PLAN (WEST VILLAGES) FOR AN ±828 ACRE AREA LOCATED TO THE WEST OF THE FUTURE WEST VILLAGES PARKWAY, TO THE SOUTH OF PLAYMORE ROAD AND THE ISLAND WALK SUBDIVISION, TO THE NORTH OF THE FUTURE MANASOTA BEACH ROAD AND TO THE EAST OF THE SARASOTA NATIONAL DEVELOPMENT; 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 ADOPTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO. 2019-26

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, ADOPTING THE VILLAGE G VILLAGE DISTRICT PATTERN PLAN (WEST VILLAGES) FOR A ±678.5 ACRE AREA LOCATED TO THE EAST OF WEST VILLAGES PARKWAY, TO THE SOUTH OF THE FUTURE PLAYMORE ROAD, TO THE NORTH OF THE FUTURE MANASOTA BEACH ROAD AND TO THE WEST OF RIVER ROAD; 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 ADOPTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.



Note: Proposed Ordinance No. 2019-25, Ordinance No. 2019-19 and Ordinance No. 2019-26 (boundary of the subject property) is depicted on this map.

All interested parties are invited to appear and be heard in respect to these Ordinances at the public hearings 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 2019-25, VDC-17-159, Ordinance No. 2019-19, VDC-17-160 and Ordinance No. 2019-26, VDC-17-161, may be inspected by the public at the Neighborhood Development Services Department, Planning Division, and in the City of North Port City Clerk's Office, 4970 City Hall Boulevard, North Port, Florida 34286, during regular business hours.

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.

Kathryn Wong
City Clerk

Publish on Wednesday, June 5, 2019

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