



## Legislation Details (With Text)

**File #:** 17-0847 **Version:** 1 **Name:**  
**Type:** Resolution **Status:** Passed  
**File created:** 2/16/2017 **In control:** City Commission Regular Meeting  
**On agenda:** 3/7/2017 **Final action:** 3/7/2017  
**Title:** Resolution No. 2017-R-04, Petition No. GEN 17-028, Creation of a Local Register of Historic Sites and Structures for the City of North Port.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Resolution 2017-R-04, 2. Power Point for Resolution 2017-R-04 and Resolution 2107-R-07

Date	Ver.	Action By	Action	Result
3/7/2017	1	City Commission Regular Meeting	motion to approve	Pass
3/7/2017	1	City Commission Regular Meeting	consensus	Pass

**TO:** Honorable Mayor and City Commissioners, City of North Port

**FROM:** Jonathan R. Lewis, ICMA-CM, City Manager

**TITLE:** GEN 17-028, Resolution 2017-R-04 Creation of a Local Register of Historic Sites and Structures for the City of North Port.

### Recommended Action

Approve Resolution 2017-R-04, Creation of a Local Register of Historic Sites and Structures for the City of North Port.

### Background Information

At a workshop on October 21, 2016, City Commission directed staff to present to Commission the steps required for historic preservation designation as regulated in the Unified Land Development Code (ULDC) for the three existing structures at Warm Mineral Springs. Based on discussions with the City Attorney, Staff determined that in advance of applying for inclusion to the National Register of Historic Places, in order to allow for Phase 3 of the Warm Mineral Springs Building Evaluation to provide for the potential restoration of the existing Warm Mineral Springs structures, that inclusion on a Local Register (in accordance with Chapter 58 of the ULDC) for the Warm Mineral Springs structures take place.

Chapter 58 of the City's Unified Land Development Code (ULDC) provides for the City to create provisions to preserve and protect all significant historic and archaeological sites within the City. Furthermore, Section 58-4 of the ULDC allows for City Commission, acting on the advice of the City Manager (or designee) to approve the preservation of significant historic or archaeological resources within the City, specifically any sites identified in amendments to the Comprehensive Plan, the National Register of Historic Places (National Register), or on a Local Register administered by the City. As of this date, the City has not set up a Local Register that would allow for the inclusion of any historic sites or structures not

currently included on the National Register (Warm Mineral Springs and Little Salt Springs. This resolution would serve to establish a Local Register of Historic Sites and Structures (Local Register) for the City and to allow for historic sites and structures to be identified for inclusion in a Local Register based on the criteria set forth by the National Parks Service for listing in the National Register.

At its regular meeting on February 16, 2017, the City's Planning and Zoning Advisory Board (PZAB) unanimously (7-0) recommended denial of Resolution 2017-R-04 on the following grounds:

- 1) The need for a Local Register that provides no benefits for property owners should not be in place if the standards are the same as they are for the National Register.
- 2) The current designation of the City Manager or Designee as the point person for historic preservation efforts in the City should be changed based on the lack of qualification of the City Manager or Staff for such a role.

In addition, the PZAB recommended that the City Commission were to approve Resolution 2017-R-04, it should be amended to include language that would require the owner of the subject property to initiate any actions that would result in the inclusion of a property on a Local Register.

### **Strategic Plan**

Alive Activity Centers  
Quality of Life Opportunities

### **Financial Impact**

Because the creation of a Local Register would take place in accordance with the existing Section 58-05 of the ULDC, no additional staff resources would be required at this time.

### **Attachments:**

1. Resolution 2017-R-04

**Prepared by:** Christopher Whittaker, AICP, Planner

**Department Director:** Scott Williams, Neighborhood Development Services