



## Legislation Text

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**File #:** ORD. NO. 2019-14, **Version:** 1

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**TO:** Honorable Mayor & Members of the North Port Commission

**FROM:** Peter D. Lear, CPA, CGMA, City Manager

**TITLE:** Ordinance 2019-14, Second Reading, Amendment to the City of North Port Comprehensive Plan Future Land Use Map 2-7 and Existing Land Use Map 2-8, Amending the Future Land Use of  $\pm 12.00$  acres from "Public" to "Village"

### **Recommended Action**

Approve and continue Ordinance 2019-14 to second reading at a date to be determined following the transmission of the Comprehensive Plan Amendment to the State Department of Economic Opportunity for review.

*Recommended action for second reading: Approve Ordinance 2019-14.*

### **Background Information**

Katie LaBarr, Stantec Consulting Services, on behalf of Martin P. Black of Manasota Beach Ranchlands, property owner, formally submitted to the City of North Port a Comprehensive Plan Amendment to change the future land use of a  $\pm 12.00$ -acre property. The subject property is located south of U.S. 41 and approximately 4,554 feet west of River Road in Village E of the West Villages. This property currently has a future land use designation of "Public" as it was originally identified to be a future school site by the Sarasota County School Board.

This Comprehensive Plan Amendment seeks to change the future land use designation to "Village" as the property is no longer identified as a future school site. The Sarasota County School Board entered into a property agreement with the property owner on a different, larger site elsewhere in the West Villages in 2016, negating the need for the subject property. The subject property is bordered on the north, south, and east by the West Villages, including residential uses in Village B and the proposed Village G, and baseball spring training facility, which all have a future land use designation of "Village". It is bordered on the west by the State College of Florida campus.

The City Attorney has reviewed and approved Ordinance 2019-14 as to form and correctness.

The petition was advertised in a newspaper of general circulation within the City of North Port on April 17, 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(c)(1) of the City's Unified Land Development Code (ULDC) as amended.

At their May 2, 2019 meeting, the Planning and Zoning Advisory Board unanimously voted to recommend approval of this Comprehensive Plan Amendment.

### **Added for second reading:**

This item was heard for first reading by the City Commission at the May 28, 2019 Regular Commission meeting.

*A motion was made by commissioner Luke, seconded by Commissioner Emrich, to continue Ordinance 2019-14, an ordinance relating to CPAL-19-028, amending the Comprehensive Plan Future Land Use Map 2-7 and Existing Land Use Map 2-8, to change the designation of  $\pm 12.00$  acres; land located south of U.S. 41 and east of the State College of Florida campus in the West Villages, from "Public" to "Village".*

The motion passed with a 4-1 vote, with Vice-Mayor McDowell dissenting for reasons stated.

This item was sent to the Florida Department of Economic Opportunity (DEO) through their expedited state review process along with the additional required agencies. We received a response of “no comments” from DEO as well as the Florida Department of Transportation (FDOT) and Southwest Florida Water Management District (SWFMD). We also received a response from Sarasota County that this item “will not conflict with their Comprehensive Plan”.

### **Strategic Plan**

Promote sustainable growth and development, while maintaining or enhancing quality of life in our City.

### **Financial Impact**

N/A

### **Procurement**

N/A

Attachments:

1. Ordinance 2019-14
2. Staff Report
3. May 2, 2019 Planning and Zoning Minutes
4. Ex-parte Communication from Vice-Mayor McDowell

Added for second reading: 5. *Agency Responses*

**Prepared by:** Alison Christie, Planner

**Department Director:** Frank Miles, MPA, Director, Neighborhood Development Services