

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 lands that will be used as a right-of-way/common area by the district. (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 will be used for right-of-way/common area 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 23, 2018
6:00 PM 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

A	Consent to Acquisition and Legal Description
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 the real property (the “Property”) as further described in the attached Exhibit “A.” The Property is currently expected to be used for right-of-way/common area purposes by the WVID, or by the City if the City should subsequently accept title to some or all of the Property.
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.

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 _____, 2018.

CITY OF NORTH PORT, FLORIDA

By: _____

VANESSA CARUSONE
MAYOR

ATTEST:

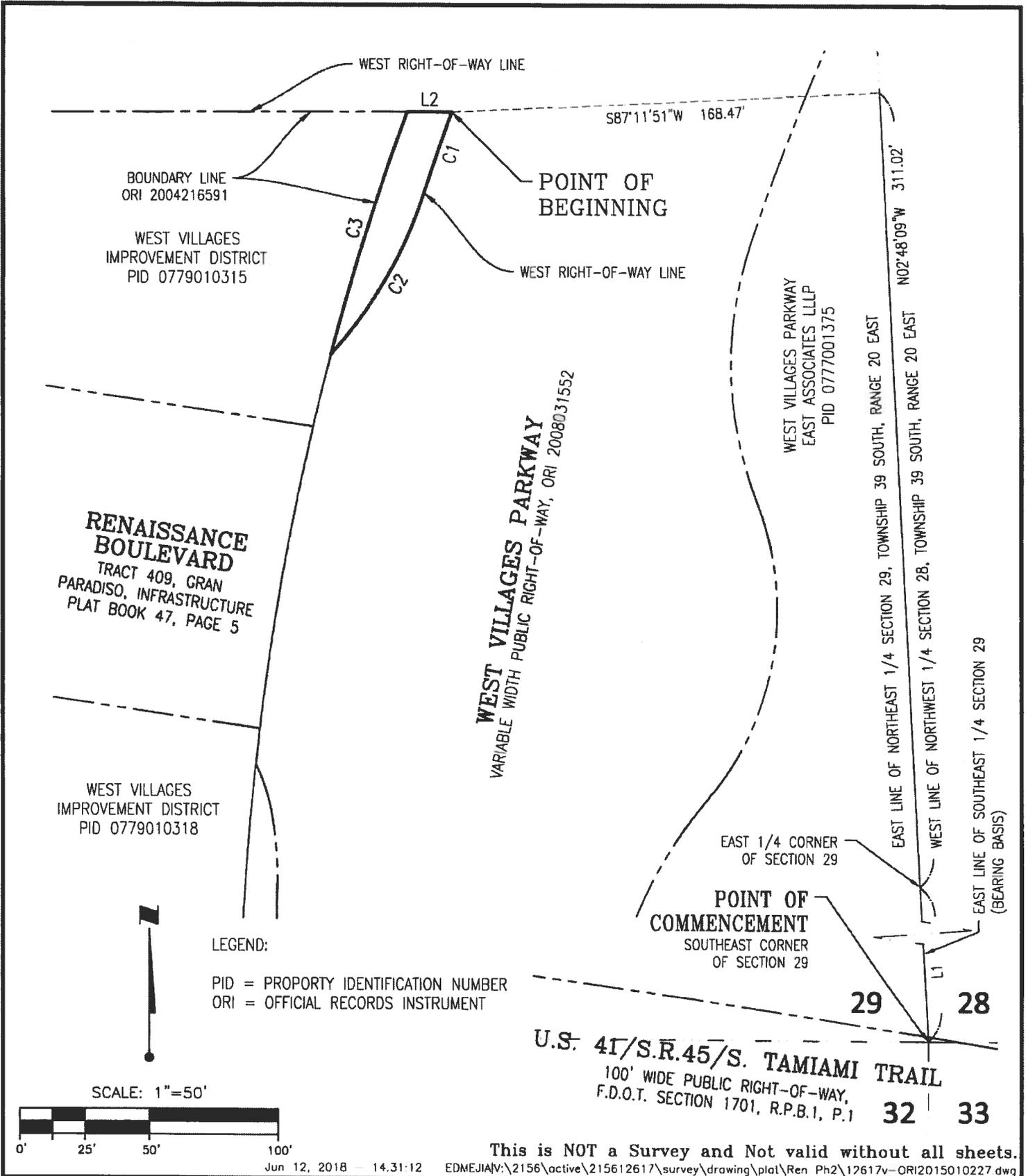
By: _____

KATHRYN PETO
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS:

By: _____

AMBER L. SLAYTON
CITY ATTORNEY



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

Jun 12, 2018 - 14.31.12 EDMEJIAV:\2156\active\215612617\survey\drawing\plat\Ren Ph2\12617v-ORI2015010227.dwg

SKETCH & DESCRIPTION OF
PARCEL A-4 AS RECORDED IN ORI 2015010227
SECTION 29, TOWNSHIP 39 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



Stantec

6800 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-8900 • Fax 941-907-6910
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TASK CODE: 1223	DRAWN BY: EDM	CHKFD BY: JRJ	CAD FILE: 12617v-ORI2015010227	PROJECT NO: 215612617	SHEET 1 OF 2	DRAWING INDEX NO. 12617v-ORI2015010227	REV:
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EXHIBIT A

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N02°49'06"W	2,641.36'
L2	N90°00'00"W	17.35'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1,209.99'	1°32'56"	32.71'	32.71'	N18°38'38"E
C2	176.00'	24°18'18"	74.66'	74.10'	N29°58'38"E
C3	1,079.00'	5°18'13"	99.88'	99.84'	S17°34'07"W

DESCRIPTION: (Parcel A-4, Exhibit A, Official Records Instrument Number 2015010227)

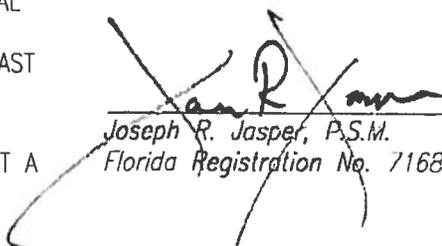
A part of Section 29, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida described as follows:

Commence at the southeast corner of Section 29, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida; thence N.02°49'06"W. along the east line of the Southeast Quarter of said Section, a distance of 2,641.36 feet to the East Quarter corner of said Section 29; thence N.02°48'09"W. along the east line of the Northwest Quarter of said Section 29, a distance of 311.02 feet; thence S.87°11'51"W. perpendicular to said east line of the Northeast Quarter of said Section 29, a distance of 168.47 feet to the POINT OF BEGINNING; to a point on the west right-of-way line of the West Villages Parkway, as described in the Official Records Instrument No. 2008031552, of the Public Records of Sarasota County, Florida; thence N.90°00'00"W. along said west line of West Villages Parkway, as described in the Official Records Instrument No. 2008031552, a distance of 17.35 feet, to a point on the boundary line of lands described in the Official Records Instrument No. 2004216591, of the Public Records of Sarasota County, Florida, same being the point of a non-tangent curve to the left, having: a radius of 1,079.00 feet, a central angle of 05°18'13", a chord bearing of S.17°34'07"W., and a chord length of 99.84 feet; thence along said boundary line of lands described in the Official Records Instrument No. 2008031552, along the arc of said curve, and arc length of 99.88 feet, to said west right-of-way line of West Villages Parkway, as described in the Official Records Instrument No. 2008031552, same being a point of a compound curve to the left, having: a radius of 176.00 feet, a central angle of 24°18'17", a chord bearing of N.29°58'38"E., and a chord length of 74.10 feet; thence along said west right-of-way line of West Villages Parkway the following two (2) courses: (1) along the arc of said curve, an arc length of 74.66 feet, to a point on a reserve curve, to the right having: a radius of 1,210.00 feet, a central angle 01°32'57", a chord bearing of N.18°38'38"E., and a chord length of 32.71 feet; (2) thence along the arc of said curve, an arc length of 32.71 feet, to the POINT OF BEGINNING.

Containing 1,333 square feet or 0.0306 acres more or less.

NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL 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 EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 29, BEING N.02°49'06"W.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.


 Joseph R. Jasper, P.S.M.
 Florida Registration No. 7168

6/12/2018
 Date of Signature

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

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 PARCEL A-4 AS RECORDED IN ORI 2015010227
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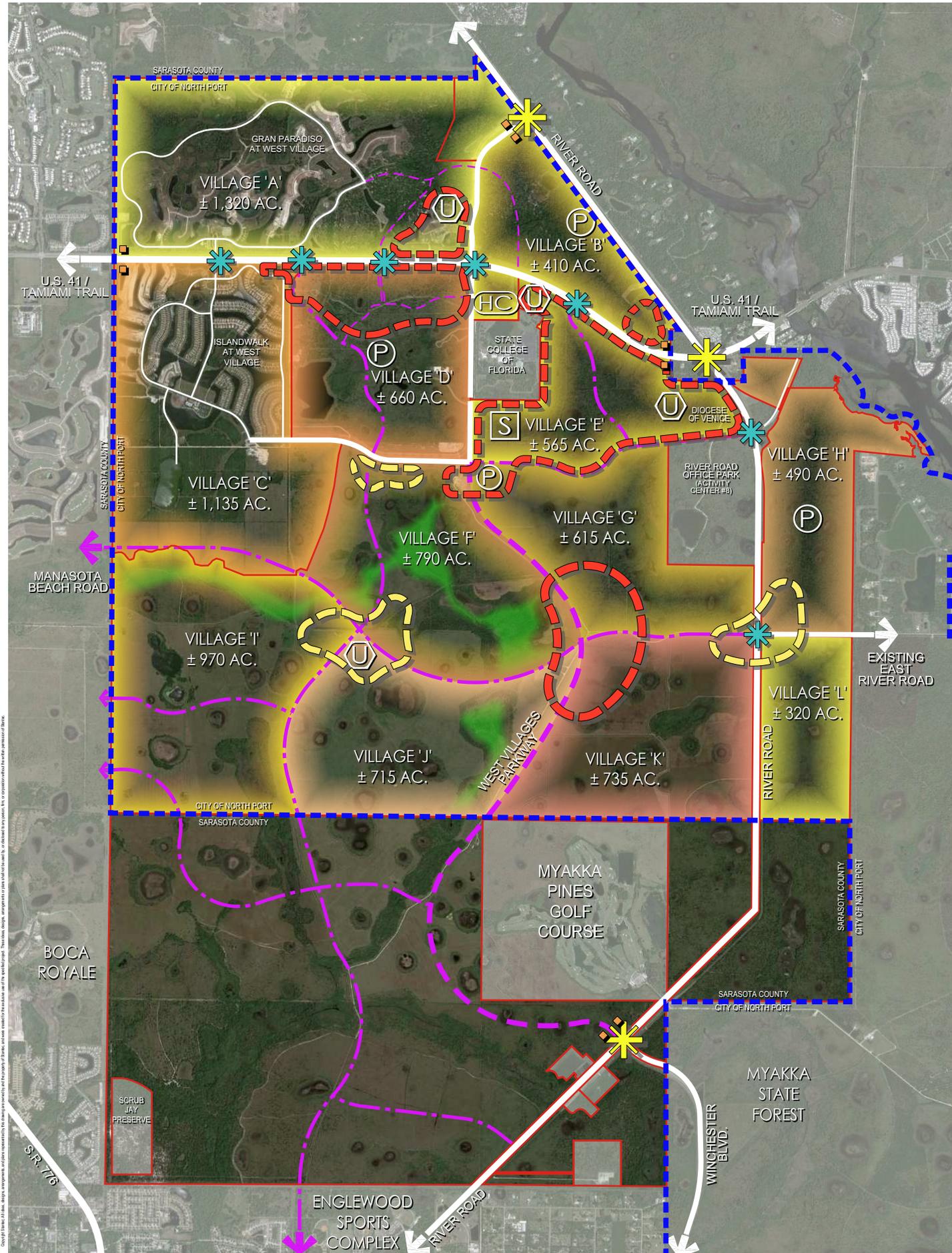


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WEST VILLAGES INDEX MAP



LEGEND

	EXISTING ROADWAY		APPROXIMATE SCHOOL LOCATION (K-12)		RECREATIONAL / OPEN SPACE / RECREATIONAL TRAIL SYSTEM		APPROXIMATE TOWN CENTER LOCATION (2)
	4 LANE W/ NEV & 8' SIDEWALKS		SARASOTA MEMORIAL HOSPITAL - HEALTH CARE SERVICES		POTENTIAL ROADWAY CONNECTION TO ADJACENT COMMUNITY		APPROXIMATE VILLAGE CENTER LOCATION (3)
	2 LANE W/ NEV, 8' SIDEWALK, & 5' SIDEWALK		APPROXIMATE UTILITIES / PUBLIC FACILITIES LOCATION (10)		STATE COLLEGE OF FLORIDA		EXISTING TRAFFIC SIGNAL
	2 LANE W/ NEV, & 5' SIDEWALKS		APPROXIMATE PARK LOCATION (10)		CITY OF NORTH PORT - CITY LIMITS		APPROXIMATE FUTURE FULL MEDIAN OPENINGS; TRAFFIC CONTROL T.B.D.
	POTENTIAL WEST VILLAGES GATEWAY 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 CONTAIN A VILLAGE AT THE DENSITY / INTENSITY LEVELS FOR TOWN CENTER AND DESIGNED ACCORDING TO THE VILLAGE DESIGN PRINCIPLES (53-212 ULDC). FINAL LOCATIONS WILL BE DETERMINED DURING THE V.D.P.P. PROCESS.
 - AREAS DEFINED WITHIN THIS DESIGNATION WILL INCLUDE VILLAGE CENTER AT THE DENSITY / INTENSITY LEVELS FOR VILLAGE CENTER AND DESIGNED ACCORDING TO THE VILLAGE DESIGN PRINCIPLES (53-209ULDC). FINAL LOCATIONS WILL BE DETERMINED DURING THE V.D.P.P. PROCESS.
 - LOCATION AND CONFIGURATION OF PARKS SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT.
 - 12' 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 VILLAGE CENTERS, PUBLIC FACILITY SITES, SCHOOL SITES, VILLAGE BOUNDARIES AND ROADWAY CORRIDORS SHALL BE DETERMINED DURING THE V.D.P.P. PROCESS.
 - FINAL ALIGNMENT OF CORRIDORS / ROADWAYS IS SUBJECT TO FINAL APPROVAL OF JURISDICTIONAL AGENCIES.
 - GOVERNMENT USES, ACTIVITIES AND FACILITIES AND OTHER PUBLIC USES, ACTIVITIES AND FACILITIES, INCLUDING GOVERNMENT ADMINISTRATIVE BUILDINGS AND MAINTENANCE FACILITIES; POLICE STATIONS; FIRE STATIONS; SCHOOLS; LIBRARIES; PARKS; RECREATIONAL OR SPORTS FACILITIES, AREAS AND BUILDINGS; UTILITIES; INFRASTRUCTURE AND OTHER LAWFUL GOVERNMENT USES OF A LIKE NATURE, SHALL BE SUBJECT TO REVIEW BY THE CITY OF NORTH PORT THROUGH THE MAJOR SITE AND DEVELOPMENT PLAN PROCEDURES CONTAINED IN CHAPTER 33, CITY OF NORTH PORT UNIFIED LAND DEVELOPMENT CODE. SUCH GOVERNMENT USE, ACTIVITIES, AND FACILITIES BEING APPROVED THROUGH THE MAJOR SITE AND DEVELOPMENT PLAN PROCEDURES SHALL BE EXEMPT FROM THE APPLICATION PROCESS CONTAINED IN SECTION 53-5.B, CITY OF NORTH PORT UNIFIED LAND DEVELOPMENT CODE.
- FINAL SIZE, LOCATION, AND CONFIGURATION OF UTILITIES/PUBLIC FACILITIES SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT.

Approved July 24, 2018
 ORDINANCE NUMBER 2018-08
 PETITION NUMBER VIA-17-165

West Villages Index Map