



Legislation Details (With Text)

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Type: Petition **Status:** Passed
File created: 4/6/2017 **In control:** City Commission Regular Meeting
On agenda: 4/25/2017 **Final action:** 4/25/2017
Title: PLF-16-239 Final Plat for Gran Paradiso Phase 4D (Quasi-Judicial)

Sponsors:

Indexes:

Code sections:

Attachments: 1. PLF-16-239 City Commission Staff Report, 2. PLF-16-239 Final Plat

Date	Ver.	Action By	Action	Result
4/25/2017	1	City Commission Regular Meeting	approved	Pass

TO: Honorable Mayor & Members of the North Port Commission

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

TITLE: PLF-16-239, Final Plat for Gran Paradiso Phase 4D

Recommended Action

Approve Petition No. PLF-16-239, Final Plat for Gran Paradiso Phase 4D

Background Information

Dean Paquet, P.E., on behalf of Lennar Homes, LLC. seeks approval of a Final Plat for Gran Paradiso, Phase 4D which includes 40 single-family lots and their associated roadway, stormwater, utility tracts and easements. The total plat area is approximately 13.33 acres (40 acres total land area). The improvements for which Final Plat approval is sought encompasses 39 lots within the Phase 4 Subdivision and Infrastructure Construction approvals (SCP-15-061 and INF-15-079) and 1 lot within the Phase 2 Single-Family approvals (SCP-14-019 and INF-14-066). The area to be platted is in Gran Paradiso (West Villages Village "A") north of the Amenity Center and US RT 41 in Section 30, Township 39S and Range 20E.

This plat was prepared in accordance with the City of North Port ULDC, Chapter 37 and Florida State Statute Chapter 177 and has been reviewed by staff (SDR), the City Surveyor and the City Engineer for compliance with Florida State Statute 177.

A summary for Performance Bond for this project at 110% totaling \$3,612,748.07 is required for the improvements and has been received.

At its regularly scheduled meeting of April 6, 2017, the Planning and Zoning Advisory Board voted 5-0 to recommend to the City Commission approval of Petition No. PLF-16-239 Gran Paradiso Phase 4D Final Plat. After's staff's testimony, the Planning and Zoning Advisory Board had asked several questions related to the location of the subdivision as well as questions related to the roadways serving the subdivision, primary access and utilities.

Upon approval, the applicant shall submit the Mylar with one (1) printed copy within 10 days of final approval for recording of the final plat. All costs associated with the recording are the sole responsibility of the applicant.

Strategic Plan

Financially Responsible City Providing Quality Municipal Services.

Financial Impact

The property is presently assessed as agricultural. After approval of the plat, the property will provide for 40 single family homesites. At Certificate of Occupancy the cost of city services will apply. In addition, these new homes will provide additional revenues to the City as opposed to remaining assessed as an agricultural use.

Procurement

Attachments:

1. PLF-16-239 Staff Report
2. PLF-16-239 Draft Final Plat

Prepared by: Jim McAllister

Department Director: Scott Williams