



Meeting Minutes - Draft Planning & Zoning Advisory Board

Thursday, June 20, 2019

9:00 AM

CITY HALL ROOM 244

D. [VIA-19-064](#) Ordinance 2019-20, Village Index Map Amendment (QUASI-JUDICIAL)

Subsequent to reading Agenda item 6D into the record, Recording Secretary Goodman, Notary Public for the State of Florida, as a quasi-judicial hearing, swore in all those wishing to speak on the Public Hearing Agenda item and Board Members reported no ex-parte communications.

Marty Black, General Manager West Villages, being duly sworn, provided a presentation regarding an overview of the proposal noting that he is in discussions with the City Manager and North Port Fire Chief regarding future Fire/Rescue facility locations.

Ms. Christie, being duly sworn, provided details and maps of the proposed amendments, proposed changes to overall Town Center and Village Center boundaries, changes to Village boundaries, adding potential Police/Fire station location alternatives, adding public use acreage, adding Note 3 referencing the greenbelt framework, amending Note 4 to add language referencing the Principles of Agreement, amending Note 10 regarding the Order of Approval process for government uses in the West Villages, clearly showing park locations and updating locations of existing traffic signals, concluding the Index Map Amendment is consistent with the Unified Land Development Code and Comprehensive Plan, has been reviewed and approved by staff and the City Attorney for form and correctness and has been advertised as required and recommend approval with changes including an updated Index Map on Attachment A.

There were no aggrieved persons wishing to speak.

Mr. Black agreed to Note 10 being removed, staff had no rebuttal, no closing arguments and no public comment.

Discussion ensued regarding West Villages Town Center Boundaries reductions and connectivity, City approved commercial multi-story space for a Town Center, market driven commercial development, staff concerns regarding reduction in Town Center acreage and the tax base, staff recommended conditions for approval and process for Board denial.

A motion was made by Board Member Trolli, seconded by Board Member Metzger to recommend the City Commission approve VIA-19-064 Ordinance No. 2019-20, Village Map Amendment with staff recommendations including 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 in the southeast quadrant will be maintained and that the approval of the Index Map Amendment should not include the reduction of Town Center to the degree it is currently presented, the removal of Note 10 and including an updated Index Map on Attachment A. The motion carried unanimously by voice vote.

Discussion ensued regarding substituting language in the recommended action on the Village Index Map Amendment, staff and applicant recommendations, adding language to

the motion to include staff, previous motion for this Agenda item, review of the map previously provided, land multi-use requirements and applicant working together in reviewing the Index Map reduction.

A motion was made by Board Member Trolli, seconded by Board Member Lamade to reconsider the motion previously taken on Item 6D, VIA-19-064, Ordinance 2019-20 Village Index Map Amendment to change the language that would be as follows, That staff recommends 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 in the southeast quadrant will be maintained, the removal of Note 10 and including an updated Index Map on Attachment A and approval of the Index Map Amendment should not include the reduction of the Town Center to the degree it is presented, and the applicant and staff work together to identify additional acreage to bring that acreage to an acceptable level. The motion carried unanimously by voice vote.