



# STAFF REPORT

## Request for Approval of Conveyance of Real Property

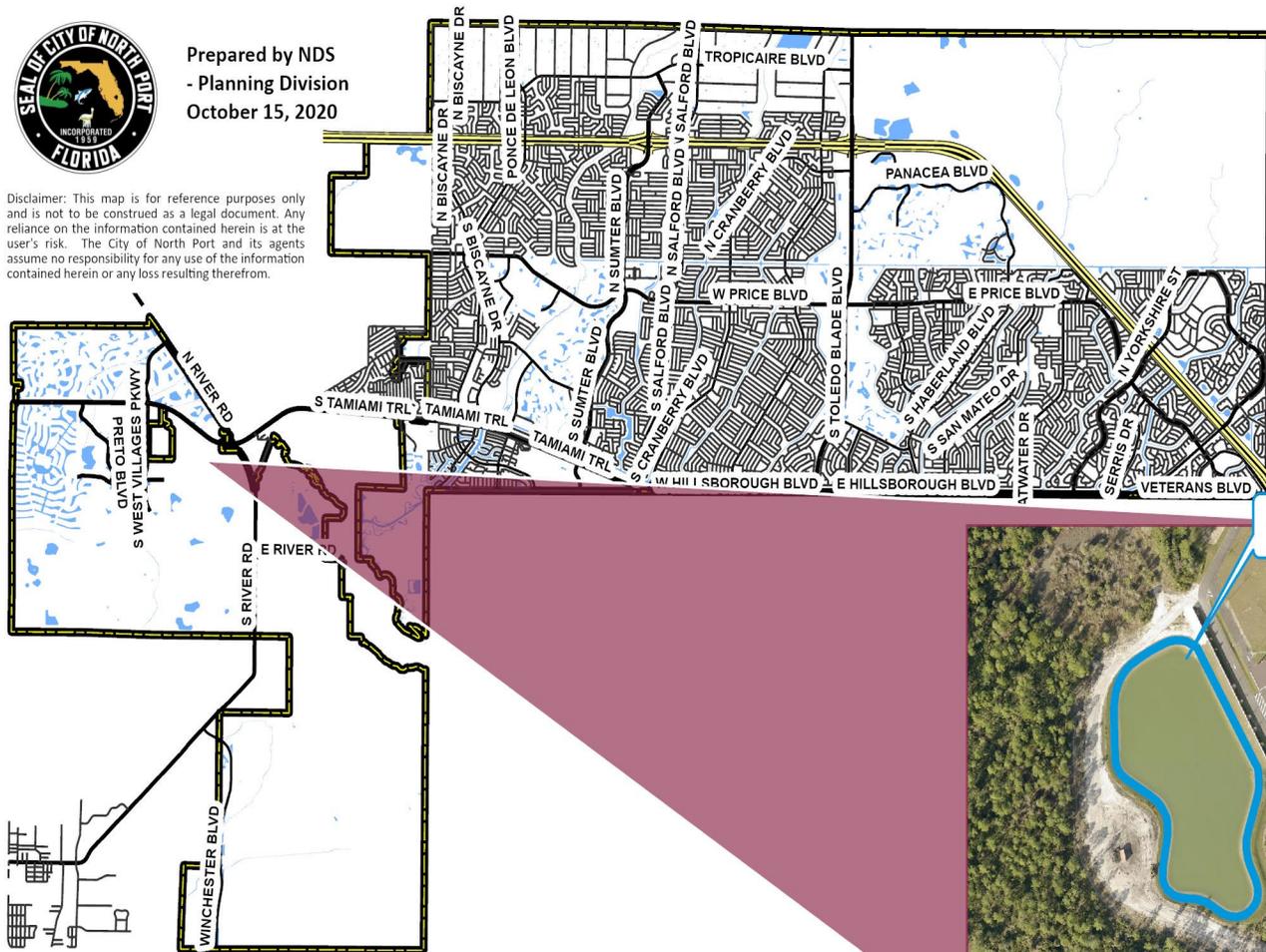
West Villages Improvement District (WVID)  
GEN-20-200

**From:** Noah Fossick, Planner I  
Alison Christie, AICP, Planner III  
**Thru:** Nicole Galehouse, AICP, Planning Division Manager  
Jason Yarborough, ICMA-CM, Assistant City Manager  
**Date:** November 20, 2020



Prepared by NDS  
- Planning Division  
October 15, 2020

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.



**PROJECT:** GEN-20-200  
**REQUEST:** Approval of Conveyance of real property to the West Villages Improvement District for property located within its jurisdictional boundary.  
**APPLICANT:** West Villages Improvement District  
**OWNER:** Manasota Beach Ranchlands, LLLP  
**LOCATION:** To the west of the Southwest Wastewater Reclamation Facility. Parcel ID 0786-00-2000  
**PROPERTY SIZE:** ±2.2033 acres

# I. BACKGROUND

A requisite step in the process to acquire real property by the West Villages Improvement District is to receive consent from the North Port City Commission. The requested consent is for a stormwater management pond located adjacent to the Southwest Wastewater Reclamation Facility (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 includes the stormwater management pond 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 0370F, Community 120279.

### III. REVIEW PROCESS

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

### IV. PUBLIC NOTICE & HEARING SCHEDULE

#### PUBLIC HEARING SCHEDULE

**City Commission  
Public Hearing**

December 8, 2020  
10:00 AM or 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.

### IV. PUBLIC NOTICE & HEARING SCHEDULE

A	Consent to Acquisition and Legal Description
B	West Villages Index Map

**Exhibit A**

**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 0786002000, (the “Property”) as further described in the attached Exhibit “A”. The Property contains a stormwater management pond adjacent to the Southwest Wastewater Reclamation Facility.
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

\_\_\_\_\_  
GISELE “JILL” E. LUKE  
MAYOR

ATTEST

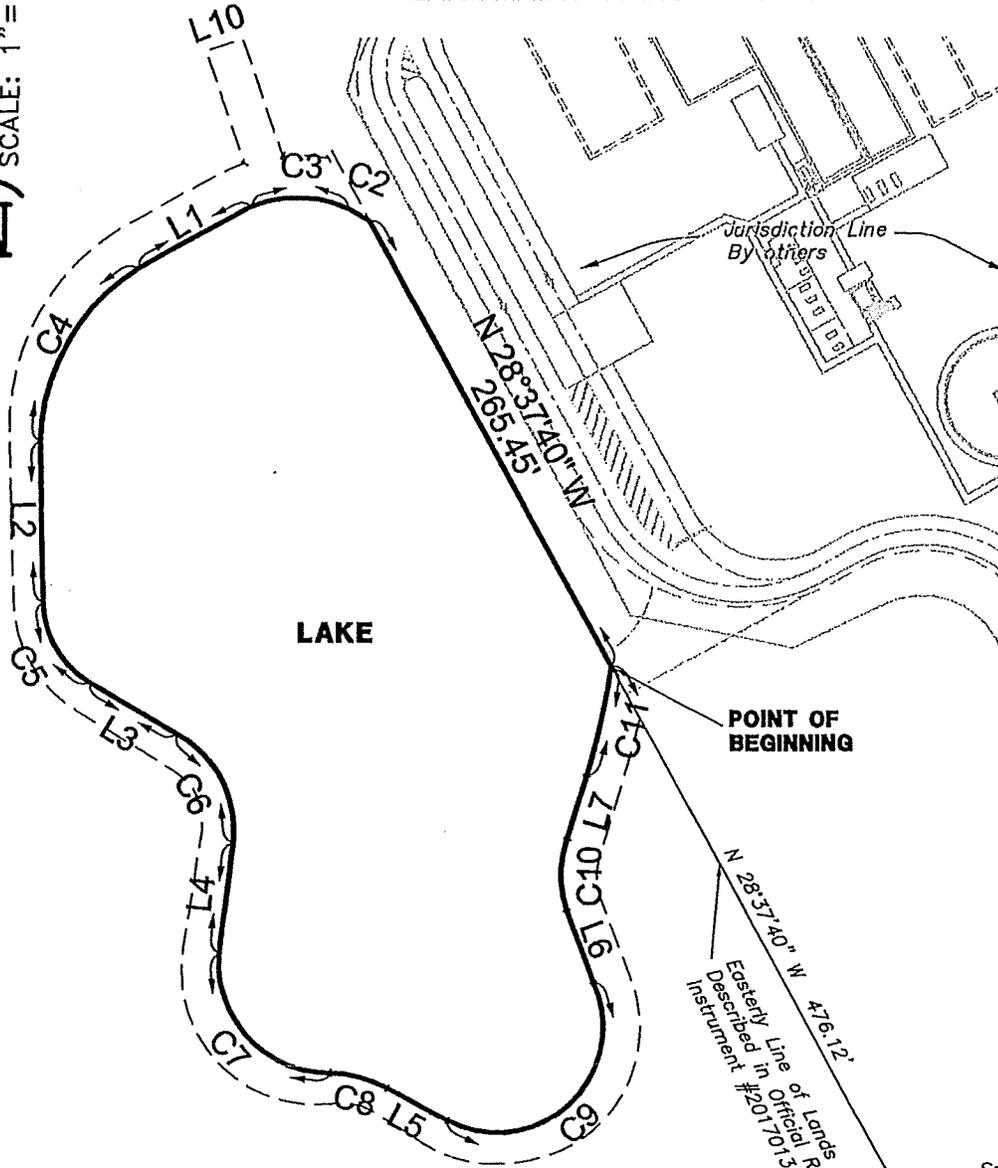
\_\_\_\_\_  
HEATHER TAYLOR, CMC  
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

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

# SKETCH OF DESCRIPTION LAKE MAINTENANCE EASEMENT

SCALE: 1" = 100'



CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C2	126.98'	5°43'36"	N 60°33'45" W	12.69'	12.69'
C3	65.58'	45°34'26"	N 88°36'34" W	50.80'	52.16'
C4	110.87'	55°37'02"	S 29°28'49" W	103.45'	107.62'
C5	50.59'	57°27'51"	S 30°06'51" E	48.64'	50.74'
C6	57.21'	68°06'24"	S 27°10'59" E	64.07'	68.01'
C7	57.48'	95°31'45"	S 43°05'12" E	85.12'	95.84'
C8	66.39'	26°36'02"	S 74°44'34" E	30.55'	30.82'
C9	55.35'	143°23'38"	N 46°51'38" E	105.10'	138.52'
C10	56.59'	38°37'50"	N 00°12'28" E	37.43'	38.15'
C11	365.37'	9°12'36"	N 12°58'58" E	58.67'	58.73'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 61°22'38" W	66.88'
L2	S 01°17'44" E	83.83'
L3	S 58°34'22" E	52.63'
L4	S 06°45'30" W	58.35'
L5	S 61°26'33" E	35.64'
L6	N 20°27'07" W	39.96'
L7	N 16°50'09" E	34.71'

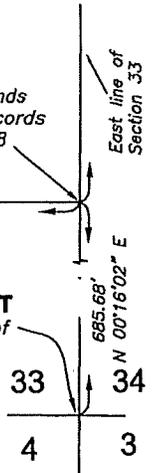
Southwest Corner of Lands Described in Official Records Instrument #2017013648

Southerly Line of Lands Described in Official Records Instrument #2017013648

Southeast Corner of Lands Described in Official Records Instrument #2017013648

**POINT OF COMMENCEMENT**  
Southeast Corner of Section 33-39-20

WEST 404.30'



REVISED: 9/16/20

PREPARED FOR:  
WEST VILLAGES IMPROVEMENT DISTRICT

DATE: JULY 28, 2020

JOB NUMBER: 19-11-22B



**BRITT SURVEYING, INC.**

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638  
606 Cypress Avenue Venice Florida 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766  
Email: bsi@brittsurveying.com

# SKETCH OF DESCRIPTION

## LAKE

### DESCRIPTION:

Commence at the Southeast corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.00°16'02"E., along the East line of said Section 33, a distance of 685.68 feet to the Southeast Corner of lands described in Official Records Instrument Number 2017013648, of the Public Records of Sarasota County, Florida; thence a bearing of WEST, along the South line of said lands described in Official Records Instrument Number 2017013648, a distance of 404.30 feet to the Southwest corner of said lands described in Official Records Instrument Number 2017013648; thence N.28°37'40"W., along the Easterly line of said lands, a distance of 476.12 feet to the POINT OF BEGINNING; thence N.28°37'40"W., a distance of 265.45 feet to a point on a curve to the left having a radius of 126.98 feet, a central angle of 5°43'36", a chord bearing of N.60°33'45"W., and a chord length of 12.69 feet; thence along the arc of said curve, an arc length of 12.69 feet to a point on a compound curve to the left having a radius of 65.58 feet, a central angle of 45°34'26", a chord bearing of N.88°36'34"W., and a chord length of 50.80 feet; thence along the arc of said curve, an arc length of 52.16 feet; thence S.61°22'38"W., a distance of 66.88 feet to a point on a curve to the left having a radius of 110.87 feet, a central angle of 55°37'02", a chord bearing of S.29°28'49"W., and a chord length of 103.45 feet; thence along the arc of said curve, an arc length of 107.62 feet; thence S.01°17'44"E., a distance of 83.83 feet to a point on a curve to the left having a radius of 50.59 feet, a central angle of 57°27'51", a chord bearing of S.30°06'51"E., and a chord length of 48.64 feet; thence along the arc of said curve, an arc length of 50.74 feet; thence S.58°34'22"E., a distance of 52.63 feet to a point on a curve to the right having a radius of 57.21 feet, a central angle of 68°06'24", a chord bearing of S.27°10'59"E., and a chord length of 64.07 feet; thence along the arc of said curve, an arc length of 68.01 feet; thence S.06°45'30"W., a distance of 58.35 feet to a point on a curve to the left having a radius of 57.48 feet, a central angle of 95°31'45", a chord bearing of S.43°05'12"E., and a chord length of 85.12 feet; thence along the arc of said curve, an arc length of 95.84 feet to a point on a reverse curve to the right having a radius of 66.39 feet, a central angle of 26°36'02", a chord bearing of S.74°44'34"E., and a chord length of 30.55 feet; thence along the arc of said curve, an arc length of 30.82 feet; thence S.61°26'33"E., a distance of 35.64 feet to a point on a curve to the left having a radius of 55.35 feet, a central angle of 143°23'38", a chord bearing of N.46°51'38"E., and a chord length of 105.10 feet; thence along the arc of said curve, an arc length of 138.52 feet; thence N.20°27'07"W., a distance of 39.96 feet to a point on a curve to the right having a radius of 56.59 feet, a central angle of 38°37'50", a chord bearing of N.00°12'28"E., and a chord length of 37.43 feet; thence along the arc of said curve, an arc length of 38.15 feet; thence N.16°50'09"E., a distance of 34.71 feet to a point on a curve to the left having a radius of 365.37 feet, a central angle of 09°12'36", a chord bearing of N.12°58'58"E., and a chord length of 58.67 feet; thence along the arc of said curve, an arc length of 58.73 feet to the POINT OF BEGINNING.

Parcel contains 95977 square feet, or 2.2033 acres more or less.

### NOTES:

1. This sketch does not represent a Boundary Survey. The purpose of this sketch is to depict the description shown hereon.
2. Description shown hereon has been prepared for this sketch.
3. Bearings shown hereon refer to an assumed meridian. East line of Section 33-39S.-20E. as being N.00°16'02"E.



*Randall E. Britt*

Randall E. Britt, Professional Land Surveyor  
Florida Certification Number 3979

Note: Not Valid Unless Imprinted With Embossed Land Surveyor's Seal

REVISED: 9/16/20

PREPARED FOR:

WEST VILLAGES IMPROVEMENT DISTRICT

DATE: JULY 28, 2020

JOB NUMBER: 19-11-22B



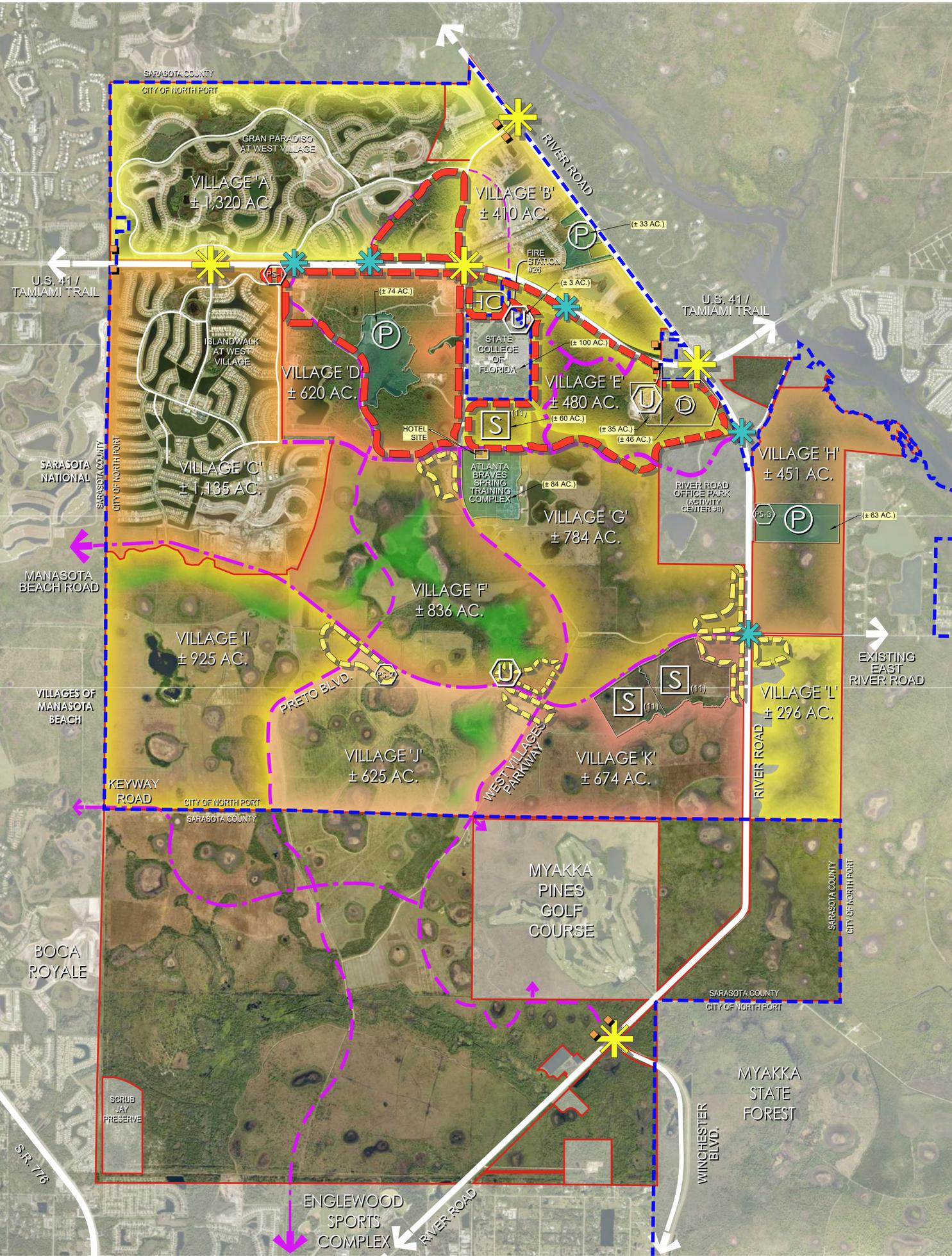
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# WEST VILLAGES INDEX MAP



**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 LLP 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