



Legislation Text

File #: ORD. NO. 2019-24, **Version:** 1

TO: Honorable Mayor & Members of the North Port Commission

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

TITLE: Ordinance 2019-24, Amendment to the Unified Land Development Code Chapter 53, Article XVIII - "V" Village Zoning District, for the purpose of adopting and incorporating by reference the West Villages Index Map, West Villages Pattern Book, and Village District Pattern Plans for Villages A, B, C, & D.

Recommended Action

Approve and continue Ordinance 2019-24 to second reading on July 23, 2019.

Recommended Action for Second Reading: Approve Ordinance 2019-24.

Background Information

This agenda item reflects an adjustment to previous procedures as it relates to adoption of the West Villages Index Map (WVIM), West Villages Pattern Book (WVPB), and West Villages Village District Pattern Plans (VDPPs). Historically, the WVIM and WVPB have been adopted by ordinance, but have not been incorporated into the Unified Land Development Code (ULDC). The VDPPs have been adopted by motion, similar to the process for a Development Master Plan elsewhere in the City.

After reviewing these procedures more carefully in conjunction with the City Attorney, it has been determined that due to the level of detail and specificity that exists in these documents, it would be in the City's best interest to adopt the WVIM, WVPB, and all VDPPs by ordinance, incorporating them into the ULDC by reference. This process change will strengthen the City's enforcement capabilities of these plans as development occurs.

The first step in initiating this procedure change is to incorporate all existing documents into the ULDC by reference. Ordinance 2019-24 accomplishes this purpose.

Ordinance 2019-24 has been reviewed by the City Attorney as to form and correctness. It has been advertised in a newspaper of general circulation within the City of North Port.

At their regularly scheduled meeting on June 20, 2019 the Planning and Zoning Advisory Board heard this item and unanimously recommended that the City Commission approve Ordinance 2019-24 with the following change recommended by staff.

Changing the language in Sec. 53-214.C.(10)(f) to read as follows: "Public facilities, such as schools, fire stations, parks, police stations, and the water and wastewater treatment facilities may be developed at any time with subsequent review and approval of a Major Site and Development Plan. All other development within the West Villages shall require the adoption of a Village District Pattern Plan."

Upon further discussion with the City Attorney's office, staff is recommending that the second sentence in the above paragraph be removed, and that the first sentence be moved to Sec. 53-214.C.(2) to read as follows:

"Except as provided herein, no development shall be permitted within a Neighborhood, Neighborhood Center, Village Center or a Town Center until a VDPP for the entire Village or Town Center has been

approved by the North Port City Commission. Public facilities, such as schools, fire stations, parks, police stations, and the water and wastewater treatment facilities may be developed at any time with subsequent review and approval of a Major Site and Development Plan."

Added for Second Reading

The City Commission heard this item at a special meeting on July 11, 2019. A motion was made to continue Ordinance 2019-24 to second reading on July 23, 2019 with the City Attorney's recommended changes being incorporated. The motion passed unanimously. These changes have been made in the Ordinance for Second Reading.

Strategic Plan

Update the Unified Land Development Code and City code to reflect best practices, current priorities, and legal compliance.

Financial Impact

N/A

Procurement

N/A

Attachments:

1. Ordinance 2019-24 for Second Reading
2. Ordinance 2019-24
3. Ordinance 2019-24 with PZAB recommendation
4. PZAB Minutes

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