



Legislation Details (With Text)

File #: 18-048 **Version:** 1 **Name:**
Type: Petition **Status:** Passed
File created: 1/23/2018 **In control:** City Commission Regular Meeting
On agenda: 2/13/2018 **Final action:** 2/13/2018
Title: PLF-17-176, Cypress Falls Phase 2C, Final Plat. Strickland T. Smith, P.E., HEIDT Design, on behalf of Michael Woolery, Centex Homes, requests review of an application to plat 52 single-family lots, their associated road right-of-way, drainage, and utility easements. The site contains 36.98± acres and is located in Section 17, Township 39S, Range 22E. The subject Property is situated in the southeast quadrant of the Plantation Boulevard and Panacea Boulevard Intersection and east of Toledo Blade Boulevard. (Quasi-Judicial)

Sponsors:

Indexes:

Code sections:

Attachments: 1. PLF 17-176, Staff Report

Date	Ver.	Action By	Action	Result
2/13/2018	1	City Commission Regular Meeting	motion to approve	Pass

TO: Honorable Mayor & Members of the North Port Commission

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

TITLE: PLF-17-176 Cypress Falls Phase 2C, Final Plat.

Recommended Action

The City Commission approve PLF-17-176, Cypress Falls Phase 2C, Final Plat.

Background Information

In 2004, the City Commission approved Development Concept Plan (DCP 04-03) and Preliminary Subdivision Plan (PSP 04-126) for Cypress Fall Phase 2 (F.K.A. Panacea Parcels A & B). Subsequently, a Subdivision Concept Plan (SCP 16-189) and associated Infrastructure Plan (INF 16-190), both which include the areas covered by the proposed final plats (Cypress Falls Phase 2A & 2B and Cypress Falls Phase 2C), were approved for the construction of 179 single-family lots and associated roadways, drainage and utility infrastructure. The total area covered by the approved Subdivision Concept Plan an Infrastructure Plan is approximately 92.82± acres.

Petition No. PLF-17-176, Cypress Falls, Phase 2C, Final Plat includes 52 residential lots on 36.98± acres, and associated road right-of-way, drainage and utility easements. Cypress Falls, Phase 2A & 2B, Final Plat (127 residential lots on 53.89± acres) is being processed along with Cypress Falls, Phase 2C, Final Plat. Phase 2D is expected to be platted sometime later and will include the remaining 53 lots, associated road right-of-way, and drainage and utility easements.

A bond in the amount of \$2,554,201.30 for the construction of the associated infrastructure to include roadways, sidewalks, water and sanitary sewer utilities, irrigation and landscaping was received by the City of North Port in 2016

under the project number INF-16-190, Cypress Falls Phase 2. The applicant later requested a median cut on Panacea Boulevard to provide construction vehicle access to the project site rather than route construction traffic through existing residential streets. A bond for the construction and restoration of the median cut and landscaping on Panacea Boulevard in the amount of \$28,736.13 (110% of the total cost for reconstruction and restoration) was approved for the project.

Strategic Plan

Maintained/Upgraded/Expanded City Infrastructure and Financially Responsible City Providing Quality Municipal Services

Financial Impact

The Cypress Falls, Phase 2C, Final Plat will bring an additional 52 new home opportunities to the City.

Procurement

Not Applicable

Attachments:

1. PLF_17-176, Staff Report

Prepared by: Thomas A. Cookingham, AICP

Department Director: Scott Williams