



City of North Port

RESOLUTION NUMBER 2025-R-45

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT FOR THE VILLAGE K TOWNHOMES, A 146-LOT RESIDENTIAL TOWNHOME SUBDIVISION ALONG WITH TWO FUTURE COMMERCIAL OUTPARCEL TRACTS 900 & 901 ON APPROXIMATELY 34.3255 ACRES LOCATED AT SOUTHWESTERN CORNER OF THE INTERSECTION OF MANASOTA BEACH ROAD AND SOUTH RIVER ROAD; PROVIDING FOR FINDINGS; PROVIDING FOR PRELIMINARY SUBDIVISION PLAT APPROVAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 6, 2025, John Luczynski, President, Manasota Beach Ranchlands, LLLP (the "Applicant") submitted an application to the City of North Port, Florida (the "City") for approval of a Subdivision Preliminary Plat (the "Preliminary Plat") for Village K Townhomes, (the "Property"); and

WHEREAS, the property described above has a Future Land Use Designation of Village, within a Village Zoning District; and

WHEREAS, Townhomes are permitted uses in the Village Future Land Use Designation and Village Zoning District; and

WHEREAS, the proposed preliminary subdivision plat as submitted is consistent with the City's Comprehensive Plan and, Unified Land Development Code (ULDC); and

WHEREAS, the applicant has submitted all applicable bylaws, covenants, deeds, articles of incorporation, dedications, and other legal documents regarding ongoing maintenance of subdivision common areas; and

WHEREAS, the City Commission finds that approval of the requested preliminary subdivision plat does not violate the general intent and purpose of the Unified Land Development Code and is in the best interest of the public health, safety, and welfare.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

SECTION 1 - FINDINGS

1.01 The above recitals are true and correct and are incorporated in this resolution.

- 1.02 The preliminary subdivision plat is consistent with the approved Village K Pattern Book.
- 1.03 The Development Review Committee reviewed the application and preliminary subdivision plat finding that proposed subdivision meets the requirements of 2.2.9.B.(3)a. of the Unified Land Development Code (ULDC), is consistent with the Comprehensive Plan, meets all applicable requirements in Chapter 1 through 6 of the ULDC, and that sufficient legal documentation has been provided to establish responsibility for ongoing maintenance of the subdivision common areas.

SECTION 2 – PRELIMINARY SUBDIVISION PLAT APPROVAL

- 2.01 That the City Commission approves *Village K Townhome preliminary subdivision plat* for a 146-lot residential townhome community situated on a 34.3255-acre mixed-use development, as illustrated in Exhibit A. This project includes 146 townhomes, an amenity center tract, drainage and stormwater management facilities, common areas, landscaping, right-of-way, access points (ingress/egress), signage, utilities, and two commercial outparcel tracts (900 and 901) designated for future commercial development. The proposed density is 4.25 dwelling units per acre, with 53% of the area allocated as open space. The property is legally described as:

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

PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST;

THENCE SOUTH 77°28'45" WEST, A DISTANCE OF 214.84 FEET TO THE INTERSECTION OF THE SOUTHERLY LINE OF MANASOTA BEACH ROAD, MANASOTA BEECH RANCLANDS PLAT NO. 1 ACCORDING TO THE PLAT RECORDED IN BOOK 55, PAGE 367 AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH RIVER ROAD ACCORDING TO THE WARRANTY DEED RECORDED IN INSTRUMENT NO. 2008060371 BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°28'30" WEST, A DISTANCE OF 1,827.66 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LAKESPUR AT WELLEN PARK ACCORDING TO THE PLAT RECORDED IN BOOK 57, PAGE 107;

THENCE NORTH 89°31'30" WEST, A DISTANCE OF 400.00 FEET ALONG SAID NORTH BOUNDARY LINE TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 2021094420;

THENCE ALONG EASTERLY BOUNDARY OF SAID SPECIAL WARRANTY DEED FOR THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 00°28'30" EAST, A DISTANCE OF 938.34 FEET;
- 2) NORTH 89°17'37" WEST, A DISTANCE OF 300.00 FEET;
- 3) NORTH 69°38'16" WEST, A DISTANCE OF 580.51 FEET;
- 4) NORTH 15°02'48" WEST, A DISTANCE OF 691.12 FEET TO LAST SAID SOUTHERLY LINE BEING A POINT ON A TANGENT CURVE;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,135 FEET, A CENTRAL ANGLE OF 9°41'44", A CHORD BEARING OF NORTH 85°51'31" EAST, AND A CHORD LENGTH OF 360.85 FEET, AN ARC DISTANCE OF 361.29 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°17'37" EAST, A DISTANCE OF 1,071.16 FEET ALONG SAID SOUTHERLY LINE AND TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,495,220 SQUARE FEET OR 34.3255 ACRES, MORE OR LESS

SECTION 3 – CONDITIONS

- 3.01 That the preliminary subdivision plat shall be subject to the owner/developer complying with the following conditions:
- a. Develop the property in accordance with the approved preliminary subdivision plat as referenced in Section 2 and attached hereto as Exhibit "A."
 - b. Obtain and provide copies of all applicable permits from other jurisdictional agencies as applicable prior to commencing construction.

SECTION 4 – CONFLICTS

- 4.01 In the event of any conflict between the provisions of this resolution and any other resolution, in whole or in part, the provisions of this resolution will prevail to the extent of the conflict.

SECTION 5 – SEVERABILITY

- 5.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this resolution is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the resolution.

SECTION 6 – EFFECTIVE DATE

- 6.01 This resolution takes effect immediately.

ADOPTED by the City Commission of the City of North Port, Florida, in public session on July 22, 2025.

CITY OF NORTH PORT, FLORIDA

PHIL STOKES

MAYOR

ATTEST

HEATHER FAUST, MMC

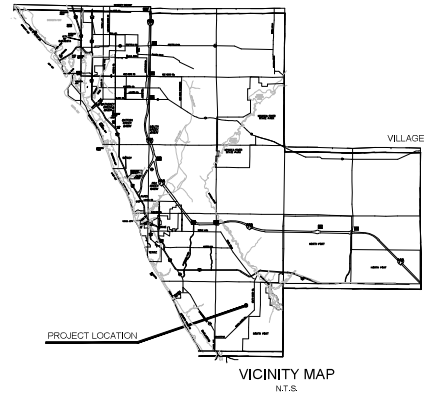
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL GOLEN, CPM

INTERIM CITY ATTORNEY

MARCH 2025

[illegible]

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PREPARED BY
Kimley»Horn

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VILLAGE K TOWN-HOMES PROJECT AREA: 34.34 AC.

PROPOSED OPEN SPACE AREA: ± 18.06 AC. (INCLUDES LAKES & WETLANDS)

OPEN SPACE %: 53% (BASED ON PROJECT AREA)

PROPERTY DENSITY CALCULATION:

RESIDENTIAL DWELLING UNITS = $(4 \text{ UNIT} \cdot 6) + (6 \text{ UNIT} \cdot 19) = 140$ UNITS

PROJECT AREA = 34.34 AC.

PROJECT DENSITY = $146 / 34.34 \text{ AC} = 4.25 \text{ DU/AC}$ (BASED ON PROJECT AREA)

REQUIRED OFF-STREET PARKING CALCULATIONS (ULDC SEC. 25-1.7):

SPACES REQUIRED = 1.5 SPACES / UNIT $\times 146$ DU = 219 SPACES

+ 2 SPACES FOR MANAGEMENT

+ 1 SPACE / 10 DU $\times (219 \text{ DU} / 10) = 22$ SPACES

TOTAL REQUIRED SPACES = $219 + 22 = 241$ SPACES

PROVIDED SPACES (OFF-STREET) = 292 SPACES (MIN. 1 GARAGE + 1 DRIVEWAY FOR EACH UNIT)

BUILDING HEIGHT

ALLOWABLE BUILDING HEIGHT PER VILLAGE K YOPP = 50 FT

PROPOSED MAX. BUILDING HEIGHT = 30 FT

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B-359	SEWAGE AND SHIPPING PLAN	B-376
B-360	SEWAGE AND SHIPPING PLAN	B-377
B-361	SEWAGE AND SHIPPING PLAN	B-378
B-362	SEWAGE AND SHIPPING PLAN	B-379
B-363	SEWAGE AND SHIPPING PLAN	B-380
B-364	SEWAGE AND SHIPPING PLAN	B-381
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B-384	SEWAGE AND SHIPPING PLAN	B-401
B-385	SEWAGE AND SHIPPING PLAN	B-402
B-386	SEWAGE AND SHIPPING PLAN	B-403
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B-389	SEWAGE AND SHIPPING PLAN	B-406
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B-399	SEWAGE AND SHIPPING PLAN	B-416
B-400	SEWAGE AND SHIPPING PLAN	B-417
B-401	SEWAGE AND SHIPPING PLAN	B-418
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B-447	SEWAGE AND SHIPPING PLAN	B-464
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B-451	SEWAGE AND SHIPPING PLAN	B-468
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B-453	SEWAGE AND SHIPPING PLAN	B-470
B-454	SEWAGE AND SHIPPING PLAN	B-471
B-455	SEWAGE AND SHIPPING PLAN	B-472
B-456	SEWAGE AND SHIPPING PLAN	B-473
B-457	SEWAGE AND SHIPPING PLAN	B-474

Village K Development Tracking Chart <i>Village K Townhomes (This Application)</i>						
Use	City Permit No.	Phase	Maximum Allowable per VDPF	Previously Permitted or Constructed	Proposed Units (This Application)	Total Permitted and Proposed
Residential			1893			
		Everyly Phase 1		72		
		Everyly Phase 2		99		
		Everyly Phase 3		70		
		Lakepur Phase 1		137		
		Lakepur Phase 3		121		
		Lakepur Phase 2		90		
	PSPD- 25-00253	VillageK Townhomes			146	795
Commercial			75,000 SF	0	0	0
Office			25,000 SF	0	0	0

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL SUPERVISION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING THE PERSONAL SUPERVISION AND CONTROL COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE FOR THE STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTION 336.075(1) AND (4), FLORIDA STATUTES AND THE CITY OF NORTH PORT LAND DEVELOPMENT REGULATIONS.

David Gomez



DAVID GOMEZ, P.E.
FLA. P.E. LICENSE # 97757
REGISTRY No. 35106

DATE: _____

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

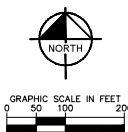
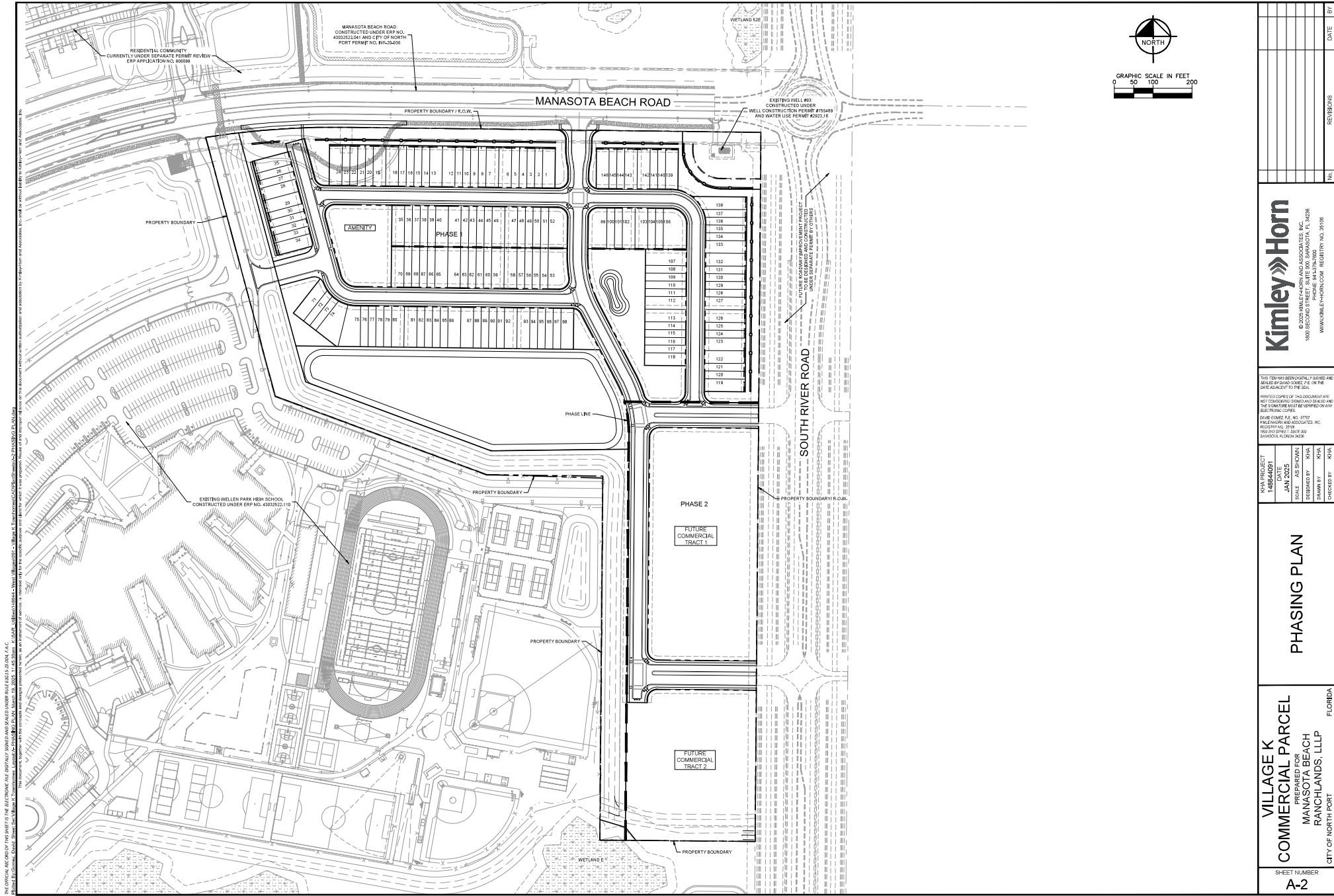
CALL 2 WORKING DAYS BEFORE YOU DIG

**IT'S THE LAW!
DIAL 811**

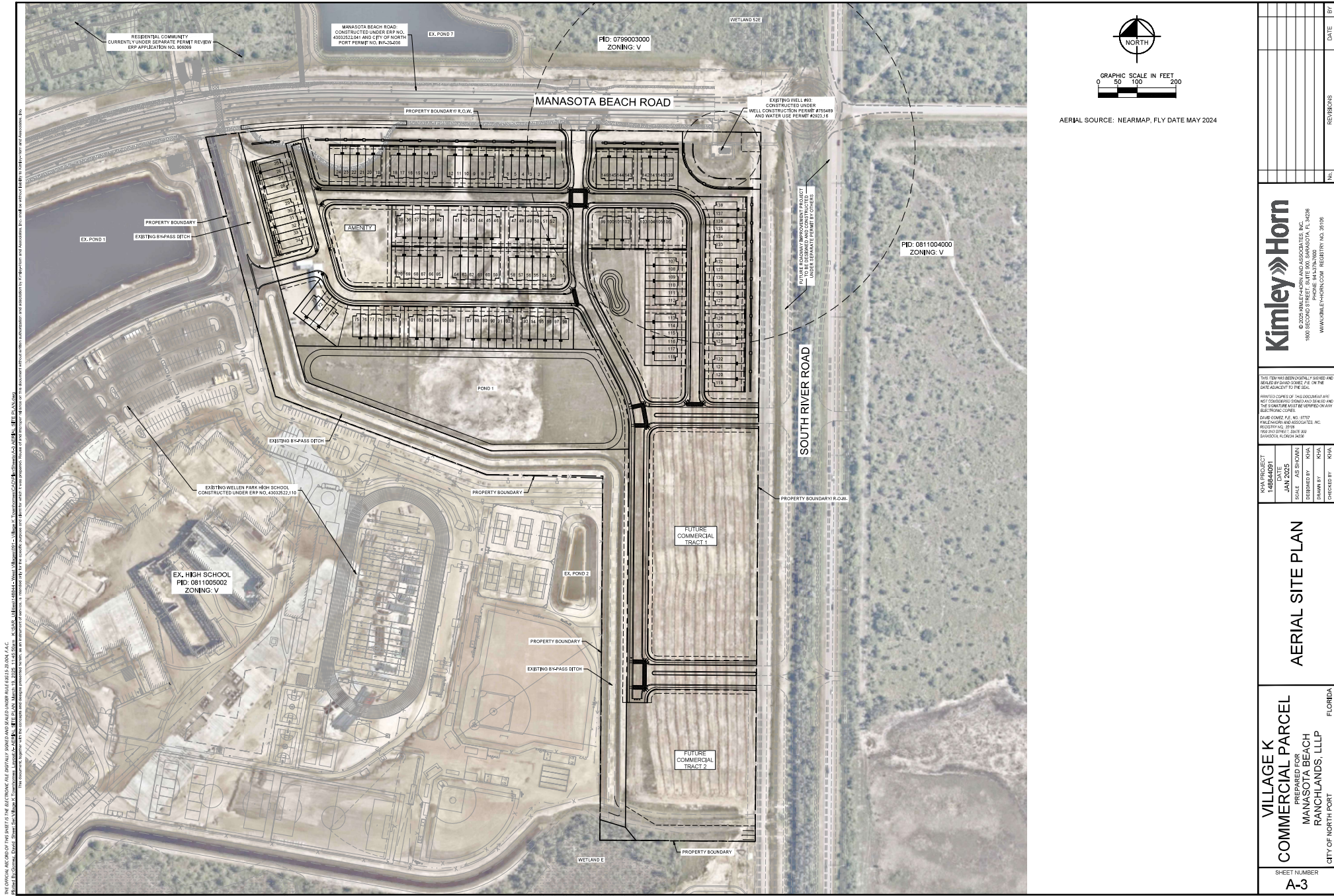
811

**Know what's below.
Call before you dig.**

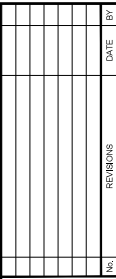
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



VILLAGE K COMMERCIAL PARCEL PREPARED FOR MANASOTA BEACH RANCHLANDS, LLLP CITY OF NORTH PORT		PHASING PLAN		KIMLEY HORN © 2025 KIMLEY HORN AND ASSOCIATES, INC. 1800 SECOND STREET, SUITE 300, SARASOTA, FL 34236 WWW.KIMLEY-HORN.COM REGISTRY NO. 30106		REVISIONS		DATE	BY
SHEET NUMBER A-2		FLORIDA		KIM		KIM			
KIM PROJECT DATE JAN 2025		SCALE AS SHOWN		DESIGNED BY KIM		DRAWN BY KIM		CHECKED BY KIM	
THIS PLAN WAS PREPARED BY KIMLEY HORN AND ASSOCIATES, INC. FOR THE CITY OF NORTH PORT, FLORIDA. IT IS THE PROPERTY OF KIMLEY HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY HORN AND ASSOCIATES, INC.		THE CITY OF NORTH PORT, FLORIDA, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF NORTH PORT, FLORIDA, ZONING ORDINANCE AND THE CITY OF NORTH PORT, FLORIDA, SUBDIVISION MAP ACT.		THE CITY OF NORTH PORT, FLORIDA, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF NORTH PORT, FLORIDA, ZONING ORDINANCE AND THE CITY OF NORTH PORT, FLORIDA, SUBDIVISION MAP ACT.		THE CITY OF NORTH PORT, FLORIDA, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF NORTH PORT, FLORIDA, ZONING ORDINANCE AND THE CITY OF NORTH PORT, FLORIDA, SUBDIVISION MAP ACT.		THE CITY OF NORTH PORT, FLORIDA, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF NORTH PORT, FLORIDA, ZONING ORDINANCE AND THE CITY OF NORTH PORT, FLORIDA, SUBDIVISION MAP ACT.	



KIMLEY HORN	
© 2025 KIMLEY HORN AND ASSOCIATES, INC. 1800 SECOND STREET, SUITE 300, SARASOTA, FL 34236 WWW.KIMLEY-HORN.COM REGISTRY NO. 30106	
THIS PLAN HAS BEEN PREPARED BY THE ENGINEER AND SEALER AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND SEALER. THE ENGINEER AND SEALER ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ENGINEER AND SEALER ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.	
KIM PROJECT DATE JAN 2025	SCALE AS SHOWN
DESIGNED BY KIM	DRAWN BY KIM
CHECKED BY KIM	DATE JAN 2025
VILLAGE K COMMERCIAL PARCEL PREPARED FOR MANASOTA BEACH RANCHLANDS, LLLP CITY OF NORTH PORT FLORIDA	
SHEET NUMBER A-3	

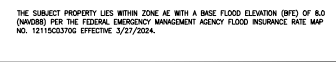






THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY DAVID GOMEZ, P.E. ON THE
DATE ADJACENT TO THE SEAL

			N	A	A	A
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EXISTING CONDITIONS PLAN

SHEET NUMBER
A-4



-  PROPOSED ASPHALT PAVEMENT
 CONCRETE PAVEMENT
 PAVER DRIVEWAY
 (CONSTRUCTED WITH BUILDING)
 ROAD CENTERLINE

CURB LEGEND

- | | | | |
|-----|-----------------|------|---------------------------------------|
| (F) | TYPE "F" CURB | (MF) | MODIFIED TYPE "F" |
| (A) | TYPE "A" CURB | (HC) | 12" HEADER CURB |
| (M) | TYPE "M" CURB | (CR) | CURB RAMP
(PER FOOT INDEX 522-002) |
| (T) | TRANSITION CURB | | |

TRACT LABELING LEGEND

- | | |
|--------|---|
| 200% | WINDY HOLLOW TRACT: TRACT 100 & 103
FLOWAGE EASEMENT (PUBLIC UTILITY EASEMENT) |
| 200% | WINDY HOLLOW TRACT: TRACT 100 & 103
HOG ROW TRACT: TRACT 101 & 102 |
| 200% + | REGULATORY TRACT (DRAINAGE AND FLOWAGE EASEMENT) (PUBLIC UTILITY EASEMENT) |
| 300% + | CITY UTILITY TRACT (DRAINAGE AND FLOWAGE EASEMENT) (PUBLIC UTILITY EASEMENT) |
| 500% + | DRAINAGE (STORMWATER MANAGEMENT FLOWAGE EASEMENT) (DRAINAGE AND FLOWAGE EASEMENT) (PUBLIC UTILITY EASEMENT) |
| 600% + | COMMON AREA (PRIVATE DRAINAGE AND FLOWAGE EASEMENT) (PUBLIC UTILITY EASEMENT) |
| 700% + | CONSERVATION AREA (PRIVATE DRAINAGE AND FLOWAGE EASEMENT) (PUBLIC UTILITY EASEMENT) |
| 800% + | SCHOOL DISTRICT TRACT |
| 900% + | FUTURE DEVELOPMENT TRACT |
| WFO05 | MULTI-FAMILY DEVELOPMENT TRACT |

EASEMENT NOTES:

2. 100, 200, 500, AND 600 SERIES TRACTS SHALL ALSO INCLUDE LANDSCAPING, IRRIGATION, LANDSCAPE LIGHTING, FENCES / WALLS, SIGNAGE AND UTILITY USES.
3. 700 SERIES TRACTS SHALL ALSO INCLUDE BOARDWALK AND TRAIL USE AS ALLOWED BY STATE, LOCAL AND WMD REGULATIONS AS DEPICTED IN THESE PLANS.
4. THERE SHALL BE A 5' WIDE REAR YARD LAKE MAINTENANCE EASEMENT WITHIN THOSE DEVELOPMENT TRACTS ADJACENT TO ALL LAKES.

Kimley»Horn
© 2006 KIMLEY-HORN AND ASSOCIATES, INC.

0 SECOND STREET, SUITE 900, SARASOTA, FL 34236
PHONE: 941-375-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

THIS ITEM HAS BEEN ORIGINALLY ISSUED AND
SEALED BY DAVID GONZALEZ, P.E. ON THE
DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DAVID GOMEZ, P.E., NO.: 87757
MELBY-HORN AND ASSOCIATES, INC.
ELECTRICAL, 35106
800 2ND STREET, SUITE 200
ARASOTO, FLORIDA 34236

2 3 4 5

DATE	SCALE	AS SHOWN
JAN 2025	DESIGNED BY	KH
	DRAWN BY	KH
	CHECKED BY	KH

SITE PLAN AND PRELIMINARY PLAT

VILLAGE K
COMMERCIAL PARCEL
PREPARED FOR
MANASOTA BEACH
PANCHI LANDS, LLC

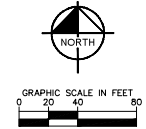
SHEET NUMBER
A-7A

FLORIDA

PORT

PORT





 PROPOSED ASPHALT PAVEMENT
 CONCRETE PAVEMENT
 PAVER DRIVEWAY
 (CONSTRUCTED WITH BUILDING)
 ROAD CENTERLINE

☐ F TYPE "F" CURB
☐ A TYPE "A" CURB
☐ M TYPE "M" CURB
☐ T TRANSITION CURB

100% =	PRIVATE ROAD RIGHT-OF-WAY (DRAINAGE AND FLOWAGE EASEMENT) (PUBLIC UTILITY EASEMENT)
	VIOLATION TRACT: TRACT 100 & 102
	HOW ROW TRACT: TRACT 101 & 102
200% =	RECREATIONAL TRACT (DRAINAGE AND FLOWAGE EASEMENT) (PUBLIC UTILITY EASEMENT)
300% =	CITY UTILITY TRACT (DRAINAGE AND FLOWAGE EASEMENT) (PUBLIC UTILITY EASEMENT)
500% =	DRAINAGE / STORMWATER MANAGEMENT AREA (PRIVATE) (DRAINAGE AND FLOWAGE EASEMENT) (PUBLIC UTILITY EASEMENT)
600% =	COMMON AREA (PRIVATE) (DRAINAGE AND FLOWAGE EASEMENT) (PUBLIC UTILITY EASEMENT)
700% =	CONSERVATION AREA (PRIVATE) (DRAINAGE AND FLOWAGE EASEMENT) (PUBLIC UTILITY EASEMENT)
800% =	SCHOOL DISTRICT TRACT
900% =	FUTURE DEVELOPMENT TRACT
MF00% =	MULTI-FAMILY DEVELOPMENT TRACT

1. ALL ROAD RIGHT-OF-WAYS WILL BE DRAINAGE AND PUBLIC UTILITY EASEMENTS. 12' WIDE PUBLIC UTILITY EASEMENTS WILL BE CREATED ADJACENT TO ALL ROAD RIGHT-OF-WAYS LINES (BOTH SIDES).
2. 100, 200, 500, AND 600 SERIES TRACTS SHALL ALSO INCLUDE LANDSCAPING, IRRIGATION, LANDSCAPE LIGHTING, FENCES & WALLS, STORAGE AND UTILITY USES.
3. 700 SERIES TRACTS ALSO INCLUDE BOARDWALK AND TRAIL USE AS ALLOWED BY STATE, LOCAL AND WVD REGULATIONS AS DEPICTED IN THESE PLANS.
4. THERE SHALL BE A 5' WIDE YARD LAKE MAINTENANCE EASEMENT WITH THOSE DEVELOPMENT TRACTS ADJACENT TO ALL LAKES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
LED BY DAVID GOMEZ, P.E. ON THE
DATE ADJACENT TO THE SEAL

148844091	DATE
	JAN 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

SITE PLAN AND
PRELIMINARY PLAT

VILLAGE K
COMMERCIAL PARCEL
PREPARED FOR
MANASOTA BEACH
RANCHLANDS, LLLP
CITY OF NORTH PORT
FLORIDA

SHEET NUMBER
A-7C

THE SUBJECT PROPERTY LIES WITHIN ZONE AE WITH A BASE FLOOD ELEVATION (BFE) OF 8.0 (NAVD88) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 12115C0370G EFFECTIVE 3/27/2024.

