

WEST VILLAGES FLORIDA



City of North Port
City Commission

Introductions

Applicant

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Agent

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Background & History

West Villages

- Originally approved in 2005
- 8,556 ± acres
- 12 Villages
- Index Map guides future development for West Villages
 - Last amended July 23, 2019
- Village District Pattern Book provides policy framework and guidance for West Villages
- Village District Pattern Plans provide for specific development standards and land uses for each Village

Approval Requests

- Amendment to the West Villages Village Index Map – VIA-20-038 (Ordinance 2020-16)
- Amendment to Village F Village District Pattern Plan – VPA-20-009 (Ordinance 2020-14)
- Amendment to Village G Village District Pattern Plan – VPA-20-010 (Ordinance 2020-15)

1 INDEX MAP AMENDMENT

WEST VILLAGES INDEX MAP

LEGEND

	EXISTING ROADWAY		APPROXIMATE SCHOOL LOCATION (K-12) (11)		RECREATIONAL / OPEN SPACE / RECREATIONAL TRAIL SYSTEM		APPROXIMATE TOWN CENTER LOCATION (2)
	4 LANE W/ NEV & 8' SIDEWALKS		SARASOTA MEMORIAL HOSPITAL - HEALTH CARE SERVICES ± 26 AC.		POTENTIAL ROADWAY CONNECTION TO ADJACENT COMMUNITY		EXISTING TRAFFIC SIGNAL
	2 LANE W/ NEV, 8' SIDEWALK, & 5' SIDEWALK		APPROXIMATE UTILITIES / PUBLIC FACILITIES LOCATION (10)		STATE COLLEGE OF FLORIDA		APPROXIMATE FUTURE FULL MEDIAN OPENINGS: TRAFFIC CONTROL T.B.D.
	2 LANE W/ NEV, & 5' 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		FIRE/ POLICE STATION LOCATIONS		

NOTES

- ACREAGES ARE APPROXIMATE. FINAL ACREAGE LOCATIONS SUBJECT TO REFINEMENT BASED UPON EXISTING SITE CONDITIONS AND FINAL VILLAGE DISTRICT PATTERN PLANS.
- 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.B., CONSISTENT WITH SECTION 53-212 U.L.D.C. FINAL LOCATIONS WILL BE DETERMINED DURING THE V.D.P.P. PROCESS.
- THE INDEX MAP DEPICTS THE GREENBELT FRAMEWORK BY IDENTIFYING VILLAGE EDGES ADJACENT TO MAJOR ENVIRONMENTAL FEATURES OR ROADWAYS AND MULTI-USE PATHWAYS. ADDITIONALLY, THIS FRAMEWORK CONNECTS VILLAGE CENTERS AND TOWN CENTERS, CONSISTENT WITH COMPREHENSIVE PLAN POLICY 13.8 AND SEC. 53-216 OF THE U.L.D.C. COMPLIANCE WITH THESE POLICIES WILL BE FURTHER DEMONSTRATED WITH FUTURE VILLAGE DISTRICT PATTERN PLANS.
- 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.
- 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.
- 8' - 12' TRAILS WILL BE DELINEATED ON V.D.P.P., AND MAY BE COMBINED WITH INTERNAL ROADWAYS.
- THE WEST VILLAGES IMPROVEMENT DISTRICT WILL COORDINATE WITH THE APPLICABLE GOVERNING AUTHORITY TO ESTABLISH ACCESS MANAGEMENT CRITERIA.
- 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.
- FINAL ALIGNMENT OF CORRIDORS / ROADWAYS IS SUBJECT TO FINAL APPROVAL OF JURISDICTIONAL AGENCIES.
- FINAL SIZE, LOCATION, AND CONFIGURATION OF UTILITIES/PUBLIC FACILITIES SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT.
- SCHOOL SITE SHOWN IN VILLAGE E WILL BE REMOVED IN FAVOR OF SCHOOL SITES SHOWN IN VILLAGE K UPON APPROVAL OF AN AGREEMENT WITH SARASOTA COUNTY SCHOOL BOARD.
- THE SEGMENT OF MANASOTA BEACH ROAD LOCATED WITHIN VILLAGE 'C' TO BE CONSTRUCTED BY OTHERS. WYVD IS NOT REQUIRED TO CONSTRUCT THIS SEGMENT OF ROAD.

Approved XXX XX, 2020
ORDINANCE NUMBER 2020-XX
PETITION NUMBER VIA-XX-XXX

March 11, 2020



West Villages Index Map

INDEX MAP AMENDMENT

Proposed changes:

- Updates to village boundaries and acreages for Villages F, G, J, K, and L
 - **Justification:** Index Map acreages have historically been more general. More precise survey data has resulted in acreage adjustments.
- Updates to roadway alignments – Manasota Beach Road
 - **Justification:** Refinements to site plans and roadway designs
- Relocation of, and increases to, the Village Center boundaries
 - **Justification:** Expanded in Villages I & J, J & K (at intersection of West Villages Pkwy. And Manasota Beach Rd.); Village Center added at southeast and southwest quadrants of River Rd. and Manasota Beach Rd.

INDEX MAP AMENDMENT

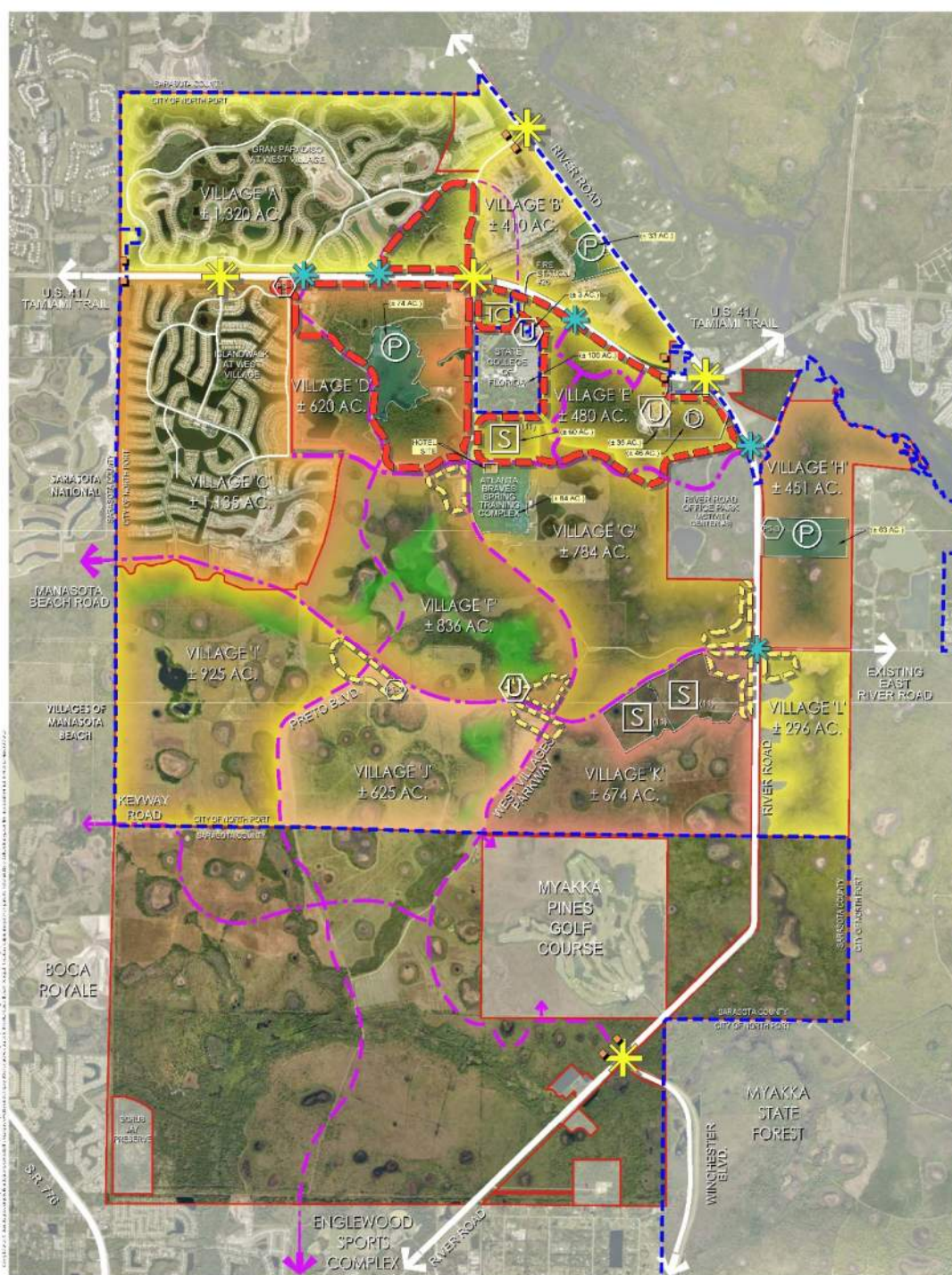
Proposed changes:

- Revision to Grand Lake Park acreage
 - **Justification:** Revised to accurately reflect development
- Confirmation of three approved fire/police stations
 - **Justification:** Fire/Police Stations accepted by Fire & Police Chiefs as documented in the recently approved Post Annexation Agreement
- Identification of potential school sites
 - **Justification:** two potential K-12 school sites are shown in Village K
- Addition of utility site location in Village F
 - **Justification:** Water Treatment Facility in Village F is identified; construction has commenced on this facility
- Identification of hotel site in Village G
 - **Justification:** For clarity, Hotel Parcel located near Atlanta Braves Spring Training Facility is identified

PROPOSED 2020 INDEX MAP

Village	2019 Acreage	Proposed Acreage
Village F	828 acres	836 acres
Village G	743 acres	784 acres
Village I	955 acres	925 acres
Village J	645 acres	625 acres
Village K	715 acres	674 acres
Village L	320 acres	296 acres

Acreages are approximate. Final acreage locations subject to refinement based upon existing site conditions and final village district pattern plans.



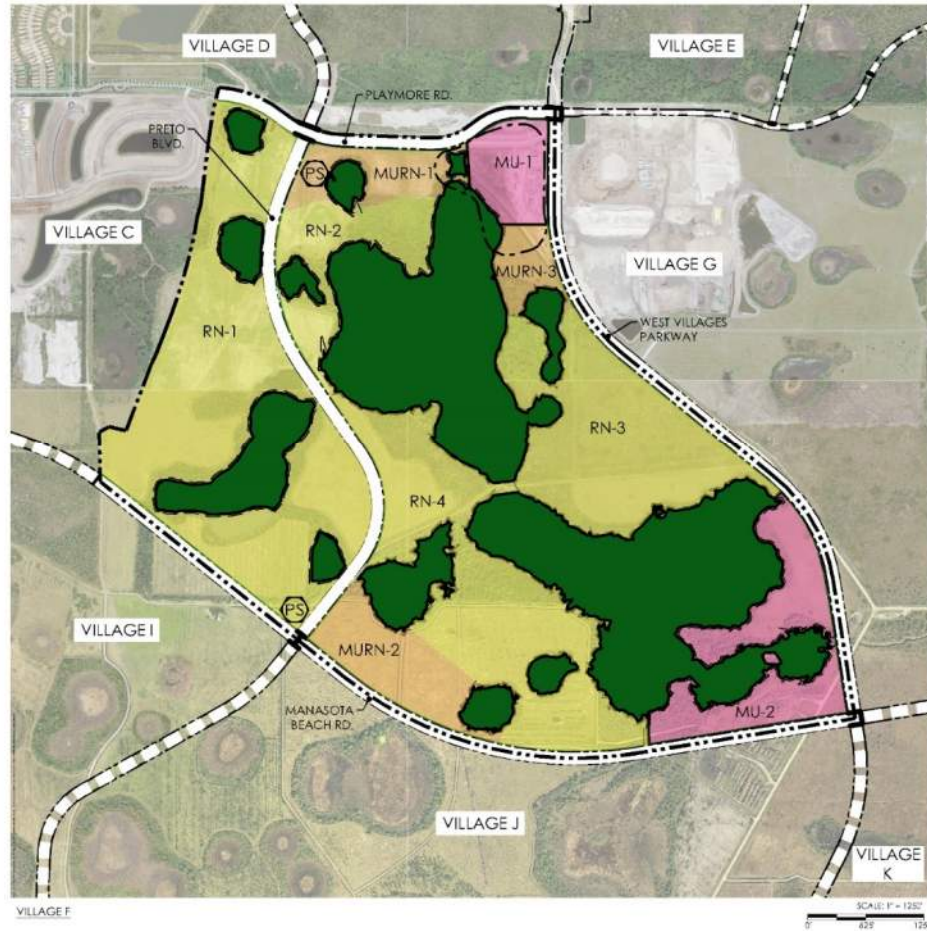


VILLAGE F REVISED VDPP

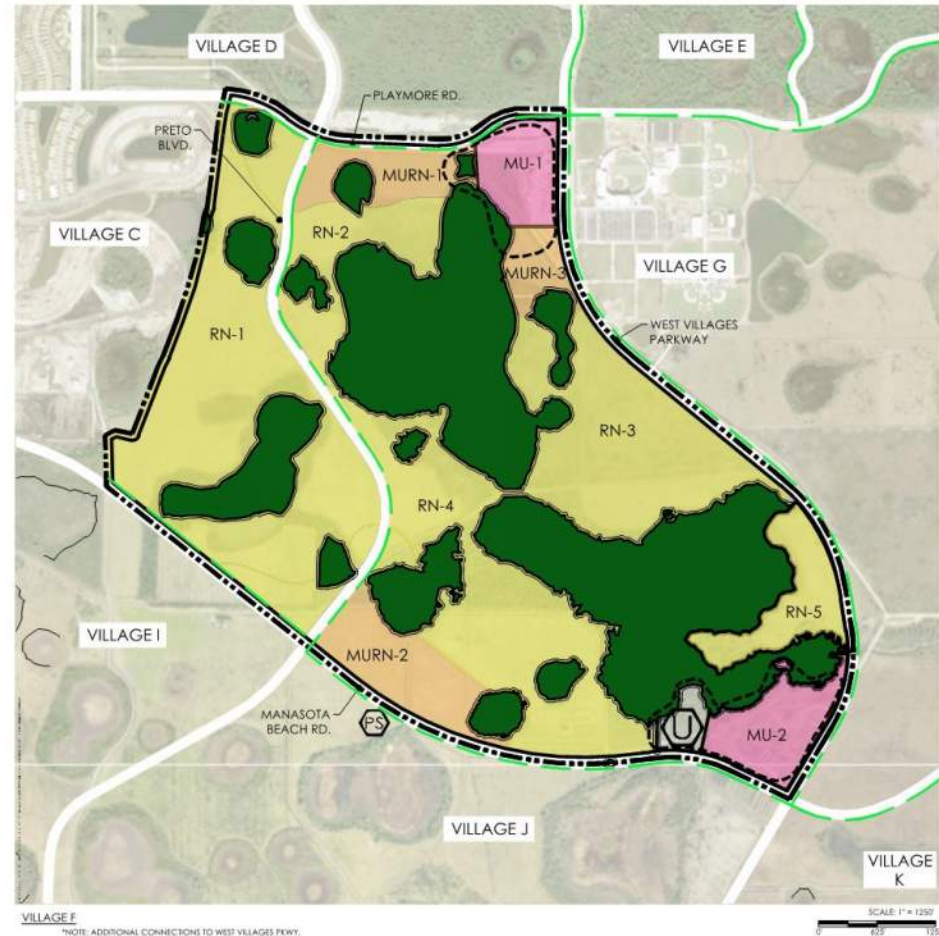
WEST VILLAGES
FLORIDA



APPROVED VDPP (2019)



PROPOSED VDPP (2020)



VILLAGE F – Village District Pattern Plan (VDPP)

Existing Conditions:

- 828 ± acres
- VDPP adopted July 23, 2019
- Approved for:
 - 1,800 residential units
 - 150,000 square feet of commercial/retail uses
 - 50,000 square feet of office uses
- Includes:
 - 5 residential neighborhoods
 - 2 mixed-use residential neighborhoods
 - 2 mixed-use areas

VILLAGE F – Village District Pattern Plan (VDPP)

Proposed changes:

- Addition of 8 acres to southeast corner (836 ± acres total)
- Adjust neighborhood layout
 - Reduction and relocation of MU-2 (mixed-use)
 - Addition of RN-5 (residential neighborhood)
 - Overall reduction of Mixed Use from 82 acres to 62 acres
 - Relocation of two police/fire stations to other villages from Village F
 - Addition of water treatment plant location
- Updates text and graphics in the VDPP
 - Consistent with Village District Pattern Book



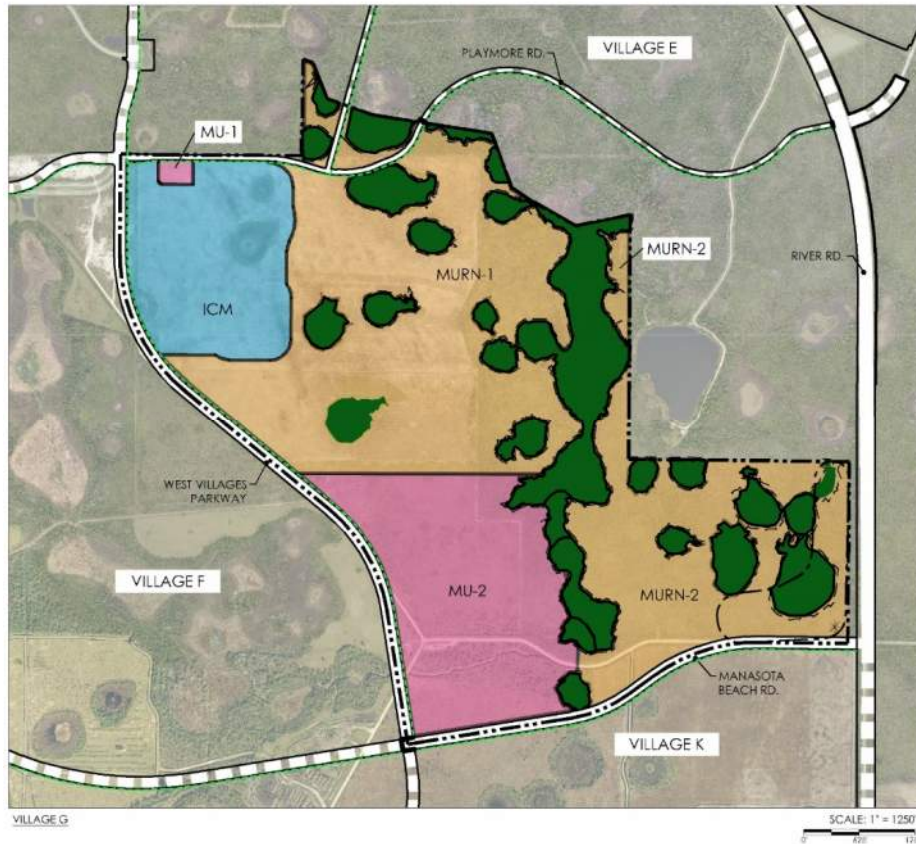
VILLAGE G REVISED VDPP

WEST VILLAGES
FLORIDA



Stantec

APPROVED VDPP (2019)



PROPOSED VDPP (2020)



VILLAGE G – Village District Pattern Plan (VDPP)

Existing Conditions:

- 743 ± acres
- Village G VDPP adopted July 23, 2019
- Includes:
 - Atlanta Braves Spring Training Facility and Academy
- Approved for:
 - 1,800 residential units
 - 150,000 square feet of commercial/retail uses
 - 50,000 square feet of office uses
 - Hotel site

VILLAGE G – Village District Pattern Plan (VDPP)

Proposed changes:

- Addition of 41 acres to southwest corner
- Adjust neighborhood layout
 - Relocation of MU-2 area to southeast corner
 - Reduction of MU-2 area from 141 acres to 52 acres
- Updates text and graphics in the VDPP
 - Consistent with Village District Pattern Book

Questions?