



Legislation Text

File #: 18-042, **Version:** 1

TO: Honorable Mayor & Members of the North Port Commission

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

TITLE: PLF-17-175, Cypress Falls Phase 2A and 2B, Final Plat. Strickland T. Smith, P.E., HEIDT Design, on behalf of Michael Woolery, Centex Homes, requests review of an application to plat 127 single-family lots, their associated road right-of-way, drainage, and utility easements. The site contains 53.89± acres and is located in Section 17, Township 39S, Range 22E. The subject Property is situated east of Toledo Blade Boulevard and east of and adjacent to Plantation Boulevard, and south of Panacea Boulevard. (Quasi-Judicial)

Recommended Action

The City Commission approve PLF-17-175, Cypress Falls Phase 2A and 2B, 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-17-175, Cypress Falls, Phase 2A & 2B, Final Plat includes 127 residential lots on 53.89± acres and includes associated right-of-way, and drainage and utility easements. Cypress Falls, Phase 2C, Final Plat (52 residential lots on 36.98± acres) is being processed along with the Cypress Falls, Phase 2A & 2B, Final Plat. Phase 2D is expected to be platted sometime later and will include the remaining 53 lots, associated road right-of-way, drainage and utility easements.

A bond in the amount of \$2,554,201.30 for 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 project number INF-16-190, Cypress Falls Phase 2.

Strategic Plan

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

Financial Impact

The Cypress Falls, Phase 2A & 2B, Final Plat will bring an additional 127 new home opportunities to the City.

Procurement

Not Applicable

Attachments:

1. PLF-17-175, Staff report

Prepared by: Thomas A. Cookingham, AICP

Department Director: Scott Williams