



STAFF REPORT

Antigua at Wellen Park

Replat

From: Sherry Willette-Grondin, Planner III

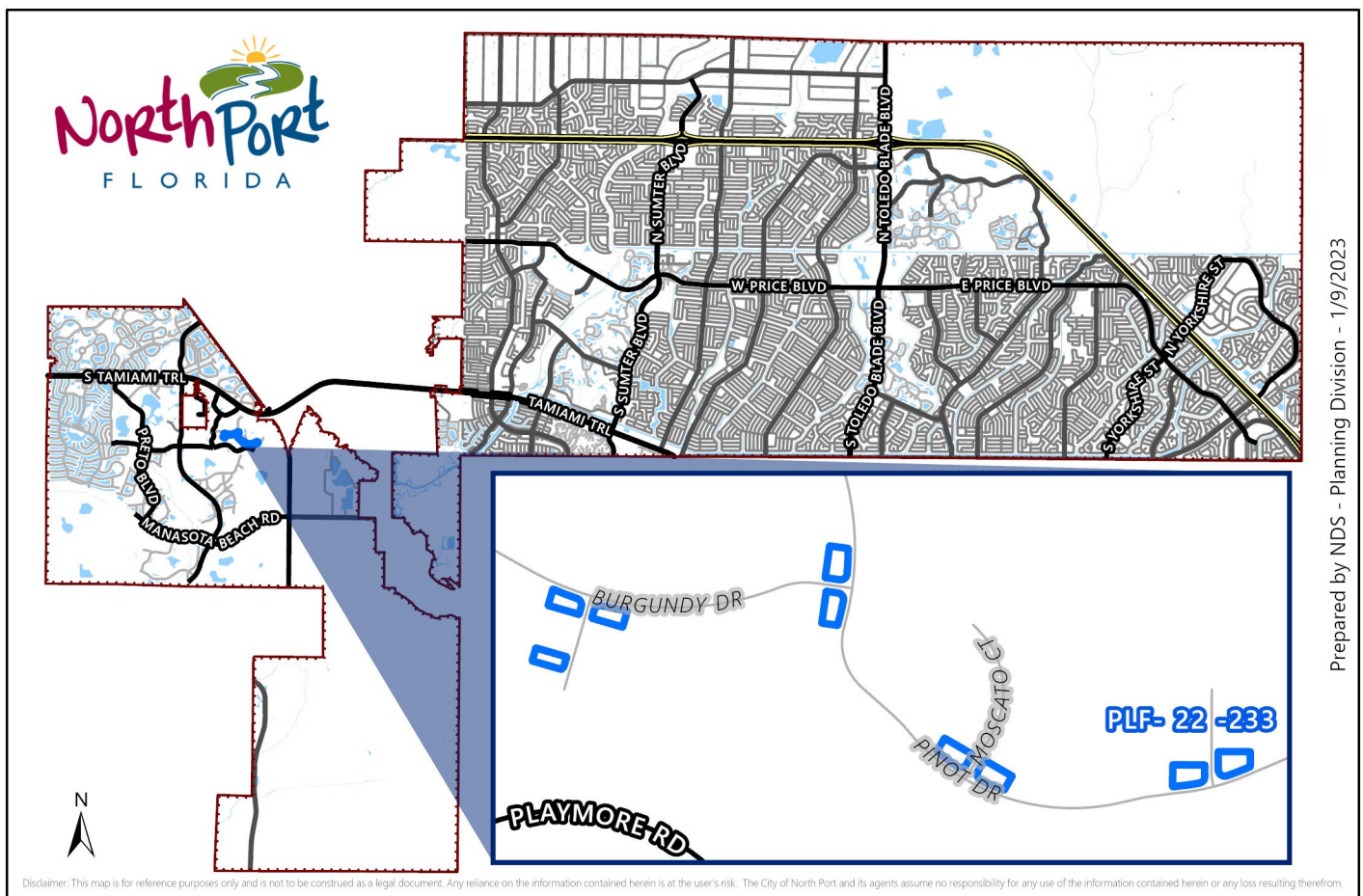
Thru: Lori Barnes, AICP, CPM, Planning & Zoning Division Manager

Thru: Alaina Ray, AICP, Neighborhood Development Services Director

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

Thru: A. Jerome Fletcher II, ICMA-CM, MPA, City Manager

Date: January 19, 2023



Prepared by NDS - Planning Division - 1/9/2023

PROJECT:

PLF-22-233, Antigua at Wellen Park (QUASI-JUDICIAL)

REQUEST:

Approval of Antigua at Wellen Park Replat to remove landscape easements John Luczynski on behalf of AG EHC II (LEN) Multi State 1, LLC, and Manasota Beach Ranchlands, LLLP

APPLICANT:

OWNERS:

AG EHC II (LEN) Multi State 1, LLC and Manasota Beach Ranchlands, LLLP

LOCATION:

Within Village E; South of the US-41, West of River Road, East of Merlot Avenue, and North of Playmore Road (Section 33 & 34, Township 39 South, Range 20 East, North Port, Florida.)

I. BACKGROUND

The replat is to remove the additional 15' landscape easement located on the side of lots 3, 7, 14, 28, 74, 84, 90, 106 & 149, which are corner lots. The ULDC does not allow construction in easements. The additional landscape easement restricts home placement and reduces the usable lot area. The 15' landscape easement at the front of each lot will remain for the placement of street trees.

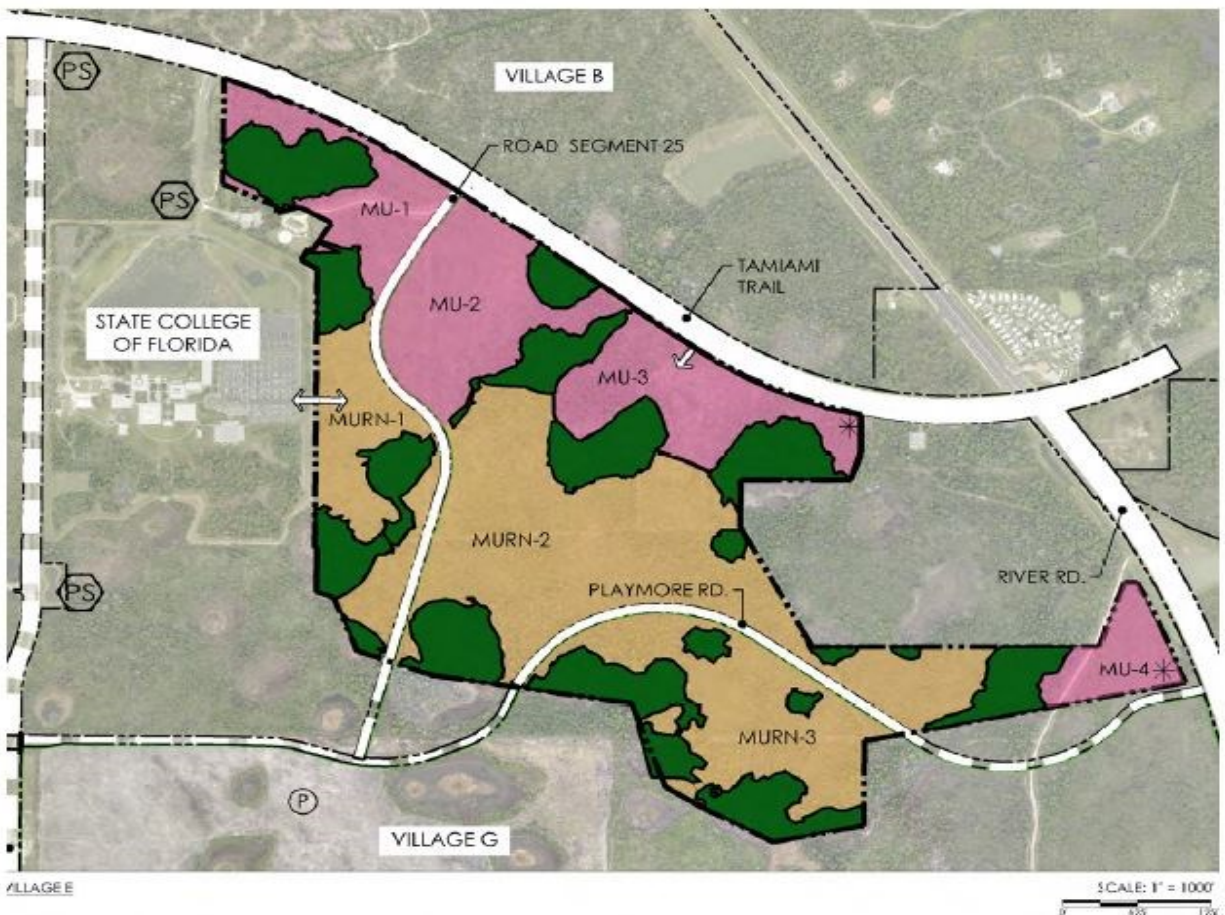
In 2021, the master Subdivision (SCP-21-208) and Infrastructure Plans (INF-21-209) for the Village E Single Family Residential Subdivision (Antigua) were approved by staff.

In March 2022, Commission approved PLF-21-370 Antigua at Wellen Park (FKA Village E Tract 9 Residential Subdivision) plat comprising 177 residential single family lots, and the associated amenity, roadway stormwater, and utility tracts and easements.

The site is located within the Village E, West Villages Improvement District, Wellen Park MURN-2 (Mixed Use Residential Neighborhood), as shown in Figure 1 below, South of Tamiami Trail (US-41), West of River Road, East of Merlot Avenue, and North of Playmore Road. The replat area contains approximately ± 1.6061 acres.

Per the adopted Village E Village District Pattern Plan, the lots meet the minimum development standards for the detached Type B single-family structures.

The City has received a surety bond in the amount of \$2,206,006.44 for infrastructure improvements including sanitary sewer and potable water.



II. STAFF ANALYSIS & FINDINGS

2021 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 final plat was reviewed and approved by the contracted City Surveyor for conformance with the Florida Statutes Chapter 177 Part I.

Conclusion: PLF-22-233 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 master Subdivision (SCP-21-208) and Infrastructure Plans (INF-21-209) for the Village E Single Family Residential Subdivision (Antigua).

Conclusion: PLF-22-233 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. 12115C0370F and 12115C0365F for Sarasota County, Community No. 120279, City of North Port, FL effective November 3, 2016.



III. RECOMMENDED MOTION

Staff recommends **APPROVAL** of Petition No. PLF-22-233, Antigua at Wellen Park Replat:

I move to recommend approval of Petition No. PLF-22-233 as presented and find that based on the 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-22-233 could be DENIED. If that were the case, new findings would need to be written to support that recommendation. The motion would be as follows:

I move to recommend denial of Petition No. PLF-22-233 and find that, based on the competent substantial evidence shows that the proposed Plat does not comply with the Unified Land Development Code (ULDC) and Florida Statutes Chapter 177.

V. PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	January 19, 2023 9:00 AM or as soon thereafter
City Commission Public Hearing	February 14, 2023 10:00 AM or as soon thereafter

VI. EXHIBITS

A.	Map Gallery
B.	Affidavit
C.	Title Assurance
D.	City Surveyor's Approval



City of North Port

Prepared on 12/12/2022
by NDS / Planning Division

Exhibit A - Map Gallery

Aerial Location Map

PLF-22-233. Antigua at Wellen Park Replat



0 250 500 Feet

 Petition Boundary







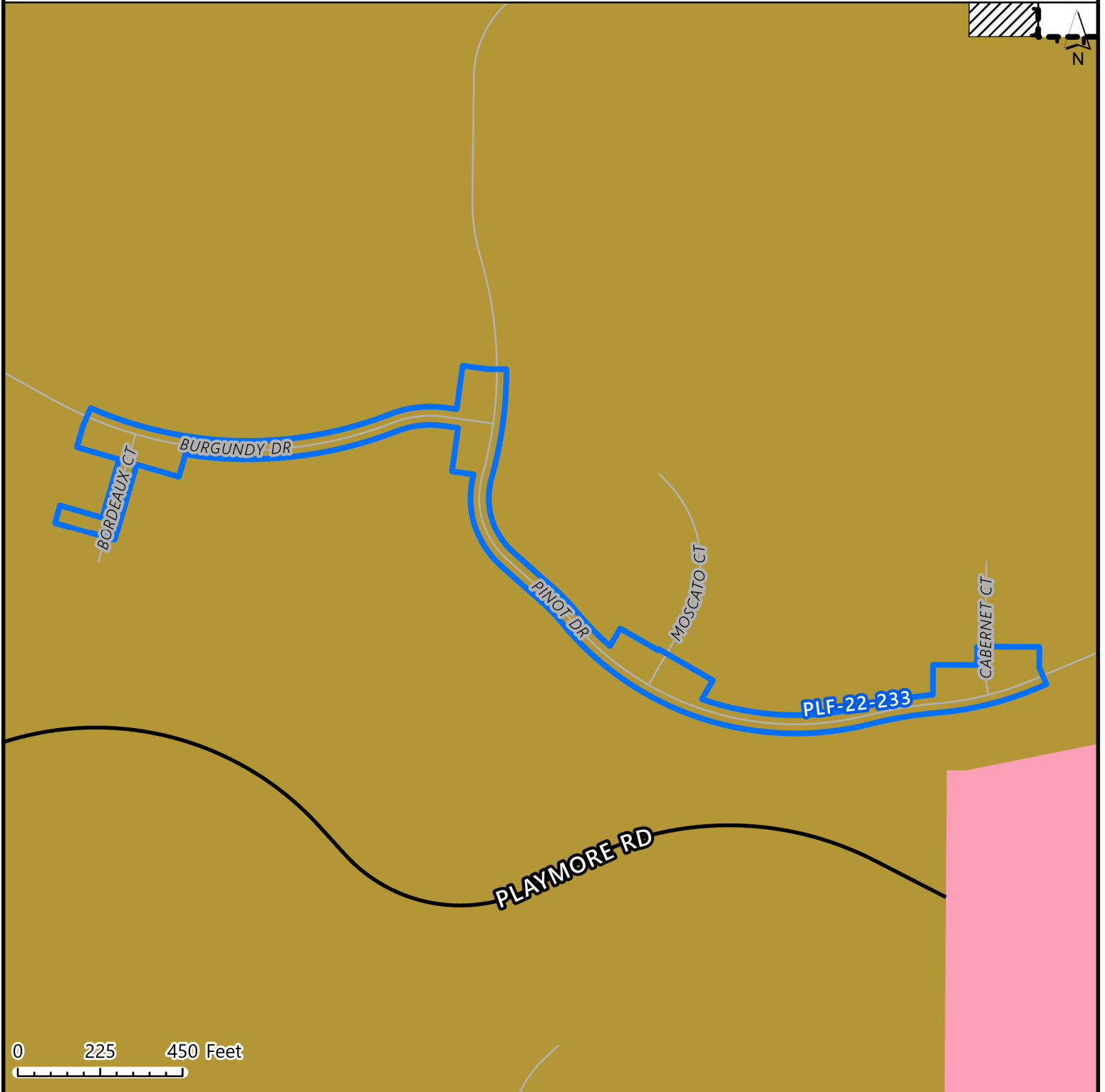
Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.



Current Zoning

PLF-22-233. Antigua at Wellen Park Replat V, Village

-  Petition Boundary
-  (NZD) No Zoning Designation
-  (PCD) Planned Community Development
-  (V) Village







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.

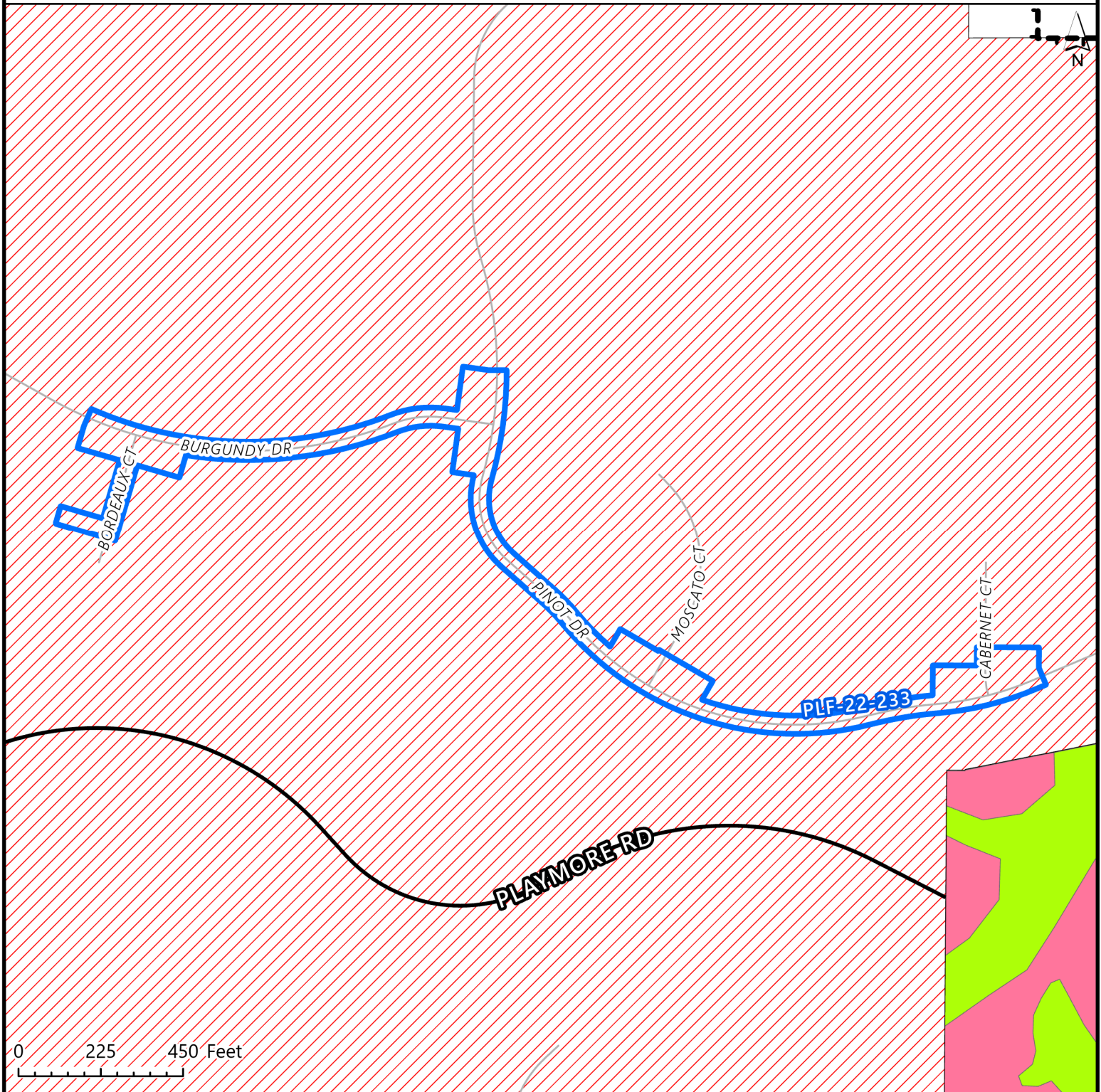
Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.



Future Land Use

PLF-22-233. Antigua at Wellen Park Replat VILLAGE

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



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.

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.

AFFIDAVIT

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 21ST day of September, 2022

[Signature]
Signature of Applicant or Authorized Agent

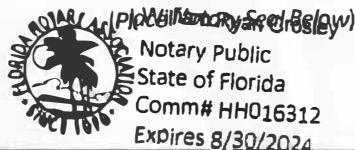
John E. Luczynski, Senior Vice President
Print Name and Title

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 21 day of September, 2022, by John E. Luczynski who is personally known to me or has produced _____ as identification.

[Signature]
Signature - Notary Public

**AFFIDAVIT****AUTHORIZATION FOR AGENT/APPLICANT**

I, John E. Luczynski, property owner, hereby authorize Joseph R. Jasper of Stantec to act as Agent on our behalf to apply for this application on the property described as (legal description) _____

see legal description

[Signature] John E. Luczynski
Owner

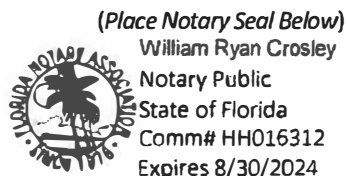
Sept 21, 22
Date

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 21 day of September, 2022, by John Luczynski who is personally known to me or has produced _____ as identification.

[Signature]
Signature - Notary Public



AFFIDAVIT

I (the undersigned), Steve Benson 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 5 day of October, 2022

Steven S. Benson

Signature of Applicant or Authorized Agent

Steven S. Benson, Manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (LEN) Multi State 1, LLC

Print Name and Title

STATE OF Arizona COUNTY OF Maricopa

The foregoing instrument was acknowledged by me this 5 day of October, 2022, by Steven J. Benson who is personally known to me or has produced _____ as identification.

Jaime Marie Adams
Signature - Notary Public



AFFIDAVIT

AUTHORIZATION FOR AGENT/APPLICANT

I, Steven S. Benson, Manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (LEN) Multi State 1, LLC, property owner, hereby

authorize Joseph R. Jasper of Stantec to act as Agent on our behalf to apply

for this application on the property described as (legal description) _____

see legal description

Steven S. Benson

Owner Steven S. Benson, Manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (LEN) Multi State 1, LLC

Date

10/5/22

STATE OF Arizona COUNTY OF Maricopa

The foregoing instrument was acknowledged by me this 5 day of October, 2022, by Steven S. Benson who is personally known to me or has produced _____ as identification.

Jaime Marie Adams
Signature - Notary Public

(Place Notary Seal Below)

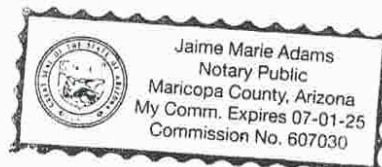


Exhibit C- Title Assurance

Issuer: Attorneys' Title Fund Services, LLC and Williams Parker Harrison Dietz & Getzen, PLLC
Recipient: AG EHC II (LEN) MULTI STATE 1, LLC, a Delaware limited liability company

Fund File Number: 1321562

Provided For: Williams Parker Harrison Dietz & Getzen, PLLC ***Agent's File Reference:*** Antigua at Wellen Park Replat

Effective Date of Search: September 15, 2022 at 11:00 PM

Description of Real Property Situated in Sarasota County, Florida:

See Exhibit A.

Record Title Vested in:

AG EHC II (LEN) MULTI STATE 1, LLC, a Delaware limited liability company, by Special Warranty Deed recorded in Instrument Number [2022091592](#), Public Records of Sarasota County, Florida.

Prepared Date: September 22, 2022

Attorneys' Title Fund Services, LLC

Prepared by: Peggy Frook, Senior Examiner

Phone Number: (800) 228-8137 x6604

Email Address: PFrook@TheFund.com

Exhibit C- Title Assurance

Fund File Number: 1321562

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. All matters contained on the plat of ANTIGUA AT WELLEN PARK, recorded in Plat Book [56, Page 160](#), Public Records of Sarasota County, Florida.
2. Declaration of Covenants, Conditions and Restrictions for Antigua at Wellen Park recorded in Instrument Number [2022054745](#), as amended by instrument recorded in Instrument Number [2022091588](#), Public Records of Sarasota County, Florida, which contain provisions creating easements and assessments.
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](#), [2019052599](#), [2022119302](#), [2022121327](#), [2022121328](#), and [2022121329](#), Public Records of Sarasota County, Florida.
4. Restrictive Covenant recorded in Instrument Number [2018128694](#), as amended by instruments recorded in Instrument Numbers [2021097941](#), [2022071570](#), and [2022091589](#), Public Records of Sarasota County, Florida.
5. Irrigation Water Supply Agreement recorded in Instrument Number [2018159052](#), as amended by First Amendment to Irrigation Water Supply Agreement recorded in Instrument Number [2021205095](#), and Second Amendment to Irrigation Water Supply Agreement recorded in Instrument Number [2022123786](#), Public Records of Sarasota County, Florida.
6. Use restrictions in Paragraph 1 of the Declaration of Restrictive Covenants and Rights recorded in Instrument Number [2021153734](#), Public Records of Sarasota County, Florida.
7. Assignment of Declarant Rights from Manasota Beach Ranchlands, LLLP to AG EHC II (LEN) MULTI STATE 1, LLC, a Delaware limited liability company, recorded in Instrument Number [2022091590](#), Public Records of Sarasota County, Florida.
8. Memorandum of Right of First Refusal recorded in Instrument Number [2022091594](#), Public Records of Sarasota County, Florida.
9. Restrictive Covenant recorded in Instrument Number [2022091595](#), Public Records of Sarasota County, Florida.
10. Temporary Construction Easement recorded in Instrument Number [2022091596](#), Public Records of Sarasota County, Florida.
11. Memorandum of Option Agreement between AG EHC II (LEN) MULTI STATE 1, LLC, a Delaware limited liability company, and Lennar Homes, LLC recorded in Instrument Number [2022091598](#), Public Records of Sarasota County, Florida.
12. Grant of Master Telecommunications Easement to Hotwire Communications, Ltd. recorded in Instrument Number [2022136816](#), Public Records of Sarasota County, Florida.
13. FOR INFORMATIONAL PURPOSES ONLY, 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

Exhibit C- Title Assurance

Environmental Resource Permit recorded in Instrument Number [2021182183](#), Public Records of Sarasota County, Florida. This item shall not be forwarded to any policy issued pursuant to this Commitment.

14. Taxes, liens and assessments presently due to the West Villages Improvement District, or which may become due in the future.
15. Rights of the lessees under unrecorded leases.
16. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded May 16, 2022, under Instrument Number [2022083672](#), Public Records of Sarasota County, Florida. NOTE: Does not contain a legal description.
17. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded August 12, 2022, under Instrument Number [2022133913](#), Public Records of Sarasota County, Florida.
18. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded August 18, 2022, under Instrument Number [2022136211](#), Public Records of Sarasota County, Florida.

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.

Exhibit C- Title Assurance

Issuer: Attorneys' Title Fund Services, LLC and Williams Parker Harrison Dietz & Getzen, PLLC
Recipient: MANASOTA BEACH RANCLANDS, LLLP, a Florida limited liability partnership

Fund File Number: 1353549

Provided For: Williams Parker Harrison Dietz & Getzen, PLLC ***Agent's File Reference:*** Wellen Park

Effective Date of Search: December 21, 2022 at 11:00 PM

Description of Real Property Situated in Sarasota County, Florida:

See Exhibit A

Record Title Vested in:

MANASOTA BEACH RANCLANDS, 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](#), Public Records of Sarasota County, Florida.

Prepared Date: January 5, 2023

Attorneys' Title Fund Services, LLC

Prepared by: Peggy Frook, Senior Examiner

Phone Number: (800) 228-8137 x6604

Email Address: PFrook@TheFund.com

Exhibit C- Title Assurance

Fund File Number: 1353549

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. All matters contained on the plat of ANTIGUA AT WELLEN PARK, recorded in Plat Book [56](#), [Page 160](#), Public Records of Sarasota County, Florida.
2. Declaration of Covenants, Conditions and Restrictions for Antigua at Wellen Park recorded in Instrument Number [2022054745](#), as amended by instrument recorded in Instrument Number [2022091588](#), together with Assignment of Declarant Rights recorded in Instrument Number [2022091590](#), Public Records of Sarasota County, Florida, which contain provisions creating easements and assessments.
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](#), [2019052599](#), [2022119302](#), [2022121327](#), [2022121328](#), [2022121329](#), [2022198138](#), [2022198036](#), and [2022198195](#), Public Records of Sarasota County, Florida.
4. Restrictive Covenant recorded in Instrument Number [2018128694](#), as amended by instruments recorded in Instrument Numbers [2021097941](#), [2022071570](#), and [2022091589](#), Public Records of Sarasota County, Florida.
5. Irrigation Water Supply Agreement recorded in Instrument Number [2018159052](#), as amended by First Amendment to Irrigation Water Supply Agreement recorded in Instrument Number [2021205095](#), and Second Amendment to Irrigation Water Supply Agreement recorded in Instrument Number [2022123786](#), Public Records of Sarasota County, Florida.
6. Use restrictions in Paragraph 1 of the Declaration of Restrictive Covenants and Rights recorded in Instrument Number [2021153734](#), Public Records of Sarasota County, Florida.
7. Terms and conditions of Temporary Construction Easement recorded in Instrument Number [2022091596](#), Public Records of Sarasota County, Florida.
8. Grant of Master Telecommunications Easement to Hotwire Communications, Ltd. recorded in Instrument Number [2022136816](#), Public Records of Sarasota County, Florida.
9. FOR INFORMATIONAL PURPOSES ONLY: 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. This item shall not be forwarded to any policy issued pursuant to this Commitment.
10. Taxes, liens and assessments presently due to the West Villages Improvement District, or which may become due in the future.
11. Rights of the lessees under unrecorded leases.
12. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded May 16, 2022, under

Exhibit C- Title Assurance

Instrument Number [2022083672](#), Public Records of Sarasota County, Florida. NOTE: This Notice of Commencement lacks a legal description.

13. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded August 18, 2022, under Instrument Number [2022136211](#), Public Records of Sarasota County, Florida.
14. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded September 21, 2022, under Instrument Number [2022153206](#), Public Records of Sarasota County, Florida.

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.

Exhibit C- Title Assurance

Lots 29 through 148, and Lots 176 and 177, ANTIGUA AT WELLEN PARK, according to the map or plat thereof as recorded in Plat Book [56, Page 160](#), Public Records of Sarasota County, Florida.

Sherry Willette

From: Alan Fish <alanvbfa@gmail.com>
Sent: Thursday, December 29, 2022 2:00 PM
To: Sherry Willette; Joy McRae-Fox; 'Robert Breedlove'
Subject: RE: [EXTERNAL] Re: PLF-22-233, Antigua At Wellen Park Resubmittal

EXTERNAL EMAIL: This email is from an external source! Be careful of

Sherry & Joy,

I have performed a third review of the proposed record plat and found the plat to be in conformance with Chapter 177, Part One, Florida Statutes.

Alan K. Fish, PSM
Van Buskirk & Fish, Surveying & Mapping, Inc.
12450 S. Tamiami Trail, Unit D
North Port, FL. 34287
Ph-941 426 0681

From: Sherry Willette <swillette@northportfl.gov>
Sent: Tuesday, December 27, 2022 4:02 PM
To: Joy McRae-Fox <jmcraefox@northportfl.gov>; Alan Fish <alanvbfa@gmail.com>; 'Robert Breedlove' <Rbreedlove@vbfainc.com>
Subject: RE: [EXTERNAL] Re: PLF-22-233, Antigua At Wellen Park Resubmittal

Joy is correct. There was a change to the plat with the resubmittal dated December 2, 2022, that the City Surveyor did not review, and there were amendments after October 18, 2022. These changes affected sheet 3 of 6 regarding street tree and landscape easements and per E. Wong Stormwater Manager requested a change to sheet 3. The benchmark table has many "#####".

I have attached the resubmitted plat and want to ensure that the City Surveyor under contract has no issue with the changes after the review conducted on October 18, 2022.

Thank you.

Sherry A. Willette-Grondin
Planner III
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286
O 941.429.7229
M 941.218.3563
E-mail: swillette@northportfl.gov

E-mail messages sent or received by City of North Port officials and employees in connection with official City business are public records subject to disclosure under the Florida Public Records Act.

Exhibit D - City Surveyor's Approval

From: Joy McRae-Fox <jmcraefox@northportfl.gov>
Sent: Tuesday, December 27, 2022 2:42 PM
To: Alan Fish <alanvbfa@gmail.com>; 'Robert Breedlove' <Rbreedlove@vbfainc.com>
Cc: Sherry Willette <swillette@northportfl.gov>
Subject: RE: [EXTERNAL] Re: PLF-22-233, Antigua At Wellen Park Resubmittal

Dear Alan and Robert,

We do have that response in the project folder. The files sent were a RESUBMITTAL approximately 12-13-22 and Sherry has stated that the surveyor's review of the new submission was necessary. I have cc'd Sherry in case you need more information to complete the second review.

Thanks and Happy New Year!

Joy McRae- Fox
Planning Technician I
Planning & Zoning Division
[4970 City Hall Blvd.](#)
[North Port, FL 34286](#)

Office 941-429-7018
PZ Office 941-429-7156

From: Alan Fish <alanvbfa@gmail.com>
Sent: Tuesday, December 27, 2022 2:23 PM
To: Joy McRae-Fox <jmcraefox@northportfl.gov>
Subject: [EXTERNAL] Re: PLF-22-233, Antigua At Wellen Park Resubmittal

Received, thank you.

Sherry & Joy

I reviewed and approved this Plat on October 18, 2022.

Alan K. Fish, PSM
Van Buskirk & Fish, Surveyors & Mappers, Inc.
12450 S. Tamiami Trail, Unit D
North Port, FL. 34287
PH-941 426 0681

On Thu, Dec 22, 2022 at 11:37 AM Joy McRae-Fox <jmcraefox@northportfl.gov> wrote:

Exhibit D - City Surveyor's Approval

Dear Surveyors --Please review the attached resubmittal submission and provide response at your earliest convenience.

Joy McRae- Fox

Planning Technician I

Planning & Zoning Division

4970 City Hall Blvd.

North Port, FL 34286

Office 941-429-7018

PZ Office 941-429-7156