



## NEIGHBORHOOD DEVELOPMENT SERVICES DEPARTMENT

*Planning Division*

### STAFF REPORT

#### Village District Pattern Plan Amendment (VPA-16-196)

To amend the number of units for Neighborhood 8 to the existing Village A Pattern Plan (VPA-16-196)

Quasi-Judicial

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**To:** Jonathan R. Lewis, ICMA-CM, City Manager

**Thru:** Scott Williams, Neighborhood Development Services Director

**Thru:** Michele Norton, AICP, Planning Manager

**From:** Mary McNish, Planner

**Date:** January 5, 2017

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#### **I. GENERAL INFORMATION**

**Project:** Request for an amendment to Petition No. VPA-16-196 Village 'A' Pattern Plan (VDPP);

**Request:** Approval of Village A, Neighborhood 8 VDPP amendment

**Applicant:** Martin P. Black, Vice President (**Exhibit A-1, Affidavit**)

**Owner(s):** Thomas Ranch Land Partners Village 1, LLLP and West Villages Parkway West Associates, LLLP (**Exhibit A2, Warranty Deed**)

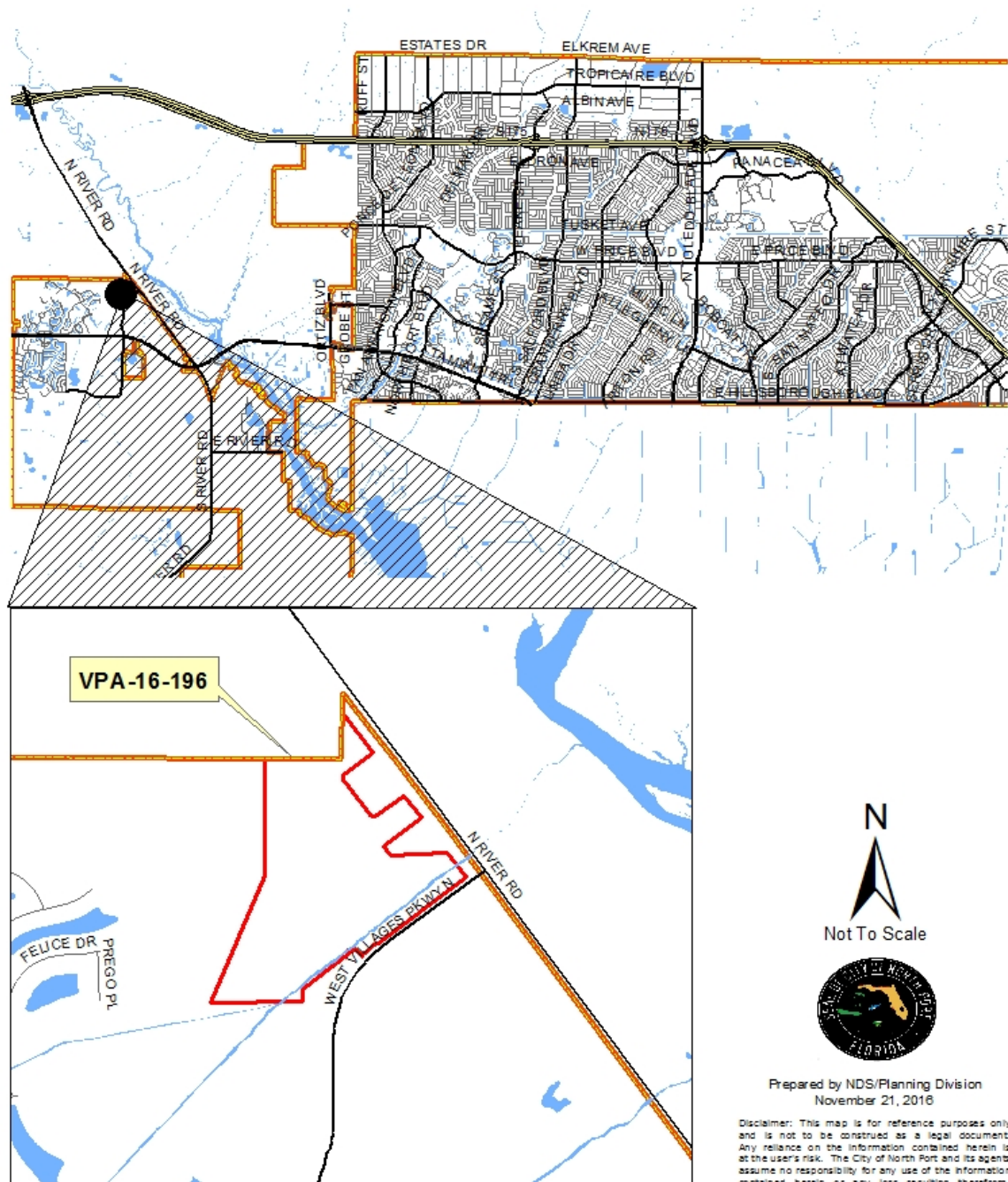
**Location:** West of River Road and West of Renaissance Blvd.

**Property Size:** ± 71.56

#### **II SUMMARY**

Marty Black, on behalf of Thomas Ranch Land Partners Village 1, LLLP and West Villages Parkway West Associates, LLLP, is requesting an amendment to the Village District Pattern Plan (VDPP) for Village "A", Neighborhood 8 in The West Villages. The amendment is to modify the maximum number of units by 30 units to a maximum of 230 units. This is a 71.56-acre parcel west of River Road and north of West Villages Parkway.

**City of North Port  
Location Map  
VPA-16-196 Village District Pattern Plan Amendment  
West Villages Village "A"**



# AERIAL

## VPA-16-196 Village District Pattern Plan Amendment West Villages Village "A"



Aerial Source: South West Florida Water Management District 2011 Aerial

NORTHPORT Development Review Committee PPA 15 1000 E Maps Detail\_VPA 16 196

### Legend

- VPA-16-196
- City Boundary



0 875 1,750 3,500  
Feet



Prepared by NDS/Planning Division  
November 21, 2016

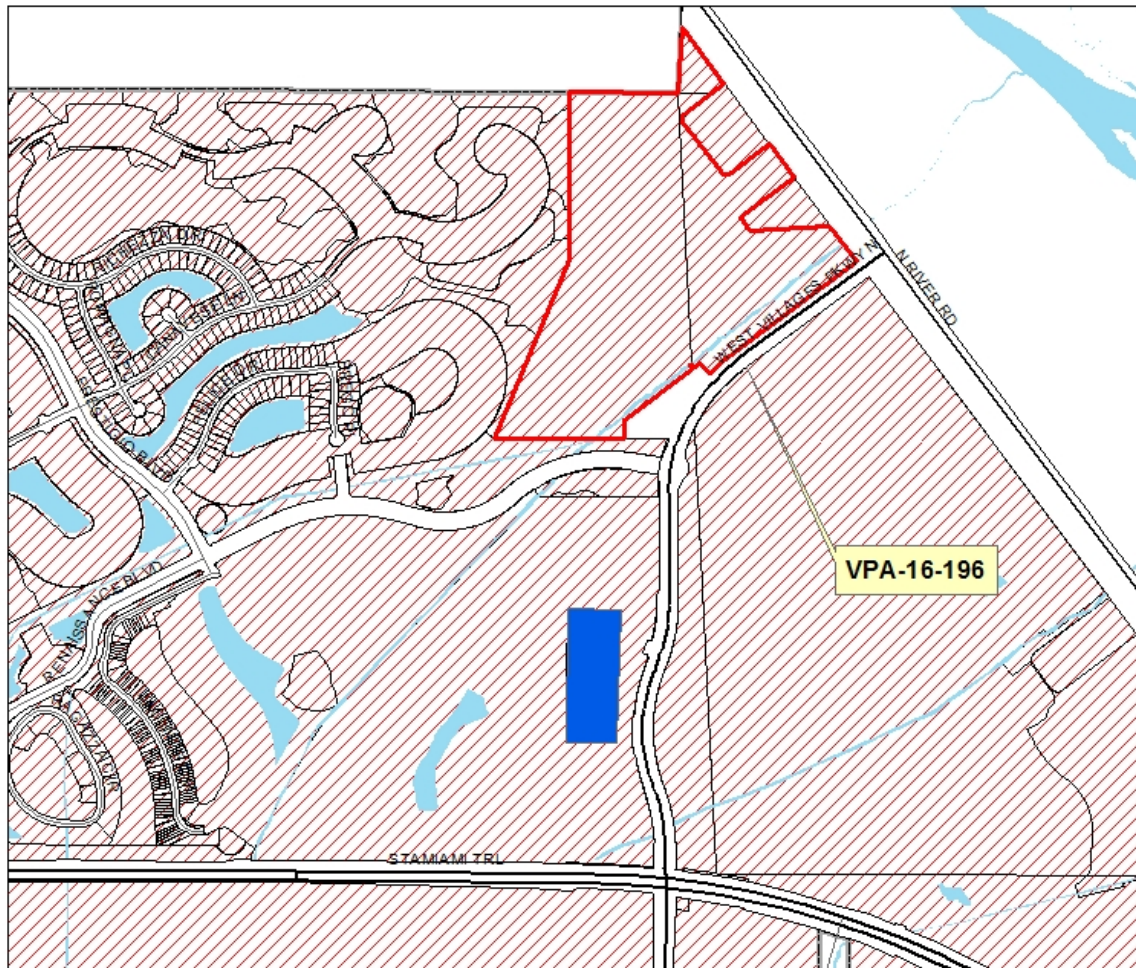
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# FUTURE LAND USE

## VPA-16-196 Village District Pattern Plan Amendment

### West Villages Village "A"



0 700 1,400 2,800  
Feet

<span style="display: inline-block; width: 15px; height: 10px; background-color: #ffffcc; border: 1px solid black;"></span> AGRICULTURAL, ESTATES	<span style="display: inline-block; width: 15px; height: 10px; background-color: #ff00ff; border: 1px solid black;"></span> UTILITY INDUSTRIAL CORRIDOR
<span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black;"></span> LOW DENSITY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 10px; background-color: #008000; border: 1px solid black;"></span> CONSERVATION (TDR SENDING ZONE)
<span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc00; border: 1px solid black;"></span> MEDIUM DENSITY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 10px; background-color: #00ff00; border: 1px solid black;"></span> RECREATION/OPEN SPACE (TDR SENDING ZONE)
<span style="display: inline-block; width: 15px; height: 10px; background-color: #cc0000; border: 1px solid black;"></span> HIGH DENSITY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 10px; background-color: #0000ff; border: 1px solid black;"></span> PUBLIC
<span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcccc; border: 1px solid black;"></span> PROFESSIONAL OFFICE	<span style="display: inline-block; width: 15px; height: 10px; background-color: #ff00ff; border: 1px solid black;"></span> ACTIVITY CENTER (TDR RECEIVING ZONE - EXCEPT AC-3)
<span style="display: inline-block; width: 15px; height: 10px; background-color: #ff0000; border: 1px solid black;"></span> COMMERCIAL	<span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px);"></span> VILLAGE
<span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black;"></span> INDUSTRIAL	<span style="display: inline-block; width: 15px; height: 10px; border: 2px solid red;"></span> VPA-16-196



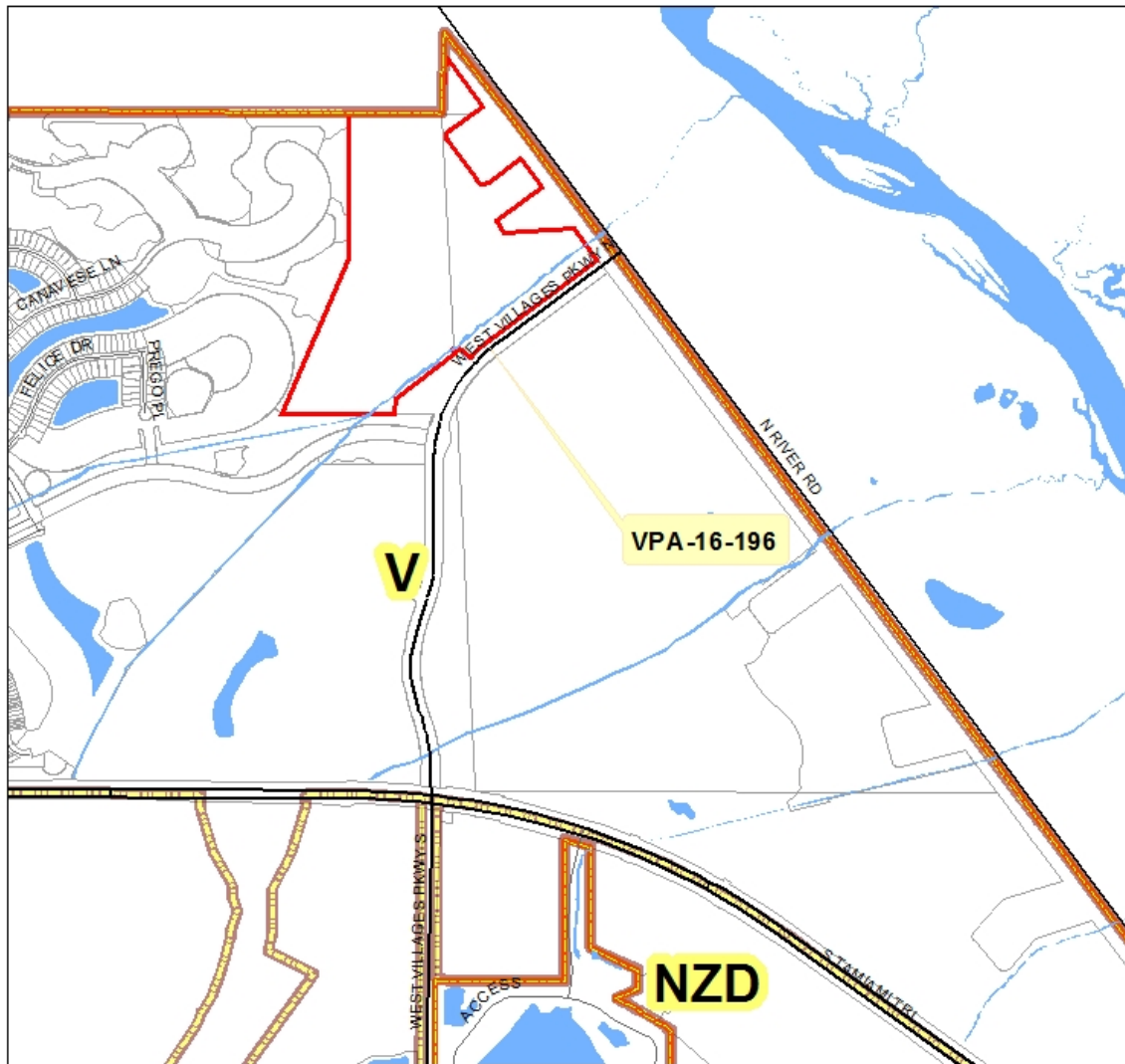
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November 21, 2016

NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF  
THE CITY OF NORTH PORT COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE  
NO. 97-27, AS SAME MAY BE AMENDED FROM TIME TO TIME.








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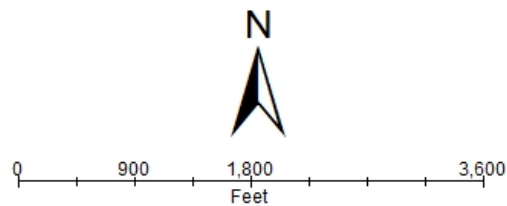
\\NORTHPORT\Departments\Development Review Committee\VPA-16-196\GIS Maps\FLU\_VPA-16-196

# Zoning Classification Map VPA-16-196 Village District Pattern Plan Amendment West Villages Village "A"



## Legend

-  Hospital
-  Cemetery
-  Churches
-  Schools
-  Zoning Classifications
-  Improved
-  VPA-16-196



Prepared by NDS/Planning Division  
November 21, 2016

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## II. SITE INFORMATION

### Land Use

**Adopted Future Land Use Map Designation:** Village

**Adopted Zoning Map Designation:** Village (V)

**Existing Land Use(s):** Residential and Undeveloped

**Surrounding Land Uses:**

Direction	Existing Land Uses	Future Land Use Map Designation	Zoning Map Designation
North	Sarasota County-Residential/Vacant	Sarasota County-Semi Rural	Sarasota County Settlement Area Planned Development
South	Residential/Vacant	Village	Village
West	Village "A" Residential	Village	Village
East	River Road	Sarasota County QUE	Sarasota County QUE-1

### Services and Facilities

**Potable Water or Well:** To be provided by North Port Utilities

**Sanitary Sewer or Septic:** To be provided by North Port Utilities

**Transportation:** US-41-Tamiami Trail, River Road, West Village Parkway

### Environmental

**Conservation:** The subject site is not located in any recognized City of North Port Conservation Restricted Overlay Zones.

**Flood Zone:** Zone A-E

### III. BACKGROUND

The City of North Port Village District Planning Process was created in 2004 and consists of a Village Land Use Classification (V) and the Village District Pattern Book (VDPB).

The West Villages is 8,000 acres of land divided into 12 sections known as Villages A through L, as shown in the West Villages Index Map (**Exhibit B**). The Index Map is a guide to the general locations of future town centers, public lands and utilities, primary roads and villages. A Village District Pattern Plan (VDPP) is created for each separate village to determine land use, density and design.

Village A is part of the first VDPP which was adopted in 2005 (**Exhibit C**) and is divided into neighborhoods 1-7 to support a maximum of 1,999 residential units on 1,068 acres and is known as Gran Paradiso.

In 2015, A Village Pattern Plan Amendment (VPA-15-039) was approved to create Neighborhood 8 (**Exhibit D**) now called The Preserve. The 71.56-acre parcel was purchased by West Villages Parkway West Associates, LLLP in early 2015. Although the parcel is part of Village A, it is not part of the ownership of the Gran Paradiso development and therefore not limited to the approved 1,999 residential units. The developer, Mattamay Homes will build to suit as assigned by the West Villages Index Map and approved by the City VDPP process. The project was approved for 200 units.

The applicant requests an increase in the number of units in Neighborhood 8 from 200 units to 230 units (**Exhibit D1**). The proposed units will be constructed on Tract 703 on the north-west section of the parcel where the neighborhood center was originally proposed. The relocation of the neighborhood center will be determined at the time of the Infrastructure and Subdivision submittal. The applicant is in the process of the final plat. The neighborhood will be developed in stages until the ultimate build-out.

A review of the Petition by SDR determined that the increase of 30 units is de minimus and will not alter or affect any conditions from the 2015 Order of Approval and will not change the approved neighborhood configuration. This proposed amendment will change pages 6 & 7 of the existing VDPP for the mentioned number of units but all other pages will remain the same (**Exhibit D2**). A revised and updated Village "A" Pattern Plan will be required at the approval stage.

The project will have one access to West Villages Parkway and an emergency access to River Road.

The property has two existing wetlands and there are no proposed wetland impacts. If the Environmental Manager deems it necessary, an updated study will be completed prior to any land alteration. A wildlife study less than one-year old must be submitted with the subdivision/infrastructure plans.

## **STAFF ANALYSIS**

### **IV REVIEW PROCESS**

- A. The Staff Development Review Committee (SDR) did a courtesy review and concluded with no comments. Staff reviewed this petition and found this petition to be in compliance pursuant to the Comprehensive Plan, Unified Land Development Code, and intent of the VDPP. The applicant shall abide by the conditions found in the Order of Approval which will be dictated by the actions of the City Commission.

### **V STAFF RECOMMENDATION**

That the City Commission **APPROVE** Petition No. VPA-16-196.

### **VI. PLANNING & ZONING ADVISORY BOARD RECOMMENDATION**

The Planning & Zoning Advisory Board (PZAB) at their regularly scheduled meeting of January 5, 2017, recommend that the City Commission approve Petition number VDP-16-196 with a unanimous 7-0 vote after discussion which included the following:

- The designated area for the Neighborhood Center(NC) was a concern that it may be used for commercial/retail purposes. The applicant explained that the NC area would be used as the clubhouse and pool amenity area and only residential uses are allowed in Neighborhood 8. The VDPP allows active recreation, park, recreation facilities, utility structures and parking as uses in the Neighborhood Center 8.
- Defining the application as “de minimus” was questioned by a member. The maximum density for Neighborhood 8 is 4 units per acre or a maximum of 286 units. The proposed increase is for 230 units or 56 units under the maximum allowed. No other changes are proposed for the VDPP.
- Discussion of ownership of Neighborhood 8 was clarified by the applicant.

### **Public Hearing Schedule**

**Planning and Zoning Advisory Board**  
**Public Hearing**  
**City Commission**  
**Public Hearing**

January 5, 2017  
9:00 AM or as soon thereafter  
January 24, 2017  
6:00 PM or as soon  
thereafter



## **EXHIBIT A DEED**

PURCHASE PRICE \$275.00  
ADDITIONAL CONSIDERATION \$ 124,219.24  
DOC TAX \$ 872.20 RECORD \$ 35.50  
PARCEL, NO.: 07771101000 & 0777971000  
Prepared by and return to:  
WILLIAMS PARKER  
HARRISON DIETZ GETZEN  
200 South Orange Avenue  
Sarasota, Florida 34236  
(941) 366-4800  
Attention: Jeffrey A. Grebe,  
RECORDED IN OFFICIAL RECORDS INSTRUMENT 2015010227 4 PG(S)  
January 2015 am

KAREN E. RUSHING SARASOTA COUNTY, FL  
CLERK OF THE CIRCUIT COURT

### **SPECIAL WARRANTY DEED**

THIS INDENTURE, made January 26, 2015 by and between THOMAS LLC, a Florida limited liability company, hereinafter referred to as Grantor, whose post office address is 1510 W, Cleveland Street, Tampa, FL 33606, and WEST VILLAGES PARKWAY WEST ASSOCIATES, LLLP, Florida limited liability limited

partnership, hereinafter referred to as Grantee, whose post office address is 1900 Summit Tower Blvd, Suite 500 }  
Maitland, FL 32810.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situated in Sarasota County, Florida:

SEE ATTACHED EXHIBIT A

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year,

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor warrants against only the lawful claims of all persons claiming by, through or under Grantor. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its presence by its undersigned duly authorized officer the date above written.

## EXHIBIT A-1

### AFFIDAVIT

I (the undersigned), MARTIN P. BLACK being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my (our) knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I (we) authorize City staff to visit the site as necessary for proper review of this petition. *If there are any special conditions such as locked gates, restricted hours, guard dogs, etc., please provide the name and telephone number of the individual who can allow access.*

Sworn and subscribed before me this 18th day of October, 2016

[Signature]  
Signature of Applicant or Authorized Agent

MARTIN P. Black, VICE President  
Print Name and Title

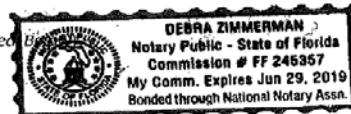
STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 18th day of October, 2016, by Martin Black who is personally known to me or has produced

\_\_\_\_\_ as identification, and who did/did not take an oath.

[Signature]  
Signature - Notary Public

(Place Notary Seal Below)



### AFFIDAVIT AUTHORIZATION FOR AGENT/APPLICANT

I (we), \_\_\_\_\_, property owner(s),

hereby authorize \_\_\_\_\_ to act as Agent/Applicant on our behalf

to apply for this petition on the property described as (legal description) \_\_\_\_\_

\_\_\_\_\_  
Signature of Owner Date

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged by me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by

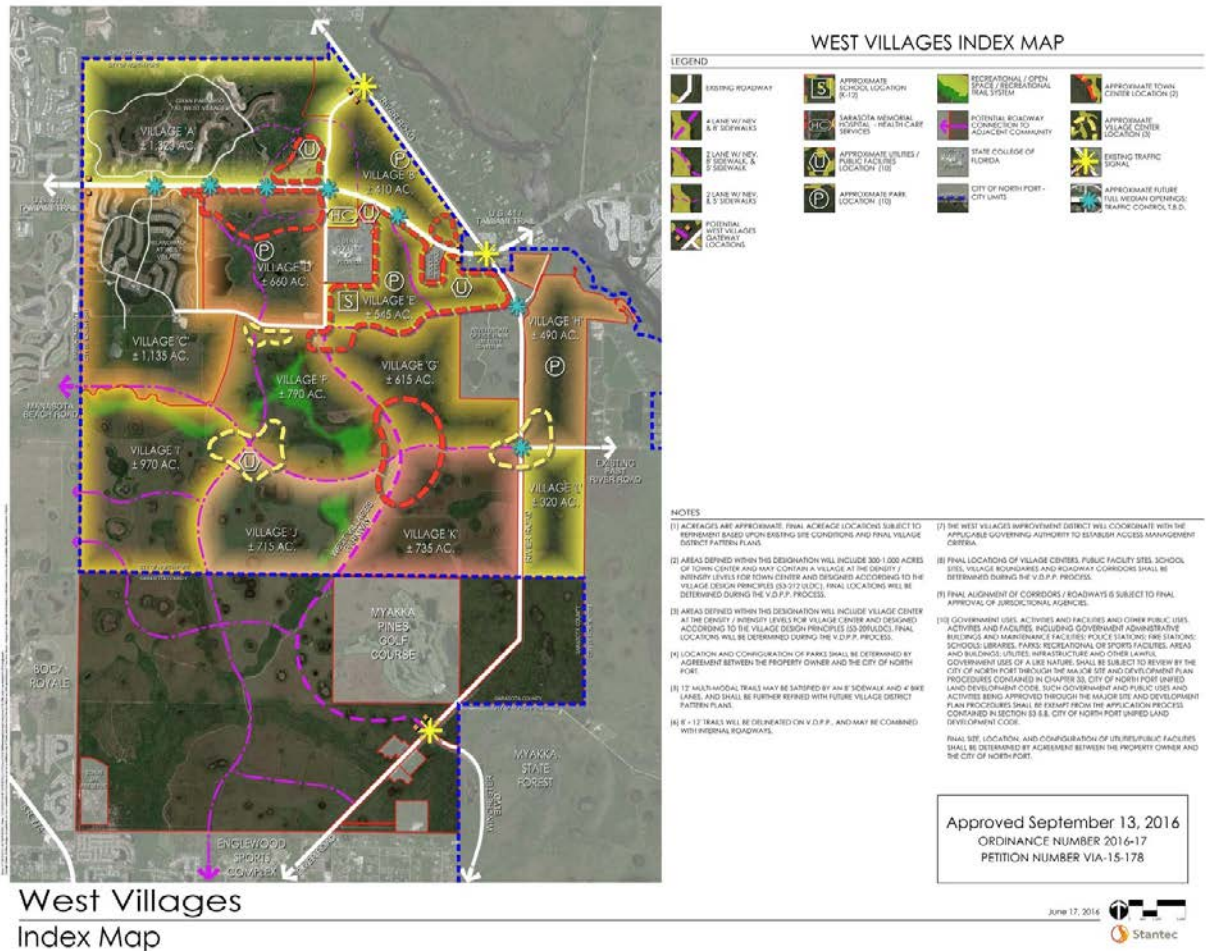
\_\_\_\_\_ who is personally known to me or has produced

\_\_\_\_\_ as identification, and who did not take an oath.

Signature - Notary Public

(Place Notary Seal Below)

# **EXHIBIT B** **WEST VILLAGE INDEX MAP**



# **EXHIBIT C** **2005 ORIGINAL VDPP VILLAGE A**



*Village "A"*

**Final VDPP**

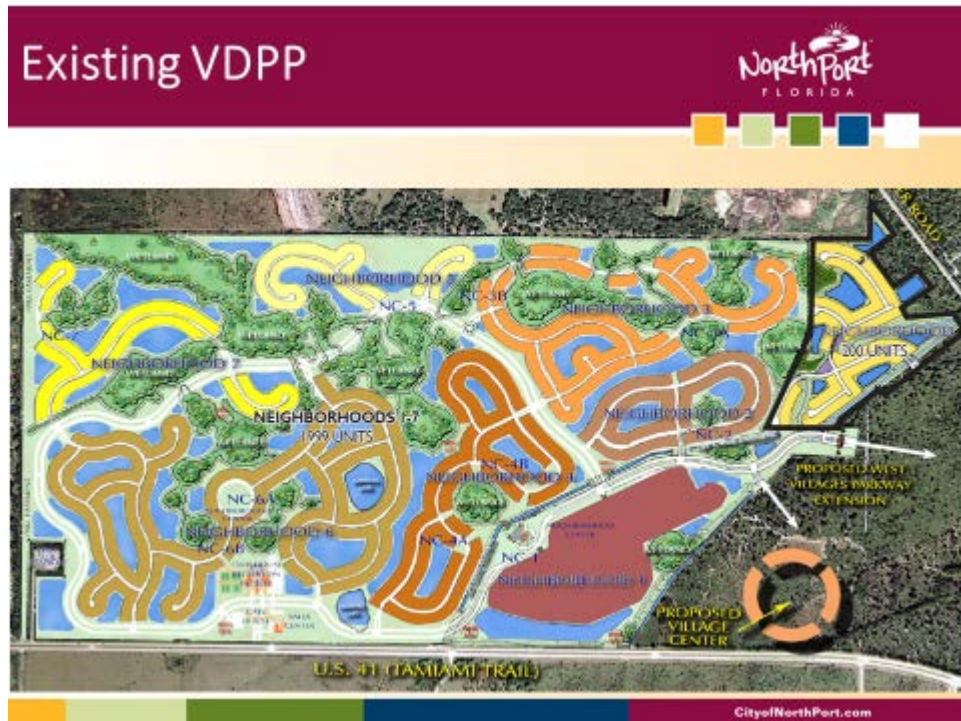
SAM RODGERS PROPERTIES, INC.

NORTH PORT, FLORIDA





## EXHIBIT D EXISTING VDPP NEIGHBORHOOD 8



### EXISTING VDPP LANGUAGE

The village neighborhoods 1-7 are planned to support a maximum of 1,999 residential units on 1,068 acres and neighborhood 8 is planned to support a maximum **of 200 units** on 72 acres, and will be developed in phases to achieve its ultimate build-out.

## EXHIBIT D2 PROPOSED INCREASE IN UNITS



### PROPOSED LANGUAGE

The Village neighborhoods 1-7 are planned to support a maximum of 1,999 residential units on 1,068 acres and neighborhood 8 is planned to support a maximum **of 230 units** on 72 acres, and will be developed in phases to achieve its ultimate build-out.