



Legislation Text

File #: CC PLF-22-031, **Version:** 1

TO: Honorable Mayor & Members of the North Port Commission

FROM: A. Jerome Fletcher II, ICMA-CM, City Manager

SUBJECT: Consideration of Petition No. PLF-22-031, Brightmore at Wellen Park, Phases 1A, 1B, 1C, 2A, and 3 Final Plat (QUASI-JUDICIAL)

Recommended Action

The City Commission approve Petition No. PLF-22-031 Brightmore at Wellen Park, Phases 1A, 1B, 1C, 2A, and 3.

General Information

John Luczynski, Vice President of Manasota Beach Ranchlands LLLP, requests the review and approval of a final plat for 400 single-family lots within Brightmore at Wellen Park, Phases 1A, 1B, 1C, 2A, and 3.

In February 2022, the Infrastructure (INF-21-340) and Subdivision Plans (SCP-21-341) for Brightmore Phases 1A-1C, 2A, and three were approved by City Staff. This plat adds 300 single-family detached units, 100 single-family attached units, and the associated infrastructure and drainage. The total site contains approximately \pm 248.17 acres.

A surety bond in the amount of \$4,393,477.55 for Brightmore Phases 1A-1C, 2A, and 3 for sanitary sewer, water distribution, and miscellaneous improvements has been received by the City of North Port.

The West Villages Improvement District (WVID) has reviewed and approved the plat.

The plat has been reviewed and approved by the City Surveyor.

The petition was heard at the May 19, 2022, Planning & Zoning Advisory Board meeting. The Board voted unanimously 5-0 to recommend approval of petition PLF-22-031 to the City Commission.

Strategic Plan

Promote sustainable growth and development, while maintaining or enhancing quality of life in our City.

Financial Impact

N/A

Procurement

N/A

Attachments:

1. Plat, Brightmore Phases 1A, 1B, 1C, 2A, and 3
2. Staff Report with Exhibits
3. West Villages Improvement District Letter of Approval
4. Brightmore at Wellen Park Homeowners' Association Street Tree and Landscape

Easement Letter of Acceptance
5. May 19, 2022, PZAB Action Report

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Department Director: Alaina Ray, AICP, Neighborhood Development Services Director