



Legislation Text

File #: 17-0764, **Version:** 1

TO: Honorable Mayor & Members of the North Port Commission

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

TITLE: VPA-16-196 West Villages Village "A" Pattern Plan Amendment, west of River Road and north of West Villages Parkway (Quasi-Judicial)

Recommended Action

Approve Petition VPA-16-196, West Villages Village "A" Pattern Plan Amendment (increasing the number of units in Neighborhood 8, The Preserve).

Background Information

Marty Black, on behalf of Thomas Ranch Land Partners Village 1, LLLP and West Villages Parkway West Associates LLLP seek approval of an amendment to the Village "A" Pattern Plan, Neighborhood 8 to increase the number of units from 200 to 230 units. The subject property is zoned Village (V) which allows for single family detached and single family attached units as principal permitted uses.

Village A is divided into neighborhoods 1-7 known as Gran Paradiso. Neighborhood 8 was incorporated into Village A in 2015 and is known as "The Preserve". Although it is a part of Village A, The Preserve is not part of the Gran Paradiso development.

The Preserve was approved for a maximum of 200 units. The applicant is requesting to increase the units by 30 to a maximum of 230 units. The applicant will modify the existing Subdivision and Infrastructure plans upon approval to reflect the proposed change. The existing Village A Pattern Plan references Neighborhood 8 (The Preserve) on pages 6 and 7 indicating a maximum number of 200 units. This amendment will alter those pages in the Pattern Plan. No other changes to the Pattern Plan are proposed at this time.

Strategic Plan

Begin Mattamy development.
West Village expansion plan and concurrency

Financial Impact

The addition of 30 additional home sites will increase overall property taxes for the City.

Procurement

Attachments:

1. Staff Report
2. Village A Pattern Plan Book

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