



STAFF REPORT

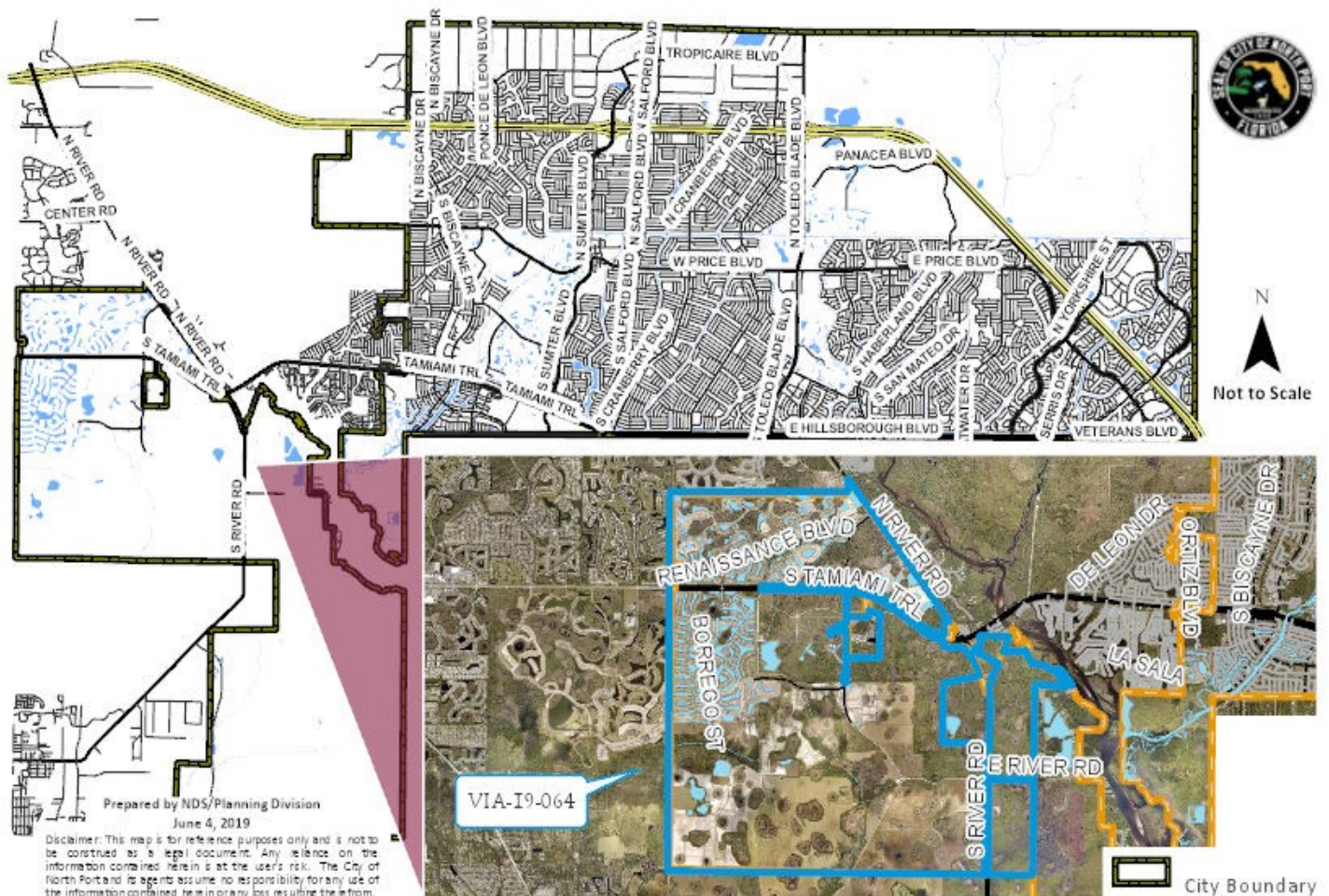
West Villages Index Map

Index Map Amendment

From: Alison Christie, Planner

Thru: Nicole Galehouse, AICP, Planning Manager
Frank Miles, MPA, Director, Neighborhood Development Services

Date: June 5, 2019



PROJECT:	VIA-19-064
REQUEST:	West Villages Index Map Amendment
APPLICANT:	Martin P. Black, West Villages Improvement District
LOCATION:	Area primarily bounded by River Road and Myakka State Forest to the east, U.S. 41 to the north, Sarasota National to the west, and Winchester Florida Ranch property to the south
PROPERTY SIZE:	±8670 acres

I. BACKGROUND

The first West Villages Index Map was originally adopted on August 8th, 2005. It has since been amended three times in 2007, 2016, and 2018.

On March 20, 2019 Katie LaBarr, as authorized agent for Martin P. Black, Chairman of the West Villages Improvement District, representing the West Villages Improvement District, submitted a petition to amend the West Villages Index Map.

This amendment proposes changes to the overall Town Center and Village Center boundaries, changes to the Village boundaries, adds potential police/fire station location alternatives, and adds public use acreages on the map. It also adds Note 3 about the greenbelt framework, adds the language “...in accordance with the Principles of Agreement” to Note 4, and amends Note 10 to remove the stricken language and add the underlined language:

“Government uses, activities, and facilities and other public uses, activities and facilities, including government administrative buildings and maintenance facilities; police stations; fire stations; schools; libraries; parks; recreational or sports facilities, areas, or buildings; utilities; infrastructure and other lawful government uses of a like nature, shall be subject to review by the City of North Port through the ~~Major Site and Development Plan procedures contained in Chapter 33, City of North Port Unified Land Development Code~~ Infrastructure procedures contained in Chapter 33 or plan procedures contained in Chapter 37, as required, City of North Port Unified Land Development Code. Such government use, activities, and facilities being approved through the Major Site and Development Plan procedures shall be exempt from the application process contained in Section 53-5B, City of North Port ULDC.

Other small changes include more clearly delineating park locations and updating existing traffic signal locations.

II. REVIEW PROCESS

A pre-application meeting was held for this project on December 12, 2018, and comments from the Staff Development Review Team were sent on December 21, 2018. A formal application was received March 20, 2019 and it was reviewed by all appropriate City departments. A resubmittal was requested by Neighborhood Development Services—Planning and North Port Fire to address outstanding issues. A resubmittal was received on May 10, 2019 which satisfied the concerns of both departments. All departments have reviewed and approved this petition.

The proposed Ordinance 2019-20 for the West Villages Index Map Amendment was submitted to the City Attorney's Office and reviewed as to form and correctness.

III. DATA & ANALYSIS

COMPREHENSIVE PLAN

Future Land Use Element, Goal 5

This goal of the Future Land Use Element establishes the Village Land Use Classification to promote smarter development. It is designed to

“allow a greater variety of land uses and protect environmental assets 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 Plans.”

The Index Map is the first step in the Order of Approval process, which guides the development of land in the Village land use classification. The proposed amendment is refining the build out vision of the West Villages by relocating Town Center and Village Center boundaries and shifting Village boundaries. With the addition of public use acreages and potential police/fire station location alternatives, the petition is more clearly delineating the location and extent of public facilities.

Staff concludes that the petition is consistent with Goal 5 of the Comprehensive Plan.

Future Land Use Element, Policy 13.1

This policy states the general village principles which each Village must adhere to and follow. These will be more specifically addressed and demonstrated in the Village District Pattern Book and Pattern Plans, but shall also be complied with at the Index Map stage of the Order of Approval Process. Included in these principles are the requirement for village centers, greenbelts, open space, and natural terrain. These are all shown on the Index Map to comply with this policy. Other principles in this policy, including the requirement for neighborhood centers, a diversity of housing types, and transit stops will be demonstrated in the Village District Pattern Plans and future steps of the Order of Approval Process.

Staff concludes that this petition is consistent with Policy 13.1 of the Comprehensive Plan.

Future Land Use Element, Policy 13.2

The Comprehensive Plan requires Town Centers, and this policy requires a Town Center to be located in the general area of U.S. 41 and West Villages Parkway. It also establishes standards for Town Centers including densities, incentives, and a land use mix. This proposed amendment changes the boundaries of the Town

Centers, including in the area of U.S. 41 and West Villages Parkway. It proposes to locate Town Center on either side of the State College of Florida campus, in the southeast and southwest quadrants of the intersection of U.S. 41 and West Villages Parkway. There is also a smaller section in the northwest quadrant. The Town Center locations shown on the Index Map are all close to major intersections with access to the major roadways, including U.S. 41, West Villages Parkway, and/or River Road. The policy also states civic uses shall be connected to the Town Center where applicable, with coordination with the School Board of Sarasota County. Five of the potential police/fire station location alternatives are located within or near a Town Center, as well as a school site that was negotiated with and is owned by the School Board.

Staff concludes that the petition is consistent with Policy 13.2 of the Comprehensive Plan.

Future Land Use Element, Policy 13.3.1

This policy speaks to Village size, which requires that no Village is planned to be greater than 2000 acres of gross land area. As indicated by the acreages shown on the Index Map, the largest planned Village is Village A at ±1320 acres which has already been approved. This proposed amendment includes changes to the Village boundaries which change the acreages of several Villages. The adjustments are outlined in the table below:

Village	2018 Acreage	Proposed Acreage	Acreage Change
Village A	1320 acres	1320 acres	No change
Village B	410 acres	410 acres	No change
Village C	1135 acres	1135 acres	No change
Village D	660 acres	620 acres	- 40 acres
Village E	565 acres	480 acres	- 85 acres
Village F	790 acres	830 acres	+ 40 acres
Village G	615 acres	745 acres	+ 130 acres
Village H	490 acres*	495 acres*	+ 5 acres*
Village I	970 acres	955 acres	- 15 acres
Village J	715 acres	645 acres	- 70 acres
Village K	735 acres	715 acres	- 20 acres
Village L	320 acres	320 acres	No change

*Acreage change in Village H was done to correct a previous error, no change was made to the Village boundary

These changes result in a net decrease of 55 acres. This decrease can be attributed to the correction made to Village H and the removal of the ±60 acre school site from the total acreage owned by West Villages.

Staff concludes that the petition is consistent with Policy 13.3.1 of the Comprehensive Plan.

Future Land Use Element, Policy 13.5.2

The Comprehensive Plan stipulates that Village Centers provide for a mix of land uses, including residential and commercial uses, to meet the needs of the adjoining neighborhoods. They shall be located on collector or arterial roads and designed to accommodate linkage with the regional transit system. They shall generally maintain a separation of one mile from another Village Center.

Staff concludes that the petition is consistent with Policy 13.5.2 of the Comprehensive Plan.

Future Land Use Element, Policy 13.8

This policy requires greenbelts in addition to formal parks in the Villages and Town Centers. Greenbelts are provided to discourage sprawl and function as an environmental corridor. The proposed Index Map amendment includes a note identifying the greenbelt framework as including village edges adjacent to environmental features or roadways and multi-use pathways. The added language comprising Note 3 states:

"The Index Map depicts the greenbelt framework by identifying village edges adjacent to major environmental features or roadways and multi-use pathways. Additionally, this framework connects village centers and town centers, consistent with Comprehensive Plan Policy 13.8 and Sec. 53-216 of the ULDC. Compliance with these policies will be further demonstrated with future Village District Pattern Plans."

Recreational open space and trail systems are also shown on the Index Map with further compliance to be shown in the Village District Pattern Plans.

Staff concludes that the petition is consistent with Policy 13.8 of the Comprehensive Plan.

Chapter 53—Zoning Regulations, Article XVIII—Village, Section 53-213—Pattern Book/Index Map

This section of the Unified Land Development Code states submission requirements for the Index Map. The Index Map shall show the following:

- The general size, location, and configuration of all Villages, Village Centers, and Town Centers
- The relationship between each Village, Village Center, and Town Center
- The greenbelt framework providing for Village edges, multi-use pathways, and major environmental connections
- The general location of public use sites and the acreages
- The Village and Town Center boundaries, proposed roadway corridor alignments, and mass transit corridors, which are subject to adjustment

Staff concludes that the petition is consistent with ULDC Sec. 53-213.

Chapter 53—Zoning Regulations, Article XVIII—Village, Sections 53-207, 53-208, 53-209, 53-212, and 53-216

These sections of the ULDC correspond to the above referenced policies from the Comprehensive Plan. ULDC Sec. 53-207 contains the general Village principles from Comprehensive Plan Policy 13.1. ULDC Sec. 53-208 contains the Village size standards from Comprehensive Plan Policy 13.3.1. ULDC Sec. 53-209 contains the Village Center standards from Comprehensive Plan Policy 13.5.2. ULDC Sec. 53-212 contains the Town Center Design Principles from Comprehensive Plan Policy 13.2. ULDC Sec. 53-216 contains Village Greenbelt standards from Comprehensive Plan Policy 13.8.

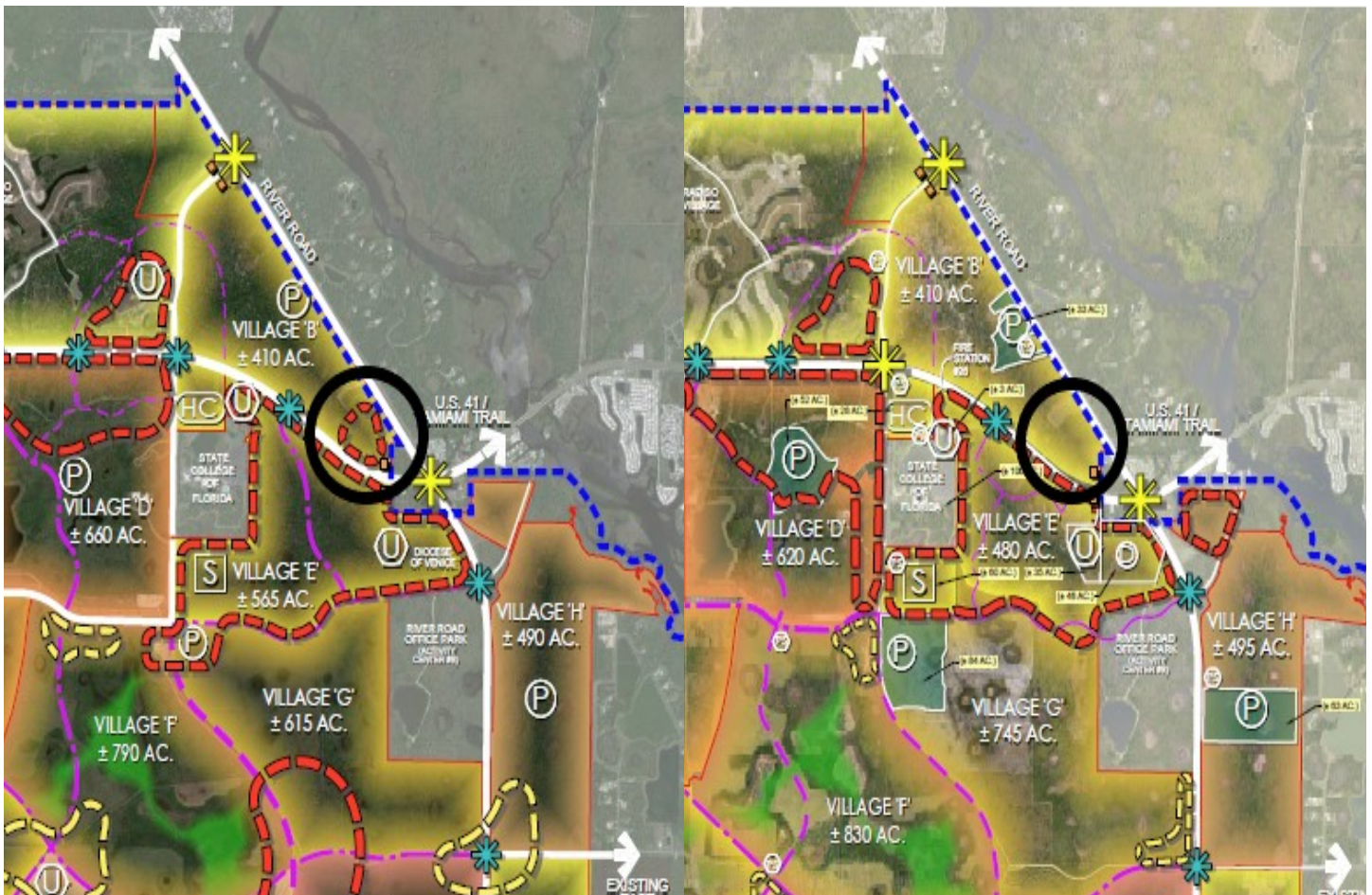
Staff concludes that the petition is consistent with ULDC Sections 53-207, 53-208, 53-209, 53-212, and 53-216.

Existing Order of Approval

The Order of Approval issued on June 25, 2015 for VDC-14-161 Village B had the following Condition of Approval from Neighborhood Development Services—Planning:

“The applicant shall re-address/re-tool the Index Map and Pattern Book to reflect the shift in the Town Center area and show Village B as outside the center.”

The section of town center referenced by the Order of Approval refers to the section in the northwest quadrant of the intersection of U.S. 41 and River Road, circled in black below. This area was approved for residential development and no longer reflects the standards of Town Center. The condition of approval was done to ensure that at a future time this would be amended to reflect the change. The proposed Index Map Amendment has removed this section of Town Center as a part of their changes to the overall Town Center boundaries.



Last Approved Index Map, July 2018

Proposed Index Map

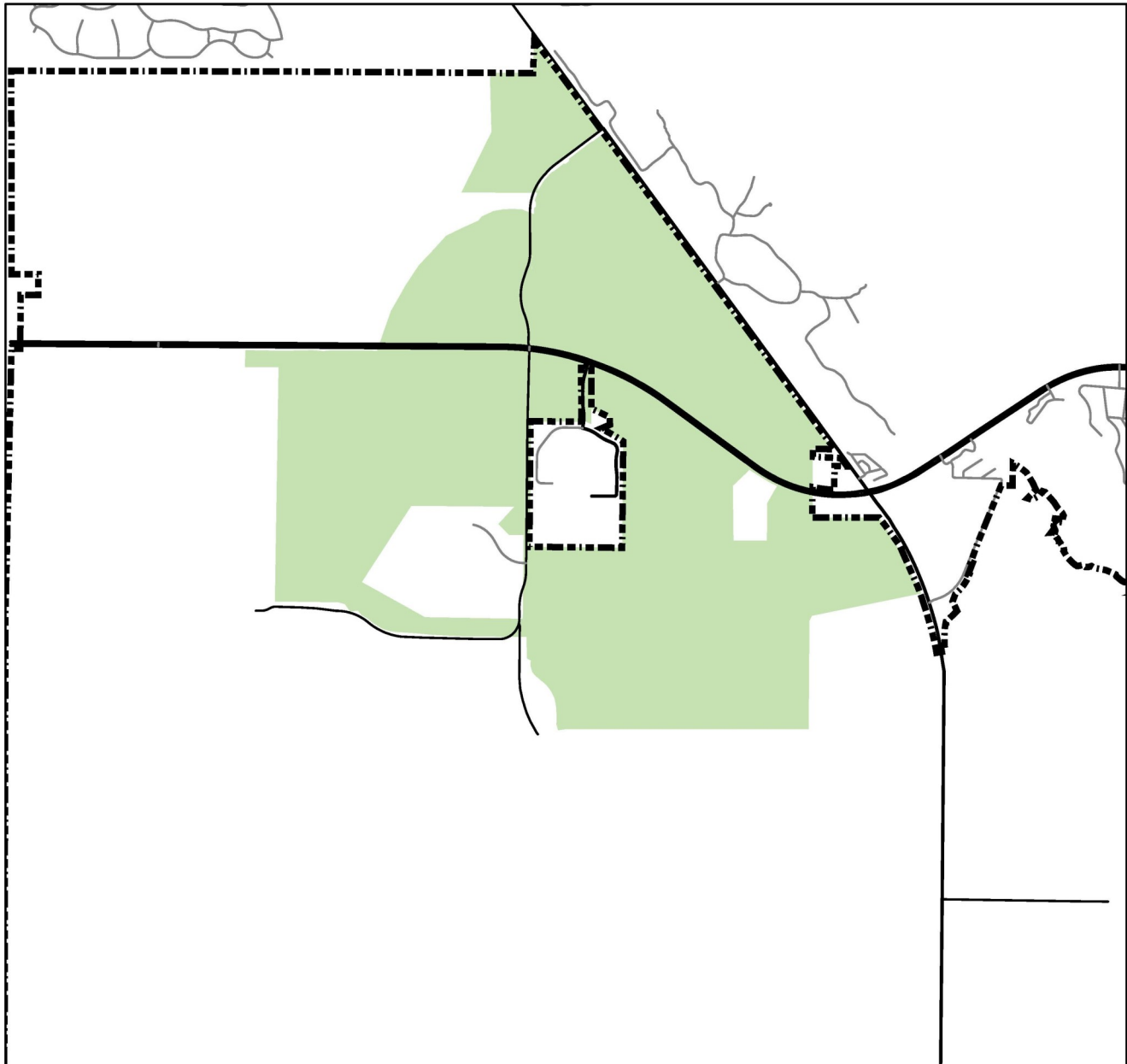
Additional Staff Analysis

The maps below illustrate the changes in Town Center acreage over the course of several Index Map Amendments over time. This has been done to show the decrease in total Town Center acreage since the West Villages was first approved. The original approval in 2005, shown in green in the first map (page 8) included a total of ±1860 acres of Town Center. With the Index Map Amendment in 2007 this was reduced to just the yellow portion shown in the second map (page 9) for a total of ±1620 acres. The Index Map was amended in 2016 and 2018 with the only difference in Town Center between the two being the addition of the ±20 acre former Diocese property into Town Center in 2018. The orange portion in the third map (page 10) shows the 2018 Town Center boundaries which totaled ±1105 acres. With this proposed Index Map Amendment the Town Center boundaries have changed to the pink color shown in the fourth map (page 11) for a total of ± 905 acres. This is a decrease of another 200 acres of Town Center from the last approval in 2018, and a total decrease of 955 acres since the original approval in 2005.

Town Center is designed and able to be developed at a higher density than residential areas and can have up to 60% commercial retail uses. Staff is very concerned about this significant reduction in Town Center acreage and its potential effects on the City's tax base.

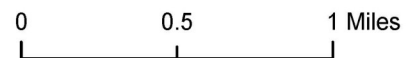
WEST VILLAGES

TOWN CENTER BOUNDARIES



LEGEND

- 2005 Original Boundaries, 1860-acres
- City Boundary



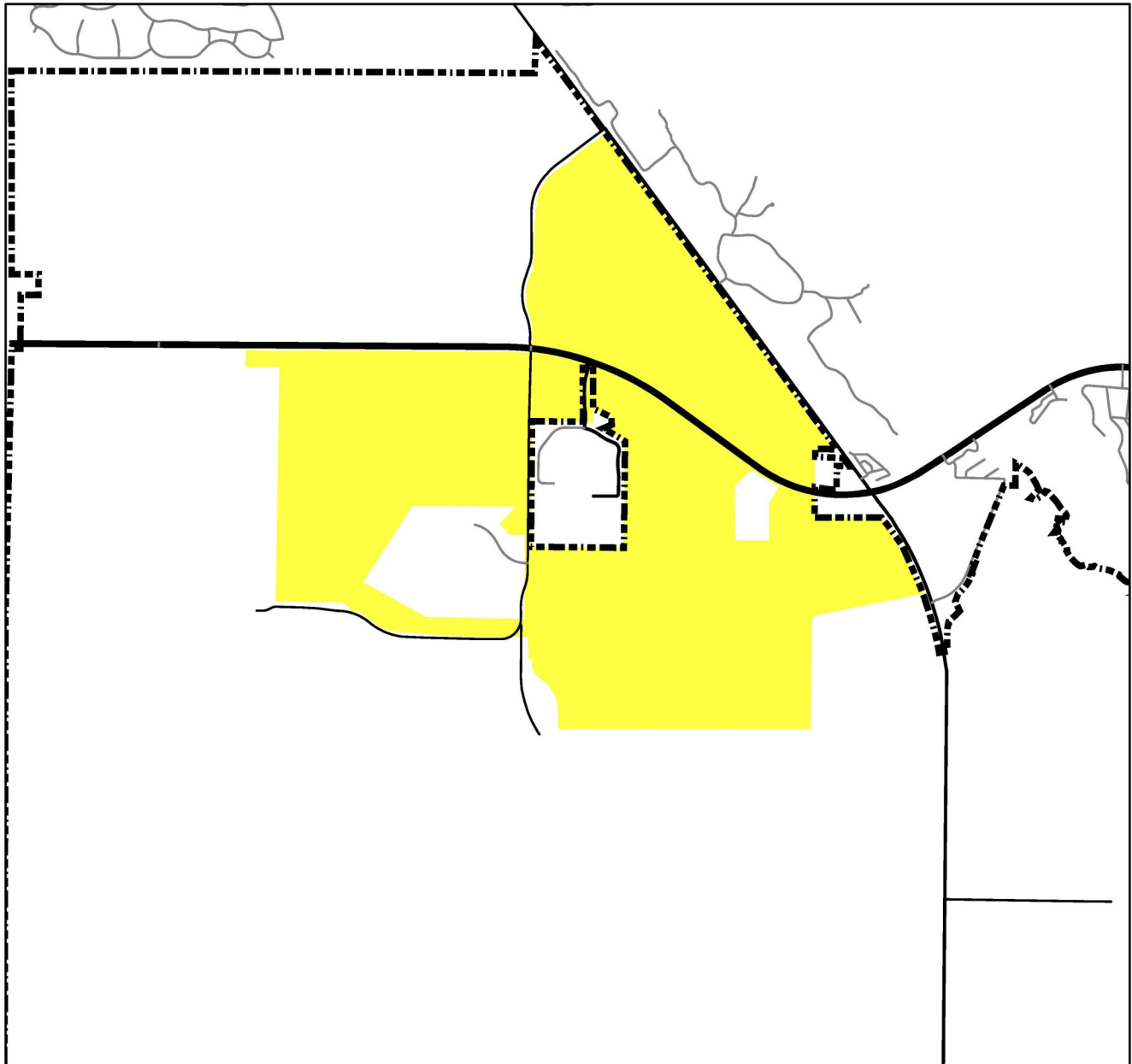
NOTE: This map is solely representative of the change in town center boundaries. Actual potential commercial development within the town centers is calculated using the criteria in Policy 13.2 of Chapter 2 of the Comprehensive Plan and Chapter 53, Article XVIII of the Unified Land Development Code. Potential commercial development is also contingent upon available utilities as well as allocated trips and completion of a transportation impact analysis.

Prepared by NDS/Planning Division
June 4, 2019

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

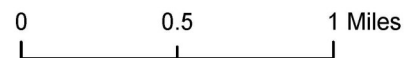
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WEST VILLAGES TOWN CENTER BOUNDARIES



LEGEND

- 2007 Amended Boundaries, 1620-acres
- City Boundary



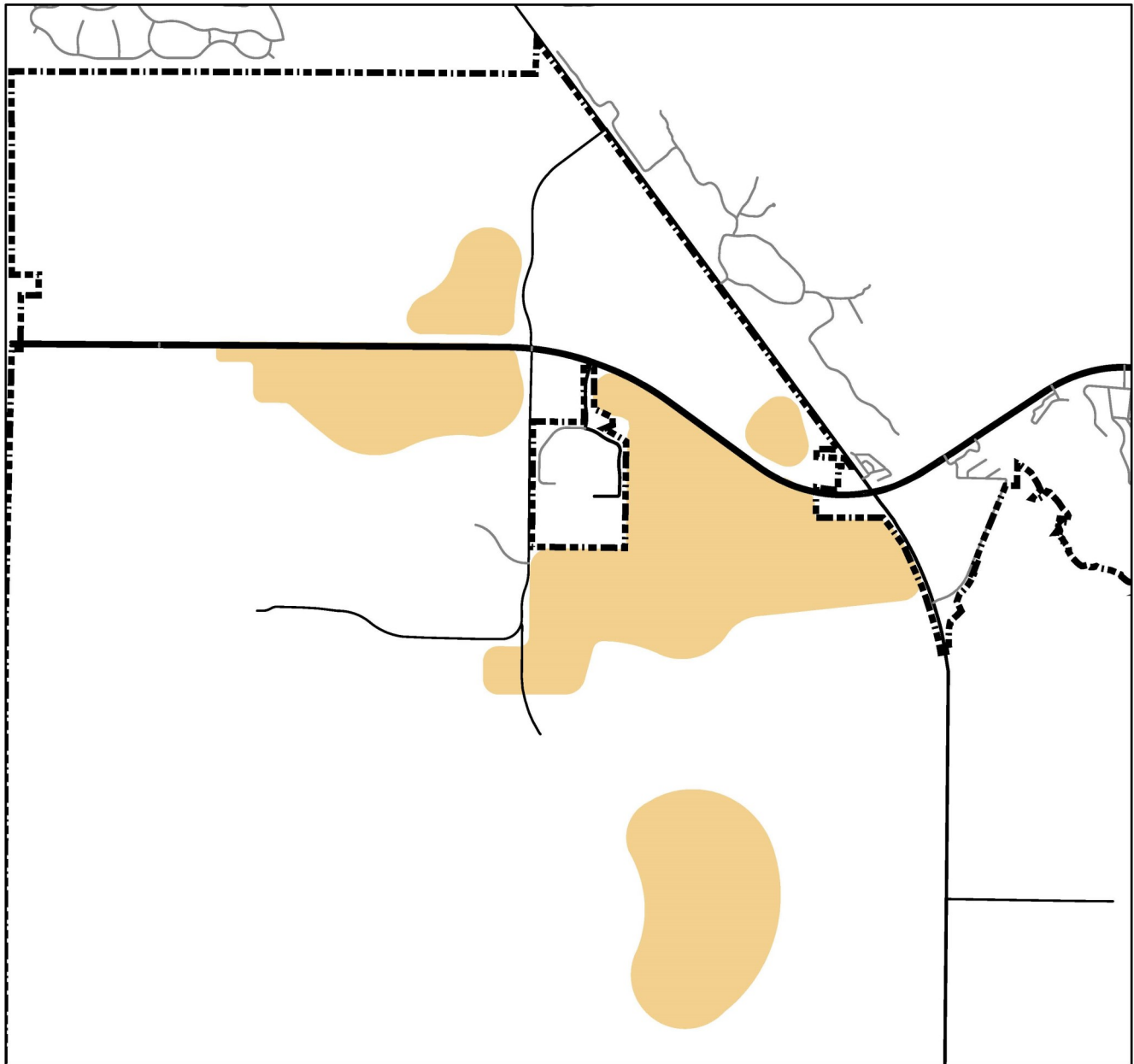
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WEST VILLAGES TOWN CENTER BOUNDARIES



LEGEND

- 2018 Approved Boundaries, 1105-acres
- City Boundary



0 0.5 1 Miles



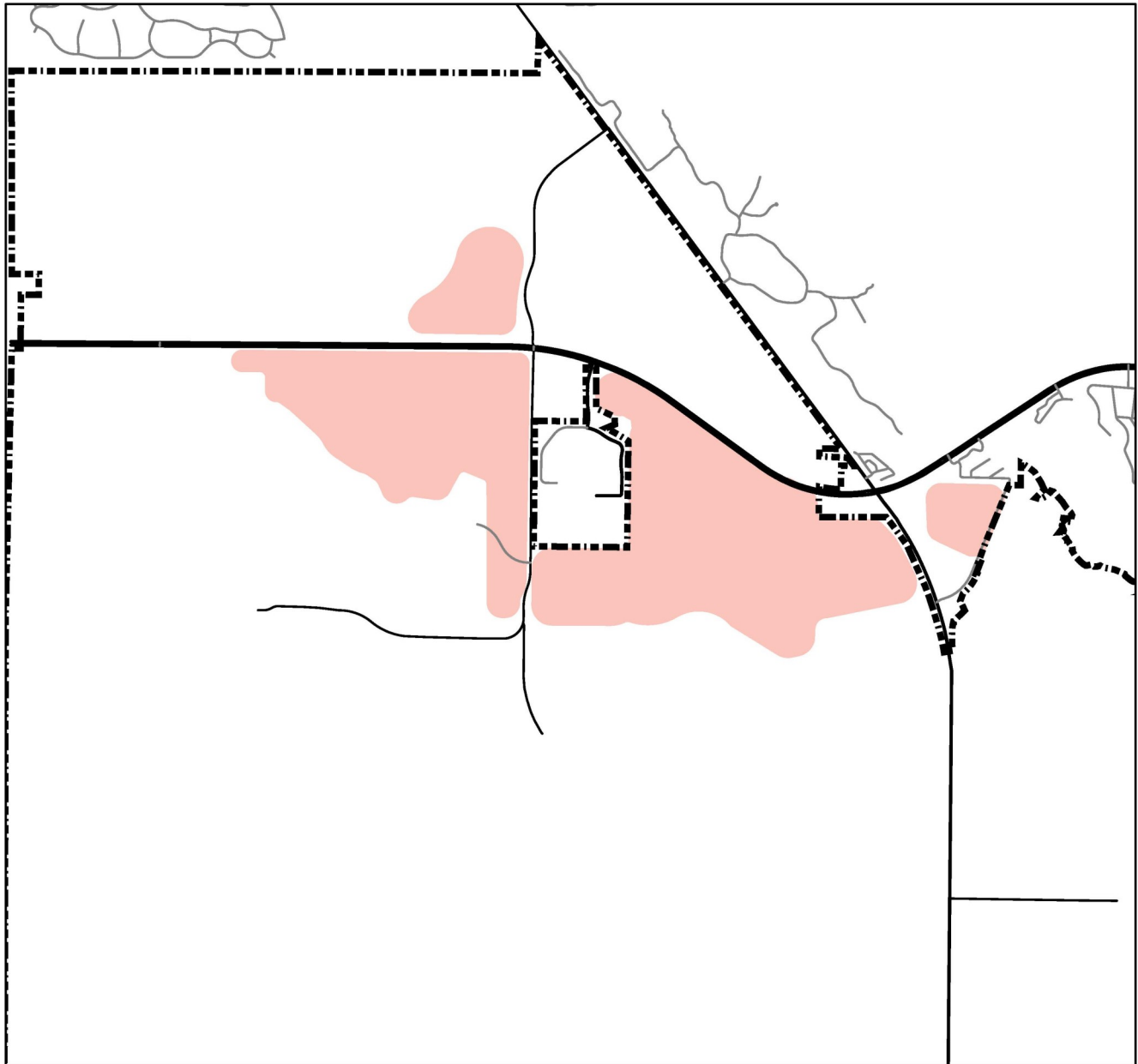
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WEST VILLAGES TOWN CENTER BOUNDARIES



LEGEND

- 2019 Proposed Boundaries, 905-acres
- City Boundary

N



0 0.5 1 Miles



NOTE: This map is solely representative of the change in town center boundaries. Actual potential commercial development within the town centers is calculated using the criteria in Policy 13.2 of Chapter 2 of the Comprehensive Plan and Chapter 53, Article XVIII of the Unified Land Development Code. Potential commercial development is also contingent upon available utilities as well as allocated trips and completion of a transportation impact analysis.

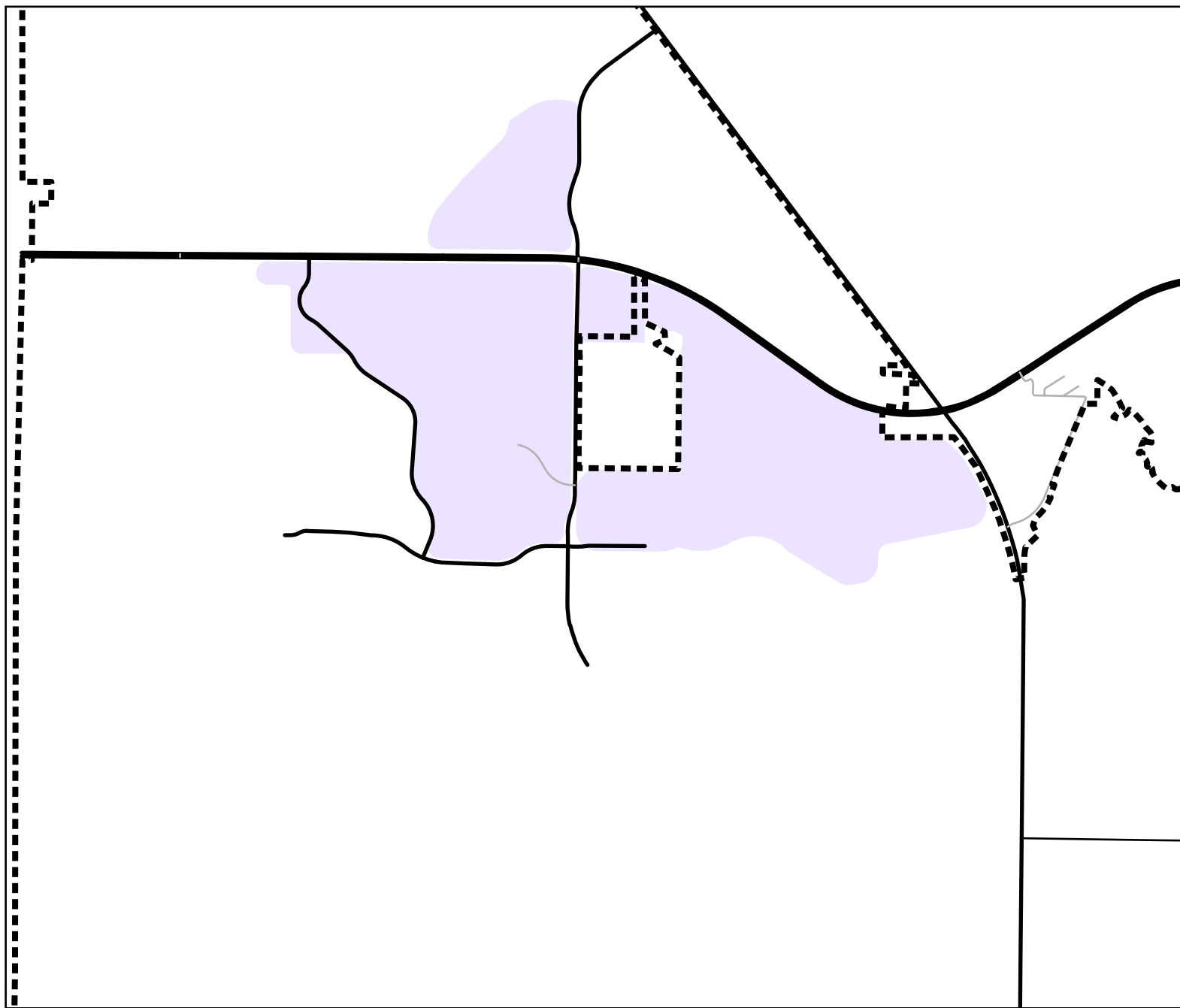
Prepared by NDS/Planning Division
June 4, 2019

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West Villages Town Center Boundaries

Proposed boundaries defined
after PZAB meeting.



Legend

- 2019 Town Center, 1085-acres
- City Boundary

NOTE: This map is solely representative of the change in town center boundaries. Actual potential commercial development within the town centers is calculated using the criteria in Policy 13.2 of Chapter 2 of the Comprehensive Plan and Chapter 53, Article XVIII of the Unified Land Development Code. Potential commercial development is also contingent upon available utilities as well as allocated trips and completion of a transportation impact analysis.



0 0.5 1 Miles



Prepared by NDS/Planning Division
June 27, 2019

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Property Data Source: Sarasota County Property Appraiser
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IV. PUBLIC NOTICE & HEARING SCHEDULE

PUBLIC NOTICE

Ordinance 2019-20 was advertised in a newspaper of general circulation within the City of North Port on June 5, 2019 pursuant to the provisions of Section 166.041(3)(a), Florida Statutes and Section 7.01(c) of the Charter of the City of North Port, and Chapter 1, Article II, Section 1-12 of the City's Unified Land Development Code (ULDC) as amended (Exhibit B).

PUBLIC HEARING SCHEDULE

Planning and Zoning Advisory Board Public Hearing	June 20, 2019 9:00 AM or as soon thereafter
City Commission 1st Reading Public Hearing	July 11, 2019 1:00 PM or as soon thereafter
City Commission 2nd Reading Public Hearing	July 23, 2019 6:00 PM or as soon thereafter

V. RECOMMENDED ACTION

Staff recommends that the Planning and Zoning Advisory Board recommend the following:

- The relocation of the section of Town Center in Village B located in the northwest quadrant of the intersection of U.S. 41 and River Road to the southeast quadrant will be maintained.
- Approval of the Index Map Amendment should not include the reduction of Town Center to the degree it is currently presented.

VI. ALTERNATIVE ACTIONS

- The Planning and Zoning Advisory Board could recommend approval of the petition without staff's recommendations.
- The Planning and Zoning Advisory Board could recommend denial of the petition and establish new findings to support the decision.

VII. EXHIBITS

A	Affidavit
B	Public Notice

AFFIDAVIT

I (the undersigned), Katie M. LaBarr, AICP, of Stantec Consulting Services Inc. being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my (our) knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I (we) authorize City staff to visit the site as necessary for proper review of this petition. *If there are any special conditions such as locked gates, restricted hours, guard dogs, etc., please provide the name and telephone number of the individual who can allow access.*

Sworn and subscribed before me this 19th day of March, 2019

Katie M. LaBarr

Signature of Applicant or Authorized Agent

Katie M. LaBarr, AICP, of Stantec Consulting Services Inc

Print Name and Title

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 19 day of March, 2019, by

Katie M. LaBarr

who is personally known to me or has produced

_____ as identification, and who did/did

not take an oath.

Laura J. Mooneyham
Signature - Notary Public

(Place Notary Seal Below)



AFFIDAVIT

AUTHORIZATION FOR AGENT/APPLICANT

I (we), Martin P. Black, as Chairman of the West Villages Improvement District, property owner(s),

hereby authorize Katie M. LaBarr of Stantec Consulting Services Inc. to act as Agent/Applicant on our behalf

to apply for this petition on the property described as (legal description) _____

[Signature]

Signature of Owner

March 18, 2019

Date

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 18th day of March, 2019, by

Martin Black

who is personally known to me or has produced

_____ as identification, and who did not take an oath.

Michele Y. Lambdin

Signature - Notary Public

(Place Notary Seal Below)



PUBLIC NOTICE - CITY OF NORTH PORT NOTICE OF PUBLIC HEARING FOR ORDINANCE NO. 2019-20

NOTICE IS HEREBY GIVEN, pursuant to Chapters 166 and 163 of the Florida Statutes, Section 7.01(c) of the Charter of the City of North Port, Florida that the City of North Port proposes to adopt Ordinance No. 2019-20, amending Ordinance No. 2018-08, as amended, the West Villages Index Map.

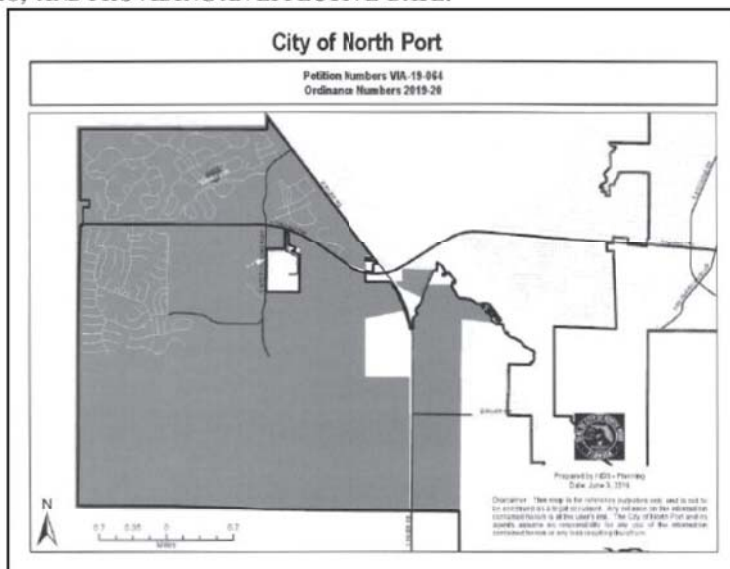
A Public Hearing will be held before the Planning and Zoning Advisory Board designated as the Local Planning Agency (LPA) on Thursday, June 20, 2019, at 9:00 a.m., or as soon thereafter.

A Public Hearing will be held before the North Port City Commission on Thursday, July 11, 2019 at 1:00 p.m., or as soon thereafter as the matter may be heard to consider Ordinance No. 2019-20.

These Public Hearings will be held in the North Port City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida, 34286.

ORDINANCE 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.



Note: Proposed Ordinance No. 2019-20 (the boundary of the amendment area) is depicted on this map.

All interested parties are invited to appear and be heard in respect to this Ordinance at the public hearings in the City Hall Commission Chambers. Written comments filed with the Planning and Zoning Advisory Board and the City Commission will be heard and considered and will be made a matter of public record at these meetings. These public hearings may be continued from time to time as announced at the hearings, as may be found necessary. The file pertinent to Ordinance 2019-20, VIA-19-064, may be inspected by the public at the Neighborhood Development Services Department, Planning Division and in the City of North Port City Clerk's Office, 4970 City Hall Boulevard, North Port, Florida 34286, during regular business hours.

NO STENOGRAPHIC RECORD BY A CERTIFIED COURT REPORTER IS MADE OF THESE MEETINGS. ACCORDINGLY, ANY PERSON WHO MAY SEEK TO APPEAL A DECISION INVOLVING THE MATTERS NOTICED HEREIN WILL BE RESPONSIBLE FOR MAKING A VERBATIM RECORD OF THE TESTIMONY AND EVIDENCE AT THESE MEETINGS UPON WHICH ANY APPEAL IS TO BE BASED (SEE F.S.S. 286.0105).

NOTE: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE 48 HOURS IN ADVANCE OF THE MEETING (SEE F.S.S. 286.26).

Kathryn Wong
City Clerk

Publish on Wednesday, June 5, 2019

adnp-3689025-1