



NEIGHBORHOOD DEVELOPMENT SERVICES DEPARTMENT

Planning Division

MEMO

To: Honorable Mayor and Members of City Commission

Thru: Jason Yarborough, ICMA-CM, Interim City Manager

Thru: Juliana B. Bellia, Acting Assistant City Manager

From: Nicole Galehouse, AICP, Planning & Zoning Manager *NMG*
Alison Christie, AICP, Planner III *AGC*

Subject: Staff Findings for Petition for Municipal Contraction by West Villagers for Responsible Government (WV4RG)

Date: April 19, 2021

As it relates to the petition for municipal contraction by the West Villagers for Responsible Government (WV4RG) to remove all lands lying west of the Myakka River from the City of North Port municipal boundary, City of North Port Planning & Zoning Division provides the following findings in support of denying the petition:

- In reviewing petitions for voluntary annexation, Staff conducts a fiscal impact analysis to determine if a proposed municipal boundary change is fiscally neutral; this same analysis applies to the proposed contraction of municipal boundaries. According to the fiscal impact provided in the feasibility study the contraction would result in a net shortfall of over \$20,000,000, based on conservative numbers. This cost would have to be borne by the remaining residents of the City outside of the contraction area through an increase in property taxes/assessments and/or a reduction in level of services provided.

The loss of the Contraction Area would result in a reduced bonding capacity for the City and could potentially affect the City's bond rating. This could result in bond issues and higher interest costs, which would be passed on to the residents outside the Contraction Area. Additionally, the Contraction Area was originally annexed with the purpose to provide diversification to the City's tax base. Without it, the City is extremely limited in nonresidential land. The impact of this loss as it relates to the City's overall tax base is difficult to quantify but will have a profound impact over time as it relates to the City's long-term fiscal sustainability.

Staff finds that the proposed contraction of municipal boundaries would not be fiscally neutral.

- Should the proposed contraction be successful, there would be continuity issues as it relates to current planning & building within the Contraction Area. There are a multitude of development applications and building permits that are at a variety of stages. These projects would essentially be on hold while continuity is evaluated between the City and the County. Aside from the logistics of transferring ownership of the reviews and inspections, the entitlements currently in place in the Contraction Area would likely not align with the County's Comprehensive Plan for this area, where it is currently nestled between areas designated as 'Rural Area' and 'Future Urban Service Area.' The potential loss of time and/or entitlements for the landowners in the Contraction Area could present a legal risk for the City. In addition, any fees collected and not earned would need to be returned to the applicant(s).

Staff finds that the proposed contraction of municipal boundaries would result in disruption to development and could create the potential for litigation against the City.

- The proposed Contraction Area is contiguous to the City and reasonably compact, includes an existing area developed for urban purposes with a resident population of at least two persons per acre, and includes an extension of water and sewer lines through a sparsely developed area projected to become developed for urban purposes between the existing area developed for urban purposes and the Myakka River.

Staff finds that the proposed Contraction Area is not eligible for contraction as it fulfills the criteria in Florida Statutes 171.043.

- City Commission districts, as well as special districts and County Commission Districts, would need to be redrawn to reflect the significant change in population. Moving the Contraction Area from City districts to County districts could cause dilution of resident representation as the districts are larger and represent more constituents. The change at the City level may require a Charter amendment, as the City's Charter currently requires 5 districts, which may not be feasible with the removal of such a large area.

Staff finds that the removal of the proposed Contraction Area is not in the best interest of adequate resident representation.

- There would be significant changes in provision of fire and law enforcement services in the Contraction Area. These changes could result in emergency response delays for everyday calls for service as well as in cases of natural disaster. There would also be issues in terms of continuity for code enforcement and processing of cases that are ongoing. The City would retain liens on property outside of City boundaries, which could be missed by lien searches if the search only goes to the County.

Staff finds that the proposed contraction is not in the best interest of the public health, safety, and welfare.

- There are multiple agreements and contracts existing both Citywide and specific to development within the Contraction Area that would be impacted by the proposed contraction. These documents would need to be renegotiated, potentially resulting in

additional costs or responsibilities to all parties, including the City, the West Villages Improvement District, Sarasota County, and Wellen Park LLLP. For example, the West Villages Developer Agreement provides for construction and financing of police and fire stations, government, land, and parks, all of which assets would be stranded if the proposed contraction is successful. Another example is the Transportation Improvement Assessment Bonds, for which the outstanding share of debt would need to be calculated within the Contraction Area and the County should be obliged to pay.

Staff finds that the proposed contraction would cause significant financial and legal considerations for multiple governmental agencies.



NEIGHBORHOOD DEVELOPMENT SERVICES DEPARTMENT

Planning Division

MEMO

To: Honorable Mayor and Members of City Commission

Thru: Jason Yarborough, ICMA-CM, Interim City Manager

Thru: Juliana B. Bellia, Acting Assistant City Manager

From: Nicole Galehouse, AICP, Planning & Zoning Manager
Alison Christie, AICP, Planner III

Subject: Review of Statutory Requirements and Process for Contraction Report

Date: April 13, 2021

Nicole Galehouse

Digitally signed by Nicole Galehouse
DN: cn=Nicole Galehouse, o=City of North Port,
ou=Planning & Zoning Division,
email=ngalehouse@cityofnorthport.com, c=US
Date: 2021.04.14 16:15:51 -04'00'

Digitally signed by Alison Christie
Date: 2021.04.14 16:20:09 -04'00'

We have reviewed the Statutory Requirements and Process for Contraction report as prepared by the consultant, Munilytics. As certified planners through the American Institute for Certified Planners (AICP), we have previous experience processing, reviewing, and making professional recommendations on petitions for annexation that have been submitted to the City. This includes evaluating the petition for compliance with Chapter 177 of Florida Statutes as well as the City's Comprehensive Plan and Unified Land Development Code. From a planning perspective, and based on our previous experience with annexations, we agree with the findings and conclusions made in this report related to the contraction criteria from Chapter 171 of Florida Statutes.



NORTH PORT FIRE RESCUE

MEMORANDUM



TO: Jason Yarborough, Interim City Manager

FROM: Scott Titus, Fire Chief

DATE: 19 April 2021

RE: Contraction and the Munilytics Study

Fire Rescue has reviewed the Munilytics study and thinks that it is important to support the study findings but also clarify some items regarding financial implications and level of service delivery models. The study does not consider the intangibles of service delivery which are the greatest contributor to customer service and satisfaction.

- If contraction were to occur:
 - There are immediate service delivery changes.
 - North Port units will be relocated out of the contraction area. Any mutual aid request to respond back into the contracted area will add at least an additional 8-10 minute response time. This would be a frequent occurrence; most likely daily. The continued growth in this area will only contribute to this issue and cause further delays. Currently the City of North Port has plans for at least one more station, potentially two additional stations to cover the growing community. Increased response times affect patient survivability rates for EMS calls and contribute to greater fire spread beyond the area of origin.
 - Please see the following from the Sarasota County Fire Master Plan Update just released in March 2021. This is discussing the South Sarasota County area. I want to be clear that they (Sarasota County) are appropriately reviewing their needs and planning for the future to meet those needs but the report indicates that there is already coverage concerns for this area. Contraction would result in an immediate negative impact for the members of the community in Wellen Park and the surrounding unincorporated area through increased response times and reduced staffing levels. Below is an excerpt from the ESCI Master Plan Update for Sarasota County (March 2021):

"Unincorporated portions of Sarasota County between the cities of Venice, North Port, and Englewood continue to develop as planned communities and subdivisions are completed. Currently, SCFD has a small presence in this area, as seen in Figure 73.

Figure 75: Southern Sarasota County Units and Staffing

Station	Staffing
21	3-Person Engine 2-Person Rescue
22	2-Person Engine 2-Person Rescue 2-Person Tanker
26 (Co-located with the City of Northport)	2-Person Engine 2-Person Rescue
71	2-Person Rescue
73	2-Person Rescue

The current fire stations are not sufficient to meet the growing demand for fire suppression services in the area. Additionally, the staffing model is not sufficient for SCFD to establish an effective response force (ERF) without a considerable delay while awaiting the arrival of other SCFD units that are responding from north of Nokomis, or mutual aid from fire departments in other municipalities.

The rescue units at station 21 and 22 possess a 3-year average UHU that is approaching 30%, while the engine company's UHU is approximately 10%. Given this rate of activity, it is likely that one or more units will not be available for response, thus further compounding SCFD's ability to assemble resources in this area."

- The West Villages ESCI Fire Station Location Study (October 2019) conducted to prescribe suggested service delivery to the area specified a fire station with two rescues (ambulances), an engine, a ladder/quint, and a chief officer (Minimum of 11 personnel daily). Those staffing levels take into consideration the need to provide service for the incorporated West Villages/ Wellen Park area and the surrounding unincorporated areas. The new Station is being built to accommodate a cohabitation model that meets those needs but is immediately short 6 personnel and three responding apparatus should contraction occur.
- North Port Fire Rescue is an ISO 1/1Y rated Community and was last rated 2 years ago on a five-year cycle. Sarasota County was last rated as an ISO 2/2Y rated community; we are unable to determine when they were last evaluated.
- For vehicle extrication calls involving trapped occupants, Sarasota County calls for a specialty unit to perform extrication. That unit responds from Palmer Boulevard in Sarasota (Between Bee Ridge and Fruitville). Each of the responding fire apparatus from the City of North Port arrive on scene with the

knowledge, skills, abilities, and tools to perform extrication immediately without delay. If we need additional personnel, the closest unit can assist.

- Our responding Fire Apparatus have minimum staffing of three personnel, not two. Sarasota County staffs and plans to continue to staff a two-person engine in that area. There are significant studies that support significant enhanced efficiency, effectiveness, and safety for responders and the general public with 3rd person staffing.
 - Tanker/ Operations: A recent article featured in Florida Fire Chiefs highlighted a Tanker Drill to our North that aspired to flow greater than 250 gallons per minute of sustained water flow utilizing static sources two miles away...North Port Fire was featured the next month for a class and subsequent drill where we sustained 1,192 gallons per minute for two hours with similar distance to static sources.
 - Ladder Truck Apparatus: If contraction occurs, the closest ladder that Sarasota County has to serve the contraction area, is at Station 11 which is Stickney Point Road. North Port, Englewood, Venice, or Nokomis Fire would have the closest aerial units to the contracted area; currently Sarasota County has ladder coverage for 19.6% of their coverage area and the study mentions no consideration for additional coverage in the South County beyond the mutual aid companies listed (Sarasota County Master Plan Update March 2021). We have a ladder in Wellen Park today.
 - EMS- We have a robust community outreach program for CPR and maintain an aggressive EMS training program and progressive treatment protocols that are directly related to increased patient survivability. Return of Spontaneous Circulation (ROSC) Statistics (Cardiac Arrest Survival Rates)- Information obtained from the State of Florida Biosurveillance Dashboard:
 - 2020- City of North Port ROSC Rate was 37% while the State average was 8%.
 - 2021-YTD City of North Port ROSC Rate is 40% while the State average is 8%.
 - 2020- Bystander CPR was performed 51% of the time prior to our arrival; the State average was 36%.
 - 2021- YTD Bystander CPR was performed 59% of the time prior to our arrival; the State average is 36%.
- o There are immediate financial implications beyond what is outlined:
- The City of North Port will have stranded assets in Wellen Park. Station, Apparatus, Equipment. Just because the contraction occurs, does not alleviate the need for the apparatus and equipment. We need that ambulance and the ladder truck regardless of the status of contraction.
 - There are additional staffing needs in the non-contraction area which if not met, will reduce the efficiency, effectiveness, and safety of our response model and

increase service delivery times. If those increased needs are met, the assessment rates will increase likely to double digits to absorb the impact of those personnel and there would still be potential layoffs which would also result in reduced efficiency, effectiveness, and safety for the community and the responders.

- We are continuing to grow in the non-contracted area and the if contraction occurs, the cost of growth will be spread across the remaining portions of the city. This will be exacerbated by removing revenues from the commercial areas in the city including all of the amenities and shopping area created from the Atlanta Braves Stadium.
- o There are Intangibles that must be considered:
- We are appreciative of our mutual aid partners and do not want to minimize their services; we have an excellent service relationship. I encourage you to speak to residents that have engaged our services. Ask them to tell you a little about their experience.
 - People always remember how you make them feel. Every interaction is important in someone's time of need. We expect exceptional service always. Please let us know if you have any questions and I remain available to discuss.

We remain available to provide Exceptional Public Safety Services in a Safe, Compassionate, Professional Manner. As your Fire Chief, I strongly recommend that you do not consider contraction for fear of the impact on public safety services.



TODD R. GARRISON
CHIEF OF POLICE

MEMORANDUM

To: Jason Yarborough, Interim City Manager

Thru:

From: Todd R. Garrison, Chief of Police

Subject: Police Services (Wellen Park)

Date: April 19th, 2021

Regarding the contraction discussion with Wellen Park, I would like to take this time to discuss the potential reduction in police services in that area. The Wellen Park area encompasses the police departments Zone 1, which was created to specifically provide police services to that geographical area. Currently, that zone is covered by eight (8) police officers, 24 hours a day, 7 days a week. The addition of this patrol zone enhances the level of service by quickly providing shorter response time for calls within this area. A police commander has also been assigned specifically to Wellen Park, as their law enforcement liaison.

A police substation is currently under construction in the Wellen Park community. Once this is completed, the police departments West District Patrol Operations and Training Division will be located within that substation. This substation would be staffed, so residents could come and get copies of police records and file police reports. This would be another enhanced service, because currently they would have to travel to police headquarters to conduct their business. This substation will increase law enforcement presence coming and going from the Wellen Park area and adding additional resources to immediately respond to calls for service. If contraction occurred,



4980 CITY HALL BLVD · NORTH PORT, FLORIDA 34286

(941) 429-7400 · FAX (941) 429-7389

A Florida Accredited Law Enforcement Agency



TODD R. GARRISON
CHIEF OF POLICE

MEMORANDUM

the residence of Wellen Park would see a drastic reduction of law enforcement presence in their area due to the station becoming a stranded asset.

If contraction occurred, the Wellen Park area would only be able to obtain law enforcement services from the Sarasota County Sheriff's Office. I can't speak for the Sheriff; however, the sheriff's office is responsible to provide law enforcement services countywide. The sheriff's resources are spread throughout the county, and historically, a Sheriff typically deploys less deputies to a geographical area, with a much larger area of patrol zone responsibilities. If contraction is granted, Wellen Park would become just like any other unincorporated area within the county and competing countywide for those resources. Again, historically speaking, police departments were created within municipalities to enhance the level of police service that sheriff's offices could not provide. We are very fortunate here in this city to have a police department who is heavily engaged, directly responsible, and immediately responsive to the communities needs.

The police department currently provides law enforcement protection of critical city owned utility infrastructures. If the contraction was granted, we would no longer have the ability to respond to, protect, or defend those critical utility infrastructures.

Respectfully,

A handwritten signature in black ink, appearing to read "Todd R. Garrison".

Todd R. Garrison
Chief of Police





City of North Port
DEPARTMENT OF PUBLIC WORKS
Office: 941.240.8050
Fax: 941.240.8063



MEMORANDUM

TO: Jason Yarborough, ICMA-CM, Interim City Manager

THROUGH: Juliana B. Bellia, Acting Assistant City Manager

FROM: Monica Bramble, Acting Director *MB*

SUBJECT: Contraction Impacts on Public Works - Solid Waste

DATE: April 16, 2021

In addition to the fiscal impacts noted in the *Feasibility Study of Municipal Contraction*, the Department of Public Works Solid Waste Division would be impacted if the municipal boundaries of the City of North Port were contracted to remove all lands west of the Myakka River from the City of North Port Municipal Boundary in following ways:

- Re-routing of the weekly service areas would need to occur and result in:
 - Stranded assets – 2 Solid Waste Trucks not needed
 - Layoff of 3 Solid Waste Equipment Operators

The service level provided by the City of North Port Solid Waste is exceptional. A few of the services that the franchised hauler does not provide are:

- Local Customer Service staff able to address most issues immediately
- Service requests completed by the next scheduled collection day if not earlier
- Supervisors that contact residents the day issues are relayed
- All solid waste services provided the same day (garbage, recycling, yard waste, and bulk)

Should you have any questions, or desire any additional information, please do not hesitate to contact me.

MB/mb

Cc: Frank Lama, Solid Waste Manager
PW Electronic File