



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Agenda City Commission Regular Meeting

CITY COMMISSIONERS

Christopher B. Hanks, Mayor
Debbie McDowell, Vice-Mayor
Vanessa Carusone, Commissioner
Peter Emrich, Commissioner
Jill Luke, Commissioner

APPOINTED OFFICIALS

Peter Lear, City Manager
Amber L. Slayton, City Attorney
Kathryn Wong, City Clerk
Heather Taylor, Deputy City Clerk

Tuesday, July 23, 2019

6:00 PM

CITY COMMISSION CHAMBERS

MEETING PROCEDURE: By submitting a "Request to Speak" card to the City Clerk, the public may comment during the course of the meeting: (1) Speakers may comment under Public Comment at the beginning and ending of each meeting on any issue that is related to City Business whether or not the item is scheduled on the Agenda, with the exception of Quasi-Judicial Items; (2) Speakers may comment on all scheduled Agenda Items and Quasi-Judicial items at the time the item is being discussed. Please indicate on the Speaker Card by writing Public Comment if you wish to speak under that portion of the meeting or specify the individual agenda item you wish to speak to. Please wait until you are recognized by the presiding Officer, state your name so that your comments may be properly recorded and limit your remarks to a period of three (3) minutes or less. The City Commission will act on an Agenda Item after comments from the Staff, Petitioner and Public have been heard.

Florida's Sunshine Law requires the Commission to discuss this Agenda only in open session. The Commissioners cannot discuss these items with each other before this meeting is called to order. The Commissioners, individually, can however, discuss any item with concerned citizens and staff in preparation for the meeting.

CALL TO ORDER

ROLL CALL

1. APPROVAL OF AGENDA

2. PUBLIC COMMENT:

(The purpose of the Public Comments Section of the Agenda is for members of the public to speak to the City Commission/District Governing Body on any subject pertaining to City Business whether or not it is on the Agenda, with the exception of Quasi-Judicial Items. The City Commission shall not act, except to direct the City Manager to take action or to schedule the matter for discussion at a later date. This comment period shall be limited to three (3) minutes to speak. If there is insufficient time to hear all speakers, the City Commission will hear those wishing to address them, and who have completed speaker cards during the second Public Comment Section.)

3. GENERAL BUSINESS:

- A. [CC](#)
[SAP-19-119](#) Discussion and Possible Action to Award Funds from the Special Event Assistance Program to the North Port High School Band Parent Organization (NPHSBPO) to Cover the Costs of City fees and/or Resources Associated with the September 2, 2019, Marching Alliance Duck Race Event
- Attachments:** [Application for Assistance](#)
[Resolution 2018-R-17, adopted Special Event Assistance Program Application :](#)
- B. [19-0781](#) Transportation Impact Fee Reimbursement Agreement with Sabal Trace Development Partners, LLC Regarding Tuscola Boulevard Bridge (Central Parc)
- Attachments:** [Transportation Impact Fee Reimbursement Agreement](#)

4. PUBLIC HEARINGS:

PETITIONS:

- A. [CC](#)
[DMP-18-071](#) Central Parc at North Port, Development Master Plan for Two Phases of Residential Development and One Phase of Mixed-Use Development (QUASI-JUDICIAL)
- Attachments:** [Letter from Applicant for Second Reading](#)
[Central Parc at North Port Development Master Plan](#)
[Central Parc Presentation](#)
[PZAB Draft Minutes](#)
[Staff Report Central Parc at North Port](#)

ORDINANCES: Second Reading

- A. [ORD. NO.](#)
[2019-07](#) An Ordinance of the City of North Port, Florida, Relating to CPAL-18-060, Amending the Comprehensive Plan Future Land Use Figure 1 and Future Land Use Policies 2.9.1 - 2.9.3 Related to Activity Center #9; Amending the Comprehensive Plan, Future Land Use Map 2-7 and Existing Land Use Map 2-8 to Change the Future Land Use Designation of a ± 207.5 Acre Area Located North of U.S. 41 and West of Sumter Boulevard from Recreation Open Space to Activity Center; Providing for Findings; Providing for Adoption; Providing for Transmittal of Documents; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date

Attachments: [Ordinance 2019-07 for Second Reading](#)
[Ordinance 2019-07](#)
[Central Parc Powerpoint](#)
[PZAB Draft Minutes](#)
[Staff Report Central Parc at North Port](#)
[Kimley Horn Traffic Impact Study](#)
[SDR Pre-Application Comments](#)
[SDR Formal Comments](#)
[SDR Resubmittal Comments](#)
[SDR 2nd Resubmittal Comments](#)
[SDR 2nd Resubmittal Comments REVISED](#)
[SDR Resubmittal Comments 01-31-2019](#)
[Springs at North Port Formal Comments Combined](#)
[Charlotte Golf Partners LTD - Mediated Settlement Agreement](#)
[Kimley Horn PowerPoint](#)
[Letter from Chief Titus](#)
[Agency Responses for Second Reading](#)
[Potable Water Analysis](#)

- B.** [ORD. NO. 2019-08](#) An Ordinance of the City of North Port, Florida, Rezoning ±207.5 Acres Located in Section 29, Township 39 South, Range 21 East, from Commercial Recreation (COMREC) Designation to Planned Community Development (PCD) Designation; Providing for Findings; Providing for Filing of Approved Documents; Providing for Severability; Providing for Conflicts; and Providing an Effective Date. (QUASI-JUDICIAL)

Attachments: [Ordinance 2019-08 for Second Reading](#)
[Ordinance 2019-08](#)
[Central Parc Powerpoint](#)
[PZAB Draft Minutes](#)
[Staff Report Central Parc at North Port](#)

- C.** [ORD. NO. 2019-09](#) An Ordinance of the City of North Port, Florida, Amending the Unified Land Development Code to Add a New Activity Center #9 by Amending Chapter 55 – Activity Center Design Regulations, Section 55-4 – General; Amending Chapter 55 – Activity Center Design Regulations to Add a New Article IX –Central Parc (Activity Center 9); Amending Chapter 53 – Zoning Regulations, Article III – Commercial General District, Section 53-38 – Permitted Principal Uses and Structures; Amending the Urban Design Standards Pattern Book to Provide Regulations for Activity Center #9; Adopting the Central Parc at North Port Pattern Plan; Providing for Findings; Providing for Adoption; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

(QUASI-JUDICIAL)

Attachments: [Ordinance 2019-09 for Second Reading](#)
[Ordinance 2019-09](#)
[Staff Report Central Parc at North Port](#)
[Central Parc Presentation](#)
[Letter from Applicant for Second Reading](#)
[PZAB Draft Minutes](#)

- D. [ORD. NO. 2019-24](#) An Ordinance of the City of North Port, Florida, Amending the Unified Land Development Code, Chapter 53, Article XVIII – V Village, Sections 53-213 and 53-214 to Provide Regulations for Adoption, Contents, And Maintenance for Village Index Map, Village District Pattern Book, and Village District Pattern Plan, and Incorporating by Reference the West Villages Index Map, the West Villages Village District Pattern Book, and all Previously Adopted West Villages Village District Pattern Plans; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date. TXT-19-125

Attachments: [Ordinance 2019-24 for Second Reading](#)
[Ordinance 2019-24](#)
[Ordinance 2019-24 with PZAB Edits](#)
[PZAB Minutes](#)

- E. [ORD. NO. 2019-20](#) An Ordinance of the City of North Port, Florida, Amending the West Villages Index Map to Relocate the Town Center and Village Center Boundaries, Adjust Village Boundaries, add Approximate Public use Acreages, and add Potential Fire/Police Station Location Alternatives; Providing for Findings; Providing for Adoption; Providing for Filing of Approved Documents; Providing for Severability; Providing for Conflicts; and Providing an Effective Date. (QUASI-JUDICIAL)

Attachments: [Ord No. 2019-20 Second Reading](#)
[Ordinance 2019-20](#)
[Staff Report](#)
[Proposed Index Map](#)
[Staff Presentation](#)
[PZAB Minutes](#)
[Applicant Presentation](#)

- F. [ORD. NO. 2019-25](#) An Ordinance of the City of North Port, Florida, Adopting the Village E Village District Pattern Plan (West Villages) for a ±480 Acre Area Located to the West of River Road, to the South of US 41, to the North of the Future Playmore Road and to the East of the State College of Florida Campus and West Villages Parkway; Amending the Unified Land Development Code, Chapter 53, Article XVIII – V Village, Section 53-214 to Incorporate

the Pattern Plan by Reference; Providing for Findings; Providing for Adoption; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date. (QUASI-JUDICIAL)

Attachments:

[Ordinance 2019-25 for Second Reading](#)

[Ordinance 2019-25](#)

[Staff Report](#)

[Staff Presentation](#)

[PZAB Minutes](#)

[Applicant Presentation](#)

[Village E Survey](#)

- G. [ORD. NO. 2019-19](#) An Ordinance of the City of North Port, Florida, Adopting the Village F Village District Pattern Plan (West Villages) for a ±828 Acre Area Located to the West of the Future West Villages Parkway, to the South of Playmore Road and the Island Walk Subdivision, to the North of the Future Manasota Beach Road and to the East of the Sarasota National Development; Amending the Unified Land Development Code, Chapter 53, Article XVIII – V Village, Section 53-214 to Incorporate the Pattern Plan by Reference; Providing for Findings; Providing for Adoption; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date. (QUASI-JUDICIAL)

Attachments:

[Ord 2019-19 for second reading](#)

[Ordinance 2019-19](#)

[Staff Report](#)

[Staff Presentation](#)

[PZAB Minutes](#)

[Applicant Presentation](#)

- H. [ORD. NO. 2019-26](#) An Ordinance of the City of North Port, Florida, Adopting the Village G Village District Pattern Plan (West Villages) for a ±742 Acre Area Located to the West of River Road, to the South of Playmore Road, to the North of the Future Manasota Beach Road and to the East of West Villages Parkway; Amending the Unified Land Development Code, Chapter 53, Article XVIII – V Village, Section 53-214 to Incorporate the Pattern Plan by Reference; Providing for Findings; Providing for Adoption; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date. (QUASI-JUDICIAL)

Attachments: [Ord 2019-26 for second reading](#)
[Ordinance 2019-26](#)
[Staff Report](#)
[Staff Presentation](#)
[PZAB Minutes](#)
[Applicant Presentation](#)

- I. [ORD. NO. 2019-11](#) An Ordinance of the City of North Port, Florida, Amending the City of North Port Unified Land Development Code to Allow for Urban Market Gardens by Amending Chapter 25 – Parking and Loading Regulations, Article II – Off-Street Parking, Section 25-17 – Minimum Off-Street Parking Requirements; Amending Chapter 53 – Zoning Regulations, Part 2 – Schedule of District Regulations to Allow Urban Market Gardens as a Permitted Principal Use in the CG Commercial General District, CG-S Commercial General Special District, ILW Light Industrial and Warehousing District, and NC-HI/NC-LI Neighborhood Commercial High/Low Intensity Districts; Amending Part 3 – Special District Regulations, Article XX Special Circumstance Regulations, Section 53-240 Special Structures; Amending Chapter 55 – Activity Center Design Regulations to Allow Urban Market Gardens as a Permitted Principal Use in Panacea (Activity Center #4), Midway (Activity Center #5), The Shire (Activity Center #6), And The Gardens (Activity Center #8); Amending Chapter 61 Definitions, Section 61-3 Definitions and Word Usage; Providing for Findings; Providing for Adoption; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date. (TXT-18-208)

Attachments: [Ordinance 2019-11 for Second Reading](#)
[Ordinance 2019-11](#)
[Staff Report with Exhibits](#)
[Backup from 7-24-18 Meeting](#)
[TXT-18-208 Presentation](#)

- J. [ORD. NO. 2019-14](#) An Ordinance of the City of North Port, Florida, Relating to CPAL 19-028, Amending the Comprehensive Plan, Future Land Use Map 2-7 and Existing Land Use Map 2-8 to Change the Designation of a ± 12.00 Acre Area Located South of U.S. 41 and East of the State College of Florida Campus in the West Villages from “Public” to “Village”; Providing for Findings; Providing for Adoption; Providing for Transmittal of Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date

Attachments: [Ordinance](#)
 [Staff Report](#)
 [May 2, 2019 Planning and Zoning Minutes](#)
 [Ex-parte Communicaton from Vice-Mayor McDowell](#)
 [Agency Responses](#)

- K. [ORD. NO. 2019-33](#) An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Chapter 4 - Boards and Committees; Article IV – Audit Committee, to Incorporate Amendments to Florida Statutes § 218.391; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Attachments: [Ordinance](#)
 [FS 218.391 Auditor Selection Procedures](#)

5. PUBLIC COMMENT:

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6. COMMISSION COMMUNICATIONS:

7. ADMINISTRATIVE AND LEGAL REPORTS:

8. ADJOURNMENT:

NOTICE OF AVAILABILITY OF REPORTS - The Agenda is a summary of the proposed actions to be taken by the City Commission. For almost every agenda item, the City staff has prepared materials for Commission consideration. These materials include staff reports, which explain in detail the item before the Commission and the reason for the recommendation. The materials may also include resolutions or ordinances, which are proposed for adoption. All of these materials are available at the City Clerk's Office, during normal business hours, for inspection and (for a fee) copying. Questions on these materials may be directed to the staff member who prepared them, or to the City Clerk's Office, who will refer you to the appropriate person.

AMERICAN WITH DISABILITIES ACT OF 1990 - The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties should contact the City Clerk to obtain a hearing device for use during meetings.

NONDISCRIMINATION: The City of North Port does not discriminate on the basis of race, color, national origin, sex, age, disability, family or religious status, marital status, sexual orientation, gender identity or expression, or physical characteristic in administration of its programs, activities or services.

No stenographic record by a certified court reporter is made of these recordings. Accordingly, anyone seeking to appeal any of the decisions involving the matters herein will be responsible for making a verbatim record of the meeting/testimony and evidence upon which any appeal is to be based. Copies of the recordings are available (for a fee) at the City Clerk's Office.