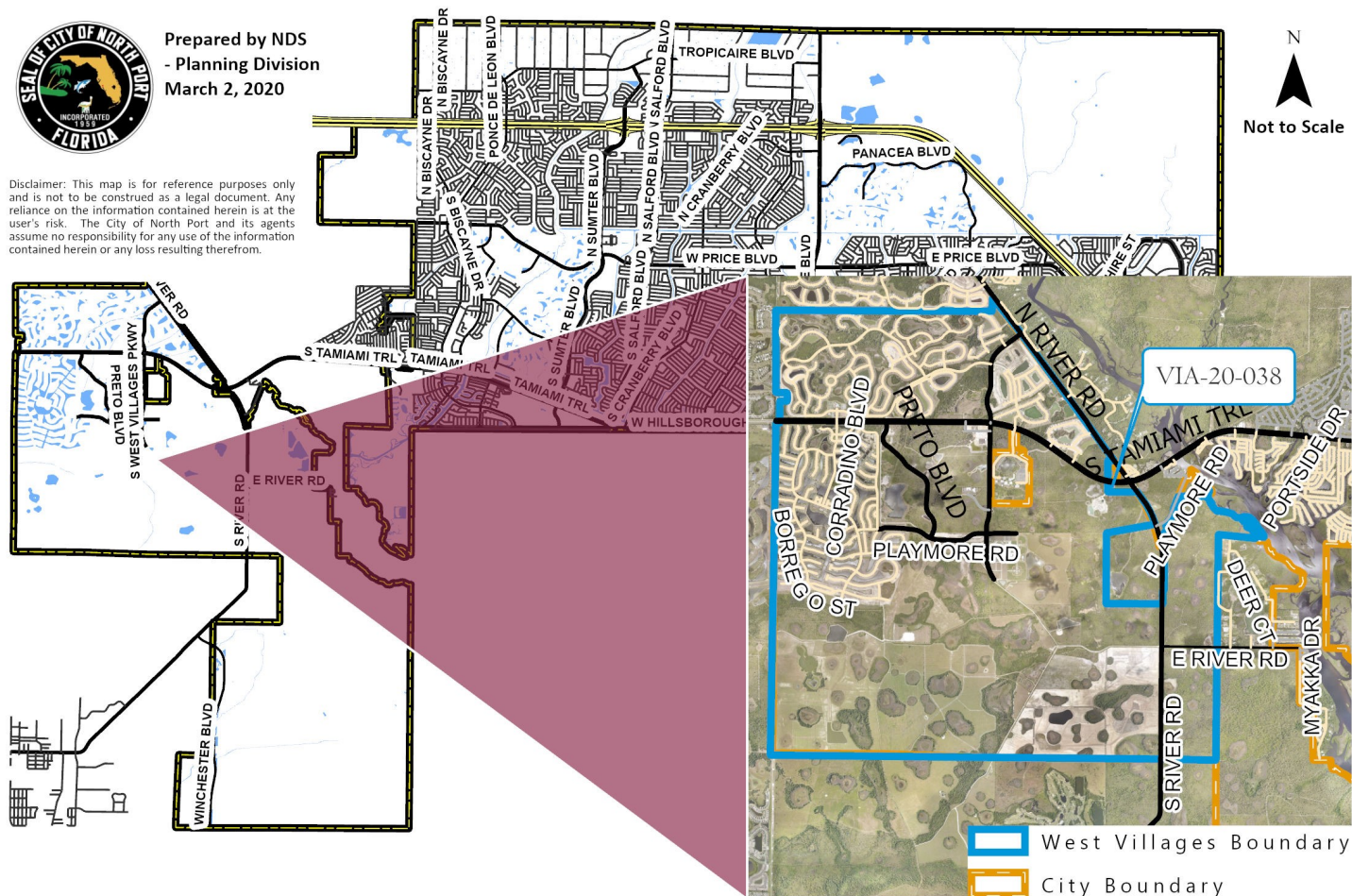


Index Map Amendment

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

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 North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.



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I. BACKGROUND

The first West Villages Index Map was originally adopted on August 8th, 2005. It has since been amended four times in 2007, 2016, 2018 and 2019.

On February 7, 2020 Katie LaBarr, as authorized agent for Steve Lewis, Vice Chairman of the West Villages Improvement District, representing the West Villages Improvement District, submitted a petition to amend the West Villages Index Map.

This amendment proposes the following changes:

1. Addition of three approved fire/police station locations
2. Updates to village boundaries and acreages for Villages F,G, J, K, and L.
3. Updates to roadway alignments
4. Adjustment/relocation of Village Centers
5. Revision to Grand Lake Park acreage
6. Addition of utility site location in Village F
7. Identification of potential school sites
8. Indication of hotel site in Village G

II. REVIEW PROCESS

A formal application was received on February 7, 2020 and was reviewed by all appropriate City departments. All departments have approved this petition.

The proposed Ordinance 2020-16 (Exhibit A) for the West Villages Village Index Map Amendment was submitted to the City Attorney's Office and reviewed as to form and correctness.

III. DATA & ANALYSIS

COMPREHENSIVE PLAN

Future Land Use Element, Goal 5

This goal of the Future Land Use Element establishes the Village Land Use Classification to promote smarter development. It is designed to:

"...allow a greater variety of land uses and protect environmental assets through a planning process that couples a build out vision with the proper timing and location of adequate public facilities through the preparation of Village District Pattern Plans."

The Index Map is the first step in the Order of Approval process, which guides the development of land in the Village land use classification. The proposed amendment is refining the build out vision of the West Villages by expanding

Village Center boundaries and adjusting Village boundaries to reflect existing conditions. With the addition of three confirmed fire/police station locations and a utility site, and identification of potential school sites, the amendment is more clearly delineating the location and extent of public facilities. The current petition also proposes increases in the Village Center boundaries, which allows for more commercial and mixed-use development. This would enable a reduced reliance on automobiles by creating a variety of land uses closer to work and home.

Staff concludes that the petition is consistent with Goal 5 of the Future Land Use Element of the Comprehensive Plan.

Future Land Use Element, Policy 13.1

This policy states the general village principles which each Village must adhere to and follow. These will be more specifically addressed and demonstrated in the Village District Pattern Book and Pattern Plans, but shall also be complied with at the Index Map stage of the Order of Approval Process. Included in these principles are the requirements for village centers, greenbelts, open space, and natural terrain. These are all shown on the proposed Index Map to comply with this policy.

Village centers are added at the intersections of major roadways: Manasota Beach Road, West Villages Parkway, Preto Boulevard, and River Road. This will ensure that these village centers are well connected to individual neighborhoods of the West Villages. Further, the provision of multimodal trails along these roads will ensure adequate pedestrian connectivity to these village centers as well.

Compliance with other requirements in this policy, such as neighborhood centers, a diversity of housing types, and transit stops will be demonstrated in the Village District Pattern Plans and future steps in the Order of Approval Process.

Staff concludes that this petition is consistent with Policy 13.1 of the Future Land Use Element of the Comprehensive Plan.

Future Land Use Element, Policy 13.3.1

This policy speaks to Village size, which requires that no Village is planned to be greater than 2000 acres of gross land area. As indicated by the acreages shown on the Index Map, the largest planned Village is Village A at ±1320 acres which has already been approved. This proposed amendment includes changes to the Village boundaries which change the acreages of five Villages: Villages F, G, H, J and K. Villages F, G, J and K acreages have been adjusted to reflect changes to the roadway alignment of Manasota Beach Road. The

acreage of Village L has been revised to accurately reflect ownership. The adjustments are outlined in the table below:

Village	2019 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
Village D	620 acres	620 acres	No change
Village E	480 acres	480 acres	No change
Village F	828 acres	836 acres	+ 8 acres
Village G	743 acres	784 acres	+ 41 acres
Village H	451 acres	451 acres	No change
Village I	955 acres	925 acres	-30 acres
Village J	645 acres	625 acres	- 20 acres
Village K	715 acres	674 acres	- 41 acres
Village L	320 acres	296 acres	-24 acres

These changes result in a net decrease of 66 acres. 24 acres of this attributes to accurate ownership of Village L. However, there are 42 net acres unaccounted for in formal revisions. The applicant has stated that the Index Map acreages have historically been more general until the process of describing lands through sketch and descriptions for VDPPs, which make the acreages more precise through use of more accurate data.

Staff concludes that the petition is consistent with Policy 13.3.1 of the Future Land Use Element of the Comprehensive Plan.

Future Land Use Element, Policy 13.5.2

The Comprehensive Plan stipulates that Village Centers provide for a mix of land uses, including residential, commercial uses as well as public facilities, to meet the needs of the adjoining neighborhoods. All new proposed Village Centers are smaller than the maximum permitted size of 50 adjusted gross acres as per the Future Land Use Element.

In terms of location, it also states that the Village Centers may be located on arterial roads provided that the center is not designed to be located on both sides of the arterial road. In the proposed Index Map, Village Centers in Villages K and L lie on two sides of River Road and in Villages I and J are on both sides of

Preto Boulevard. This is also seen in Villages J and K on both sides of West Villages Parkway. Staff supports these locations as each of the three arterial roads are to be designed to facilitate pedestrian access. Further, locating the Village Centers at these major intersections would ensure better access to major commercial developments allowed within the Village Centers, thereby promoting economic development.

Staff concludes that the petition is inconsistent with the intent of Policy 13.5.2 of the Future Land Use Element of the Comprehensive Plan, but supports the proposed Village Center locations.

Future Land Use Element, Policy 13.7

This policy looks at the provision of facilities and services within Village districts. The areas to accommodate public facilities are to be conveyed to the City pursuant to the Developer Agreement. The proposed revision to the Index Map indicates the sites for three police/fire stations, a utility site, as well as potential sites for schools. These changes will enable the City to better serve the new developments.

Staff concludes that the petition is consistent with Policy 13.7 of the Future Land Use Element of the Comprehensive Plan.

Recreation and Open Space Element, Goal 1

The Index Map Amendment proposes expansion of the Grand Lake Park in the Town Center area of Village D. This increase will enable the West Villages and the City as a whole to better “provide a diverse range of active and passive recreational opportunities and facilities to meet the needs of the present and future residents of the City of North Port,” as stated in Goal 1 of the Recreation and Open Space Element.

Staff concludes that the petition is consistent with Goal 1 of the Recreation and Open Space Element of the Comprehensive Plan.

Public School Facility Element, Goal 1

This goal states the requirement to “collaborate and coordinate with the School Board of Sarasota County to provide and maintain a high quality public education system.” The proposed amendment identifies two potential public school sites. This amendment reflects further steps in coordinating school concurrency requirements with the Sarasota County School Board.

Staff concludes that the petition is consistent with Goal 1 of the Public School Facility Element of the Comprehensive Plan.

Chapter 53—Zoning Regulations, Article XVIII—Village, Section 53-213—Pattern Book/Index Map

This section of the Unified Land Development Code states submission requirements for the Index Map. The Index Map shall show the following:

- The general size, location, and configuration of all Villages, Village Centers, and Town Centers
- The relationship between each Village, Village Center, and Town Center
- The greenbelt framework providing for Village edges, multi-use pathways, and major environmental connections
- The general location of public use sites and the acreages
- The Village and Town Center boundaries, proposed roadway corridor alignments, and mass transit corridors, which are subject to adjustment based on detailed planning and designs

Staff concludes that the petition is consistent with ULDC Sec. 53-213.

Chapter 53—Zoning Regulations, Article XVIII—Village, Sections 53-207, 53-208 and 53-209

These sections of the ULDC correspond to the above referenced policies from the Comprehensive Plan. ULDC Sec. 53-207 contains the general Village design principles from Comprehensive Plan Policy 13.1. ULDC Sec. 53-208 contains the Village size standards from Comprehensive Plan Policy 13.3.1. ULDC Sec. 53-209 contains the Village Center standards from Comprehensive Plan Policy 13.5.2.

Staff concludes that the petition is consistent with ULDC Sections 53-207, 53-208, and 53-209.

IV. PUBLIC NOTICE & HEARING SCHEDULE

PUBLIC NOTICE

Ordinance 2020-16 was advertised in a newspaper of general circulation within the City of North Port on May 7, 2020 pursuant to the provisions of Section 166.041(3)(a), Florida Statutes, 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 C).

**PUBLIC HEARING
SCHEDULE**

Planning and Zoning Advisory Board Public Hearing	May 7, 2020 9:00 AM or as soon thereafter
City Commission 1st Reading Public Hearing	May 26, 2020 6:00 PM or as soon thereafter
City Commission 2nd Reading Public Hearing	June 9, 2020 9:00 AM or as soon thereafter

V. RECOMMENDED ACTION

Staff recommends approval of Ordinance 2020-16 to City Commission.

VI. ALTERNATIVE ACTION

Denial of Ordinance 2020-16.

VII. EXHIBITS

A	Ordinance 2020-16
B	Affidavit
C	Public Notice



City of North Port

ORDINANCE NO. 2020-16

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, SECTION 53-213.A.(2) - VILLAGE INDEX MAP; PROVIDING FOR AMENDMENTS TO THE WEST VILLAGES INDEX MAP FOR CERTAIN PORTIONS OF VILLAGE F, VILLAGE G, AND VILLAGE I, INCLUDING ONE OR MORE OF THE FOLLOWING: BOUNDARIES, ACREAGES, LOCATIONS OF POLICE/FIRE STATIONS AND UTILITY SITE, ROADWAY ALIGNMENTS, VILLAGE CENTERS, PARK ACREAGES, POTENTIAL SCHOOL SITES, HOTEL SITE, AND DELETING A LOCAL ROAD; 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 July 11, 2019, the City Commission adopted Ordinance No. 2019-20, amending Ordinance No. 2018-08, amending the West Villages Index Map to relocate the Town Center and Village Center boundaries, adjust village boundaries, add public use acreages, add potential Fire/Police station location alternatives; and

WHEREAS, on February 2, 2020, Katie LaBarr, as authorized agent for Steve Lewis, Vice 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 May 7, 2020, held a duly noticed public hearing at which time all interested parties had an opportunity to appear and be heard regarding Ordinance No. 2020-16; and

WHEREAS, at first and second reading, the City Commission held duly noticed public hearings, 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 amends the Unified Land Development Code, Section 53-213.A.(2), to incorporate these amendments to the West Villages Index Map attached hereto as “Exhibit A” and incorporated by reference into this ordinance.

SECTION 3 – FILING OF APPROVED DOCUMENTS

- 3.01 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.
- 3.02 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 _____ 2020.

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 _____ 2020.

CITY OF NORTH PORT, FLORIDA

DEBBIE MCDOWELL
MAYOR

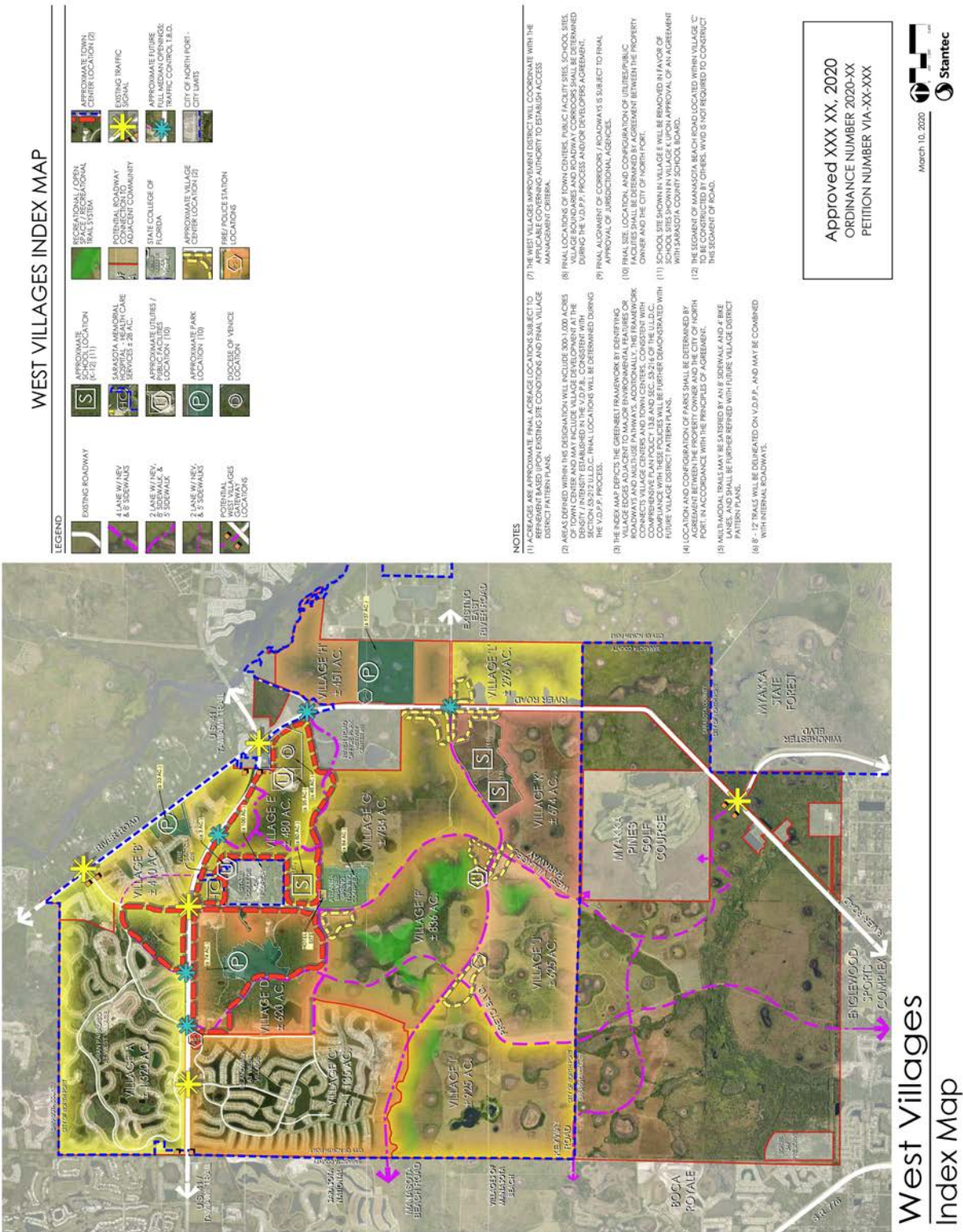
ATTEST

HEATHER TAYLOR, CMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

AMBER L. SLAYTON
CITY ATTORNEY

Exhibit A



AFFIDAVIT

I (we), Katie M. LaBarr, AICP, being first duly sworn, depose and say that I am (we are) the owner(s), 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 (we) understand this application must be complete and accurate before the hearing can be advertised. I (we) further permit the undersigned agent to act as our representative in any manner regarding this petition. 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 29 day of January, 2019-20

Katie LaBarr
Signature of Applicant or Authorized Agent

Katie M. LaBarr, AICP, of Stantec Consulting Services Inc.
Print Name and Title

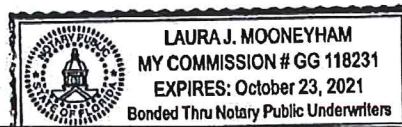
STATE OF Florida, COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 29 day of January, 2019-20, by Katie LaBarr (Applicant Name) who is personally known to me or has produced _____ as identification,

and who did / did not (circle one) take an oath.

(Place Notary Seal Below)

Laura J. Mooneyham
Signature - Notary Public



OWNER'S AUTHORIZATION

I (we) Steve Lewis, Vice Chairman, West Villages Improvement District (WVID) hereby give permission to Katie M. LaBarr, AICP, of Stantec Consulting Services Inc. to apply for this petition.

Steve Lewis
Signature of First Owner

Signature of Second Owner (if applicable)

If more than two owners, separate forms must be submitted.

STATE OF Florida, COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 21 day of November, 2019, by Steve Lewis (Owner(s) Name) who is personally known to me or has produced _____ as identification,

and who did / did not (circle one) take an oath.

(Place Notary Seal Below)

Debra Zimmerman
Signature - Notary Public



PUBLIC NOTICE - CITY OF NORTH PORT NOTICE OF PUBLIC HEARINGS FOR ORDINANCE NUMBERS 2020-14, 2020-15 and 2020-16

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. 2020-14**, adopting the amendment to the Village F Village District Pattern Plan (West Villages) by reference, **Ordinance No. 2020-15**, adopting the amendment to Village G Village District Pattern Plan (West Villages) by reference and **Ordinance No. 2020-16**, adopting the amendment to West Villages Village Index Map by reference.

A public hearing was previously scheduled to be held before the Planning and Zoning Advisory Board designated as the Local Planning Agency (LPA) on Thursday, April 2, 2020 at 9:00 a.m. in the City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286; however, the meeting was cancelled. This petition is now scheduled to be heard by the **Planning and Zoning Advisory Board on May 7, 2020 at 9:00 a.m. utilizing communication media technology** to meet via video conference to conduct the public hearing. Due to the ongoing coronavirus/COVID-19 pandemic, City Hall is Closed to the public. In accordance with the Governor's Executive Order Number 20-69 and the City Manager's Emergency Order No. 2020-06, a live stream of the meeting will be broadcast on the internet.

Information about ways to watch the live stream and provide public comment will be posted on the city's website at: www.cityofnorthport.com/onlinemeetings. The agenda, ordinance(s), and meeting information will be posted on the agenda management website at: <https://cityofnorthport.legistar.com/Calendar.aspx>.

ACCESS THE MEETING - This virtual meeting will be broadcast live for members of the public to view: (1) On the City's website at <https://cityofnorthport.legistar.com/Calendar.aspx>; (2) on the City's YouTube channel at www.youtube.com/northportfl; and (3) online via Zoom at www.zoom.us or via the Zoom app; meeting ID 325 800 908. The public may listen to the audio only via phone by dialing one of the following numbers: (646) 558-8656; (312) 626-6799; or (301) 715-8592. When the meeting ID is requested, enter 325 800 908 and then press the # key.

PUBLIC COMMENT - Properly submitted comments will be accepted and included in the official record of the meeting. Any comment received that does not meet the public comment requirements will be rejected and will not be included in the official record of the meeting. Those wishing to address the Planning and Zoning Advisory Board relative to the following ordinance(s) may:

- (1) Submit a written comment via the online public comment form on the City's Online Public Comment webpage at www.cityofnorthport.com/publiccomment. **The form will become active at 9:00 a.m. the day before the meeting and deactivated at the end of public comment during the meeting.** The commenter must complete the fields marked as "required" and the comment cannot exceed 3000 characters.
- (2) Leave a voicemail message via telephone at **941-429-1032. Voicemail messages will be accepted the day before the meeting from 8:00 a.m. until 7:00 p.m.** The commenter must leave all information identified as "required" in the City's outgoing message and must not exceed two minutes, fifteen seconds.

In the event communications media technologies are implemented to also accept live or recorded public comment (via telephone or video conferencing), instructions will be posted in advance of the meeting to the city's website and the agenda management website.

SUBMISSION OF EVIDENCE - The City must receive all documents, documentary evidence, presentations, and materials for the board's consideration at least ten (10) days in advance of the meeting. Parties must submit these documents to Heather Taylor, City Clerk, htaylor@cityofnorthport.com, 4970 City Hall Blvd., North Port, FL 34286.

ORDINANCE NO. 2020-14

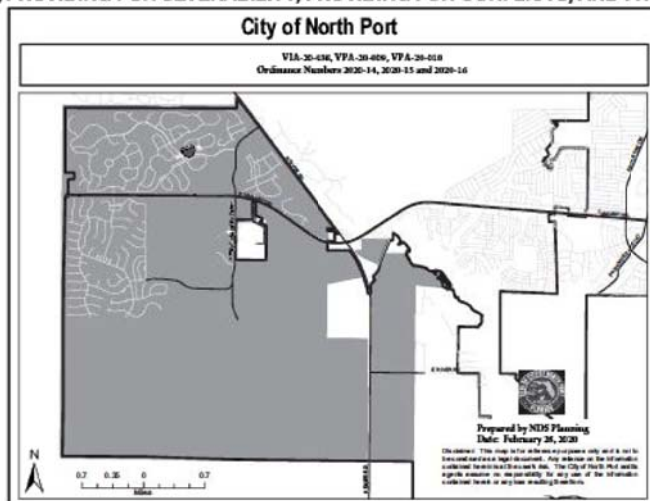
AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, CHAPTER 53, ARTICLE XVIII - V VILLAGE, SECTION 53-214.F(6), VILLAGE F VILLAGE DISTRICT PATTERN PLAN (WEST VILLAGES); AMENDING THE BOUNDARY OF VILLAGE F TO ADD ±8.00 ACRES TO THE SOUTHEAST AREA OF THE VILLAGE AND ADJUSTING THE NEIGHBORHOOD LAYOUT; PROVIDING FOR FINDINGS; PROVIDING FOR ADOPTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO. 2020-15

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, CHAPTER 53, ARTICLE XVIII - V VILLAGE, SECTION 53-214.F(7), VILLAGE G VILLAGE DISTRICT PATTERN PLAN (WEST VILLAGES); AMENDING THE BOUNDARY OF VILLAGE G TO ADD ±41.00 ACRES TO THE SOUTHWEST AREA OF THE VILLAGE AND AMENDING THE NEIGHBORHOOD LAYOUT; PROVIDING FOR FINDINGS; PROVIDING FOR ADOPTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO. 2020-16

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, SECTION 53-213.A(2) - VILLAGE INDEX MAP; PROVIDING FOR AMENDMENTS TO THE WEST VILLAGES INDEX MAP FOR CERTAIN PORTIONS OF VILLAGE F, VILLAGE G, AND VILLAGE I, INCLUDING ONE OR MORE OF THE FOLLOWING: BOUNDARIES, ACREAGES, LOCATIONS OF POLICE/FIRE STATIONS AND UTILITY SITE, ROADWAY ALIGNMENTS, VILLAGE CENTERS, PARK ACREAGES, POTENTIAL SCHOOL SITES, HOTEL SITE, AND DELETING A LOCAL ROAD; PROVIDING FOR FINDINGS; PROVIDING FOR ADOPTION; PROVIDING FOR FILING OF APPROVED DOCUMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.



Note: Proposed Ordinance No. 2020-14, Ordinance No. 2020-15 and Ordinance No. 2020-16 (boundary of the subject property) is depicted on this map. If a person decides to appeal any decision made with respect to any matter considered at the meeting, they will need a record of the proceedings and should ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

In situations where sworn testimony is required, persons offering such testimony are responsible for making appropriate arrangements with the City Clerk's Office for offering sworn testimony. For more information, to submit written or physical evidence, or to obtain a copy of the ordinance(s), contact the Office of the City Clerk, htaylor@cityofnorthport.com, 4970 City Hall Blvd., North Port, FL 34286, (941) 429-7064. A copy of the ordinance(s) will be posted on the front windows of City Hall.

Heather Taylor
City Clerk

Publish on Wednesday, April 22, 2020

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