



## Legislation Text

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**File #:** 17-0825, **Version:** 1

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

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

**TITLE:** The Renaissance (Village B at the West Villages) Phase 1 Final Plat (Quasi-Judicial)

### **Recommended Action**

Approve Petition No. PLF-16-199 a Final Plat for The Renaissance at the West Villages (Phase 1).

### **Background Information**

Robert R. Cunningham, PSM on behalf of Thomas Ranch Land Partners Village I, LLLP, a Florida limited liability limited partnership, requests review of a Final Plat for the Renaissance at the West Villages, Phase 1 which encompasses 178 lots. The site contains  $\pm$  66 acres and is located in Sections 28-29-33, Township 39 South, Range 20 East. The site is located almost due south and across West Villages Parkway from Mattamy's Preserve subdivision which is undergoing staff review at this time.

The Renaissance at West Villages is a proposed single family residential subdivision in the recently adopted Village "B" VDPP. The entire property (Phases 1 and 2) is 247.48 acres more or less. The Renaissance (Phases 1 and 2) proposes 526 single family detached homes. An amenity center with a community pool and other activities will eventually be provided to the residents along with a dog park and paved walking paths. The amenity center is presently under review by SDR.

The project received Subdivision Plan approval (SCP-15-122) and Infrastructure Plan approval on December 15, 2015 (INF-15-153) by SDR. The final plat for Phase 1 includes all 178 residential homesites. The project is in compliance with the Village "B" Pattern Plan.

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 \$4,596,130.00 is required for the improvements and has been received.

At its regularly scheduled meeting of January 19, 2017, the Planning and Zoning Advisory Board voted 5-0 to recommend to the City Commission approval of Petition No. PLF-16-199 Renaissance Phase 1 Final Plat. After the Applicant was finished with his presentation, the Planning and Zoning Advisory Board had asked several questions related to the location of the subdivision as well as minor questions related to the roadways serving the subdivision as well as the adoption of the VDPP.

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 178 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-16-199 City Commission Staff Report
2. PLF-16-199 Proposed Final Plat

**Prepared by:** Jim McAllister

**Department Director:** Scott Williams