



NEIGHBORHOOD DEVELOPMENT SERVICES DEPARTMENT

Planning Division

STAFF REPORT

West Villages Improvement District (WVID) Consent to Acquisition of Real Property GEN-16-223

A Request of North Port City Commission to Consent to the Acquisition of Real Property by the West Villages Improvement District (WVID) for Utility purposes.

To: Jonathan R. Lewis, ICMA-CM, City Manager

Thru: Scott Williams, Neighborhood Development Services Director

From: Michele Norton, AICP, Planning Manager

Date: December 7, 2016

I. GENERAL INFORMATION

Project: WVID request to Acquire Real Property

Request: To review and consent to the acquisition of real property by the WVID

Applicant: West Villages Improvement District

Owner(s): Thomas Ranch Land Partners Village I LLLP

Location: North River Road, Venice Florida

Property Size: ± 21.3603 acres

II. BACKGROUND

A required step in the process to acquire real property by the West Villages Improvement District is to receive consent from City Commission. The requested consent is for lands that will be used as a Utility site for the water and wastewater treatment plant facilities that will be constructed by the WVID and conveyed to the City of North Port. (Consent and Exhibit A-legal description attached).

III. STAFF RECOMMENDATION

Staff recommends that the City Commission approve/consent to the acquisition of real property by the West Villages Improvement District.

ALTERNATIVES

1. Deny the request.
2. Continue the item for further discussion.

IV. SITE INFORMATION**Land Use****Adopted Future Land Use Map Designation:** Village**Adopted Zoning Map Designation:** Village**Existing Land Use(s):** Vacant**Surrounding Land Uses:**

Direction	Existing Land Uses	Future Land Use Map Designation	Zoning Map Designation
North	Vacant	Village	Village
South	Vacant	Village	Village
West	Vacant	Village	Village
East	Vacant	Village	Village

Services and Facilities**Potable Water or Well:** To be provided by North Port Utilities**Sanitary Sewer or Septic:** To be provided by North Port Utilities**Transportation:** US 41-Tamiami Trail, River Road, West Villages Parkway.**Environmental****Conservation:** N/A**Flood Zone:** Zone AE and X500.**Fiscal Impact**☐ Not Applicable☐ No Impact

☒ Fiscal Impact: The West Villages Improvement District is purchasing the site which will upon completion, the Utility facilities and infrastructure will be conveyed to the City of North Port Utilities.

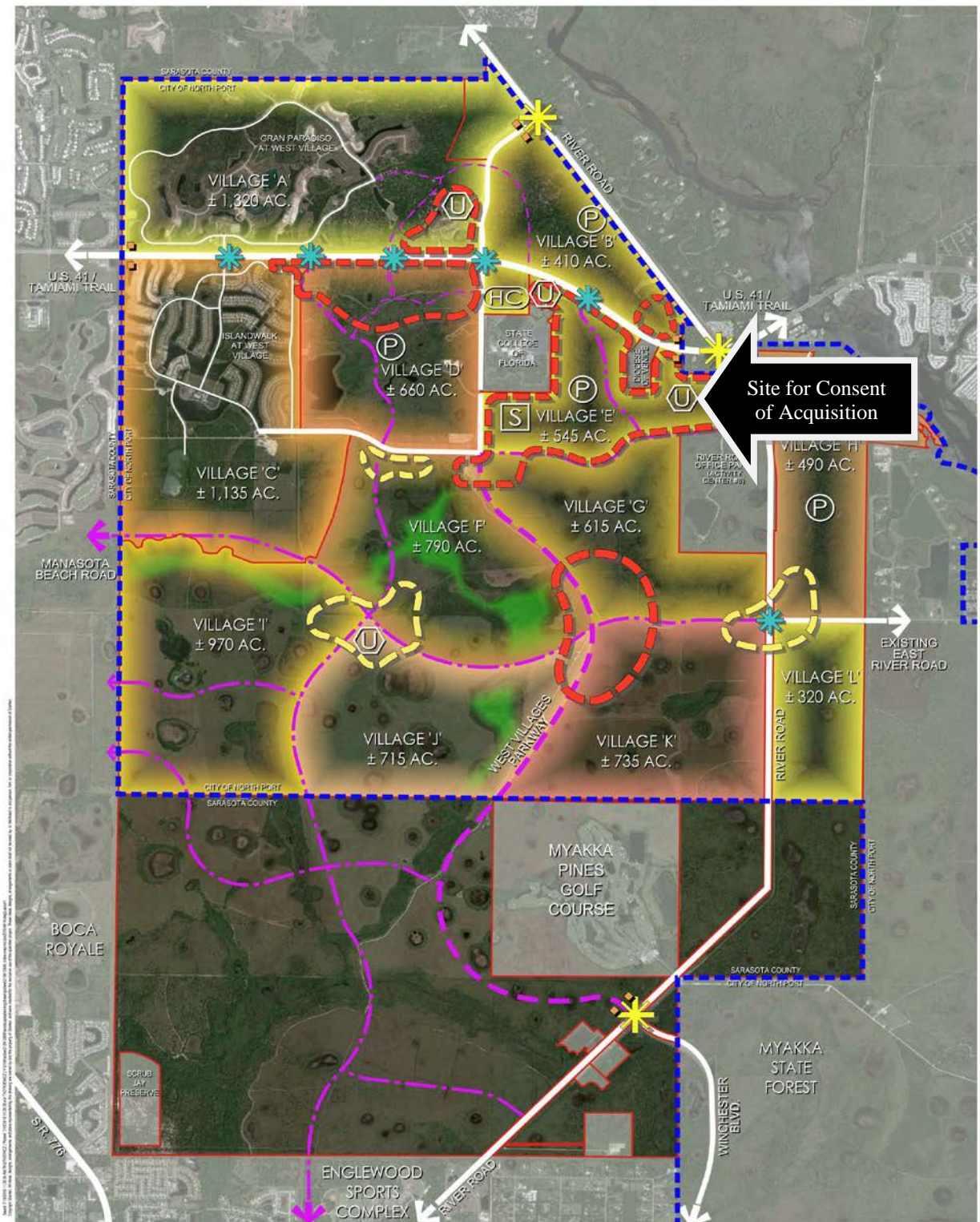
V. STAFF ANALYSIS

Pursuant to Chapter 2004-456, House Bill No. 1567, which is the enacting legislation for the West Villages Improvement District within the City of North Port, providing for the, amendment process, the powers and duties, a governing board process, and general obligation bonds. Is also specific to the district boundaries as shown below in **yellow**:

(d) To acquire by grant, loan, purchase, gift, transfer, exchange, dedication, lease, devise, or, when reasonably necessary for the implementation of district-authorized public infrastructure works, facilities, or services by means of the exercise of the right of eminent domain pursuant to the laws of the state and in accordance with section 12 of this act, all property, real or personal, or any easement, license, estate, or interest therein necessary, desirable, or convenient for the purposes of this act, and to sell, convey, transfer, gift, lease, rent, dedicate, forfeit, abandon, exchange, or assign all or any part thereof to or with other entities, including governmental entities and agencies, and to exercise all of its powers and authority with respect thereto. The district shall not have the right of eminent domain outside of the boundaries of the district. **Notwithstanding anything contained herein, the district shall not obtain fee simple title to any real property within the district except by dedication on an approved plat, with the approval of the City of North Port Commission or its designee, or if otherwise required by another governmental entity or agency.** Any property interests owned by the district which are used for nonpublic or private commercial purposes shall be subject to all ad valorem taxes, intangible personal property taxes, or non-ad valorem assessments, as would be applicable if said property were privately owned.

Consistent with the enacting language, the WVID formally notified the City of the intent to purchase property that will be used for the water and wastewater utility plant site that was recently relocated from Manasota Beach Road to the area adjacent to the southwest corner of US 41-River Road intersection. This relocation was recently approved by City Commission as part of the overall amendment to the West Villages Index Map shown below in **Figure 1** including the Utility location site. The utility site will have direct access from US 41, adequate right-of-way to locate transmission lines, provides buffering from adjacent parcels in the form of wetlands and standard buffering requirements. The site also provides for additional area for future expansion if necessary.

Figure 1



West Villages

Index Map

VI. REVIEW PROCESS

The City Attorney reviewed and approved the Consent document as to form and correctness.

VII. PUBLIC HEARING SCHEDULE

City Commission
Public Hearing

January 24, 2017
6:00 PM or as soon thereafter