



## Legislation Text

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**File #:** 17-1502, **Version:** 1

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

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

**TITLE:** Petition No. PLF-17-146, Robert R. Cunningham, PSM, Stantec Consulting Services, Inc., on behalf of Bradford Soule, Vice-President, Thomas Ranch Land Partners Village I, LLLP, a Florida limited liability limited partnership, is requesting approval of the Oasis at the West Villages, Phase I, Final Plat. (Quasi-Judicial)

### **Recommended Action**

Approve Petition No. PLF-17-146, Oasis at the West Villages, Phase I, Final Plat.

### **Background Information**

Robert R. Cunningham, PSM, Stantec Consulting Services, Inc., on behalf of Bradford Soule, Vice-President, Thomas Ranch Land Partners Village I, LLLP, a Florida limited liability limited partnership, requests review and approval of a final plat for 68-single family residential lots with associated road right-of-way, and utility and drainage easements within the Oasis at the West Villages, Phase I.

The subject property is located north of and adjacent to US-41 (Tamiami Trail), southwest of N. River Road, and east of West Villages Parkway, (Sections 28 and 33, Township 39S, Range 20E).

In 2016, the subdivision plans (SCP-15-173) and associated infrastructure plans (INF-15-174) for the Oasis at the West Villages were approved for the construction of 136 single-family homes, an amenity center and associated roadways, drainage and utility infrastructure. The total site contains approximately  $\pm 66.5951$  acres.

Petition No. PLF-17-146, Oasis at the West Villages, Phase 1, Final Plat includes 68 residential lots, the amenity center tract, and associated road right-of-way, drainage and utility easements. Phase 2 is expected to be platted sometime in 2018 and will include the remaining 68 lots, associated road right-of-way, drainage and utility easements.

In addition to staff review, PLF-17-146, Oasis at the West Villages, Phase I, Final Plat has been reviewed by the City Surveyor who has found the plat to be in conformance with Chapter 177 of the Florida Statutes.

A bond in the amount of \$5,586,209.00 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.

The Planning and Zoning Advisory Board at its regularly scheduled meeting of November 16, 2017, voted unanimously 6-0 to recommend that the City Commission approve Petition No. PLF-17-146, Oasis at the West Villages, Phase 1, Final Plat. There were no issues raised.

Staff finds that Petition No. PLF 17-146, Oasis at the West Villages, Phase I, Final Plat, meets the requirements of the Comprehensive Plan, Chapter 37, Article II. Sec. 37-8, of the Unified Land Development Code (ULDC), Chapter 177 of the Florida Statutes, and is consistent with the West Villages District Pattern Plan (VDPP) for Village B, VDC-14-161 approved by Commission on May 26, 2015, and the subdivision/infrastructure approvals.

### **Strategic Plan**

Financially Responsible City Providing Quality Municipal Services.

**Financial Impact**

The Oasis at the West Villages, Phase I, Final Plat will bring an additional 68 new home opportunities into the City.

**Procurement**

Not Applicable

Attachments:

1. PLF-17-146, staff report with exhibits

**Prepared by:** Sherry Willette-Grondin

**Department Director:** Scott Williams