



Legislation Text

File #: ORD. NO. 2019-19, **Version:** 1

TO: Honorable Mayor & Members of the North Port Commission

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

TITLE: Ordinance 2019-19, Adopting the Village District Pattern Plan (VDPP) for Village F in the West Villages

Recommended Action

1. City Commission may approve the Ordinance as presented.
2. City Commission may modify the request, approving portions of the request but revising the waivers and modifications to the ULDC.
3. City Commission may deny the Ordinance and write findings to support this decision.

Background Information

Village F consists of a ± 828-acre parcel bounded by Playmore Road to the north, Village C (Islandwalk) to the west, the proposed extension of Manasota Beach Road to the south, and S. West Villages Parkway to the east.

The applicant proposes to develop a village consisting of 1,800 residential units, 150,000 square feet of commercial/retail space, and 50,000 square feet of office space. The master developer has indicated that Village F will be developed in phases starting in 2019 and is expected to be completed by 2040.

The applicant proposes development in accordance with the West Villages Pattern Book (WVPB) that is currently under review by City Staff, but, in several areas, conflicts with several sections of the existing WVPB.

A summary of the most significant modifications to the regulations in the ULDC in the proposed Village F VDPP include:

- Greater floor area ratios
- More maximum units per acre
- Taller maximum building heights
- Residential lot dimensions - smaller minimum lot size, smaller minimum lot frontage, smaller front and rear setbacks, larger/smaller side setback, greater lot coverage
- Narrower sidewalk widths
- Narrower minimum right-of-way widths
- Slower speed limits
- Fewer parking lot landscape islands
- Fewer minimum parking spaces
- Dimmer parking lot lighting requirements
- Larger square footage signage allowances overall

Ordinance 2019-19 has been reviewed by the City Attorney as to form and correctness. It has been advertised in a newspaper of general circulation within the City of North Port.

At their regularly scheduled meeting on June 20, 2019, the Planning and Zoning Advisory Board unanimously recommended that the City Commission approve Ordinance 2019-19.

Added for Second Reading

The City Commission heard this item at a special meeting on July 11, 2019. A motion was made to continue Ordinance 2019-19 to second reading on July 23, 2019 with corrections as noted - updating the Index Map within the VDPP. The motion passed unanimously. The Index Map has been updated within the VDPP attached to the Ordinance as Exhibit A.

Strategic Plan

- Promote a range of housing options and affordability for current and future residents
- Improve mobility through a balanced, multimodal transportation network
- Continue to expand the wastewater and water system distribution
- Establish City facilities strategically throughout the City
- Guide the development of neighborhoods toward a desired image consistent with the approved urban design aesthetic.
- Optimize land use and sustainable development
- Stimulate diverse economic development opportunities and advocate for the creation of additional commerce parks.

Financial Impact

Based on the Fiscal Impact Analysis using the City's Fiscal Impact Model, Village F is expected to provide a deficit for the first 10 years, followed by a surplus in future years. Over a 30-year period, development of Village F would provide the City with an estimated \$2.84 million operating surplus while creating 2,358 new jobs. The actual outcome could vary if, for example, the mix of housing and commercial uses that are developed in Village F differ from the assumptions used in the model.

After further reviewing this data, staff found that it would be more accurate to adjust the project assumptions to better account for the type of development that would occur. For example, average property values and densities are higher than the model accounts for. Staff reached out to the applicant to try to correct the model, requesting information in regards to buildout time frames and reasonable expectations of density and intensity for development. The applicant was not willing to provide this information, so an accurate estimate is not available. The information provided is based on the standard inputs of the model.

Procurement

N/A

Attachments:

1. Ordinance 2019-19 for Second Reading
2. Ordinance 2019-19
3. Staff Report
4. Staff Presentation
5. PZAB Minutes
6. Applicant Presentation

Prepared by: Nicole Galehouse, AICP, Planning Division Manager

Department Director: Frank Miles, MPA, Director, Neighborhood Development Services