



Legislation Text

File #: DMP-22-093, **Version:** 1

TO: Planning and Zoning Advisory Board

FROM: Sherry Willette-Grondin, Planner III

SUBJECT: Consideration of Petition No. DMP-22-093, West River Village Development Master Plan (QUASI-JUDICIAL)

Recommended Action

The Planning and Zoning Advisory Board recommends that the City Commission approve DMP-22-093, West River Village Development Master Plan.

General Information

Martin P. Black, on behalf of Bankers Insurance Company, has formally submitted a Development Master Plan application to the City of North Port for a large-scale mixed-use development comprising of commercial, professional office/institutional, recreational, conservation, and residential uses on \pm 209.89 acres.

The property is zoned Planned Community Development (PCD) with a Future Land Use designation of Activity Center for \pm 139.562 acres and Recreation Open Space (ROS) for the remaining \pm 70.328 acres.

The property owner is applying the Transfer of Development Rights (TDRs) and additional development bonuses under the provisions of Policies 1.1 and 2.1 of the City of North Port Comprehensive Plan and Chapter 41 of the ULDC. In addition, the property owner requests four modifications of regulations (waivers) from the ULDC for Activity Center Design Regulations, setbacks, perimeter buffers, and signage.

The subject property is currently vacant and is generally located approximately $\frac{1}{2}$ mile South of S. Tamiami Trail (US-41), West of S. River Road. North of Manasota Beach Road (Activity Center #8).

Strategic Plan

Quality of Life Pillar: Protect and promote North Port's natural resources, recreational assets, cultural diversity, ethnic and historical heritage, as well as overall community wellness.

Economic Development & Growth Management Pillar: Promote sustainable growth, investment, and development to achieve a vibrant and diversified economy, offering a mixture of services and local employment opportunities.

Environmental Resiliency & Sustainability Pillar: Priority 4. Ensure North Port's development standards, codes, and ordinances provide for a balance of green space and afford protection of the community's tree canopy.

Financial Impact

The results of the fiscal impact analysis find that within the first five years, the City of North Port would realize a net fiscal benefit of \$61,470,078 from the commercial development and \$36,378,282 from the residential component. This indicates that overall, the project would economically benefit the City.

Procurement

N/A

Attachments:

1. Staff Report with Exhibits
2. Development Master Plan

Prepared by:

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