



City of North Port

ORDINANCE NO. 2019-24

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, CHAPTER 53, ARTICLE XVIII – V VILLAGE, SECTIONS 53-213 AND 53-214 TO PROVIDE REGULATIONS FOR ADOPTION, CONTENTS, AND MAINTENANCE FOR VILLAGE INDEX MAP, VILLAGE DISTRICT PATTERN BOOK, AND VILLAGE DISTRICT PATTERN PLAN, AND INCORPORATING BY REFERENCE THE WEST VILLAGES INDEX MAP, THE WEST VILLAGES VILLAGE DISTRICT PATTERN BOOK, AND ALL PREVIOUSLY ADOPTED WEST VILLAGES VILLAGE DISTRICT PATTERN PLANS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of North Port is committed to planning and managing the future growth and development of the City by adhering to its Comprehensive Plan and Unified Land Development Code; and

WHEREAS, pursuant to Chapter 189 of the Florida Statutes, in 2004, the West Villages Improvement District was established; and

WHEREAS, on November 24, 2003, the City adopted Ordinance 2002-49, establishing the Village Zoning District and the underlying criteria for establishing a Village, including the creation of a Village District Pattern Book to govern the process of overall development of the West Villages and a Village District Pattern Plan to do the same for each underlying village; and

WHEREAS, on August 8, 2005, the City adopted the West Villages Index Map, identifying village boundaries, identifying future park locations, and identifying future public facilities, which was subsequently amended on January 9, 2006, November 13, 2007, September 13, 2016, and July 24, 2018; and

WHEREAS, on August 8, 2005, the City adopted the West Villages Village District Pattern Book, providing a guideline for the development of subsequent Village District Pattern Plans within the West Villages, which was subsequently amended on November 13, 2007; and

WHEREAS, the City desires to ensure incorporation by reference of an adopted West Villages Index Map into its Uniform Land Development Code and to provide a codified method for amending and maintaining the West Villages Index Map; and

WHEREAS, the City also desires to ensure incorporation by reference of an adopted West Villages Village District Pattern Book into its Uniform Land Development Code and to provide a codified method for amending and maintaining the West Villages Village District Pattern Book; and

WHEREAS, the City also desires to ensure incorporation by reference into its Uniform Land Development Code each individual Village District Pattern Plan (VDPP) after approval and adoption through the VDPP planning and approval process set forth in Section 53 of the Uniform Land Development Code; and

WHEREAS, the City of North Port's Comprehensive Plan Policy 13-11 requires that the City shall continue to amend its Unified Land Development Code to incorporate up-to-date design criteria for the Village Land use Classification as described in policies 13.1 through 13.11; and

WHEREAS, the following Index Map, Pattern Book, and Village District Pattern Plan approvals have been adopted without being incorporated into the City's Unified Land Development Code:

- A. On July 25, 2005, the City Commission approved DCP-05-030 West Villages, Village C Preliminary Site Analysis and Proposed Village District Pattern Plan; and
- B. 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
- C. On November 28, 2005, the City Commission approved DCP-05-53, West Villages, Village A, Site Analysis, Preliminary Village District Pattern Plan (VDPP) and Proposed VDPP subject to staff recommended conditions; and
- D. On June 12, 2006, the City Commission approved DCP-06-37, West Villages, Village C, Village District Pattern Plan text amendment; and
- E. 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
- F. On December 10, 2007, the City Commission approved the West Villages Village A Village Center Village District Pattern Plan;
- G. On July 13, 2009, the City Commission approved VDF-09-14 with conditions listed on Global 7 and 8 under II, Staff Recommendation delineated at Utility conditions, Planning conditions, Fire conditions, Engineering and Stormwater conditions, Engineering and Environmental conditions, and Building conditions; and
- H. On January 26, 2015, the City Commission approved Petition No. VPA-14-050, Village C-IslandWalk Village District Pattern Plan Amendment; and
- I. On May 26, 2015, the City Commission approved Petition No. VPA-15-039, Village A Amendment Area amending the Village District Pattern Plan with conditions; and
- J. On May 26, 2015, the City Commission approved Petition No. VDC-14-161, Village B proposed Village District Pattern Plan with conditions; and

- K. 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
- L. On January 24, 2017, the City Commission approved Petition VPA-16-196 West Villages, Village A pattern plan amendment, increasing the number of units in Neighborhood 8, The Preserve; and
- M. On September 26, 2017, the City Commission approved VDC-15-159, West Villages Town Center Village Development Pattern Plan based on stipulations, conditions, and amendments as proffered by the Applicant and agreed to by Staff on the record this evening, and striking out all pricing references of the impact fees on pages 34 and 35; and
- N. 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, the City Commission has determined that the proposed amendments are consistent with the North Port Comprehensive Plan and serve the public health, safety, and welfare of the citizens of the City of North Port, Florida.

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 approves and adopts the following amendments to the Unified Land Development Code:

“Chapter 53 – ZONING REGULATIONS

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PART 2. – SCHEDULE OF DISTRICT REGULATIONS

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ARTICLE XVIII. – V VILLAGE

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Sec. 53-213. – Pattern ~~Bookbook~~/Village ~~Index Map~~ index map.

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- A. ~~Village index map. Index Map shall be prepared by the property owner and submitted for the City staff review, review and recommendations by the Planning and Zoning Advisory Board, and final action by the City Commission. City review and approval shall be prior to the application for the first VDPP. At a minimum, the Village Index Map shall show the following:~~

- (1) Adoption. A village index map shall be prepared by the property owner and submitted for city staff review, review and recommendations by the Planning and Zoning Advisory Board, and City Commission final action. City review and approval

shall occur prior to the application for the first VDPP. The map shall be adopted by ordinance and may be subsequently amended by ordinance.

- (2) Incorporation into Unified Land Development Code. The village index map and applicable conditions adopted by Ordinance No. 2018-18 on July 24, 2018 and as may be amended in the future, shall be identified as the "West Villages Index Map" and is incorporated by reference as if fully set forth herein. All parcels of land developed within the project boundary depicted on the West Villages Index Map shall be subject to and governed by the West Villages Village District Pattern Book and the West Villages Index Map.
- (3) Maintenance of map. Within thirty (30) business days after the city commission adopts an ordinance amending the West Villages Index Map, the changes shall be entered promptly on the Map, along with a reference that: "On _____, the City Commission adopted Ordinance No. _____, approving this amended West Villages Index Map," to which the City Clerk shall attest. The official, most up to date West Villages Index Map shall be maintained by and located in the Planning Division of the Neighborhood Development Services Department.
- (4) Contents. At a minimum, a village index map shall depict:
 - (1a) The general location(s), size(s) and configuration(s) of all villages, village centers, and town center as defined by existing and proposed natural and man-made features;
 - (2b) The map shall illustrate the relationship between each village, village center(s), and town center;
 - (3c) The map shall depict the greenbelt framework providing for village edges, major environmental, multi-use pathways and village, village centers, and town center inter-connections, including all modes of transportation;
 - (4d) The map shall show the general location of public use sites, public buildings, and the City acreage pursuant to previous stipulations or agreements; and
 - (5e) The village and town center boundaries, proposed roadway corridor alignments, mass transit corridors, and greenbelt alignments, which are subject to adjustments based on more detailed planning and designs.

B. Pattern book. Book shall be prepared by the property owner and submitted for staff review, Planning and Zoning Advisory Board review and recommendation(s) and City Commission final action. City review and approval shall be prior to the application for the first VDPP. At a minimum, the Pattern Book shall contain the following information:

- (1) Adoption. A pattern book shall be prepared by the property owner and submitted for city staff review, Planning and Zoning Advisory Board review and recommendations, and City Commission final action. City review and approval shall occur prior to the application for the first VDPP. The pattern book shall be adopted by ordinance and may be subsequently amended by ordinance.
- (2) Incorporation into Unified Land Development Code. The pattern book adopted on August 8, 2005 by Ordinance No. 2005-25 and thereafter amended on November

13, 2007 by Ordinance No. 2007-39, and as may be amended in the future, shall be identified as the "West Villages Village District Pattern Book" and is incorporated by reference as if fully set forth herein.

(3) Maintenance of book. Within thirty (30) business days after the city commission adopts an ordinance amending the West Villages Village District Pattern Book, the changes shall be entered promptly in the Pattern Book, along with a reference that: "On _____, the City Commission adopted Ordinance No. _____, approving this amended West Villages Village District Pattern Book," to which the City Clerk shall attest. The official, most up to date West Villages Village District Pattern Book shall be maintained by and located in the Planning Division of the Neighborhood Development Services Department.

(4) Contents. At a minimum, a pattern book shall contain:

(1a) The Pattern Book shall contain conceptual Conceptual design drawings of collector and higher roadways. Typically, this will include one (1) or more cross sections illustrating the road, pedestrian ways, street lighting, and street furniture.

(2b) The Pattern Book shall contain conceptual Conceptual design drawings of the greenbelts and environmental systems.

(3c) The Pattern Book shall contain architectural Architectural styles for public buildings.

(4d) The Pattern Book shall contain, at At least, one (1) prototype example of site design requirements for the village center(s).

(5) The general locations of items (1)–(4) above shall be shown on the Village Index Map.

(6f) The Pattern Book shall contain the calculation Calculation of the total acres by use to be included in the overall Village development."

2.01 The City Commission hereby approves and adopts the following amendments to the Unified Land Development Code:

"Chapter 53 – ZONING REGULATIONS

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PART 2. – SCHEDULE OF DISTRICT REGULATIONS

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ARTICLE XVIII. – V VILLAGE

...

Sec. 53-214. – ~~Purpose and intent of the~~ Village District Pattern Plan (VDPP) process.

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C. Initiation of a Village/District Planned Development.

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- (2) Except as provided herein, no development shall be permitted within a Neighborhood, Neighborhood Center, Village Center or a Town Center until a VDPP for the entire Village or Town Center has been approved by the North Port City Commission. Public facilities, such as schools, fire stations, parks, police stations, and the water and wastewater treatment facilities may be developed at any time with subsequent review and approval of a Major Site and Development Plan.

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- D. Adoption. Each VDPP shall undergo Planning and Zoning Advisory Board review and recommendations and City Commission final action. Each VDPP shall be adopted by ordinance and may be subsequently amended by ordinance.
- E. Maintenance of VDPP. Each official, up-to-date VDPP shall be maintained by and located in the Planning Division of the Neighborhood Development Services Department
- F. Incorporation into the Unified Land Development Code. The following VDPPs and any amendments thereto are incorporated by reference as if fully set forth herein:
- (1) West Villages Village A.
- (a) Village A Village Center Village District Pattern Plan, as approved on December 10, 2007;
- (b) Village A Village District Pattern Plan, approved on January 24, 2017 (Petition VPA-16-196);
- (2) West Villages Village B. Village B Village District Pattern Plan, as approved on May 26, 2015 with conditions (Petition No. VDC-14-161);
- (3) West Villages Village C. Village C – Island Walk Village District Pattern Plan, as approved on January 26, 2015 (Petition No. VPA-14-050); and
- (4) West Villages Town Center. West Villages Town Center Village Development Pattern Plan, as approved on September 26, 2017 (Petition No. VDC-15-159)."

SECTION 3– CONFLICTS

- 3.01 In the event of any conflicts between the provisions of this ordinance and any other ordinance or portions thereof, the provisions of this ordinance shall prevail to the extent of such conflict.

SECTION 4 – SEVERABILITY

- 4.01 If any section, subsection, sentence, clause, phrase, or provision 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 hereof.

SECTION 5 – CODIFICATION

5.01 In this ordinance, additions are shown as underlined and deletions as ~~strikethrough~~. These editorial notations shall not appear in the codified text.

SECTION 6 – EFFECTIVE DATE

6.01 This ordinance shall take effect immediately upon adoption by the City Commission of the City of North Port, Florida.

READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida in public session the 11 day of July 2019.

PASSED AND DULY ADOPTED by the City Commission of the City of North Port, Florida on the second and final reading in public session on this 23 day of July 2019.

CITY OF NORTH PORT, FLORIDA



CHRISTOPHER HANKS
MAYOR

ATTEST:

for 
KATHRYN WONG
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS:


AMBER L. SLAYTON
CITY ATTORNEY