



# City of North Port

4970 City Hall Blvd  
North Port, FL 34286

## Meeting Minutes - Final City Commission Joint Meeting

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Thursday, June 14, 2018

2:00 PM

CITY COMMISSION CHAMBERS

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### Joint Meeting with the City of North Port Commission and the West Villages Improvement District Board of Supervisors

#### **MINUTES APPROVED AT THE 09-11-2018 MEETING.**

#### **CALL TO ORDER/ROLL CALL**

The North Port City Commission Joint Meeting with West Villages Improvement District was called to order at 2:00 p.m. in City Chambers by Mayor Carusone.

Present: Mayor Carusone; Vice-Mayor Yates; Commissioners, Hanks, Luke and McDowell, City Manager Lear; City Attorney Slayton; City Clerk Adkins; Deputy City Clerk Peto and a representative from the City Police Department.

West Villages Improvement District Board: Chairman Martin Black; Legal Counsel Jonathan Johnson of Hopping, Green and Sam's; District Manager Todd Wodraska; Supervisor Mac McCraw; Assistant Secretary David Russo and Recording Secretary Dailey.

#### **1. INTRODUCTION OF COMMISSIONERS AND BOARD OF SUPERVISORS**

The meeting opened with introductions from members of the Commission and West Villages Improvement District (WVID).

#### **2. The Pledge of Allegiance was led by Mayor Carusone.**

#### **3. PUBLIC COMMENT:**

Public comment was held from 2:02 p.m. - 2:05 p.m.

JJ Corley and Victor Dobrin: bridge over U.S.41.

#### **4. DISCUSSION ITEMS:**

##### **A. Discussion regarding a bridge over U.S. 41 for the safety of West Villages residents traveling to the Commercial Complex and the Brave's Stadium.**

Discussion ensued: (1) the Legacy Trail pedestrian bridge in Venice was financed with American Recovery and Reinvestment Act (ARRA) funding and it is managed by Sarasota County; (2) the costs and requirements to build a pedestrian/light weight vehicle bridge was explained, and it was suggested that a more cost effective and safe alternative would be utilizing a signalized intersection; (3) at the signalized intersection, residents in Gran Paradiso and Renaissance with licensed electric vehicles will be able to drive across U.S. 41 to West Villages Parkway for access to the Braves Stadium and the shopping center.

**B. Update regarding Cell Tower**

Discussion ensued: (1) the entity pursuing a cell phone tower in West Villages has withdrawn their interest; (2) it was noted that the proposed tower location was to be Gran Paradiso, that the Braves Stadium was reviewed as a possible site, and that other locations are being researched, preferably not in a residential area; (3) the possibility of using micro-transistors was suggested.

**PUBLIC COMMENT**

Victor Dobrin and J.J. Corley: cell tower.

Discussion continued: (1) the State is being restrictive limiting the City's ability to control where small cell towers can be located.

**C. Status of City Planning and Development for the 63 Acre Park located on River Road.**

Parks and Recreation Manager Wisner provided a brief overview of the item.

Discussion ensued: (1) it was suggested that the 63-acres be utilized for workforce housing and a park; (2) it was explained that to proceed with the original site plan for a pool and baseball fields would now be a duplication of services; (3) there is a restrictive covenant on the property that provides for public recreation use, that part of the property could be preserved as a natural park, and after legal review there may be a different public need for the property; (4) with the 12% increase of property values many people are priced out of the market and there is a need for workforce housing; (5) based on the Principles of Agreement the property was transferred to the City with restrictions, if the City and the District agree to pursue another use, research will be done to modify the restrictions if possible; (6) the rental rate structure would be regulated by the City; (7) it was clarified that the intent is not for low-income subsidized housing, rather it would be based on income levels and rented at below market value; (8) it was reiterated that today's public discussion is to see if both Boards are interested in pursuing a change of the property's use and possible options, and that any changes should include preservation of some of the green space; (9) it was suggested to research if the WVID controls the covenants, and if there are any ownership restrictions in the covenants; (10) a suggestion was made that during research it should be noted if the property is required to be utilized as a park for West Villages.

**PUBLIC COMMENT**

Kevin Shaughnessy: housing and parks.

JJ Corley: housing restrictions.

Victor Dobrin: Lakewood Ranch housing and playgrounds.

Discussion continued: (1) the Commission explained that Sarasota County purchases land with tax money for environmental sensitive areas and they become the owner, the City is discussing how to get that money back to use for the benefit of City residents or reduce the tax obligation; (2) it was noted that West Villages is completing a 33-acre park off River Road which includes a dog park and walking trails; (3) the overflow parking area at the Braves Stadium is being designed as play fields; (4) north of the ball field is a 60-acre campus that shares recreational activities; (5) a multi-use trail system is being built throughout the West Villages; (6) it was suggested that West Villages ask their developers to consider shading areas when developing parks; (7) the Commission was invited to attend the ribbon cutting ceremony for the new park and see the retained vegetation and new plantings; (8) it was suggested that Staff provide a memo with the legal response by the end of July, so that the Commission may conduct a meeting in

September to discuss, and that West Villages coordinating information with Staff will be aware of what would be an acceptable proposal.

***There was a consensus of the Commission to have Staff look at the legal ramifications and determine the possibilities regarding the 63-acre park and report to the Commission.***

***Chairman Black seeing no objection from the West Villages Improvement District Board of Supervisors stated similar direction.***

Discussion continued: (1) it was explained that PGT Industries was working with a private builder to build rentals in Venice and that the project did not move forward, that PGT Industries has expressed interest in working with the City of North Port and WVID to develop workforce housing for their employees, and that PGT Industries currently has 70 job openings, and that those employees will need housing.

#### **D. District Update on Roads and Traffic Lights (Preto Blvd, West Villages Parkway, Playmore Road and Tamiami Trail/West Villages Traffic Signal)**

Mr. Black provided a presentation of the item utilizing a map of West Villages.

Discussion ensued: (1) Preto Boulevard is a new road under construction at the back entrance of Island Walk, the road will go south and come out at the west side of the Englewood Sports Complex, the \$8,000,000 project will be a four-lane boulevard that goes through all of West Villages and provide secondary access to the Braves Stadium, a signalized light may be installed in the future based on traffic flow; (2) West Villages Parkway is temporarily blocked off while the road is being moved to align with Playmore Road, West Villages Parkway will be extended south past the Braves Stadium and will come out at the intersection of Winchester Boulevard and River Road, this four-lane divided road can be used by the School Board next to the Braves Stadium, and should be completed by November 2018; (3) the traffic signal at West Villages Parkway and U.S. 41 is currently out for bid and there should be a contract in the next 30-days; the mast arm, crosswalks and pedestrian signalization should be installed by November 2018, Florida Department of Transportation (FDOT) will review the traffic volume flows and may consider reducing the speed limit to 45-m.p.h. on U.S. 41, it was explained that with pedestrian signalization and the crosswalk, a 55-m.p.h. speed limit would still be allowed; (4) West Villages Parkway currently is a two-lane road, it was originally designed to be four-lanes and will be widened over the next few years as development occurs around the Braves Stadium, there has been discussion with law enforcement regarding traffic control and one-way directional traffic may be implemented to double traffic access; (5) traffic signals will be placed: [a] between River Road and West Villages Parkway; [b] West Villages Parkway and U.S. 41; [c] Preto Boulevard and U.S. 41; [d] the entrance to Gran Paradiso; (6) as developments come in, an exit to River Road will be created; (7) Mattamy Homes does not own Playmore Road, but as they develop their property there is an opportunity for a light to be installed at Playmore Road and River Road; (8) the West Villages Improvement District Engineer analyzed all roads in the district to determine remaining life and costs estimated for future resurfacing, this amount was divided by the number of homes and an assessment rate established to collect future maintenance costs and avoid large assessments later.

#### **PUBLIC COMMENT**

JJ Corley: traffic light and pool at Gran Paradiso.

Discussion ensued: (1) it was explained that a Developer is obligated to follow through

with approved plans, and that requests from the Developer for certain changes that meet criteria may be approved by the Commission.

**PUBLIC COMMENT**

Victor Dobrin: road bonds and impact fees.

Discussion ensued: (1) it was explained that impact fees cannot be used to maintain roads, they can only be used for new roads, and that the impact fees from West Villages were used for improvements at the intersection of River Road and U.S. 41; (2) the road bond was for specific areas and roadways that were part of the original ordinance, and that neither initiative is toward maintaining roads inside West Villages; (3) it was noted that Gran Paradiso was originally designed for luxury homes, saving the area from bankruptcy Lennar Homes came in and the village plan was changed increasing the number of homes and reducing the cost of purchasing, and that many changes to the plan have been approved since 2006.

**E. Discussion regarding City Police, Fire/EMS and Code Enforcement Services in District**

Chairman Black thanked the Commission and noted that the Police Department, Fire Rescue, and Code Enforcement are providing exceptional services and have been supportive and responsive to the West Villages District.

Discussion ensued: (1) Staff noted that expanding Fire and Police services to West Villages is being reviewed in the budget workshops; (2) the Fire Chief is working with Sarasota County coordinating the City taking over Fire and Rescue services; (3) the Fire Chief is working with West Villages to select a location for the Fire Station and Police Department; (4) the Police Department substation will need to be larger than 1,500-square feet as stated in the Agreement; (5) mini "City Halls" are being considered in different areas to provide services; (6) it was noted that if Sarasota County withdraws from their Fire Station next to WVID, monies have to come back to the City to take on the responsibility of providing full services to West Villages; (7) it was noted that Sarasota County is still responsible to provide services for unincorporated sections of the County, including the area between the historic end of North Port and West Villages.

**5. PUBLIC COMMENT:**

Public comment was held 3:41 p.m. - 3:53 p.m.

JJ Corley: police station.

Kevin Shaughnessy: community service and zoning.

Discussion ensued: (1) the Commission expressed desire to bond with the members of the community and noted that the City will be providing Police services specifically for West Villages.

Victor Dobrin: impact fees.

Paul Nienaber: City provided emergency services and parkland.

Discussion ensued: (1) it was explained that the City receives a small portion of impact fees and that the majority collected is remitted to Sarasota County, it was suggested that the City review impact fees because they may be too low, a healthy community needs good infrastructure.

**6. ADJOURNMENT:**

Mayor Carusone adjourned the City Commission Joint Meeting with West Villages at 3:58 p.m.

City of North Port, Florida

By: \_\_\_\_\_  
Vanessa Carusone, Mayor

Attest: \_\_\_\_\_  
Kathryn Peto, Interim City Clerk

Minutes approved at the City Commission Regular Meeting this \_\_\_\_ day of \_\_\_\_\_, 2018.