



Legislation Details (With Text)

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File created:	2/17/2017	In control:		City Commission Regular Meeting	
On agenda:	3/7/2017	Final action:		3/7/2017	
Title:	The Preserve at West Villages Phase 1 Final Plat (Quasi-Judicial)				
Sponsors:					
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Attachments:	1. City Commission Final Staff Report PLF16216, 2. The Preserve Draft Plat, 3. The Preserve Final Plat - 2017-01-04				

Date	Ver.	Action By	Action	Result
3/7/2017	1	City Commission Regular Meeting	approved	Pass

TO: Honorable Mayor & Members of the North Port Commission

FROM: Jonathan R. Lewis, ICMA-CM, City Manager

TITLE: The Preserve at West Villages Phase 1 Final Plat (Quasi-Judicial)

Recommended Action

Approve Petition No. PLF-16-216 a Final Plat for The Preserve at the West Villages (Phase 1).

Background Information

Ron Nourse of AM Engineering, Inc. on behalf of Thomas Ranch Land Partners Village 1A, LLP and West Villages Parkway Associates West, LLP., seeks approval of a Final Plat for The Preserve at West Villages (Phase 1). Mr. Nourse requests review of a Final Plat for The Preserve at West Villages Phase 1 which encompasses 110 lots and numerous tracts. This is not uncommon in large residential subdivisions. The reason being is that the developer may not be sure of the housing type they will place on those tracts or the timing in which those tracts will be constructed.

The site is located North of Tamiami Trail, west of River Road and west of West Villages Parkway in Sections 21, 28 and 29, Township 39S, Range 20E. The property size is \pm 71.559 acres. Specifically, the site is located north of The Renaissance subdivision which lies south of The Preserve.

The Preserve Phase I consists of the entire plan (90 attached and 120 detached homes on a total of 200 lots) as noted in **EXHIBIT B**. Please note that as stated earlier, only 110 lots will be platted at this time while the remainder of the property will be platted as separate tracts. Those tracts will be utilized as future lots, stormwater ponds, streets, open space, etc.

The project received Subdivision Plan approval (SCP-15-059) and Infrastructure Plan approval on September 29, 2016 (INF-15-103) by SDR. The final plat for Phase 1 includes all proposed platted lots, tracts (future homesites) tracts for roadways, parks, etc. and for stormwater. The project is in compliance with the Village "A" (as amended) Pattern Plan, the Unified Land Development Code and relevant Comprehensive Plan policies.

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, the City Surveyor and the City Engineer for compliance with Florida State Statute 177.

A summary for Performance Bond for INF-15-153 Phase 1 at 110% totaling \$3,576,280.68 is required for the improvements and has been received.

At its regularly scheduled meeting of February 16, 2017, the Planning and Zoning Advisory Board voted 6-1 to recommend to the City Commission approval of Petition No. PLF-16-216 The Preserve Phase 1 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 emergency access. The lone dissenting vote was due to the Board member casting that dissenting vote requiring another full access into the development.

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 110 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-16-216 City Commission Staff Report
2. PLF-16-216 Proposed Draft Plat
3. PLF-16-2016 Final Plat

Prepared by: Jim McAllister

Department Director: Scott Williams