



Legislation Text

File #: 17-1088, **Version:** 1

TO: Honorable Mayor & Members of the North Port Commission

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

TITLE: PLF-17-040 Islandwalk Phase 4 Partial Replat (Quasi-Judicial)

Recommended Action

Approve Petition No. PLF-17-040 Islandwalk Phase 4 Partial Replat.

Background Information

Michael Woolery on behalf of Divosta Homes, L.P., requests review of a partial re-plat of Islandwalk Phase 4 which was approved by the City Commission September 27, 2016. This partial re-plat is for lot width changes being made to Campoleone Street and Yelma Street within Islandwalk Phase 4. Campoleone Street is currently platted with 50 ft. wide lots. Those lots are being changed to 40 ft. wide lots with this re-plat. Yelma Street is currently platted with 65 ft. wide lots. Those lots are being changed to 50 ft. wide lots with this re-plat. Campoleone Street originally had 51 lots and will now have 63 lots. Yelma Street originally had 29 lots and will now have 37 lots for a total increase of 20 lots between the two streets. The site contains \pm 54.5 acres and is in Section 06, Township 40, Range 20.

The project received Subdivision Plan approval (SCP-15-124) and Infrastructure Plan approval (INF-15-125) on March 1, 2016 by Staff Development Review Committee (SDR). Roadway, utility, and stormwater infrastructure are currently under construction, no homes have been constructed in Phase 4 at this time.

This partial re-plat is in accordance with the approved Village "C" pattern plan, Chapter 37 of the Unified Land Development Code (ULDC) and has been reviewed and approved by the City Surveyor for compliance with Florida Statute Chapter 177.

At its regularly scheduled meeting of May 18, 2017, the Planning and Zoning Advisory Board voted a unanimous 4-0 to recommend to the City Commission approval of Petition No. PLF-17-040 partial replat of Islandwalk Phase 4. There were no issues or concerns raised by the Board.

Strategic Plan

Financially Responsible City Providing Quality Municipal Services.

Financial Impact

Upon approval of the partial re-plat, the property will provide for 20 additional units from that which was originally approved. 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. Staff Report

2. Exhibit B Replat

Prepared by: Michele Norton

Department Director: Scott Williams