



A C H I E V E   A N Y T H I N G



**Ordinance 2019-19**  
**Village F Village Development**  
**Pattern Plan (VDC-17-160)**

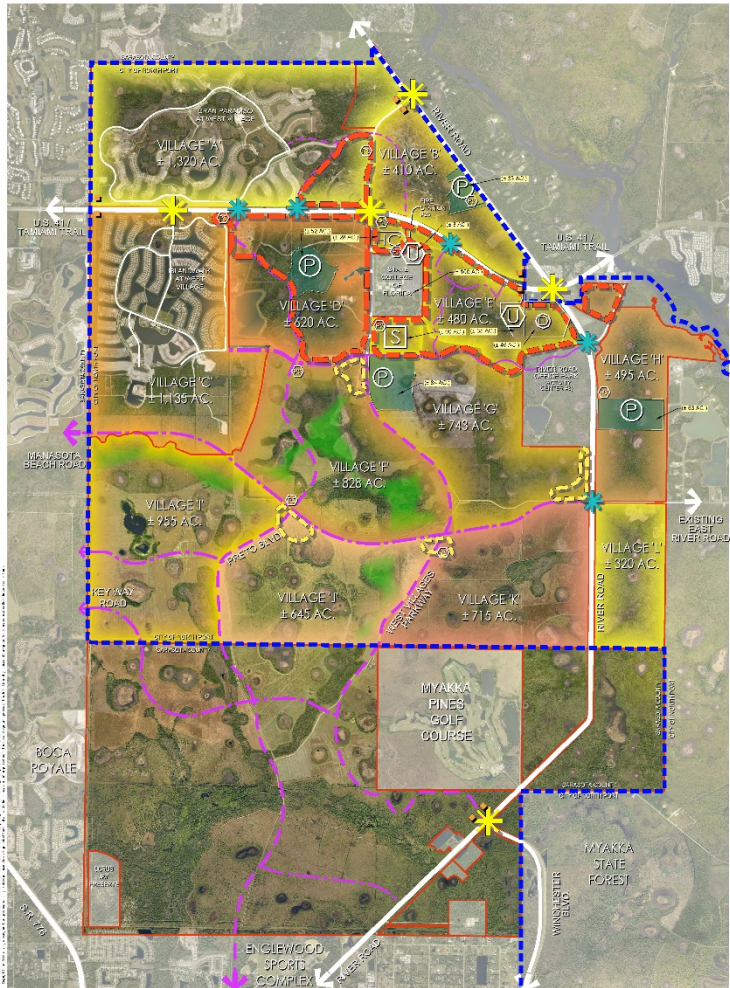
# Planning & Zoning Division



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# West Villages Index Map



## WEST VILLAGES INDEX MAP

### LEGEND

EXISTING ROADWAY	APPROXIMATE SCHOOL LOCATION (1:12)	RECREATION / OPEN SPACE / RECREATIONAL FACILITIES	APPROXIMATE TOWN CENTER LOCATION(S)
4 AND 6 LANE HWY. & 8'S DUALS	HOSPITAL / HEALTH-CARE SERVICES	COMMERCIAL / SERVICE / RETAIL / ADJACENT COMMUNITY	EXISTING TRAIL TO BUREAU
2 AND 4 LANE HWY. & 8'S DUALS	UTILITIES / PUBLIC FACILITIES / LOCAL COLLEGE	STATE COLLEGE OF FORESTRY	APPROXIMATE TOWN CENTER / PUBLIC / OPEN SPACE / FACILITIES (1:12)
2 AND 4 LANE HWY. & 8'S DUALS	APPROXIMATE PARK LOCATION (1:12)	APPROXIMATE VILLAGE CENTER LOCATION (1:12)	CITY OF NORTHPORT CITY LIMITS
10 LANE HWY. & 8'S DUALS	VEHICLE / TRAIL LOCATION	POTENTIAL NEW POLICE STATION LOCATION / ALTERNATIVES	

### NOTES

- (1) ACRES ARE APPROXIMATE. FINAL ACRES ARE SUBJECT TO CITY ENGINEER'S DESIGN AND SITE CONDITIONS AND FINAL VILLAGE DISTRICT BOUNDARIES.
- (2) AREAS DEFINED WITHIN THIS DEVELOPMENT ARE SUBJECT TO 300-1.200 ACRES OF TOWN CENTER AND MAY INCLUDE VILLAGE DEVELOPMENT AT THE CITY VILLAGE CENTER ESTABLISHED IN THE VILLAGE DISTRICTS WITH SECTION 22-21.3 J.L.C. FINAL LOCATIONS WILL BE DETERMINED BY THE CITY ENGINEER.
- (3) THE DEVELOPMENT OF THE DEVELOPMENT FRAMEWORK BY IDENTIFYING VILLAGE CODES ADJACENT TO MANOR VILLAGE DISTRICTS OR ROADWAYS AND MULTIPLE PATHWAYS. ADDITIONALLY, THE FRAMEWORK COORDINATES VILLAGE CENTERS AND TOWN CENTERS, COORDINATE WITH COMPREHENSIVE PLAN, POLICY 13.8 AND POLICY 13.9 OF THE CITY OF NORTHPORT. THESE POLICIES WILL BE FURTHER COORDINATED WITH THE VILLAGE DISTRICT BOUNDARIES.
- (4) LOCATION AND COORDINATION OF TRAILS SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTHPORT, IN ACCORDANCE WITH THE PRINCIPLES OF AGREEMENT.
- (5) TO MULTIMODAL TRAILS MAY BE DESIGNATED BY 4 AND 8 LANE DUALS AND 4 LANE DUALS. THESE TRAILS WILL BE FURTHER REFLECTED WITH FUTURE VILLAGE DISTRICT PLANS.
- (6) 12' TRAILS WILL BE DESIGNATED ON VILLAGE DISTRICTS AND MAY BE COVERED WITH TRAIL ROADWAYS.
- (7) THE WEST VILLAGES IMPROVEMENT DISTRICT WILL COORDINATE WITH THE APPROPRIATE GOVERNMENT AGENCY TO ESTABLISH ACCESS / MAINTENANCE CRITERIA.
- (8) FINAL LOCATIONS OF TOWN CENTERS, PUBLIC FACILITIES, SCHOOLS, STREETS, VILLAGE BOUNDARIES AND ROADWAY CORRIDORS SHALL BE DETERMINED BY THE CITY ENGINEER, IN ACCORDANCE WITH THE CITY OF NORTHPORT.
- (9) FINAL LOCATION AND COORDINATION OF UTILITIES / PUBLIC FACILITIES SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTHPORT.

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

June 24, 2019



# Proposed Development

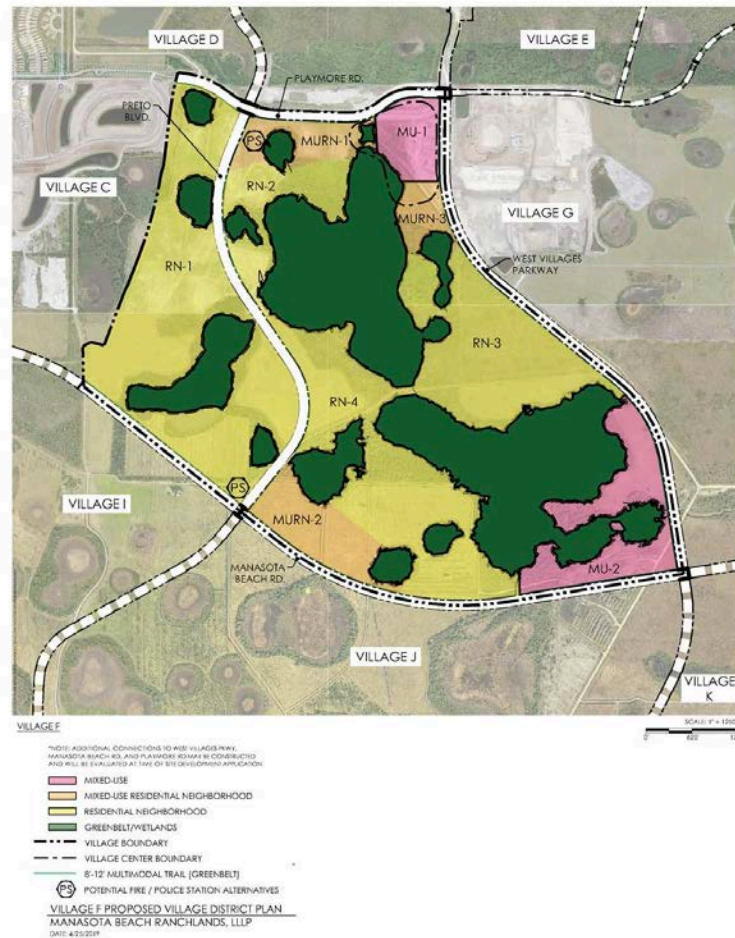


- 828 acres
- Bounded by West Villages Parkway, Playmore Road, Island Walk, and Manasota Beach Road.
- Will be made up of 9 distinct areas
  - 2 Mixed Use
  - 3 Mixed Use Residential
  - 4 Residential



# Village F

Figure 3.2.A



# Proposed Development



- 150,000 Square Feet of Commercial
- 50,000 Square Feet of Office
- 1,800 Residential Units

Figure 3.2.B



**LEGEND**

-  RETAIL / OFFICE
-  MULTI-FAMILY
-  SINGLE-FAMILY

**Note:**  
Designs are for illustrative purposes only and are not intended to be regulatory or limiting to layout, roadway networks, parking lots, open space, buffers, development plans, uses, or other design features.

Proposed VDPF

5

# Development Standards

Figure 3.3.A  
Village F Development Standards

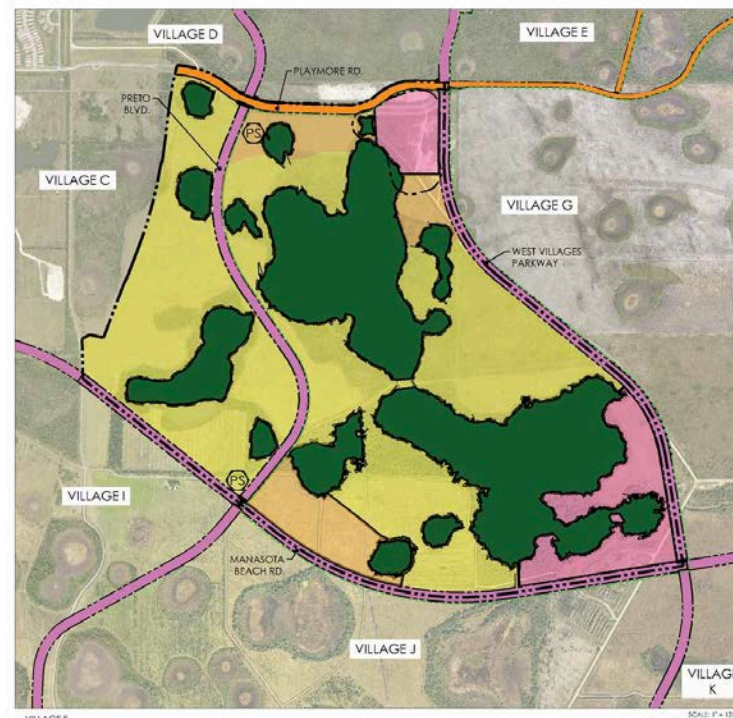
VILLAGE F DEVELOPMENT STANDARDS			
	MIXED USE	MIXED USE RESIDENTIAL NEIGHBORHOOD	RESIDENTIAL NEIGHBORHOOD
{+/-} ACRES	103	85	640
{+/-} ADJUSTED GROSS ACRES	82	75	398
OPEN SPACE {+/-} ACRES	21	10	242
FLOOR AREA RATIO (3)	3.0 FAR	2.0 FAR	0.25 FAR
DENSITY LIMITATIONS (4)	24 Dwelling units per Acre	16 Dwelling units per Acre	6 Dwelling units per Acre
Permitted Uses(1)(6)(7)	<b>Residential:</b> Model homes/Sales Center, Community Center, Gatehouse, Single-Family Detached Type A&B, Accessory Apartment, Single-Family Semi-Detached Townhouses, Stacked Townhouses, Multi-Family, Mixed Use, Residential Support Uses <b>Non-Residential:</b> Commercial/Service, Retail, Parking/Utility/Communication	<b>Residential:</b> Model Homes/Sales Center, Community Center, Gatehouse, Single-Family Detached Type A&B, Accessory Apartment, Single-Family Semi-Detached Townhouses, Stacked Townhouses, Multi-Family, Mixed Use, Residential Support Uses <b>Non-Residential:</b> Commercial/Service, Retail, Parking/Utility	<b>Residential:</b> Model Homes/Sales Center, Community Center, Gatehouse, Single-Family Detached - Type A and Type B, Accessory Apartment, Single Family Attached, Townhouses, Stacked Townhouses, Multi-Family, Residential Support Uses <b>Non-Residential:</b> Parking/Utility
Minimum Lot Size	<b>Residential:</b> See Typical Configurations for Structures; <b>Non-residential:</b> No min. lot area	<b>Residential:</b> See Typical Configurations for Structures; <b>Non-residential:</b> No min. lot area	<b>Residential:</b> See Typical Configurations for Structures; <b>Non-residential:</b> No min. lot area
Maximum Structure Height	50 Feet (s.f.), 60 feet (community center, gatehouse, townhouse), 120 Feet (multi family, hotel/motel, non-residential)	42 Feet (s.f.), 80 Feet (townhouses, community center, gatehouse), 120 feet (hotel/motel, multifamily, non-residential)	42 Feet (s.f.), 72 Feet (townhouses, multi-family, community center, gatehouse, non-residential)
Setbacks(2)(5)	<b>Residential:</b> - See Typical Configurations for Structures <b>Non-residential:</b> - Meet State Building and Fire Code	<b>Residential:</b> - See Typical Configurations for Structures <b>Non-residential:</b> - Meet State Building and Fire Code	<b>Residential:</b> - See Typical Configurations for Structures <b>Non-residential:</b> - Meet State Building and Fire Code

**Notes:**

- (1) Aboveground utility structures shall be allowed anywhere within the Village provided that such facilities incorporate adequate levels of buffers to appropriately protect enjoyment on adjacent uses.
- (2) Fences, walls, columns, entry monumentation, decorative features, and utility facilities such as lift stations, storage tanks, ground-mounted transformers, and wells shall be exempt from any setback standards. A berm up to 9" in height may be constructed as part of a buffer. Up to 8' in height of wall or fence may be constructed with or without a berm as part of the landscape or buffering plans.
- (3) Floor-to-area ratio (FAR) standards shall be calculated for the land areas identified on the Village District Plan (MU, MURN) (Fig. 3.2.A). With each Site B Development and/or Plat Application, a Tracking Chart will be provided to demonstrate compliance with the required Land Use Mix (Fig. 3.9.1). The Tracking Chart shall also demonstrate that the total FAR does not exceed 1.0, pursuant to Comprehensive Plan Policy 13.2 and ULDC Section 53-212.C.
- (4) Residential density shall be calculated for the land areas identified on the Village District Plan (MU, MURN, RN) (Fig. 3.2.A). With each Site B Development and/or Plat Application, a Tracking Chart will be provided to demonstrate compliance with the overall maximum density of West Villages and to ensure compliance with the required Land Use Mix (Fig. 3.9.1). The Tracking Chart shall also demonstrate that the total density does not exceed 4 DU/Adjusted Gross Acre without Transfer of Development Rights, pursuant to Comprehensive Plan Policy 13.2 and ULDC Section 53-212.C. If total density exceeds 4 DU/Adjusted Gross Acre, Transfer of Development Rights must be demonstrated through the identification of Sending and Receiving Areas, consistent with Comprehensive Plan Policy 13.10 and ULDC Section 53-218.
- (5) Setbacks may be reduced to 0 feet when the subject parcel is adjacent to public/private right-of-way, easement, open space tract or water body that is at least 10 ft in width. Air conditioning units, pool pumps, and other mechanical equipment shall be permitted in side yard setbacks.
- (6) Utility structures may be located in easements or in rights-of-way as indicated in roadway cross sections.
- (7) Lakes and ponds may be used for irrigation and/or storage of reclaimed water.



# Roads and Multi-Modal Trails



VILLAGE F  
BOULEVARD  
MIXED-USE STREET  
6-12' MULTIMODAL TRAIL (GREENBELT)  
VILLAGE CENTER BOUNDARY  
POTENTIAL FIRE / POLICE STATION ALTERNATIVES

ROADWAYS AND PATHWAYS PLAN  
MANASOTA BEACH RANCHLANDS, LLC  
DATE: 4/25/2014

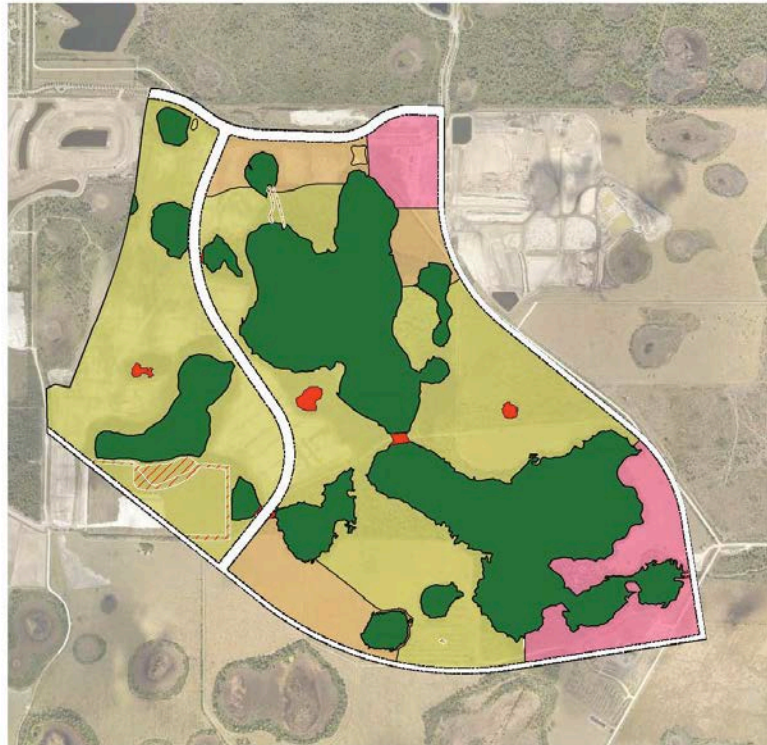
# Environmental



- While Bald Eagles have been spotted in the Village, the nearest nest is at the western end of Village D
- A few Gopher Tortoise burrows were found on site.
  - If Gopher Tortoises are found on-site during site development, they will be moved.

# Wetlands

Figure 3.6.1.A.  
Wetland Impact Plan



VILLAGE F

- WETLAND
- PRELIMINARY WETLAND IMPACT AREA
- PRELIMINARY SURFACE WATER IMPACT AREA

WETLAND IMPACT PLAN  
MANASOTA BEACH RANCHLANDS, LLLP

# Ordinance 2019-19

## Consistency with ULDC



- The VDPP serves as a series of waivers from the ULDC and Comprehensive Plan.
- This is reflected in several areas of the VDPP



# Differences between VDPP and ULDC



- 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 requirement
- Larger square footage signage allowances overall

# Ordinance 2019-19

## Consistency with VDPB



- The Applicant has indicated that the VDPP will be consistent with the West Villages VDPB Revision that is currently under review by City Staff.
- Prior to Commission approval of the VDPB, the following items will be inconsistent with the existing West Villages VDPB.
  - Taller maximum building height
  - 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

# Economic Impact



- Over 30 years
  - Operating surplus of \$2,835,157
    - Net operating deficit during first 10 years
  - 2,538 new jobs created
    - 542 directly from development
    - 1,816 indirectly.

# Discrepancies in Village Acreage



Source	Survey	Index Map	VDPP Fig. 3.3.A
Acreage	828	830	828



# Consistency with Comprehensive Plan



Staff has found that the petition is consistent with relevant sections of the Comprehensive Plan.

# Review Process



- Nearly 2 year process
- 5 versions of VDPP
- 3 sets of Neighborhood Meetings
- Countless hours of staff review and meetings.

# Advertisement



- In North Port Sun on June 5, 2019
- On City's website
- At City Hall

05/20/19

Mails

## 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 Chapter 186 and 187 of the Florida Statutes and Section 7.01(a) of the Charter of the City of North Port, Florida, that the City of North Port is hereby giving notice of public hearings for Ordinance Nos. 2019-25, 2019-19, and 2019-26, which are to be held on Thursday, June 20, 2019, at 6:00 p.m. at the City of North Port, Florida, at the City Hall, 1000 North Port Parkway, North Port, Florida 34201, for the purpose of adopting the following:

A Public Hearing will be held before the Planning and Zoning Authority, Board (hereinafter referred to as the "Board") on Thursday, June 20, 2019, at 6:00 a.m., at the same location.

A Public Hearing will be held before the City Commission on Wednesday, July 10, 2019, at 5:00 p.m., at the same location as the matter may be heard as provided in Ordinance No. 2019-25.

These Public Hearings will be held at the North Port City Hall Commission Chambers, 1070 City Hall Boulevard, North Port, Florida, 34201.

ORDINANCE NO. 2019-25  
AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, ADOPTING THE VILLAGE K VILLAGE DISTRICT PATTERN PLAN (HEREIN "PATTERN PLAN") FOR A VILLAGE AREA LOCATED TO THE EAST OF WEST VILLAGES PARKWAY, TO THE SOUTH OF FAIRBANK TRAIL, TO THE WEST OF RIVER ROAD, AND TO THE NORTH OF THE FUTURE PLANNED ROAD, ADOPTING THE INTERIM LAND DEVELOPMENT CASE, CHAPTER 10, ARTICLE 1, VILLAGE, SECTION 10-1-1 TO INCORPORATE THE PATTERN PLAN BY REFERENCE, PROVIDING FOR FUTURE, PROVISIONS FOR CONFLICTS, PROVISIONS FOR CONSTRUCTION, AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO. 2019-19  
AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, ADOPTING THE VILLAGE K VILLAGE DISTRICT PATTERN PLAN (HEREIN "PATTERN PLAN") FOR A VILLAGE AREA LOCATED TO THE WEST OF THE FUTURE WEST VILLAGES PARKWAY, TO THE SOUTH OF PLANNED ROAD AND THE BOUNDARY TO THE NORTH OF THE FUTURE MANHATTAN ROAD, AND TO THE EAST OF THE MANHATTAN NATIONAL DEVELOPMENT, ADOPTING THE INTERIM LAND DEVELOPMENT CASE, CHAPTER 10, ARTICLE 1, VILLAGE, SECTION 10-1-1 TO INCORPORATE THE PATTERN PLAN BY REFERENCE, PROVISIONS FOR FUTURE, PROVISIONS FOR CONFLICTS, PROVISIONS FOR CONSTRUCTION, AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO. 2019-26  
AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, ADOPTING THE VILLAGE K VILLAGE DISTRICT PATTERN PLAN (HEREIN "PATTERN PLAN") FOR A VILLAGE AREA LOCATED TO THE EAST OF WEST VILLAGES PARKWAY, TO THE SOUTH OF THE FUTURE PLANNED ROAD, TO THE SOUTH OF THE BOUNDARY TO THE SOUTH OF THE FUTURE MANHATTAN ROAD, AND TO THE EAST OF THE MANHATTAN NATIONAL DEVELOPMENT, ADOPTING THE INTERIM LAND DEVELOPMENT CASE, CHAPTER 10, ARTICLE 1, VILLAGE, SECTION 10-1-1 TO INCORPORATE THE PATTERN PLAN BY REFERENCE, PROVISIONS FOR FUTURE, PROVISIONS FOR CONFLICTS, PROVISIONS FOR CONSTRUCTION, AND PROVIDING AN EFFECTIVE DATE.

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# Options for Recommendation



Approve Ordinance 19-19 as presented

Modify request, approving portions of request but revise waivers and modifications to the ULDC

Deny the Ordinance and write findings to support this decision





A C H I E V E   A N Y T H I N G

Thank you!