



Legislation Text

File #: ORD. NO. 2019-20, **Version:** 1

TO: Honorable Mayor & Members of the North Port Commission

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

TITLE: Ordinance 2019-20, West Villages Index Map Amendment, VIA-19-064 (QUASI-JUDICIAL)

Recommended Action

Approval of the Amendment should include:

- 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.

Recommended Action for Second Reading: Approve Ordinance 2019-20.

Staff continues to have concerns about the decrease in Town Center that is being seen in the West Villages and the difficulty that the City will have in gaining more nonresidential property in the future if this decrease is permitted.

Background Information

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.

This petition was heard by the Planning and Zoning Advisory Board at their regularly scheduled June 20, 2019 meeting. There was discussion relating to the 200-acre reduction in Town Center acreage and staff's recommendation that approval of the petition should not include a reduction to that degree.

There was continued discussion on the reduction of Town Center acreage and staff's concerns with the potential effects it could have on the City's tax base. The Town Center has been reduced over time from approximately 1,800 acres to the current proposed 1,085 acres. This reduction has occurred in various approval stages by the City. The applicant spoke to the economic benefit West Villages has already brought to the City and referenced the projected economic benefits of Villages E, F, and G from the fiscal impact model. The Planning and Zoning Advisory Board made the following motion:

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 to the southeast quadrant will be maintained, the removal of Note 10 and including an updated Index Map in Attachment A and approval of the Index Map Amendment should not include

the reduction of 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 passed unanimously.

Following the Planning and Zoning Advisory Board meeting, City Staff and the applicant met to discuss potential additional Town Center acreage.

The City Attorney has reviewed and approved Ordinance 2019-20 as to form and correctness.

The petition 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.

Added for Second Reading:

This item was heard for first reading at the July 11, 2019 Special Commission Meeting. There was discussion on correcting errors on the Index Map, including the incorrect city boundary, the removal of a piece of town center that is not within the City, and clarifying the correct acreage for Village H. There was also extensive discussion on the decrease seen in total town center acreage and the land use mix for town center that allows up to 60% residential.

A motion was made to continue Ordinance 2019-20 to second reading with the necessary changes. These changes have all been made on the Index Map and within Ordinance 2019-20 for second reading.

Strategic Plan

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

Financial Impact

Potential effects on the City's tax base if Town Center acreage is reduced.

Procurement

Attachments:

1. Ordinance 2019-20 Second Reading
2. Ordinance 2019-20
3. Staff Report
4. Proposed Index Map
5. Staff Presentation
6. PZAB Minutes
7. Applicant Presentation

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