

The West Villages

Village District Pattern Book Adopted August 8, 2005 Index Maps Adopted January 09, 2006

Village District Pattern Book & Index Map Amendment Adopted November 13, 2007 (Ordinance No. 07-39 / Petition No. DCP-07-04)



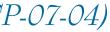


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Photographs included in this booklet are examples of other existing communities and are for illustration purposes only. Existing conditions, the unique vision for the city of North Port, and the VDPP process,

The West Villages consists \bot of approximately 8,000 acres of annexed land designated by the City of North Port as having a Village Land Use Classification. The location and limits of this annexed area are illustrated in the accompanying exhibit.

The City's Future Land Use Plan, as it appears in Ordinance No. 2000-31, identifies the following goal and objective for the Village Land Use Classification:

"Goal 4: To realize the long-range planning vision for the City of North Port, the City shall create the Village Land Use Classification. The Village Land Use Classification has been designed to promote a pattern of development that will overcome the problems associated with urban sprawl; encourage a better jobs/housing balance; promote a pattern of development that will reduce reliance on the personal automobile by allowing a greater variety of land uses closer to work and home; protect and enhance environmental assets and provide for an orderly transition from rural to urban land uses through a planning process that couples a buildout vision with the proper timing and location of adequate public facilities through the preparation of Village District Pattern Plan(s) (VDPP)."

"Objective 13: In order to fulfill the build-out vision for the City of North Port, any property under unified ownership or united application within the City, which can meet the minimum requirements to form a village, town center, and neighborhoods contributing to the formation of a village, may receive a Village Land Use Classification." (City of North Port Comprehensive Plan Amendment (N.P. CPA), "Village" Future Land Use Element Amendments, Policy 13.11)

Simply stated, this Village Land Use Classification was adopted to achieve the following long-range planning vision for the City:

- 1. To establish the building blocks for a more sustainable pattern of development for the City of North Port.
- 2. To promote a better jobs/housing balance within the City of North Port.
- 3. To overcome the problems typically associated with urban sprawl.
- 4. To promote a pattern of development that will reduce reliance on the automobile.
- 5. To protect and enhance the environmental assets.
- 6. To provide for an orderly transition of land uses through a planning process that couples a buildout vision for the City of North Port with the proper timing and location of needed public facilities.
- 7. To adopt and utilize the Village District Pattern Planning (VDPP) process as the means for achieving this planning vision.
- 8. The location, size, and configuration of this newly annexed area has permitted the City of North

Port to create this long-range planning vision for the Village Land Use Classification.

The intent of this The West Villages' Village District Pattern Book is to provide a guide for both the City and the future developers of this important new addition to the City of North Port.

The following page includes the currently adopted Village Index Maps "A" and "B" for reference. Pages 3 and 4 illustrate the proposed Village Index Maps "A" and "B" that are intended to be adopted with this amended West Villages - Village District Pattern Book.

Revisions to these Index Maps are primarily due to the relocation of the future wastewater treatment plant site as well as a minor reconfiguration of the Town Center designated area. Specifically, this consists of the following revisions: a revised Town Center boundary, creation of Villages "B" and "K," a modification to the locations of potential Village Centers, relocation of the proposed wastewater and water treatment plant sites, relocation of Fire Station Site #1 as well as a minor revisions to the boundaries for Villages "A," "E," "F," and "G."

The Town Center boundary has been modified to relocate a portion of the Town Center east of the adopted Village "A" and north of US 41 to the north half of Village "F," adjacent to the River Road Office Park. The reconfiguration of the Town Center boundary has resulted in a minor expansion of Village "A," incorporating the Village Center into the Village, the creation of Village "B" and a reduced Village "F" area. (Please see the attached Village

Index Maps "A" and "B" for further clarification.)

The wastewater treatment site has been moved from Village "G" to Village "E." In addition, the water treatment site has been moved from Village "I" to Village "E" as well such that the treatment plants can be co-located to take advantage of common buffering, shared office and parking and a central location relative to the West Villages. This adjustment has been made as a result of an extensive neighborhood meeting process with the residents immediately east of the West Villages eastern boundary. Generally, both the water and wastewater treatment sites lie just north of the future alignment of Manasota Beach Road between the existing Pine Street right-of-way and the future West Villages Parkway. The final boundaries and acreages shall be determined during the Village District Pattern Plan process.

The area currently identified as Village "G," just north of East River Road and east of River Road, has now been designated Village "K." Village "K" will accommodate the 63 + acre North Port Recreation Park within its boundaries.

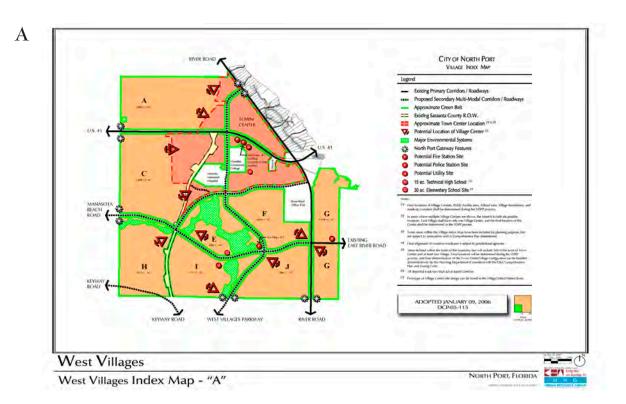
With the proposed amendments to the Town Center boundary, the addition of two new Villages, and the revised locations of the water and wastewater treatment sites, a number of Village Center locations have been modified. The final locations of these Village Centers shall be determined during the Village District Pattern Plan process.

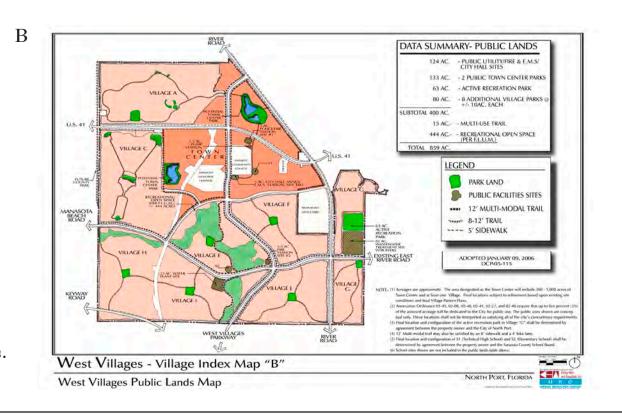
Section 1: Community Context - continued

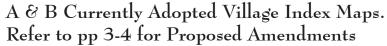
The West Villages shall be developed consistent with the Village Index Map as indicated in this section. The Village Index Map is intended to illustrate general locations for future villages, village centers, the town center and primary roadways.

In creating a well-planned community design, this map designates a town center to emerge around West Villages Parkway and US Highway 41. Villages, neighborhoods and civic uses surround the Town Center, with Village Centers spaced appropriately to serve the village and neighborhoods of which they are a part. Primary roadway conceptual alignments are identified to show connections to the greater community, as well as inter-neighborhood ties. Conceptual location of several major environmental systems is also depicted. Finally, the map illustrates approximate gateway feature locations which upon implementation will establish a strong community identity.

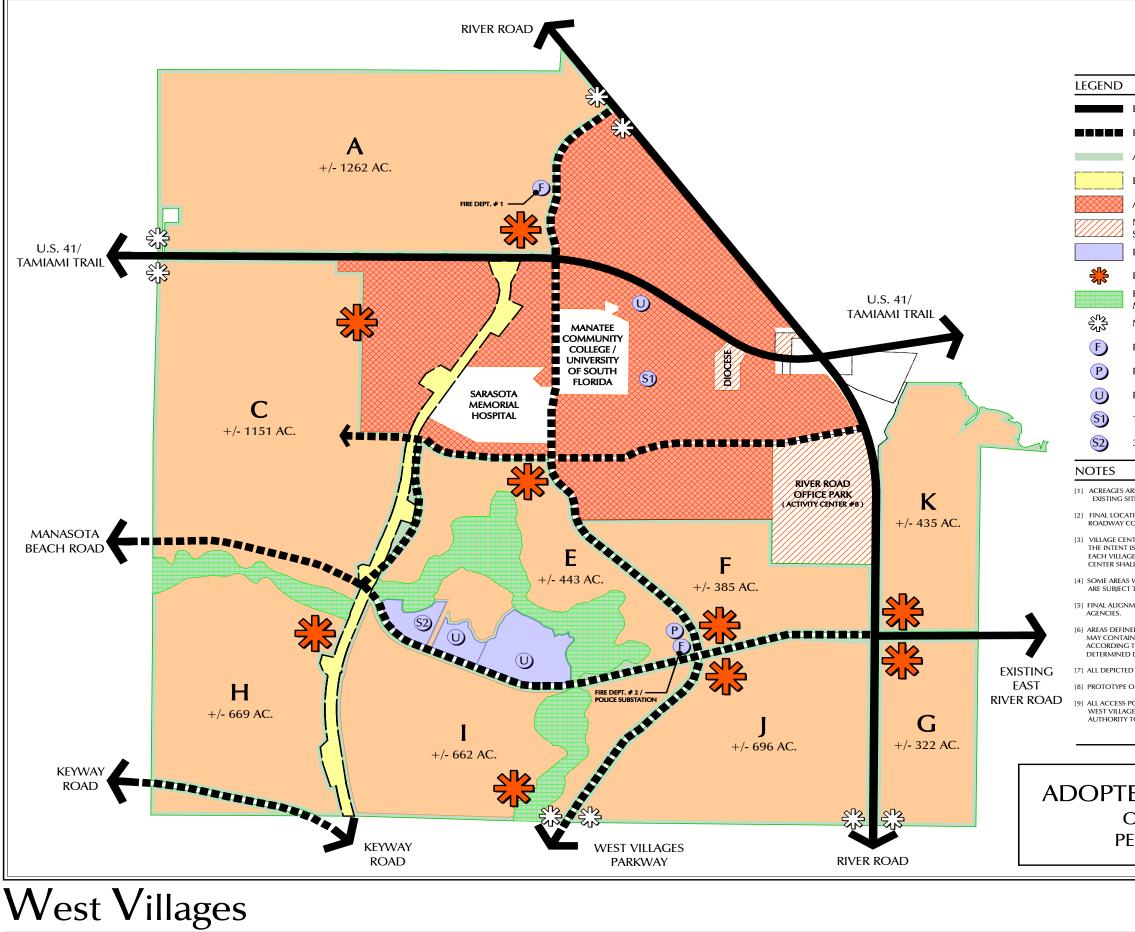
Additionally, a proposed configuration for a Village Center and Village Park (page 12-15) as well as a conceptual layout for one of the Town Center Parks have been provided. The exact elements, layouts, and/or sizes of the parks may vary and will be determined during the VDPP process which is ultimately approved by the City.







2



West Villages Index Map - "A"

CITY OF NORTH PORT

VILLAGE INDEX MAP

ND	
	EXISTING PRIMARY CORRIDORS / ROADWAYS ^[2]
	PROPOSED SECONDARY MULTI-MODAL CORRIDORS / ROADWAYS ^[2]
	APPROXIMATE VILLAGE BOUNDARY GREEN BELT ^[2]
	EXISTING SARASOTA COUNTY R.O.W.
	APPROXIMATE TOWN CENTER LOCATION ^{[1] & [6]} NOT PART OF WEST VILLAGES SHOWN FOR COMPATIBILITY WITH ADJACENT USES PUBLIC ^[2]
	POTENTIAL LOCATION OF VILLAGE CENTER ^[2] RECREATIONAL/ OPEN SPACE MAJOR ENVIRONMENTAL SYSTEMS NORTH PORT GATEWAY FEATURES
)	POTENTIAL FIRE STATION SITE
)	POTENTIAL POLICE SUBSTATION SITE
)	POTENTIAL UTILITY SITE
)	15 AC. TECHNICAL HIGH SCHOOL [1]
)	30 AC. ELEMENTARY SCHOOL SITE [1]
S	
	RE APPROXIMATE. FINAL ACREAGES/ LOCATIONS SUBJECT TO REFINEMENT BASED UPON ITE CONDITIONS AND FINAL VILLAGE DISTRICT PATTERN PLANS.
LOCA	TIONS OF VILLAGE CENTERS, PUBLIC FACILITY SITES, SCHOOL SITES, VILLAGE BOUNDARIES, AND JORRIDORS SHALL BE DETERMINED DURING THE VDPP PROCESS.
ge cen ntent Villa(STRRIDORS SHALL BE DETERMINED DURING THE VDPP PROCESS. TTERS ARE INTENDED TO SERVE THOSE VILLAGES IN WHICH THEY ARE SHOWN. IS TO INDICATE POSSIBLE LOCATIONS OF THE VILLAGE CENTER FOR THAT VILLAGE. 25 SHALL HAVE ONLY ONE VILLAGE CENTER, AND THE FINAL LOCATION OF THIS LL BE DETERMINED IN THE VDPP PROCESS.
	WITHIN THE VILLAGE INDEX MAP HAVE BEEN INCLUDED FOR PLANNING PURPOSES, BUT TO ANNEXATION AND/OR COMPREHENSIVE PLAN AMENDMENT.
ALIGN CIES.	MENT OF CORRIDORS/ROADWAYS IS SUBJECT TO FINAL APPROVAL OF JURISDICTIONAL
ONTA RDING	IED WITHIN THIS DESIGNATION WILL INCLUDE 300 - 1000 ACRES OF TOWN CENTER AND IN A VILLAGE AT THE DENSITY/INTENSITY LEVELS FOR TOWN CENTER AND DESIGNED TO THE VILLAGE DESIGN PRINCIPLES (53-202 ULDC). FINAL LOCATIONS WILL BE DURING THE VDPP PROCESS.
EPICTE	D ROADWAYS SHALL ACT AS TRANSIT CORRIDORS.
	OF VILLAGE CENTER SITE DESIGN CAN BE FOUND IN THE VILLAGE DISTRICT PATTERN BOOK.
VILLAC	POINTS ON US 41 WILL BE REQUIRED TO MEET FDOT ACCESS MANAGEMENT CRITERIA. THE SES IMPROVEMENT DISTRICT WILL COORDINATE WITH THE APPLICABLE GOVERNING TO ESTABLISH ACCESS MANAGEMENT CRITERIA FOR RIVER ROAD.
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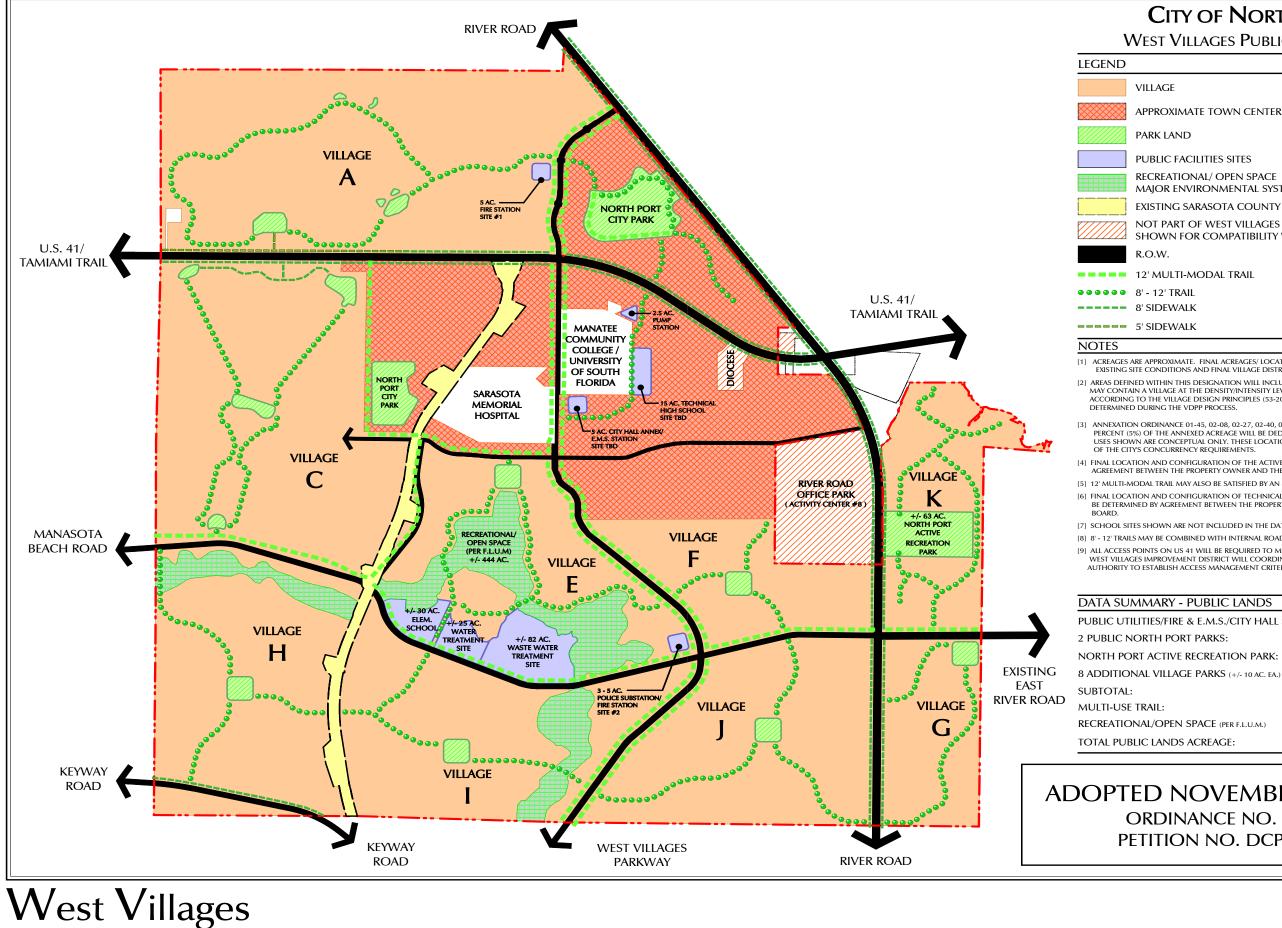
CONTACT: ALAN MAIO.AICP (941) 922-8187

3

UR

URBAN RESOURCE GROUP

G



4 West Villages Index Map - "B" - Public Lands Map

CITY OF NORTH PORT WEST VILLAGES PUBLIC LANDS MAP

VILLAGE

APPROXIMATE TOWN CENTER LOCATION

PARK LAND

PUBLIC FACILITIES SITES

RECREATIONAL/ OPEN SPACE MAJOR ENVIRONMENTAL SYSTEMS

EXISTING SARASOTA COUNTY R.O.W.

NOT PART OF WEST VILLAGES

SHOWN FOR COMPATIBILITY WITH ADJACENT USES R.O.W.

12' MULTI-MODAL TRAIL

8' - 12' TRAII

8' SIDEWALK

[1] ACREAGES ARE APPROXIMATE. FINAL ACREAGES/ LOCATIONS SUBJECT TO REFINEMENT BASED UPON EXISTING SITE CONDITIONS AND FINAL VILLAGE DISTRICT PATTERN PLANS.

[2] AREAS DEFINED WITHIN THIS DESIGNATION WILL INCLUDE 300 - 1000 ACRES OF TOWN CENTER AND MAY CONTAIN A VILLAGE AT THE DENSITY/INTENSITY LEVELS FOR TOWN CENTER AND DESIGNED ACCORDING TO THE VILLAGE DESIGN PRINCIPLES (53-202 ULDC). FINAL LOCATIONS WILL BE DETERMINED DURING THE VDPP PROCESS.

ANNEXATION ORDINANCE 01-45, 02-08, 02-27, 02-40, 02-41, 02-48 AND 03-44 REQUIRE THAT UP TO FIVE PERCENT (5%) OF THE ANNEXED ACREAGE WILL BE DEDICATED TO THE CITY FOR PUBLIC USE. THE PUBLIC USES SHOWN ARE CONCEPTUAL ONLY. THESE LOCATIONS SHALL NOT BE INTERPRETED AS SATISFYING ALL OF THE CITY'S CONCURRENCY REQUIREMENTS.

[4] FINAL LOCATION AND CONFIGURATION OF THE ACTIVE RECREATION PARK SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT

[5] 12' MULTI-MODAL TRAIL MAY ALSO BE SATISFIED BY AN 8' SIDEWALK AND A 4' BIKE LANE

[6] FINAL LOCATION AND CONFIGURATION OF TECHNICAL HIGH SCHOOL AND ELEMENTARY SCHOOL SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE SARASOTA COUNTY SCHOOL

[7] SCHOOL SITES SHOWN ARE NOT INCLUDED IN THE DATA SUMMARY TABLE BELOW

[8] 8' - 12' TRAILS MAY BE COMBINED WITH INTERNAL ROADWAYS.

[9] ALL ACCESS POINTS ON US 41 WILL BE REQUIRED TO MEET FDOT ACCESS MANAGEMENT CRITERIA. THE WEST VILLAGES IMPROVEMENT DISTRICT WILL COORDINATE WITH THE APPLICABLE GOVERNING AUTHORITY TO ESTABLISH ACCESS MANAGEMENT CRITERIA FOR RIVER ROAD

MMARY - PUBLIC LANDS
ILITIES/FIRE & E.M.S./CITY HALL SITES:
NORTH PORT PARKS:
DRT ACTIVE RECREATION PARK:

RECREATIONAL/OPEN SPACE (PER F.L.U.M.) TOTAL PUBLIC LANDS ACREAGE:

ADOPTED NOVEMBER 13, 2007 **ORDINANCE NO. 07-39** PETITION NO. DCP-07-04





SCALE: IN FEE

124 AC.

133 AC.

63 AC.

80 AC.

15 AC.

400 AC.

444 AC.

859 AC.

Section 2: Glossary of Terms

Tn order to achieve North L'Port's long-range vision, a variety of planning concepts must be both established and implemented.

Some of the concepts presented in this Village District Pattern Book are relatively simple and easily incorporated—while others will require new approaches to the process of land development. Therefore, it is vital that the new language of this process be clearly defined in order for those participating in the process to benefit from its purpose and intent.

The adoption of Ordinance No. 2000-31 by the City of North Port created some terms and definitions unique to the Village District Pattern Planning (VDPP) process. These terms and definitions have been summarized below, in order to give the reader a better understanding of the VDPP process and its goals and objectives, and have been expanded to included terms generally associated with smart growth and new urbanism development.

Adjusted Gross Acres (AGA). Adjusted Gross Acres is the gross area of a given area less water bodies, wetlands, conservation areas, and open space. AGA calculations are used in determining net residential and non-residential development yields.

Adjusted Gross Density (AGD). Adjusted gross density is the net residential density for a given area based upon the AGA.

Adjusted Gross Floor to Area Ratio (AGFAR).

Adjusted gross FAR is the non-residential intensity for a given area based upon the AGA.

Administrative Variance. A discretionary relaxation of the West Villages Improvement Design Standards.

Blueways. Water management areas, which may be within and a part of a greenbelt, and may also be used for both stormwater treatment and/or recreation.

CADD. Computer-Aided Design and Drafting (CADD) tool that assists engineers, architects and other design professionals in their design activities.

Civic Space. A public area located within a Neighborhood or Village.

Collector Streets. A street that typically balances traffic mobility and access to land. They provide both land access service and traffic circulation within residential neighborhoods, commercial and industrial areas.

Comprehensive Plan. Shall mean the City of North Port Comprehensive Plan

Congestion Pricing. An infrastructure implementation philosophy that seeks to balance incremental delays in the driving time of through traffic with broader community planning goals including the safety and optimal functionality of nonvehicular traffic.

Creosote. A thick coal tar liquid typically amber to black in color used on railroad ties and telephone poles to retard rotting.

Easement. Shall mean a grant by a property owner of the right of use of his land by another party for a specific purpose.

Eco-Trail. A multi-purpose corridor which accommodates non-vehicular and light weight/ low speed vehicles (LLV) traffic, is designed to encourage its use, is effectively connected to area destinations, and is co-located with other facilities to maximize directness of routing as well as appropriate interface with natural environmental communities. These eco-trails will often be located within village greenbelts, but will also be outside of these greenbelts to provide direct connections to village destinations.

FAR (Floor To Area Ratio). The ratio of Gross Leasable Area (GLA) of non-residential development to the square footage of a given lot, parcel, or site. With multi-story structures it gauges the intensity of permitted or proposed non-residential development. When residential units are proposed to be vertically integrated with non-residential uses, the FAR shall not reflect the square footage devoted to the residential use.

Grade Separated Sleeve. A solution to a point of potential conflict between vehicular and nonvehicular uses where the anticipated volume and speed of vehicular traffic justifies a grade separated approach to the safe accommodation of both modes of transportation. The location of grade separated sleeves will be determined during the VDPP process; their intent is to permit the safe and unrestricted flow of non-vehicular traffic between Villages and Neighborhoods.

Hydrodynamic Stormwater Model. A dynamic computer program used to simulate stormwater runoff volumes, flow rates and flood stages based on user defined rainfall events.

Greenbelt. As outlined in the Village Zoning Ordinance No. 2000-31, greenbelts shall be required at the perimeter of each village. These greenbelts may function as an environmental corridor(s) incorporating passive recreation uses such as hiking and surface water management systems. Greenbelts may also include Eco-Trails as discussed in this document.

Impervious. Not capable of being damaged or harmed or not allowing entrance or passage.

Infrastructure. Shall mean road, water, sewer, stormwater, or drainage facilities, public use areas specifically designed to accommodate the impact generating land development activity.

Section 2: Glossary of Terms - continued

Multi-Modal Transportation. This refers to both vehicular and non-vehicular modes of transportation. Vehicular modes of transportation include both HHVs (heavy/high speed vehicles) and LLVs (light weight/low speed vehicles). Nonvehicular modes of transportation include walking, biking, inline skating, and other means of nonmotorized transportation.

Neighborhood (N). Distinct residential districts within Villages, comprised generally of no more than 500 AGA (adjusted gross acres). Two or more Neighborhoods are needed to form a Village.

Neighborhood Center (NC). The Neighborhood Center is an area set aside for commercial development and/or civic space and serves as the focal point for that neighborhood.

Neighborhood Planning Criteria. Neighborhoods offer facilities and civic services including passive and active recreation facilities. The development of a variety of housing types is encouraged. Housing is usually located within a ¹/₂-mile radius of the Neighborhood Center. Attached residential units are encouraged for areas surrounding the Neighborhood Center. Neighborhoods are to be designed consistent with the criteria outlined in the North Port Comprehensive Plan.

Neighborhood Center Planning Criteria. A

Neighborhood Center includes land area for civic space, open space, or schools with maximum gross floor areas, and connectivity to residential units by way of sidewalks and/or bike paths. The Neighborhood Center is separated from major collector or arterial roads with site designs that emphasize parking behind or beside the building and the use of landscaping and pedestrian amenities. Residential dwellings are encouraged to be located above ground floor commercial uses that include convenience retail and service operations and office, which are intended to serve the neighborhood population. Neighborhood Centers are to be designed consistent with the criteria outlined in the North Port Comprehensive Plan.

Non-Vehicular Accommodations (NVA). Non-Vehicular Accommodations recognize the ability for a given roadway, street, or off-street multi-modal network to accommodate LLVs and pedestrians as a functioning part of the transportation network.

Open Space. Includes stormwater management areas, golf courses, floodplains, greenbelts, upland habitat areas, and vehicular/utility corridors and takes the form of squares, greens, and parks whose frequent use is encouraged through access, placement, and design.

Optical Reduction. The traffic calming measure(s) which seek to narrow or minimize the visual cross section of a given roadway or street in order to psychologically lower driving speeds. Optical reductions are generally achieved through the narrowing of travel lane widths, the use of mature street tree installations "tight" to the back of curbs, and the lowering of roadway lighting standards and luminary levels (within acceptable standards).

Pedestrian Sleeve. An at-grade crossing that incorporates pedestrian-friendly accommodations in recognition of high projected levels of pedestrian activity and the dangers associated with high projected levels of vehicular traffic. Such accommodations can include supplemental traffic signal improvements, traffic calming measures, the use of Restricted Speed Zones (RSZs), or other measures deemed appropriate to minimize potential safety hazards.

Platting. To divide or sub-divide lands into lots, blocks, parcels, tracts, sites, or other divisions however designated.

Record drawings. Conformed to construction records.

Radial or Roundabout. A form of intersection design and control which accommodates traffic flow in one direction around a central island, operates with yield control at the entry points, and gives priority to vehicles within the roundabout (circulating flow).

Screen. Architectural or landscape elements which substantially reduce the visual impact of the object(s) to be screened, or otherwise visually redefine, shape or frame the object(s) to be screened into an architectural, landscape, or artistic composition. Screening does not mean that an object must be completely concealed from view unless expressly required in a standard or guideline.

Street Typing. The process of identifying and adopting a variety of street and roadway design standards whose purpose is to support broader community goals of traffic calming, pedestrian comfort and safety, and the creation of more sustainable development patterns.

Town Center (TC). A mixed-use area for residential, office, retail, civic, and light industrial land uses with a more regional market base than the Village Center.

Town Center Planning Criteria. A Town Center's location is such that it has access to a major interchange/ intersection that encourages and accommodates linkages with the regional transit system and allows for connections with the collector streets and pedestrian and bike path systems in individual Villages. Where possible, a Town Center connects with existing civic uses, e.g. fire/police stations and educational facilities. Town Centers are to be designed consistent with the criteria outlined in the North Port Comprehensive plan.

Section 2: Glossary of Terms - continued

Traffic Calming Measures. Any combination of physical, psychological, or policy initiatives intended to improve pedestrian safety through the safer operation of HHVs.

Transit Stop. Designated areas for people to enter or leave a transit vehicle. These areas are normally identified by thematic signage, a standardized architectural feature or shelter. Transit stops shall be incorporated into the design of the Village Center.

Transportation Demand Management. Any combination of physical, psychological or policy initiatives intended to reduce the gross Vehicle Miles Traveled (VMTs) for a given land use or district.

Utility Strip (US). A zone within a roadway or street right-of-way specifically dedicated for buried utilities. Utility strips must not be in conflict with verge areas designated for street tree installations.

Variance – shall mean a grant of relief upon appeal in specific cases by a governmental entity empowered to authorize relief from the requirements of a specific code.

Vehicle Miles Traveled (VMTs). Unlike trip generation rates projected for a given land use, VMTs reflect the total vehicle miles traveled by all residential and non-residential land uses within a given land use or district.

Verge. A term applied to the design of sidewalks and streets. It is a multi-use zone, generally 6 to 10-feet wide, running parallel to the roadway travel lane. Verges are used to separate pedestrian and vehicular traffic, accommodate street tree installations, provide for on-street parking, and/or for the installation of buried utility systems (only if they are not in conflict with street tree installations). Verges are also used as installation zones for roadway and pedestrian lighting, and directional, informational, and regulatory signage.

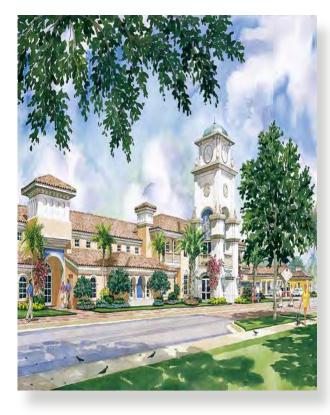
Vernacular. Relating to or characteristic of a period, place or group, or being the common building style of a period or place.

Village (V). A building block of community development consisting of two or more neighborhoods, open space, greenbelts, civic areas, and commercial centers.



Village Center (VC). Village Centers serve as the focus for Villages and consist of a mix of land uses supporting Neighborhoods comprising the Village.

Village Center Planning Criteria. The Village Center functions as a community of compatible uses in a compact setting serving the surrounding neighborhoods. It provides for a mix of land uses such as residential, commercial, office uses, personal and household service establishments, civic uses, public facilities, parks, playgrounds, or other similar services designed to meet the needs of the adjoining neighborhoods. Village Centers are to be designed consistent with the criteria outlined in the North Port Comprehensive Plan and this Pattern Book.



(3)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.

Village Planning Criteria. The Village generally includes not greater than 2,000 acres of gross land area with approximately 3.0 DU/AGA, with a minimum of two neighborhoods and contain civic space. Villages are to be designed consistent with the criteria outlined in the North Port Comprehensive Plan and this Pattern Book.

Village Index Map. At a minimum, the Village Index Map shall show the following:

(1) 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.

(2) The map shall illustrate the relationship between each village, village center(s) and town center.

(4) The map shall show the general location of public use sites, the City acreage pursuant to previous stipulations or agreements.

(5) The village and town center boundaries, proposed roadway corridors alignments, mass transit corridors and greenbelt alignments, which are subject to adjustments based on more detailed planning and designs.

Section 3: Community Character and Quality of Life

Without being overly regulatory, this Pattern Book-together with the Village Land Use Classification—outlines some simple building blocks for sustainable community building.

Flexible in their application, these building blocks include Villages, Village Centers, Neighborhoods, Neighborhood Centers, and Town Centers. Weaving these building blocks into a functional whole will be the responsibility of the Village District Pattern Planning process. This process is intended to create high-quality compact, walkable communities which will be the foundation for community character and quality of life.

The City's comprehensive plan states in Policy 13.1:

"Planning for Villages shall be in the form of distinct Neighborhoods served by a mixed-use Village Center. Each Neighborhood shall contain a Neighborhood Center consisting of a civic space to accommodate a neighborhood park, elementary school, or other similar neighborhood-servicing civic facility.

Neighborhood-servicing commercial development shall be permitted in the Neighborhood Center. Groups of two or more neighborhoods shall be served by a mixed-use Village Center containing one or more of the following: housing, shops, work places, schools, parks, or civic facilities essential to the daily life of the Village residents."



A. Community design incorporating VDPP principles



B. An attractive, functional town center



C. "Great Streets"

Section 4: Environmental Planning and Protection

Standards for the protection and enhancement of environmental assets are in accordance with all applicable Federal, State, and local standards.

What is unique about the Village District Pattern Planning process is the opportunity to more effectively separate environmental assets from the more intensive developed features of Villages and Neighborhoods, while simultaneously providing environmentally sensitive connectivity throughout the West Villages. This connectivity will be realized through the development of Eco-Trails throughout the community, which will function as both multimodal pathways and as Village edges, greenways, blueways, and priorities for the development of natural landscaping and ecological restoration programs. (See Section 8)

As identified in the comprehensive plan, greenbelts are required at the perimeter of each Village. These greenbelts will frequently include Eco-Trails. Greenbelts will also function as:

- environmental corridors
- buffers between uses or adjacent roadways
- recreation corridors
- environmental system linkages
- water resource enhancements

Greenbelts shall be integrated into a holistic approach to Village planning. In return, Transfer of Development Rights (TDRs) shall be allowed at up to two dwelling units per acre as stated in Policy 13.8 of the North Port Comprehensive Plan. Additionally, the Comprehensive Plan States:

"The natural terrain, drainage patterns, and vegetation of preserved tracts of native habitats shall be contained within parks, open space, or greenbelts" (Policy 13.1 i).

"Planning requirements for the design of each Village District Pattern Plan shall exceed or be consistent with 1) the requirements of the Florida Fish and Wildlife Conservation Commission, the United States Fish and Wildlife Service, and the Conservation and Coastal Zone Management Element of the City of North Port Comprehensive Plan with regard to listed species and their associated habitats; 2) the protection of wetlands pursuant to Chapter 373, Florida Statutes permitting requirements as administered by the Florida Department of Environmental Protection and the Southwest Florida Water Management District" (Policy 13.1 k).

Policy 13.6.III.3(c) in the City's Comprehensive Plan states: "Particular emphasis shall be placed on the conservation of wetlands and upland habitats as linked ecological components within greenbelts. Land uses shall be distributed in a manner that minimizes the effect and impact on wetlands. The protection and conservation of wetlands shall be ensured during the preparation of the VDPP. The type, intensity or density, extent, distribution and location of allowable land uses and the types, values, functions, sizes, conditions and locations of wetlands are land use factors which shall be considered when directing incompatible land uses away from wetlands during the preparation of the VDPP."

In anticipation of a sustainable and walkable community, there is the need to balance goals of compactness and environmental preservation. The West Villages natural landscape contains a patchwork of native habitats (primarily wetlands) surrounded by vast areas of agricultural landscapes. Some of these native habitats are significant in size and function, and must be incorporated into greenbelts and other open space areas. Less significant areas should be relocated to open space areas (i.e. greenbelts) such that environmental functions and values can be sustained. The preservation of small areas or habitats that provide diminished levels of environmental functions within relatively intense village areas should not be encouraged, particularly when this preservation adversely influences long term environmental sustainability and walkability.

The West Villages have the opportunity to be a model for environmentally sound and sustainable development. Through effective integration of comprehensive plan goals and objectives for environmental protection, with state of the art development methods including residential clustering, greenways and blueways, and multimodal connectivity, the West Villages can achieve the sustainability goals that the City of North Port has envisioned.



A. A beautiful, environmentally effective eco-trail



B. Environmental preservation can be used for community theming, marketing, and education



C. Good Community design can include usable open space and habitat preservation

Section 5: Job and Housing Diversity

the use of Village, L Neighborhood, and Town Center building blocks together with the VDPP planning process will maximize opportunities for the City of North Port to partner with the private sector to create a community that will advance two very important goals:

1) The creation of land uses that promote the creation and incubation of an expanding employment base, and

2) The development of a more diverse housing base.

In part, Policy 13.1 of the City's Comprehensive Plan:

"All Villages containing more than two Neighborhood should contain a diversity of housing types to encourage citizens from a wide range of economic levels and age groups to live within its boundaries. This is accomplished by using the adjusted gross acreage (AGA) approach."

"A Town Center may be developed in support of Villages and programmed for large annexed areas or land assemblages. The purpose of the Town Center will be to provide a place for residential, office, retail, civic, and light industrial land uses with a more regional market base, the scale of which should not be appropriate in the Villages."

Additionally, the multi-modal transportation network outlined in this document will, upon implementation, provide a high degree of connectivity within the West Villages.



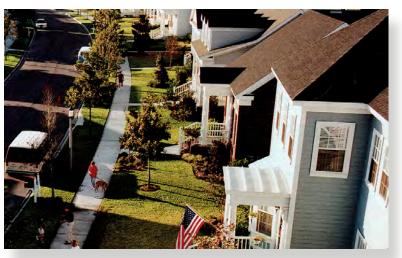
A. Attached residential



B. Mixed-use at the Village Center



C. Village Center as community focus and employment center



D. Single family houses

This connectivity will provide both vehicular and non-vehicular options for commuters and recreational user alike to access jobs, housing, shopping, civic sites, and other destinations throughout the West Villages.

Section 6: Neighborhoods, Villages, and Town Centers

uring the preparation of individual Village District Pattern Plans, the building blocks of Neighborhoods, Villages, and Town Centers will be used to reinforce the vision of accessibility, local relevance, and sustainability.

In part, the City's Comprehensive Plan and Land Development Code state:

Neighborhoods and Neighborhood Centers (Policy 13.4 and 5)

"Residential neighborhoods...should offer neighborhood facilities and civic services including passive and active recreation facilities."

"The development of a variety of housing types is encouraged."

"Civic space shall be provided within each Neighborhood."

Neighborhood Centers "should be located central to the Neighborhood..." (and) within walking distance..."

Neighborhood Centers "may not exceed .25 FAR with maximum gross floor area of approximately 20,000 square feet."

Villages and Village Centers (Policy 13.1 and Policy 13.5.2)

"Villages shall have a center focus that combines commercial, civic, cultural, or recreational uses." "The adjusted gross density in the Village shall be 3.0 DU/per adjusted gross acre."

"The Village shall contain an ample supply of open space in the form of squares, greens and parks whose frequent use is encouraged through access, placement, and design."

"Each Village shall have a well-defined edge, such as greenbelts or wildlife corridors permanently protected from development, or through the use of urban design features which distinctly define the edge of the Village."

The Village Center's maximum FAR will be .40.

"The Village Center shall function as a community of compatible uses in a compact setting serving the surrounding neighborhoods."

"The Village Center should be located on a collector road serving the Village or at the intersection of two collector roads."

Town Centers (Policy 13.2)

"The purpose of the Town Center will be to provide a place for residential, office, retail, civic, and light industrial land uses with a more regional market base..."

The Town Center's minimum density will be 4.0 DU/ Adjusted Gross Acre.



A. Park at Village Center



C. Safe, interconnected multi-use trail The Town Center's maximum FAR will be 1.0.

Town Center design must provide for connections with the collector streets, pedestrian, and bike path system provided in individual Villages.

The excerpts provided from the Comprehensive Plan and Land Development Code provide a framework for the sustainable design of the West Villages. The intent of this language is to establish criteria for future development to implement a number of community planning goals and ideals, while allowing for the creativity of the private sector and the "market."



B. Attractive stormwater management within a community



D. Playground at Neighborhood Center Key building blocks within this framework include:

Compact village design with internal orientation and external connectivity to achieve market requirements while minimizing environmental impacts.

Centralized, usable, and connected civic space within neighborhoods that is designed to truly be the "neighborhood center." Implementation of a more democratic community infrastructure network that reduces overall VMT's, increases internal capture, and better contributes to community quality of life. Village Center design that provides the necessary, centralized community focus while meeting both market viability requirements and overall VMT reduction goals.

11



West Villages Improvment District

Typical Village Center 12







West Villages Improvement District

Town Center Park





13



West Villages Improvment District

Typical Village Park- Possible Alternatives

DATE: 08 JUNE 2005







West Villages Improvment District

Typical Village Park- Possible Alternatives

NORTH PORT, FLORIDA



Section 7: Civic Sites

onsistent with the City's comprehensive plan, the Village District Pattern Plan process incorporates a variety of procedures designed to plan for the identification and development of civic site assets.

These assets, as defined in the VDPP process, include civic and school sites, passive and active recreational facilities, greenbelts, greenways and blueways, and multi-use Eco-Trails. Each Neighborhood and Village must contain a civic site, as required in the comprehensive plan. The components of these sites will vary based on community needs.

In part, the City's Comprehensive Plan and Land Development Code state:

"Each Village shall contain a civic space in the form of a village park and, if required..., one elementary school." (Policy 13.3.1)

"Civic space shall be provided within each Neighborhood." (Policy 13.4.2)

"Where appropriate, civic structures, schools, club houses, and other structures shall be designed as hurricane shelters to provide a safe environment for the residents or employees." (Policy 13.1 I)

The intent is to provide for civic spaces that are truly centralized, connected, and contribute to the overall sense of community within the West Villages. While providing for flexibility in terms of actual design, size, and use of civic sites, they shall be designed as a critical building block within Neighborhoods and Villages.

Additionally, sites containing civic and government uses must be designed where possible to include a mix of uses to maximize their contribution and value to the West Villages and the City of North Port.



A. Amenity Center as a Neighborhood Center



C. Neighborhood civic site



B. Functional, beuatiful water management



D. Community art at a Village Neighborhood Center



Section 8: Walking, Biking, and Interconnectivity

esign criteria outlined in the Comprehensive Plan and Land Development Code encourage the development of walkable, bike-friendly Neighborhoods and Villages, thereby contributing to the goal of reduced VMTs while enhancing community quality of life.

Practical implementation includes the use of pedestrian and grade separated sleeves to ensure an environment conducive to pedestrian activity, as well as effective design and location of multi-modal pathways that encourage use.

In part, the City's Comprehensive Plan and Land Development Code state:

"Village size shall be designed so that the Neighborhood Centers are generally within a 1 to 2 mile radius of the Village Center." (Policy 13.1.b)

"Local and collector streets, pedestrian paths, and bike paths shall contribute to a system of fullyconnected and interesting routes from individual Neighborhoods to the Village Center and to other Villages. Their design shall encourage pedestrian and bicycle use." (Policy 13.1.h)

"The Village Center shall be designed to encourage and accommodate linkages with the regional transit system." (Policy 13.1.j)

"The Neighborhood Center must be linked to the adjoining neighborhood by sidewalks and bike paths." (Policy 13.5.1(e))

As noted in the definitions section of this document. Eco-Trails are envisioned to play an important role in achieving the goal of multi-modal connectivity. These Eco-Trails must be provided in a manner that directly and effectively connects neighborhood and village residents to village amenities and destinations, as well as other destinations within the West Village.



A. Multi-modal overpass or underpass (pedestrian sleeve)



C. Attractive multi-modal paths encourage use



B. Public access and recreational use of water amenity



D. Water management, recreation, and greenbelt combined

Section 9: Site Planning Standards



Site Planning

The West Villages is envisioned to emerge through rational land planning that requires all development to contribute to an attractive, efficient and working collection of interrelated neighborhoods and districts. In doing so, site planning and development should follow several basic design principles to ensure the West Villages are created as envisioned. All development shall be designed, constructed, and maintained pursuant to the following:

Local, Collector & Arterial Roads

Arterials designed to be buffered along Village edge, and designed with greenbelts where possible Arterials shall not bisect a Village Center or Village Collectors shall not bisect Village Center unless specific pedestrian crossing accommodations provided

Neighborhoods Serves as Village residential areas Required minimum of 2 neighborhoods per Village Interconnected with other neighborhoods and Village Center Contains a Neighborhood Center within walking distance from residential units Provides recreational and open space to residents Maximum size is 500 acres

Neighborhood Center

Serves as neighborhood "focal point" Located centrally within neighborhoods Designed within 1/2 mile of residential units Sited approximately 1-2 miles from Village Center and Town Center Includes a recreational area, parks and open space Commercial is permitted up to 4 acres and 20,000 square feet Designed to maintain mass, scale, and character of surrounding neighborhood Mixed-use is acceptable

Greenbelts

Preserved and/or natural area around villa perimeter Used to create a defined "Village Edge" Designed as passive recreation & stromwater management areas Permitted for density transfers to Village and Town Centers

Note: Village layout shall be consistent with the Village Zoning District of the City of North Port Land Development Code design standards.





Identifiable community containing a mixed- use activity node, separate but cohesive neighborhoods, civic space, and natural conservation areas. Does not exceed 2000 acres gross Contains a minimum of 2 neighborhoods Designed to support 80,000-150,000 SQ FT. of retail Designed with civic space in the form of a village park Contains an average density of 3 dwelling units per acre May require a school site.

Village Park Established in every village Encompasses at least 5 acres

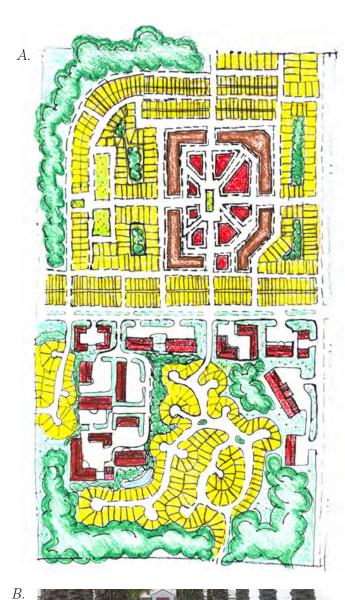
Village Center

Functions as the Village focal point Positioned along Village collector road or one side of an arterial roadway Spaced a minimum of 1 mile from other Village Centers and one half mile from Neighborhood centers. Shall not be combined with larger commercial area unless connectivity is provided Shall provide ratios of land us types as follows:

Land Use	Min. Land	Max. Land
1) Residential	25%	40%
2) Commercial/Retail	20%	60%
3) Office	10%	25%
4) 2 & 3 combined	30%	60%
5) Civic	5%	N/A
6) Parks & Open Space	10%	N/A

a) Maximum size is 50 adjusted gross acres

- b) Maximum density is 16 dwelling units per acre with transfer of development site
- c) Maximum Floor to Area Ratio is .40
- d) Minimum requirement includes grocery store anchored commercial of 80-150,000 square feet or approximately 12-20 acres





Site Planning

Roadway Network

Generally, the West Villages are envisioned to contain an interconnected multi-modal transportation network. Roadways should be designed to provide connections and linkages to adjacent neighborhoods, districts and destinations. Users should be allowed to traverse between villages via an interconnected network and not forced to solely use arterials and collector roadways for everyday travel. However, local residential streets should be designed to discourage high-speed and cut-through traffic from bisecting individual neighborhoods. Finally, shopping centers, office parks and other non-residential development should include an internal local roadway network to prevent multiple, isolated curb-cuts along adjacent arterial and major collector roadways, and encourage internal circulation between and within villages.

Pedestrian Facilities

All development within the West Villages shall contribute to a defined, continuous and interconnected pedestrian pathway network. Non-residential and multifamily developments should include sidewalks along building facades. These sidewalks shall be specifically linked to surrounding structures and to other pedestrian pathway networks. Sidewalks and passageways should be installed, where practical, to encourage safe, and efficient pedestrian movement between buildings, adjoining properties, and abutting uses. Design features and architectural treatments should be installed at project entries, principle intersections and areas of high vehicular use. Development within the West Villages shall be designed to encourage safe and convenient pedestrian movement throughout the district.

A. Streets should allow for an interconnected roadway pattern to allow for functional traffic circulation (top portion). Isolated, single-entry developments should be discouraged (lower portion).

B. Sidewalks and pathways should be planned throughout the West Villages to facilitate safe, convenient and functional multi-modal movement between neighborhoods and commercial nodes, and include functional, attractive provisions for transit.

C. Buildings should include pedestrian facilities that promote safe and comfortable movements between shops and adjacent structures. Covered walkways and arcades are strongly encouraged to promote pedestrian comfort.





Site Planning

Multi-family Development

Multi-family areas shall be designed as attractive residential neighborhoods with multi-unit structures arranged around common open spaces. Multi-family shall be responsive to abutting uses, whether existing or planned. Generally, multi-family buildings shall be oriented to abutting roadways to create a visually-pleasing and functional streetscape. Multi-family buildings should be designed to complement nearby structures in order not to create an abrupt appearance in building scale. Building fronts shall not be oriented toward undesirable features such as service areas, loading docks, etc. Finally, where practical, multi-family shall be used to create a transition between commercial districts and single-family neighborhoods, and placed near activity nodes to create vibrant social centers and a rational urban design pattern.





A & B. Multi-family projects shall be designed to be responsive to their setting. When planned amongst single-family, multi-family buildings should include yards, porches, and a reduced building mass.



defined streetscape.

D. Units should be oriented around common open spaces.

C. Multi-family buildings should contribute to an interesting and



Site Planning

Commercial and Office Development

Commercial and office development shall be designed to create functional and attractive nodes that are responsive to their surroundings. Generally, commercial and office projects should follow a comprehensive and complementary design theme. Individual buildings should include similar design elements as found on surrounding structures. Village Centers should contain a consistent design theme throughout the project, and be related or complementary in design to its associated village. Specifically, out parcels or stand-alone buildings should match and be architecturally related to the primary shopping center building and all other buildings on the same site. All commercial and office development should include outside gathering spaces such as squares, plazas and parks to create a comfortable pedestrian environment designed to encourage use. Buildings should architecturally address the adjacent public street(s), and have a clearly articulated primary entry, defined by porticos, porches, etc., complemented by appropriate landscape design. A multi-modal sidewalk network shall be included to link all project buildings to create comfortable and functional pedestrian movement within the West Villages, and reduce vehicular trips as practical.



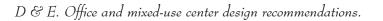
В.

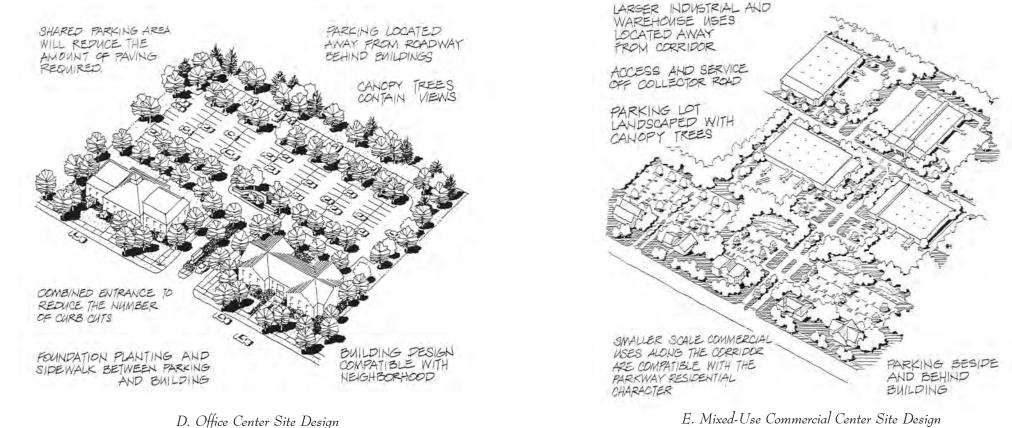


A. Projects should include sidewalk cafes and seating areas to contribute to a dynamic and exciting streetscape.

B. Developments should include pedestrain amenities to enhance pedestrian comfort while providing a unified design theme.

C. Plazas and other outside gathering spaces should be incorporated in all commercial and office projects.







Site Planning



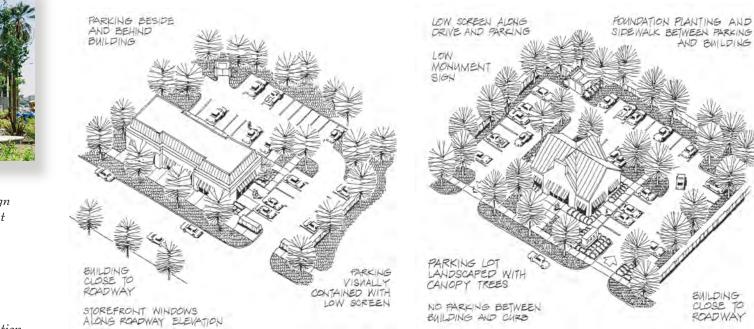


Drive-thru Facilities

Drive-thru facilities should be integrated into building architectural style by including covered porticos over service windows.

Gasoline Sales Stations

Gasoline sales station design should give consideration to the visual impacts of the dispensing pumps and associated canopy structure, and include appropriate architectural and landscape enhancements to substantially soften its visual impact from public right of ways. Where appropriate, pumps should be oriented to the side of the site's primary building. Canopies should match the architectural style of the site's buildings which include but are not limited to, the roofing material, roof shape and support columns. As noted in the lighting standards for this document, all site lighting shall include full cut-off luminaires, and have minimal light spillover beyond property lines.



C. Typical Individual Parcel Site Design

D. Fast Food Site Design

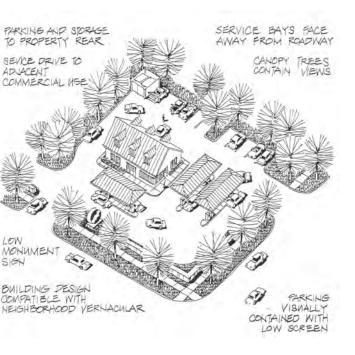
ROADWAY



A. Gasoline sales stations should be responsive to their surrounding. Generally, the site should use a unified design scheme for consistency with other development in the West Villages.

B. Drive-thru facilities should be effectively designed with porticos of the same architectural style as the attached building.

C, D & E. Freestanding, fast food, and gasoline sale station site design should be developed consistent with these design models. Architecture shall meet the standards noted under commercial development.



E. Gasoline Sales Station Site Design

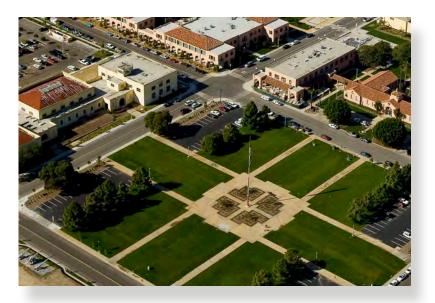


Site Planning

Civic and Public Development

Civic and public buildings should be considered valuable components to any village, neighborhood and district. Said buildings are intended to function as centers for public interaction and community focus. Schools, libraries, government, and other public buildings shall be designed in a manner that establishes such uses as predominant community features. In doing so, buildings shall be arranged to encourage and facilitate pedestrian movement and accessibility. Building entrances shall be clearly articulated with effective architectural and landscape design and oriented towards abutting streets. Civic and public buildings shall project identifiable architectural elements that generally reinforce the buildings' importance to the community, and shall be designed in a similar and complementary architectural style to adjacent villages. Buildings should be sited at prominent intersections, at street termini or central to neighborhoods to enhance and celebrate their civic importance. Finally, civic site design shall be connected to surrounding development through an effectively designed multi-modal network.





A & B. Schools, educational, and civic buildings should project a welcoming appearance with a clearly articulated and connected entry and effectively designed public spaces.



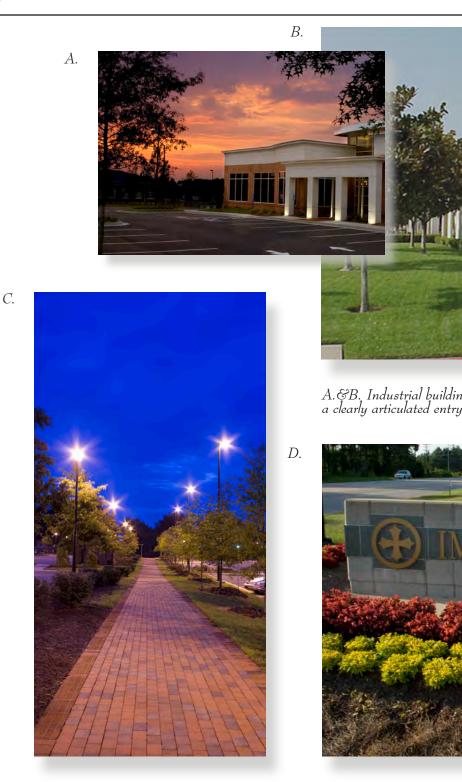
C. Recreational buildings should be designed as civic focal elements in a consistent and complementary architectural style.



Site Planning

Industrial Development

Industrial development is an important component of the sustainable vision for the West Villages, and should be developed in balance with other land uses. Industrial projects, while effectively integrated into the Town Center development, should be designed to efficiently accommodate truck traffic while protecting the quality of life and function of the other districts. Industrial projects should be sited with easy access to principal collector and arterial roads. However, industrial buildings should not be sited adjacent to primary roadways and structures should be oriented to smaller "industrial streets." Industrial projects should also include substantial landscaping and enhancements to mitigate visual effects. Sites should include an abundance of landscaping within employee and visitor parking areas, and buffering of vehicular use areas. Materials should not be stored outside when adjacent to commercial and residentially-designated property. As with other commercial buildings, a clearly articulated and defined entry should be provided, with efficient pedestrian connectivity provided both onsite and offsite. In addition, building architecture should have simple, clean geometry with a unified composition, clear expression of floor levels and structure, and solid parapets where appropriate. Fenestration should be defined by function and structure, and consistent in form, pattern and color. Building materials should consist primarily of concrete or stucco, with tinted or lightly reflective glass.



C & D. Industrial buildings should project an attractive appearance as seen from adjacent streets.



A.&B. Industrial building architecture should have clean, contemporary design with a clearly articulated entry and landscape/streetscape treatment.



Section 10: Design Standards



Sustainable/Green Standards



Florida Green Building Coalition (FGBC)

Florida Green Building Coalition is a nonprofit Florida Corporation dedicated to improving the built environment. Its mission is "to provide a statewide Green Building program with environmental and economic benefits." FGBC was conceived and founded in the belief that green building programs will be most successful if there are clear and meaningful principles on which "green" qualification and marketing are based. FGBC is a membership-based organization governed by a Board of Directors and Corporate Officers who are elected by vote of the general membership. There are five designations, Florida Green Home Standard, Florida Green Development Standard, Florida Green Commercial Building Standard, Florida Green Local Government Standard for City and County Governments, and Florida Green High Rise Residential Building Standard. Current standards can be found at: http://www.floridagreenbuilding.org/

Florida Green Home Standard

The Green Home Standards indicate the criteria by which a Florida home, new or existing, can be designated green. Certifying agents guide designers, builders or homebuyers through the process of qualifying and documenting green homes. By building green, the developer has chosen to reduce the burden on the environment and add value to the home through a voluntary Florida green home designation as administered by the Florida Green Building Coalition. FGBC's purpose is to provide the tools and guidance necessary to help please the homeowner, as well as reward and promote the developers efforts as a Florida friendly builder. Many homeowners are desiring and some insisting that their home be Earth friendly, affordable to operate, and healthy to live in. FGBC'S Green Home Standard is a tool that will guide the developer through the process of selecting green features that are cost effective, benefit the environment, and will fit in with your current practice. The standard has been developed such that it is achievable by everyone and will be recognized as a statewide industry standard.

Florida Green Development Standard

The Green Development Standard encourages the community be Earth friendly, affordable to operate, and pleasant to live in. FGBC'S Green Development Standard is a tool that will guide the developer through the process of selecting green features that benefit the environment while providing long-term value to the development or community.

Florida Green Commercial Building Standard

The Green Commercial building Standard is designed to encourage smaller sized Commercial projects to adopt green and sustainable strategies during the design and construction of the project and to receive recognition for their efforts. This Commercial Building designation Standard covers all commercial occupancies listed in the current Florida Building Code.





Sustainable/Green Standards



Florida Green Local Government Standard for City and County Governments. The Florida Green Local Government Standard designates Green Cities and Green Counties for outstanding environmental stewardship. It is expected that certified green city and county governments will not only gain recognition and publicity, but also function in a more efficient manner though better internal communication, dollar savings, and effective risk and asset management. FGBC is actively working towards the availability of incentives that are based on compliance with this standard. This standard presents a comprehensive list of criteria, organized in terms of local government department functions. It focuses on improving their environmental performance through a number of mediums (energy, water, air, land, waste), and evaluates:

- Environmental practices done "in-house.
- Incentives and ordinances to foster green practices.
- Educational activities to improve the environment.



Florida Green High Rise Residential Building Standard

The intent of this Standard is to encourage owners of high rise residential projects to adopt green and sustainable strategies during the design and construction of their project and to receive recognition for their efforts. This High Rise Residential Building Designation Standard covers all residential occupancies above 2 stories listed in the current Florida Building Code.



Sustainable/Green Standards

Leadership in Energy and Environmental Design (LEED)

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System[™] is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings. LEED gives building owners and operators the tools they need to have an immediate and measurable impact on their buildings' performance. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. LEED provides a roadmap for measuring and documenting success for every building type and phase of a building lifecycle.





A.,B. & C. Examples of Green Roofs

Specific LEED programs include:

- New Commercial Construction and Major Renovation projects
- Existing Building Operations and Maintnance
- Commercial Interiors projects
- Core and Shell Development projects
- Homes
- Neighborhood Development
- Guidelines for Multiple Buildings and On-Campus Building Projects
- LEED for Schools
- LEED for Retail

U.S. Green Building Council (USGBC) is also developing LEED for Healthcare, and LEED for Laboratories.

All developments within the West Villages are required to comply with one or more of these standards unless approved otherwise. If the desire is to only meeting FGBC's Green Home, then all homes for the development must meet the Green Home standards.



Low Impact Development (LID) Standards

Recent and ongoing studies in Florida and throughout the United States indicate that land use changes still result in increases in the total volume of runoff even if peak discharge rates are managed to mitigate off-site flooding. While this increase in total runoff volume may not result in off-site flooding, it does appear to result in increases in total loading of some pollutant loads, such as nitrogen. Nitrogen loads in excess of what a receiving water body can assimilate results in problematic symptoms relative to water quality standards and aquatic health. At the same time, this excess runoff volume is a resource that could be recycled to address irrigation demands and to off-set potable water demands. In recognition of this trend, the State of Florida is currently re-writing state water policy to address total volume (and associated pollutant loads). Low Impact Development (LID) strategies have been identified as a primary means to this outcome.

LID is an innovative approach to stormwater management that allows for stormwater to be managed close to its source and to be incorporated into the landscape, built environment, and infrastructure in small scale distributed facilities, such as green roofs, rain gardens, or permeable pavers. LID allows for multiple objectives to be achieved including: reduction of the urban heat island affect, conservation of energy and water, and an improvement in the overall aesthetics of a site. More information on the many benefits of this design approach can be found at www.lowimpactdevelopment.org.

LID Strategies

The following LID guidelines are designed to address the economic and aesthetic goals of the community, the livability of the community, the reduction of development impacts, and the improvement of stormwater from the site. They are provided as acceptable to the West Villages as an option to current SWFWMD water guality criteria and are therefore subject to the approval of SWFWMD. LID guidelines, strategies, and technologies are adaptable to any site and condition and can be installed in an unlimited number of configurations to optimize the hydrologic function of the landscape. These guidelines specify a palette of LID technologies that can be incorporated into the development proposal. Advantages of LID strategies are noted as:



LID strategies can be integrated into proposed buildings, streetscapes, sidewalks, and buffers without altering the functionality of the infrastructure, modifying land uses, or reducing density.

LID strategies can enhance the overall architectural and landscape design concept with off-line stormwater retention components such as vegetated rain gardens, bioswales, and green roofs to help create a "green" community; and enhance on-line retention and detention systems to maximize stormwater recycling.

stormwater management.

landscape.

- LID strategies improve water quality.
- LID strategies reduce runoff volume and runoff peak.
- LID strategies manage stormwater close to its source.
- LID strategies disconnect impervious areas.

in unconventional planting designs.

collected resources.

- LID strategies are low maintenance, cost effective, and should have easy access for inspection and maintenance.
 - LID strategies optimize the use of the built infrastructure for
 - LID strategies create a sustainable and functinal urban

- LID strategies enhance the livability of the community through an ecologically sustainable environment that uses traditional planting
 - LID strategies promote public education and awareness
- through the use of LID technologies that filter stormwater and recycle



Low Impact Development(LID) Standards - continued

LID Guidelines

The following is an excerpt from the South Florida Water Management Draft Rule regarding Southwest Florida Basin Best Management Practices (BMP's). The draft rule outlines design guidelines for LID and is based on BMP choices from three groups. A list of the BMP's from each of the three groups is presented below:

- Group A: Source Control 1)
 - Reduce turf coverage a)
 - Use native landscape plantings b)
 - Incorporate stormwater recycling into irrigation or other reuse applications C)
 - Re-direct rooftop runoff away from stormwater management system d)
 - Incorporate cisterns into stormwater management systems e)
 - Provide pervious pavement f)
 - Plant detention/retention pond side slope buffers with native vegetation **g**)
- Group B: Conveyance/Pre-Treatment 2)
 - Provide filter strips/vegetated stormwater inlets or vegetated swales in lieu of sod/turf grass a)
 - Provide vegetated (grassed) swales in lieu of sod/turf grass b)
 - Install sediment trap structures C)
 - Provide dry detention/retention pre-treatment systems separate from attenuation ponds d)
- Group C : Stormwater Management Systems Design Enhancements 3)
 - Extend hydraulic residence time a)
 - Use wetlands as part of the stormwater treatment system b)
 - Provide littoral berms/settling basins/ phyto-zones within detention areas below the control water level of ponds for sedimentation settling C)
 - Plant filter marches upstream of project outfall d)
 - Increase ponds inflow/outflow path e)
 - f) Incorporate chemical treatment in the stormwater management system





A.Permeable Pavement .

B. Adequate canopy along public roadways.



Water Demand Management

During the naturally recurring dry seasons and droughts that are part of the seasonal and periodic ebb and flow in Florida, property owners and homeowners are often asked to conserve water. But before a new homeowner has occupied the structure, at least 90% of their daily indoor water demand has already been determined by the selection of water fixtures and appliances. By designing in savings, the West Villages can reduce the capital investment and on-going operating expenses in water supply and wastewater treatment facilities, and reduce water and wastewater costs to homeowners. By establishing standards requiring the use of high-efficiency plumbing fixtures and appliances, and a water utility strategy, the residential indoor water demand with the West Villages can potentially be reduced by 30% or more compared to the current Florida Building Code.

Indoor Standards

Showers, toilets, clothes washers, faucets and leaks are by far the largest consumers of domestic potable water. The following standards are herby established to reduce indoor water demand, reduce the capital investment and on-going operating expenses in water supply and wastewater treatment facilities, and reduce water and wastewater costs to homeowners:

- High-efficiency toilets (HET's) defined as using a maximum of 1.28-gallons per flush, shall be installed in all residential units. 1)
- 2) High-efficiency clothes washers, with a water factor of 7 or less, shall be installed in all residential units.
- 3) Low-flow showerheads with an average flow rate of 2.1 gallons per minute (gpm) or less, shall be installed in all residential units.
- High-efficiency aerators that limit flow to not more than 1.5 gpm in the kitchen and not more than 1.0 gpm in the bathroom shall be installed on all faucets in residential units. 4)
- High efficiency dishwashers using less than 10 gallons of water per load of dishes should be installed in all residential units. 5)

See Irrigation Standards for Outdoor Standards.









Architectural Standards

Village Residential Standards

Various traditional architectural styles will comprise the West Villages, woven together throughout the community into a seamless blend. It is the purpose of these design guidelines to establish lasting value for the community by communicating clearly defined expectations of design, materials and quality to potential homeowners. These guidelines shall apply to both single-family (section a) and multi-family (section b).

Site Planning and Architectural Elements will be defined to produce single family and multi-family homes of the finest architectural character that will be responsive to their natural settings and contribute positively to the overall community. It is not the intent of these design guidelines to dictate all aspects of the architecture, but rather to provide direction and guidance to the residents, builders, and designers to produce homes of proper proportion, materials, and scale that reinforce the overall vision for the community. The intent is that the desired character and quality of the overall community is achieved.

All illustrations and design criteria in these guidelines are intended to be taken as concepts and ideas, and are not meant to prescribe specific forms or design solutions. Creativity is encouraged.

Architectural Styles

The quality of the West Villages community will be reflected by the quality of its homes. Each home will be uniquely designed in accordance with the highest standards of design and materials, consistent with its architectural heritage.

General "Archetypes" have been established that embody the vision for the community, each with specific criteria defining their distinctive architectural characteristics, as outlined below:

<u>European Old World</u>

The European Old World Vernacular reflects an architectural heritage inspired by the finest homes and styles based on European roots. Ranging from grand estates to unique cottages, appropriate European Old World Homes may reflect the architectural styles of Spanish Colonial, Mediterranean, Italianate, Tuscan, European, French Country, and English Tudor.



<u>Farmhome</u>

The Farmhome vernacular reflects a rural, casual style characterized by interaction between interior and exterior spaces. Asymmetrical two-story building residences, broad raised wrap-around porches, horizontal siding with wooden railings and posts, and narrow windows with shutters characterize this style. Garages are often in out buildings, or separate structures connected by a drive-through portico.



<u>Craftsman</u>

Following the Victorian Era, Craftsman architecture describes a comfortable, fashionable dwelling defined by increasing simplicity in materials. Also known as the Arts & Crafts Style, Shingle Style or Stick Style, the Craftsman Style is appropriate for both large estates and cottage homes. Gable roofs, exposed rafters and wooden brackets, wooden columns with brick or stone bases, and exposed porch structures are hallmark of this style.



Coastal Colonial

Coastal Colonial homes draw their inspiration from the casual elegance of the Coastal South. Generally elevation off-grade and asymmetrical in design, these homes reflect a hybrid style including design elements found in historic St. Augustine, Key West, and the Carolina Coast. Broad verandas, wood columns & railings, broken-pitch hip roofs, and dormers predominate and define this style.





Architectural Standards

The overall architectural vision for the West Villages has been established to create a community embodying "timeless" quality, preserving its value for generations to come. Such quality is realized through a variety of classical and regional architectural styles, with authentic detailing and use of high quality materials. Examples of each acceptable style and the architectural elements which give them their character are defined with these Design Standards.

While design diversity and creativity in the West Villages is encouraged, certain architectural styles are not considered appropriate to the creation of a community of timeless quality. These include, but are limited to, ultra contemporary and post modern design such as International Revival, and Art Deco; as well as traditional design such as A-frame, Adobe or Cabin design style.

Section A.

General Standards for Single Family

The approval of plans for a specific homesite within the community does not automatically imply approval of identical or similar elements on any other homesite. New construction or modification to existing structures based upon standards contained in this document or on an aesthetic judgment, where, in its sole opinion, such action is required to maintain the desired character and quality of the overall community may be prohibited.

Building height limitations have been established to create an appropriate relationship between adjacent residences and to suitably reflect the selected architectural style within the Village Neighborhood. Maximum building height measurements will extend from the finish grade of improved homesites to the peak of highest ridge of the primary building structure. Chimneys, cupolas, or other similar non-habitable architectural features arc typically not subject to compliance with stated height limitations, however, should be noted for review and approval and as per Section 53-235 in the City of North Port Unified Land Development Code (ULDC). Where multiple buildings are proposed on a homesite, the principal building must be clearly taller than outbuildings. All homes are subject to a maximum height of thirty-five (35) feet. Exceptions may be made on a case-by-case basis only on specific homes when the appropriate architectural style dictates an unusually steep roof pitch. Outbuildings should not exceed thirty (30) feet in height, unless otherwise specifically approved.

Exterior elevations and related materials, finishes and colors should be described on drawings submitted for approval as part of the design review. Approval of exterior materials and elevations will consider mass and scale of materials, textures, colors and finishes. Continuity between primary design elements and secondary surface treatments; placement and detail design of windows, doors and openings; and roofing materials and pitches are important.

The massing of the residence should be organized as a whole, and should not appear as a mixture of unrelated forms. Detailing should be compatible with the desired architectural style and expected level of quality in this community as set forth in this VDPB.









Materials

The following materials are "permitted" or "not permitted" subject to review of the overall design. Sample materials and colors are to be included with the submittal for review and approval. Other materials not listed below will be considered on their own merit. Permitted exterior materials include:

Stucco (5/8" or greater cement-based finish) – no more than 65%

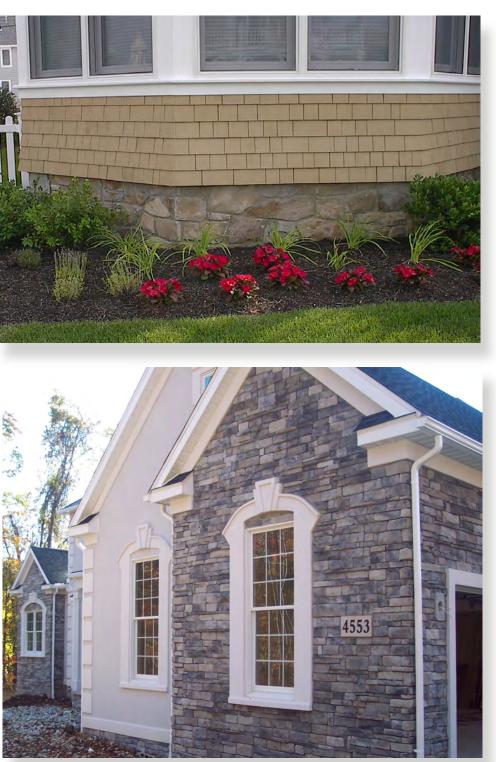
Cementitious Finish (cement-based or synthetic finish less than 5 /8") — Smooth and lightly textured finishes are encouraged to complement the architectural style.

Brick (natural) — Wood mould or tumbled brick are permitted for exterior elevations subject to their suitability with the selected architectural style and overall design approval. Other brick textures will be evaluated on their own merit. Modular (7-5/8"W x 2-1/4"H x 31/2"D) and Standard (8"W x 2-1/4"H x 3-1/2"D) brick sizes are permitted. Other sizes will be evaluated on their own merit, but are subject to disapproval.

Stone (natural, manufactured or cast) — Subject to the approval of specific material samples and color selections, natural stone and quality manufactured or cast stone products are permitted for exterior wall applications and wainscoting, window sills and trim, lintels and keystones, door trim and surrounds, watertables, corner quoins and pilasters. Stone is also permitted for chimneys, privacy walls, service fences and planters. Where used, stone must be used in like fashion on all exterior elevations.

Fiber-cement Lap Siding or Shingles — Fiber cement siding or cedar shingle siding is permitted for specific architectural styles for use in exterior wall finishes, bay or box windows, fascias, dormers, cupolas and gable ends.







Architectural Elements/Site Elements

Roof/Gutters

Roof structures may be conventionally framed or constructed of prefabricated trusses. The minimum pitch shall be 4:12 for primary roof structures and should reflect the selected architectural style for the home. For secondary elements or with broken roof pitches, the minimum pitch may be lower with approval, provided such elements are used on a limited basis and are considered essential to the overall character of the home. Flat roofs with a parapet or mansard may be approved if it is a part of an integral design element such as an entry portico, covered porch, or a second floor balcony extending over a porch or living space below. Visor roofs or roof extensions may be used above windows or balconies. Eave brackets should be included where appropriate. Acceptable roof materials for consideration include integrally colored concrete, flat tile, barrel tile, "s" tile, asphalt shingle, tile shingle, soil tile, slate tile and raised or standing seam metal roof. Copper and other metal roof products are acceptable and are permitted for limited applications such as bay windows, porches, cupolas, and dormers in accordance with the specific architectural style. The following roof styles are permitted: Gable, Hip, Eyebrow, Conical, Hexagonal, Octagonal, Pyramidal, Visor, and Flat with Parapets as approved. Gambrel roofs will be permitted only by special exception as reviewed on their own merit in individual circumstances.





Windows/Shutters

Exterior elevations shall take into consideration the height of windows and transoms of greater height to maintain proper scale and massing. Windows shall be typically rectangular in accordance with the selected architectural style. Where appropriate, specialty windows may be permitted, and other window designs may be considered on their own merits. Fixed, Double-hung, Casement, and Gliding type windows are permitted based upon approval. Permitted configurations include: Rectangular (in proportion with selected architectural style), Palladian (where appropriate), Round (specialty), Elliptical (specialty), and Square (specialty). Permitted window materials include Vinyl, Vinyl Clad Wood, Aluminum Clad Wood, and Wood. The following represents permitted Glazing: true divided lights, simulated divided lights, and a combination of full glaze and simulated or true divided lights. Glass block is not permitted on front elevations or side/rear elevations where visible from adjacent roadways. All windows shall reflect the home's selected architectural style and employ architecturally suitable details such as surrounds, eyebrows, lintels, keystones, or sills, where appropriate. Window embellishments may consist of cast stone, wood, or formed synthetic products as approved.



Porches/Columns

Porches are encouraged as appropriate within the selected architectural style to articulate the design of the residence and to create exterior living spaces. Front porches should be a minimum depth of 8'-0", and should be constructed of a paving material appropriate with the design of the home or of wood in an off-grade condition. Porches and front entries should be a minimum of 16" or three steps (risers) above adjacent finish grade. Covered porches should be located within the appropriate building envelope, and must either be designed with a foundation wall on all sides, or off grade with louver or lattice detail to the ground based upon the selected architectural style of the residence. The number, scale and style of columns should be consistent with the architectural theme and massing of the structure. The following exterior materials are acceptable: cast stone, wood/fiber cement, reinforced concrete or concrete block (with stucco, brick, and stone). Where appropriate, columns may be constructed on column bases of stone or brick. Alternate materials will be considered on a case by case basis

Fireplaces/Chimneys

The following types of Fireplaces are acceptable: masonry firebox and flue (wood burning or gas), prefabricated masonry firebox and flue (wood burning or gas), prefabricated metal firebox and flue (wood burning or gas), or prefabricated metal firebox with direct vent (gas), or vent free fireboxes. It is encouraged that fireplaces create exterior interest to the design of the residence. Acceptable fireplace locations include: beyond the exterior wall, flush with the exterior wall plane or interior to the structure of the home. Any fireplace which extends beyond the limits of an exterior wall should extend from the foundation up. No cantilevered chimneys are permitted. Chimneys should be finished with stucco, stone or brick as suggested by the established architectural theme of the residence. Chimney caps may include clay pots (tapered), arched crowns and half round caps (with stucco, stone or brick veneer), or spark arrestors (with decorative metal cowling) or other acceptable materials.



Railings/Balustrades

All railings should be consistent precast with the established architectural theme of the home. The following materials are acceptable: wood, decorative painted aluminum, or wrought iron. Balustrades may be consistent with the selected architectural style, and appropriate for consideration for use on balconies, exterior stairs, and in conjunction with low walls. Cast stone or cast concrete are acceptable for railing caps, and balusters.





Section 10: Design Standards - continued



Architectural Standards

Shutters

Shutters may be used for two purposes on the residence, either as a decorative element or as hurricane protection. Decorative shutters are used primarily for ornamental embellishment and are not certified as hurricane shutters, suitable for use in high wind zones. Two ornamental shutter styles are permitted for permanent installation on a residence, categorized as Colonial (side hinged) or Bahama (top hinged). Louver, panel, and batten shutter styles are permitted, based upon the approval of the overall architectural design. Painted aluminum, polyvinyl, wood, or formed synthetics are permitted materials. Each ornamental shutter should have the appearance of a fully operable shutter, with material, installation and color defined for review and approval. The approval for the permanent installation of hurricane shutters is required prior to installation. The submittal should include installation details, product photos, and color samples.

Awnings

On a limited basis, canvas awnings may be used to control glare and to reinforce the specific selected architectural character. The use of awnings should be compatible with the design and exterior colors of the residence. Product photographs and color samples/canvas fabric swatches must be submitted for review and approval.

Dormers

Dormers should provide additional architectural interest and reinforce the selected design style of the residence. Gable, Hip, Flat Arch, Eyebrow, Wall, and Shed dormer styles are permitted. Other styles may be considered and will be reviewed based upon their own merits.



Ridge Vents/Vent Stacks/Plumbing

Unless contrary to applicable building codes and municipal regulations, all vent stacks should not exceed 12". Wherever possible, ridge vents or vent stacks should be located on roof slopes concealed from adjacent roadways. Ridge vents, plumbing and vent stacks should be painted to blend with the roof color, except for copper which may remain unfinished.

Entry Pilasters/Columns

Individual vehicular entry gates, pedestrian scale gates, entry portals and front courtyards that complement the architectural style of the primary residence and the streetscape are encouraged. Pilasters and columns should be made of stone, masonry, stucco, or other materials which harmonize with the architecture, materials, colors and forms of the primary residence. Entry column and pilaster design and materials should integrate with the architectural theme of the home and landscape elements and be included in site and architectural plans submittal.

Street Address Plaques

Street address plaques may be placed on an entry monument, column, pilaster or mailboxes, if appropriate. The style of the proposed plaque should complement the architectural style of the home and exterior fixtures, and be placed so as to be clearly viewed from the street. The location and design should be submitted as part of the plan package.

Driveways/Garages

Driveways may access the property from a rear alley or the front property line. If accessing from the front, three types of garages are permitted: front entry, courtyard, and side entry. At the curb, driveways should be a single lane width, not to exceed 16'-0", widening nearer the building envelope to provide garage and overflow parking access as required. Front entry garages may only be used on home sites with widths of 50' or less and shall not include more than two bays facing the street on which the garage is located. The face of the garage doors must be located a minimum of five feet behind the forward most wall plane of the residence. Side entry driveways should not be closer than 3'0" to the side property line to allow a row of shrubs to be installed to screen the view of the garage door from the adjacent property. In all cases, no more than 25% of all houses in a neighborhood may have front entry garages. No front entry 3-car garages are allowed unless otherwise approved.





Entry/Garage Doors

Front entry doors must be 7'-0" in height minimum – 9'-0" maximum. Specialty treatments are encouraged in accordance with the selected architectural design style. Such treatments may include transoms, glass side lights, and surrounds of wood, stucco, stone, brick, or formed synthetics. Entry doors must reinforce the selected character of the home, and may be composed of glass, wood, fiberglass or metal. Garage doors should generally be provided separately for each parking bay, and be sized 8'-0" wide by 7'-0" tall (8'-0" tall for side or courtyard loaded garages). Garages should achieve a minimum 20' from the edge of sidewalk to garage door. Other garage door configurations may be considered on their merit in individual circumstances. Each garage door must be operated by an automatic remote control opening system. Doors must be decorative, and in a style and color complimentary to the architecture of the residence. Front entry door and front garage screens are not allowed unless otherwise approved. Screens are only allowed on side entry garages.

Mailboxes

Mailboxes, if provided, at each homesite, as well as community mailboxes should conform to a standard design, color, size, lettering, post detail and manufacturer as approved.

Antennas/Satellite Dishes

One satellite dish or antenna (less than 40" in diameter) is permitted on each homesite. Such devices should be placed in a location shielded from adjacent roadways and located immediately behind the residence within the side boundaries. A landscape screen may be required to provide adequate buffering from view of adjacent properties and/or roadways.

Easements

Drainage, utility, conservation, and other types of easements may in some cases, be located on portions of a home site. Such easements may affect site work, positioning of the home, construction of fences, and installation of landscape material. Permanent structures including patio decks and swimming pools should not be constructed within these easements. No improvements are permitted within these easements which would interfere with vehicular traffic or prevent maintenance activities.

Outbuildings/Garages

Construction of outbuildings is encouraged to vary the massing of the residence and to create architectural interest. Outbuildings should be designed to complement the architecture of the principal building and may be used as separate living quarters, guest home, garage, garden/potting shed, pool bath home, artist studio, etc. Covered walkways (including screened walks), trellises, etc. may connect each outbuilding. Outbuilding shall not be used as storage. Outbuilding design must meet architectural standards outlined in this section.



Swimming Pool/Spa

Swimming pools and spas should be located to the rear of principal buildings, or within a concealed courtyard. Appropriate barriers around the pool must be installed and maintained in accordance with applicable safety codes and requirements. Swimming pool equipment, pumps, heaters, or other mechanical equipment must be sited appropriately and screened behind a 100% opague barrier at the time of installation. Solar heating may be allowed upon review and approval.

Parking

Off-street parking should be provided for guests or additional vehicles on each home site. At minimum, parking for two vehicles in addition to those intended for the garage should be provided. When possible, auto-court defined by courtyard walls and columns engaged with the residential building structures are desirable to create additional off-street parking. Parking solutions should be discreet, and be located with consideration for adjacent residences and views from adjacent roadways. Parking shall not block sidewalks or overhang into streets. Parking of recreational vehicles, vehicles with commercial writing on their exteriors or commercial equipment visible, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats and other water craft, and boat trailers shall be parked only in enclosed garages. Stored vehicles and vehicles which are either obviously inoperable or do not have current operating licenses shall not be permitted except within enclosed garages. For the purposes of this section, a vehicle shall be conclusively deemed "stored" if it is covered with a tarpaulin and remains so covered for fourteen (14) consecutive days without the prior approval. This section shall not apply to any commercial vehicles providing temporary service or making deliveries. A recreational vehicle or motor home may be parked in the driveway for a period not longer than 24 hours for loading purposes and/or 24 hours for unloading purposes only in connection with a trip. A recreational vehicle or motor home may be parked in the driveway for a period not longer than 24 hours for loading purposes and/or 24 hours for unloading purposes only in connection with a trip.



Section B General Standards for Multi-family

The approval of plans for a specific multi-family site within the community does not automatically imply approval of identical or similar elements on any other site. New construction or modification to existing structures based upon standards contained in this document or on an aesthetic judgment, where, in its sole opinion, such action is required to maintain the desired character and quality of the overall community may be prohibited.

Building height limitations have been established to create an appropriate relationship between adjacent residences and to suitably reflect the selected architectural style. Maximum building height measurements will extend from the finish grade of improved homesites to the peak of highest ridge of the primary building structure. Chimneys, cupolas, or other similar non-habitable architectural features arc typically not subject to compliance with stated height limitations, however, should be noted for review and approval and as per Section 53-235 in the City of North Port ULDC. All multi-family buildings are subject to a maximum height of sixty (60) feet. Exceptions may be made on a case-by-case basis when the appropriate architectural style dictates an unusually steep roof pitch.

Exterior elevations and related materials, finishes and colors should be described on drawings submitted for approval as part of the design review. Approval of exterior materials and elevations will consider mass and scale of materials, textures, colors and finishes. Continuity between primary design elements and secondary surface treatments; placement and detail design of windows, doors and openings; and roofing materials and pitches are important. Detailing should be compatible with the desired architectural style and expected level of quality in this community as set forth in these Design Standards.





Materials

The following materials are "permitted" or "not permitted" subject to review of the overall design. Sample materials and colors are to be included with the submittal for review and approval. Other materials not listed below will be considered on their own merit. Permitted exterior materials include:

Stucco (5/8" or greater cement-based finish) - no more than 65%.

• Cementitious Finish (cement-based or synthetic finish less than 5 /8") - Smooth and lightly textured finishes are encouraged to complement the architectural style.

• Brick (natural) - Wood mould or tumbled brick are permitted for exterior elevations subject to their suitability with the selected architectural style and overall design approval. Other brick textures will be evaluated on their own merit. Modular (7-5/8"W x 2-1/4"H x 3-1/2"D) and Standard (8"W x 2-1/4"H x 3-1/2"D) brick sizes are permitted. Other sizes will be evaluated on their own merit, but are subject to disapproval.

• Stone (natural, manufactured or cast) - Subject to the approval of specific material samples and color selections, natural stone and quality manufactured or cast stone products are permitted for exterior wall applications and wainscoting, window sills and trim, lintels and keystones, door trim and surrounds, watertables, corner quoins and pilasters. Stone is also permitted for chimneys, privacy walls, service fences and planters. Where used, stone must be used in like fashion on all exterior elevations.

• Fiber-cement Lap Siding or Shingles - Fiber cement siding or cedar shingle siding is permitted for specific architectural styles for use in exterior wall finishes, bay or box windows, fascias, dormers, cupolas and gable ends.





Architectural Elements/Site Elements

Roof/Gutters

Roof structures may be conventionally framed or constructed of pre-fabricated trusses. The minimum pitch shall be 4:12 for primary roof structures and should reflect the selected architectural style. For secondary elements or with broken roof pitches, the minimum pitch may be lower with approval, provided such elements are used on a limited basis and are considered essential to the overall character of the community. Flat roofs with a parapet or mansard may be approved if it is a part of an integral design element. Visor roofs or roof extensions may be used above windows or balconies. Eave brackets should be included where appropriate. Acceptable roof materials for consideration include integrally colored concrete, flat tile, barrel tile, "s" tile, asphalt shingle, tile shingle, soil tile, slate tile and raised or standing seam metal roof. Copper and other metal roof products are acceptable and are permitted for limited applications such as bay windows, porches, cupolas, and dormers in accordance with the specific architectural style. The following roof styles are permitted: Gable, Hip, Eyebrow, Conical, Hexagonal, Octagonal, Pyramidal, Visor, and Flat with Parapets as approved. Gambrel roofs will be permitted only by special exception as reviewed on their own merit in individual circumstances.

Windows/Shutters

Exterior elevations shall take into consideration the height of windows and transoms of greater height to maintain proper scale and massing. Windows shall be typically rectangular in accordance with the selected architectural style. Where appropriate, specialty windows may be permitted, and other window designs may be considered on their own merits. Fixed, Double-hung, Casement, and Gliding type windows are permitted based upon approval. Permitted configurations include: Rectangular (in propor tion with selected architectural style), Palladian (where appropriate), Round (specialty), Elliptical (specialty), and Square (specialty). Permitted window materials include Vinyl, Vinyl Clad Wood, Aluminum Clad Wood, and Wood. The following represents permitted Glazing: true divided lights, simulated divided lights, and a combination of full glaze and simulated or true divided lights. Glass block is not permitted on front elevations or side/rear elevations where visible from adjacent roadways. All windows shall reflect the selected architectural style and employ architecturally suitable details such as surrounds, eyebrows, lintels, keystones, or sills, where appropriate. Window embellishments may consist of cast stone, wood, or formed synthetic products as approved.

Porches/Columns/Balconies

Porches are encouraged as appropriate within the selected architectural style to articulate the design of the residence and to create exterior living spaces. Front porches should be constructed of a paving material appropriate with the design of the home or of wood in an off-grade condition. Porches and front entries should be a minimum of 16" or three steps (risers) above adjacent finish grade. Covered porches should be located within the appropriate building envelope, and must either be designed with a foundation wall on all sides, or off grade with louver or lattice detail to the ground based upon the selected architectural style of the residence. The number, scale and style of columns should be consistent with the architectural theme and massing of the structure. The following exterior materials are acceptable: cast stone, wood/fiber cement, reinforced concrete or concrete block (with stucco, brick, and stone). Where appropriate, columns may be constructed on column bases of stone or brick. Alternate materials will be considered on a case by case basis.













Fireplaces/Chimneys

The following types of Fireplaces are acceptable: masonry firebox and flue (wood burning or gas), prefabricated masonry firebox and flue (wood burning or gas), or prefabricated metal firebox with direct vent (gas), or vent free fireboxes. Acceptable fireplace locations include: beyond the exterior wall, flush with the exterior wall plane or interior to the structure. Any fireplace which extends beyond the limits of an exterior wall should extend from the foundation up. No cantilevered chimneys are permitted. Chimneys should be finished with stucco, stone or brick as suggested by the established architectural theme of the community. Chimney caps may include clay pots (tapered), arched crowns and half round caps (with stucco, stone or brick veneer), or spark arrestors (with decorative metal cowling) or other acceptable materials.

Railings/Balustrades

All railings should be consistent with the established architectural theme of the community. The following materials are acceptable: decorative painted aluminum or wrought iron. Balustrades may be consistent with the selected architectural style, and appropriate for consideration for use on balconies, exterior stairs, and in conjunction with low walls. Cast stone or cast concrete are acceptable for railing caps, and balusters.

Shutters

Shutters may be used as a decorative element. Decorative shutters are used primarily for ornamental embellishment and are not certified as hurricane shutters, suitable for use in high wind zones. Two ornamental shutter styles are permitted for permanent installation on a residence, categorized as Colonial (side hinged) or Bahama (top hinged). Louver, panel, and batten shutter styles are permitted, based upon the approval of the overall architectural design. Painted aluminum, polyvinyl, wood, or formed synthetics are permitted materials. Each ornamental shutter should have the appearance of a fully operable shutter, with material, installation and color defined for review. The approval for the permanent installation of hurricane shutters is required prior to installation. The submittal for approval should include installation details, product photos, and color samples.









Entry Pilasters/Columns

Awnings

On a limited basis, canvas awnings may be used to control glare and to reinforce the specific selected architectural character. The use of awnings should be compatible with the design and exterior colors of the residence. Product photographs and color samples/canvas fabric swatches must be submitted for review and approval.

Dormers

Dormers should provide additional architectural interest and reinforce the selected design style of the residence. Gable, Hip, Flat Arch, Eyebrow, Wall, and Shed dormer styles are permitted. Other styles may be considered and will be reviewed based upon their own merits.

Ridge Vents/Vent Stacks/Plumbing

Unless contrary to applicable building codes and municipal regulations, all vent stacks should not exceed 12". Wherever possible, ridge vents or vent stacks should be located on roof slopes concealed from sight from adjacent roadways. Ridge vents, plumbing and vent stacks should be painted to blend with the roof color, except for copper which may remain unfinished.

Entry portals and front courtyards that complement the architectural style of the building and the streetscape are encouraged. Pilasters and columns should be made of stone, masonry, stucco, or other materials which harmonize with the architecture, materials, colors and forms. Entry column and pilaster design and materials should integrate with the architectural theme of the community and landscape elements and be included in the site and architectural plans submittal.

Street Address Plagues

Street address plaques may be placed on an entry monument, column or pilaster. The style of the proposed plaque should complement the architectural style of the community and exterior fixtures, and be placed so as to be clearly viewed from the street. The location and design should be submitted as part of the plan package.



Driveways/Garages/Porticos

Driveways may access the property from a rear alley or the front property line. If accessing from the front, three types of garages are permitted: front entry, courtyard, and side entry. At the curb, driveways should be a single lane width. Overflow or quest parking shall occur in designated parking areas. In all cases, no more than 25% may have front entry garages.

Entry/Garage Doors

Front entry doors must be 7'-0" in height minimum - 8'-6" maximum. Specialty treatments are encouraged in accordance with the selected architectural design style. Such treatments may include transoms, glass side lights, and surrounds of wood, stucco, stone, brick, or formed synthetics. Entry doors must reinforce the selected character of the community, and may be composed of glass, wood, fiberglass or metal. Garage doors should generally be provided separately for each parking bay, and be sized 8'-0" wide by 7'-0" tall. Front loaded garages should achieve a minimum 20' from the edge of sidewalk to garage door. Other garage door configurations may be considered on their merit in individual circumstances. Each garage door must be operated by an automatic remote control opening system. Doors must be decorative, and in a style and color complimentary to the architecture. Front entry door and front garage screens are not allowed unless otherwise approved.

Satellite dish or antenna (less than 40" in diameter) is permitted. Such devices should be placed in a location shielded from adjacent roadways and located immediately behind the residence within the side boundaries, if possible. A landscape or architectural screen may be required to provide adequate buffering from view of adjacent properties and/or roadways.

Mailboxes

Community mailboxes should conform to a standard design, color, size, lettering, post detail and manufacturer as approved.

Antennas/Satellite Dishes

Easements

Drainage, utility, conservation, and other types of easements may in some cases, be located on portions of the property. Such easements may affect site work, positioning of the building, construction of fences, and installation of landscape material. Permanent structures should not be constructed within these easements. No improvements are permitted within these easements which would interfere with vehicular traffic or prevent maintenance activities.

Covered Parking/Garages/Carports

Construction of covered parking or individual garages should be designed to complement the architecture of the community and meet architectural standards outlined in this section. Covered walkways (including screened walks), trellises, etc. may be used to connect building with parking areas.



Swimming Pool/Spa

Swimming pools and spas should be located at the amenity center or clubhouse only. Appropriate barriers around the pool must be installed and maintained in accordance with applicable safety codes and requirements. Swimming pool equipment, pumps, heaters, or other mechanical equipment must be sited appropriately and screened behind 100% opaque barrier at the time of installation. Solar heating may be allowed upon review and approval.





Parking

Off-street parking should be provided for guests and additional vehicles. At minimum, parking for two vehicles should be provided per unit. Parking solutions should be discreet, and be located with consideration for adjacent buildings and views from adjacent roadways. Parking shall not block sidewalks or overhang into streets.



Parking of recreational vehicles, vehicles with commercial writing on their exteriors or commercial equipment visible, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats and other water craft, and boat trailers shall be prohibited. This section shall not apply to any commercial vehicles providing temporary service or making deliveries.

Lighting

Streetlights and other lighting shall be shall be metal halide or other full spectrum fixture and should avoid illumination above the horizontal level into the night sky. All exterior lights shall be designed and located in such a manner as to prevent objectionable light and glare to spill across property lines. All lighting fixtures shall be of uniform design as set forth. The lighting shall be consistent with the West Villages Lighting Standards.

Landscaping

Landscaped area shall be provided within the community to compliment the architecture and theme of the community. The landscaped area shall be consistent with the West Villages Landscape Standards.

Site Furnishings

Outdoor furniture and amenities such as lighting fixtures, planters, benches, trash receptacles, hanging baskets, bollards, art, bus stop shelters and bike racks must be integral elements of the community and shall reflect and enhance the building architecture and landscape design. Styles and colors of

All fences or walls 50 feet in length or longer, and

four feet in height or taller, should be designed to minimize visual monotony by changing plane, height, material or material texture or significant landscape massing.

Ornamental fencing is preferred.

All utilities and service areas for loading, and trash collection, need to be screened from neighboring properties and public streets in order to mitigate visual and noise impacts. Storage applications, compressors, and the like, utilities and building services must all be screened from view. All refuse containers should be completely screened from off-site view utilizing masonry materials to a minimum

furniture shall be coordinated throughout the community. The variety of styles shall be minimized. No plastic chairs, tables, or play equipment will be allowed. All site furnishings including benches and trash receptacles shall be approved.

Fencing and Walls

The design of fences and walls should be compatible with the architecture of the community and should use similar materials.

Chain link fencing is discouraged. If it must be used, it must be black and used in conjunction with privacy fence slates such as hedge Link or Permahedge. Vinyl, wood, metal slats and slats of similar material are prohibited.

Utilities



8'-0" above finished grade and shall complement the adjacent building in both material and color. Enclosure gates are mandatory with steel framework construction. Finish of gates to be solid opague with color and height to complement the enclosure. The use of landscaping screens alone will only be permitted in conjunction with dense planting or adequate earth mounding. All transformers, switchgears, meter points, etc., shall be screened from visibility.

Open Spaces/common areas

Where appropriate and practical, communities should create public open spaces and should maintain existing public open space. Where feasible, new open spaces should connect to existing open spaces. Gathering spaces, whether active or passive, provide areas for outdoor activity for residents and visitors. Some examples are plazas, courtyards and green open spaces (lawns).

Site Maintenance

All owners or property management company must regularly maintain their sites to keep the community looking clean and attractive.



Signage

All signs shall be complimentary to their surroundings without competing with each other. Message shall be clear, legible and vandal-proof and weather resistant and in harmony with the architecture, landscaping, and other design elements of the community. The signage shall be compatible with existing or potential development in the neighboring developments if the signage is along the periphery of the site or visible from public streets or roads. Appropriate scale with the building on which they are placed and shall not overwhelm the architecture of the building and the character of the community. All signs are to be made of high quality material and construction techniques. Sign installation details shall indicate where the transformer and other mechanical equipment will be located. Exposed supports or guy wires to stabilize signs are not allowed. A sign and its supporting structures may not interfere with a traffic sight line or signal. The quantity allowed shall be determined by local ordinance.

Signage types shall include:

- Street identification signs
- Directional signs
- Service signs
- Post and arm signs
- Monument signs
- Banners
- Hanging signs
- General Temporary signs
- Real estate signs
- Other real estate signs

Entrance Features

All entrance features shall correspond with the architecture and theme of the community. All concepts shall be submitted for review and approval.

Gateways/Monuments and approval.







All gateways/monuments shall correspond with the architecture and theme of the community. All concepts shall be submitted for review



Non-Residential Standards

Section B Non-residential Standards within Neighborhood Centers

Introduction

The Architectural fabric for West Villages has been established to provide a unique community experience which draws its architectural context from the local identity. The elements in the overall architectural arrangement have been designed in a manner that encourages individuality. There will be pedestrian paths connecting the individual occupancies, helping to establish the community feel. Each tenant is encouraged in its design efforts to be creative in developing a community atmosphere with canopy overhang, transoms and signage personalities that will reflect its individual product presentation, while retaining the integrity of the overall project.

Although an architectural framework has been established, no prerequisites or predetermined design solutions shall be enforced. Each design shall be evaluated on its individual merit and creativity. It is not the intent to, in any way, constrain the expression of personality. Notwithstanding the above, by virtue of the control of both the quality of materials and range of color scheme choices, a unique, community atmosphere which both enhances the individual shops and businesses and establishes a cohesive setting will be created.

The criteria herein is not intended to take precedence over the adopted zoning or adopted VDPP for the project, or any rules and regulation promulgated by the local government agency or any other government agency having jurisdiction over the property. West Villages' approval of plans and specifications shall not relieve the responsibility for complying with the rules and regulations of any government agency. The objectives for commercial development within the West Villages include:

- To achieve harmony of development with neighboring buildings and areas of development.
- To achieve a better environment by employing superior design and planning standards.











Non-Residential Standards

Use Restrictions

The lands shall be used only for those uses specifically permitted by the City of North Port and West Villages. Uses such as utility trailer display and storage and adult book stores or other "Adult" oriented businesses or establishments shall not be allowed. Other uses appurtenant to the primary use may also be permitted upon written approval.

• All service and deliveries to any building shall be to the rear of the building where physically possible. There shall be no outside display or storage of materials, products or goods except in designated, properly designed and constructed areas. Events such as "sidewalk sales" are permitted on a periodic basis when coordinated and approved. There shall be no advertising flags, pennants, streamers or the like displayed on any building or on the property unless they are a part of the overall project identity graphics and are approved.

• Free-standing "kiosk" type buildings or small light structures are permitted in the general areas or service areas outside of the main building unless previously approved.

• No truck or commercial vehicle of any kind shall be permitted to be parked on the property for a period of more than four (4) hours unless said vehicles are temporarily present, necessary, and incidental to the business on the property. No truck or commercial vehicle shall be parked overnight, except within a screened enclosure (out of public view).

• No recreational vehicle of any kind shall be parked overnight and no boats, boat trailers or trailers of any kind, or campers or mobile homes shall be permitted to park overnight on or near the property at any time unless kept inside a screened enclosure (out of public view).

• None of the vehicles named in 3. and 4. above shall be used as a domicile or residence, either permanent to temporary.

Site Development

Re-platting, subdividing and establishment of required utility easements will be by the Purchaser/Lessee subject to the review and approval, and the requirements of the governing agencies, utility companies, etc.

The Purchaser/Lessee should be conscious of providing an open space network of pedestrian walkways, open areas and buffers throughout the site. This open space network should be designed to promote and provide pedestrian/bicycle access from the public and private streets to individual buildings.

A tie of the peripheral properties shall be made with use of landscape materials both around the structure and throughout the site.

Any area on site not devoted to structures or paved parking area must be landscaped and irrigated in accordance with the minimum standards set forth in the Landscape and Irrigation Standards Section. A continuous concrete curb shall protect all landscaped areas adjacent to roads and parking areas unless Low Impact Development methods are being used.

No wall, fence or screen enclosure shall be constructed within any property line landscape area with a height of more than six (6'-0") feet above the ground level of adjoining property, and no hedge or shrubbery shall be permitted with a height of more than 7'-6" without approval. No wall, fence or screen enclosure shall be constructed within any setback area until its height, type, material, design, and location shall have been approved in writing. The height of any wall, fence, screen enclosure or landscaping shall be measured from the existing property elevations.

No outside antennas, antenna poles, antenna masts, antenna towers, satellite dish or electronic devices shall be permitted unless screened from view and approved in writing.

No tents and no accessory or temporary buildings or structures shall be permitted unless approved in writing. West Villages shall, upon request of Purchaser/Lessee, permit temporary construction facilities and signs related thereto during construction; provided, however, Purchaser/Lessee submits for approval the size, appearance, and temporary location of such construction facilities and signs related thereto. All such temporary facilities and signs shall be further subject to any applicable City codes and ordinances.



Non-Residential Standards

All garbage and trash containers or compactors, oil tanks, bottles, gas/LP tanks, tank exchanges and irrigation system pumps must be underground or placed in walled-in areas and at the rear of buildings, out of view of public roadways and buildings on adjacent properties. These enclosures shall be fully screened by a minimum 6' decorative masonry wall and finished opaque screening gates.

Adequate landscaping and irrigation system shall be installed and maintained by the Purchaser/Lessee and adequate shielding must be installed to de-emphasize the refuse containers and further integrate the refuse facility into the site A minimum of 3' of clearance to be maintained around all above ground utilities with a dense vegetative screen composed of trees and shrubs. All enclosures must be designed with materials and color that are compatible with the project's architecture.

All air-conditioning units, mechanical equipment, etc., whether roof mounted or ground mounted shall be shielded and hidden so that they shall not be visible from a point six (6) feet above the ground from any abutting right-of-way. Each Purchaser/Lessee will be required to conduct a regular program of cleaning all parking lots, access drives, and sidewalk surfaces.

Purchaser/Lessee shall design and build all parking lots, sidewalks, buildings or other elements of the development in accordance with ADA and Florida.

Accessibility Requirements

Purchaser/Lessee shall use best management practices to minimize air pollution and wind erosion during construction including, but not limited to, spraying of water on exposed soils, compaction of fill, and paving or revegetating rapidly after grading operations.

All service and deliveries to any building shall be to designated delivery areas. All service and deliveries shall be to the rear of the building where physically possible.

The use of decorative paving is encouraged within the project. Suggested finishes and products include colored concrete, concrete pavers, stamped concrete, brick pavers or natural stone suitable for outdoor/pedestrian application. Colors should be earth tone, including associated colored concrete applications.













Non-Residential Signage Standards

Sign Criteria

Except for traffic control signage in conformance with the requirements of regulatory agencies and Manual on Uniform Traffic Control Devices (MUTCD), no signs, either permanent or temporary in nature shall be erected or displayed on the property, or any building, structure, or window, unless the placement, character, form, size, and time of placement of such sign is first approved in writing. Said signs must conform to local regulatory ordinances, ULDC/Zoning ordinance, and these criteria. In case of conflicts, the most restrictive requirement shall apply.

Building wall signs, logos, and insignias will receive critical review as regards to size, style, types, and placement.

Purchaser/Lessee's national logos, flags or insignias will be allowed when deeded acceptable with regard to sized, executed, placed and compatible with overall composition and out of the sight triangles. Advertising, flashing, and/or directional lights are not permitted.

As a general guideline "box" or "can" type signs are prohibited. All installation brackets and supports as well as all transformers and wiring must be concealed. It is the Purchaser/Lessee's responsibility to contact the local authorities for specific signage requirements and to receive a permit before installation begins.

Purchaser/Lessee's building sign design shall be submitted in accordance with the Sign Criteria. Signs shall be either internally illuminated or externally illuminated. No exposed fluorescent exterior illumination shall be allowed. Signs approved shall not be replaced or altered by Tenant without prior written approval.









Non-Residential Signage Standards

1) Building Signs

The following parameters apply to building signs. Local authority review, approval and permitting is also required.

All storefront signage and graphics are to be first reviewed and approved. All sign packages to include locations, sizes, colors, style of lettering, materials, types of illumination, installation details, and logo design.

a) No roof-mounted signs are permitted.

b) "Box" or "can" type signs are not permitted.

c) Store identification signs shall be limited to the Purchaser/Lessee's trade name. The Purchaser/Lessee may use a crest, shield, logo or other established corporate insignia, the area of which shall be included within the allowable sign area.

d) Any sign, notice, or other graphic display, particularly self-illuminated signs, located in the interior of the premises and easily legible from the exterior, except those which are required by applicable laws, codes, ordinances, or regulations, will be allowed only if permitted by the City of North Port.

e) All attachment devices, wiring, clips, transformers, lamps, tubes, bulbs, lighting sources, manufacturer's labels or plates, and other mechanisms required for signage shall be concealed from public view.

f) Letters may be interior-illuminated with lamps contained wholly within the depth of the letter.











Non-Residential Signage Standards

Only the following types of storefront signs will be permitted: q)

Individual dimensional work or metal back-lit ("halo effect") letter. These letters must be a minimum of 6" in height to a maximum height established elsewhere in these criteria. Each letter must be at least 1" but no more than 5" in thickness and must be projected from the sign's surface with 1" maximum spacers. The illumination behind such letters shall be neon;

Internally-illuminated channel letters with opaque metal sides and translucent plastic faces. Letters must be at least 6" high to a maximum height established elsewhere in these criteria; or

Exposed neon tubes forming letters and/or logos; however, it is • to be used in a decorative, as well as informative, manner and shall be allowed only on an individual basis and if local codes allow. Failure to obtain approval prior to installation of any neon will result in the Purchaser/Lessee removing and replacing at their expense.

No exposed neon cross-over, raceways, ballast boxes, or transh) formers will be permitted for wall mounted signs. Raceways needed to support otherwise floating letters (not mounted to a wall) shall be painted to match the adjacent building. All penetrations of the building structure required for sign installation shall be seated in a watertight condition and shall be patched to match adjacent finish.

Sign company names or stamps must be concealed.

The following types of signs and sign components and devices shall not be permitted unless otherwise approved:

- Boxed or cabinet type, except where totally recessed;
- Cloth, paper, cardboard and similar stickers or decals around or on the exterior surfaces of the storefront:
- Moving, rotating, or revolving signs;
- Exterior changeable letters or signs;
- Noisemaking signs;
- Signs employing luminous, vacuum-formed type, plastic letters;
- Signs painted directly on the storefront sign band;
- Signs employing un-edged or uncapped plastic letters or letters with no returns and/or exposed fastenings;
- Signs employing flashing, flickering, changing or moving lights of any kind (time & temperature signs are permitted); and
- Inflatable signs.
- Project Pylon Sign 2)

Pylon signs shall be limited to the sizes and locations permitted in the West Villages/VDPP and designed and placed as approved. Pylon signs may include a reader board and include major tenant names for the project.

Project Identity Monument Signs 3) Project Identity Monument signs shall be limited to the sizes and loctions permitted in the zoning and as approved. Project Identity Monument signs may include major tenant names for the project.

Peripheral Parcel Identity Monument Sign 4) Monument signs shall be limited to the locations permitted in the ULDC and as approved. Peripheral Parcel Identity Monument signs shall only include the name of the tenant located on the parcel on which the sign is located. These monument signs may be internally illuminated. Monument signs shall be fabricated and installed by Purchaser/Lessee's sign contractor at Purchaser/Lessee's sole cost.





Other Signage Standards

Post Specification:

Posts shall be constructed of 1 ³/₄" x 1 ³/₄", 12-gauge, square steel tubing with 7/16 inch, pre-punched knockouts on 1-inch centers. Post lengths must be 6'-0" feet. All steel posts shall be powder coated with color to match the design theme for the development. Prior to fabrication, color samples shall be submitted for approval.

a. Entrance Features

All entrance features shall correspond with the theming of the development. All concepts shall be submitted for review and approval.

b. Gateways/Monuments

All gateways/monuments shall correspond with the theming of the development. All concepts shall be submitted for review and approval.

c. Wayfinding

Select colors that are compatible with exterior colors. Keep color scheme simple, and avoid combinations of primary or day-glow colors.

Blanks

Sign blanks must be 0.80 gauge aluminum; thicker, 0.125 gauge aluminum should be used for signs prone to vandalism, such as the 'no motorized vehicle' signs. Blanks must be covered with reflective sheeting of street transportation quality vinyl. There must be two, predrilled, 3/8-inch holes. The holes must be centered horizontally with the center of each hole being ½ inch from the top and bottom edges. Corners must be rounded with a 1-inch to 1 ½ inch radius, depending on the size of the sign.

• Sign Mounting Hardware 8-inch, vandal resistant, steel drive rivets.

Sleeve and Anchor Specification

Sleeves and anchors shall be used in locations where it is possible for a vehicle to come into contact with the signpost, such as adjacent to a street. The use of the sleeve and anchor promotes easy breaking away of the sign post in the event of a collision and increases the ease at which the sign can be replaced.

Installation

Signposts adjacent to streets are to be installed according to the City of North Port Standard Details, and the (MUTCD) with style and finish as outlined in the Pattern Book and VDPP for the proposed development.

In non-roadside locations the signpost can be mounted directly into concrete. The finished height of the post should be 5'-6" feet. Various combinations of signs can be mounted on a single post to address management needs of the particular area.

Message

Keep the message simple. Use keywords or logos. Avoid redundant wording and unnecessary slogans.

Lettering

Font must be consistent (or similar styles) Point size should be relative to the size of the sign.

Colors

Background must be dark brown with reflective white lettering and symbols. There must be a ¼ inch to ½ inch, white reflective border. For regulatory signs such as the 'no motorized vehicle' sign, there shall be a white reflective background with red lettering or as required by the City.





Non-Residential Building Criteria

Building Criteria

General 1)

Architectural design of all peripheral property buildings shall be designed to be compatible with one another Superior design and quality materials is required. A carry over of the same materials from parcel to parcel is desirable and color compatibility is mandatory. All sides of the building exterior must be in the approved finish colors and materials. Actual color and material will be approved during the review process.

Exterior Design Elements 2)

The style of the development is intended to reflect the rich architectural forms exemplified by the original architecture established in the South Mediterranean region.

Exterior Materials 3)

All materials shall be compatible with the overall scope of the community. All materials and colors shall be submitted for review and approval. All materials shall be compatible. Acceptable materials include:

- Asphalt Shingles (Dimensional)
- Hard Coat Stucco
- Clay Roof Tiles
- Arcusstone
- Concrete Roof Tiles
- Finish Concrete
- Cast Stone
- Marble
- Pre-cast Stone
- Brick (possibly painted)

Exterior Requirements: 4)

The following exterior standards attempt to ensure continuity of style and quality of appearance while encouraging variety and individual character. Architectural form should incorporate a richness of texture,

shape and materials. This may be accomplished through articulated entrance(s), variegated roof lines, sloping roof planes, ordered variety of window shapes and sizes, and vertically and horizontally varied building masses. Flat, indistinctive, box-like structures will be avoided.

No one particular architectural style has been set for the surrounding developments, but exact historic reproductions, super high-tech or 'de-constructionist' motifs or buildings are inappropriate.

Materials should be selected which provide an appearance of weight, mass and permanence. Brick, architectural masonry, stone, marble, textured concrete and surface bonding cement (which is textured, colored or treated to appear massive and permanent) are the suggested materials for primary use.

Use of glass curtain-wall is discouraged and will be rejected. Wood, tile and metal should be used for accent, embellishment or accessory detailing only. These materials should not exceed a maximum 15% coverage on structures. (Windows and door frames, metal roofs and roll up doors are excluded from the coverage limitations).

Entries should be articulated. The use of overhangs, covered entries and courtyard entries is encouraged in order to create interest, provide weather shelter and foster an inviting pedestrian scale. Color should be integral to the materials; where painted or applied finishes occur, use complementing hues. A color palette which complements the adjacent uses is recommended.

Awnings are permitted, but should be used as accent, accessory elements only. These are high maintenance items that the user will be required to keep in good repair. No internally illuminated awnings will be permitted. Colors should be opaque and complementary to the overall color scheme of the development.

Surface printed signage is permitted as well as cast lighting onto awning surface for graphic illumination and awning accent.

Varied and pitched roof - Roofing finishes, dimensional shape and color must be submitted for review and approval. Raised seam metal, dimensional architectural asphalt shingle and concrete tiles are encouraged as approved surfaces.

Retaining walls where required, should be carefully integrated into the building form or resolved into significant landscape materials. Free standing or completely detached installations are discouraged. Materials should be the same or related to the main building. Creosote treated, or "railroad tie" retaining walls and exposed gabion baskets are prohibited.





Non-Residential Building Criteria

5) Building Height

Maximum building height shall be reviewed in the context of the location within the project and the proposed use, and as allowed by zoning codes.

6) Location and Screening of Mechanical Systems

Rooftop equipment shall all be completely screened from view from adjacent roadways and ground level parking/pedestrian areas by employing parapet walls, individual screens or building elements. All penetrations through the roof must be organized or resolved into a form(s) that is integral to the character of the building. Individual screens shall relate to the style of architecture. Buildings adjacent to multi-story residential, hotel and office uses shall soften the impact of rooftop equipment by painting equipment a uniform color or other similar means.

7) Solar Collectors / Antennas, etc.

Solar collectors, antennas, and similar devices shall only be permitted at locations of structures approved. Permitted satellite dishes or antennae must be fully integrated into building forms and/or landscape elements and screened 100% from off-site view.

8) Exterior Planting and Furniture

The minimum open space requirement is dependent on use and size of tract. Open space area is to be landscaped in accordance with the landscape theme previously established for the project, as outlined in III.D., along with modifications for individual Purchaser/Lessee identity.



Site furnishings and accessories should be considered together with the landscape and hardscape to create a coherent design. Benches, trash receptacles, bollards, bicycle racks, kiosks, transit shelters and similar furnishings are encouraged in pedestrian gathering areas, but must not impede sidewalks and sidewalk connectors.

Purchaser/Lessee shall be permitted to place flower pots, window boxes, planters, and furniture within their entrance areas, at Purchaser/ Lessee's sole cost and expense, subject to approval.

No plastic, Mexican glazed or fired pots will be allowed. No thorny or toxic plants will be allowed (i.e. cacti) unless otherwise approved.

All furniture and bicycle racks should be durable and intended for exterior use. Strap iron metal with baked on coating is an acceptable material.

No plastic chairs, tables, or play equipment will be allowed.

Photograph or cut sheet on all furnishings will be submitted for review and approval prior to installation or placement.



These standards do not apply to potable water and wastewater treatment plant facilities.



Section 10: Design Standards - continued



Village and Town Center Standards

The Village and Town Center Standards have not been developed at this time. This section is reserved for future use.



Floodplain Management

Because heavy rainfall occurs in the wet season and because of the relatively flat topography characteristic of the West Villages area watersheds, it is extremely important to manage for flooding. As land use changes occur and new buildings are constructed, it is essential that flood protection is considered so that: (1) a new land use change does not increase flooding of other properties both within and adjacent to the boundaries of the West Villages, and (2) new homes are sufficiently elevated above the floodplain so that they do not flood. To be consistent with Federal Emergency Management Agency (FEMA) and Southwest Florida Water Management District (SWFWMD) criteria for minimum finished floor and floodplain compensation criteria, flood protection criteria shall be based upon the 100-year frequency storm. The 100-year storm is defined as the storm that has a 1 percent probability of occurring in any given year.

Design Criteria

Watershed alterations within the West Villages shall be evaluated to ensure that they do not cause an adverse increase in existing floodplain elevations based up on the 100-year, 24-hour design storm as defined by the (SWFWMD).

For development projects with a total area equal to or greater 1) than 35 acres or with impervious area equal to or greater than 8 acres, basin models must be used as the basis of review to demonstrate no adverse increase in off-site flood stages.

For development projects with a total area equal to or greater 2) than 20 acres but less than 35 acres, basin models may be used, at the discretion of the applicant, as the basis of review to demonstrate no adverse impact in off-site flood stages.





Not withstanding criteria (2) above, for development projects of 2) 35 acres or less in total area or with less than 8 acres in total impervia) ous cover, the stormwater design shall be based upon the presumptive criteria contained in the SWFWMD Regulations, i.e. equating pre/post discharge rates and providing cup-for-cup compensation for floodplain encroachment. The Rational Method may be used for developments C) of ten (10) acres or less; for developments greater than ten acres, runoff hydrographs shall be developed and routed through the proposed stormwater management system. The pre-development and postd) development discharge rates and the floodplain encroachment and compensation calculations shall be based on the 100-year, 24-hour e) design storm, as stated in 1.a.

Development plans shall include the delineation of the proposed 4) 100-year floodplain as determined by the design storm, on a specific plan sheet.

Floodplain Model Submittal Requirements

The following shall be submitted with the revised existing condition model and the proposed condition model:

1) Hydrologic

a) Revised sub-basins based upon current, detailed topographical information.

- Digital basin, node, reach schematics. b)
- Table comparing existing and modified sub-basin acreages. C)
- Templates of affected hydrologic parameters for added, modi-

fied or deleted sub-basins in both a digital format and a signed and sealed hard copy.

A digital copy of the revised sub-basin delineations and the e) revised hydrologic parameters templates.

Hydraulic graphic information. b) nodes and reaches. and sealed hard copy. hydraulic parameter templates. existing, approved 100-year flood. - Florida West U.S. survey feet). (p sub basins acreages.

2.

- Revise hydraulic database based upon current, detailed topo-
- Reconciled digital map to reflect added, modified or deleted
- Templates of affected hydraulic parameters for added, modified, or deleted hydraulic parameters in both a digital format and a signed
 - A digital copy of the revised node-reach schematic and revised
 - Table comparing the revised 100-year floodstages to the
- Digital copy and two (2) signed and sealed hard copies of the boundary and topographic survey (projected to: NAD-1983-State Plan
 - Table comparing base and revised existing conditions

Easements and Rights of Way

- It is important to assure that water supply wells as well as the stormwater and drainage system can be accessible for maintenance to provide its intended functions. Therefore, the identification of easements and rights of way at the early planning phase and the dedication of easements and right of way at the platting stage is necessary.
- All existing and proposed easements shall be clearly identified on the construction plans and the plats. Only those easements necessary for known public purposes shall be dedicated to the municipality/district.



Open Drainage Systems

All open drainage systems are required to have a recorded easement or right of way that allows the access to and the maintenance of the drainage system, prior to construction authorization.

1) Ponds, Lakes and Wet Retention Areas

A drainage easement is required over the entire pond, lake or wet retention area. In addition, a 12 foot access easement is required around the perimeter of the pond, lake or retention area. The 12 foot access easement shall be measured from the top of bank. If the side slope grades of the pond, lake or retention area are equal to or less than 5:1, the 12 foot access easement can be measured from the control water level.

2) Ditch, Channels and Swales

A drainage easement is required over the entire ditch, channel or drainage swale. In addition, if the ditch, channel, swale accommodates runoff from more than one property, a 15 foot access easement is required on one side of the ditch, if the ditch is less than 25 feet wide. If the ditch or channel is greater than 25 feet wide, a 15 access easement is required on both sides of the ditch.

Closed Drainage Systems

All closed drainage systems are required to have a recorded easement or right of way that allows the access to and the maintenance of the drainage system, prior to construction authorization.

1) For a pipe diameter less than 30" or equivalent, easement shall be 7.5 feet either side of the centerline of the pipe.

2) For a pipe diameter equal to 30" or equivalent, easement shall be 10 feet either side of the centerline of the pipe.

3) Diameter greater than 30" or equivalent, easement shall be 20 feet plus the outside diameter of the pipe in width (rounded up to the nearest 5" increment) and centered on the centerline of the pipe.

Repair of Open Cuts in Travel Ways

Directional bore is the preferred method of crossing a paved roadway. District owned or maintained paved roadways shall not be open cut unless approved prior to construction.

Backfilling of trenches out of paved roadway but within West Villages' right-of-way.

1) Trenches located in the roadway shoulder (normally within six feet of the edge of pavement) shall be backfilled as specified for trenches in the traveled way.

2) Trenches located outside the traveled way and shoulder shall have backfill compacted to a 95 percent density as determined by A.A.S.H.T.O Method T-180.

3) The completed trench shall be hydro-mulched or sodded based on standard engineering practices as determined.

Water Well Protection

Dedication of land or easements for well protection and access shall be identified on the plat. Raw water wells connected to, or proposed for connection to, a community water system shall be continually protected for the sanitary hazards described in 62-555-312(3) FAC by one of the following means:

1) Ownership by the water supplier of all land within 100-feet of the well;

Control by the water supplier of all land within 100-feet of the well via easements, lease agreements, or deed restriction that appropriately limit use of the land;
 Other expression of the supervised set of the land;

3) Other appropriate means approved.

Engineering details shall conform to City of North Port, ULDG and Adopted Utility Standards.





Lighting (where required)

Exterior lighting is to be provided to enhance the safety and security of motorists, pedestrians, bicyclist throughout the West Villages. As with landscaping, lighting is also an important element contributing to the identity and unity of West Villages.

To reinforce identity and unity, all exterior lighting is to be generally consistent in height, spacing, color and type of fixture and pole throughout the area and throughout West Villages.

To the extent practical, lighting shall be from concealed or screened sources and shall be designed to minimize glare or light flow onto adjacent structures or property.

The West Villages has selected specific light fixtures for all major and arterial roadway applications (see below). Lighting for other non-roadway applications should be of complementary style. The location and design of all exterior lighting as well as any proposed alternatives must be submitted for review and approval.

Major and Arterial Roadway Lights:

- 1) All lighting fixture shall be metal halide, "cut-off" light with a concealed source. King Luminaire, K07, Doral Fixture, shallow lens, with KPL-10 plumbizer finial.
- 2) Light pole shall be Stresscrete Concrete Poles, octagonal, tapered, Detroit Green in color with cus tom cast aluminum slip fitter.
- 3) The color of the light fixture and decorative arm shall be black powder coated finish. (KA-30 Modi fied)
- 4) The total illumination caused by all of the property's outdoor lighting, including light sources, diffrac tion, and reflections from on-site objects, shall be limited as shown below.



5)	Criteria – Major & Arter	ial Roadway
	(min) Average:	1.0 foot candle (priority
	Avg/Min:	4:1 foot candle or bette
	Ū	No Max. foot candle
		No Min. foot candle
	Tresspass:	0.2 foot candle (max) a
		0.5 foot candle (max) a
	Mounting Height:	30' (Max)
	Fixture Wattage:	250 (Max), Cutoff
	Source:	Metal Halide (MH)

Criteria – Major Street Intersections

No (min) Average: Avg/Min:

4:1 foot candle or better
No max/min
No Max. foot candle
1.0 foot candle (priority design requirement)
0.2 foot candle (max) adjacent to residential
0.5 foot candle (max) adjacent to commercial
30' (Max)
250 (Max), Cutoff
Metal Halide (MH)

Min. foot candle Tresspass:

Mounting Height: Fixture Wattage: Source:



ty design requirement) ter

adjacent to residential adjacent to commercial



Collector and Local Roadway Lights:

- All lighting fixture shall be metal halide, "cut-off" light with a concealed source. 1)
- Light posts shall be round, tapered metal, painted black; or integrally colored, octagonal, tapered 2) concrete to match West Villages standards.
- The color of the light fixture and decorative arm (if applicable) shall be black powder coated finish. 3) Fixture can be post top or pendent.
- The total illumination caused by all of the property's outdoor lighting, including light sources, diffrac 4) tion, and reflections from on-site objects, shall be limited as shown below.

Criteria - Collector Road 5)

6)

(min) Average:	0.4 foot candle (priority design requirement)
Avg/Min:	6:1 foot candle or better
-	No Max. foot candle
	No Min. foot candle
Tresspass:	0.2 foot candle (max) adjacent to residential
·	0.5 foot candle (max) adjacent to commercial
Mounting Height:	20' (Max)
Fixture Wattage:	175 (Max), Cutoff
Source:	Metal Halide (MH)
Criteria – Local Road	
(min) Average:	0.4 foot candle (priority design requirement)
Avg/Min:	6:1 foot candle or better
0	No max/min
	No Max. foot candle
	No Min. foot candle
Tresspass:	0.2 foot candle (max) adjacent to residential
·	0.5 foot candle (max) adjacent to commercial
Mounting Height:	20' (Max)
Fixture Wattage:	400 (Max), Cutoff
Source:	Metal Halide (MH)

General Off-Street Parking Lights:

6)

(min) Average:

(max) Average

Max. foot candle

Min. foot candle

Mounting Height:

Fixture Wattage:

No Avg/Min:

Max/min

Tresspass:

Source:

- All general off-street parking lighting fixture shall be metal halide, "cut-off" light with a concealed 1) source.
- Light posts shall be round, tapered metal, painted black; or integrally colored, octagonal, tapered 2) concrete to match West Villages standards.
- The color of the light fixture and arm (if applicable) shall be black. 3)
- No general parking lot illumination light shall be attached to any structure. 4)
- The total illumination caused by all of the property's outdoor lighting, including light sources, diffrac 5) tion, and reflections from on-site objects, shall be limited as shown below.
- Criteria Commercial (min) Average: 1.0 foot candle (max) Average 5.0 foot candle No Avg/Min: Max/min 15:1 foot candle No Max. foot candle Min. foot candle Tresspass: Mounting Height: 25' (Max) Fixture Wattage: 400 (Max), Cutoff Metal Halide (MH) Source: Criteria – Recreational

0.5 foot candle 1.0 foot candle

20:1 foot candle 3.0 foot candle 0.2 foot candle (priority design requirement) 0.2 foot candle (max) adjacent to residential 0.5 foot candle (max) adjacent to commercial 15' (Max) 400 (Max), Cutoff Metal Halide (MH)

0.5 foot candle (priority design requirement) 0.2 foot candle (max) adjacent to residential 0.5 foot candle (max) adjacent to commercial



Pedestrian Pathway Lights:

Pedestrian walkways and building entries shall be illuminated to provide for pedestrian orientation 1) and to clearly identify a secure route between parking areas and points of entry to buildings. Pedestrian lighting should be added as appropriate to enhance safety and visibility for users. Building entries may be lit with soffit, bollard, step or comparable lighting. Pedestrian lighting shall be achieved by use of (10' - 15') ten to fifteen feet high decorative posts, at

walkways adjacent to building, or other accent areas as appropriate.

Step or bollard lighting shall be used to clearly illuminate level changes and handrails for stairs and ramps. Bollards shall be used to supplement and enhance other pedestrian area lighting. Bollard height shall not exceed forty-two (42) inches, and shall be "cut-off".

Courtyards, arcades, seating areas shall be lighted to promote pedestrian use and safety. A variety of lighting may be used to create interest and special effects in coordination with the character and function of the area.

- The light source shall be metal halide, "cut-off" light with a concealed source, and shall produce a 2) minimum level of two foot-candles.
- Pedestrian lighting is strongly encouraged to be the West Villages standard. All proposed decorative 3) lighting shall be submitted for review and approval.

Criteria 4)

ontonia	
(min) Average:	0.8 foot candle (priority design requirement)
Avg/Min:	4:1 foot candle
C C	No max/min
Max. foot candle	5.0 foot candle
Min. foot candle	0.2 foot candle
Tresspass:	0.2 foot candle (max) adjacent to residential
·	0.5 foot candle (max) adjacent to commercial
Mounting Height:	12' (Max)
Fixture Wattage:	175 (Max), Cutoff
Source:	Metal Halide (MH)



Architectural Lighting:

Lighting should be designed to reflect the architectural style of the buildings and be appropriate in • scale and character for the intended purpose it is to serve.

Architectural lighting effects are encouraged to promote nighttime identity and character.

All exterior lighting shall be fully shielded to minimize views of the source of illumination from public streets and adjacent sites.

Entry areas should be lit so as to provide an inviting glow from the interior.

Other Lighting:

- All service area lighting must be fully shielded.
- Landscape lighting is strongly encouraged and should be of complentary style.





Utilities

a. General

These Utility Standards shall apply to all utility systems constructed within the West Villages including potable water, wastewater, reclaimed water, irrigation, electric, telephone, cable TV, gas, etc. These Utility Standards do not replace or supersede any other applicable utility standards such as those required by the City of North Port, State of Florida, Federal, etc., but rather are intended to provide additional requirements to ensure a complete, operational system and to maintain high quality sustainable development within the West Villages boundaries.

b. Utility System Master Planning (West Villages Boundaries)

Each Utility Company shall prepare a detailed master plan to identify all aspects of their respective services encompassing the entire limits of the West Villages. The master plan shall include build-out conditions based on Future Land Use designations in the City of North Port Comprehensive Plan. All proposed lines shall be shown, design requirements identified, specific locations relative to property boundaries, right-of-ways, ease-ments, etc., and anticipated sequence and timing of construction.

Additional information may be needed and requested by the West Villages in order to fully evaluate the respective utility companies proposed master plan. This additional information could include photographs of proposed equipment/material, useful life documentation, service requirements, etc. Innovative methods of system design and service shall be evaluated by each respective utility company based on available "state-of-theart" technology and methods of construction. Flexibility shall be provided within each system to allow for changing technologies and future potential enhancements to each respective utility companies system. The master plan as prepared by each respective utility company shall be submitted for review and approval. Comments on the submitted master plan will be provided by the West Villages to the respective utility company forfeiting ny. All comments must be addressed to satisfaction prior to any construction by the respective utility company within the West Villages. Failure to comply with the requirements could result in the utility company forfeiting their right to provide their respective service(s) within the West Villages boundaries.

c. Village/Town Center Utility System Master Planning

The developer of each Village/Town Center Area shall be responsible for the preparation of the potable water, wastewater and reclaimed water utility system master plans. Each of the utility companies for electric, telephone, cable TV, gas, etc, shall be responsible for the preparation of the maser plan for their respective utility system(s). The developer shall have the ultimate responsibility to ensure that all of the master plans are completed in accordance with these Utility Standards and all other applicable City, State and Federal requirements.

The master plan for each utility system shall be consistent with, and comply with the requirements of the approved master plan(s) prepared for the overall West Villages boundaries. The Village/Town Center utility master plan(s) shall consider build out conditions based on the Future Land Use designations in the City of North Port Comprehensive Plan. All proposed lines shall be shown, design requirements identified, specific locations relative to property boundaries, right-of-ways, easements, etc. and anticipated sequence and timing of construction. Additional information may be requested in order to fully evaluate the respective utility master plan



d. Construction Plans and Specifications

Detailed construction plans and specifications shall be prepared for all utility lines constructed within the West Villages boundary in accordance with these Utility Standards. All lines shall be designed and constructed in accordance with the approved master plan for each respective utility company. The developer of each Village/Town Center Area shall be responsible for the preparation of the potable water, wastewater and reclaimed water utility system construction plans within their Village. All construction plans shall be signed and sealed by registered engineer in the State of Florida. Each of the utility companies for electric, telephone, cable TV, gas, etc, shall be responsible for the preparation of the construction plans for their respective utility system(s). The developer shall submit construction plans that are completed in accordance with these Utility Standards and all other applicable City, State and Federal requirements.

Construction plans shall detail the types of all materials to be used, exact proposed vertical and horizontal location within the rightof-way or other easements, and construction notes addressing applicable construction and testing requirements. The construction plans, specifications, and all information contained therein shall be provided in printed and electronic form in a format acceptable and in accordance with West Villages GIS requirements. Minimum data to be provided in the GIS data base shall include size, material, manufacturer, date installed, horizontal location, vertical location, invert elevation(s), etc. As part of the construction plan submittal, the developer and/or utility company shall prepare a list of all infrastructure components associated with the proposed utility system. The list will be reviewed and comments provided as to completeness and identify data needed for each component. The construction plans and specifications shall be submitted for review and approval. Comments on the submitted plans and specifications will be provided to the developer. All comments must be addressed to the satisfaction of the West Villages prior to any construction within the West Villages. All construction shall be completed in accordance with the approved plans and specifications.









Utilities

As part of the construction plan submittal, the developer and/or utility company shall prepare a list of all infrastructure components associated with the proposed utility system. The list will be reviewed and comments provided as to completeness and identify data needed for each component.

The construction plans and specifications shall be submitted for review and approval. Comments on the submitted plans and specifications will be provided to the developer. All comments must be addressed prior to any construction within the West Villages. All construction shall be completed in accordance with the approved plans and specifications.

Potable and Non-Potable Alternative Water Supplies e.

In order to provide for potable water and non-potable water supply, the West Villages may construct groundwater wells and/or surface water withdrawals within Village/Town Center areas. Each respective utility master plan shall identify these locations and maintain the required setback distances to each water source. The developer/land owner shall provide all necessary easements, right-of-ways, etc. for the construction, operation and maintenance of the water supply system(s). Developers and/or land owners within West Villages shall not be allowed to construct groundwater wells, surface water withdrawals, or any other sources to augment the supply of irrigation water for their respective developments unless otherwise approved.

Irrigation with Treated Effluent f.

Treated effluent, also known as reclaimed water, is water produced by a wastewater treatment plant after it is treated, filtered and disinfected. All development within West Villages shall construct central irrigation system(s) to allow for the utilization of treated effluent on all irrigated

areas. This provides for the efficient utilization of water resources throughout West Villages. This requirement shall apply whether or not treated effluent is available at the time of development. All areas to be irrigated shall be designed in accordance with applicable local, state and federal regulations for irrigation with treated effluent. This requirement shall apply to all areas to be irrigated including public areas, private property, common areas, roadways, etc. All irrigation systems, including distribution lines, pump stations, etc., within each Village or Town Center area shall be the responsibility of the developer to construct, operate and maintain.

Each development(s), within a Village or Town Center area is required to construct and maintain a lined isolated storage pond to receive treated effluent. Treated effluent will be discharged into the pond and this will represent point of delivery of effluent to the development(s). Prior to each pond, the developer shall construct metering, shutoff, control, monitoring and backflow equipment as required by all City, State, and Federal agencies. The minimum pond useful storage volume shall be equal to 3 days of the proposed annual average irrigation demand. The location, size and configuration of the proposed pond(s) demand projections, hydraulic calculations, etc., shall be included in the reclaimed water master plan, and subsequent construction plans, prepared by the developer and submitted for review and approval. The pond(s) shall be shielded from pubic view with landscaping, earthen berms, or other features as approved.

Each Village shall be responsible for compliance with applicable State, Federal and Local codes and regulations governing the use and distribution of treated effluent (reclaimed water) from a wastewater treatment facility. Due to the potential for interconnects between utility systems, reclaimed water could come from multiple sources and therefore, all specific requirements of each utility regulating the use and distribution of reclaimed water shall also be complied with. Utility companies shall be granted access to any portion of the utility system to conduct necessary inspections, monitoring and sampling associated with the requirements for reclaimed water distribution and use. Alternative irrigation systems using stormwater reuse may be proposed by the developer subject to review and approval.

Limitation on Above-Ground Utilities q. All utility infrastructure and appurtenant items associated with the utility system(s) shall be suitable for buried application and installed below ground. Any infrastructure that cannot be placed below ground such as lift station fences, control panels and electric meters shall be screened or located such that they are not visible by vehicular or pedestrian traffic. The only exception is where applicable regulations require the infrastructure to be visible, such as is the case with fire hydrants. Any other items not placed below ground shall be shielded from public view with landscaping, earthen landscaped berms, or other features as approved. During master planning and construction plan review and approval process, the developer and utility company(s) shall identify any items that are above ground and show the design features proposed to shield the items from vehicular and pedestrian view. The acceptability of above ground features, and associated screening features, shall be subject to approval.



Utilities

h. Record Drawings

The developer of each Village and Town Center Area shall be responsible for the preparation of record drawings for the potable water, wastewater and reclaimed water utility systems. Each of the utility companies for electric, telephone, cable TV, gas, etc, shall be responsible for the preparation of record drawings for their respective utility system(s). The developer shall have the ultimate responsibility to ensure that all record drawings are prepared and submitted for approval in accordance with these Utility Standards and all other applicable City, State and Federal requirements.

Record drawings shall be provided for all utility infrastructure components constructed within the West Villages. This requirement shall apply to all utilities within the West Villages whether in public right-ofways or on privately owned lands. Record drawings shall be signed and sealed by a professional surveyor licensed in the State of Florida. Information contained on the record drawings shall include the surveyed vertical and horizontal field location of all main lines, service lines, services, ancillary items and all components installed within the West Villages both above and below ground surface. All field survey locations and elevations shall be provided in state plain coordinates. The record drawings and all information contained therein shall be provided in printed and electronic form in a format acceptable and in accordance with the West Villages' Geographic Information System (GIS).

GIS requirements.

GIS data shall be provided on all infrastructure installed as part of each utility system. Minimum data to be provided shall be in accordance with the approved requirements during the construction plan review and approval process.

The record drawings and GIS data shall be submitted for review and approval. Comments on the submitted record drawings and GIS data will be provided to the developer and respective utility company(s). All comments must be addressed. No substantial deviation from the approved construction plans will be allowed. Only minor deviations that do not affect the intent of the master plan will be allowed.

See Appendix B for Database Standards; Stormwater Management System Survey As-Built Requirments and the Utility Construction Survey.





Environmental Standards

Wetland Creation Areas, Wetland Enhancement Areas, and Littoral Zones

All plants must meet the specifications of the Wetland Plants section of the Grades and Standards for Nursery Plants published by the Florida Department of Agriculture & Consumer Services Division of Plant Industry. The planting contractor will guarantee eighty-five percent (85%) survival of installed plants for six months after the initial planting. Limited exclusions may be allowed if it can be proven that the loss of plant material was due to fire, flood, drought, or other catastrophic events, theft, vandalism, erosion, or chemical treatment by others.

All bareroot material plant material must be free of nuisance/exotic species to ensure there are no problems with compliance with the regulatory requirements for the planting areas. Bareroot plant material must be harvested from wetlands under a valid Florida Department of Environmental Protection permit. The wetlands that are selected as collection sites must be free from nuisance/exotic species. Additionally, to ensure the best survival rate and spreading of the material, plants must be harvested and planted within 48 hours from local collection sites. Review of the collection sites and methodologies prior to planting activities, or at any other time, is required to ensure these criteria are being met. Any sub-standard plants will not be accepted. The planting contractor will be responsible for all maintenance costs required to remove the nuisance/exotic species brought into the site prior to the replanting effort. To control the recruitment of undesirable species in the planting areas, maintenance will be initiated upon the completion of grading of the areas, even if planting has not been initiated. The planting areas will be maintained to prohibit the establishment of nuisance/exotic species at all times.

Upland Enhancement Areas

All trees planted in the Upland Enhancement Areas shall be Florida #1 material according to the Grades and Standards for Nursery Plants. The planting contractor will guarantee eighty-five (85%) survival of installed plants for six months after the initial planting. Limited exclusions may be allowed if it can be proven that the loss of plant material was due to fire, flood, drought, or other catastrophic events, theft, vandalism, erosion, or chemical treatment by others. Upland enhancement areas will be maintained at a frequency adequate enough to prohibit the establishment of nuisance/exotic species.







Submittal Requirements 1.

To ensure that the landscape character and visual appeal of the West Villages are properly preserved and enhanced, and that all proposed vegetative improvements are kept consistent for the benefit of all, a comprehensive landscape plan and plant list will be required for all development in the West Villages.

It is the responsibility of the Owner and/or Builder to understand and comply with applicable City of North Port tree and landscape requirements as well as the West Villages design standards. Approval does not imply compliance with municipal codes or design requirements.

All landscape plans shall be prepared by a registered landscape architect, licensed in the State of Florida, and submitted prior to final plan approval from the City of North Port. No landscape mobilization or installation operations may commence prior to final approval.

Tree and Native Plant Preservation and Protection 2.

To the greatest extent practicable, existing native plant material and especially large trees must be preserved and incorporated into the landscape plan. Grading, drainage and construction activities must be planned to reduce as much as possible damage to plant material designated for preservation.

A properly designed and maintained landscape is an essential element of the aesthetic quality and value of the West Villages. In addition, a well executed landscape plan will further enhance the community's ethic of sustainable development. The following principles shall be incorporated in the landscape design.

- The use of native plant material enhances existing habitat and helps replace habitat cover displaced by development.
- The generous use of native trees and shrubs provides shelter and food source to songbirds and other native species. Native or locally hardy plants require less chemical treatment which reduces the risk of damage to local wildlife.
- Properly sized and placed, or preserved, trees can significantly reduce cooling load by providing natural shade.



- The extensive use of drought tolerant or existing native plant cover reduces the demand for irrigation. All homes within West Villages are required to use the community non-potable irrigation system for plant and lawn watering, once available. This controlled system will use recycled effluent or storm water runoff so no potable water is wasted and further limits water use to the minimum required to maintain plant vigor.
- The first step in reducing yard waste is the use of plants and trees that do not require excessive trimming or that do not produce large quantities of foliage debris. As a management practice, grass clippings should be mulched in placed, and plants cultivated to their natural shape without excessive trimming or unnatural shaping.
- All native trees to remain shall be protected during construction. Mulch or native plant beds shall be placed around the trunks of trees. Sod or plants requiring excessive irrigation should not be placed within the drip line of native trees. Irrigation heads must be planned to reduce as much as practical the overspray of water into existing native plant beds.
- Every effort shall be made by the developer to preserve and protect all existing major trees and newly planted trees on the building site. Where possible, the developer is responsible for constructing retaining walls, construction barriers, or similar appropriate efforts in order to ensure the survivability of major trees on the building site. See the City of North Port's LDC regarding Heritage Tree requirements/ replacement for additional requirements.



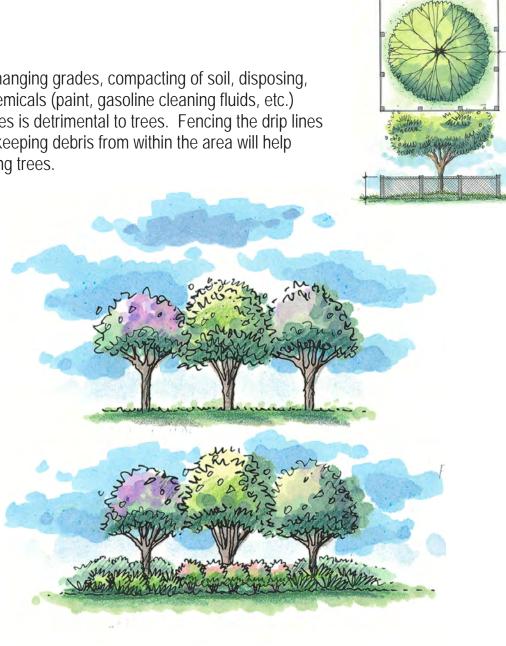
As shown below, removal of understory is not practical or desirable because of the probability of tree • root damage. Creating planting beds under tree group canopies is beneficial because it maintains a more natural look.

Other existing vegetation preservation alternatives are as follows:

Trees left in clusters with existing understory increases a tree's chance for survival because the root system will be less affected as shown below.

In general, changing grades, compacting of soil, disposing, or spilling chemicals (paint, gasoline cleaning fluids, etc.) within drip lines is detrimental to trees. Fencing the drip lines of trees and keeping debris from within the area will help protect existing trees.







3. Planting Standards (residential and commercial)

a. Plant Material Selections

The plant materials in Appendix A have been chosen to serve as a basic guideline for the general range of vegetation which may be considered for use throughout the community. These plant materials have been chosen for their natural or adaptable qualities, their function in the landscape, and their availability in the commercial nursery trade. Other plant species and alternate varieties may be proposed and (subject to approval) introduced by the individual designer to supplement this partial list. However, no species identified on the current version of the Florida Exotic Pest Plant Council's List of Invasive Species are permitted (Category 1 only). Go to www.fleppc.org for the latest list.

b. Street Trees

All street trees shall be a minimum of 16' in height and shall be planted within 10' of the edge of the pavement in order to provide a shaded roadway. Street trees shall be required for each 50' of lot frontage. Fractions shall be rounded up to count as an additional tree. Palms shall not count toward this street tree requirement, unless noted otherwise.

c. Canopy Trees

In order to qualify as a canopy tree, oaks and similar hardwoods must be 16' x 8', 4"- 4 1/2" caliper minimum. Pines must be a minimum of 16' in height with a 3" - 3 1/2" caliper. Palms must be planted in clusters of three with heights varying from a minimum of 16' overall (OA). Each residential lot shall be required to plant 1.5 trees for each 2,000 SF of lot area (including canopy, ornamental and palms). A minimum of one (1) canopy tree in the front yard. Existing trees shall count toward this requirement if they are greater than 4 1/2" Diameter Breast Hieght (DBH). Palms shall not count for more than 50% of this requirement (Three palms equal one canopy tree unless it is a specimen palm).

d. Ornamental Trees

Ornamental trees must be a minimum of 12' - 14' overall with 6' spread and $3''-3 \frac{1}{2}''$ caliper at installation. Each lot shall have three (3) for each 2,000 SF of lot area (minimum one in the front yard). Refer to Appendix A – Preferred Plant List for acceptable varieties.





e. Palms

The introduction of selected varieties of palms will be encouraged and may comprise up to one half of the canopy requirements for a residential site. Palms may be planted in clusters (3 minimum) or as single specimens (minimum one cluster or single specimen in the front yard) and must be a minimum of 12' – 14' in over-all height at installation. Refer to Appendix A – Preferred Plant List for acceptable varieties.

f. Shrubs

Three (3) gallon minimum and Florida #1 or better. Certain applications, such as privacy screens or specialty foundation planting require larger specimens. Accent plantings shall be seven (7) gallon minimum. Plants shall be spaced to provide 100% coverage within one year or as otherwise noted or required by the City of North Port.

g. Ground Cover

One (1) gallon minimum for fast growing plants and Florida #1 or better. Slow growing plants or certain applications may require larger sizes.

h. Accent Plant Beds

The use of annual and perennial flowers is encouraged. However, the size of the plant beds should be in proportion to the rest of the landscape and not be the dominant theme of the landscape plan.

i. Sod

Only Empire Zoysia or other approved grasses may be used for lawns. Lot areas may not contain more than 50% of the open space area in lawn.

j. Size and Quality

The size of the plant bed or ground cover material should be sufficient to provide a fully mature landscaped appearance within one growing season of the original planting. Larger and fewer plants are preferred over smaller but more numerous. The size is dependent on the plant but recommended minimum sizes are noted on the suggested plant list. These are minimums and the size and location must be taken into consideration. All plants must be drought tolerant and freeze hardy.





k. Minimum Planting Specifications

1) All new planting shall consist of mainly native and/or drought tolerant plants that are disease resistant, low maintenance, and adapt to natural rainfall. All plant materials shall be Florida No. 1 or better as outlined under GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II, 1994, ed. or current edition (unless specifying "character" material).

2) All landscape plans to comply with the intent of the Florida Yards program.

3) The water's edge of each lot or property shall be landscaped or maintained in a naturalistic or casually terraced manner. If terracing is used it may be of wooden or masonry construction. Substantial seawalls and major alteration of the slope are not permitted. Decks and terraces are permitted along the water's edge and into the ponds provided they meet all local and state government regulations and any West Villages requirements. The maximum distance a structure may protrude into the ponds is 6' from the normal high water mark on the bank. No grasses that require mowing are allowed within six feet of the water's edge or on pond slopes greater than 4:1. All plantings on pond slopes shall consist of plants that minimize the need for fertilizer and pesticides. Selective use of native stone rip rap or boulders is permitted provided these materials occupy no more than 20% of the linear waterfront face of the slope for any lot.

4) All landscaped plants should be planted with the appropriate topsoil, compost, and fertilizer mixtures. The use of only on-site soil is prohibited. Supplemental planting soil shall be provided and consist of 2 parts of topsoil, 1 part clean sand, 1 part of commercial compost, and 2 pounds of slow release fertilizer per cubic yard, well mixed.

5) Naturalistic arrangements of plants are encouraged. Grouping of plants are preferred over straightline arrangements. Box hedges or shrubs requiring frequent pruning are discouraged.

6) If foundation shrubs are used, the beds must be a minimum of 8' wide with the center of the shrubs installed no closer than 3' from building or wall. If houses are too close for adequate spacing, then a joint planting arrangement along the property line shall be considered.

7) Landscape plants shall be spaced to accommodate their mature sizes. Berms (if used) are to be graded in gentle, undulative, naturalistic forms. Straight or steep slopes exceeding maximum (4:1) are not allowed. Provisions are to be made for drainage around or through berms so as to not inhibit flow or divert flow on to common property.

8) No white rock, sand or pebbles or the like is permitted for use or substitution for shrubs, ground cover, mulch or grass lawn. Small amounts can be used around pool areas as part of a french drain system.

9) No bare ground is acceptable. All shrubs, ground cover, and tree beds shall receive a 3" minimum layer of melaleuca, pine straw or eucalyptus mulch. Commercial clipping residue will not be acceptable for use as plant mulch. Plastic sheeting, and other impervious materials may not be used under mulch areas. Grade 'B' mulch is prohibited. Mulch is not permitted as the primary groundcover. Mulch should be used in planting beds and around trees rather than solely as a design element. Cypress mulch or pine bark is prohibited. Natural areas may be mulched with pine straw if pines are the dominant over-story tree. Mulch shall be reapplied on a yearly basis, at minimum, to maintain a 3" depth in all landscaped areas.

10) Accent and decorative landscape lighting is encouraged but must be installed with glare shields to minimize view from the street or neighbors.

11) Care should be taken to minimize the amount of sod within West Villages (not more than 50% of lot open space). The majority of the landscaping should consist of mulched planting areas containing combinations of trees, shrubs, and groundcover. The use of natural grasses, groundcovers, and shrubbery is encouraged as an acceptable alternative to sod.

Sod areas shall not be narrower than 5' wide with outside mowing radius of no less than 6'. The sod areas of adjoining yards may be contiguous. All sod must be accessible by a 40" wide mower. Sod shall comprise of no more than 50% of landscaped area of each lot or property.

12) All mechanical equipment, air conditioners, swimming pool and spa equipment shall be completely screened from view. The use of either evergreen hedges, masonry walls, wood or metal louvers shall be employed to provide an opaque screen. The use of non-living material must be approved. Center of shrubs shall be at least 3' from the edge of the concrete slab or the closest pipe.

13) The operation, inspection, and maintenance of doors, widows, meters, utility panels, etc., shall not be hampered by the mature size of any plants.



k. Minimum Planting Specifications-cont.

14) Safe traffic visibility must be maintained for all driveways and roadways.

15) Tabletized fertilizer shall be provided for all new plantings, equal to Agriform Planting Tables (20-15-5 formula) 21 gram, applied in conformance with the manufacturer's minimum recommendations. Fertilization scheduling and quantities shall not exceed the "low maintenance" recommendations from the Cooperative Extension Service. Granulate fertilizers with slow release and secondary nutrients are recommended. Pest management for turf, soil, plants, and other exterior need should be done by the least toxic method as currently recommended by the Sarasota Co-Operative Extension Service and Florida Yards and Neighborhood Publications. Use of organic fertilizers is highly recommended.

16) All newly installed trees and palms shall be staked, guyed, and braced as may be necessary to insure stability during the initial established period for the landscape installation.

17) Compost bins are permitted and encouraged, provided they are not visible from public areas or the front entrance arrival area.

18) Frontage yard opaque screen/hedge shall be a minimum 24" in height with a minimum 2' spread at the time of building occupancy providing that following maintenance the planting will produce a continuous unbroken, solid visual screen of the required height within one year after planting. Spacing between shrubs within the opaque screen/hedge line is a function of its growth habit. Recommended spacing will not exceed 3' o.c. Ground covers used in lieu of turf, shall be planted in such a manner as to present a finished appearance and 100% coverage within one (1) year after planting.

19) Palms, from the recommended plant palette, shall not be installed in frontage or buffer yards as a replacement for installed canopy trees. No more than 50% of the interior and building perimeter landscape shall be palms (palms shall not exceed 50% of the total palm quantity).

20) In commercial areas, shrubs and groundcover shall cover at least 50% of the required landscape area; the balance shall be sodded. Shrubs used in this area may be applied to parking area perimeter screening requirements.

21) All plant materials shall be installed according to accepted commercial planting procedures. Plants that die shall immediately be replaced. All elements of landscaping shall be installed so as to meet all other applicable City of North Port ordinances.

22) The entire commercial property shall be maintained in a good condition so as to present a neat, healthy and orderly appearance free of refuse and debris. Landscape maintenance shall include regular watering of turf and plant materials, mowing, edging, cultivation, weeding, pruning, disease and insect control, replacement of dead, stolen or seriously damaged materials, straightening, turf-repair, re-sodding, guy wire and bracing repair and any procedure to assure healthy vigorous growth. As trees mature, the clear trunk height shall be a minimum of 8' to maintain an adequate visual access into the site, and safety adjacent to vehicular and pedestrian use areas.

23) No artificial plants of any type, size or color will be allowed as an exterior landscape material.









Irrigation Standards 4.

- Irrigation shall comply with the City of North Port ULDC. а.
- All landscaped areas shall be provided with a fully automatic irrigation system capable of one hundred percent (100%) minimum coverage. Drip irrigation systems are encouraged where practical. Each system b. should provide multiple and separate zones for lawn and plant beds. All automatic systems shall have an automatic rain shut-off sensor device or switch that is in operation condition at all times. The system will be designed by a Florida Certified Irrigation Designer and/or a Florida Registered Landscape Architect.
- All non-drip irrigation heads will be pop-up variety or risers painted black in shrub areas, and shall be installed in such a manner as to be generally out of sight. С.
- All exposed pumps, time clocks, switchgear, and equipment shall be appropriately screened from view. (See Figure 6.E). d.
- A scaled irrigation plan shall be submitted for approval. Average precipitation rates shall be identified for each irrigation zone. If permit requirements are not fulfilled, a certificate of occupancy (CO) could be with e. held until met.
- Builders and irrigation contractors shall adhere to applicable water efficient ordinance elements. The building contractor shall sign off on the landscape and irrigation permits. f.
- The contractor shall attach an irrigation plan enclosed in a sealed plastic bag to the irrigation controller at the permitted site as part of their certificate of occupancy package. If the controller is outdoors, the sche g. matic may be located inside the building.
- Filters shall be used on all micro-irrigation systems to reduce emitter clogging that could disable the system. h.
- The Florida Yards & Neighborhoods program provides practical information on how to conserve irrigation water and other landscape maintenance help. The education materials include a handbook, workbook, İ. a laminated month-by-month water conservation checklist, and other useful brochures and pamphlets. The builder/irrigation contractor shall provide this package to all property owners as part of their certification of occupancy package (commercial and residential). Other resources may be developed and provided to the homeowner such as a booklet on the basics or irrigation maintenance (including micro-irrigation).
- Irrigation water supply shall be from the public reuse/stormwater distribution system which will be stubbed to each parcel, when available. The irrigation systems shall be designed and built to reuse standards. Purchaser/Lessee will be required to install a meter for their connected use in conformance with the public system standards. Purchaser/Lessee will be billed monthly for irrigation water consumption based on metered use.



5. Prohibited Plants

Noxious or invasive plants shall not be permitted within the West Villages. Where such plants exist on any development site they must be removed without damage to existing native vegetation. Prohibited plants are those that are noxious, prone to freeze damage, not drought tolerant, or in certain applications, maintenance intensive are not appropriate to the natural landscape character of the West Villages.

6. Residential Standards

a. Fencing

The use of fencing at the perimeter of residential homesites to create a sense of privacy, provide enclosure for pets, and to establish a requisite pool safety barrier is permitted in accordance with the following standards. Wherever possible, the use of landscape plantings, berms and landforms, with limited privacy walls are encouraged in lieu of full perimeter fencing. Wherever fences are utilized, they shall conform to a standard design consisting of black or dark bronze wrought iron, aluminum, or white PVC. Other designs may be permitted, provided they are described in approval drawings submitted to the West Villages. Fence types and locations may be reviewed on a case by case basis, considering views from adjacent homesites and open spaces.

b. Pool Enclosures

Florida statues require that all new homes must enclose all swimming pools and spas with security systems that meet the conditions of this law and pertinent requirements of the Florida Building Code (FBC). The following are three options for pool fence enclosure.

1) Chain link fence – Provide complete screening of all chain link enclosure fencing with evergreen vegetation applied over 100% of all linear footage of both the inside and the outside of all exposed fence surfaces (48" minimum height, full to base, and completely opaque at the time of installation). (Figure 6.A)

2) White PVC or aluminum picket fence – If aluminum picket fencing (color and design shall be subject



to approval) is used to fulfill the swimming pool enclosure/barrier requirements, there shall be a minimum of 50% vegetation screening provided 48" height) on the outside face of the fence.

3) White PVC or aluminum fence with decorative columns – If aluminum picket fencing is used in conjunction with masonry walls and/or columns (color and design shall be subject to approval) to fulfill the swimming pool enclosure/barrier requirements (Figure 6.B). There shall be a minimum of 30% vegetation screening provided (48" height) on the outside face of the fence.

4) White PVC – with a minimum of 40% vegetation screening at 48" height on the outside face of the fence.

5) If a detached spa is provided, it shall be protected with a matching 48" high pool safety enclosure/ barrier (color and design shall be subject to approval) which meets all requirements of Section 414.17.1 through 424.2.17.3 of the 2001 Florida Building Code.

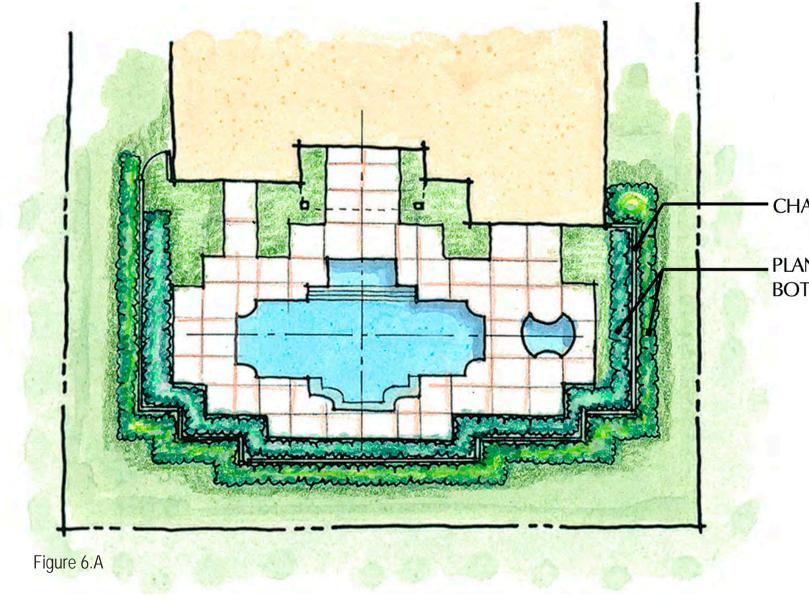
6) Screened rooms or pool enclosures should relate to the architectural elements of the home and not extend beyond the homes exterior side wall planes or above the home roof line, if practical. The color of the screen fabric and aluminum frames should be black, charcoal or dark bronze (white is not permitted). A minimum of 100% vegetative screening will be required for screened enclosures to minimize the visual impact on adjacent homes and cross-lake views, and continuous landscaping along ht entire enclosure is required, excluding doors.

7) All other enclosures are to be approved.

8) In all cases, it is encouraged that more than one variety of plant material be provided to visually screen the required swimming pool/spa fencing enclosure/barrier.



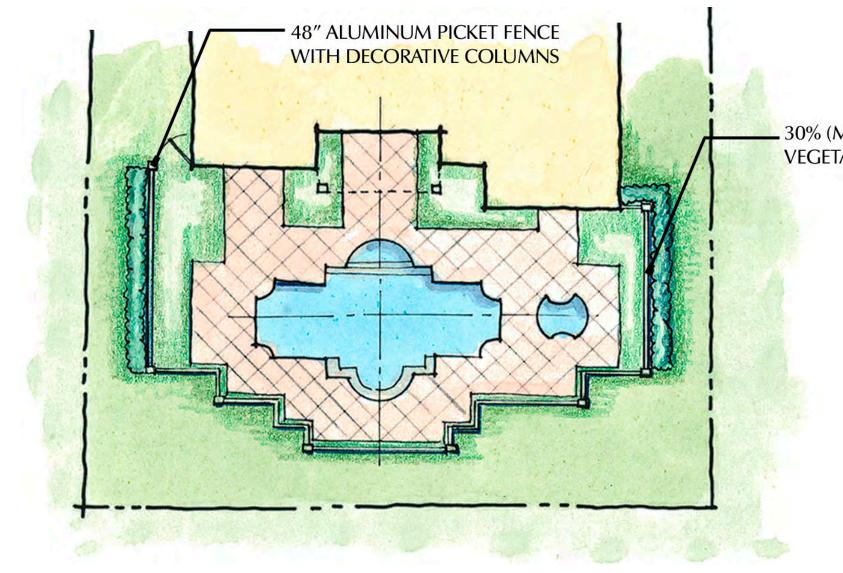




CHAINLINK FENCE

PLANTINGS ON BOTH SIDES

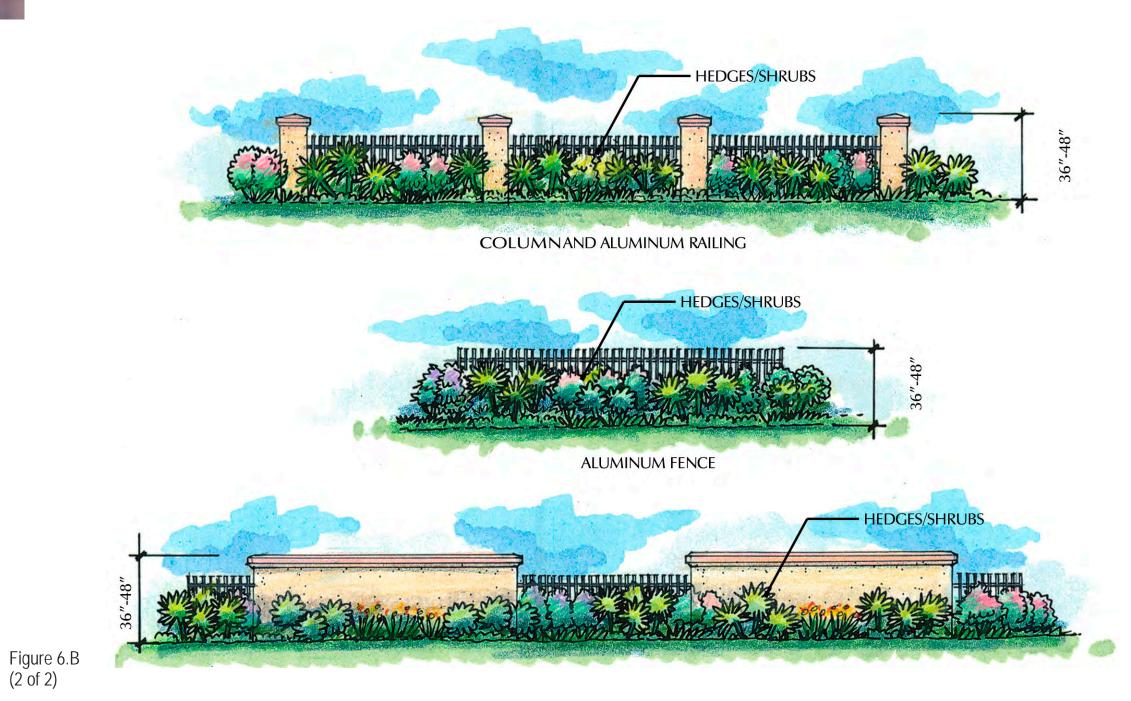






- 30% (MINIMUM) VEGETATIVE SCREEN





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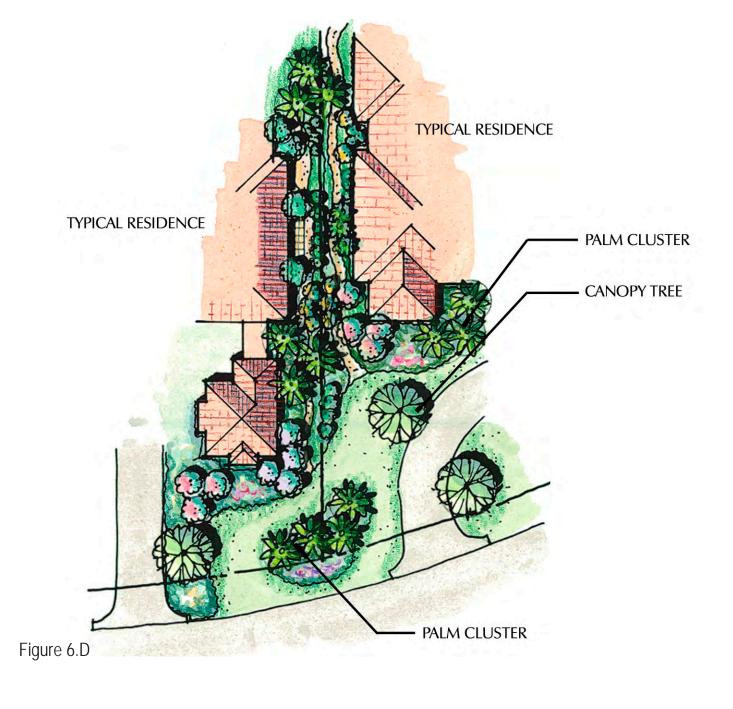
2) Common property lines of adjoining residential sites should be planted in such a manner as to be advantageous to each party. Masses of screen plantings should be allowed to "drift" along property lines and long uninterrupted hedges and clipped borders should be avoided. Consider utilizing palm clusters of similar species on adjacent properties, with the combined visual impact shared by both. See Figure 6.D.

c. Landscaping

1) West Villages is located on a setting comprised of a variety of habitats with pine flatlands and wetland areas being the most notable. It is the goal of these guidelines to effectively enhance and protect the value of the community and the lifestyle of the residents through quality control of landscape design and material specification. In general, the recommended design character for West Villages should emphasize a natural appearance rather than formal, rigid plantings.

New plantings should generally be massed in clusters and in seemingly random patterns rather than in overly organized linear configurations, except for special garden areas and street trees. Placement of primary trees and palms should be situated in such a manner as to complement the residence. Care should be taken to introduce plant material to interrupt long, horizontal building elements and to modulate overbearing vertical surfaces. See Figure 6.C.







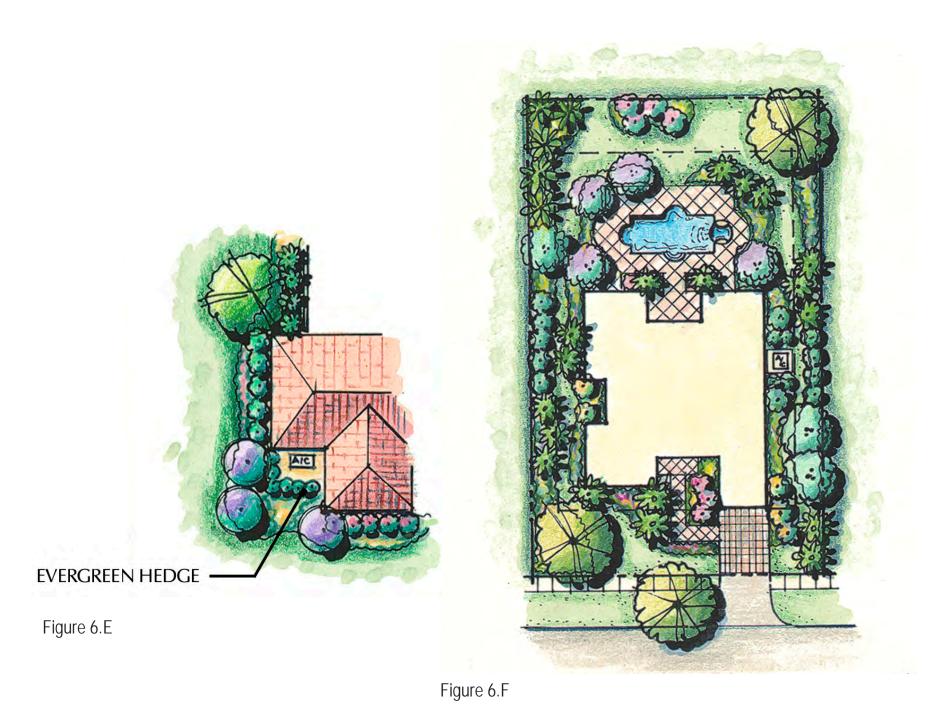
3) While planting organization is expected and encouraged, overly contrived planting configurations, topiary forms and vegetation clipped into unnatural shapes is discouraged. Small formal garden spaces are allowed as a complement to the overall informal lot landscape design.

Whenever possible, flowering trees, shrubs, groundcovers, and flowering vines should be introduced into the plant palette for each residential installation. Supplemental seasonal color, particularly during the winter months, is encouraged to complement the overall landscape design for each home site. Care shall be exercised to design seasonal color beds in such a manner so as to be unobtrusive during periods of the year when flowers are not present.

4) All mechanical equipment, air conditioners, swimming pool and spa equipment shall be completely screened from view. The use of flowering hedges for this purpose is not allowed and either evergreen hedges, masonry walls, wood or metal louvers shall be employed to provide an opaque screen. See Figure 6.E.

5) The combined canopies of existing and proposed vegetation, at maturity, shall provide a minimum coverage of 50% of all open site areas (exclusive of building coverage and related impervious surfaces). See Figure 6.F.

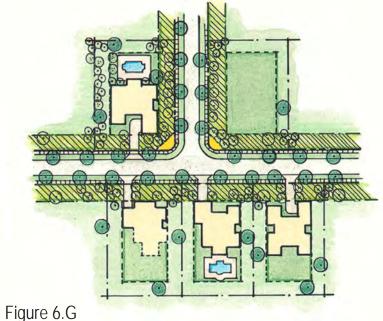
6) In order to reinforce, enhance, and unify the common roadway corridors throughout the Village community, the "Streetscape Buffer Zone" has been identified as one of the most significant portions of each home site that will require attention. This area encompasses all residential road frontages and is generally defined as any portion of the site, from the house to the street, that is visible from adjoining public right(s) of way. See Figure 6.G.





Landscape and Irrigation Standards

7) The design intent of the landscaping within the streetscape buffer zone is intended to create a sense of closure along the street frontage, with emphasis upon numerous palm groupings, in staggered clusters, underplanted with large quantities of heavily textured shrub masses. Plant placement as close to the street as is practical will further reinforce the sense of separation while providing additional visual depth to each site. To further unify the appearance of the streetscape buffer zone of each home site, and to provide additional canopy vegetation along the common roadway corridors of the community, each residential land-scape design will include one (1) street tree for every 50 LF of lot frontage, one (1) canopy tree, one (1) palm cluster or single specimen, and one (1) ornamental tree within each roadway frontage. See Figure 6.H.



8) To amplify the visual impact and provide additional vertical movement to the streetscape buffer planting program, the introduction of decorative grading is encouraged on each home site, although careful consideration must be given to site drainage and safe vehicular visibility.

Driveway penetrations through the streetscape buffer zone will be limited to a maximum opening, as measured along the edge of the street. Driveway aprons shall be limited to a maximum radius of six feet per side, and no driveway (exclusive of apron turnouts) shall be greater than 16 feet in width. 20' may be approved for the limited number of front entry. See Figure 6.I.

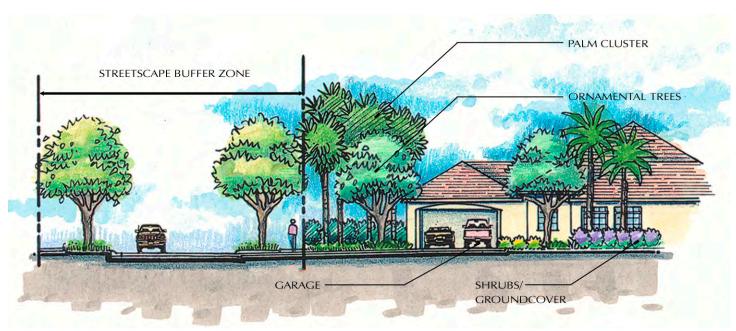


Figure 6.H

9) Palm Cluster

To maximize the tropical appearance of the landscaping throughout the community, design emphasis will be placed upon the use of a variety of palm species. Single trunk palms, such as Queen Palms, Cabbage Palms, Washingtonian Palms and Foxtail Palms, are intended to be used in staggered height groupings throughout each installation. Palms shall consist of no more than 50% of total new tree requirement. Although not mandatory, it is considered preferable to assemble palm groups in odd numbered clusters, with a minimum vertical stagger of at least three feet per palm.

Specimen Palm - Specimen solitary trunked palms, such as Date Palm or Royal Palm, may be used to create a particular design presence within each landscaping solution. Such applications should be carefully arranged to produce a complementary addition to the site, rather than an unduly formalized appearance. Multi-Stem Palm - Multi-stem palm (clusters), such as Areca or Pygmy Date Palms, may be used in free standing design applications, but should be installed in conjunction with adjacent residential elements that provide an appropriate backdrop to reinforce the generally open character of these species.

10) Flowering Trees

Flowering trees are encouraged within the landscaping of each residence, and shall be utilized in such a manner as to provide visual interest and design reinforcement to the primary canopy vegetation located throughout the remainder of the installation.



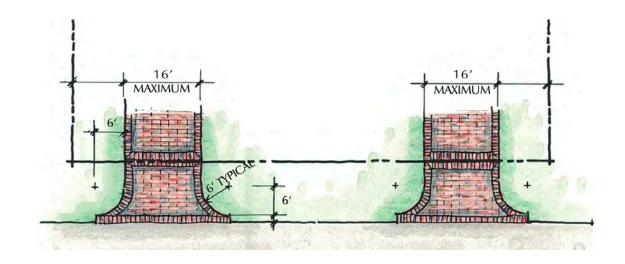


Figure 6.I

11) Fruit Trees

Citrus and fruit bearing trees and shrubs shall be limited to the side and rear yard portions of each home site.

12) Accent Trees and Specimen Shrubs

Smaller accent trees, specimen shrubs, and free standing palm elements shall be provided, as appropriate, to complement the design intent of each residential landscape plan. Shrubs shall be a minimum of 30" in height (7 gallon) when measured immediately after planting.

13) Flowering Hedge

Flowering hedges will generally be used as a means of visual reinforcement and design interest within the landscaping where maximum buffering is of less concern. The use of such hedges shall be limited to full sun exposures and trimmed in such a manner as to promote maximum blooming. Flowering hedges will be a minimum of 24" in height at installation and have an initial established appearance at the time of planting and installed as to provide 100% coverage within one (1) year after installation or as otherwise noted or required by the City of North Port.

14) Evergreen Hedge

Unlike flowering hedges that may be used for accent or design focus, evergreen hedges should be used in a somewhat supporting role in the landscape. Used to provide visual screening and buffering, it is expected that evergreen hedges should be employed as the understated element of the design, rather than the dominant theme of any installation.

Similar to flowering hedges, evergreen hedges will be a minimum of 24" in height at installation and have an initial established appearance at the time of planting and be installed as to provide 100% coverage within one (1) year after installation or as otherwise noted or required by the City of North Port.

15) Shrub and Groundcover

Foundation shrubs and related groundcover beds shall be provided in conjunction with the remainder of each residential landscape installation and should be provided in such a manner as to produce a means of unification throughout the design. Shrubs shall be a minimum of 18" when planted. Groundcover other than grass shall be planted in such a manner as to present a finished appearance and 100% coverage within one year. Although proper attention to design contrast (in terms of adjacent plant color, texture, size, and habit of growth) is expected, undue vegetation complexity and rather limitless planting variety is discouraged. In general, larger quantities of a limited palette of shrubs and groundcover is more desirable than a broad mixture of plants used in limited quantities each. Vegetation of this nature shall be installed reasonably close together, according to their variety, to form mass bedding areas instead of as a series of individual plantings.



16) Flowering and Evergreen Vines

The introduction and prolific use of flowering vines within each residential landscape program is an asset for the entire community. To promote blooming, care should be made in the design to insure that they are placed in sunny exposures. Vines shall be a minimum of 24" in height when planted.

17) Sod and Lawns

Unless specific approval is obtained, all lawn turfgrass used throughout the residential portions of the community shall be Empire Zoysia.

Unless specific approval is obtained, no more than 50% of any residential site open space (exclusive of building coverage and related impervious surfaces) may be planted in grass and all lawns shall be installed as solid sod and no seeding or sprigging will be permitted.

Special Condition Landscape Requirements
 a. Residential home sites that abut golf course exposures shall be planted in a naturalistic pattern that does not define or separate the common boundary of each. "Visual sharing" of golf course and home site plantings are encouraged and minor off site encroachment of understory vegetation massing will be allowed with approval.

b. Due care should be taken to avoid planting large screening type trees, shrubs, or tall hedges within the vicinity of the common side yard boundary and rear property lines of each home site. Unobstructed amenity views that can be enjoyed by all residents is a part of the West Villages lifestyle and heavy plant screening that could affect neighboring vistas is to be avoided. If planting in these areas is desired, the use of vertically clear palm groupings underplanted with low shrub masses will allow site definition without affecting the mutual off site view of either party. See Figures 6.J and 6.K.





19) Hurricane and Tropical Storm Policy

All communities are responsible for managing the process of major storm preparation and damage cleanup. The West Villages is responsible for monitoring "community visibility", i.e., annual tree maintenance and ensuring that high landscape standards are reinstated after a major storm.

Structural or other home repairs - Contractors hired by homeowners to make needed home repairs must be licensed in The City of North Port and their work insured.

Landscape repairs - Contractors hired to replace landscaping should also be licensed and insured. If major changes to a landscape plan are initiated, plan submissions, fees and refundable deposits are required.

The following are recommendations based on past experiences:

- Plant wind-tolerant plants.
- Plants and shrubs are in trauma; delay cutting them back until new growth appears; then cut back dead areas only.
- Trees that were knocked down and straightened need extensive watering for two weeks minimum, then add root strengthener, not fertilizer. (Treat them as if they were a newly installed tree).
- Strong winds swept away mulch and dirt, exposing roots to sunburn. Reapply dirt and, mulch as guickly as possible.
- Add time-released phosphorous to trees and shrubs. If roots are badly damaged, let the plant re cover for a few months before fertilizing.
- Palms get their nutrients from their fronds so leave the brown/damaged fronds on.
- Have patience, palms take more time to recover than other types of trees.

Hurricane shutters may be installed beginning June 1st and must be taken down by November 1st of each year. It remains the responsibility of the homeowner to engage the services of an individual or company to install and remove their hurricane shutters.

7. Village and Neighborhood Center Non-residential Standards

a. Objective

The provisions of this section shall be to set minimum planting and irrigation requirements, to promote a coordinated landscape program with an emphasis on visual continuity through West Villages between Purchaser/Lessee and adjacent parcels, to control the installation of plant material and to assure maintenance of all landscape areas. The landscape should enhance the pedestrian environment; serve as a functional part of the development and increase development marketability and identity. Landscaping shall be provided in accordance with the City of North Port's Landscape Ordinance and the additional requirements of the approved zoning documents.

During initial site planning, careful consideration should be given to the treatment of the landscape. The landscape concept must respond to the specific site, as well as, the overall West Villages theme. It should attempt to bring all elements together into a coherent landscape, serving both aesthetic and practical needs.

Nothing of this section shall be construed to prohibit the use of creative design in landscaping. If plans for a more creative design are presented which do not meet the requirements set forth herein in the strictest sense, but lend them to a more unique and aesthetically pleasing design. Such plans may be considered on an individual basis for approval. The plans, however, must meet the requirements when viewed overall. The spirit or intent of these criteria will be complied with, ensuing development monitored, and enforced. All planters and landscaping approved shall not be removed or altered by the Tenant without prior written approval.

b. Plan Approval

Landscape and irrigation plans and specifications shall be submitted for approval according to the development procedures and review process. Both plan sets will be drawn to the same scale as the general criteria plans (1:30 scale min. for sites 1.5 AC and less, 1:40 scale min. for sites 1.5 AC and above). All landscape and irrigation plans shall be prepared and sealed by a Landscape Architect licensed in the State of Florida.

Final landscape plans shall clearly designate all proposed and existing vegetation (trees, shrubs, ground covers and mulches) by botanical name and size.

Final irrigation plans shall clearly designate all main and lateral lines, all heads, controllers, valves, gates and backflow preventer equipment.



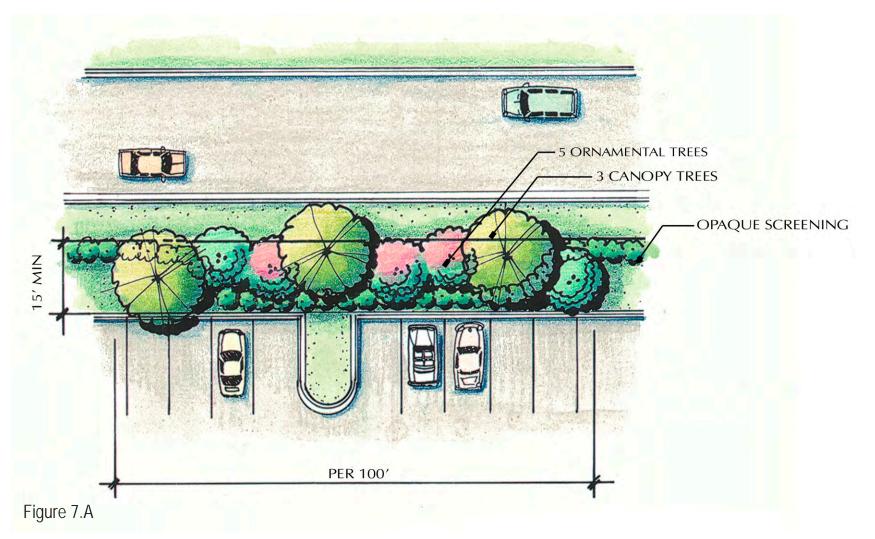
c. Site Landscape Area and Materials Requirements

Landscape areas are four (4) separate zones; landscaping against major roads and parkways, against abutting properties, interior landscaping, and building perimeter landscaping.

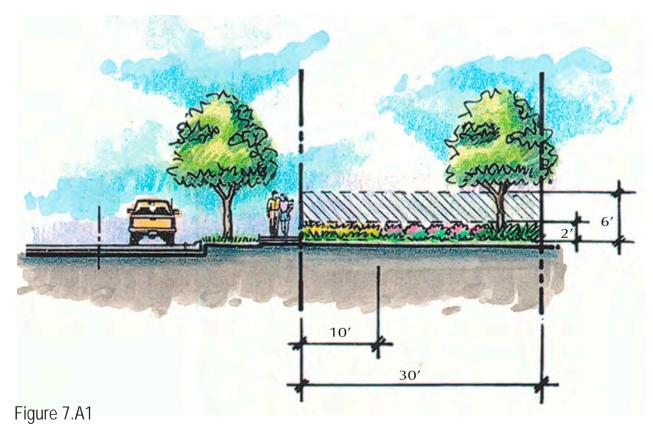
1) Landscape Requirements for Major Roads and Parkways

The required street trees, opaque hedge and sod within the right of way will be provided and installed by West Villages. All landscape requirements between the right-of-way and parking will be provided and installed by the developer or unless otherwise specified.

- a) There will be a landscaped frontage yard no less than 15'-0" wide on the Purchaser/Lessee property between the right-of-way line and the paved ground surface area. It will be continu ous along the entire right-of-way containing trees, shrubs, ground cover and turf grass.
- b) The frontage yard shall include three (3) canopy tree and five (5) ornamental trees planted for every 100 feet, or fraction of frontage yard. No tree shall be planted closer than three (3) feet to the Purchaser/Lessee curb, or closer than 3'-0" to a sidewalk. See Figure 7.A.
- c) The opaque screen will be entirely of living landscaped material which will be 24" in height at the time of building occupancy and must be continuous along the entire frontage yard. All shrub beds will be mulched.
- d) The entire frontage yard shall be irrigated. It is recommended that the main supply line be held tight to the inside Purchaser/ Lessee curb (as opposed to the right-of-way line) and to minimize soil disturbance in the natural vegetation areas.
- e) When the vehicular entrance/exit intersects a right-of-way or internal drive, all landscaping within the triangular areas described below shall allow unobstructed cross-visibility between 2' to 6'-0" above finished grade. Trees will have all foliage removed (clear trunk) to a height of 6'-0". Only turf or ground cover will be permitted closer than 3'-0" to the entrance/exit paved surface







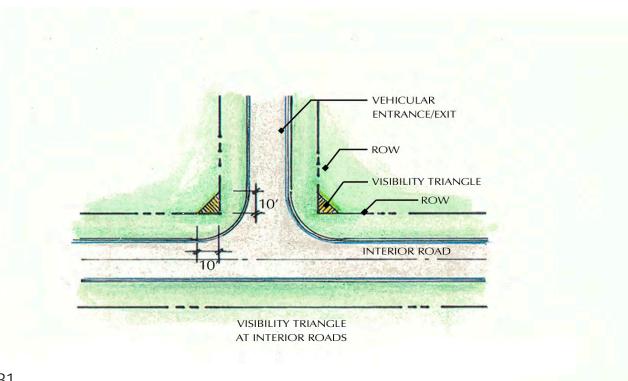
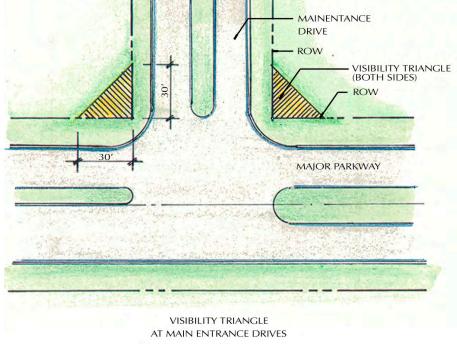


Figure 7.B1

Figure 7.B2



The triangular areas are:

- At interior roads, from intersection of the right-of-way line with entrance/exit road edge line to 2 points each 10'-0" along those lines and connecting those 2 points defines the first cross visibility triangle.
- At the main entrance drives to large commercial tracts, from intersection of the dedicated right-of-٠ way line of major parkways with an access right-of-way line to 2 points each 30'-0" along those lines and connecting those 2 points defines the second cross visibility triangle. Submitted site visibility triangles will be subject to final approval by the City of North Port's regulatory review process. See Figures 7.B1 and 7.B2.

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Abutting Property Requirements 2)

Abutting property requirements will apply between the Purchaser/Lessee and (1) common properties/drives, (2) other adjacent Purchaser/Lessee, and (3) private West Villages space. At all three conditions there shall be a continuous landscape buffer yard the entire length of the common property between the property line and the Purchaser/Lessee's paved ground surface area. Entrance/exit or cross access paving width plus three-foot each side will be deducted when computing the buffer yard length requirements. The buffer yard minimum width shall be as detailed below.

There shall be no ground surface left uncovered (shrubs, ground cover or turf) and it shall be irrigated. All plant materials shall be from Appendix A.

Site improvements shall include coordination and construction of a concrete sidewalk to the adjacent parcel(s) property line to promote positive pedestrian circulation throughout the development parcels (See Adopted Index Maps).

Against common internal/entry drives: a)

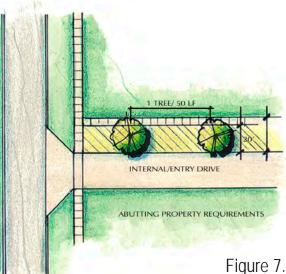
There shall be one canopy tree planted for every 50 lineal feet or fraction thereof in a 15' minimum (20' at required sidewalks) width buffer yard. Tree species shall be per Appendix A. See Figure 7.C.

Against other adjacent Purchaser/Lessee properties: b)

The buffer yard shall be a minimum of 8' wide. The Purchaser/Lessee who causes initial construction (1st Purchaser/Lessee) shall install canopy trees for every 30 linear feet or fraction thereof, an opaque screen of living landscape material (minimum 24" in height), groundcover and sod.

The second Purchaser/Lessee will install a similar landscape buffer yard against the common property line; however, it will con tain additional shrubs, groundcover and sod yielding a total buffer yard 16' wide. See Figure 7.D.

Where Purchasers/Lessees abut one another in a common access drive, the required landscape buffer may be deleted but the equivalent quantity of canopy trees shall be planted by each purchaser/lessee elsewhere within their respective parcel.



PURCHASER/LESSEE TO INSTALL CANOPY TREES, **OPAQUE SCREEN, GROUND-**COVER, & SOD

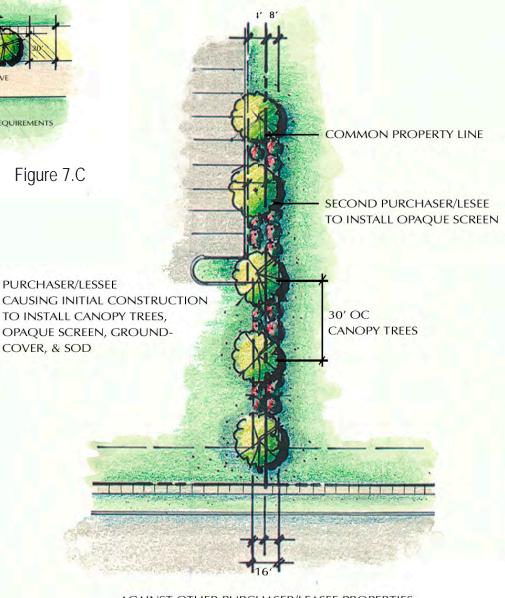


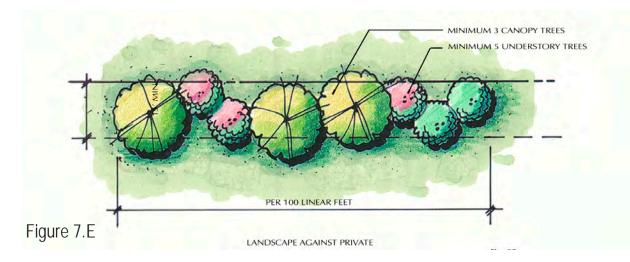
Figure 7.D

AGAINST OTHER PURCHASER/LEASEE PROPERTIES



c) Against private West Villages property:

The buffer yard shall be a minimum of 15'-0" wide (Figure 7.E). There will be three (3) canopy trees, five (5) ornamental trees planted for every 100 lineal feet or fraction thereof of the buffer yard as well as shrubs, groundcover and sod. New trees shall be planted to match the species of the West Villages existing trees. Purchaser/Lessee shall plant and irrigate to the right of way line or back of sidewalk within private West Villages property as required.



3) Interior Landscape Requirements

Interior landscape areas are in the parking field between the building perimeter curb and the outer parking lot edge. Interior landscape area requirements are in addition to roadway or abutting prop erty requirements. Interior landscape areas shall conform to the requirements for vehicular use areas in the City of North Port's Landscape Ordinance and any additional requirements stated herein. Vehicular use areas shall be planted with 25% more trees than required by the Ordinance.

Combine/shared parking is encouraged whenever possible.

Stabilized grass paving parking shall be encouraged in parking lots.

Parking spaces shall not disrupt sidewalk connections to building entries. Provide direct and clear sidewalk connection from all public right-of-way to the façade of all developments. Provide at a minimum, one co-ordinated pedestrian sidewalk, interior to the development, connecting across and through parking lots to serve a reasonable cluster of buildings and/or sites.

Parking bays must end with a landscape island at each end to discourage cut through movements across parking lots. Each island shall be no less than 8'-0" back of curb to back of curb. Each island shall be planted with one (1) canopy tree with shrubs and groundcover.

Landscaped divider strip are encouraged and shall be a minimum of 8'-0" from back of curb to back of curb. Landscaped divider strips that contain pedestrian passageway shall be a minimum of 15'-0" from back of curb to back of curb. Landscaped divider strips, not exceeding a 4:1 slope, may be utilized for stormwater retention purposes.

All parking lot landscape islands shall be required to have an improved soil depth of 30". All rocks, shell, and other construction debris shall be excavate. Remaining soil shall be 50% compost/planting mix and 50% native soil, fully mixed to the 30" depth.



4) Building Perimeter Landscape Requirements

As shown in Figure 7.F, foundation plantings shall abut the building and be used or installed so as to screen mechanical equipment attached to or adjacent to the building, provide direction to and enhance entrances and provide visual breaks along monotonous building façades.

The Purchaser/Lessee is encouraged to employ creative design and include such amenities as earth mounding, water features, landscape lighting, various sidewalk materials and patterns, boulders, sculpture, etc. The design intent should be toward a lush, green entranceway to enhance and complement the building's architecture.

One foundation plant or shrub shall be required for every linear foot and one ornamental tree or palm shall be required for every 30 LF of the exterior building perimeter. Foundation bed to be a minimum of 8' in width. 50 percent of the total required materials shall be shrubs. The foundation plantings shall be required on all building sides except those facing an alley or loading areas.

The transitional space between public and private space offers an opportunity to establish a "sense of arrival" through the use of specialty paving, decorative lighting and site furnishings.

All structures and facilities for trash, storage, loading and outdoor equipment must be screened so as not to be visible from the street and pedestrian circulation areas. At a minimum, screening shall be either an opaque screen of evergreen shrubs and/or evergreen trees or by solid walls at least 6' in height. Shrubs must be at least 4' in height with a minimum 2' spread and trees at least 6' in height with a 4' minimum spread at the time of building occupancy. Shrubs shall be spaced no further apart than 3' and trees spaced at the most appropriate spacing for the species; but no further than 12' on center. Walks should be designed to express the appropriate West Villages theme and be coordinated with the building architecture. Where expanses of solid building wall area are without architectural detail, they may not exceed 50' in length without being covered by landscape treatment. Fifty percent of any blank wall over 50' wide shall be covered with landscaping of large maturing trees and shrubs/vines. Such trees should be planted within 15' of the façade.

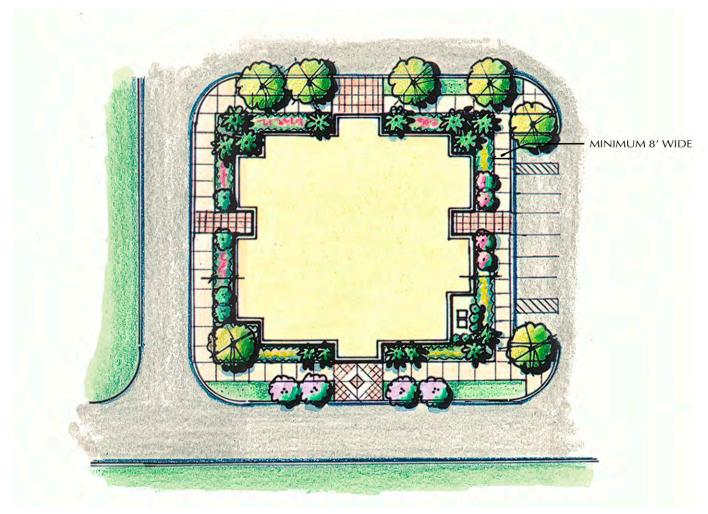
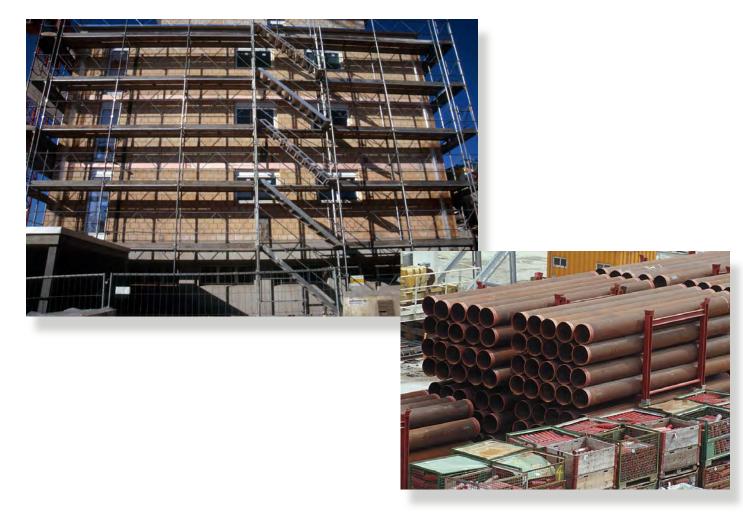


Figure 7.F



Construction Site Standards

The following criteria shall apply to any and all construction, improvement, or alteration of any structure, to any change to the exterior of any structure and to grading, excavating, tree removal, landscaping or any other change to the grounds of a site within West Villages. In the event a violation takes place, the construction or work being performed shall cease until conformance is achieved. Infractions of the Construction Site Standards may be cause for a fine per infraction and/or suspension or expulsion of a contractor, worker or subcontractor from the community.



At the start of construction, the owner shall notify their start date, schedule and hours of operation 1. prior to commencement of construction or work. No work will be permitted until all required governmental permits are obtained and formal written approval has been granted.

All construction traffic shall access their community through the designated construction entrance. 2. All construction sites must be maintained in a neat and orderly fashion. 3.

All construction personnel must obey established speed limits within the West Villages. 4.

All personnel working in the community shall keep all of their areas free of discarded material such 5. as lunch bags and odd materials. Objects should not be thrown out of cars and trucks. Person(s) who intentionally violate this regulation will be banned from the construction site.

All personnel working in the community are required to wear shirts at all times. Professionalism shall 6. be displayed by all personnel at all times.

Construction materials should be located within the boundaries of the primary construction site in an 7. orderly manner.

Construction should be performed in a timely manner. Construction materials should be placed on 8. site after all permits have been maintained.

Upon completion of construction activities, construction signage, temporary office and material trail-9. ers shall be promptly removed. (Extensions may be granted).

Temporary structures required for use during construction, shall not be used as overnight accommo-10. dations. Such structures are subject to approval.

Storage of earth or earth working/excavating materials other than those indigenous to the parcel 11. (cut) or those to be used on the particular parcel (fill) is prohibited.

Screening or selective placement of materials should be used to minimize visual impact on improved 12. neighboring sites and main roadways.

13. Construction practices that minimize the creation of dust and debris shall be used. All debris shall be secured on a daily basis. All refuse shall be cleaned daily to ensure wind-borne debris does not affect other surrounding sites.

Care shall be exercised for construction activity taking place near existing development elements 14. such as sidewalks, street trees, etc. The use of techniques to mark construction limits or protect elements, such as silt fencing or flagging, is strongly encouraged.

Equipment off-loading and storage shall be limited to affected site or other approved dedicated area. 15.

The public realm represents, perhaps, the greatest opportunity to successfully implement the vision for the West Villages expressed in the comprehensive plan.

While discussions of the public realm includes civic spaces, public parks and open space, and environmental systems and preserves, a key component often overlooked is public streets. The provision of "great streets" within the West Villages and the connective infrastructure will set the tone for the quality of the development in the future. This section outlines design standards for the multimodal network throughout the West Villages.

In general, street design in many suburban cities actually discourages sense of community, simultaneously providing for excessive speed of vehicles and discouraging multi-modal use. The sustainable approach to transportation design in the West Villages will require that all Villages and Neighborhoods strive to incorporate the following principles:

Interconnecting of all Neighborhood and Village transportation networks; incorporating welldesigned, multi-modal facilities designed to reduce overall vehicle miles traveled (VMTs) and increase internal capture. Incorporation of traffic calming measures wherever appropriate, such as roundabouts that force drivers to reduce speeds during the approach, entry, and movement within the roundabout.

Street designs that encourage smooth but calmed traffic flows. Speed limits should not exceed 20 mph for local streets and 30-40 mph for primary streets.

Utilities to be located in right of way or separate dedicated utility easements.

Multi-modal provisions for bicycles, pedestrians, and light weight/low speed vehicles (LLVs) designed to encourage interconnectivity with adjacent Villages and Neighborhood Centers.

The following cross-sections reflect optional design standards; however, individual villages may use previously adopted roadway standards.

A street hierarchy shall be created to established appropriate roadway types for various levels of vehicle usage. In general, Arterials (parkway) are intended to facilitate regional traffic to and from the West Villages. Collectors are intended to facilitate vehicle trips between villages, and serve as primary roadways within individual villages. They facilitate vehicle trips between neighborhoods and districts within the village. Local Streets are intended to provide vehicular access to individual residences within a neighborhood. In addition to Village Streets, arterials will have a substantial impact on the function and appearance of the West Villages. While an opportunity exists to enhance both the appearance and the function of these corridors, in many cases, they are controlled by multi-state and local jurisdictional agencies. As the design image and quality of life within the West Villages will be impacted by these arterials, collaboration with all the key stakeholders of these corridors will be encouraged to make these roadways consistent with the broader community image.

From an access management perspective, County and State standards will be applied to those roads that fall under those respective jurisdictions. City streets may be modified depending upon village layout and existing site conditions. In all cases, interconnectivity between Village and Town Center development is encouraged and necessary to meet connectivity goals outlined in this document.

The exhibits on the following pages illustrate desired street design within the West Villages. Variations may occur based on location, application, and neighborhood/village design; however, the general scale and components should be maintained. In general, the street hierarchy is as demonstrated in the illustration to the right.





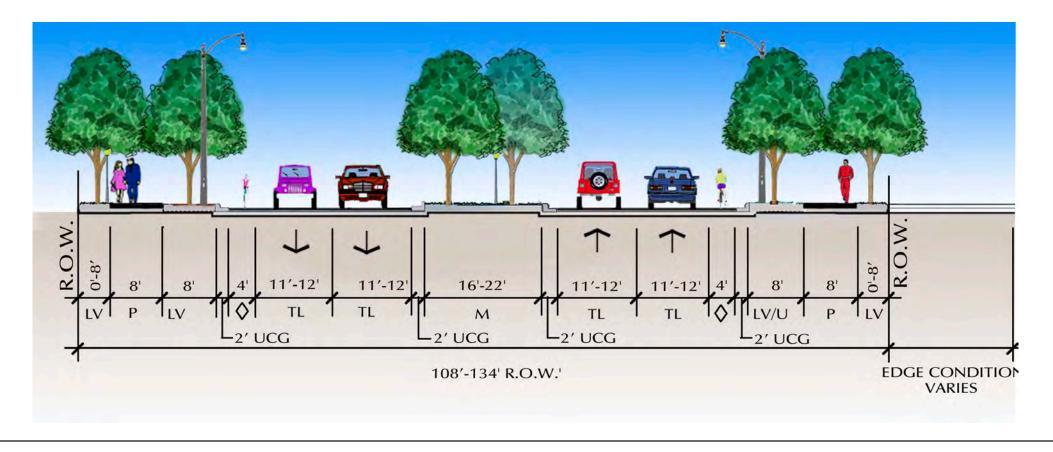




A. Primary Streets - The Urban Primary Street ("The Parkway")

Characteristics and Functions:

- For use in "urban" areas such as Town Centers or Village Centers or on perimeters of Neighborhoods/Villages
- May accommodate on-street parking in commercial/mixed-use areas to minimize on-site requirements and calm traffic
- Provides for regional connections
- 30 40 mph posted speed
- · Lighting that adds identity and unity with each Village and Town Center
- Edge condition may include stormwater, walls, utility corridors, buffers, etc.
- The type of tree should be considered for use in the verge, and root barriers may be considered depending upon the species of tree proposed
- Water management is centralized as an amenity rather than along roadside swales



Dimensions are approximate

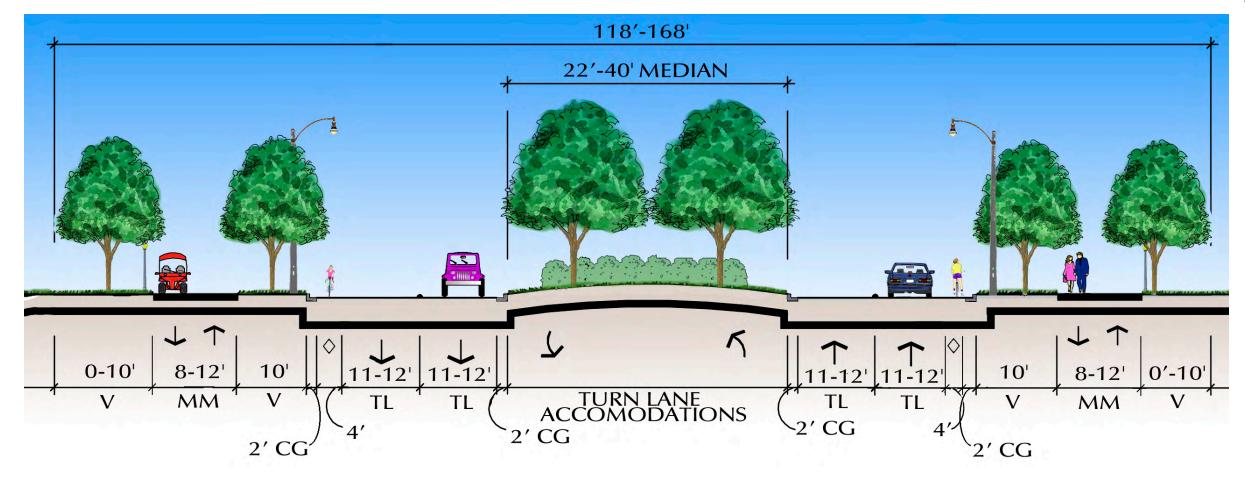
TL	= Travel Lane
Μ	= Median
\diamond	= Bike Lane
LV	= Landscape Verge
UCG	= 2' Urban Curb/Gutter
	(12" Gutter Pan, 12" Curb Return)
Р	= Pedestrian Way



B. Primary Streets - The Suburban Primary Street ("The Parkway")

Characteristics and Functions:

- For use in "rural" areas of the West Villages or on perimeters of villages
- Provides for regional connections (Manasota Beach Road, etc.)
- Anticipated to be built as a 2 lane divided road, and designed to accommodate 4 lanes in the future if warranted
- 35 45 mph posted speed
- Lighting that adds identity and unity with each Village and Town Center
- Edge condition may include stormwater, walls, utility corridors, buffers, etc.
- The type of tree should be considered for use in the verge, and root barriers may be considered depending upon the species of tree proposed
- Water management is centralized as an amenity rather than along roadside swales



Dimensions are approximate

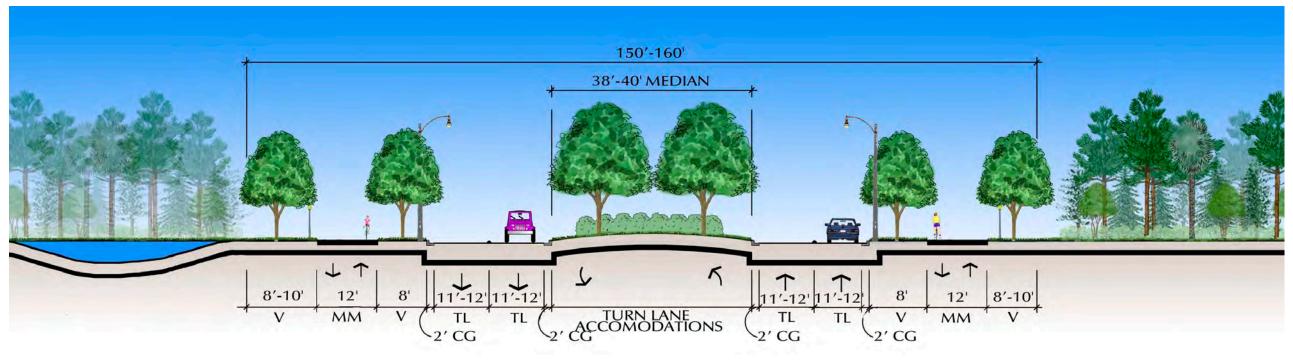
TL	= Travel Lane
Μ	= Median
\diamond	= Bike Lane
LV	= Landscape Verge
UCG	= 2' Urban Curb/Gutter
MM	= Multi-Modal Path



C. Collector Streets - The West Villages Preferred Collector

Characteristics and Functions:

- Act as travel routes between villages and primary streets
- 35 40 mph posted speed
- · Lighting that adds identity and unity with each Village and Town Center
- Accommodate multi-modal users in both directions. (Final widths and locations subject to change)
- Street trees are located closer to street due to vertical curbs, appropriate utility placement, and sustainable transportation network design requiring no more than 4-lane divided collectors
- Water management is centralized as an amenity rather than along roadside swales
- Edge condition may include stormwater, walls, utility corridor, etc.
- Traffic is naturally calmed due to tighter corridor feel
- Aesthetics are greatly enhanced due to the ability to better include streetscape enhancement which thereby encourages pedestrian and bicycle use



Dimensions are approximate

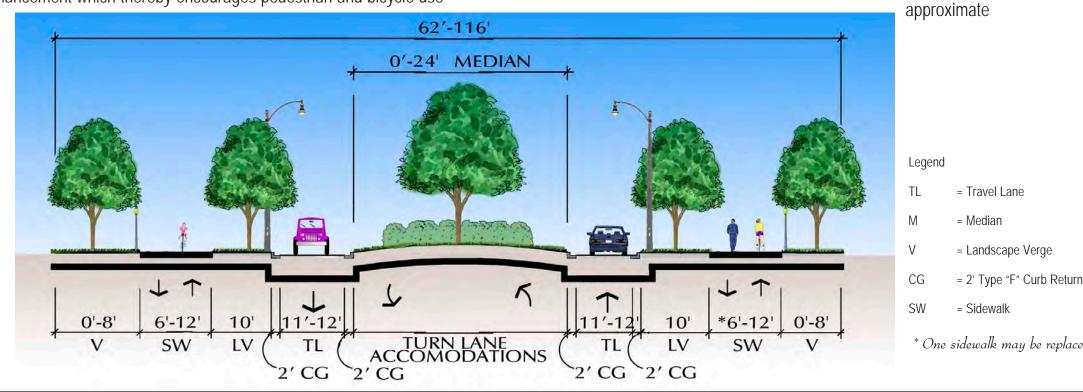
TL	= Travel Lane
Μ	= Median
\diamond	= Bike Lane
V	= Landscape Verge
CG	= 2' Type "F" Curb Return
MM	= Multi-Modal Path



D. Collector Streets - The West Villages Preferred Internal Collector (The "Avenue")

Characteristics and Functions:

- Act as travel routes between villages and primary streets or between neighborhoods
- 30 40 mph posted speed
- Lighting that adds identity and unity with each Village and Town Center
- Accommodate multi-modal users in both directions. (Final widths and locations subject to change)
- Street trees are located closer to street due to vertical curbs, appropriate utility placement, and sustainable transportation network design requiring no more than 2-lane divided collectors
- Water management is centralized as an amenity rather than along roadside swales
- Edge condition may include stormwater, walls, utility corridor, etc.
- Traffic is naturally calmed due to tighter corridor feel
- Aesthetics are greatly enhanced due to the ability to better include streetscape enhancement which thereby encourages pedestrian and bicycle use



Dimensions are

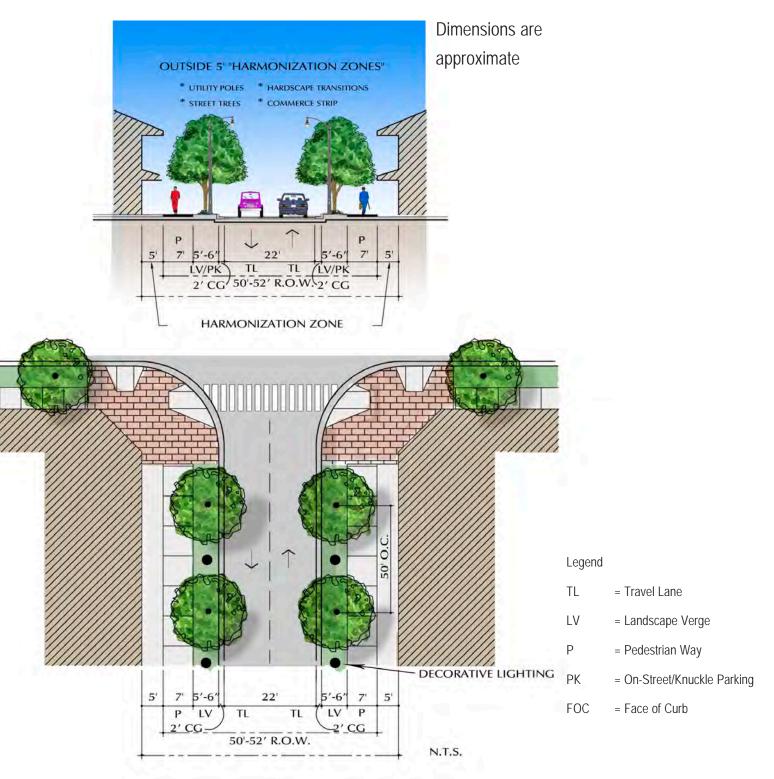
* One sidewalk may be replaced by alternative pedestrian facilities.



E. Local Streets - Urban Type 1

Characteristics and Functions:

- For local streets in Town Centers/Village Centers
- Creates a strong sense of place and is oriented to a pedestrian scale.
- Streetscape detailing may include thematic lighting, decorative pavers, stylized furniture, and architectural bollards
- 20 mph or less posted speed
- Variable function
- Medium Density Residential
- Limited R.O.W. Commercial
- Can be used with inverted crown gutter
- Urban Curb or Standard Curb
- Drop curbs at intersection
- Curb radius 20'
- 18" Modified Type 'F' curb may be used as an acceptable alternate
- Increased road width when on-street/knuckle parking is proposed
- Water management is centralized as an amenity rather than along roadside swales

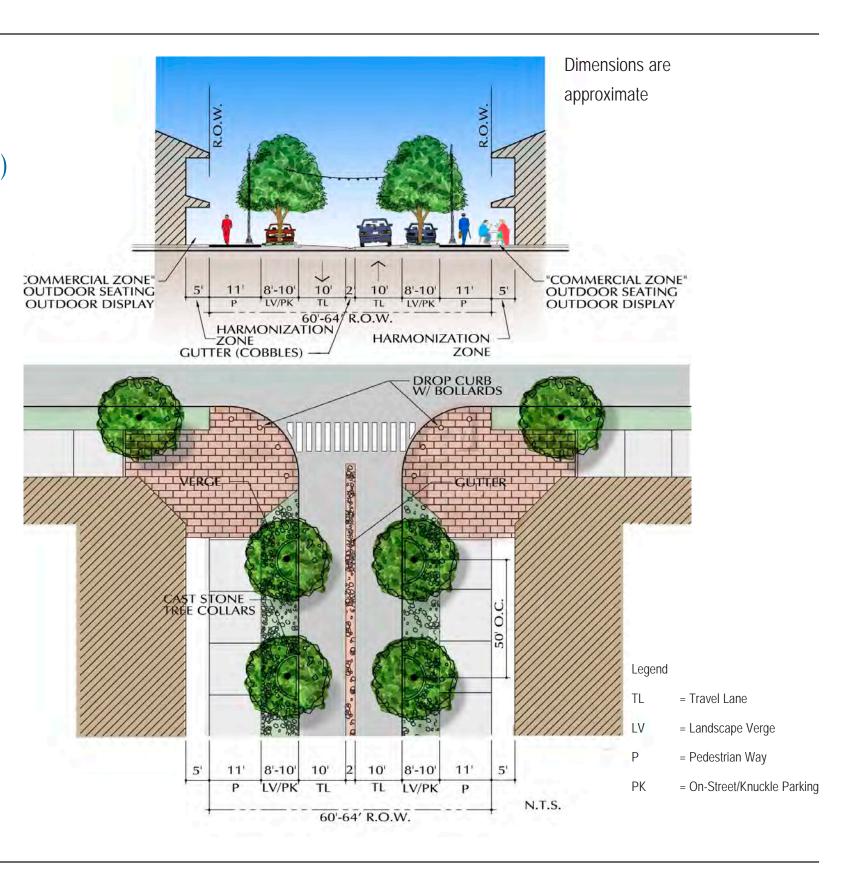




F. Local Streets - Urban Type 2 (The "Character" Street)

Characteristics and Functions:

- For local streets in Town Centers/Village Centers in specialty/themed areas
- 20 mph or less posted speed
- Inverted crown
- String lights that provide a festive atmosphere and inviting streetscapes for evening promenades
- Streetscape detailing may include thematic lighting, decorative pavers,
- stylized furniture, and architectural bollards
- Water management is centralized as an amenity rather than along roadside swales

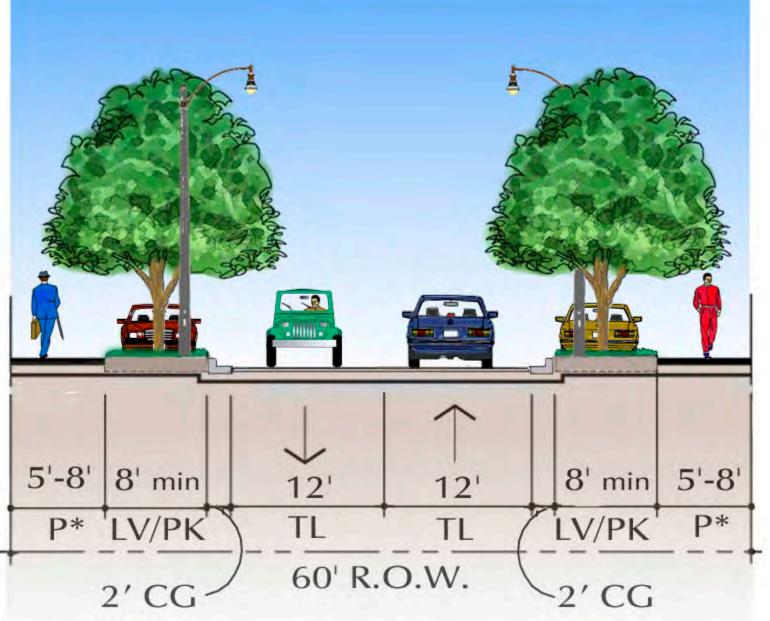




G. Local Streets - Urban Type 3 (Medium Density)

Characteristics and Functions:

- For local streets in Town Centers, Village Centers, or medium density residential areas that support only local vehicle trips and accommodate light traffic volumes
- 25 mph or less posted speed
- Medium density/multi-family or commercial mixed-use applications Street trees provided between street and sidewalk in verge
- Streetscape may include thematic lighting, decorative pavers, stylized furniture, medians, and architectural bollards
- Lighting that reinforces identity and unity, generally consistent in height, spacing, color and type of fixture throughout
- Water management is centralized as an amenity rather than along roadside swales



* One sidewalk may be replaced by alternative pedestrian facilities.

Dimensions are approximate

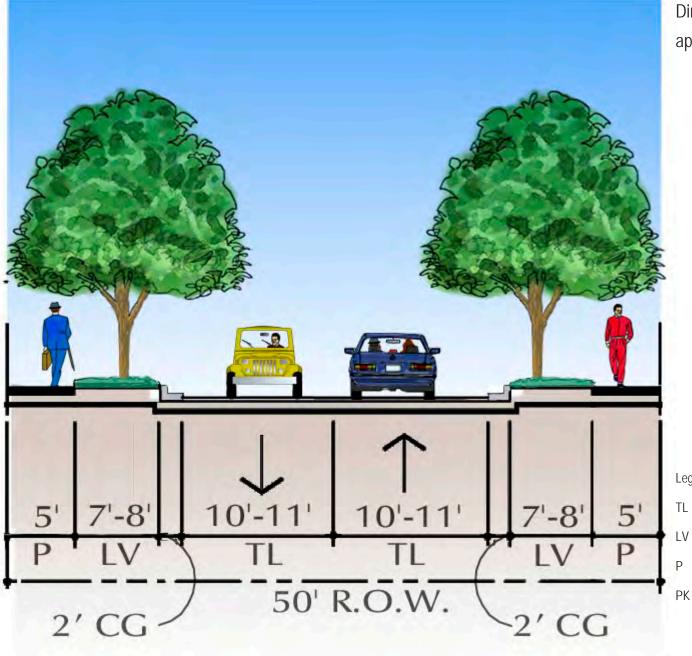
TL	= Travel Lane
LV	= Landscape Verge
Р	= Pedestrian Way
PK	= On-Street/Knuckle Parking



H. Local Streets - Residential

Characteristics and Functions:

- For use in residential areas to handle light neighborhood traffic volumes
- 25 mph posted speed
- Streetscape detailing may include thematic lighting and/or decorative pavers, at intersections and driveway aprons
- Where a "mountable" curb is utilized, a wider verge to allow greater street tree setback is encouraged.
- The type of tree should be considered for use in the verge, and root barriers may be considered depending upon the species of tree proposed.
- Water management is centralized as an amenity rather than along roadside swales



Dimensions are approximate

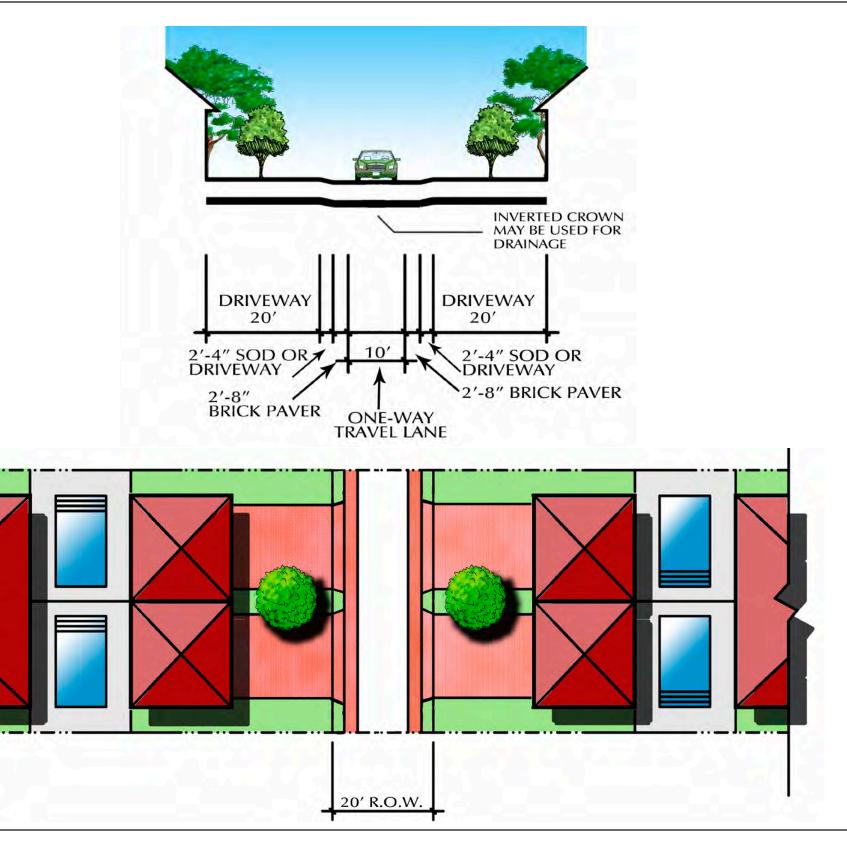
- = Travel Lane
- = Landscape Verge
- = Pedestrian Way
- = On-Street



I. Alleys

Characteristics and Functions:

- For rear access of some residential and commercial areas
- Provides access parking when feasible
- One-way travel lanes
- Does not accommodate through traffic
- Water management is centralized as an amenity rather than along roadside swales

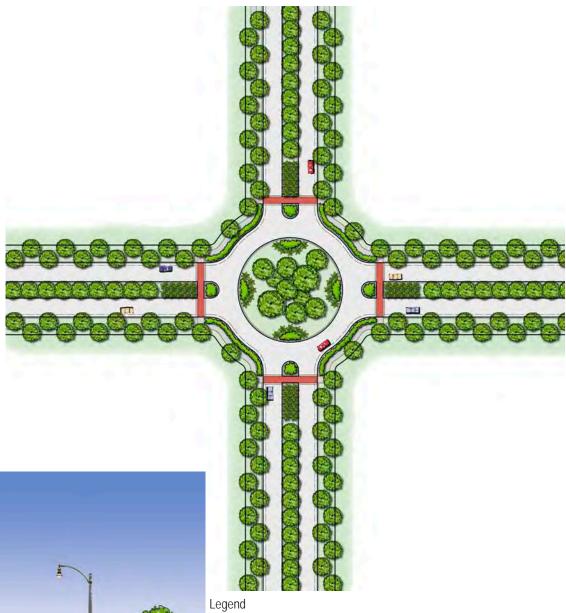


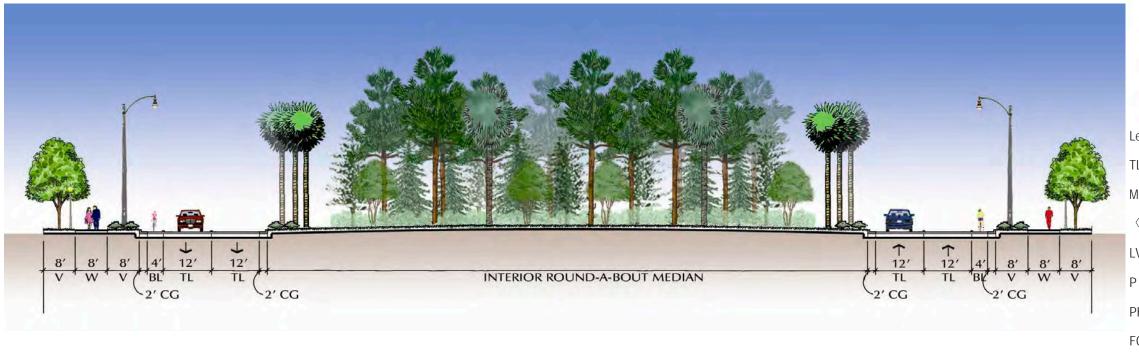


J. Roundabouts

Characteristics and Functions:

- For use as an alternative traffic intersection
- Used at two or more intersecting roadways as an alternative to a signalized intersection
- Maneuvered at lower traffic speeds
- Visible signing and pavement markings
- Landscaping the central island and approaches to optimize the safety and operation of the roundabout
- Used as a key urban design feature





L	= Travel Lane
l	= Median
\diamond	= Bike Lane
V	= Landscape Verge
	= Pedestrian Way
К	= On-Street/Knuckle Parking
OC	= Face of Curb

Multi-Modal Pathways and Trails establish alternative connectivity and transportation opportunities for non-automobile travel within the Neighborhoods, Villages, and Town Centers.

Pathways and trails provide places for cyclists, hikers, walkers, runners, inline skaters, and pedestrians to exercise and experience the many natural and cultural wonders found within Neighborhoods, Villages, and Town Centers. Not only do they serve as independent community amenities but they also enhance existing recreation resources by linking neighborhoods and schools to parks, waterfronts, civic spaces, and other facilities. Their locations and design need to ensure maximum personal safety (i.e. Crime Prevention Through Environmental Design (CPTED)).

A pathway and trails network integrated into an urban setting allows for numerous benefits to a community. These include public health, better quality of life, and recreational activities. Also, they can provide a broad range of environmental aspects, such as supporting wildlife and protection of watersheds. Four pathways types are suggested for the West Villages:

- Primary Eco-Trail within Greenbelt
- Secondary Eco-Trail Network
- Tertiary Eco-Trail and Neighborhood Trail Network
- Urban-Trail Network

These multi-modal pathways and trails are further described in the following subsections.



A. Primary Eco-Trail with Greenbelt

B. Secondary Urban Trail



C. Tertiary Eco-Trail and Neighborhood Trail Network



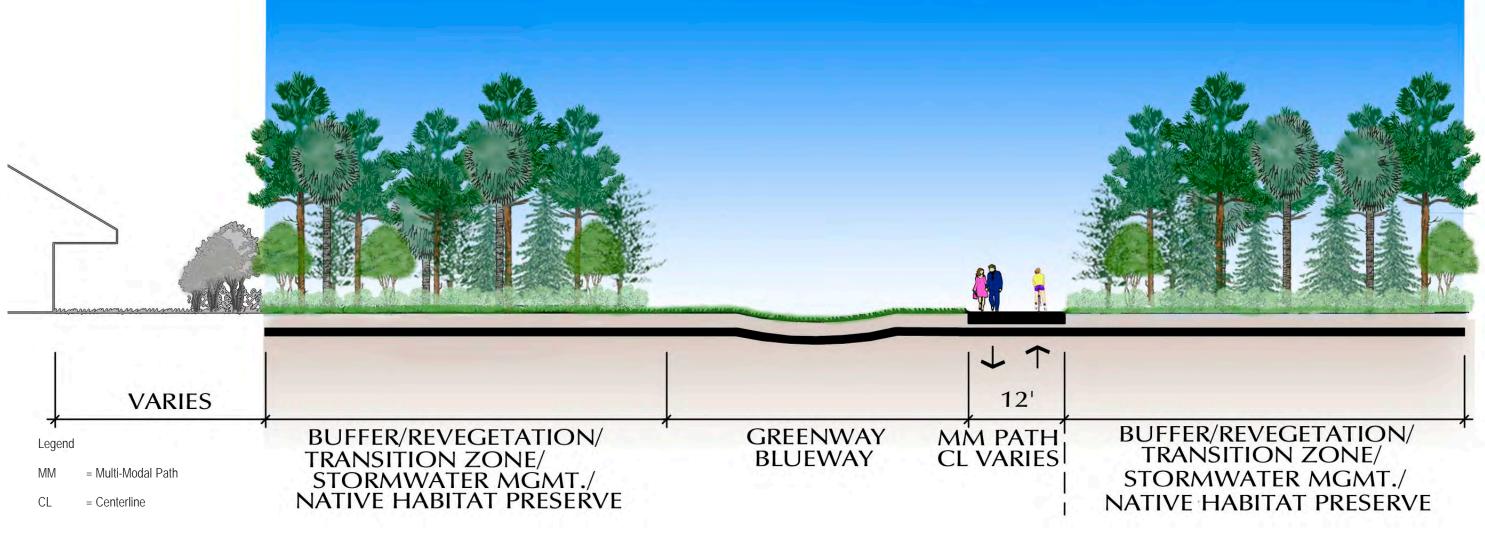
D. Urban Trail Network



A. Multi-Modal Trails - Type "A": Primary Eco-Trail within Greenbelt

Characteristics and Functions:

- For multiple functions including multi-modal connectivity, water management, and Village/Neighborhood amenity/buffering
- Eco-Trail also functions as linear park
- Alignment of Eco-Trail varies/meanders within corridor and may be adjacent to roadway right-of-ways
- Thematic signage and wayfinding should be used throughout the trail system
- More rural appearance



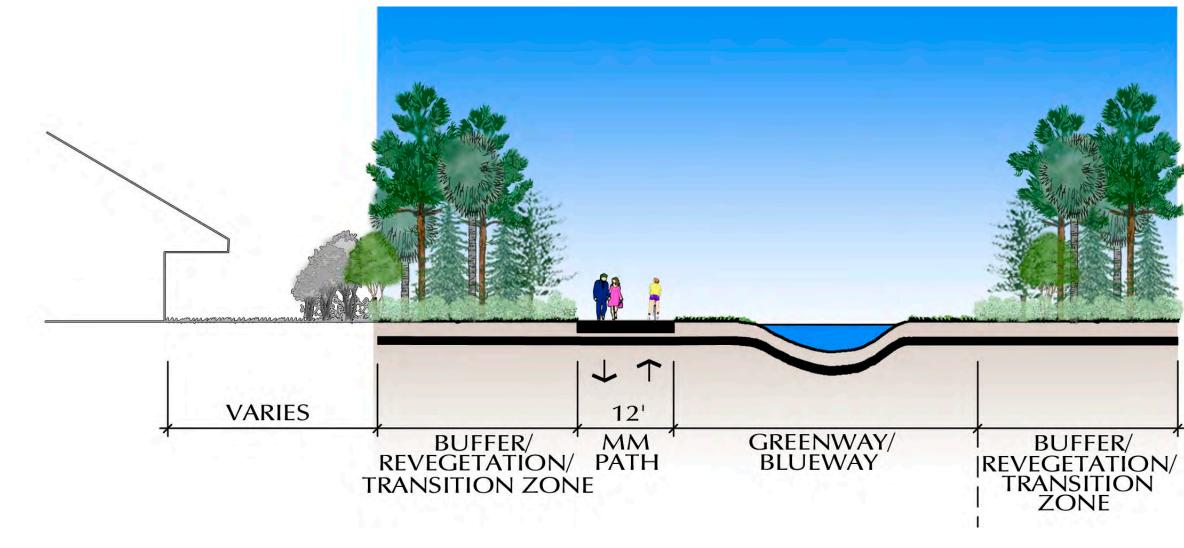
Dimensions are approximate



B. Multi-Modal Trails - Type "B": Secondary Eco-Trail Network

Characteristics and Functions:

- Similar to Type "A" but for more localized Neighborhood/Village applications
- Eco-Trail also functions as Village edge and linear park
- Alignment of Eco-Trail varies/meanders within corridor and may be adjacent to roadway right-of-ways
- Thematic signage and wayfinding should be used throughout the trail system



Dimensions are approximate



MM

= Multi-Modal Path

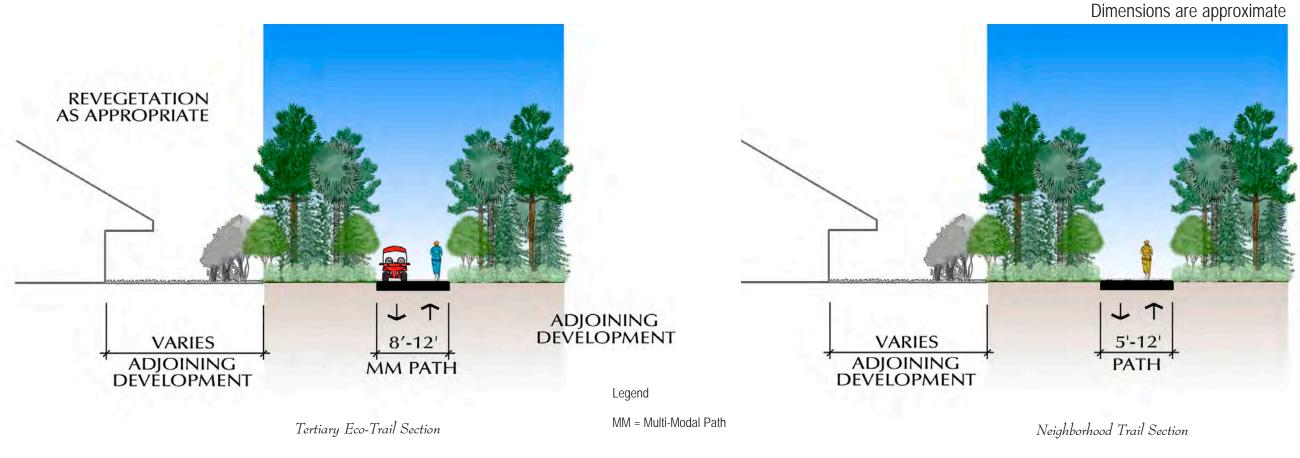
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C. Multi-Modal Trails - Type "C": Tertiary Eco-Trail and Neighborhood Trail Network

Characteristics and Functions:

- Intended for localized connections/"shortcuts" within Villages/Neighborhoods, as well as use in greenbelts/buffers as appropriate
- Functions as Village connectors to Type "A" and Type "B" Eco-Trail Network
- Eco-Trail alignment may be located within and meandering within natural corridors and greenbelts
- Neighborhood Trail alignment is located within landscaped areas, linear parks or along golf courses
- Thematic signage and wayfinding should be used throughout the trail system



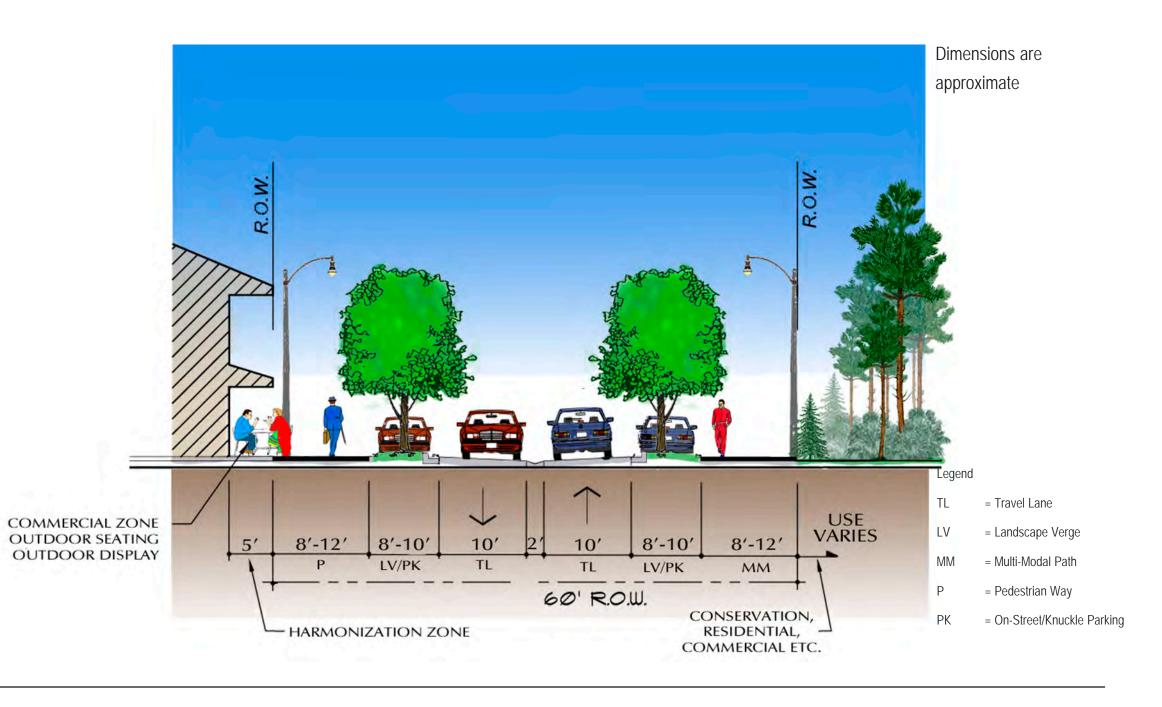
ADJOINING DEVELOPMENT, NEIGHBORHOÓD, **OR COMMUNIY** EDGE



D. Multi-Modal Trails - Type "D": Urban-Trail Network

Characteristics and Functions:

- Urban Trails are normally destinations or end point
- Urban Trails also function as Village connectors
- Located within Village Centers, Town Centers and
- Alignment is usually uniform, follows building lines within landscaped areas
- Thematic signage and wayfinding should be used

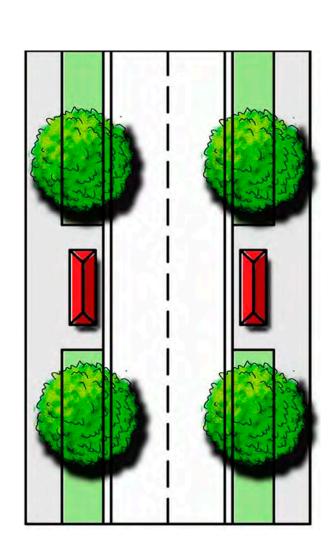


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ransit Stops provide a waiting area for riders and transit vehicles and are an integral part of the neighborhood they serve.

Transit Stops should be appropriately located and visually attractive, reinforcing a Village or Town Center's architectural theme. The quality of the areas around them will contribute to their use or discourage their use. Ways to identify transit stops and incorporate them into the streetscape include:

- A sign bearing the local transit agency's name
- Appropriate route numbers
- Accessibility for people with disabilities
- Route maps and schedules
- Community and activity center information
- Different paving patterns around the transit stop
- Additional thematic lighting
- Well-maintained trees and landscape that protect the pedestrian from traffic
- Architectural elements
- · Standardized shelter









Appendix A:

Preferred Plant List

Common Name	Scientific Name	Common Name	
<u>STREET TREES</u> Live Oak	Quercus virginiana	<u>MULTI-STEM PALMS</u> Alexandra Palm Areca Palm	/
CANOPY TREES Magnolia Cypress Laurel Oak Live Oak Holly Red Maple Sweet Gum Slash Pine Elm Sycamore Black Olive Red Cedar Wild Tamarind	Magnolia virginiana Taxodium spp. Quercus laurifolia• Quercus viginiana Ilex spp. Acer rubrum Liquidambar styraciflua Pinus elliottii Ulmus spp.• Platanus occidentalis Bucida buceras• Juniperus virginiana• Lysiloma latisiliquum	Macarthur Palm Paurotis Palm Senegal Date Palm Bismarck Palm Christmas Palm Pygmy Date Palm	
<u>SINGLE TRUNK PALMS (cluster a</u> Cabbage Palm Pindo Palm Queen Palm Washington Palm Foxtail Palm	<u>pplication)</u> Sabal palmetto Butia capitata Syagrus romanzoffiana• Washingtonia robusta• Wodyetia bifurcata		
<u>SINGLE TRUNK PALMS (free star</u> Sylvester Date Palm Royal Palm Travelers Palm Medjool Date Palm Washingtonia Palm Foxtail Palm Pindo Palm	nding application) Phoenix sylvestris Roystonea elata Ravenala madagascariensis• Phoenix dactylifera 'Medjool' Washingtonia robusta• Wodyetia bifurcata Butia capitata		

Scientific Name

Archontophoenix alexandrae Dypsis lutescens Ptychosperma macarthurii Acoelorrhaphe wrightii Phoenix reclinata Bismarckia nobilis Adonidia merrillii Phoenix roebelenii

Appendix A: - continued

Preferred Plant List

Common Name	Scientific Name	Common Name	Sc
ORNAMENTAL TREES/ACCENTS Crape Myrtle Indian Hawthorn standard Jacaranda Oleander standard Royal Poinciana Pink Trumpet Tree Golden Trumpet Tree Tree Hibiscus Weeping Bottlebrush (or regular) Gumbo Limbo Southern Red Cedar Necklace Pod Dahoon Holly Loquat Tree Ligustrum Weeping Podocarpus White Bird of Paradise Crape Myrtle Orange Bird of Paradise Jatropha Wax Myrtle Golden Shower King Sago Palm Cardboard Gardenia Tibouchina/Purple Glory Tree European Fan Palm Giant Crinum Lily	Lagerstroemia indica Rhaphiolepis Majestic Beauty Jacaranda mimosifolia • Nerium oleander • Delonix regia• Tabebuia heterophylla• Tabebuia chrysotricha• Hibiscus rosa-sinensis• Callistemon viminalis Bursera simaruba Juniperus silicicola Sophora tomentosa Ilex cassine Eriobotrya japonica• Ligustrum japonica Podocarpus gracilior Strelitzia nicolai Lagerstroemia indica Strelitzia reginae Jatropha integerrima Myrica cerifera • Cassia fistula • Cycas revoluta Zamia furfuracea Gardenia spp. Tibouchina granulosa Chamaerops humilis Crinum spp.	SHRUBS Florida Privet Pittosporum Seagrape Holly Podocarpus Silver Buttonwood Viburnum Hibiscus Ixora Oleander (dwarf or regular size) Simpson Stopper Anise Bush Allamanda Ligustrum Beauty Berry Variegated Ginger Orange Jasmine/Chalcas Peace Lily Bamboo Japanese Boxwood Chinese Fan Palm Cocoplum Firebush Thryallis Dwarf Schefflera Pampas Grass Philodendron Plumbago Saw Palmetto Yucca Canna Lily Downy Jasmine Shining Jasmine Golden Dew Drop	Foil P Coil II IN Milli Al LiQA AM SPA (NBLIC) HI G H COP PL SY CA JA D

Scientific Name

Forestiera segregata Pittosporum tobira Coccoloba uvifera llex spp. Podocarpus spp. Conocarpus erectus sericeus Viburnum spp. Hibiscus rosa-sinensis Ixora spp. Nerium oleander Myrcianthes fragrans Illicium spp. Allamanda neriifolia Ligustrum japonicum Callicarpa americana Alpinia zerumbet 'variegata' Murraya paniculata Spathiphyllum spp. Bambusa spp. (non-invasive – clumping type only) Buxus microphylla japonica Livistona chinensis Chrysobalanus spp. Hamelia patens Galphimia glauca Heptapleurum arboricolum Cortaderia selloana Philodendron spp. Plumbago auriculata Serenoa repens Yucca spp. Cannas spp. Jasminum multiflorum Jasminum nitidum Duranta erecta

Appendix A: - continued

Preferred Plant List

Common Name

GROUNDCOVER

Blue Daze Coontie Natal Plum Lily Turf Perennial Peanut Lily of the Nile Daylily Juniper Lantana Mexican Heather Society Garlic Flax Lily African Iris Holly Fern Swordfern Minima Jasmine (green or variegated)

<u>VINES</u>

Cross Vine Bougainvillea Coral Honeysuckle Confederate Jasmine (green or variegated) Flame Vine Passion Vine Creeping Fig Carolina Jessamine Scientific Name

Evolvulus glomeratus Zamia floridana Carissa spp. Liriope spp. Arachis glabrata Agapanthus africanus Hemerocallis spp. Juniperus spp. Lantana spp.* Cuphea hyssopifolia Tulbaghia violacea Dianella spp. Dietes vegeta Cyrtomium falcatum Nephrolepis spp.*

Trachelospermum aslaticum 'minima'

Bignonia capriolata Bougainvillea spp. Lonicera sempervivens

Trachelospermum jasminoides Pyrostegia venusta Passiflora incarnate Ficus pumila (repens) Gelsemium sempervivens

Common Name

<u>GRASSES</u>

Cordgrass Fakahatchee Grass Dwarf Fakahatchee Grass Fountain Grass Muhly Grass

> *Excluding species listed on the Florida Exotic Pest Plant Council's (FLEPPC) list of invasive species. •Low wind tolerant trees and palms.

Scientific Name

Spartina bakeri Tripsacum dactyloides Tripsacum floridana Pennisetum setaceum Muhlenbergia capillaries



DATABASE STANDARDS STORMWATER MANAGEMENT SYSTEM SURVEY AS-BUILT REQUIREMENTS

	Description	Location and/or Interval
1	Structures, manholes, inlets; locate and obtain elevations and sizes of windows, weirs, orifices, gates, pipes, skimmers, etc.	Each
2	2 Storage Areas for Treatment and Attenuation, Lakes, Littoral Zones, Floodplain Compensation, Mitigation Areas and other constructed water bodie	
	Top-of-bank Toe-of-slope Bottom of lake Cross-sections at littoral shelf and/or lake Cross-sections at mitigation/enhancement areas	100' 100' 5 per acre 250' 2 per acre
3	Water level, per water body, with date recorded	Each
4	Benchmark with description, establish one per major water control structure	Each
5	Swales Flow line Cross-section	100′ 500′

B-1

Elevation Required

Yes

Yes Yes Yes Yes Yes Yes Yes

Yes Yes

UTILITY CONSTRUCTION SURVEY

	Description	Location and or Interval
1	Sanitary Sewer Lift station, manhole; inverts of each pipe, window, stub; top	Each
	Distance Between manholes	Each
	Force main; location and obtain elevation of top of pipe and of each fitting	50'
	Force main fitting or bend	Each
	Sanitary sewer service	Each
	Length of Service	Each
2	Water and/or Reclaimed Water Main Locate and obtain elevation of each bend, fitting, etc. and along pipeline	50′
	Fittings, bends, etc.	Each
	Water and reuse service	Each
	Length of Service	Each
3	Miscellaneous Underdrain cleanout	Each
	Centerline of utility duct crossings, FP&L, GTE, Comcast, Peoples Gas, Irrigation, etc.	Each
	Finish grade at lot and/or building pad; may be at center of lot of four corners of each building pad as per Owner's request	Each Lot or Pad

Elevation/Manufacturer/or Date of install Required

Yes
No
Yes
Yes
Yes
No
Yes (elev. only)
No
No
No
No
Yes (at ends)
Yes

C-1

Goal 4: To realize the long range planning vision for the City of North Port, the City shall create the Village Land Use Classification. The Village Land Use Classification has been designed to promote a pattern of development that will overcome the problems associated with urban sprawl; encourage a better jobs/ housing balance; promote a pattern of development that will reduce reliance on the personal automobile by allowing a greater variety of land uses closer to work and home; protect and enhance environmental assets and provide for an orderly transition from rural to urban land uses 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 Plan(s) (VDPP).

Objective 13: In order to fulfill the build-out vision for the City of North Port, any property under unified ownership or united application within the City, which can meet the minimum requirements to form a village, town center, and neighborhoods contributing to the formation of a village, may receive a Village Land Use Classification.

Policy 13.1: GENERAL VILLAGE PRINCIPLES

Each Village must adhere to the following general Community Planning Principles:

- Planning for villages shall be in the form of distinct neighborhoods served by a mixed-use village center. Each neighborhood shall contain a а. neighborhood center consisting of a civic space to accommodate a neighborhood park, elementary school or other similar neighborhood servicing civic facility. Neighborhood servicing commercial development shall be permitted in the neighborhood center. Groups of two or more neighborhoods shall be served by a mixed-use village center containing one or more of the following: housing, shops, work places, schools, parks, or civic facilities essential to the daily life of the Village residents.
- b. Village size shall be designed so that the neighborhood centers are generally within a 1.0 to 2.0 mile radius of the Village Center (shops, services and other activities). This radius may be relaxed for rural villages and where natural or community facilities and services interrupt the design.
- c. All Villages containing more than one neighborhood should contain a diversity of housing types to encourage citizens from a wide range of economic levels and age groups to live within its boundaries. This is accomplished by using the adjusted gross acreage approach, which is the gross acreage minus water bodies, wetland/conservation areas, and open space.
- Transit stops shall be incorporated into the design of the Village Center. d.
- The Village shall have a center focus that combines commercial, civic, cultural, or recreational uses. e. The Village shall contain an ample supply of open space (includes stormwater management areas, golf courses, floodplains, greenbelts, upland habitat areas, vehicular/utility corridors) in the form of squares, greens and parks whose frequent use is encouraged through access, placement, and design.
- Each Village shall have a well-defined edge, such as greenbelts, wildlife corridors permanently protected from development, or through the use of Q. urban design features which distinctly define the edge of the village.
- Local and collector streets, pedestrian paths and bike paths shall contribute to a system of fully-connected and interesting routes from individual h. neighborhoods to the Village Center and to other Villages. Their design shall encourage pedestrian and bicycle use.
- The natural terrain, drainage patterns and vegetation of preserved tracts of native habitats shall be contained within parks, open space or areenbelts.
- The Village Center shall be designed to encourage and accommodate linkage with the regional transit system.
- Where appropriate, civic structures, schools, clubhouses and other structures shall be designed as hurricane shelters to provide a safe environment for the residents or employees.
- City shall adopt standards governing development in storm surge I and II areas, per FEMA regulations.
- The maximum density for properties designated Village Land Use Classification shall be specifically established at the time of the comprehensive m. plan amendment. The maximum number of units for the Thomas Ranch property, as the boundaries existed on the date of adoption of this plan amendment shall be 15,000 dwelling units.

Policy 13.2: TOWN CENTER

A Town Center may be developed in support of Villages programmed for large annexed areas or land assemblages. A Town Center shall be created as part of the Village development in the area of western North Port known as the Thomas Ranch. The Thomas Ranch Town Center shall be located in the general area of the intersection of U.S. 41 and the proposed north/south arterial roadway that will traverse the village district. The Thomas Ranch Town Center shall be to provide a place for residential, office, retail, civic, and light industrial land uses with a more regional market base, the scale of which should not be appropriate in the villages (standards for design are identified in the accompanying table which follows).

In order for development to take place a Town Center must be located so that it has access to major interchange/intersection. A Town Center must be designed to encourage and accommodate linkage with the regional transit system. Town Center design must provide for connections with the collector streets, pedestrian and bike path system provided in individual Villages. Existing civic uses such as Fire/Police Stations and educational facilities shall be connected to the Town Center, where applicable. When developing a Town Center, close coordination with the School Board of Sarasota County shall be required to determine whether a school site should be reserved within the Town Center.

Prior to any development proceeding in a Town Center, a Village District Pattern Plan for the Town Center must be approved by the City of North Port. Requirements for the Town Center shall be the same as the Village District Pattern Plan identified in Policy 13.6 of this section.

The following standards should be used in designing Town Centers:

Minimum Density: Maximum F.A.R.: Density Incentives:	1.0	ted Gross Acre Adjusted Gross Ac	re with Transfer of Development Rights (TDR
Land Use Mix 1. Residential* 2. Commercial	Minimum Lar	nd Area Required 15	Maximum Land Area Permitted 30%
Retail & Services	S	30	70%
3. Office & Light Inc	dustrial	0	50%
4. Overall Commerce Office/Industrial		90	70%
5. Civic	~ /	15	No Max
6. Parks & Open S	pace	30	No Max

* Residential dwellings are permitted above ground floor commercial uses and home businesses utilizing the Internet and similar technologies are encouraged.

* Minimum acreage based upon a 300-acre Town Center.

A Town Center shall be integrated with the regional transit system. The design shall include designated locations for establishment of transit stations/stops as a component of a mixed-use development.

R)



Policy 13.3: VILLAGE SIZE

Policy 13.3.1: Village

Each Village should be planned so that it includes no greater than 2000 acres of gross land area. This area may be increased at the discretion of the City where substantial acreage is included in natural water bodies, open space, or wetlands/conservation areas. The adjusted gross density in each Village shall generally not be less than 3.0 DU/per adjusted gross acre. Adjusted gross density in the Village shall be capable of supporting, at a minimum, a grocery store anchored commercial center of 80,000 to 150,000 square feet. The Village shall be composed of no less than two (2) neighborhoods, except where constrained by natural or manmade features. Each Village shall contain civic space in the form of a village park and, if required by the Public Improvements Plan analyses completed per Section 13.6.III.3, one (1) elementary school. A village green and, if required by Section 13.6.III.3, one (1) middle school site should be provided in the Village Center. Size requirements for the village green shall be consistent with minimum standards in 13.5.2. The minimum size of a village park should be at least 5 acres.

Policy 13.3.2: Rural Village

Each Rural Village should be planned so that it includes no less than 3,000 acres of gross land area. Gross density within the rural village shall be no greater than 1 DU/3 acres. Each Rural Village Center shall contain civic space for an elementary school or civic related use and central square or park, which should be designed as the focal point for the Rural Village Center. The Rural Village shall be designed around traditional village design criteria as defined in the City of North Port Land Development Code. The size and amount of non-residential uses in the Rural Village Center should support the scale and market demand associated with the total number of residential units in the Rural Village and not surrounding regional or sub-regional market demands.

Policy 13.4 NEIGHBORHOOD DEVELOPMENT

Policy 13.4.1: Neighborhoods

Residential neighborhoods generally shall not exceed 500 adjusted gross acres and should offer neighborhood facilities and civic services including passive and active recreation facilities. The development of a variety of housing types is encouraged. Attached dwellings are encouraged for the property surrounding the neighborhood center (focal point). Civic space shall be provided within each neighborhood. Each neighborhood shall be designed so all housing units are generally within a $\frac{1}{2}$ mile radius of the neighborhood center.

Policy 13.4.2: Rural Neighborhoods

No minimum size requirements will be instituted for rural neighborhoods. As a general guideline, it is recommended that approximately 1,500 adjusted gross acres be included in a rural neighborhood. Due to the low density of development (1DU/3 acres), the focal point for rural neighborhoods shall be contained in the rural village no minimum radius is required.

Policy 13.5: COMMERCIAL DEVELOPMENT

Commercial development shall be permitted in conjunction with a Neighborhood or Village Center.

anu use	IVIIX	IVIII III Lanu Area Requireu	Maximum Lanu Area Permilleu
1.	Residential	25%	40%
2.	Commercial	20%	60%
	Retail & Services		
3.	Office	10%	25%
4.	Overall Business	30%	60%
	(2&3 Combined)		
5.	Ćivic	5%	No Max
	Parks & Open Sp		No Max
	•		

Policy 13.5.1: Neighborhood Centers

Area set aside for commercial development shall be in addition to that required for any civic use. Commercial development shall be permitted in Neighborhood Centers in association with the following standards:

- Total land area shall not exceed four (4) acres (not including lands uses such as civic areas, open space, schools). (a)
- Floor area ratio (FAR) may not exceed .25 FAR with maximum gross floor area of approximately 20,000 square feet. (b) (c) (d) (e)
- Located within walking distance criteria required in Policy 13.4.1
- Should be located central to the neighborhood separated from major collector or arterial roads.
- Site design, which emphasizes parking behind or beside buildings and incorporates the use of landscaping and pedestrian such as benches, bike parking and coordinated architectural scheme. The site design shall maintain the mass, scale and character of the surrounding neighborhoods. The Neighborhood Center must be linked to the adjoining neighborhood by sidewalks and bike paths.
- Residential dwellings above ground floor commercial uses will be permitted. (f) (q)
- Users shall be limited to convenience retail and service operations and office, which are intended to serve the neighborhood population.

Policy 13.5.2: Village Center

The Village Center shall function as a community of compatible uses in a compact setting serving the surrounding neighborhoods. The Village Center shall provide for a mix of land uses such as residential, commercial, office uses, personal and household service establishments, civic uses, public facilities, parks, playgrounds, or other similar services designed to meet the needs of the adjoining neighborhoods. The following standards should be used in designing the Village Center:

50 adjusted gross acres and location to be determined by Village District Pattern Plan Maximum Size -Maximum Density - 3.0 units/ adjusted gross acre:

Maximum FAR -.40

Density Incentives: up to 16 units/ adjusted gross acre/with Transfer Development rights (TDR)

The Village Center should be located on a collector road serving the village or at the intersection of two collector roads. Collector roads should not split the Village Center unless the road is designed to facilitate and encourage pedestrian access along and across the roadway. The Village Center may be located on an arterial road provided that the center is not designed to be located on both sides of the arterial road. The Village Center shall be designed to accommodate linkage with the regional transit system. The transit stops should be located so that they are easily accessible to commercial uses. The Village Center shall not be consolidated into a larger commercial complex serving more than one Village, except in circumstances where it can be demonstrated that placing village centers proximate to each other will advance City goals for accessibility and reduced vehicle trips. Village Centers should generally maintain a separation of approximately one mile from another Village Center and ½ mile from a Neighborhood Center. Schools sites if required shall not be included in the computation for maximum size of the Village Center.

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Policy 13.5.3: Rural Village Center

A Rural Village Center should function as the focal point and serve the neighborhood and convenience retail and office needs of the surrounding rural community. The Rural Village Center shall allow for a mix of land uses such as residential, commercial, office, civic, or and parks.

The following standards should be used in designing a Rural Village Center:

Maximum Size:	10 Acres
Maximum Density:	1 DU/3 Adjusted Gross Acres
Maximum F.A.R.:	.30 maximum non-residential floor Area limited to no greater th
Square Feet	, i i i i i i i i i i i i i i i i i i i
	Up to 8 DU/ Adjusted Gross Acre with TDR's. Where rural dev
	lots no smaller than 1 DU/acre to create greater open space,
	e transferred into the rural village center at a rate of up to 1
DU/1 Acre	

Policy 13.6: INITIATION OF A VILLAGE/DISTRICT PLANNED DEVELOPMENT

Detailed Village boundaries must be established through the adoption of a Village District Pattern Plan (VDPP). 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. However, the initiation of a VDPP does not constitute proposal of an actual plan of development by the developers of land within the Village, and the approval of a VDPP by the North Port City Commission does not constitute an authorization to commence development within the Village. Following approval of a VDPP, a developer of land within the Village must apply for and obtain from the City approval of specific plans of development which are consistent with the approved VDPP. A VDPP must be prepared in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with Policies 13.1 - 13.12 in this section. Each and every step involved in the preparation of the VDPP must be directed by, or coordinated with, the City and must include at a minimum the following information:

I. Site Analysis

Prior to the initiation of the VDPP, a site analysis shall be prepared including, but not limited to, the following information:

- 1. Identification of extent and location of natural features in the VDPP area pursuant to the Principles 13.1.i and k. The preparation of any VDPP shall utilize, but not be limited to, the baseline environmental mapping, consistent with Chapter 62-340, F.A.C., the State of Florida Unified Wetland Delineation Methodology, the Florida Land Use Forms and Classification System, and shall comply with the regulatory requirements of State and Federal agencies identified in Principles 13.1.i and k.
- 2. Identification of the quality and character of the native habitats in the VDPP area within an environmental report, which identifies corresponding opportunities and constraints to development within the area.
- 3. Identification of the usable land area, and the need for the proposed development.
- 4. Identification at a conceptual level of the area suitable to address stormwater management requirements.
- 5. Identification of public facilities and services available to the area; capacity available; and, any deficiencies.
- 6. In addition to the criteria in the Village Land Use Classification, preparation of specific guidelines and standards for staff and community review which will guide development of the VDPP.

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- 7. Identification of existing and proposed land uses in proximity to the property, which should be considered in preparation of the VDPP.
- 8. Preparation of a map identifying any perceived opportunities and constraints to development of the Village.
- 9. Provide an opportunity for the public to review the findings of the site analysis to provide input related to the identification of opportunities and constraints to development.
- **II.** Preliminary VDPP
 - 1. Prepare rough sketch plans for staff and community review. The sketch plans shall include:
 - a. The location of each neighborhood, neighborhood center and village center in conjunction with the provisions of the Village Land Use Classification. For the neighborhoods, a computation of the adjusted gross density should be provided along with the permitted uses and proposed lot sizes. For neighborhood and village center, a computation of gross density shall be provided, as well as the area and percentage of land use mix in conjunction with the categories found in Policy 13.5.
 - b. Circulation routes for auto, transit, pedestrian, and bicycles including consideration for connection with the surrounding area. For each facility to be included in the VDPP, design criteria shall be included addressing:
 - Approximate center line locations of proposed primary roadways
 - Right of Way width's
 - On street parking (if applicable)
 - Landscape and streetscape treatments
 - Design cross section(s)
 - c. The proposed location, size and capacity of major infrastructure components including wastewater, water, and stormwater, and solid waste.
 - d. Preliminary criteria for each land use category, pursuant to Policies 13.5.2, 13.2, and 13.5.3, proposed for the VDPP including, but not limited to:
 - Minimum lot size
 - Setbacks
 - Height
 - Density
 - Floor Área Ratio (non-residential)
 - Signage
 - Architectural style for non-residential areas
 - e. Illustrate how existing development, if any, is to be integrated within the plan.
 - f. Provide an opportunity for the public to review the Preliminary VDPP. Each property owner in the VDPP area must be notified of the opportunity as well as special interest groups identified by the City of North Port Community Development Department. The public review opportunity must also be advertised in a newspaper of general circulation in the area. Comments from the public must be documented and summarized in a report to the City of North Port Community Development Department.



III. Proposed VDPP

Based on the results of the informational session described in II.f., preparation of the proposed Village District Pattern Plan will include the following elements:

- 1. Statement of the community goals and objectives to be accomplished by the VDPP.
- 2. Preparation of the VDPP Exhibits:
 - Land use plan
 - Transportation plan
 - Environmental impact plan
 - Public facilities plan
 - Design performance standards
- 3. Preparation of a Public Improvements Plan which identifies the infrastructure necessary to support development of the VDPP, the proposed source of funding, and the approximate timing for construction. The Public Improvements Plan shall include an analysis of the need for roadways, utilities and schools and shall demonstrate how the VDPP addresses those including:
 - a Detailed land use plan indicating the location of neighborhoods, neighborhood centers, and village center including the proposed locations for transportation facilities (auto, transit, bike, pedestrian), major community services, as applicable, (water and wastewater plants, stormwater and floodplain management, solid waste transfer stations, fire and police substations, government buildings), neighborhood school's), parks, greenbelt, and any conservation areas.
 - b A Transportation Plan. This plan shall include the location of all arterial and collector roadways, their right-of-way width, and design cross section. It shall also address the proposed location of transit routes and the manner in which they can be integrated into the regional transportation system. The location of all bikeways and pedestrian paths shall be provided demonstrating the ability to access all schools, commercial and civic areas. The transportation plan shall be accompanied by an analysis report demonstrating the impact on transportation facilities, including impact on hurricane evacuation clearance times, and documenting the timing and estimated cost for transportation improvements required by development.
 - c Identification of anticipated impacts to native habitats including: wetlands and representative tracts of upland habitats. Native habitats not proposed for impact shall be preserved in a manner that protects or enhances any significant ecological functions. Particular emphasis shall be placed on the conservation of wetlands and upland habitats as linked ecological components within greenbelts. Land uses shall be distributed in a manner that minimizes the effect and impact on wetlands. The protection and conservation of wetlands shall be ensured during the preparation of the VDPP. The type, intensity or density, extent, distribution and location of allowable land uses and the types, values, functions, sizes, conditions and locations of wetlands are land use factors which shall be considered when directing incompatible land uses away from wetlands during the preparation of the VDPP. When no reasonable alternatives to avoid wetland impacts exist, mitigation shall be considered as one of the means to compensate for loss of wetland functions.

d Location and size of necessary water and wastewater systems. Including an analysis of demand, the location and size of plants, major distribution and collection systems.

e The design performance standards that will be utilized in the review and approval of all development plans processed for different land use categories in the village.

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- f As part of the VDPP approval process, the applicant shall be required to provide the City with an Educational Facilities Needs Analysis ("EFNA"). The EFNA shall, at a minimum, include the proposed number of dwelling units, at timed stages/phases throughout the development of the property subject to the EFNA, and the proposed number of public school students to live therein. The EFNA shall be submitted by the City to the School Board for review and analysis. The City shall offer the School Board multiple opportunities during the VDPP process to provide input as to school size, location and other issues concerning public schools' impacts or needs. Upon receipt of same from the School Board, the City shall encourage the School Board to coordinate with the City on all such issues during the VDPP process.
- 4. Prepare an analysis for the anticipated cost of development vs. revenues and other public benefits. Where a short fall that is not mitigated by other public benefits, such as economic development, exists identify the financial mechanisms that will be utilized to cover any short-fall and anticipated revenues accruing from application of the financial mechanism.
- 5. Provide an opportunity for public review and comment on the proposed VDPP as per the requirements of II. f. Make any refinements to the Proposed VDPP documents and submit the resulting Proposed VDPP to the City of North Port Community Development Department for review and approval by the Local Planning Agency and City Commission.
- **IV**. Final VDPP
 - 1. Based on any changes resulting from required public sessions make any refinements to the VDPP and submit to the City of North Port. Preparation of a Final VDPP with related drawings and text will be based upon final approval by the North Port City Commission.
 - 2. Where the fiscal analysis provided in the VDPP requires implementation of an independent tax district or other related financial mechanism to support development, such district or mechanism shall be in place before recordation of the first final plat. 3. The City shall amend the CIP, as appropriate.

Policy 13.7: FACILITIES AND SERVICES

The City of North Port may adopt a Developer's Agreement for directing the timing and location of future development within the Village Classification and VDPP.

The Developer's Agreement shall identify those community facilities (including but not limited to schools and park sites, road rights-of-way, water and wastewater treatment sites, and other utility rights-of-way), which will be subject to the agreement. The land required to accommodate adequate public facilities shall be conveyed to the City pursuant to the Developer's Agreement.

Each Developers Agreement for each VDPP shall be evaluated to determine that adequate facilities and services are or will be available. Where facilities or services are determined to be inadequate the provisions of the developer(s) agreement shall correct any deficiency and allow development to proceed. All development in the Village will be served by central sewer and water service. Rural Villages may be served by wells and septic systems. However, on-site utilities, temporary septic tanks, and potable water wells, where deemed appropriate by the City of North Port, may be used in initial stages of development until adequate demand is available to support a central water and wastewater system, at which time the structures shall be required to connect to the system(s) pursuant to local ordinance or, absent such local ordinance, pursuant to Florida Statutes. On-site utilities shall only be utilized where soil and water table conditions will permit their use and; where the developer shall install the necessary water and sewer lines (dry lines) to ultimately connect the development to the central utility system; and, the area is included in a capital improvement program which provides for central utility services to be in place in the next five (5) years or the planning period approved in the VDPP.



Policy 13.7.1: Where applicable, the City shall pursue an interlocal agreement with Sarasota County, or other utility providers, to interconnect City system and County (or other) water systems.

Policy 13.7.2: Where applicable, the City shall pursue an arrangement for the provision of fire and emergency management services to proposed Town Center(s) and associated proposed villages.

Policy 13.8: VILLAGE GREENBELTS

Purpose: In addition to requirements for formal parks and neighborhood greens, greenbelts surrounding each village and Town Center, shall be required at the perimeter of each Village. This greenbelt must be provided to discourage sprawl by creating a definable Village and provide a permanent undeveloped edge, except as set forth in Policy 13.8.1 (g) and Policy 13.9, so that planning a Village within limited space takes on meaning. These greenbelts may function as an environmental corridor(s) incorporating passive recreation uses such as hiking and surface water management systems. The functions shall be consistent and compatible with the type of Village (i.e.: Village or Rural Village). In greenbelts which contain listed plant or animal species, or unique habitat types; no development other than passive recreational facilities shall be permitted within these areas. Significance shall be determined based upon an environmental assessment report and consultation with appropriate State or federal agencies. TDR's shall be assigned to the Greenbelt at a rate of two (2) dwelling units per acre and may be applied within the Village or Town Center unless the transfer will result in over crowding of the schools serving the area where TDR's are transferred.

Policy 13.8.1: Design Standards: In addition to discouraging sprawl by creating a definable Village and providing a permanent edge, the following design standards may be applicable depending on the Village type and the site constraints and opportunities.

- a Where incompatible uses exist between villages, the greenbelt shall function to buffer incompatible uses from a visual, auditory and separation perspectives. For example, the greenbelt may be designed to reduce noise impacts created by a principal arterial. b Significant environmental features may be linked by or incorporated into the greenbelt.
- c Greenbelts may be designed to preserve/enhance ambient water quality with contiguous wetland ecosystems.
- d The greenbelts may create and enhance a mosaic of preserved representative tracts of native habitat (both uplands and wetlands).
- e Greenbelt vistas and features must be compatible with the village type.
- f Greenbelts may facilitate collector and arterial roadways, as shown in the City of North Port Comprehensive Plan and pedestrian ways that shall link the villages to each other and the Town Center.
- g Where the Village Center may be located near or adjacent to the periphery of the Village, the village edge may include urban design features such as: the buildings placed adjacent to the sidewalk along the arterial or collector road, distinctive architectural style or site design requirements that differentiate one Village Center from another, or the creation of pedestrian promenades which by their landscaping and other amenities clearly define one village edge from another.

Policy 13.9: Collector and Arterial Roads

To protect the Village form of complete and integrated neighborhoods, villages shall not be designed to be severed by arterial highways as defined by the City of North Port, or the FDOT.

Arterials shall include a separation from the Village perimeter to the edge of the roadway. The area of separation shall be maintained as a permanent greenbelt and buffer.

Arterials may be located within greenbelts provided the roadway does not encroach on any preserved tracts of native habitat or conflict with the maintenance of wetland or preserved native habitat functions.

As a requirement of approval, a Village District Pattern Plan shall consider provision and location of Rights-of-Way for any collector or principal arterial highway.

Area sufficient to accommodate long range plans for mass transit shall be considered when acquiring rights-of-way for collector and arterial highways serving the area included in the Village Land Use Classification.

Any owner or developer of property located within the Village Land Use Classification and within the right-of-way of the collector or arterial highways, as identified by the City of North Port, may donate the right-of-way in exchange for Transferable Development rights. Transportation Impact Fee Credits may be granted in accordance with the City of North Port's Impact Fee Ordinance.

To encourage provision of rights-of-way for collector or principal arterial highways necessary to support the Villages, North Port will allow Transfer of Development Rights from the rights-of-way to designated receiving areas.

Policy 13.9.1: Prior to or concurrent with the applicable EAR, the City shall examine methods to provide mass transit to any future Town Center from the existing AC-1 master plan.

Policy 13.9.2: Where applicable, the City shall pursue an agreement regarding transportation impact fees that will be applied to County road projects adjacent or within a project site. If such an agreement is not executed the City shall perform a rational nexus study within the City limits and, based on that study, amend the transportation impact fee ordinance appropriately.

Policy 13.10: Transfer of Development Rights (TDR)

In order to encourage the implementation of the greenbelt requirements in 13.8, as well as preserve other important uplands, agriculture areas, water reuse area, aquifer recharge, wetland connections and wildlife corridors, the City of North Port may allow the transfer of development rights from these sending areas to receiving areas in the City of North Port. Priority will be given to these areas where platted lots of record have been assembled to allow infill development. The City will amend the TDR Ordinance to implement this policy by June 2002.

Policy 13.11: Land Development Code Update

By June 1, 2002, the City of North Port shall amend its Land Development Code to incorporate the design criteria for the Village Land Use Classification as described in policies 13.1 - 13. 11.

