



# Consent to Acquisition of Real Property

## West Villages Improvement District (WVID)

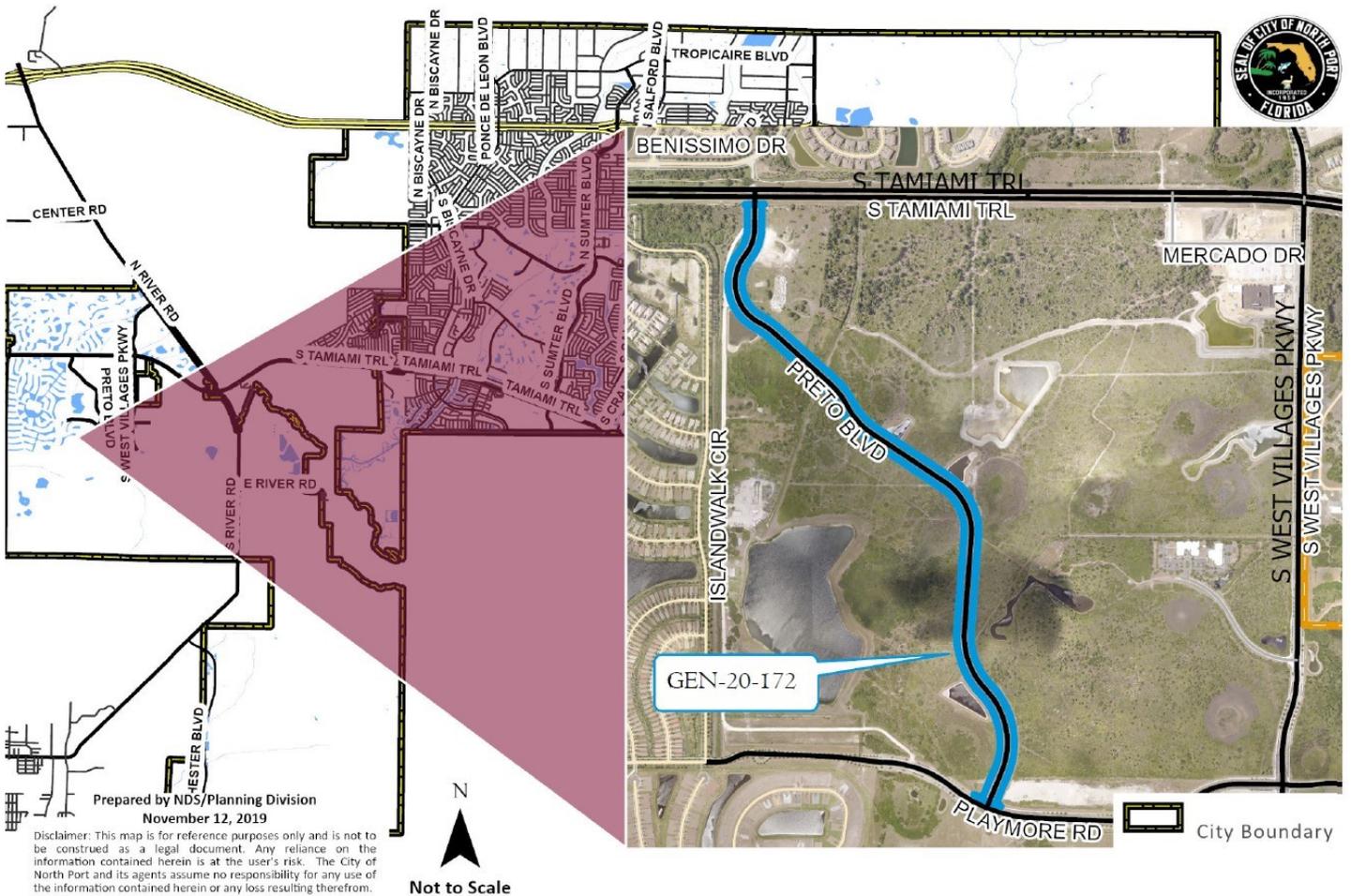
### GEN-20-172

**From:** Nicole Galehouse, AICP, Planning Manager

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

**Date:** September 22, 2020

## STAFF REPORT



<b>PROJECT:</b>	GEN-20-172
<b>REQUEST:</b>	Consent to acquisition of real property by the West Villages Improvement District (WVID).
<b>APPLICANT:</b>	West Villages Improvement District
<b>OWNER:</b>	Manasota Beach Ranchlands, LLLP
<b>LOCATION:</b>	Preto Boulevard, beginning on the south side of US 41 continuing south to the north side of Playmore Road.
<b>PROPERTY SIZE:</b>	±22.0247 acres

# I. BACKGROUND

A required step in the process to acquire real property by the West Villages Improvement District is to receive consent from City Commission. The requested consent is for the constructed right-of-way, Preto Boulevard (Phase 2). (EXHIBIT A).

# II. STAFF ANALYSIS

## COMPLIANCE WITH LEGISLATION

Chapter 2004-456, House Bill No. 1567 is the enacting legislation for the West Villages Improvement District within the City of North Port, providing for the amendment process, the powers and duties, a governing board process, and general obligation bonds. It is also specific to the district boundaries as shown below:

(d) To acquire by grant, loan, purchase, gift, transfer, exchange, dedication, lease, devise, or, when reasonably necessary for the implementation of district-authorized public infrastructure works, facilities, or services by means of the exercise of the right of eminent domain pursuant to the laws of the state and in accordance with section 12 of this act, all property, real or personal, or any easement, license, estate, or interest therein necessary, desirable, or convenient for the purposes of this act, and to sell, convey, transfer, gift, lease, rent, dedicate, forfeit, abandon, exchange, or assign all or any part thereof to or with other entities, including governmental entities and agencies, and to exercise all of its powers and authority with respect thereto. The district shall not have the right of eminent domain outside of the boundaries of the district. Notwithstanding anything contained herein, the district shall not obtain fee simple title to any real property within the district except by dedication on an approved plat, with the approval of the City of North Port Commission or its designee, or if otherwise required by another governmental entity or agency. Any property interests owned by the district which are used for nonpublic or private commercial purposes shall be subject to all ad valorem taxes, intangible personal property taxes, or non-ad valorem assessments, as would be applicable if said property were privately owned.

Pursuant to the enacting language, the WVID formally notified the City of the intent to purchase property that was constructed as Preto Boulevard (Phase 2) consistent with the adopted West Villages Index Map (EXHIBIT B).

## CITY SERVICES & ENVIRONMENTAL

### Water and Sewer Services

Water and sewer services will be provided by the City of North Port Utilities

### Conservation

The site is not located within the Conservation Restricted Overlay.

### Flood Zone

X-500, Firm Panel 0365F, Community 120279

### III. REVIEW PROCESS

The City Attorney reviewed and approved the Consent document as to form and correctness.

### IV. PUBLIC NOTICE & HEARING SCHEDULE

#### PUBLIC HEARING SCHEDULE

**City Commission  
Public Hearing**

October 13, 2020  
10:00 AM or as soon thereafter

### V. RECOMMENDED ACTION

Staff recommends that the City Commission approve/consent to the acquisition of real property by the West Villages Improvement District.

### VI. EXHIBITS

<b>A</b>	Consent to Acquisition and Legal Description
<b>B</b>	West Villages Index Map

**CONSENT BY THE CITY OF NORTH PORT, FLORIDA  
TO THE ACQUISITION OF REAL PROPERTY  
BY THE WEST VILLAGES IMPROVEMENT DISTRICT**

The City of North Port, a Florida municipal corporation, hereby acknowledges having been advised of and hereby consents to the following:

1. The West Villages Improvement District (“WVID”) is an independent special district of the State of Florida, organized and operating in accordance with the provisions of Chapter 2004-456, Laws of Florida, as amended and supplemented (together the “Act”).
2. The jurisdiction of the WVID encompasses real property, a substantial portion of which is located within the jurisdictional boundaries of the City of North Port, Florida (the “City”). The Act provides that the WVID shall not obtain fee simple title to any real property located within the City without first obtaining the approval of the City Commission for such acquisition.
3. The WVID has informed the City that it has entered into an agreement for the purchase of a portion of the real property, Sarasota County Property Identification Number 0801001100, (the “Property”) as further described in the attached Exhibit “A.” The Property has been constructed as Preto Boulevard right-of-way extending south of Playmore Road.
4. The Property is located within the City causing the WVID to request the City’s consent to the WVID’s purchase of the Property as provided herein.
5. WVID will record this instrument in the Public Records of Sarasota County, Florida, at its expense.

NOW, THEREFORE, the City of North Port, Florida, being otherwise fully advised in the premises, does hereby consent to West Villages Improvement District’s acquisition of the Property as further described in the attached Exhibit “A.”

Executed the \_\_\_\_ day of \_\_\_\_\_, 2020.

CITY OF NORTH PORT, FLORIDA

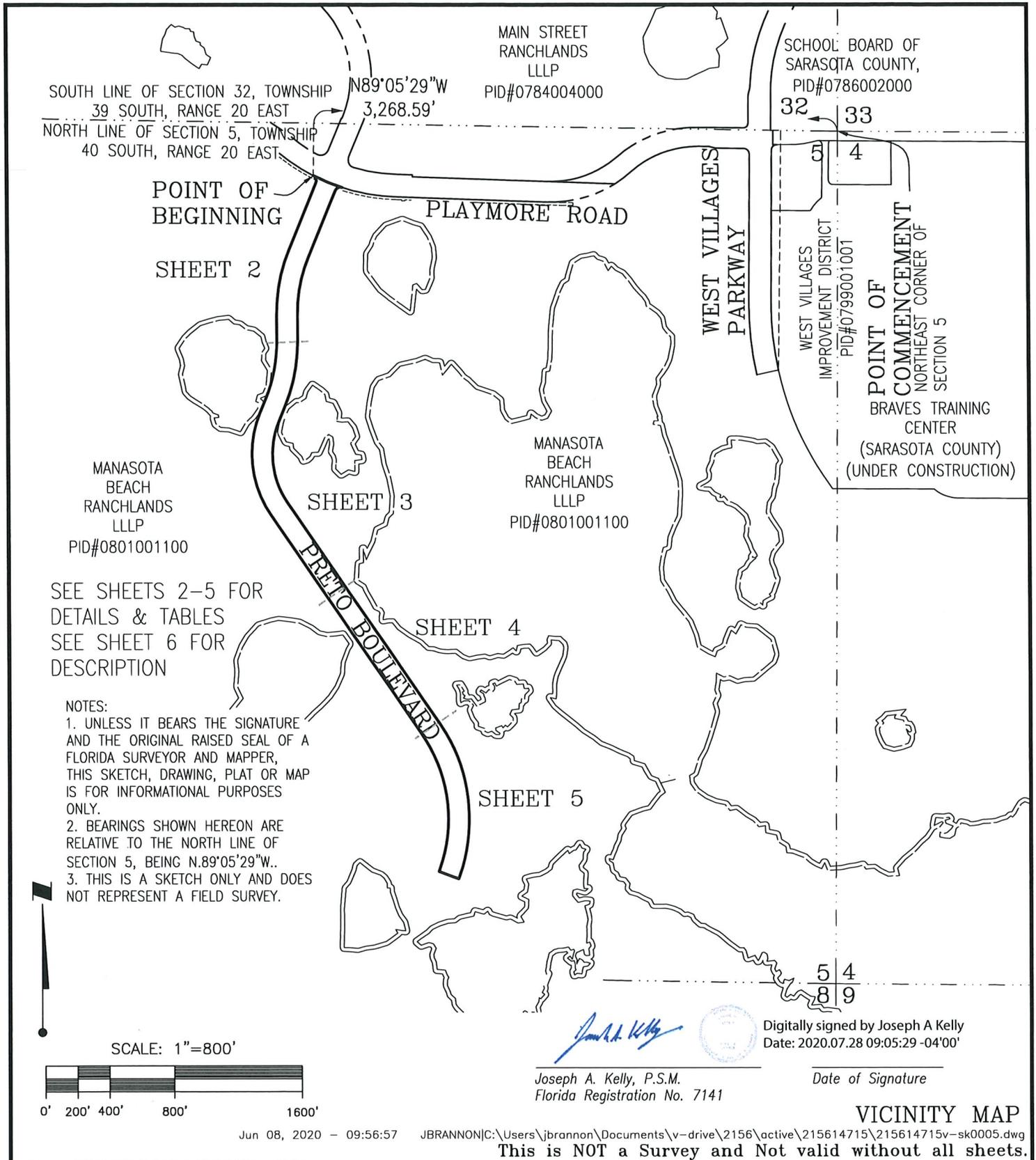
\_\_\_\_\_  
DEBBIE MCDOWELL MAYOR

ATTEST

\_\_\_\_\_  
HEATHER TAYLOR, CMC  
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

\_\_\_\_\_  
AMBER L. SLAYTON  
CITY ATTORNEY



FOR: MANASOTA BEACH RANCHLANDS, LLLP

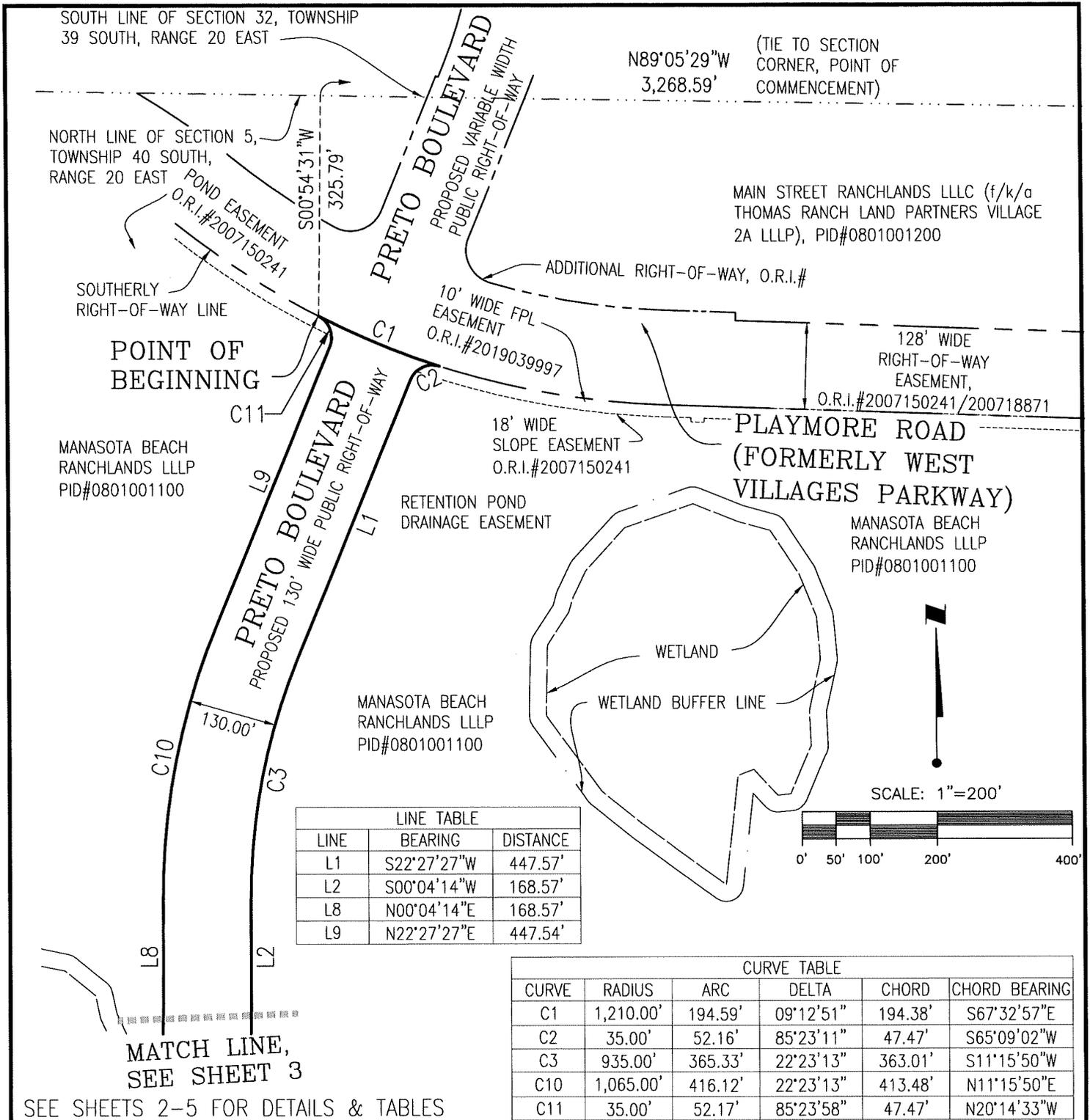
SKETCH & DESCRIPTION OF A PROPOSED  
RIGHT-OF-WAY FOR PRETO BOULEVARD  
SOUTH EXTENSION IN SECTION 5, TOWNSHIP  
40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FL.



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TASK CODE: 520	DRAWN BY: JWB	CHKD BY: JAK	CAD FILE: 215614715v-sk0005	PROJECT NO: 215614715	SHEET 1 OF 6	DRAWING INDEX NO: A215614715v-sk0005	REV:
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S22°27'27"W	447.57'
L2	S00°04'14"W	168.57'
L8	N00°04'14"E	168.57'
L9	N22°27'27"E	447.54'

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	1,210.00'	194.59'	09°12'51"	194.38'	S67°32'57"E
C2	35.00'	52.16'	85°23'11"	47.47'	S65°09'02"W
C3	935.00'	365.33'	22°23'13"	363.01'	S11°15'50"W
C10	1,065.00'	416.12'	22°23'13"	413.48'	N11°15'50"E
C11	35.00'	52.17'	85°23'58"	47.47'	N20°14'33"W

MATCH LINE,  
SEE SHEET 3

SEE SHEETS 2-5 FOR DETAILS & TABLES  
SEE SHEET 6 FOR DESCRIPTION

PRETO BOULEVARD

Jun 08, 2020 - 09:59:57 JBRANNON[C:\Users\jbrannon\Documents\v-drive\2156\active\215614715\215614715v-sk0005.dwg  
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FOR: MANASOTA BEACH RANCHLANDS, LLLP

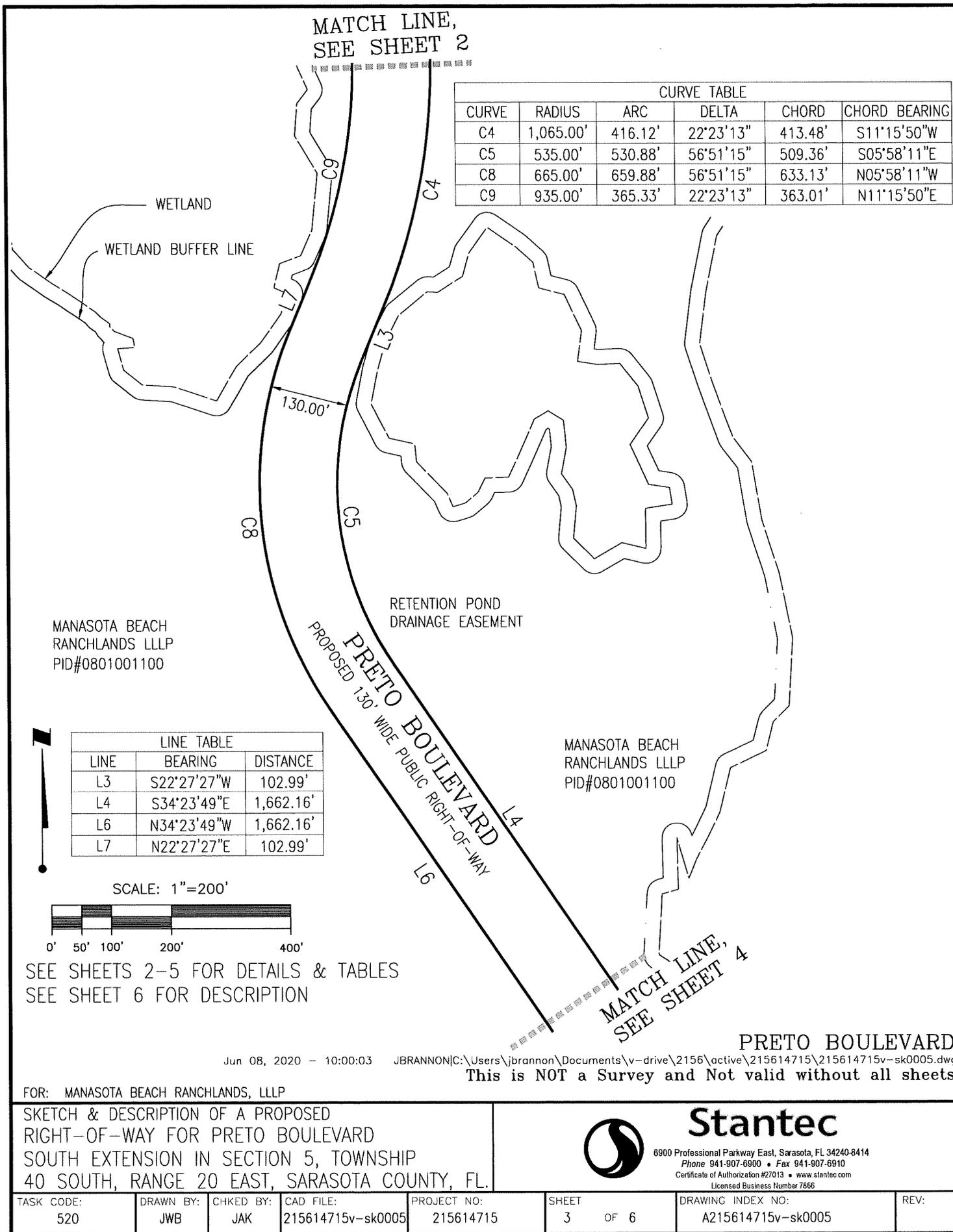
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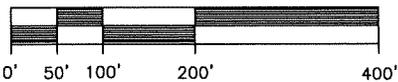
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CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C4	1,065.00'	416.12'	22°23'13"	413.48'	S11°15'50"W
C5	535.00'	530.88'	56°51'15"	509.36'	S05°58'11"E
C8	665.00'	659.88'	56°51'15"	633.13'	N05°58'11"W
C9	935.00'	365.33'	22°23'13"	363.01'	N11°15'50"E

LINE TABLE		
LINE	BEARING	DISTANCE
L3	S22°27'27"W	102.99'
L4	S34°23'49"E	1,662.16'
L6	N34°23'49"W	1,662.16'
L7	N22°27'27"E	102.99'

SCALE: 1"=200'



SEE SHEETS 2-5 FOR DETAILS & TABLES  
SEE SHEET 6 FOR DESCRIPTION

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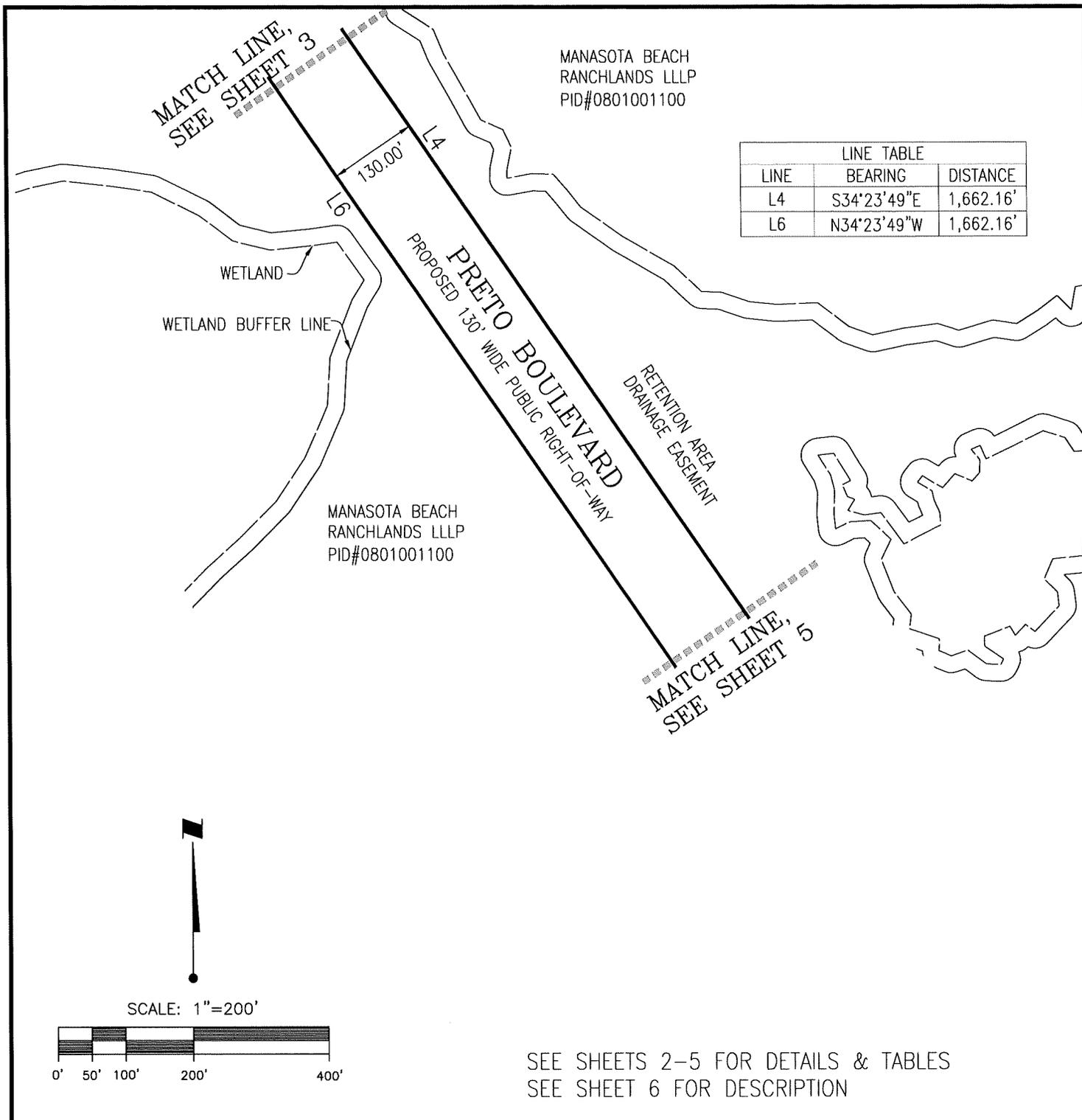
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SEE SHEETS 2-5 FOR DETAILS & TABLES  
SEE SHEET 6 FOR DESCRIPTION

**PRETO BOULEVARD**

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FOR: MANASOTA BEACH RANCHLANDS, LLLP

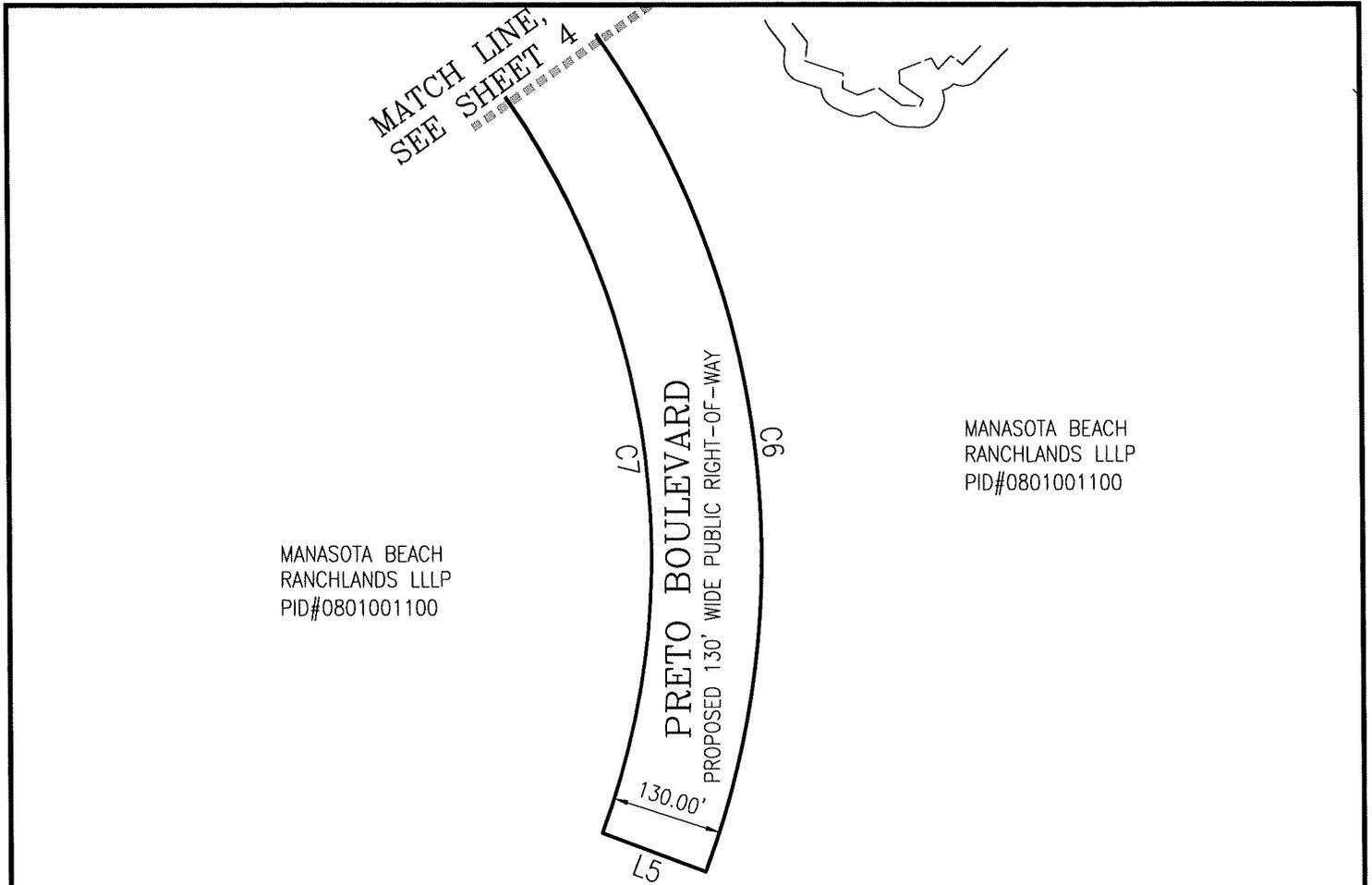
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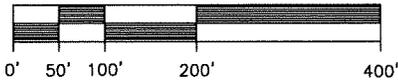


MANASOTA BEACH  
RANCHLANDS LLLP  
PID#0801001100

MANASOTA BEACH  
RANCHLANDS LLLP  
PID#0801001100



SCALE: 1"=200'



LINE TABLE		
LINE	BEARING	DISTANCE
L5	N69°21'41"W	130.00'

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C6	1,065.00'	1,022.99'	55°02'08"	984.11'	S06°52'45"E
C7	935.00'	898.12'	55°02'08"	863.99'	N06°52'45"W

SEE SHEETS 2- FOR DETAILS & TABLES  
SEE SHEET 6 FOR DESCRIPTION

**PRETO BOULEVARD**

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FOR: MANASOTA BEACH RANCHLANDS, LLLP

SKETCH & DESCRIPTION OF A PROPOSED  
RIGHT-OF-WAY FOR PRETO BOULEVARD  
SOUTH EXTENSION IN SECTION 5, TOWNSHIP  
40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FL.



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DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A strip of land lying in Section 5, 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 left having a radius of 1,210.00 feet and a central angle of 09°12'51", said point also being on the southerly right-of-way line of Playmore Road (formerly West Villages Parkway, a 128.00 foot wide public right-of-way) as recorded in Official Records Instrument Number 2007150241, in the Public Records of Sarasota County, Florida; thence easterly along the arc of said curve and said southerly right-of-way line, a distance of 194.59 feet, said curve having a chord bearing and distance of S.67°32'57"E., 194.38 feet, to the point of curvature of a non-tangent curve to the left, having a radius of 35.00 feet and a central angle of 85°23'11"; thence southwesterly along the arc of said curve, a distance of 52.16 feet, said curve having a chord bearing and distance of S.65°09'02"W., 47.47 feet, to the point of tangency of said curve; thence S.22°27'27"W., a distance of 447.57 feet to the point of curvature of a curve to the left having a radius of 935.00 feet and a central angle of 22°23'13"; thence southerly along the arc of said curve, a distance of 365.33 feet to the point of tangency of said curve; 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 1,065.00 feet and a central angle of 22°23'13"; thence southerly along the arc of said curve, a distance of 416.12 feet to the point of tangency of said curve; 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 535.00 feet and a central angle of 56°51'15"; thence southerly along the arc of said curve, a distance of 530.88 feet to the point of tangency of said curve; thence S.34°23'49"E., a distance of 1,662.16 feet to the point of curvature of a curve to the right having a radius of 1,065.00 feet and a central angle of 55°02'08"; thence southerly along the arc of said curve, a distance of 1,022.99 feet to the end of said curve; thence N.69°21'41"W., radial to the last stated curve, a distance of 130.00 feet to the point of curvature of a non-tangent curve to the left, having a radius of 935.00 feet and a central angle of 55°02'08"; thence northerly along the arc of said curve, a distance of 898.12 feet, said curve having a chord bearing and distance of N.06°52'45"W., 863.99 feet, to the point of tangency of said curve; thence N.34°23'49"W., a distance of 1,662.16 feet to the point of curvature of a curve to the right having a radius of 665.00 feet and a central angle of 56°51'15"; thence northerly along the arc of said curve, a distance of 659.88 feet to the point of tangency of said curve; thence N.22°27'27"E., a distance of 102.99 feet to the point of curvature of a curve to the left having a radius of 935.00 feet and a central angle of 22°23'13"; thence northerly along the arc of said curve, a distance of 365.33 feet to the point of tangency of said curve; thence N.00°04'14"E., a distance of 168.57 feet to the point of curvature of a curve to the right having a radius of 1,065.00 feet and a central angle of 22°23'13"; thence northerly along the arc of said curve, a distance of 416.12 feet to the point of tangency of said curve; thence N.22°27'27"E., a distance of 447.54 feet to the point of curvature of a curve to the left having a radius of 35.00 feet and a central angle of 85°23'58"; thence northerly along the arc of said curve, a distance of 52.17 feet to the POINT OF BEGINNING.

SEE SHEETS 2-5 FOR DETAILS

Said tract contains 617,971 square feet or 14.1867 acres, more or less.

**DESCRIPTION**

FOR: MANASOTA BEACH RANCLANDS, LLLP  
Jun 08, 2020 - 10:05:01

**This is NOT a Survey and Not valid without all sheets.**

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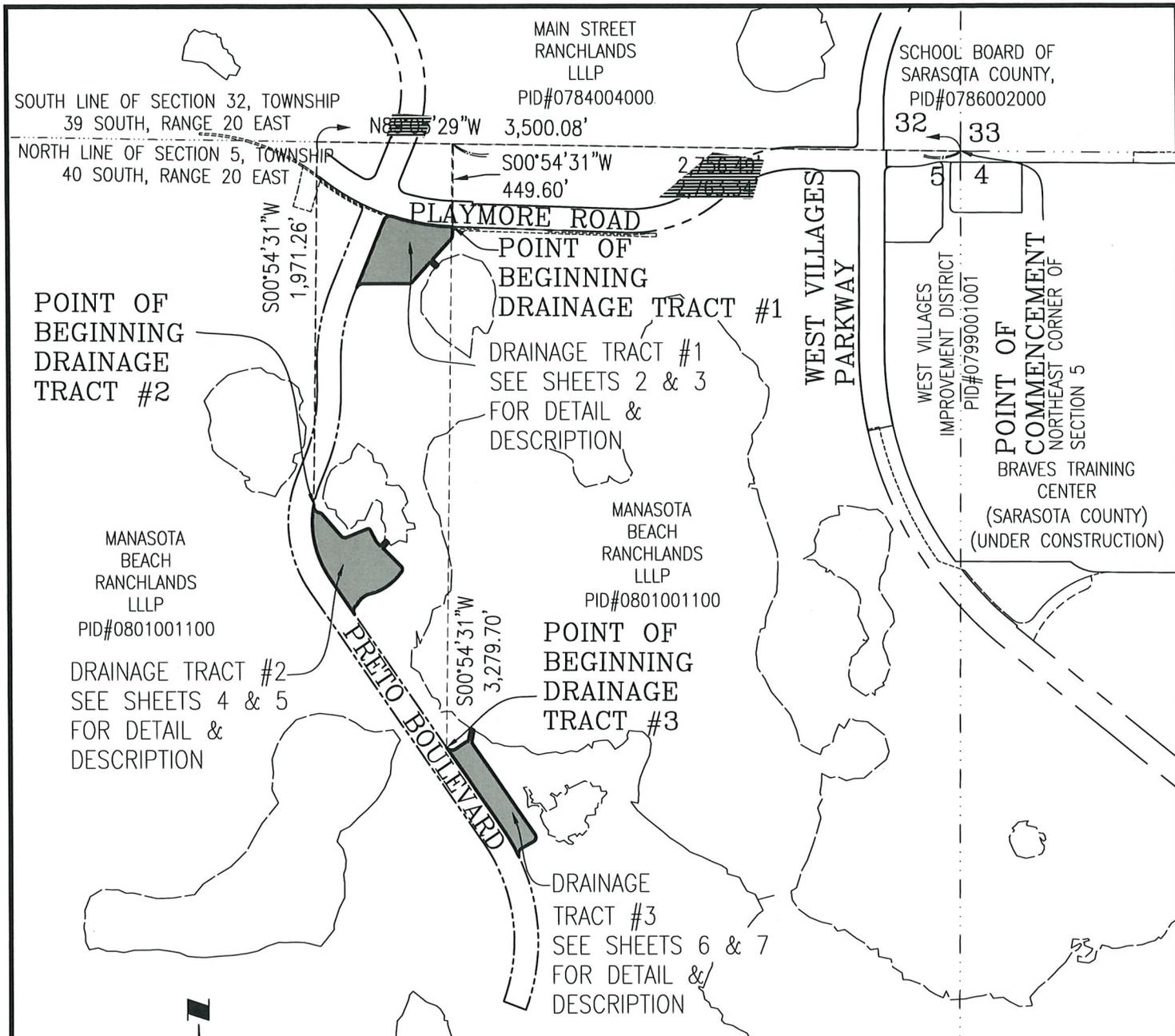
SKETCH & DESCRIPTION OF A PROPOSED  
RIGHT-OF-WAY FOR PRETO BOULEVARD  
SOUTH EXTENSION IN SECTION 5, TOWNSHIP  
40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FL.



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POINT OF BEGINNING DRAINAGE TRACT #2

POINT OF BEGINNING DRAINAGE TRACT #1

DRAINAGE TRACT #1  
SEE SHEETS 2 & 3  
FOR DETAIL & DESCRIPTION

MANASOTA BEACH RANCHLANDS LLLP  
PID#0801001100

DRAINAGE TRACT #2  
SEE SHEETS 4 & 5  
FOR DETAIL & DESCRIPTION

MANASOTA BEACH RANCHLANDS LLLP  
PID#0801001100

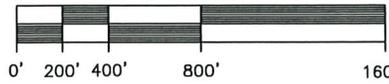
POINT OF BEGINNING DRAINAGE TRACT #3

DRAINAGE TRACT #3  
SEE SHEETS 6 & 7  
FOR DETAIL & DESCRIPTION

POINT OF COMMENCEMENT  
NORTHEAST CORNER OF SECTION 5  
BRAVES TRAINING CENTER  
(SARASOTA COUNTY)  
(UNDER CONSTRUCTION)



SCALE: 1"=800'



NOTES:  
1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.  
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 5, BEING N.89°05'29"W..  
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

SEE SHEETS 2-3 FOR TRACT 1  
SEE SHEETS 4-5 FOR TRACT 2  
SEE SHEET 6-7 FOR TRACT 3

*Joseph A. Kelly*  
Joseph A. Kelly, P.S.M.  
Florida Registration No. 7141



Digitally signed by Joseph A Kelly  
Date: 2020.07.28 15:05:52 -04'00'

Date of Signature

VICINITY MAP

Jun 10, 2020 - 09:11:39 JBRANNON|C:\Users\jbrannon\Documents\v-drive\2156\active\215614715\215614715v-sk0004.dwg

REV. A, REVISED EASEMENTS TO DRAINAGE TRACTS FOR: MANASOTA BEACH RANCHLANDS, LLLP

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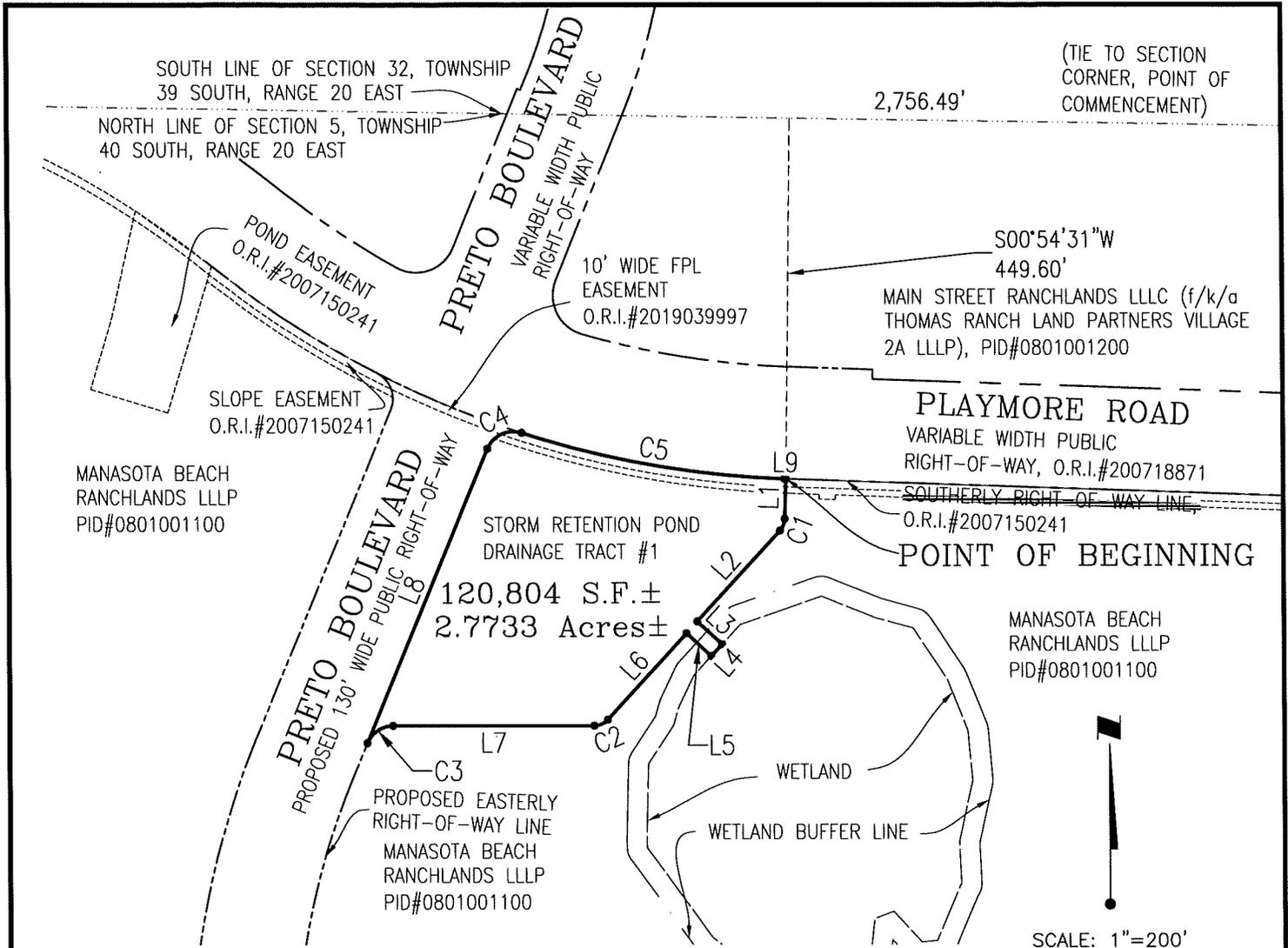
SKETCH & DESCRIPTION OF DRAINAGE TRACTS ALONG PRETO BOULEVARD SOUTH EXTENSION IN SECTION 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FL.



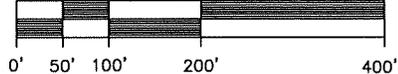
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SCALE: 1"=200'



CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	22.80'	16.11'	40°29'35"	15.78'	S22°14'59"W
C2	22.80'	18.90'	47°30'13"	18.37'	S66°14'53"W
C3	35.00'	41.26'	67°32'33"	38.91'	S56°13'43"W
C4	35.00'	52.16'	85°23'11"	47.47'	N65°09'02"E
C5	1,210.00'	334.60'	15°50'38"	333.53'	S80°04'41"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°00'12"W	49.83'
L2	S42°29'47"W	154.03'
L3	S47°30'13"E	42.20'
L4	S42°29'47"W	20.00'
L5	N47°30'13"W	42.20'
L6	S42°29'47"W	146.58'
L7	N90°00'00"W	251.97'
L8	N22°27'27"E	397.56'
L9	S88°00'00"E	1.94'

SEE SHEET 1 FOR VICINITY MAP  
 SEE SHEET 3 FOR TRACT 1 DESCRIPTION  
 SEE SHEETS 4-5 FOR TRACT 2  
 SEE SHEETS 6-7 FOR TRACT 3

**DRAINAGE TRACT #1**

Jun 09, 2020 - 09:27:02 JBRANNON|C:\Users\jbrannon\Documents\v-drive\2156\active\215614715\215614715v-sk0004.dwg  
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FOR: MANASOTA BEACH RANGLANDS, LLLP

SKETCH & DESCRIPTION OF  
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DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 5, 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 2,756.49 feet; thence S.00°54'31"W., a distance of 449.60 feet to the POINT OF BEGINNING, said point lying on the southerly right-of-way line of Playmore Road (formerly West Villages Parkway, 128.00-foot wide private right-of-way easement) as recorded in Official Records Instrument Number 200718871; thence S.02°00'12"W., a distance of 49.83 feet to the point of curvature of a curve to the right having a radius of 22.80 feet and a central angle of 40°29'35"; thence southerly along the arc of said curve, a distance of 16.11 feet to the point of tangency of said curve; thence S.42°29'47"W., a distance of 154.03 feet; thence S.47°30'13"E., a distance of 42.20 feet; thence S.42°29'47"W., a distance of 20.00 feet; thence N.47°30'13"W., a distance of 42.20 feet; thence S.42°29'47"W., a distance of 146.58 feet to the point of curvature of a curve to the right having a radius of 22.80 feet and a central angle of 47°30'13"; thence southwesterly along the arc of said curve, a distance of 18.90 feet to the point of tangency of said curve; thence S.90°00'00"W., a distance of 251.97 feet to the point of curvature of a curve to the left having a radius of 35.00 feet and a central angle of 67°32'33"; thence southwesterly along the arc of said curve, a distance of 41.26 feet to the point of cusp of said curve, said point lying on the proposed easterly right-of-way line of Preto Boulevard (proposed 130.00-foot wide public right-of-way); the following two (2) calls are along said easterly proposed right-of-way line: (1) thence N.22°27'27"E., a distance of 397.56 feet to the point of curvature of a curve to the right having a radius of 35.00 feet and a central angle of 85°23'11"; (2) thence northeasterly along the arc of said curve, a distance of 52.16 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 15°50'38", said point being on the abovementioned southerly right-of-way line of Playmore Road; thence easterly along the arc of said curve and said southerly right-of-way line, a distance of 334.60 feet to the point of tangency of said curve; thence S.88°00'00"E., along said southerly right-of-way of Playmore Road, a distance of 1.94 feet to the POINT OF BEGINNING.

Said tract contains 120,803 square feet or 2.7733 acres, more or less.

SEE SHEET 2 FOR TRACT 1 DETAIL

DRAINAGE TRACT #1

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FOR: MANASOTA BEACH RANCHLANDS, LLLP

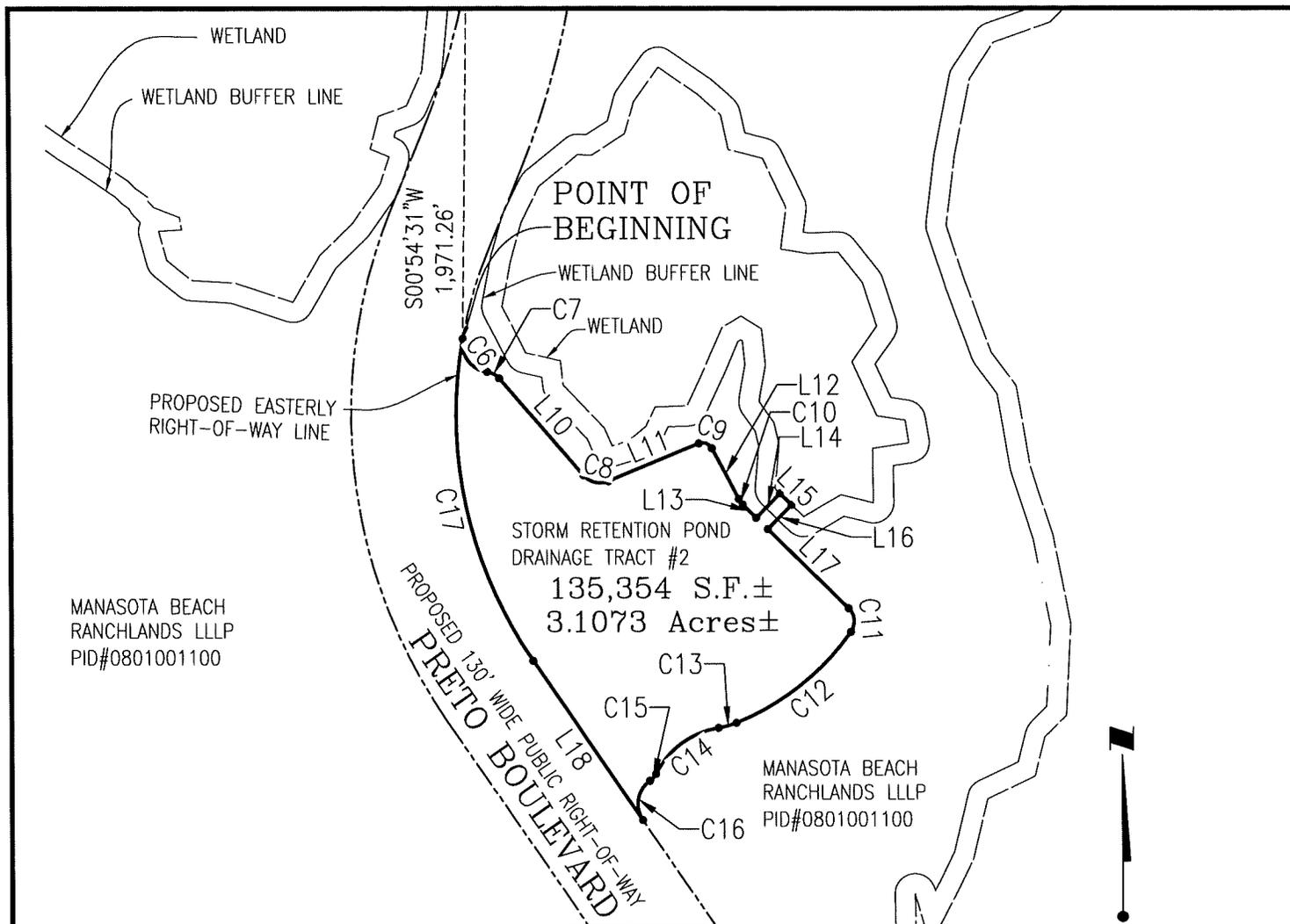
SKETCH & DESCRIPTION OF  
DRAINAGE TRACTS ALONG PRETO BOULEVARD  
SOUTH EXTENSION IN SECTION 5, TOWNSHIP  
40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FL.



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TASK CODE: 520	DRAWN BY: JWB	CHKD BY: JAK	CAD FILE: 215614715v-sk0004	PROJECT NO: 215614715	SHEET 3 OF 7	DRAWING INDEX NO: A215614715v-sk0004	REV: A
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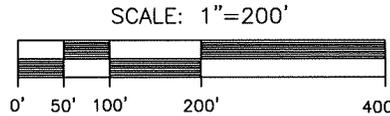
MANASOTA BEACH RANGLANDS LLLP  
PID#0801001100

MANASOTA BEACH RANGLANDS LLLP  
PID#0801001100

STORM RETENTION POND  
DRAINAGE TRACT #2  
135,354 S.F.±  
3.1073 Acres±

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C6	35.00'	56.97'	93°15'57"	50.89'	S36°17'48"E
C7	22.80'	16.74'	42°04'18"	16.37'	S61°53'38"E
C8	27.20'	34.02'	71°39'15"	31.84'	S76°41'06"E
C9	12.80'	18.98'	84°58'46"	17.29'	S70°01'21"E
C10	27.20'	8.46'	17°49'27"	8.43'	S36°26'42"E
C11	22.80'	32.01'	80°25'43"	29.44'	S05°08'34"E
C12	318.80'	183.57'	32°59'29"	181.04'	S51°34'02"W
C13	103.80'	23.02'	12°42'28"	22.97'	S74°25'01"W
C14	106.20'	100.17'	54°02'25"	96.49'	S53°45'03"W
C15	22.80'	11.44'	28°44'54"	11.32'	S41°06'17"W
C16	35.00'	54.90'	89°52'33"	49.44'	S10°32'27"W
C17	535.00'	417.70'	44°43'59"	407.17'	N12°01'49"W



LINE	BEARING	DISTANCE
L10	S40°51'29"E	158.83'
L11	N67°29'16"E	121.54'
L12	S27°31'58"E	70.72'
L13	S45°21'25"E	23.34'
L14	N44°38'35"E	42.20'
L15	S45°21'25"E	20.00'
L16	S44°38'35"W	42.20'
L17	S45°21'25"E	139.27'
L18	N34°23'49"W	239.19'

SEE SHEET 1 FOR VICINITY MAP  
SEE SHEETS 2-3 FOR TRACT 1  
SEE SHEET 5 FOR TRACT 2 DESCRIPTION  
SEE SHEETS 6-7 FOR TRACT 3

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**DRAINAGE TRACT #2**

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FOR: MANASOTA BEACH RANGLANDS, LLLP

SKETCH & DESCRIPTION OF  
DRAINAGE TRACTS ALONG PRETO BOULEVARD  
SOUTH EXTENSION IN SECTION 5, TOWNSHIP  
40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FL.



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DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 5, 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 3,500.08 feet; thence S.00°54'31"W., a distance of 1,971.26 feet to the POINT OF BEGINNING, said point lying on the proposed easterly right-of-way line of Preto Boulevard (proposed 130.00-foot wide public right-of-way) and being the point of curvature of a curve to the left having a radial distance of 35.00 feet and a central angle of 93°15'57"; thence southeasterly along the arc of said curve, a distance of 56.97 feet, said curve having a chord distance and bearing of S.36°17'48"E., 50.89 feet to the point of reverse curvature of a curve to the right having a radius of 22.80 feet and a central angle of 42°04'18"; thence southeasterly along the arc of said curve, a distance of 16.74 feet to the point of tangency of said curve; thence S.40°51'29"E., a distance of 158.83 feet to the point of curvature of a curve to the left having a radius of 27.20 feet and a central angle of 71°39'15"; thence easterly along the arc of said curve, a distance of 34.02 feet to the point of tangency of said curve; thence N.67°29'16"E., a distance of 121.54 feet to the point of curvature of a curve to the right having a radius of 12.80 feet and a central angle of 84°58'46"; thence easterly along the arc of said curve, a distance of 18.98 feet to the point of tangency of said curve; thence S.27°31'58"E., a distance of 70.72 feet to the point of curvature of a curve to the left having a radius of 27.20 feet and a central angle of 17°49'27"; thence southeasterly along the arc of said curve, a distance of 8.46 feet to the point of tangency of said curve; thence S.45°21'25"E., a distance of 23.34 feet; thence N.44°38'35"E., a distance of 42.20 feet; thence S.45°21'25"E., a distance of 20.00 feet; thence S.44°38'35"W., a distance of 42.20 feet; thence S.45°21'25"E., a distance of 139.27 feet to the point of curvature of a curve to the right having a radius of 22.80 feet and a central angle of 80°25'43"; thence southerly along the arc of said curve, a distance of 32.01 feet to the point of compound curvature of a curve to the right having a radius of 318.80 feet and a central angle of 32°59'29"; thence southwesterly along the arc of said curve, a distance of 183.57 feet to the point of compound curvature of a curve to the right having a radius of 103.80 feet and a central angle of 12°42'28"; thence westerly along the arc of said curve, a distance of 23.02 feet to the point of reverse curvature of a curve to the left having a radius of 106.20 feet and a central angle of 54°02'25"; thence southwesterly along the arc of said curve, a distance of 100.17 feet to the point of reverse curvature of a curve to the left having a radius of 22.80 feet and a central angle of 28°44'54"; thence southerly along the arc of said curve, a distance of 11.44 feet to the point of reverse curvature to the left having a radius of 35.00 feet and a central angle of 89°52'33"; thence southerly along the arc of said curve, a distance of 54.90 feet to the point of cusp of said curve, said point lying on the abovementioned proposed easterly right-of-way line of Preto Boulevard; thence along said easterly proposed right-of-way line for the following two (2) calls: (1) thence N.34°23'49"W., a distance of 239.19 feet to the point of curvature of a curve to the right having a radius of 535.00 feet and a central angle of 44°43'59"; (2) thence northerly along the arc of said curve, a distance of 417.70 feet to the POINT OF BEGINNING.

Said tract contains 135,354 square feet or 3.1073 acres, more or less.

SEE SHEET 4 FOR TRACT 2 DETAIL

DRAINAGE TRACT #2

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FOR: MANASOTA BEACH RANCHLANDS, LLLP

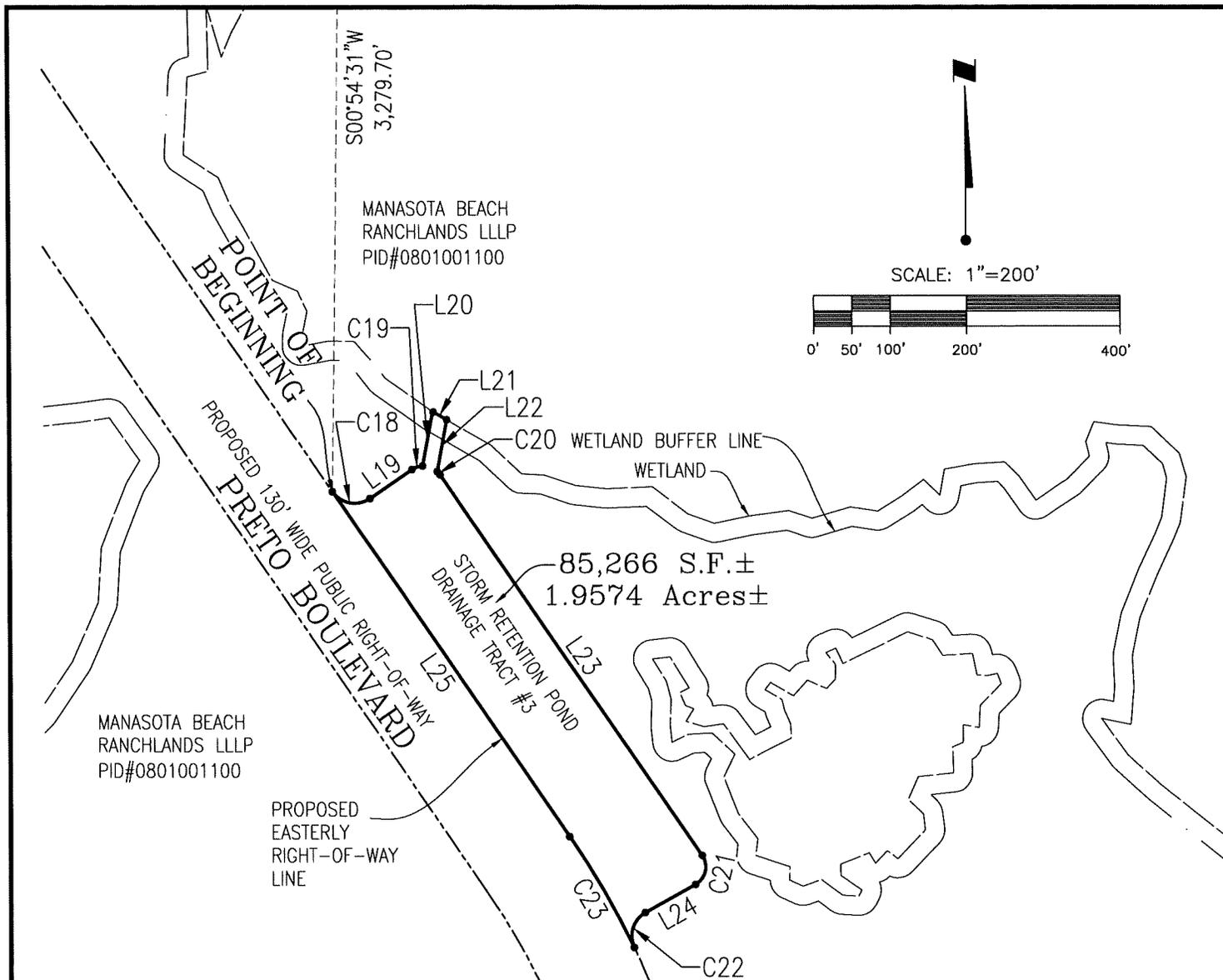
SKETCH & DESCRIPTION OF  
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40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FL.



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CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C18	35.00'	54.98'	90°00'00"	49.50'	S79°23'49"E
C19	26.20'	14.77'	32°18'21"	14.58'	N71°45'22"E
C20	26.20'	5.52'	12°04'12"	5.51'	S40°25'55"E
C21	26.20'	43.48'	95°04'53"	38.66'	S13°08'37"W
C22	35.00'	52.59'	86°05'16"	47.78'	S17°38'26"W
C23	1,065.00'	167.17'	08°59'36"	167.00'	N29°54'01"W

LINE TABLE

LINE	BEARING	DISTANCE
L19	N55°36'11"E	66.88'
L20	N10°36'11"E	72.18'
L21	S59°59'46"E	21.20'
L22	S10°36'11"W	68.70'
L23	S34°23'49"E	601.56'
L24	S60°41'04"W	75.27'
L25	N34°23'49"W	545.10'

SEE SHEET 1 FOR VICINITY MAP  
 SEE SHEETS 2-3 FOR TRACT 1  
 SEE SHEETS 4-5 FOR TRACT 2  
 SEE SHEET 7 FOR TRACT 3 DESCRIPTION

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**DRAINAGE TRACT #3**

**This is NOT a Survey and Not valid without all sheets.**

FOR: MANASOTA BEACH RANCHLANDS, LLLP

SKETCH & DESCRIPTION OF  
 DRAINAGE TRACTS ALONG PRETO BOULEVARD  
 SOUTH EXTENSION IN SECTION 5, TOWNSHIP  
 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FL.



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DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 5, 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 2,763.34 feet; thence S.00°54'31"W., a distance of 3,279.70 feet to the POINT OF BEGINNING, said point lying on the proposed easterly right-of-way line of Preto Boulevard (proposed 130.00-foot wide public right-of-way) and being the point of curvature of a curve to the left having a radial distance of 35.00 feet and a central angle of 90°00'00"; thence easterly along the arc of said curve, a distance of 54.98 feet, said curve having a chord bearing and distance of S.79°23'49"E., 49.50 feet; thence N.55°36'11"E., a distance of 66.88 feet to the point of curvature of a curve to the right having a radius of 26.20 feet and a central angle of 32°18'21"; thence easterly along the arc of said curve, a distance of 14.77 feet to the point of tangency of said curve; thence N.10°36'11"E., a distance of 72.18 feet; thence S.59°59'46"E., a distance of 21.20 feet; thence S.10°36'11"W., a distance of 68.70 feet to the point of curvature of a non-tangent curve to the right, having a radius of 26.20 feet and a central angle of 12°04'12"; thence southeasterly along the arc of said curve, a distance of 5.52 feet, said curve having a chord bearing and distance of S.40°25'55"E., 5.51 feet, to the point of tangency of said curve; thence S.34°23'49"E., a distance of 601.56 feet to the point of curvature of a curve to the right having a radius of 26.20 feet and a central angle of 95°04'53"; thence southwesterly along the arc of said curve, a distance of 43.48 feet to the point of tangency of said curve; thence S.60°41'04"W., a distance of 75.27 feet to the point of curvature of a curve to the left having a radius of 35.00 feet and a central angle of 86°05'16"; thence southwesterly along the arc of said curve, a distance of 52.59 feet to the point of cusp of a non-tangent curve to the left, having a radius of 1,065.00 feet and a central angle of 08°59'36", said point also on the abovementioned proposed easterly right-of-way line of Preto Boulevard; thence along said proposed easterly right-of-way line for the following two (2) calls: (1) thence northwesterly along the arc of said curve, a distance of 167.17 feet, said curve having a chord bearing and distance of N.29°54'01"W., 167.00 feet, to the point of tangency of said curve; (2) thence N.34°23'49"W., a distance of 545.10 feet to the POINT OF BEGINNING.

Said tract contains 85,266 square feet or 1.9574 acres, more or less.

SEE SHEET 6 FOR TRACT 3 DETAIL & TABLES

DRAINAGE TRACT #3

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FOR: MANASOTA BEACH RANCLANDS, LLLP

SKETCH & DESCRIPTION OF  
DRAINAGE TRACTS ALONG PRETO BOULEVARD  
SOUTH EXTENSION IN SECTION 5, TOWNSHIP  
40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FL.

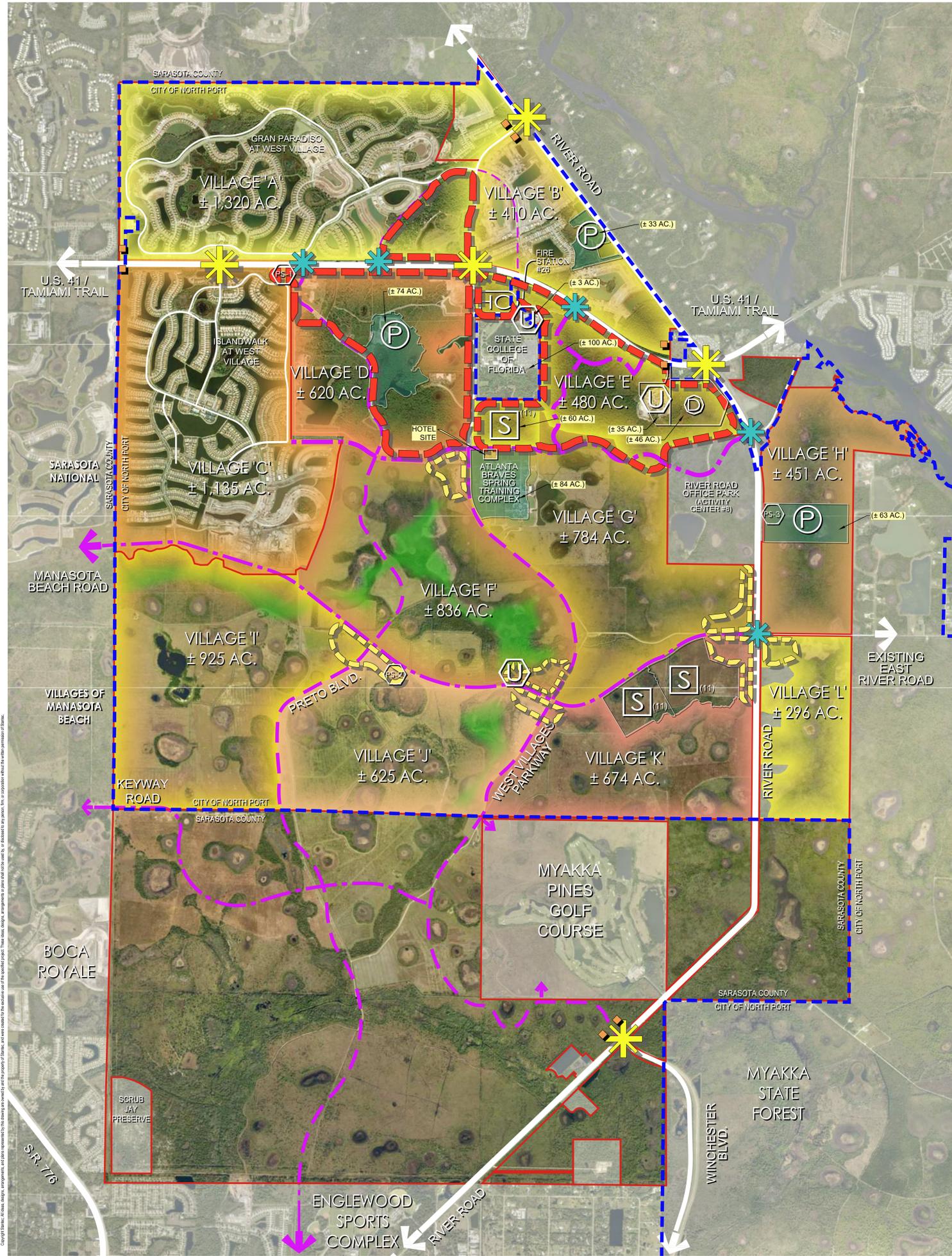


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# WEST VILLAGES INDEX MAP



## LEGEND

	EXISTING ROADWAY		APPROXIMATE SCHOOL LOCATION (K-12) (11)		RECREATIONAL / OPEN SPACE / RECREATIONAL TRAIL SYSTEM		APPROXIMATE TOWN CENTER LOCATION (2)
	4 LANE W/ NEV & 8' SIDEWALKS		SARASOTA MEMORIAL HOSPITAL - HEALTH CARE SERVICES ± 28 AC.		POTENTIAL ROADWAY CONNECTION TO ADJACENT COMMUNITY		EXISTING TRAFFIC SIGNAL
	2 LANE W/ NEV, 8' SIDEWALK, & 5' SIDEWALK		APPROXIMATE UTILITIES / PUBLIC FACILITIES LOCATION (10)		STATE COLLEGE OF FLORIDA		APPROXIMATE FUTURE FULL MEDIAN OPENINGS; TRAFFIC CONTROL T.B.D.
	2 LANE W/ NEV, & 5' SIDEWALKS		APPROXIMATE PARK LOCATION (10)		APPROXIMATE VILLAGE CENTER LOCATION (2)		CITY OF NORTH PORT - CITY LIMITS
	POTENTIAL WEST VILLAGES GATEWAY LOCATIONS		DIOCESE OF VENICE LOCATION		FIRE/ POLICE STATION LOCATIONS		

## NOTES

- ACREAGES ARE APPROXIMATE. FINAL ACREAGE LOCATIONS SUBJECT TO REFINEMENT BASED UPON EXISTING SITE CONDITIONS AND FINAL VILLAGE DISTRICT PATTERN PLANS.
- AREAS DEFINED WITHIN THIS DESIGNATION WILL INCLUDE 300-1,000 ACRES OF TOWN CENTER AND MAY INCLUDE VILLAGE DEVELOPMENT AT THE DENSITY / INTENSITY ESTABLISHED IN THE V.D.P.B., CONSISTENT WITH SECTION 53-212 U.L.D.C. FINAL LOCATIONS WILL BE DETERMINED DURING THE V.D.P.P. PROCESS.
- THE INDEX MAP DEPICTS THE GREENBELT FRAMEWORK BY IDENTIFYING VILLAGE EDGES ADJACENT TO MAJOR ENVIRONMENTAL FEATURES OR ROADWAYS AND MULTI-USE PATHWAYS. ADDITIONALLY, THIS FRAMEWORK CONNECTS VILLAGE CENTERS AND TOWN CENTERS, CONSISTENT WITH COMPREHENSIVE PLAN POLICY 13.8 AND SEC. 53-216 OF THE U.L.D.C. COMPLIANCE WITH THESE POLICIES WILL BE FURTHER DEMONSTRATED WITH FUTURE VILLAGE DISTRICT PATTERN PLANS.
- LOCATION AND CONFIGURATION OF PARKS SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT, IN ACCORDANCE WITH THE PRINCIPLES OF AGREEMENT.
- MULTI-MODAL TRAILS MAY BE SATISFIED BY AN 8' SIDEWALK AND 4' BIKE LANES, AND SHALL BE FURTHER REFINED WITH FUTURE VILLAGE DISTRICT PATTERN PLANS.
- 8' - 12' TRAILS WILL BE DELINEATED ON V.D.P.P., AND MAY BE COMBINED WITH INTERNAL ROADWAYS.
- THE WEST VILLAGES IMPROVEMENT DISTRICT WILL COORDINATE WITH THE APPLICABLE GOVERNING AUTHORITY TO ESTABLISH ACCESS MANAGEMENT CRITERIA.
- FINAL LOCATIONS OF TOWN CENTERS, PUBLIC FACILITY SITES, SCHOOL SITES, VILLAGE BOUNDARIES AND ROADWAY CORRIDORS SHALL BE DETERMINED DURING THE V.D.P.P. PROCESS AND/OR DEVELOPERS AGREEMENT.
- FINAL ALIGNMENT OF CORRIDORS / ROADWAYS IS SUBJECT TO FINAL APPROVAL OF JURISDICTIONAL AGENCIES.
- FINAL SIZE, LOCATION, AND CONFIGURATION OF UTILITIES/PUBLIC FACILITIES SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT.
- SCHOOL SITE SHOWN IN VILLAGE E WILL BE REMOVED IN FAVOR OF SCHOOL SITES SHOWN IN VILLAGE K (130+/- AC.) UPON APPROVAL OF AN AGREEMENT WITH SARASOTA COUNTY SCHOOL BOARD. THE TRANSACTION TO CONVEY LAND IN VILLAGE K AND ACQUIRE LAND IN VILLAGE E WILL BE A CONCURRENT TRANSACTION.
- THE PROPERTY WITHIN VILLAGE "C" IS OUTSIDE OF THE OWNERSHIP OF WEST VILLAGES LLLP OR ITS AFFILIATES. THEREFORE, THAT PORTION OF MANASOTA BEACH ROAD SHALL BE CONSTRUCTED BY OTHERS. THE WVVD AND CITY OF NORTH PORT ARE NOT REQUIRED TO CONSTRUCT THIS SEGMENT OF ROAD.

Approved July 2, 2020  
 ORDINANCE 2020-16  
 PETITION NUMBER VIA-20-038

# West Villages Index Map