



Legislation Text

File #: ORD. NO. 2020-15, **Version:** 1

TO: Honorable Mayor & Members of the North Port Commission

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

TITLE: Ordinance No. 2020-15, Village G Village District Pattern Plan (VDPP) Amendment, revising Village G boundaries and acreages, neighborhood layouts as well as text and figure updates for consistency.

Recommended Action

Continue Ordinance 2020-15 to second reading on June 9, 2020.

Recommended Action for Second Reading: Approve Ordinance 2020-15.

Background Information

The property encompassing Village G was annexed at the time of the annexation of the Thomas Ranch into the City in 2002. Village G is currently a ± 743-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. The current VDPP for Village G was adopted on July 23, 2019. At present, Village G is the home of the new Atlanta Braves Spring Training Facility and Academy. Besides this, the proposed entitlements include 1800 residential units, 150,000 sq. ft. of commercial/retail uses, and 50,000 sq. ft. of office uses.

On January 13, 2020, Katie LaBarr, Stantec Consulting Services Inc., on behalf of property owner, John Luczynski, Senior Vice President of Development of Manasota Beach Ranchlands, LLLP submitted to the City of North Port an application for a Village District Pattern Plan (VDPP) Amendment to adjust the boundary of village G to add +41 acres to the southwest corner of the Village and adjust its neighborhood layout. The amendment updates the sketch and description of the land within Village G. Further, it updates text and graphics in the VDPP for consistency.

At the March 25, 2020 City Commission meeting, there was a public hearing held on the Village District Pattern Book (VDPB). Changes made to the VDPB by the Commission at this hearing created the potential for conflicts within this Pattern Plan. The applicant has since made minor changes to this Pattern Plan to eliminate any such conflicts and to ensure consistency between this Pattern Plan and the VDPB.

The City Attorney has reviewed and approved Ordinance 2020-15 as to form and correctness.

The petition was advertised in a newspaper of general circulation on March 4, 2020 pursuant to the provisions of Section 166.041(3)(a), Florida Statutes and Section 7.01(c) of the Charter of the City of North Port, and Chapter 1, Article II, Section 1-12 of the City's Unified Land Development Code (ULDC) as amended.

This item was heard by the Planning and Zoning Advisory Board at their regularly scheduled meeting on May 7, 2020 and voted 6-0 to recommend approval of Ordinance 2020-15 to City Commission.

Added for Second Reading: The City Commission heard this item at their regularly scheduled meeting on May 26th. A motion was made to continue Ordinance 2020-15 to second reading on June 9, 2020 with the following changes to the ordinance: add the Index Map adoption date of July 23, 2019 to line 28 and the Pattern Book adoption date of April 28, 2020 to line 32. These changes have been made.

Strategic Plan

Guide the development of neighborhoods toward a desired image consistent with the approved urban design aesthetic.

Financial Impact

N/A

Procurement

N/A

Attachments:

1. Ordinance 2020-15 *for Second Reading*
2. Ordinance 2020-15
3. Staff Report with Exhibits
4. Applicant Presentation
5. West Villages Presentation

Prepared by: Alison Christie, AICP, Senior Planner

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