



Myakka Crossings -River Rd-US-41 Voluntary Annexation

- Petition No. ANX-22-179, Ordinance No. 2023-08
 - Presented by: The Planning & Zoning Division
-

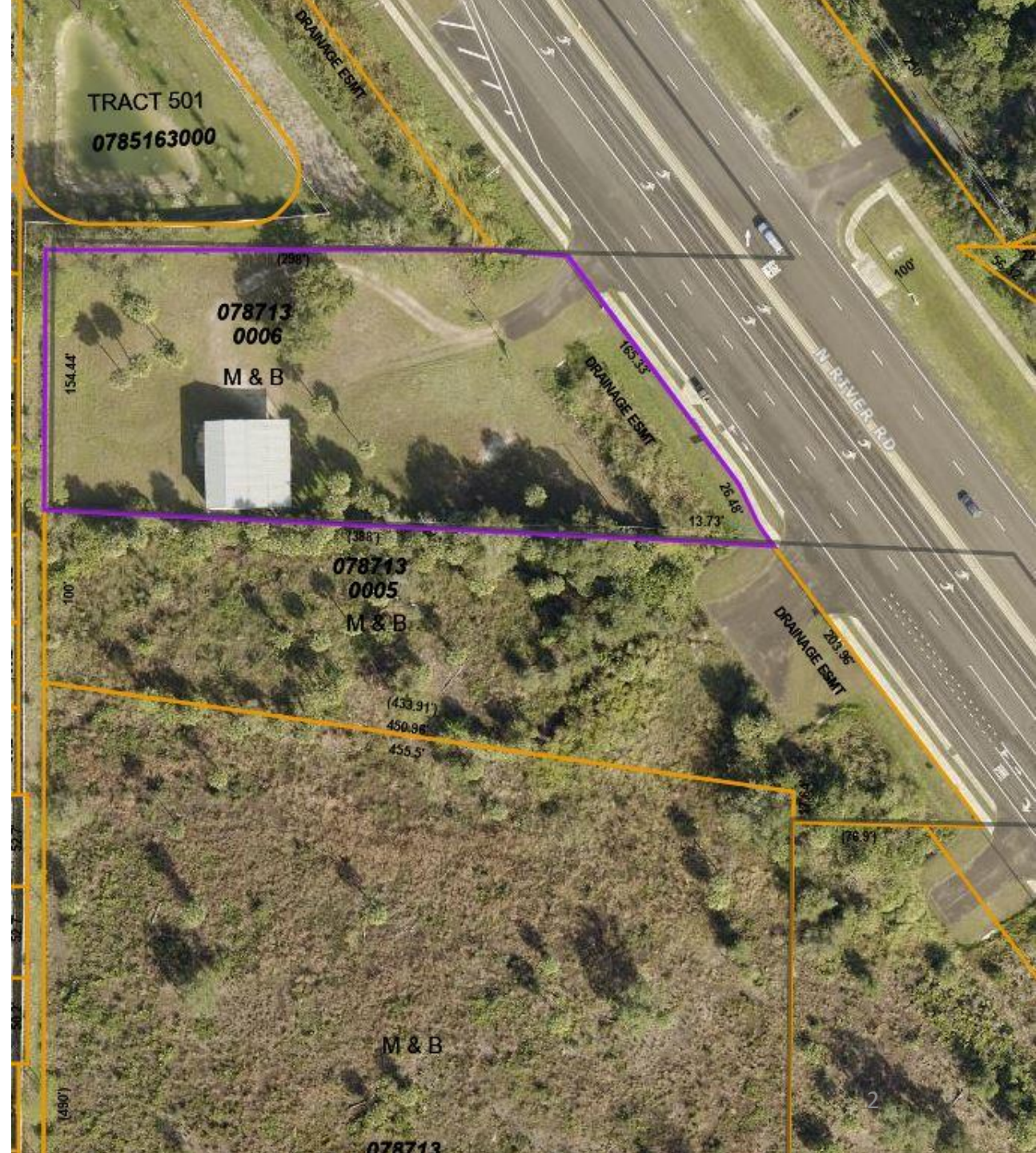
Overview:

Applicant: Bristol Edward Rudolph Revocable Trust; Bradford Baker, TTEE.

Property Owner: Bradford Baker, a/k/a Bradford Dennis Baker as Trustee of the Bristol Edward Rudolph Revocable Trust dated May 14, 1986, as restated May 11, 2001, and any amendments thereto.

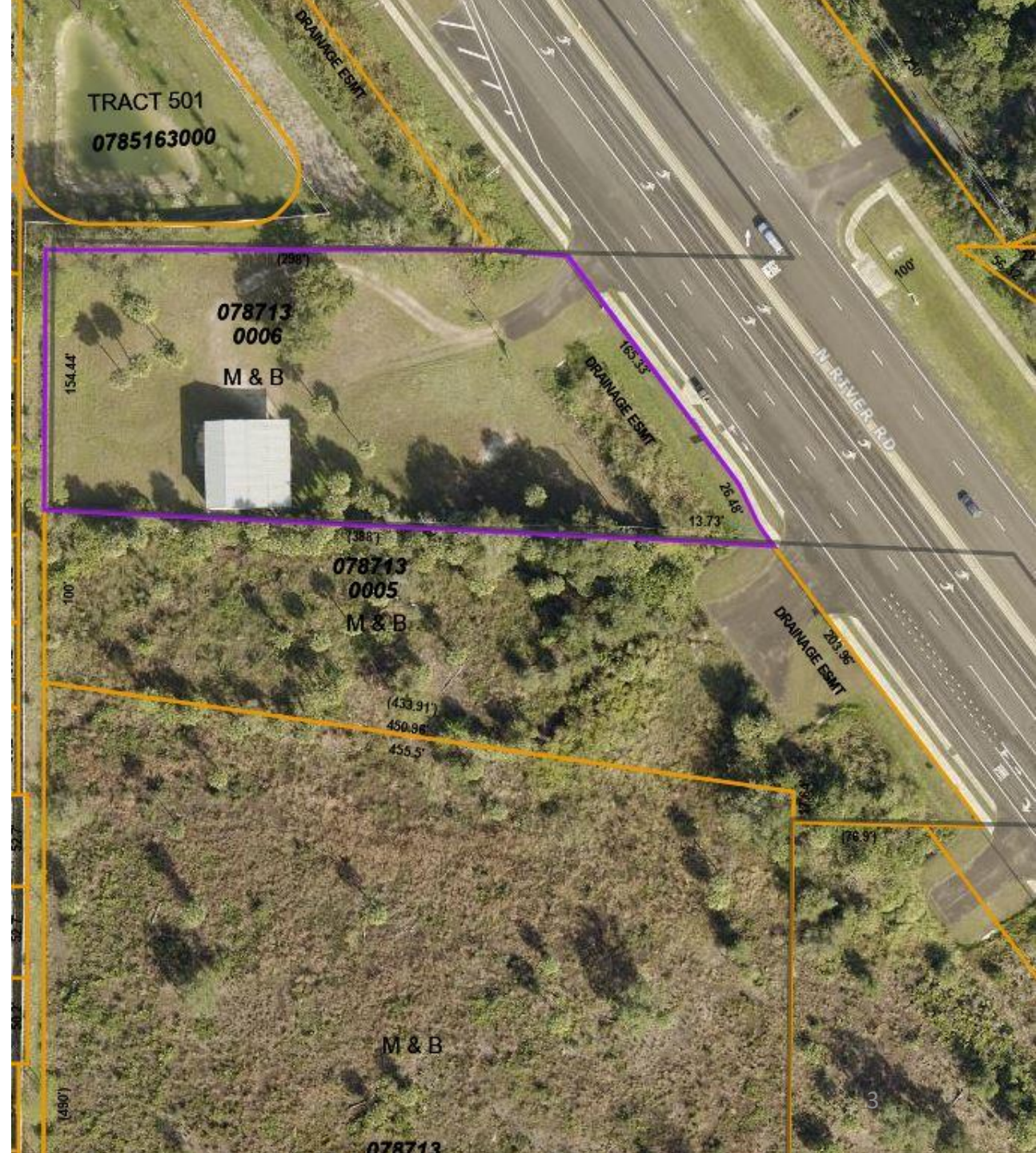
Request: Voluntary Annexation of \pm 1.1782 acres.

Location: Located approximately 600 feet north of S. Tamiami Trail (US-41) and west of N. River Road.



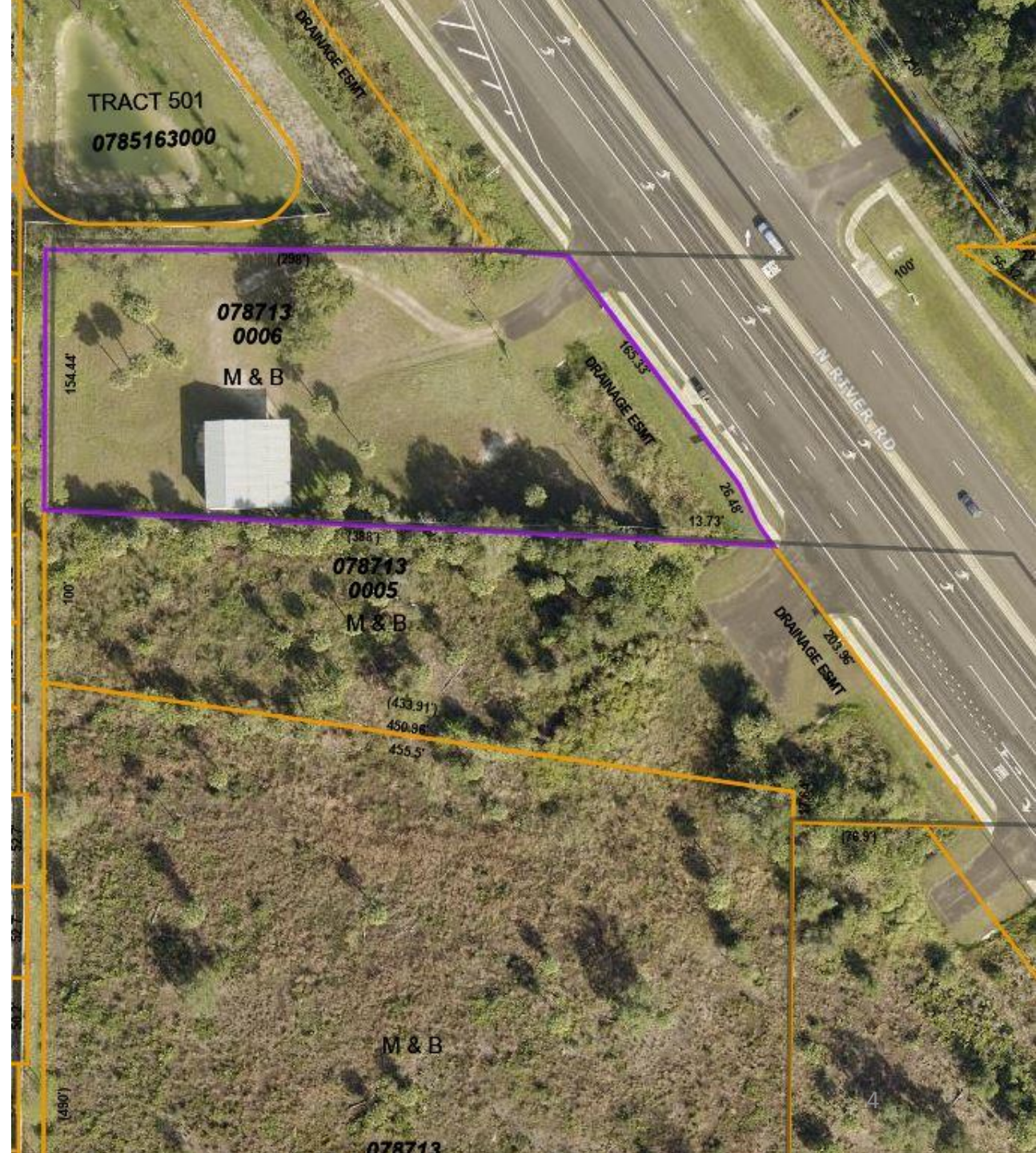
Background:

- The property is within the City's Future Annexation Area, meaning it has been designated to be considered for annexation.
- The land comprising the Paradise Ventures development was annexed into the city in 2003.
- The annexation parcel will be incorporated into the Paradise Ventures project site.



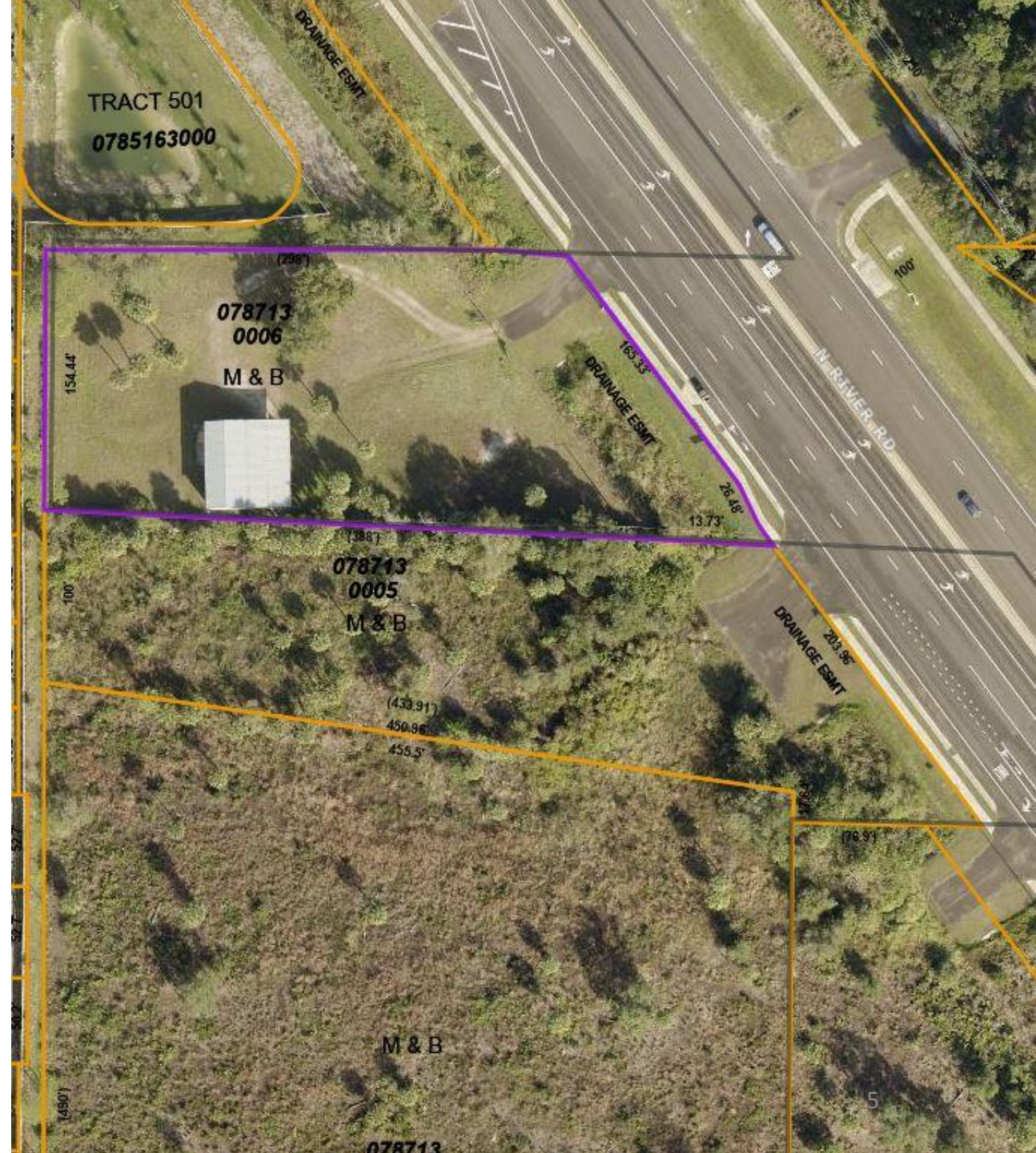
Additional Applications:

- Any petition to change the future land use of the property would first have to go through Sarasota County approvals following the County Charter, as there is no longer an active Joint Planning Agreement between the City of North Port and Sarasota County.
- Sarasota County Charter Section 3.3 addresses lands lying outside the Sarasota Service boundary area.



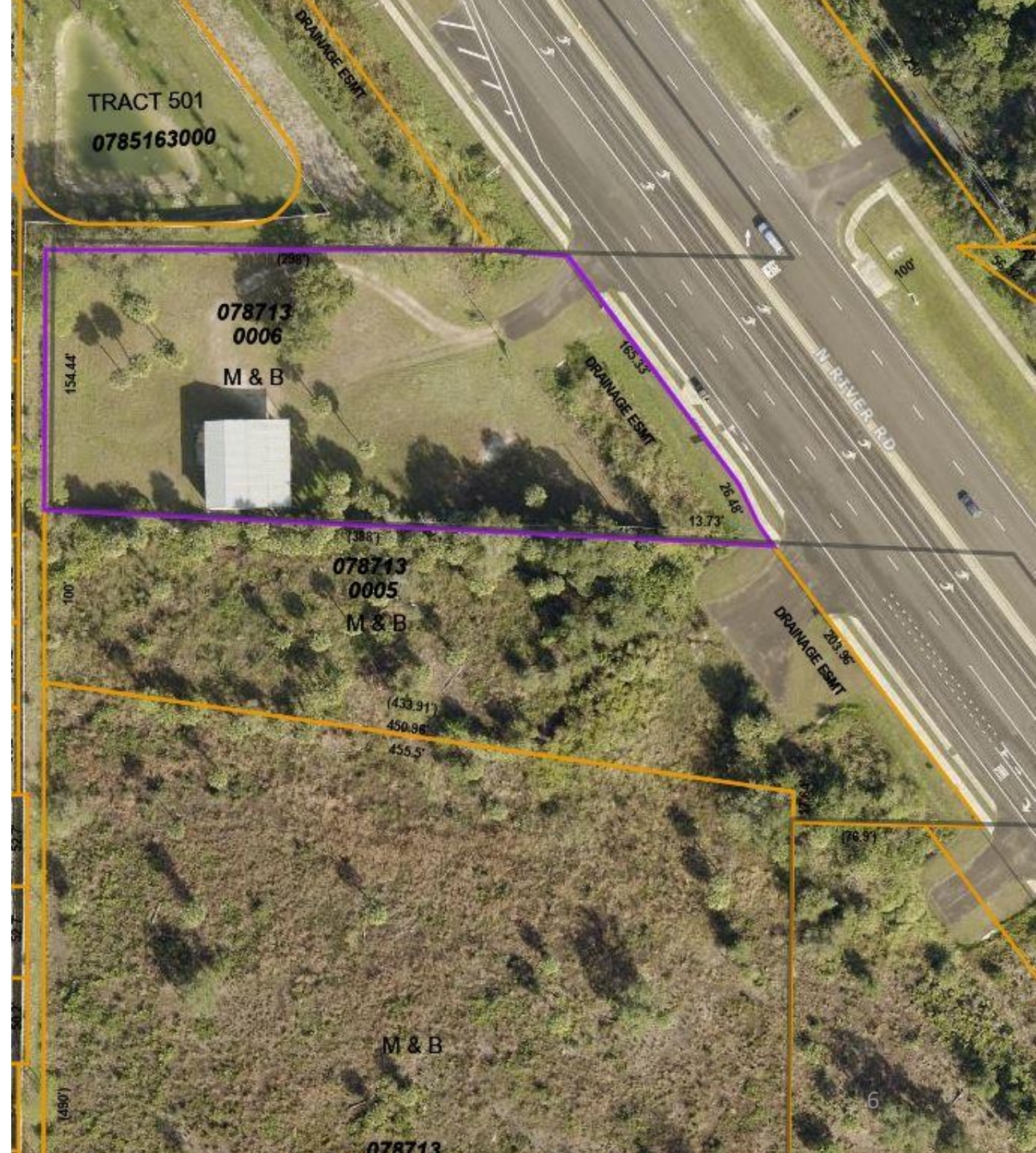
Additional Applications:

- Per County Charter County Board of Commissioners must approve all changes to the future land use designation of all lands lying outside of the service boundary area regardless of whether some or all the lands are located within a municipality.
- Follow the County process to establish a County future land use designation similar to the land use designation that the City will apply to the property.



Additional Applications:

- Comprehensive plan amendment and a rezoning to apply both the City of North Port future land use designation of Activity Center and a zoning designation of Planned Community Development (PCD) to develop the property.



Staff Review:

- Management Team has reviewed the application, and all applicable departments reviewed and provided the following comments.
- City Attorney has reviewed Ordinance 2023-08 as to form and correctness.

Staff Review Summary	
NDS- Building Arborist	No Objection
Finance	No Objection
Fire/Rescue	Meets Requirements with Conditions ¹
NDS-Planning and Zoning	No Objection
Parks and Recreation	No Objection
Public Works/P&Z Environmental	No Objection
Public Works Engineering	No Objection ²
Public Works Stormwater	Meets Requirements with Conditions ³
Public Works Solid Waste	No Objection
Utilities	Meets Requirements with Conditions ⁴

¹ Fire conditions concern compliance with the Florida Fire Prevention Code (FFPC), 7th Edition, emergency access plans for fire apparatus, and safeguards during building construction. These conditions are applicable at the future submittal stage for site development.

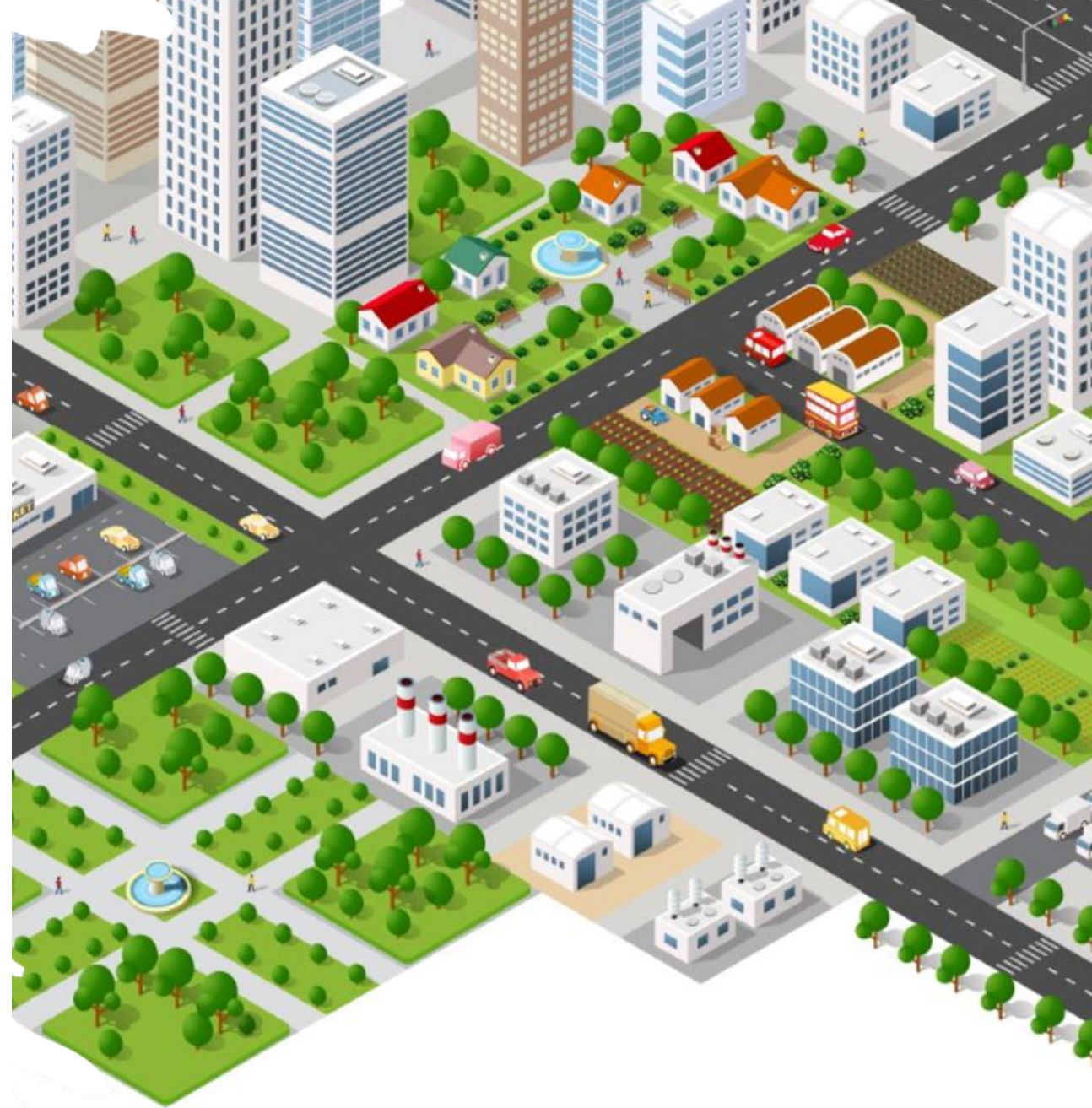
² Engineering had no objection. However, there were conditions regarding providing a driveway to connect this parcel with other parcels to the south. These conditions are applicable at the time of site development.

³ Stormwater comments: "Please note that the later detailed design of the parcel must meet all criteria in the City's ULDC Stormwater Regulations." These will be addressed in future submittals at the time of site development

⁴ Utilities were approved with standard conditions related to the site development, including irrigation systems design and construction, and floor plans for plumbing risers to determine meter sizes and capacity. These will be addressed with future project submissions.

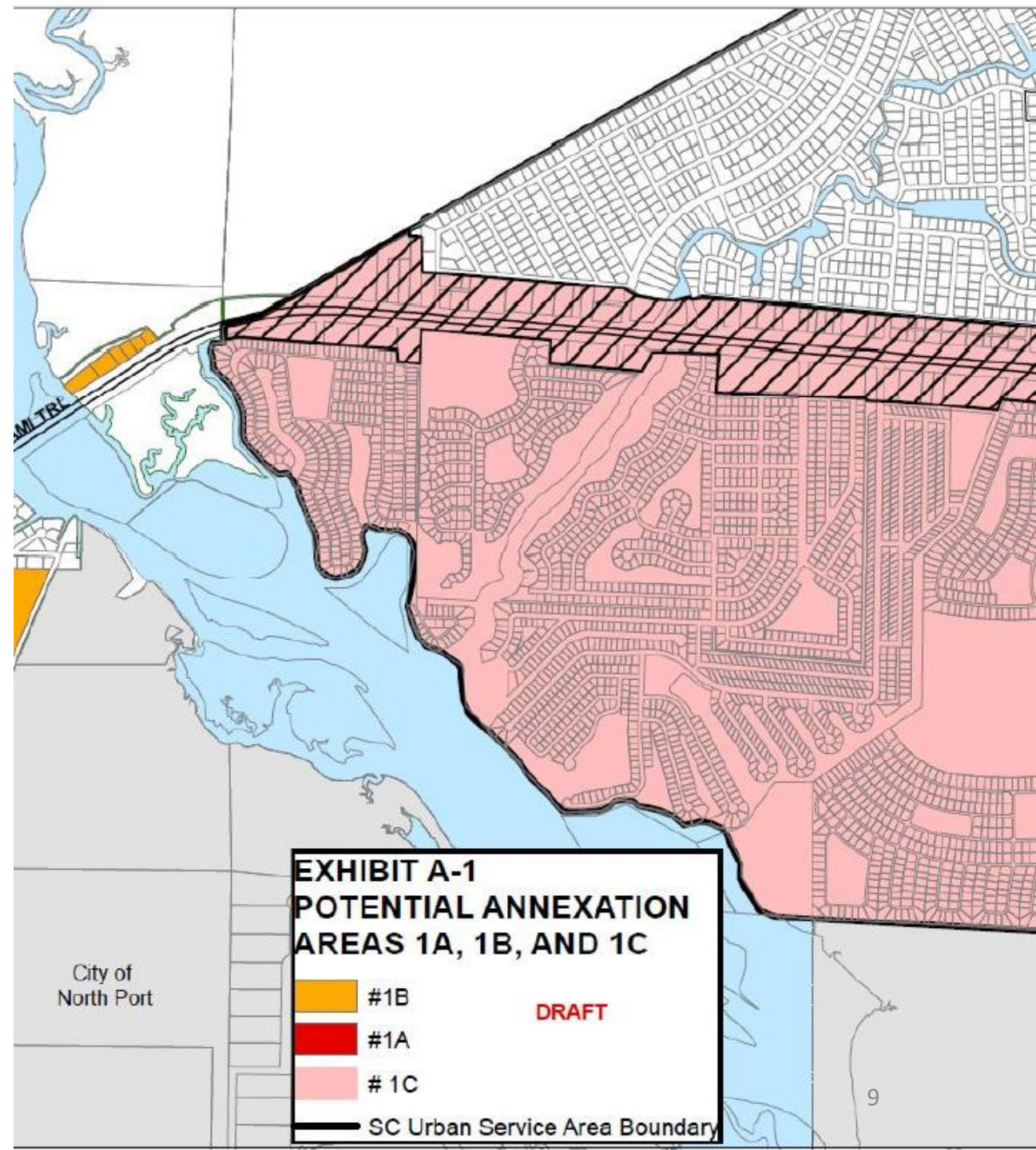
Florida Statutes Chapter 171, Part 1 Voluntary Annexation:

- Ordinance No. 2023-08 was advertised according to the above state statute requirements on January 31, 2023, and February 7, 2023.
- A copy of the notice was sent to the Sarasota County Board of County Commissioners via certified mail on January 20, 2023.



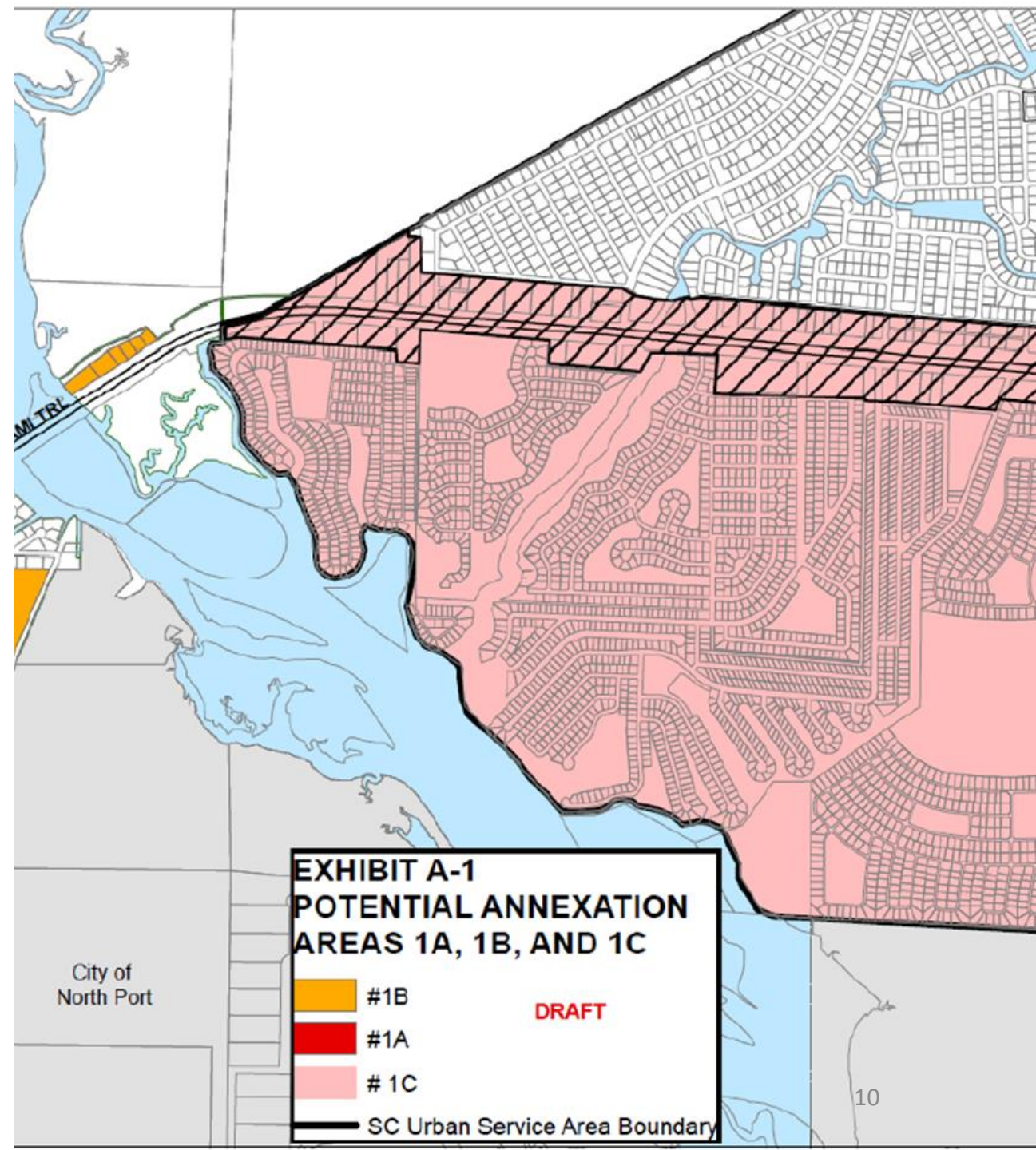
Comprehensive Plan Data & Analysis:

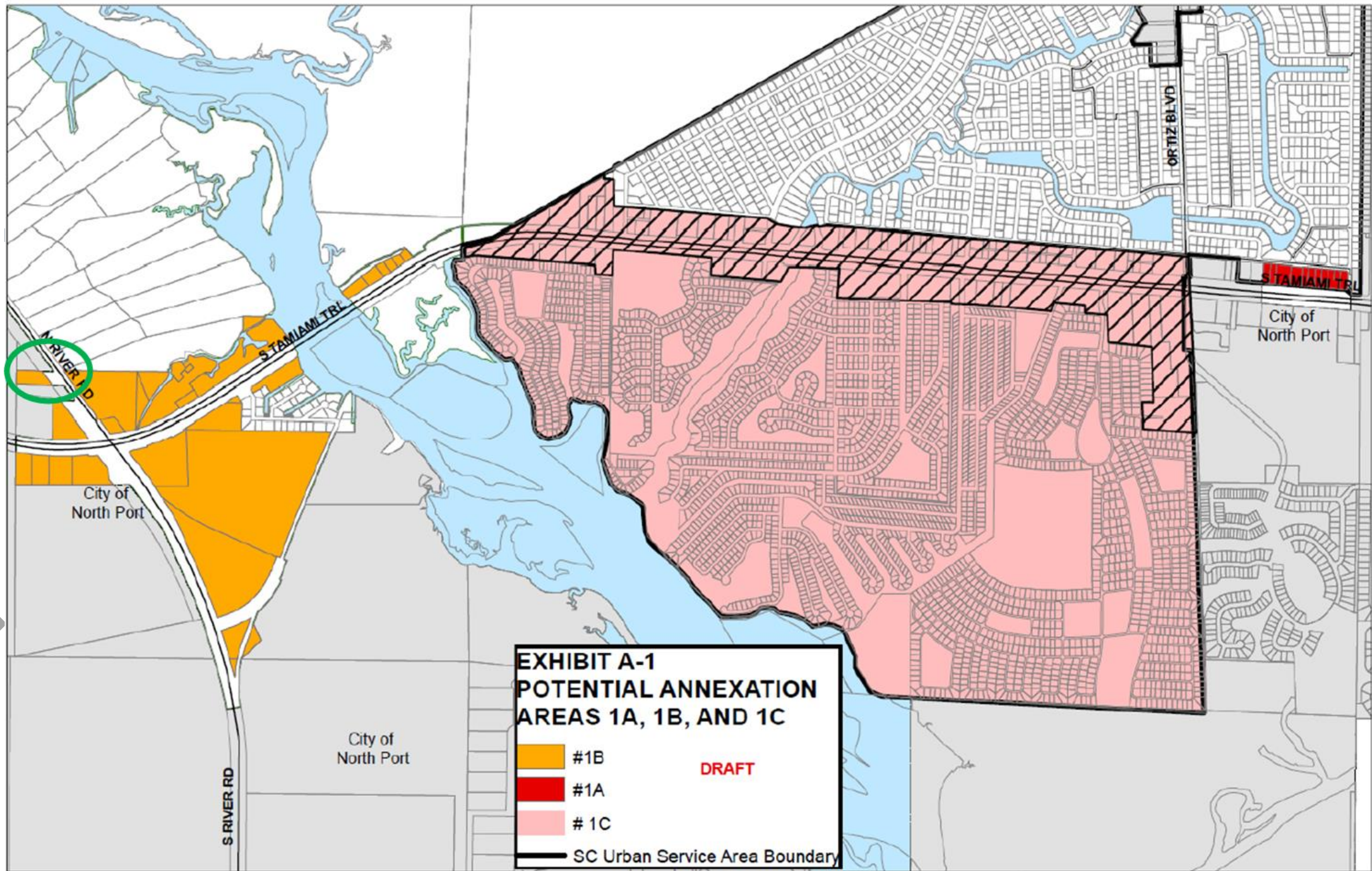
- Future Land Use Element, Chapter 2, Policy 2.1.7 - Encourages voluntary annexations in Sarasota County between Warm Mineral Springs and the eastern boundary of the West Village Improvement District (fka Thomas Ranch) in order to expand the City's tax base and Activity Center #1.
- Property is located in the voluntary annexation area.
- Property will be rezoned PCD.



Comprehensive Plan Data & Analysis:

- **Future Land Use Policy 2.1.13:** Policy 2.1.13 identifies potential annexation areas 1A, 1B, and 1C on Map 1. It also states that upon annexation, the City shall recommend a future land use designation of 'Activity Center 1' be applied through a comprehensive plan amendment.
- At the time a comprehensive plan amendment is submitted for this property, it will be required to be consistent with this policy.





Comprehensive Plan Data & Analysis:

- Future Land Use Policy 6.6.2: Upon annexation of contiguous lands along US 41 as shown in Map 1 FLU Policy 2.1.13, the properties identified as Future Annexation Area/Future Urban Service Area Boundary will be eligible for urban services allowed by the USB.
- The subject property is located within the Urban Service Area Boundary.



Comprehensive Plan Data & Analysis:

-
- Utilities has provided a willingness to serve letter.
 - Fire and Police Substation is within 2 ½ miles.



ULDC:

- Unified Land Development Code (ULDC) Chapter 53—Zoning Regulations, Article 1—Map; Boundaries, Section 22—Annexations.
- Zoning map will change to include the annexed parcel with NZD.
- Non-emergency Ordinance No. 2023-08.
- Consistent with ULDC Sec. 53-22.



Fiscal Impact Analysis:

- Over five years, a net benefit of \$504,351 is realized.
- Assumption this development would be done at its highest intensity for each of the allowed uses as permitted in the PCD zoning district.



IMPACT REPORT FISCAL ANALYSIS ANX 22-179, Myakka Crossings



	City of North Port	Total
NET BENEFITS	\$504,351	\$504,351
Present Value	\$443,412	\$443,412
BENEFITS		
Sales Taxes	\$6,666	\$6,666
Real Property Taxes	\$152,024	\$152,024
FF&E Property Taxes	\$7,505	\$7,505
Other Benefits	\$731,193	\$731,193
Benefits Subtotal	\$897,388	\$897,388
COSTS		
Cost of Government Services	(\$208,953)	(\$208,953)
Other Costs	(\$184,083)	(\$184,083)
Costs Subtotal	(\$393,037)	(\$393,037)

Notice to property owners:

- Per ULDC Section 53-22 H. (2) (a) Notice of the public hearings were mailed to property owners within 1,320 feet of the subject property on January 30, 2023.



City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

PUBLIC NOTICE - CITY OF NORTH PORT NOTICE OF PUBLIC HEARINGS FOR THE VOLUNTARY ANNEXATION OF CERTAIN PROPERTY INTO THE CITY OF NORTH PORT

NOTICE IS HEREBY GIVEN, pursuant to Chapters 171, Part I of the Florida Statutes, Section 7.01(c) of the Charter of the City of North Port, Florida, and Section 53-22, of the Unified Land Development Code (ULDC), that the Planning and Zoning Advisory Board designated as the Local Planning Agency (LPA) will hold a public hearing for consideration of voluntary annexation of land into the City of North Port via ANX-22-179 on Thursday, February 16, 2023, at 9:00 a.m. or as may be continued thereafter.

A Public Hearing for the first reading of Ordinance No. 2023-08 will be held before the North Port City Commission on Tuesday, March 14, 2023, at 10:00 a.m., or as soon thereafter as the matter may be heard to consider Ordinance No. 2023-08.

The second reading and final reading by the City Commission will be held on Thursday, March 30, 2023, at 6:00 p.m. or as may be continued at the discretion of the Commission. The proposed annexation ordinance is described as follows:

Ordinance No. 2023-08: An Ordinance of the City of North Port, Florida, Annexing ±1.1782 acres of real property located in the unincorporated area of Sarasota County, Florida, and contiguous to the existing city limits of the City of North Port, Florida; redefining the boundary lines of the City of North Port to include this property; providing for findings; providing for annexation; amending the official zoning map; providing for assessment and taxation; providing for filing of documents; providing for conflicts; providing for severability; and providing an effective date.

The site is generally located approximately 600 feet north of S. Tamiami Trail (US-41) and west of N. River Road.

«NAME1»
«NAME_ADD2»
«NAME_ADD3»
«NAME_ADD4»
«NAME_ADD5»
«CITY», «STATE» «ZIP»
«COUNTRY»



Thank you!