



Legislation Text

File #: ORD. NO. 2019-26, **Version:** 1

TO: Honorable Mayor & Members of the North Port Commission

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

TITLE: Ordinance 2019-26, Adopting the Village District Pattern Plan (VDPP), for Village G 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 G consists of a \pm 742-acre parcel bounded by Playmore Road to the north, West Villages Parkway to the west, the proposed extension of Manasota Beach Road to the south, and River Road to the east.

In addition to the existing Atlanta Braves Spring Training Complex, 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 G will be developed in phases with construction beginning in 2019. The expected completion date is 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 G 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 2019-26 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 & Zoning Advisory Board unanimously recommended approval of Ordinance 2019-25.

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 2019-26 to second reading on July 23, 2019. The motion passed unanimously. The Index Map within the VDPP attached to the Ordinance as Exhibit A has been updated for second reading.

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, development Village G would provide a net operating surplus throughout the 30-year planning horizon with an estimated total net operating surplus of \$27.14 million, while creating 3,292 new jobs. The actual outcome could vary if, for example, the mix of housing and commercial uses that are developed in Village G differ from the assumptions used in the model.

However, after further reviewing this data, staff found inaccuracies in the project assumptions that would lead to the provided information being inaccurate. For example, the property on which the Braves stadium is located will not pay property taxes since it is owned by the West Villages Improvement District. Staff reached out to the applicant to try to correct the model, requesting information in regard 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. In correcting the tax issue on the Braves property, the net operating surplus over 30 years was reduced to \$1,896,820.

Procurement

N/A

- Attachments:**
1. Ordinance 2019-26 for Second Reading
 2. Ordinance 2019-26
 3. Staff Report
 4. Staff Presentation
 5. PZAB Minutes
 6. Applicant Presentation

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