



Antigua at Wellen Park (Village E Tract 9 Residential Subdivision)

Final Plat

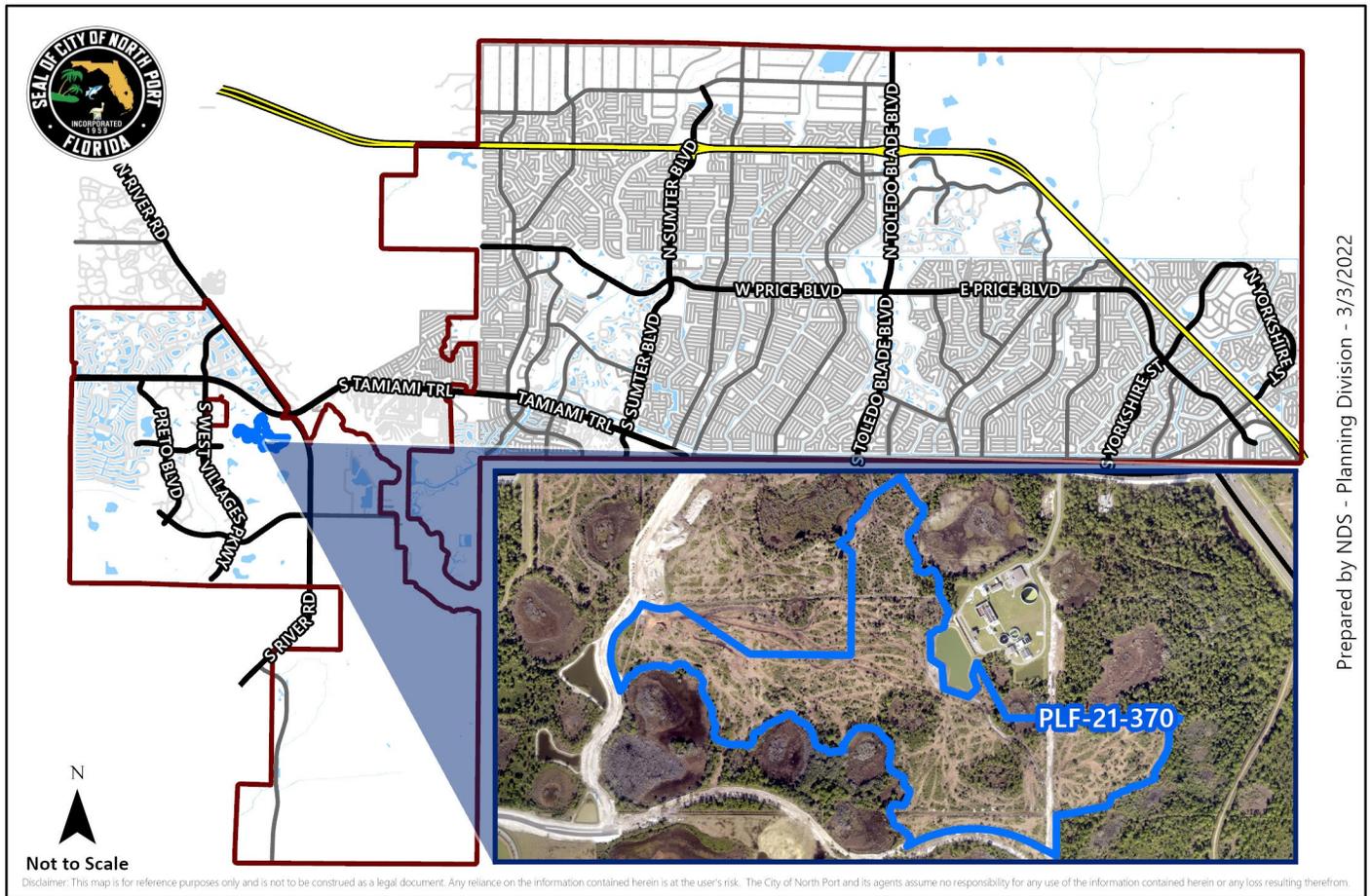
STAFF REPORT

From: Sam Hudson, Planner I

Thru: Alaina Ray, AICP, Neighborhood Development Services Director

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

Date: March 3, 2022



Prepared by NDS - Planning Division - 3/3/2022

PROJECT:	PLF-21-370 Antigua at Wellen Park (Village E Tract 9 Residential Subdivision)
REQUEST:	Approval of Final Plat for Antigua at Wellen Park (Village E Tract 9 Residential Subdivision)
APPLICANT:	John Luczynski, Wellen Park LLLP
OWNER:	Manasota Beach Ranchlands LLLP
LOCATION:	Tract 9 of the Wellen Park Village E Plat; South of the US-41, West of River Road, and East of the proposed Merlot Avenue.
PROPERTY SIZE:	± 75.7913 Acres
ZONING:	Village (V)

I. BACKGROUND

In November of 2021, the Infrastructure (INF-21-209) and Subdivision Plans (SCP-21-208) for the Village E, Single Family Residential Subdivision were approved by City Staff. This project is platting Antigua at Wellen Park (Village E Tract 9 Residential Subdivision) and adds 177 single family lots and the associated amenity, roadway, stormwater, and utility tracts and easements. The total site contains approximately ± 75.7913 acres.

A surety bond for INF-21-209 in the amount of \$2,206,006.44 for Village E, Single Family Residential Subdivision has been received by the City of North Port.

II. STAFF ANALYSIS & FINDINGS

2019 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 City's contracted professional surveyor, Alan Fish, reviewed and approved the plat.

Conclusion: PLF-21-370 meets the State's requirements for City review and approval of plats.

COMPLIANCE WITH ULDC

Chapter 37-Subdivision Regulations, Article II-Procedures for Securing Approvals, Section 37-8 Plat Submission Requirements.

B. *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 final plat was reviewed for conformance with the approved subdivision plan.

Conclusion: PLF-21-370 conforms with the ULDC.

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 & 12115C0370F for Sarasota County, Community No. 120279, City of North Port, FL effective November 4, 2016.



III. RECOMMENDED MOTION

Staff recommends **APPROVAL** of Petition No. PLF-21-370, Antigua at Wellen Park (FKA Village E Tract 9 Residential Subdivision).

- I move to recommend approval of Petition PLF-21-370 and find that, based on 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-21-370 could be Approved with Conditions.

- I move to recommend approval of Petition PLF-21-370 with the condition(s) [specify conditions], based on competent substantial evidence, the plat complies with all regulations set forth in the Unified Land Development Code (ULDC) and Florida Statutes Chapter 177.

Petition PLF-21-370 could be DENIED. If that were the case, new findings would need to be written to support that recommendation.

- I move to recommend denial of Petition PLF-21-370 and find that, based on competent substantial evidence, the plat does not comply with all regulations set forth in the Unified Land Development Code (ULDC) and Florida Statutes Chapter 177.

V. PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	March 17, 2022 9:00 AM or as soon thereafter
City Commission Public Hearing	March 22, 2022 10:00 AM or as soon thereafter

VI. EXHIBITS

A.	Map Gallery
B.	Affidavit
C.	Title Assurance
D.	City Surveyor's Approval
E.	West Villages Improvement District Approval Letter



City of North Port

Prepared on 3/3/2022
by NDS / Planning Division

Aerial Location Map

PLF-21-370, Village E Tract 9 SF Subdivision



-  City Boundary
-  Petition Boundary



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.



City of North Port

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Future Land Use

Village

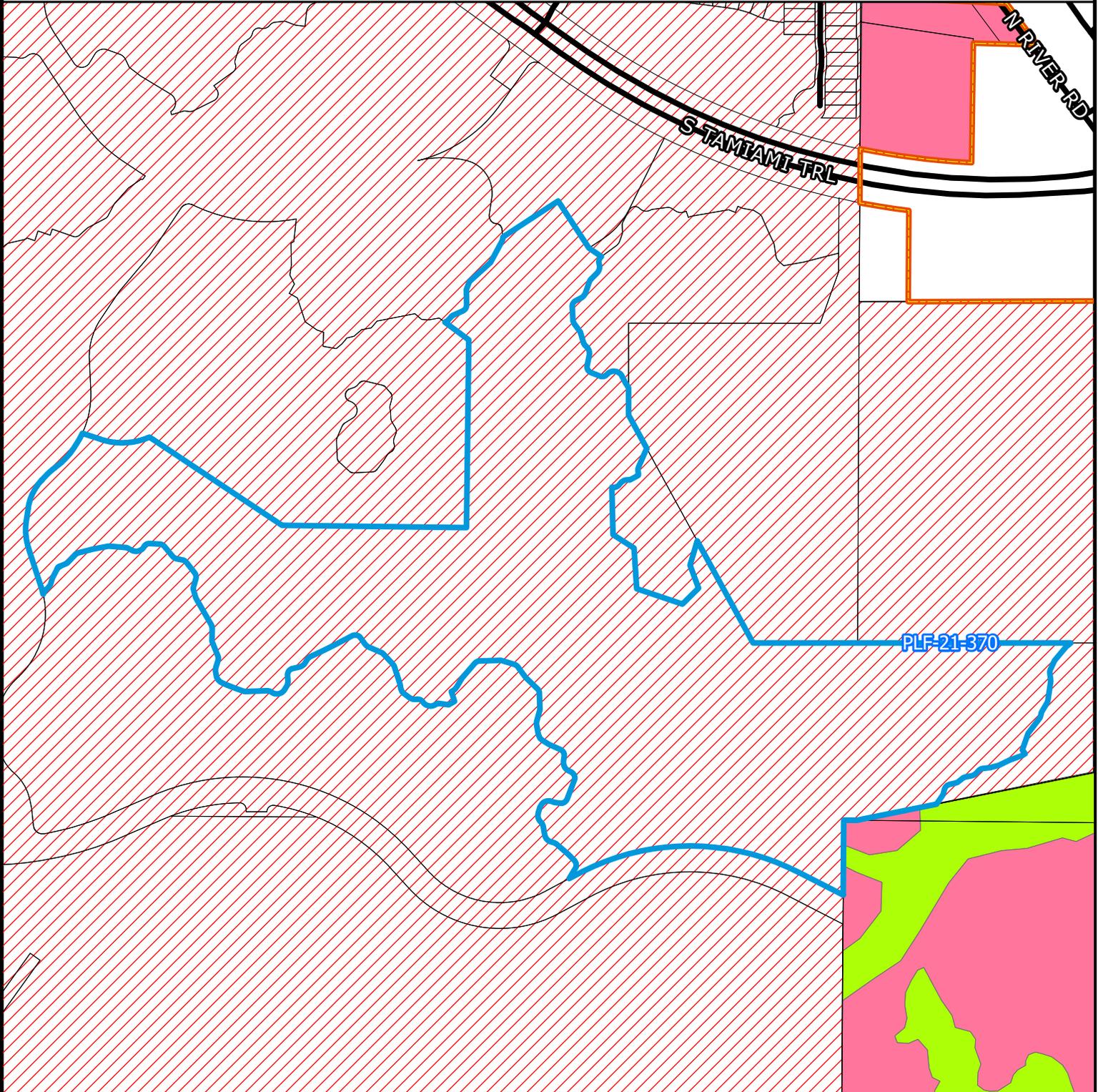
PLF-21-370, Village E Tract 9 SF Subdivision

Exhibit A



0 500 1,000 Feet

- Petition Boundary
- Parcel Boundary
- Streets
- RECREATION/OPEN SPACE (TDR SENDING ZONE)
- ACTIVITY CENTER (TDR RECEIVING ZONE - EXCEPT AC-3)
- VILLAGE
- City Boundary



NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF NORTH PORT COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 97-27, AS SAME AS MAY BE AMENDED FROM TIME TO TIME.

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City of North Port

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Current Zoning

V, Village

PLF-21-370, Village E Tract 9 SF Subdivision

Exhibit A



0 500 1,000 Feet



City Boundary

Streets

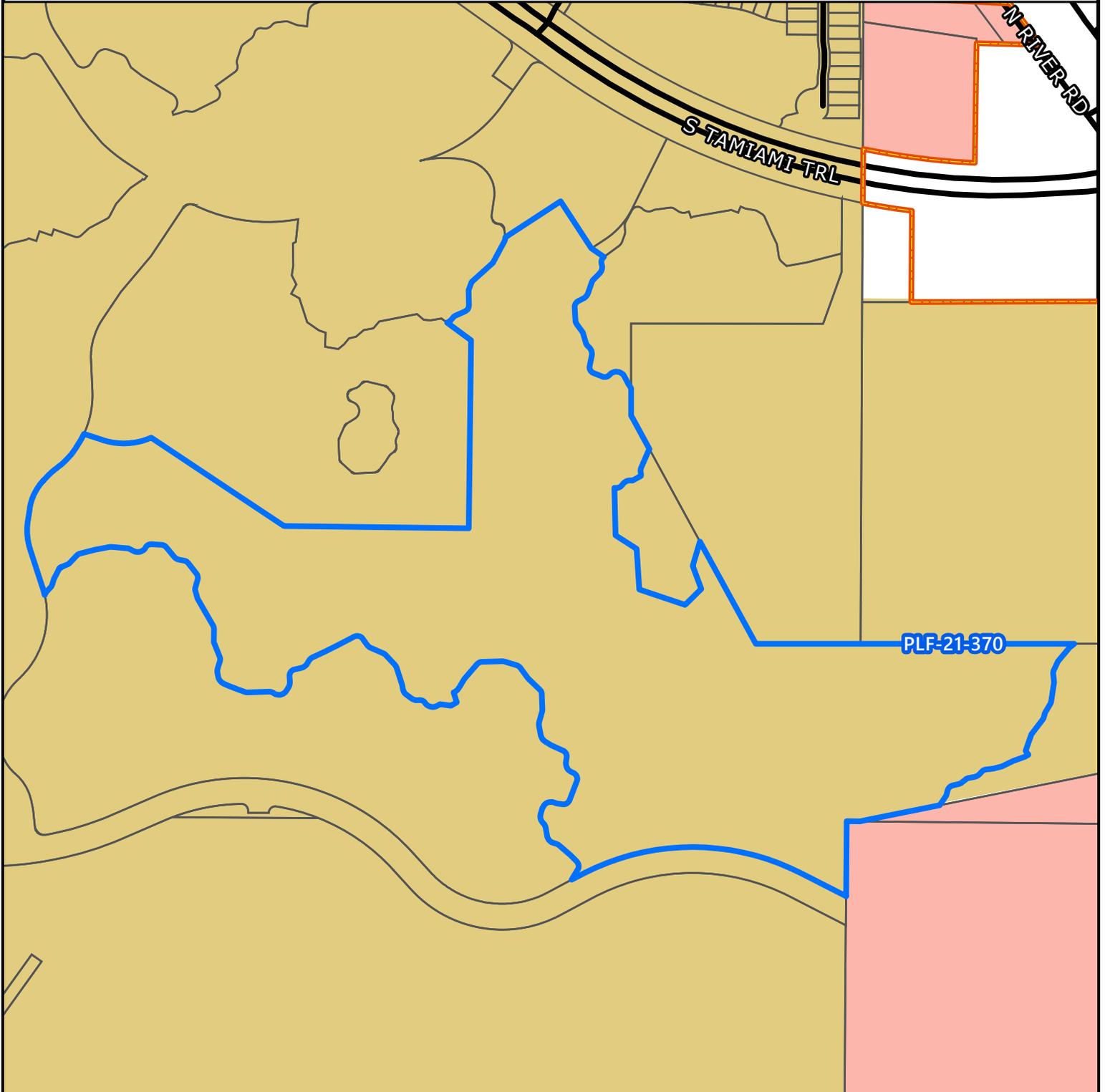


V, Village



Parcel Boundary

PCD, Planned Community Development



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AFFIDAVIT

Exhibit B

I (the undersigned), John E. Luczynski 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 20th day of December, 2021

[Signature]
Signature of Applicant or Authorized Agent

John E. Luczynski, SVP
Print Name and Title

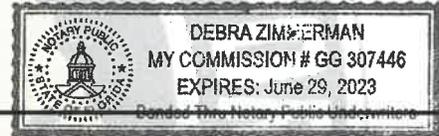
STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 20th day of December, 2021, by John E. Luczynski 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, _____, property owner, hereby authorize _____ to act as Agent on our behalf to apply for this application on the property described as (legal description) _____

Owner _____ Date _____

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged by me this _____ day of _____, 20____, by _____ who is personally known to me or has produced _____ as identification.

(Place Notary Seal Below)

Signature - Notary Public

PLAT PROPERTY INFORMATION REPORT

Exhibit C

Showing Information Required by F.S. 177.041 Prior to Platting Lands

Issuer: Attorneys' Title Fund Services, LLC
Recipient: Williams Parker Harrison Dietz & Getzen, PLLC

Fund File Number: 1178074 A1

Provided For: Williams Parker Harrison Dietz & Getzen, PLLC **Agent's File Reference:** NFC-PLAT SEARCH VILLAGE E.

Effective Date of Search: November 30, 2021 at 11:00 PM

Description of Real Property Situated in Sarasota County, Florida:

See Exhibit A

Record Title Vested in:

MANASOTA BEACH RANGLANDS, LLLP, a Florida limited liability limited partnership, formerly known as THOMAS RANCH LAND PARTNERS NORTH PORT, LLLP, a Florida limited liability limited partnership, by Special Warranty Deed recorded May 29, 2014 in Instrument Number [2014062917](#), Certificate of Amendment to Certificate of Limited Partnership recorded November 13, 2015, in Instrument Number [2015141232](#), and Special Warranty Deed recorded May 12, 2017 in Instrument Number [2017060110](#), and WEST VILLAGES IMPROVEMENT DISTRICT, an independent special district created pursuant to Chapter 189, Florida Statutes, by Plat Book 55, Page 401, Public Records of Sarasota County, Florida.

Prepared Date: December 3, 2021

Attorneys' Title Fund Services, LLC

Prepared by: Aaron Turner, Commercial Examiner

Phone Number: (800) 282-3830 x5508

Email Address: ATurner@TheFund.com

Fund File Number: 1178074 A1

The following mortgages are all the mortgages of record that have not been satisfied or released of record nor otherwise terminated by law:

1. Nothing Found

Other encumbrances affecting the title:

1. General or special taxes and assessments required to be paid for the year(s) 2022, not yet due and payable.
2. Easements in favor of River Road Office Park, Inc., a Florida corporation recorded in Instrument Number [2000002796](#), as amended in Instrument Number [2020060615](#), and easements in Instrument Number [2000002797](#), Public Records of Sarasota County, Florida.
3. Notice of Establishment of West Villages Improvement District, Declaration of Consent to Jurisdiction, Agreement between West Villages Improvement District and Fourth Quarter Properties XXXII, LLC, and other instruments pertaining to said District recorded in Instrument Numbers [2004223490](#), [2017111575](#), [2017111576](#), [2017111580](#), [2017111585](#), [2017128391](#), [2018000839](#), [2018084717](#), [2018142894](#), [2018154491](#), [2018164671](#), [2019007882](#), [2019048577](#), [2019048579](#), [2019048581](#), and [2019052599](#), of the Public Records of Sarasota County, Florida.
4. Ordinance No. 2018-07 of the City of North Port recorded in Instrument Number [2018093162](#), Public Records of Sarasota County, Florida.
5. Restrictive Covenant recorded in Instrument Number [2018128694](#), Public Records of Sarasota County, Florida.
6. Irrigation Water Supply Agreement recorded in Instrument Number [2018159052](#), as amended by First Amendment to Irrigation Water Supply Agreement recorded in Instrument Number [2021205095](#), Public Records of Sarasota County, Florida.
7. Temporary Construction and Maintenance Easement Agreement recorded in Instrument Number [2019085082](#), Public Records of Sarasota County, Florida.
8. 2019 Amended and Restated Utilities Agreement recorded in Instrument Number [2019125013](#), Public records of Sarasota County, Florida.
9. Recorded Notice of Environmental Resource Permit recorded in Instrument Number [2019126330](#), Recorded Notice of Environmental Resource Permit recorded in Instrument Number [2020031687](#), and Recorded Notice of Environmental Resource Permit recorded in Instrument Number [2021182183](#), Public Records of Sarasota County, Florida.
10. West Villages Developer Agreement (Post Annexation) recorded in Instrument Number [2020042302](#), Public Records of Sarasota County, Florida.
11. Lake Maintenance Easement depicted in Special Warranty Deed recorded in Instrument Number [2021073120](#), Public Records of Sarasota County, Florida.
12. Agreement Granting Non-Exclusive Perpetual Easement recorded in Instrument Number [2021109384](#), Public Records of Sarasota County, Florida.
13. Declaration of Restrictive Covenants and Rights recorded in Instrument Number [2021153734](#), Public Records of Sarasota County, Florida.
14. All matters contained on the plat of Wellen Park Village E, recorded in Plat Book 55, Page 401, Public Records of Sarasota County, Florida.
15. Intentionally deleted.

PLAT PROPERTY INFORMATION REPORT

Exhibit C

Fund File Number: 1178074

This search is provided pursuant to the requirements of section 177.041, F.S. for the uses and purposes specifically stated therein and is not to be used as the basis for issuance of an insurance commitment and/or policy.

The information contained herein is furnished for information only.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

PLAT PROPERTY INFORMATION REPORT

Exhibit C

Exhibit A

Fund File Number: 1178074

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

All of Tract 9 of Wellen Park Village E, recorded in Plat Book 55, Page 401 of the Public Records of Sarasota County, Florida.

AND

A portion of Tract 505 of Wellen Park Village E, recorded in Plat Book 55, Page 401 of the Public Records of Sarasota County, Florida, more particularly described as follows:

Commence at the southeast corner of Tract 505 of Wellen Park Village E; the following twenty-two (22) calls are along the easterly line of said Tract 505: (1) thence N.31°27'57"E., a distance of 45.90 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 76°02'56"; (2) thence Northerly along the arc of said curve, a distance of 33.18 feet, to the point of tangency of said curve; (3) thence N.44°34'59"W., a distance of 36.64 feet; (4) thence N.48°59'31"W., a distance of 56.80 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 23°26'07"; (5) thence Northwesterly along the arc of said curve, a distance of 10.23 feet, to the point of tangency of said curve; (6) thence N.72°25'38"W., a distance of 14.16 feet to a point of curvature of a curve to the right having a radius of 35.00 feet and a central angle of 62°08'49"; (7) thence Northwesterly along the arc of said curve, a distance of 37.96 feet, to the point of tangency of said curve; (8) thence N.10°16'49"W., a distance of 34.25 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 34°49'25"; (9) thence Northwesterly along the arc of said curve, a distance of 15.19 feet, to the point of tangency of said curve; (10) thence N.45°06'14"W., a distance of 4.03 feet to a point of curvature of a curve to the right having a radius of 35.00 feet and a central angle of 62°14'12"; (11) thence Northerly along the arc of said curve, a distance of 38.02 feet, to the point of tangency of said curve; (12) thence N.17°07'58"E., a distance of 22.48 feet to a point of curvature of a curve to the right having a radius of 35.00 feet and a central angle of 99°43'05"; (13) thence Northeasterly along the arc of said curve, a distance of 60.91 feet, to the point of reverse curvature of a curve to the left having a radius of 25.00 feet and a central angle of 18°44'53"; (14) thence Easterly along the arc of said curve, a distance of 8.18 feet, to the point of tangency of said curve; (15) thence S.81°53'51"E., a distance of 20.55 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 76°48'46"; (16) thence Northeasterly along the arc of said curve, a distance of 33.52 feet to the point of tangency of said curve; (17) thence N.21°17'23"E., a distance of 78.52 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 83°24'28"; (18) thence Northerly along the arc of said curve, a distance of 36.39 feet to the point of tangency of said curve; (19) thence N.62°07'05"W., a distance of 13.43 feet to a point of curvature of a curve to the right having a radius of 35.00 feet and a central angle of 69°37'34"; (20) thence Northwesterly along the arc of said curve, a distance of 42.53 feet, to the point of tangency of said curve; (21) thence N.07°30'30"E., a distance of 20.06 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 19°27'43"; (22) thence Northerly along the arc of said curve, a distance of 8.49 feet, to the end of the curve, said point being the POINT OF BEGINNING; thence N.46°42'10"W. along a line non-tangent to said curve, a distance of 31.30 feet to a point on said easterly line of Tract 505; the following two (2) calls are along said easterly line: (1) thence S.65°52'15"E., a distance of 9.36 feet to a point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 53°55'02"; (3) thence Southeasterly along the arc of said curve, a distance of 23.53 feet to the POINT OF BEGINNING.

Van Buskirk & Fish, Surveying & Mapping, Inc.

12450 TAMIAMI TRAIL UNIT D, NORTH PORT, FLORIDA 34287
PHONE: 941.426.0681 FAX: 941.426.6101 E-MAIL: landsurveyor@vbfainc.com

March 7, 2022

Exhibit D

Sherry Willette
City of N. Port Planning & Zoning, Dept.
4970 City Hall Blvd.
North Port, FL. 34286
E-Mail: [swillette@cityofnorthport.com] cc:nfossick@cityofnorthport.com

RE: Second Review of proposed Record Plat of “Antigua at Wellen Park”, formerly reviewed as: Village E Tract 9 Single Family Subdivision” in the City of North Port, Florida,

Sherry,

I have performed a second review for conformance with Chapter 177, Part I, Florida Statutes of the above referenced Plat and found the Plat to now be in conformance with said Part.

This review was performed to determine compliance with Chapter 177, Part I, Florida Statutes only and does not include verification of the absence of any underlying easements, installation of PRM’s or checking of the mathematical data contained within the plat. The correctness of said data is the responsibility of the certifying Surveyor.

Respectfully yours,
Van Buskirk & Fish, Surveying & Mapping, Inc.

Alan K. Fish, PSM
Registered Professional Surveyor & Mapper
Florida Certificate # 3941

WEST VILLAGES IMPROVEMENT DISTRICT
C/O Special District Services, Inc.
19503 S. West Villages Parkway #A3
Venice, Florida 34293

Sent Via Email: rlopes@cityofnorthport.com

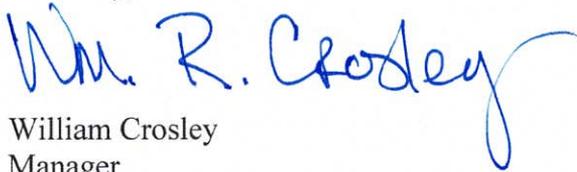
December 20, 2021

Ms. Rhea Lopes
City of North Port - Planning & Zoning Division
4970 City Hall Boulevard
North Port, Florida 34286

Subject: District Review and Approval of Village E Tract 9 Single Family Subdivision

Dear Ms. Lopes:

I serve as Manager for the West Villages Improvement District (the "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 titled **Village E Tract 9 Single Family Subdivision**. Further, 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. Should you have any questions regarding the foregoing, please do not hesitate to contact me. Sincerely,



William Crosley
Manager
West Villages Improvement District

RE:ap

Aimee\West Villages Improvement District – Village E Tract 9 Single Family Subdivision

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)