



WEST VILLAGES

FLORIDA



CITY OF NORTH PORT, FLORIDA
CITY COMMISSION HEARINGS

VILLAGE D TOWN CENTER
CONCEPT ENTERTAINMENT AND
DESTINATION AREA

PRETO BOULEVARD

WEST VILLAGES PARKWAY

WEST VILLAGES
FLORIDA

Non-Residential Tracking Chart

	Land Area (acres as per revised index map)	Development Name	Owner		Commercial Entitlement (SF)				Office Entitlement (SF)			
Total			Partnership	Other	Partnership	Other	Built	Remaining	Partnership	Other	Built	Remaining
Approved												
Village A	1,320					0		0	0	0		0
		The Prado		Thomas 167 LLC		220,000	0	220,000	0	0		
Village B	410		-	-	0	0	0	0	0	0	0	-
Village C	1,135		-	-	0	0	0	0	0	0	0	-
Village D	620		WVP		300,000			209,100	200,000			196,500
		Publix		U.S. 41 Retail LLC			90,900				3,500	
Pending Approval												
Village E	480		WVP		150,000				100,000			
Village F	830		WVP		150,000				50,000			
Village G	745		WVP		150,000				50,000			
		Braves Stadium		West Villages Improvement District			2,377				29,111	N/A
Pending Application												
Village H	495		WVP									
Village I	955		WVP									
Village J	645		WVP									
Village K	715		WVP									
Village L	320		WVP									

*WVP-West Villages Partnership; "Partnership" refers to WVP

VILLAGE D COMMERCIAL APPROVED: 300,000 UNDER CONSTRUCTION: 90,900
VILLAGE D OFFICE APPROVED: 200,000 UNDER CONSTRUCTION: 3,500
BRAVES STADIUM BUILT: 2,377 COMMERCIAL 29,111 OFFICE
750,000 COMMERCIAL
400,000 OFFICE
VILLAGE E COMMERCIAL PROPOSED: 150,000 OFFICE PROPOSED: 100,000
VILLAGE F COMMERCIAL PROPOSED: 150,000 OFFICE PROPOSED: 50,000
VILLAGE G COMMERCIAL PROPOSED: 150,000 OFFICE PROPOSED: 50,000

	COMMUNITY NAMES	APPROVED PROPOSED UNITS	PLANNED UNITS	REMAINING UNITS
VILLAGE A	PRESERVE	230	223	7
VILLAGE B	RENAISSANCE, OASIS & TORTUGA	1200	1008	192
VILLAGE D	TBD	2400	2400	0
VILLAGE E	TBD	1000	1000	0
VILLAGE F	TBD	1800	1800	0
VILLAGE G	TBD	1800	1800	0
TOTAL		16400	8231	8169

1 INDEX MAP AMENDMENT

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/ NEV. & SIDEWALKS		SARASOTA MEMORIAL HOSPITAL - HEALTH CARE SERVICES		POTENTIAL ROADWAY CONNECTION TO ADJACENT COMMUNITY		EXISTING TRAFFIC SIGNAL
	2 LANE W/ NEV. & SIDEWALKS		APPROXIMATE UTILITIES / PUBLIC FACILITIES LOCATION (10)		STATE COLLEGE OF FLORIDA		APPROXIMATE FUTURE FULL MEDIAN OPENING - TRAFFIC CONTROL T.B.D.
	2 LANE W/ NEV. & SIDEWALKS		APPROXIMATE PARK LOCATION (10)		APPROXIMATE VILLAGE CENTER LOCATION (2)		CITY OF NORTH PORT - CITY LIMITS
	POTENTIAL WEST VILLAGES GATEWAY LOCATIONS		DIOCESE OF VENICE LOCATION		POTENTIAL FIRE / POLICE STATION LOCATION ALTERNATIVES		

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.L.D.C. FINAL LOCATIONS WILL BE DETERMINED DURING THE V.D.P.P. PROCESS.
- (3) 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. 53-214 OF THE U.L.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 SIZE, LOCATION, AND CONFIGURATION OF UTILITIES/PUBLIC FACILITIES SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT.

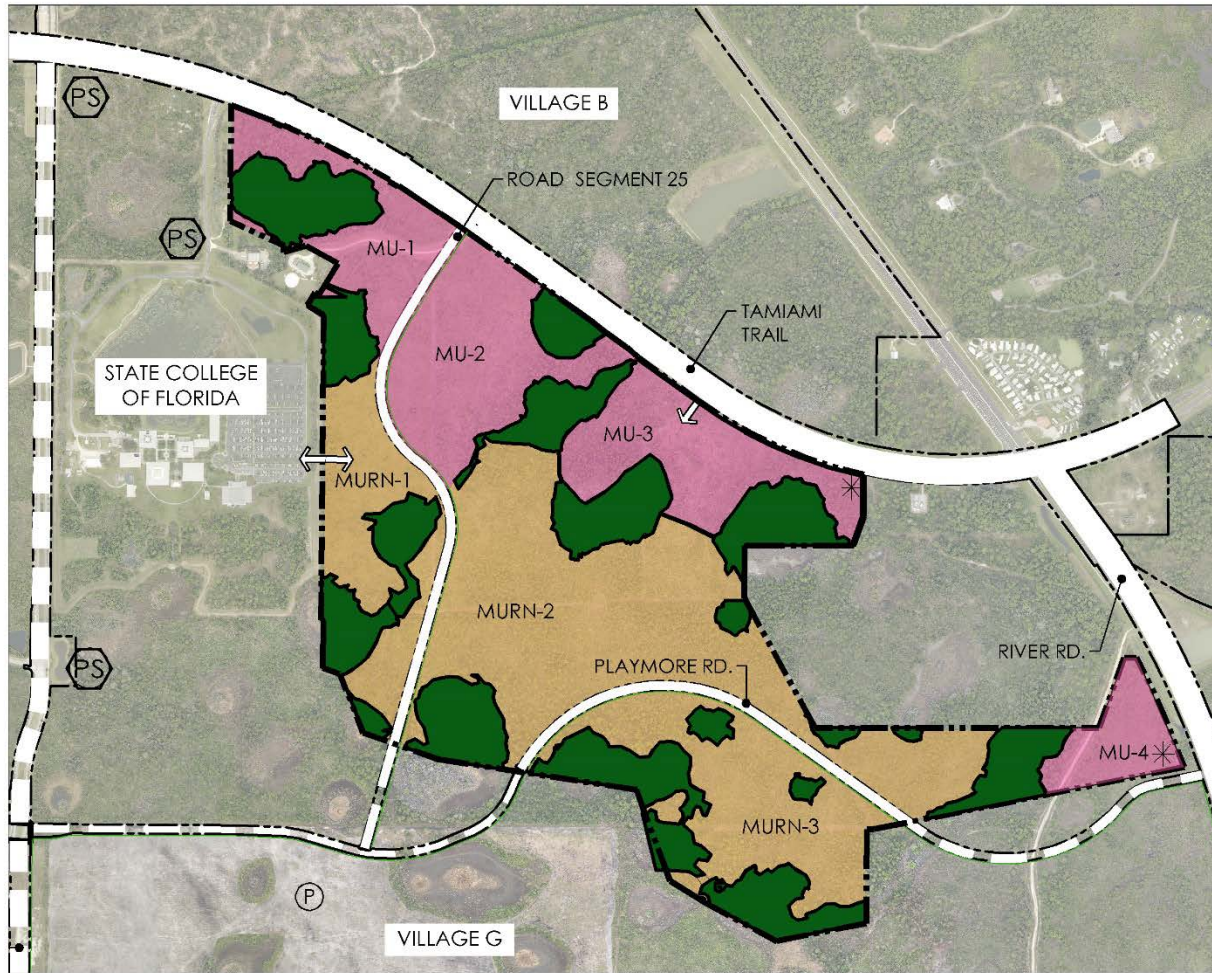
Approved XXXX XX, 2019
ORDINANCE NUMBER XXXX-XX
PETITION NUMBER XXX-XX-XXX



VILLAGE E VDPP

WEST VILLAGES
FLORIDA





*NOTE: ADDITIONAL CONNECTIONS TO TAMAMI TRAIL, WEST VILLAGES PKWY, AND PLAYMORE RD. MAY BE CONSTRUCTED AND WILL BE EVALUATED AT TIME OF SITE AND DEVELOPMENT APPLICATION.

- MIXED-USE
- MIXED-USE RESIDENTIAL NEIGHBORHOOD
- GREENBELT/WETLANDS
- VILLAGE BOUNDARY
- 8'-12' MULTIMODAL TRAIL (GREENBELT)
- ACCESS POINTS
- GATEWAY MONUMENT SIGN
- P PARK
- PS POTENTIAL FIRE / POLICE STATION LOCATION ALTERNATIVES

PROPOSED VILLAGE DISTRICT PLAN
MANASOTA BEACH RANCHLANDS, LLLP
DATE: 4/25/2019

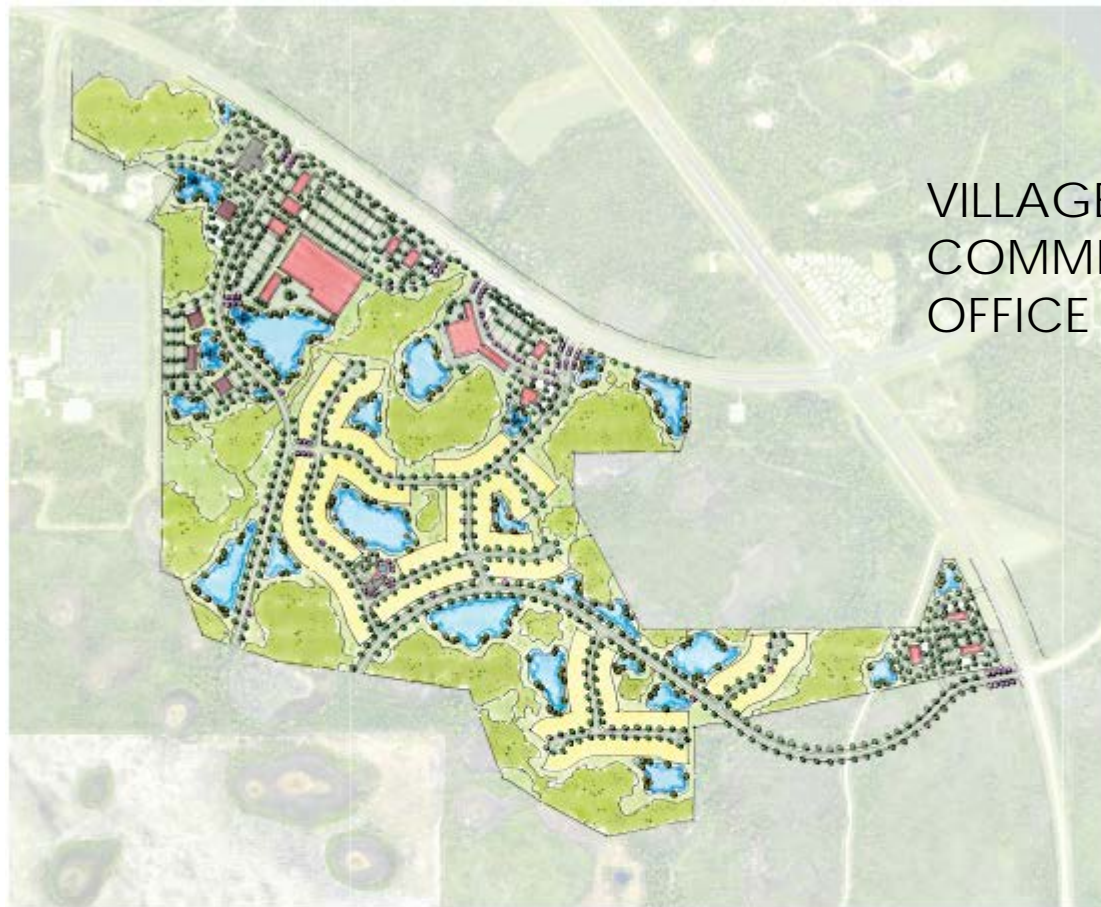
VILLAGE E

SCALE: 1" = 1000'
0' 625' 1250'

WEST VILLAGES
FLORIDA



VILLAGE E
COMMERCIAL PROPOSED: 150,000
OFFICE PROPOSED: 100,000



VILLAGE E

LEGEND



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.

WEST VILLAGES
FLORIDA

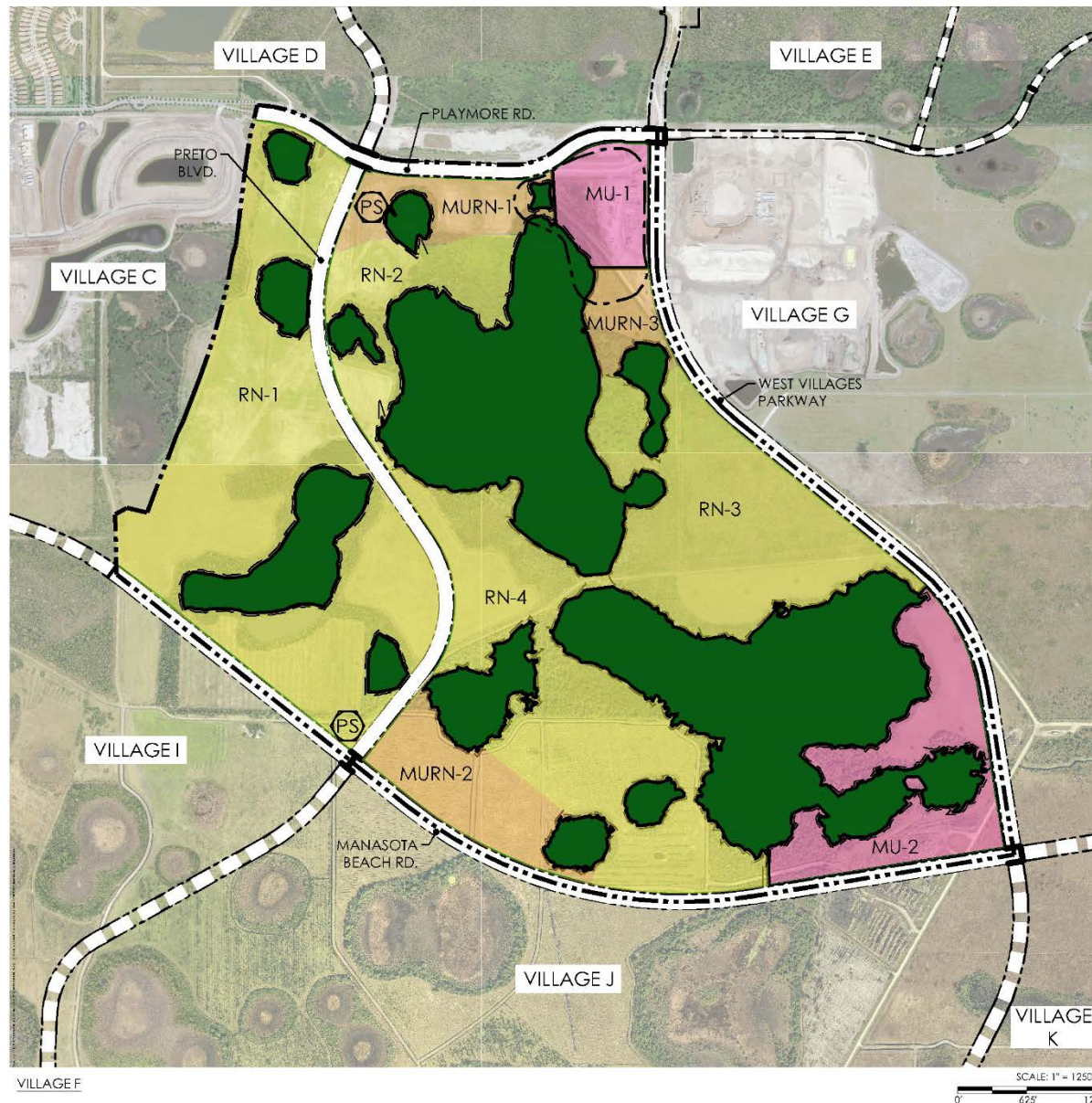




VILLAGE F VDPP

WEST VILLAGES
FLORIDA





VILLAGE F

*NOTE: ADDITIONAL CONNECTIONS TO WEST VILLAGES PKWY, MANASOTA BEACH RD, AND PLAYMORE RD MAY BE CONSTRUCTED AND WILL BE EVALUATED AT TIME OF SITE DEVELOPMENT APPLICATION

- MIXED-USE
- MIXED-USE RESIDENTIAL NEIGHBORHOOD
- RESIDENTIAL NEIGHBORHOOD
- GREENBELT/WETLANDS
- VILLAGE BOUNDARY
- VILLAGE CENTER BOUNDARY
- 8'-12' MULTIMODAL TRAIL (GREENBELT)
- PS POTENTIAL FIRE / POLICE STATION ALTERNATIVES

VILLAGE F PROPOSED VILLAGE DISTRICT PLAN
MANASOTA BEACH RANCHLANDS, LLLP

DATE: 4/25/2019



VILLAGE F
 COMMERCIAL PROPOSED: 150,000
 OFFICE PROPOSED: 50,000

LEGEND



RETAIL /
OFFICE



MULTI-FAMILY



SINGLE-FAMILY

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WEST VILLAGES
 FLORIDA

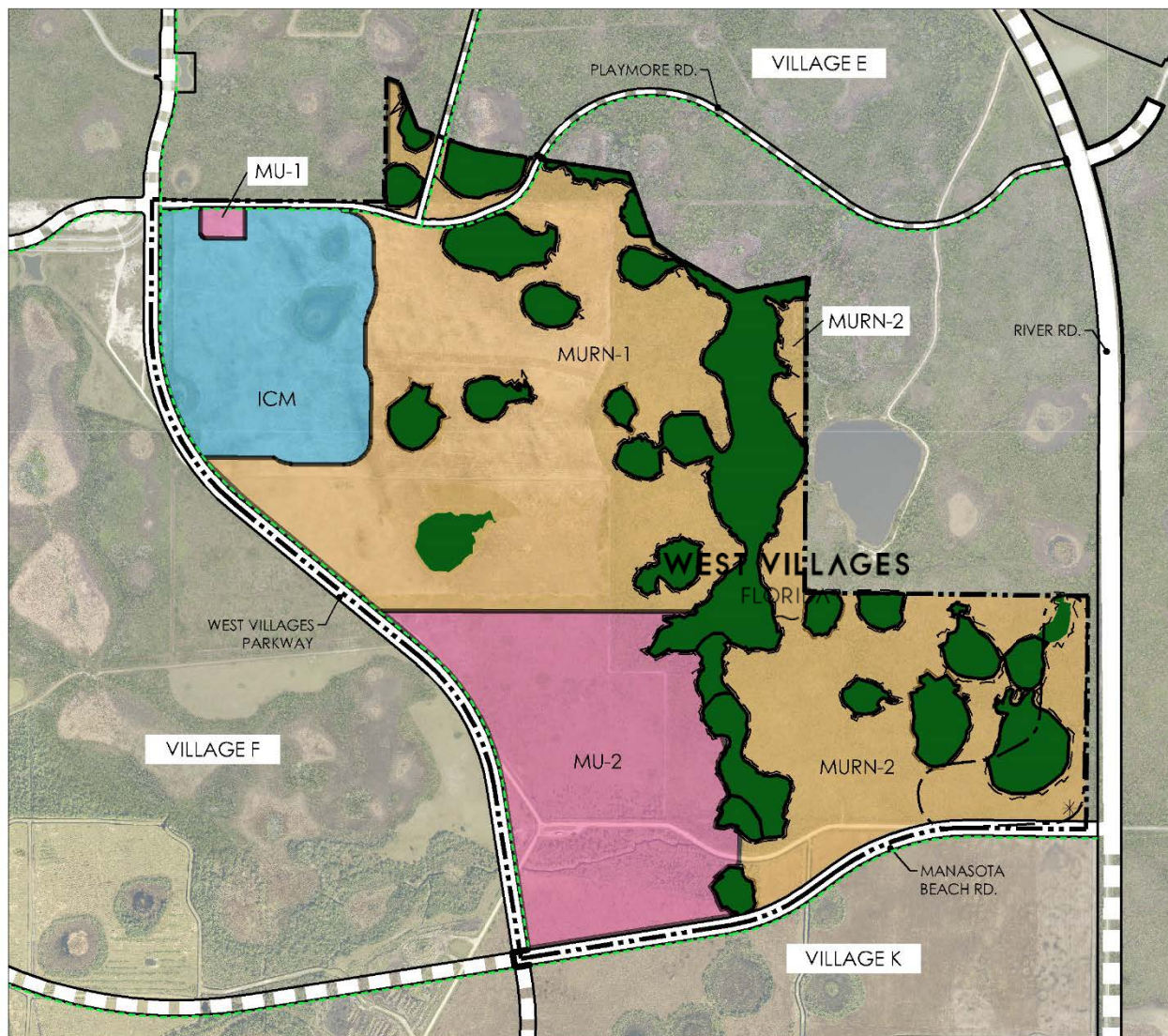




VILLAGE G VDPP

WEST VILLAGES
FLORIDA





*NOTE: ADDITIONAL CONNECTIONS TO WEST VILLAGES PARKWAY, PLAYMORE RD. AND MANASOTA BEACH RD. MAY BE CONSTRUCTED AND WILL BE EVALUATED AT TIME OF SITE AND DEVELOPMENT APPLICATION

- INSTITUTIONAL/COMMERCIAL/MIXED-USE
- MIXED-USE
- MIXED-USE RESIDENTIAL NEIGHBORHOOD
- GREENBELT/WETLAND
- VILLAGE BOUNDARY
- VILLAGE CENTER BOUNDARY
- 8-12' MULTIMODAL TRAIL (GREENBELT)
- GATEWAY MONUMENT SIGN

PROPOSED VILLAGE DISTRICT PLAN
MANASOTA BEACH RANCHLANDS, LLLP
DATE: 5/21/2019

VILLAGE G

SCALE: 1" = 1250'

0 625 1250

WEST VILLAGES
FLORIDA



VILLAGE G
COMMERCIAL PROPOSED: 150,000
OFFICE PROPOSED: 50,000



LEGEND



Note:
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