



STAFF REPORT

Solstice (FKA West Villages) Phase 1

Final Plat

From: Carl Bengé, AICP, Planner III

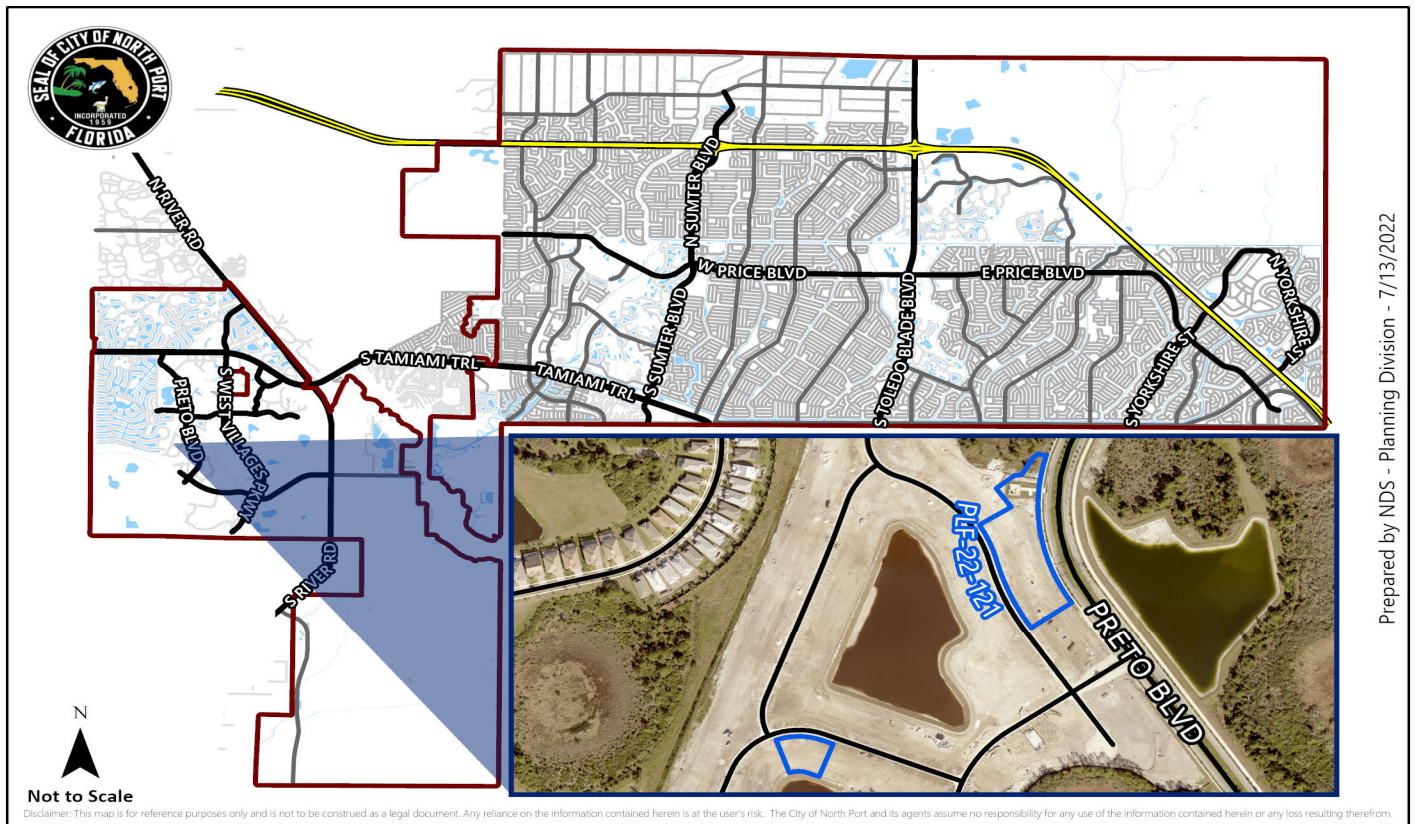
Thru: Lori Barnes, AICP, CPM, Planning & Zoning Division Manager

Thru: Alaina Ray, AICP, Neighborhood Development Services Director

Thru: Jason Yarborough, ICMA-CM, Assistant City Manager

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

Date: September 15, 2022



Prepared by NDS - Planning Division - 7/13/2022

PROJECT:	PLF-22-121, Solstice (FKA West Villages) Phase 1 (QUASI-JUDICIAL)
REQUEST:	Approval of Final Plat for Solstice (FKA West Villages) Phase 1
APPLICANT:	Brian O'Hara, Division President of Toll Southeast Company, Inc
OWNER:	Toll Southeast Company, Inc
LOCATION:	Within Village F; North of Manasota Beach Road and West of Preto Blvd, (Section 5, Township 40 South, Range 20 East, North Port, Florida.)
PROPERTY SIZE:	± 115.80 Acres
ZONING:	Village (V)

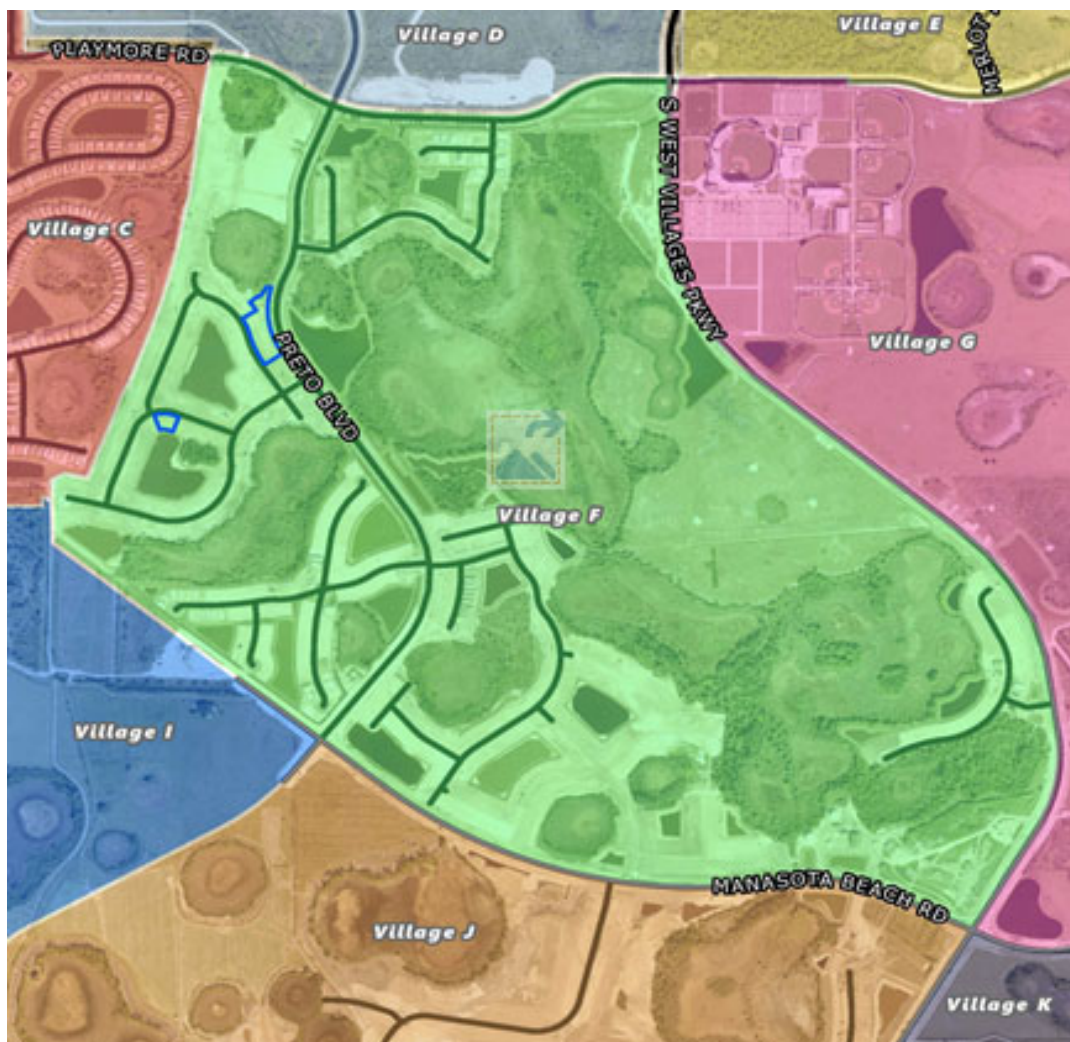
I. BACKGROUND

The original plat of Solstice Phase One was submitted April 23, 2021, it consisted of 187 single-family units across +/-115.80 acres. This application was submitted June 17, 2022, to address some issues that arose during the construction phase and makes no changes to the original development's dwelling units or acreage.

This application creates the necessary space to accommodate the as-built alignment of the sewer line between MH 19 and the existing MH 1F-6 (INF-REV-22-067 & SCP-REV-22-068). To address this, the side lot lines for parcels 166-176 (10 lots) have been slightly moved over for each parcel to accommodate the new easement for the previously mentioned utility pipe. The parcel's with the side property line adjusted were done so in a de minimis nature to reduce the impacts on neighboring properties.

The replat also includes tract OS-4, which is the easement for the City's master lift station, previously left out of the Preto Blvd. infrastructure plans.

The site is located within the Village F, West Villages Improvement District development in the residential neighborhood, RN-1, as shown in Figure 1 below. The plat area is bounded to the north by Playmore Road, east by Preto Boulevard, south by Manasota Beach Road, and to the west by Village C.



II. STAFF ANALYSIS & FINDINGS

2021 FLORIDA STATUTES

Title XII MUNICIPALITIES, Chapter 177 LAND BOUNDARIES, Part I: PLATTING, Section 177.081 Dedication and approval.

(1) Prior to approval by the appropriate governing body, the plat shall be reviewed for conformity to this chapter by a professional surveyor and mapper either employed by or under contract to the local governing body, the costs of which shall be borne by the legal entity offering the plat for recordation, and evidence of such review must be placed on such plat.

Findings: The final plat was reviewed and approved by the contracted City Surveyor for conformance with the Florida Statutes Chapter 177 Part I.

Conclusion: PLF-22-121 meets the State's requirements for City review, and approval of plats.

COMPLIANCE WITH ULDC

Chapter 37– 5 A. *Subdivision General Requirements.* “Conformity with approved subdivision plans. The plat shall incorporate all stipulations, easements, changes and modifications required to make the approved subdivision plan and infrastructure plan conform to these regulations.”

Findings: The Subdivision plat (SCP-21-113) and infrastructure (INF-20-120) have already been done for this project. This is an adjustment to replicate what is found on the as-builts (REV-22-067 & REV-22-068) on the final plat (PLF-22-121).

Conclusion: There was no creation of new lots during this process. This was done to adjust lines that have been reviewed and approved prior to this application. The parcel count is consistent with the original approval of SCP-21-113. This replat was done to adjust lines, and is consistent with the as built plans for REV-22-068.

ENVIRONMENTAL

A formal environmental survey has been completed on the site. All permits will be issued in accordance to State and Federal standards.

FLOOD ZONE

Flood Zone X (Areas of minimal flood hazard), According to Flood Insurance Rate Map No. 12115C0365F for Sarasota County, City of North Port, FL effective November 4, 2016.

National Flood Hazard Layer FIRMette



82°20'18"W 27°2'8"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	<ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	<ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D
OTHER AREAS	<ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	<ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
CROSS SECTIONS	<ul style="list-style-type: none"> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5 Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary
OTHER FEATURES	<ul style="list-style-type: none"> Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	<ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/4/2021 at 4:29 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000
82°19'41"W 27°1'36"N
Basemap: USGS National Map; Orthoimagery: Data refreshed October, 2020

III. RECOMMENDED MOTION

Staff recommends **APPROVAL** of Petition No. PLF-22-121, Solstice Phase 1

I move to recommend approval of Petition No. PLF-22-121 as presented and find that based on the competent substantial evidence, the Plat complies with all regulations set forth in the Unified Land Development Code (ULDC) and Florida Statutes Chapter 177.

IV. ALTERNATIVE MOTIONS

Petition PLF-22-121 could be DENIED. If that were the case, new findings would need to be written to support that recommendation. The motion would be as follows:

I move to recommend denial of Petition No. PLF-22-121 and find that, based on the competent substantial evidence shows that the proposed Plat does not comply with the Unified Land Development Code (ULDC) and Florida Statutes Chapter 177.

V. PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	September 15, 2022 9:00 AM or as soon thereafter
City Commission Public Hearing	October 11, 2022 10:00 AM or as soon thereafter

VI. EXHIBITS

A.	Map Gallery
B.	Affidavit
C.	Warranty Deed
D.	City Surveyor Approval
E.	WVID Acceptance Letter



City of North Port

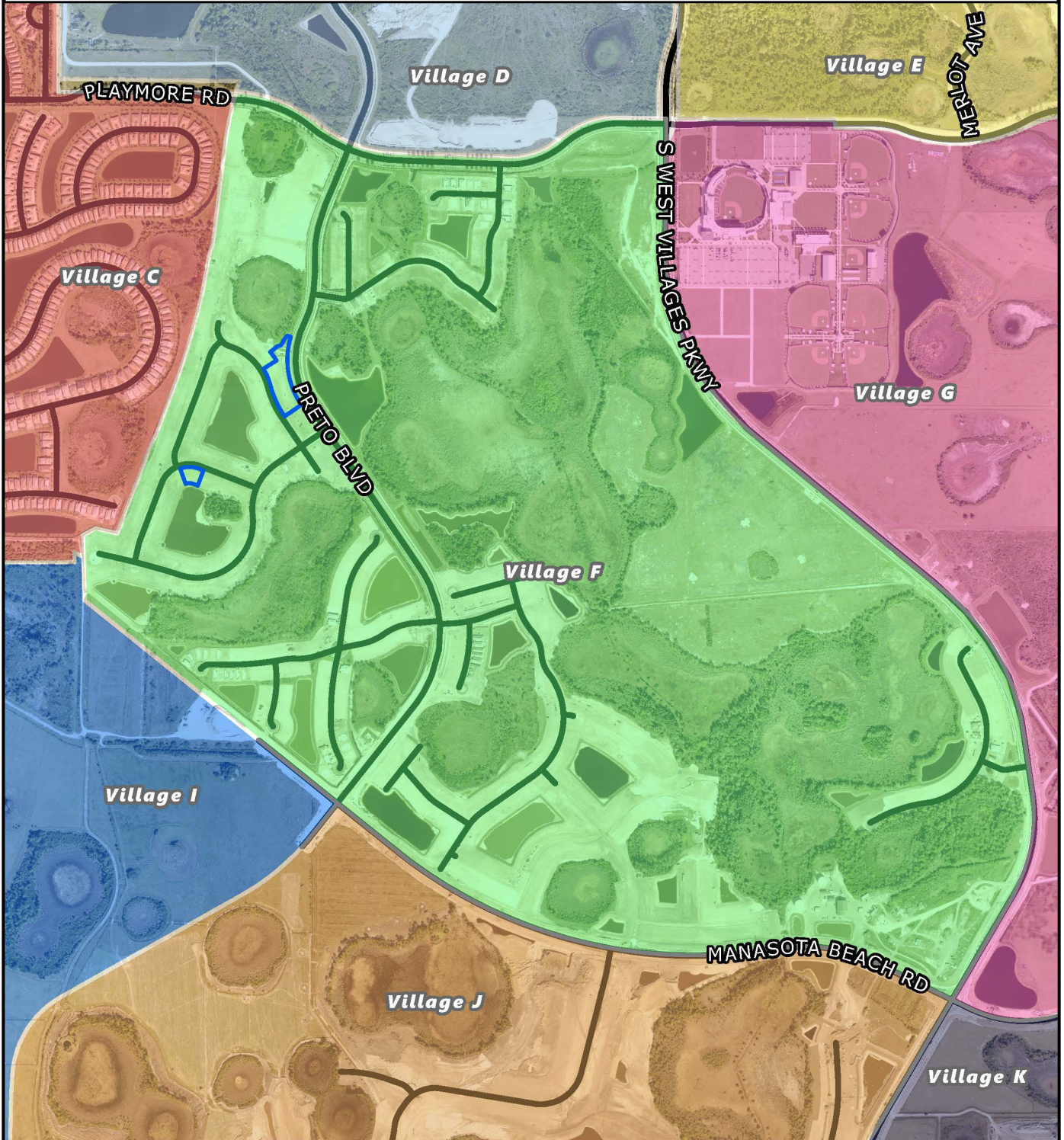
Prepared on 7/13/2022
by NDS / Planning Division

Aerial Location Map PLF-22-121, Solstice Phase 1 Replat



0 750 1,500 Feet

 Petition



Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

AFFIDAVIT

I (the undersigned), Brian O'Hara being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner of the property described and which is the subject matter of the proposed application; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and accurate to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be processed or hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I authorize City of North Port staff and agents to visit the site as necessary for proper review of this application. *If there are any special conditions such as locked gates, restricted hours, guard dogs, etc., please provide the name and telephone number of the individual who can allow access.*

Sworn and subscribed before me this 4th day of April, 20 22,

[Signature]
Signature of Applicant or Authorized Agent

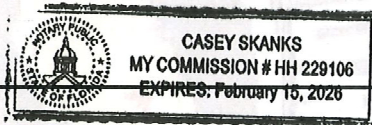
Brian O'Hara, Division President
Print Name and Title

STATE OF Florida, COUNTY OF Hillsborough

The foregoing instrument was acknowledged by me this 4th day of April, 20 22, by Brian O'Hara who is personally known to me or has produced _____ as identification.

[Signature]
Signature - Notary Public

(Place Notary Seal Below)



**AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT**

I, Brian O'Hara, Division President, property owner, hereby authorize RWA, Inc. to act as Agent on our behalf to apply for this application on the property described as (legal description) See attached

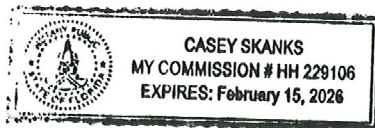
[Signature] Owner Date 3/29/22

STATE OF Florida, COUNTY OF Hillsborough

The foregoing instrument was acknowledged by me this 29 day of March, 20 22, by Brian O'Hara who is personally known to me or has produced _____ as identification.

[Signature]
Signature - Notary Public

(Place Notary Seal Below)



**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2021104650 5 PG(S)**

6/4/2021 1:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2689466

Prepared by and return to:

Thomas J. Smith, III, Esquire
Toll Brothers, Inc.
1140 Virginia Drive
Fort Washington, PA 19034

Doc Stamp-Deed: \$0.70

**CORRECTIVE
SPECIAL WARRANTY DEED**

NOTE: THIS CORRECTIVE SPECIAL WARRANTY DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION THAT IS PART OF THAT CERTAIN SPECIAL WARRANTY DEED DATED DECEMBER 23, 2020 AND RECORDED JANUARY 4, 2021 AS INSTRUMENT #2021000943, SARASOTA COUNTY, FLORIDA CLERK OF THE CIRCUIT COURT. ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE ON THIS DEED.

THIS INDENTURE made May 28, 2021, by and between MANASOTA BEACH RANGLANDS, LLLP, a Florida limited liability limited partnership, f/k/a Thomas Ranch Land Partners North Port, LLLP, a Florida limited liability limited partnership, hereinafter referred to as Grantor, whose post office address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811, and TOLL SOUTHEAST LP COMPANY, INC., a Delaware corporation, hereinafter referred to as Grantee, whose post office address is 1140 Virginia Drive, Fort Washington, PA 19034.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to Grantee, its heirs and assigns forever, the following described property situated in Sarasota County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO.

Subject to applicable real estate taxes and assessments for 2020 and subsequent years; governmental regulations; and covenants, restrictions, reservations, and easements of record,

together with all rights and appurtenances thereto, including rights of ingress and egress, any and all air space rights and subsurface rights, mineral rights, timber rights, and riparian and littoral rights (which shall not include the water rights described in the water restriction recorded in the Official Records as Instrument Number 2018128694, Public Records of Sarasota County, Florida), together with all pertinent rights and interest pertaining to adjacent streets and roadways. Grantor warrants against only the lawful claims of all persons claiming by, through or under Grantor.

As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors, and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

[SIGNATURE PAGE FOLLOWING]

IN WITNESS WHEREOF, Grantor has caused this Corrective Special Warranty Deed to be executed in its name by its undersigned duly authorized partner the date above written.

WITNESSES:

MANASOTA BEACH RANGLANDS, LLLP, a Florida limited liability limited partnership

By: Thomas Ranch Villages GP, LLC, a Delaware limited liability company, as General Partner

[Signature]
Witness Name: John E. Luczynski

[Signature]
Witness Name: Brian Sade

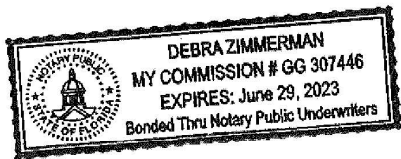
By: Thomas Ranch Manager, LLC, a Delaware limited liability company, as Manager

[Signature]
By: Richard P. Severance, as its Vice President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of May, 2021 by Richard P. Severance, as Vice President of Thomas Ranch Manager, LLC, a Delaware limited liability company, the manager of Thomas Ranch Villages GP, LLC, a Delaware limited liability company, the general partner of MANASOTA BEACH RANGLANDS, LLLP, a Florida limited liability limited partnership, on behalf of the companies and the partnership. He has produced a _____ as identification. If no identification is indicated, the above-named person is personally known to me.

(Notary Seal)



[Signature]
Signature of Notary Public

Debra Zimmerman
Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on 6/29/23

EXHIBIT "A"
LEGAL DESCRIPTION

SOLSTICE PHASE ONE – LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 32, TOWNSHIP 39 SOUTH, RANGE 20 EAST AND SECTIONS 5 AND 6, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE N.89°05'29"W., ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 3,268.65 FEET; THENCE S.00°54'31"W., A DISTANCE OF 325.93 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 85°24'00", SAID POINT BEING ON THE SOUTH LINE OF PLAYMORE DRIVE (128.00 FOOT WIDE PUBLIC RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2007150241, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 52.17 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S.20°14'34"E., 47.47 FEET TO THE POINT OF TANGENCY OF SAID CURVE, BEING A POINT ON THE PROPOSED WEST RIGHT-OF-WAY LINE OF PRETO BOULEVARD (130.00 FOOT PROPOSED PUBLIC RIGHT-OF-WAY); THENCE ALONG SAID PROPOSED WEST RIGHT-OF-WAY LINE OF PRETO BOULEVARD FOR THE FOLLOWING SEVEN (7) CALLS: (1) THENCE S.22°27'27"W., A DISTANCE OF 447.66 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,065.00 FEET AND A CENTRAL ANGLE OF 22°23'13" (CHORD BEARING OF S11°15'50"W, CHORD DISTANCE 413.48 FEET); (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 416.12 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (3) THENCE S.00°04'14"W., A DISTANCE OF 168.57 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 935.00 FEET AND A CENTRAL ANGLE OF 22°23'13" (CHORD BEARING AND DISTANCE OF S11°15'50"W, 363.01 FEET); (4) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 365.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (5) THENCE S.22°27'27"W., A DISTANCE OF 102.99 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 665.00 FEET AND A CENTRAL ANGLE OF 56°51'15" (CHORD BEARING AND DISTANCE OF S5°58'11"E, 633.13 FEET); (6) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 659.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (7) THENCE S.34°23'49"E., A DISTANCE OF 933.34 FEET; THENCE S.48°02'09"W., A DISTANCE OF 1,692.79 FEET; THENCE N.90°00'00"W., A DISTANCE OF 653.78 FEET TO A POINT ON THE

PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF MANASOTA BEACH ROAD (130.00 FOOT WIDE PROPOSED PUBLIC RIGHT-OF-WAY); THENCE N.51°25'13"W., ALONG SAID PROPOSED NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 565.56 FEET; THENCE N.01°26'06"W., A DISTANCE OF 458.66 FEET; THENCE N.62°12'10"E., A DISTANCE OF 121.17 FEET; THENCE S.77°06'59"E., A DISTANCE OF 186.82 FEET; THENCE N.20°53'01"E., A DISTANCE OF 789.00 FEET; THENCE N.26°35'39"E., A DISTANCE OF 100.50 FEET; THENCE N.20°53'01"E., A DISTANCE OF 425.80 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 5,579.58 FEET AND A CENTRAL ANGLE OF 11°44'31" (CHORD BEARING AND DISTANCE OF N15°00'45"E, 1141.47 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,143.47 FEET TO THE END OF SAID CURVE, SAID POINT ALSO BEING ON THE WEST LINE OF ISLANDWALK AT THE WEST VILLAGES, PHASE 7 AS RECORDED IN PLAT BOOK 52, PAGE 443, SAID PUBLIC RECORDS; THENCE ALONG SAID WEST LINE AND THE WEST LINE OF ISLANDWALK AT WEST VILLAGES, PHASE 5 AS RECORDED IN PLAT BOOK 51, PAGE 190, SAID PUBLIC RECORDS FOR THE FOLLOWING FOUR (4) CALLS: (1) THENCE N.17°23'11"E., NON-TANGENT TO THE LAST STATED CURVE, A DISTANCE OF 98.66 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5,594.58 FEET AND A CENTRAL ANGLE OF 01°03'18" (CHORD BEARING AND DISTANCE OF N7°36'51"E, 103.01 FEET); (2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 103.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE, (3) THENCE N.07°05'12"E., A DISTANCE OF 704.37 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,999.79 FEET AND A CENTRAL ANGLE OF 06°41'50"; (4) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 350.64 FEET. SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF N.10°26'07"E., 350.44 FEET SAID POINT ALSO BEING ON THE ABOVEMENTIONED SOUTH RIGHT-OF-WAY LINE OF PLAYMORE DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) CALLS: (1) THENCE S.88°02'54"E. FOR 13.96 FEET TO A POINT ON A CURVE. TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,082.00 FEET AND A CENTRAL ANGLE OF 36°40'58", (2) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 692.74 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S.69°20'15"E., 680.97 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,210.00 FEET AND A CENTRAL ANGLE OF 11°56'48"; (3) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 252.29 FEET TO THE POINT OF BEGINNING.

Carl Benge

From: Alan Fish <alanvbfa@gmail.com>
Sent: Monday, August 29, 2022 1:39 PM
To: Carl Benge
Subject: RE: [EXTERNAL] RE: Solstice Phase 1 Replat

EXTERNAL EMAIL: This email is from an external source! Be careful of

Carl,

I have reviewed the final resubmittal of the above referenced Plat and found the Revised Plat to be in conformance with Chapter 177, Part One, Florida Statutes.

Alan K. Fish, PSM
Van Buskirk & Fish Surveying & Mapping, Inc.
12450 S. Tamiami Trail
North Port, FL. 34287
Ph-941 426 0681

From: Carl Benge <cbenge@northportfl.gov>
Sent: Monday, August 29, 2022 1:32 PM
To: Alan Fish <alanvbfa@gmail.com>
Subject: FW: [EXTERNAL] RE: Solstice Phase 1 Replat
Importance: High

Alan,

Here is the revised copy of the Replat. Please send me comments if you have any.

Sincerely,

Carl Benge, AICP

Planner III
Neighborhood Development Services Department
Planning Division
4970 City Hall Blvd.
North Port, FL 34286
941.429.7005





Dewberry Engineers Inc.
2201 Cantu Court, Suite 107
Sarasota, FL 34232

941.702.9670
www.dewberry.com

June 30, 2022

The Planning and Zoning Division
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286
planninginfo@cityofnorthport.com

Re: District Review and Approval of Solstice Phase One Replat

To Whom It May Concern:

I serve as District Engineer to the West Villages Improvement District (“District”), a local unit of special-purpose government partially located in the City of North Port, Florida (the “City”). Please be advised that District staff has reviewed and approved the form of that certain draft plat of Solstice Phase One Replat attached to this letter that is being submitted to the City by Toll Southeast LP Company Inc. If applicable, the District consents to the street tree and landscape easements, as required by the West Villages District Pattern Book, being granted to the applicable homeowners’ association, as shown in the draft plat. Accordingly, upon approval by the City Commission, the District will be prepared to promptly thereafter execute the plat for recording purposes.

Should you have any questions regarding the foregoing, please do not hesitate to contact me at (941) 702-9672 or rellis@dewberry.com.

Sincerely,

Richard Ellis, P.E.
Dewberry Engineers Inc.

RE:ap
\\dewberry.dewberryroot.local\Offices\Sarasota\Mktg\Aimee – Solstice Phase One Replat Acceptance Letter - 06-30-2022
Enclosures

cc: John Luczynski, Chairman of the Board of Supervisors (via e-mail)
William Crosley, District Manager (via e-mail)
Lindsay Whelan, District Counsel (via e-mail)