



Legislation Details (With Text)

**File #:** ORD. NO. 2020-14      **Version:** 1      **Name:** Village F VDPP Amendment

**Type:** Ordinance      **Status:** Passed

**File created:** 5/12/2020      **In control:** City Commission Regular Meeting

**On agenda:** 7/2/2020      **Final action:** 7/2/2020

**Title:** An Ordinance Of the City Of North Port, Florida, Amending the Unified Land Development Code, Chapter 53, Article XVIII – V Village, Section 53-214.F.(6), Village F Village District Pattern Plan (West Villages); Amending the Boundary of Village F to Add ±8.00 Acres to the Southeast Area of the Village and Adjusting the Neighborhood Layout; Providing for Findings; Providing for Adoption; Providing for Conflicts; Providing for Severability; and Providing an Effective Date (QUASI-JUDICIAL)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance 2020-14 for Second Reading, 2. Ordinance 2020-14, 3. Staff Report with Exhibits, 4. West Villages Presentation, 5. Applicant Presentation

Date	Ver.	Action By	Action	Result
7/2/2020	1	City Commission Special Meeting	adopted	Pass
6/9/2020	1	City Commission Regular Meeting	continued	
5/26/2020	1	City Commission Regular Meeting	amended	Pass
5/26/2020	1	City Commission Regular Meeting	continued for second reading	
5/26/2020	1	City Commission Regular Meeting	approved as amended	Pass

**TO:** Honorable Mayor & Members of the North Port Commission

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

**TITLE:** VPA-20-009, Ordinance No. 2020-14, Village F Village District Pattern Plan (VDPP) Amendment, revising Village F boundaries and acreages, neighborhood layouts as well as text and figure updates for consistency.

**Recommended Action**

Continue Ordinance 2020-14 to second reading on June 9, 2020.

*Recommended Action for Second Reading:* Approve Ordinance 2020-14, Petition VPA-20-009.

**Background Information**

Village F is currently identified as a ± 828-acre parcel bounded by Preto Boulevard to the west, Playmore Road to the north, West Villages Parkway to the east, and the proposed extension of Manasota Beach Road to the south. The Village F Village District Pattern Plan (VDPP) was adopted on July 23, 2019.

On January 13, 2020, Katie LaBarr, AICP of Stantec Consulting Services Inc., on behalf of the property owner, John Luczynski, Senior Vice President of Development of Manasota Beach Ranchlands, LLLP, submitted to the City of North Port an application for a Village District Pattern Plan (VDPP) Amendment to adjust the boundary of Village F to add ± 8

acres to the southeast corner of the Village as well as to adjust the neighborhood layout. The amendment updates the sketch and description of the land within Village F and further updates text and graphics in the VDPB for consistency.

At the March 25, 2020 City Commission meeting, there was a public hearing held on the Village District Pattern Book (VDPB). Changes made to the VDPB by the Commission at this hearing created the potential for conflicts within this Pattern Plan. The applicant has since made minor changes to this Pattern Plan to eliminate any such conflicts and to ensure consistency between this Pattern Plan and the VDPB.

The City Attorney has reviewed and approved Ordinance 2020-14 as to form and correctness.

The petition was advertised in a newspaper of general circulation on April 22, 2020 pursuant to the provisions of Section 166.041(3)(a), Florida Statutes and Section 7.01(c) of the Charter of the City of North Port, and Chapter 1, Article II, Section 1-12 of the City of North Port Unified Land Development Code (ULDC) as amended.

The Planning and Zoning Advisory Board heard this item at their regularly scheduled meeting on May 7, 2020 and voted 6-0 to recommend approval of Ordinance 2020-14 to City Commission.

*Added for Second Reading:* The City Commission heard this item at their regularly scheduled meeting on May 26<sup>th</sup>. A motion was made to continue Ordinance 2020-14 to second reading on June 9, 2020 with the following changes to the ordinance: add the Index Map adoption date of July 23, 2019 to line 28 and the Pattern Book adoption date of April 28, 2020 to line 32 and to add the utility site on page 33 of the Pattern Plan. These changes have been made.

### **Strategic Plan**

Guide the development of neighborhoods toward a desired image consistent with the approved urban design aesthetic.

### **Financial Impact**

N/A

### **Procurement**

N/A

Attachments:

1. Ordinance 2020-14 *for Second Reading*
2. Ordinance 2020-14
3. Staff Report with Exhibits
4. Applicant Presentation
5. West Villages Presentation

**Prepared by:** Alison Christie, AICP, Senior Planner

**Department Director:** Frank Miles, MPA, Director, Neighborhood Development Services