



NEIGHBORHOOD DEVELOPMENT SERVICES DEPARTMENT

Planning Division

STAFF REPORT

**Costamar at West Villages Comprehensive Plan Amendment
Ordinance 2016-22, CPAL 15-157 Second Reading**

A Large Scale Comprehensive Plan Map and Text Amendment for ±126.37 acres located in the Proposed Town Center identified as Village D on the Index map. This property's current Future Land Use is "None". The Future Land Use Map Designation is "Village"

To: Jonathan R. Lewis, ICMA-CM, City Manager
Thru: Scott Williams, Neighborhood Development Services Director
Thru: Michele Norton, AICP, Planning Manager
From: Christopher Whittaker, AICP, Planner
Date: August 31, 2016

I. GENERAL INFORMATION

Project: Petition No. Ordinance No. 2016-22, CPAL 15-157 Costamar at West Villages Comprehensive Plan Future Land Use Map Amendment and Amendment to Figure 13.1.n of the Land Use Element of the City of North Port Comprehensive Plan.

Request: That the City Commission ADOPT Ordinance 2016-22, Costamar at West Villages Comprehensive Plan Future Land Use Map Amendment and Amendment to Figure 13.1.n of the Land Use Element of the City of North Port Comprehensive Plan.

Applicant: Katie M. LaBarr, AICP, Stantec Consulting Services Inc. (Exhibit A-1, Affidavit)

Owner(s): Main Street Ranchlands LLLP (Exhibit A-2, Warranty Deed)

Location: South of US 41, West and North of West Villages Parkway, East of the Island Walk subdivision.

Property Size: ± 126.37 acres

II. BACKGROUND

Katie M. LaBarr, AICP, Stantec Consulting Services (Applicant), representing Martin P. Black on behalf of Main Street Ranchlands LLLP (Owner), seeks to amend the future land use map of the City of North Port Comprehensive Plan to redesignate a ±126.37 acre area (subject area), formerly part of the Taylor Ranch, located in an area annexed by the City in 2007, and was previously owned by Sarasota County Hospital District, from a Future Land Use designation of “None” to a Future Land Use designation of “Village”, consistent with the remainder of the West Villages. In addition, the applicant seeks to amend Figure 13.1.n. of the City of North Port Comprehensive Plan to include the subject area.

The subject property was annexed into North Port in 2007 via Ordinance 2007-14. Subsequent to this, on May 22, 2008 the City of North Port and Sarasota County entered into a Joint Planning Agreement (JPA) regarding the future incorporation of the subject property into the West Villages Town Center (subsequently named Costamar). Item 2 of the JPA stated that the “the Campus shall continue to be subject to the County comprehensive plan and land development regulations until such time as the city adopts...a comprehensive plan amendment and zoning atlas amendment that includes the Campus”.

In order to change the Comprehensive Plan and land development regulations, in accordance with the JPA, the previous owners of the property applied to redesignate the subject property in the City’s Comprehensive Plan to the village designation requested here (Ordinance 2008-04 and Ordinance 2009-25). On both occasions, the ordinances were transmitted to the agency then known as the Florida Department of Community Affairs. However, due to the effects of the 2008-2009 recession, the previous owners of the subject property withdrew each of the applications before Commission approval.

Subsequent to the purchase of the West Villages from its previous owners by Mattamy Homes (through several intermediaries, including the Owner), on November 12, 2015, the Owner purchased the subject property from the Sarasota County Hospital Board. At this time, the Owner seeks to follow through on the previous efforts to redesignate this land on the Future Land Use Map in a manner consistent with both the 2008-2009 ordinances that were withdrawn.

The proposed Ordinance No. 2016-22 will bring the ±126.37 acres to be consistent with the remainder of the West Villages, and in accordance with the terms of the JPA.

As part of this process, the Applicant also seeks to modify Figure 13.1.n. of the Future Land Use Element of the Comprehensive Plan to include subject property as a part of the West Villages and the Taylor Ranch Property.

At the first reading on July 26, 2016, Commission voted unanimously (5-0) to continue Ordinance 2016-22 to a second reading to be held on September 27, 2016 and to transmit the ordinance to the Florida Department of Economic Opportunity and other agencies for review.

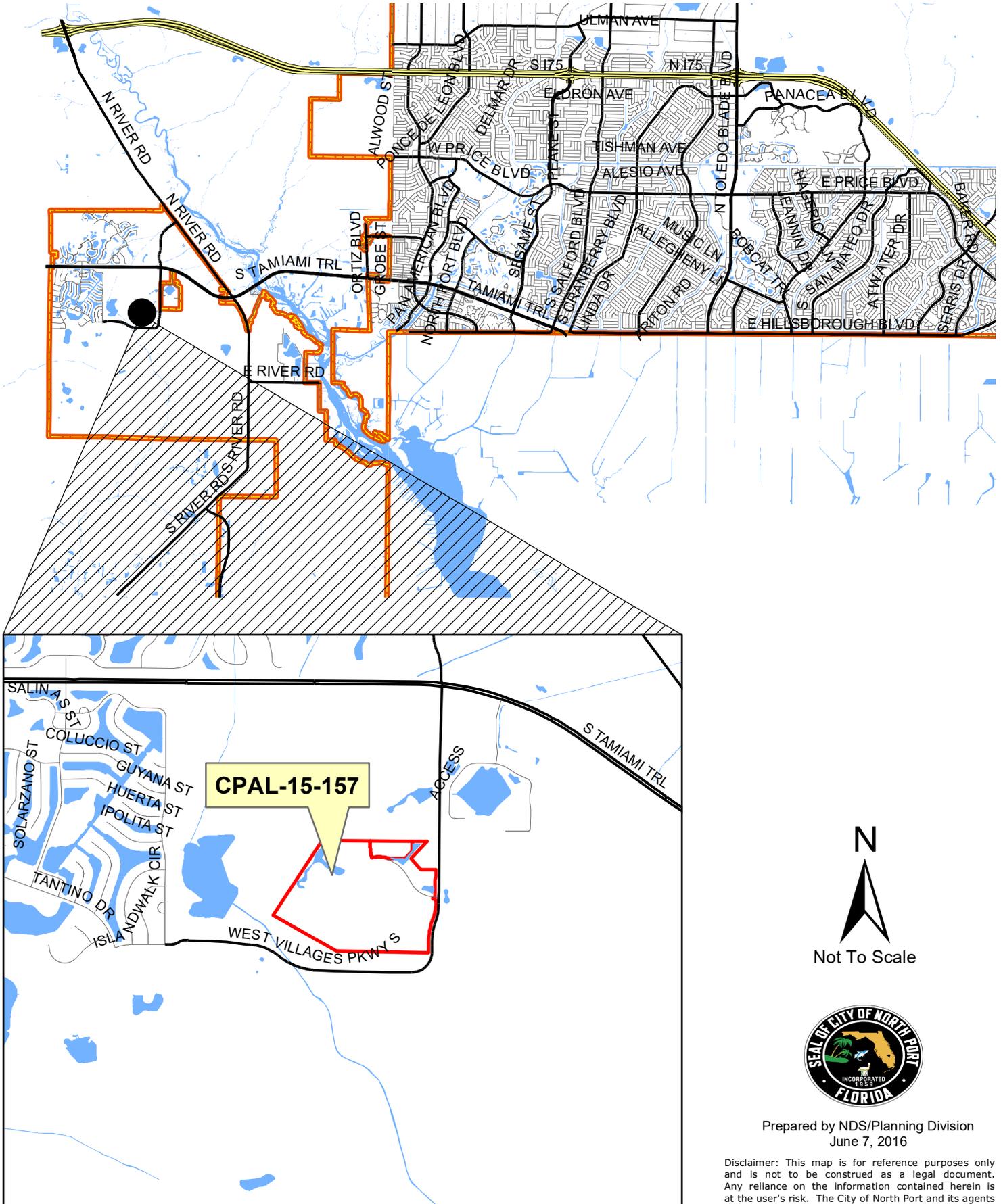
After reviewing the comprehensive plan amendment, on August 26, 2016, the Florida Department of Economic Opportunity sent a letter to the City stating that the agency had no comments regarding the proposed Comprehensive Plan Amendment. Several other state and regional agencies also provided comment, including the following:

- 1) South West Florida Regional Planning Council
- 2) Southwest Florida Water Management District
- 3) Florida Department of Environmental Protection

Letters from the relevant agencies noted above can be found as Exhibit E.

City of North Port Location Map

CPAL-15-157 Costamar at West Villages Comprehensive Plan Amendment

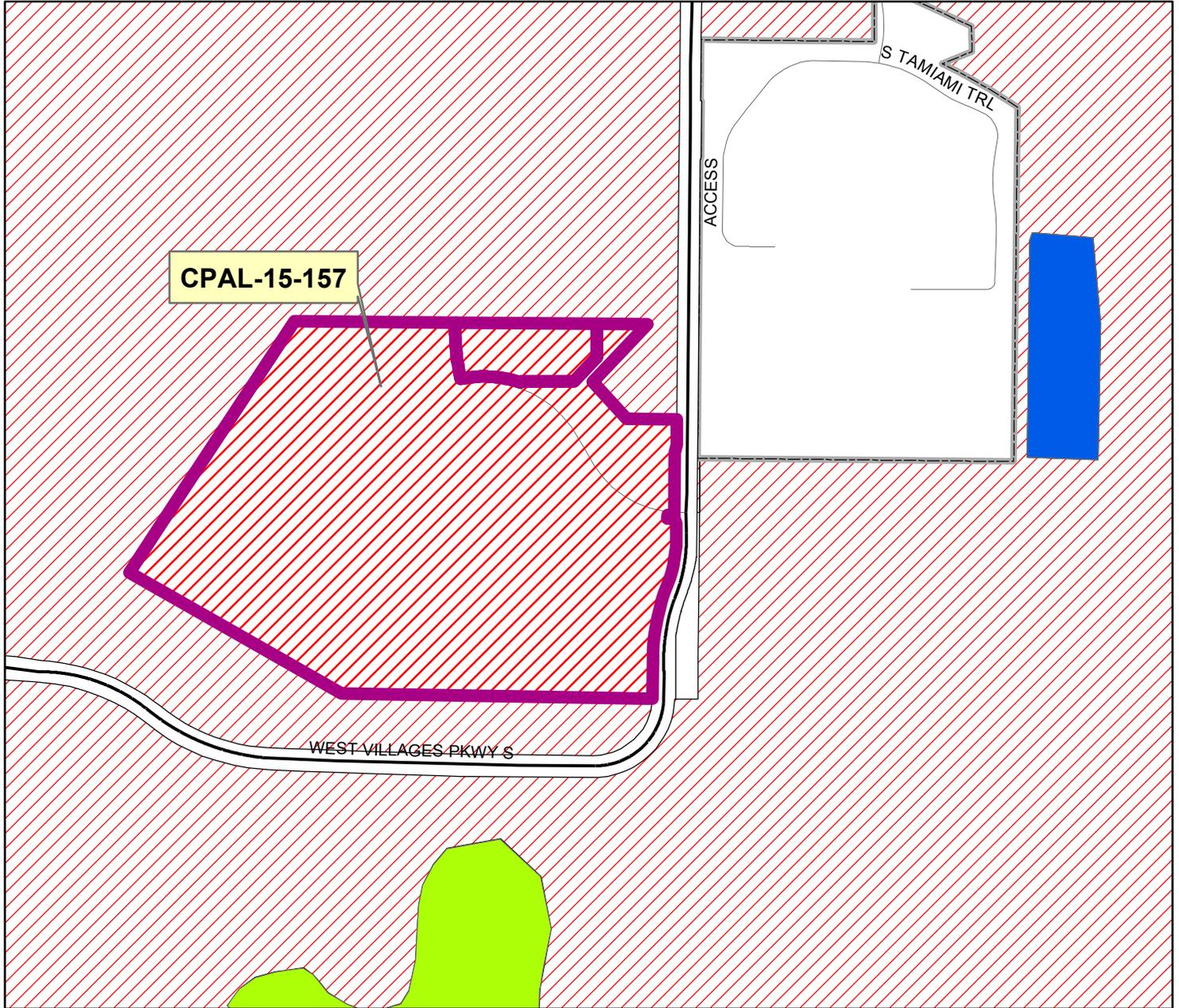


Prepared by NDS/Planning Division
June 7, 2016

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-PROPOSED

CPAL-15-157 Costamar at West Villages Comprehensive Plan Amendment "None" to "Village"



- | | |
|---|--|
|  AGRICULTURAL, ESTATES |  UTILITY INDUSTRIAL CORRIDOR |
|  LOW DENSITY RESIDENTIAL |  CONSERVATION (TDR SENDING ZONE) |
|  MEDIUM DENSITY RESIDENTIAL |  RECREATION/OPEN SPACE (TDR SENDING ZONE) |
|  HIGH DENSITY RESIDENTIAL |  PUBLIC |
|  PROFESSIONAL OFFICE |  ACTIVITY CENTER (TDR RECEIVING ZONE - EXCEPT AC-3) |
|  COMMERCIAL |  VILLAGE |
|  INDUSTRIAL |  CPAL-15-157 |



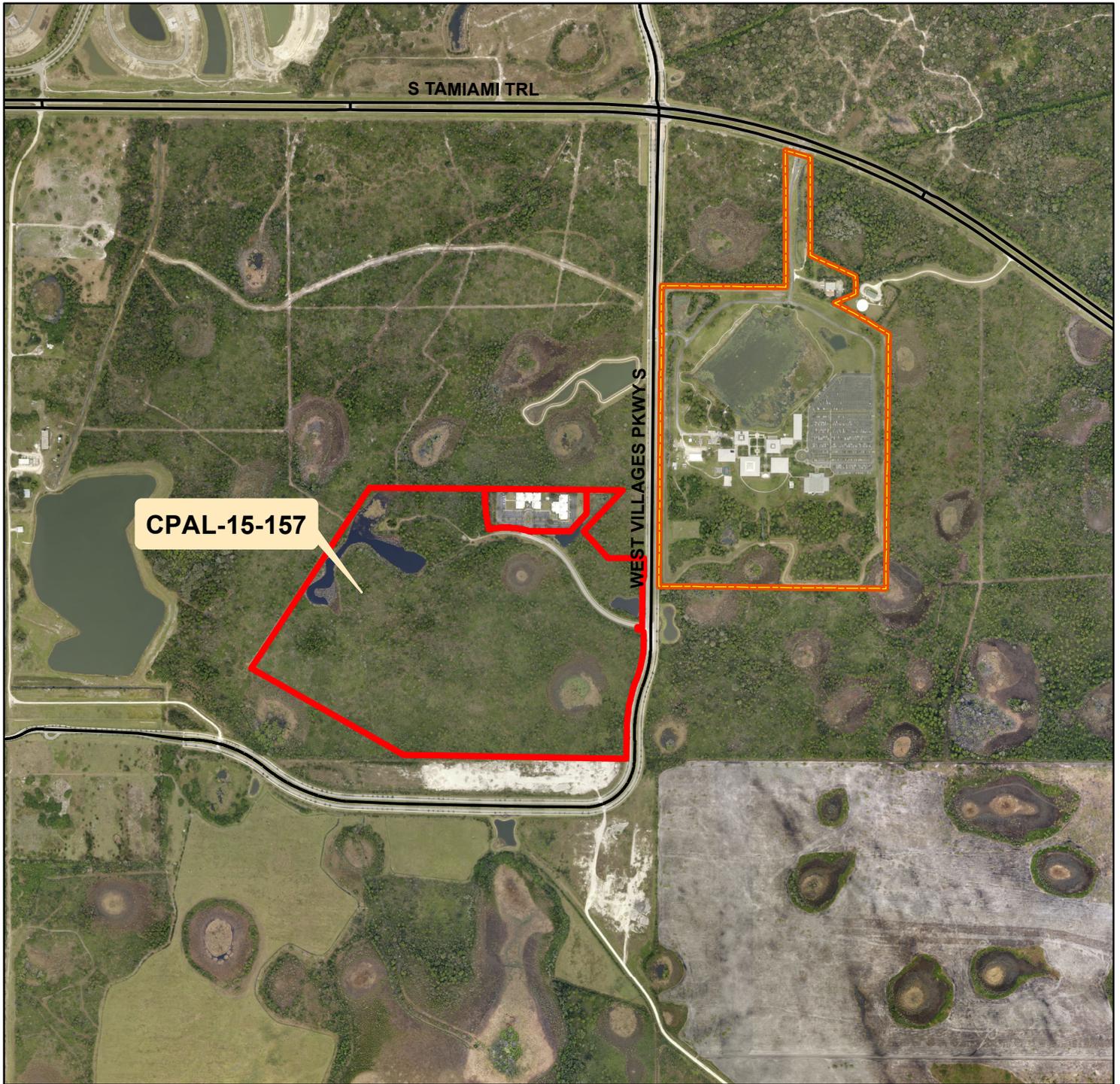
Prepared by NDS/Planning Division
June 7, 2016

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

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AERIAL

CPAL-15-157 Costamar at West Villages Comprehensive Plan Amendment



Aerial Source: Sarasota County 2016 Aerial

P:\Development Review Committee\CPAL-15-157\Aerial.mxd

Legend

-  CPAL-15-157
-  City Boundary

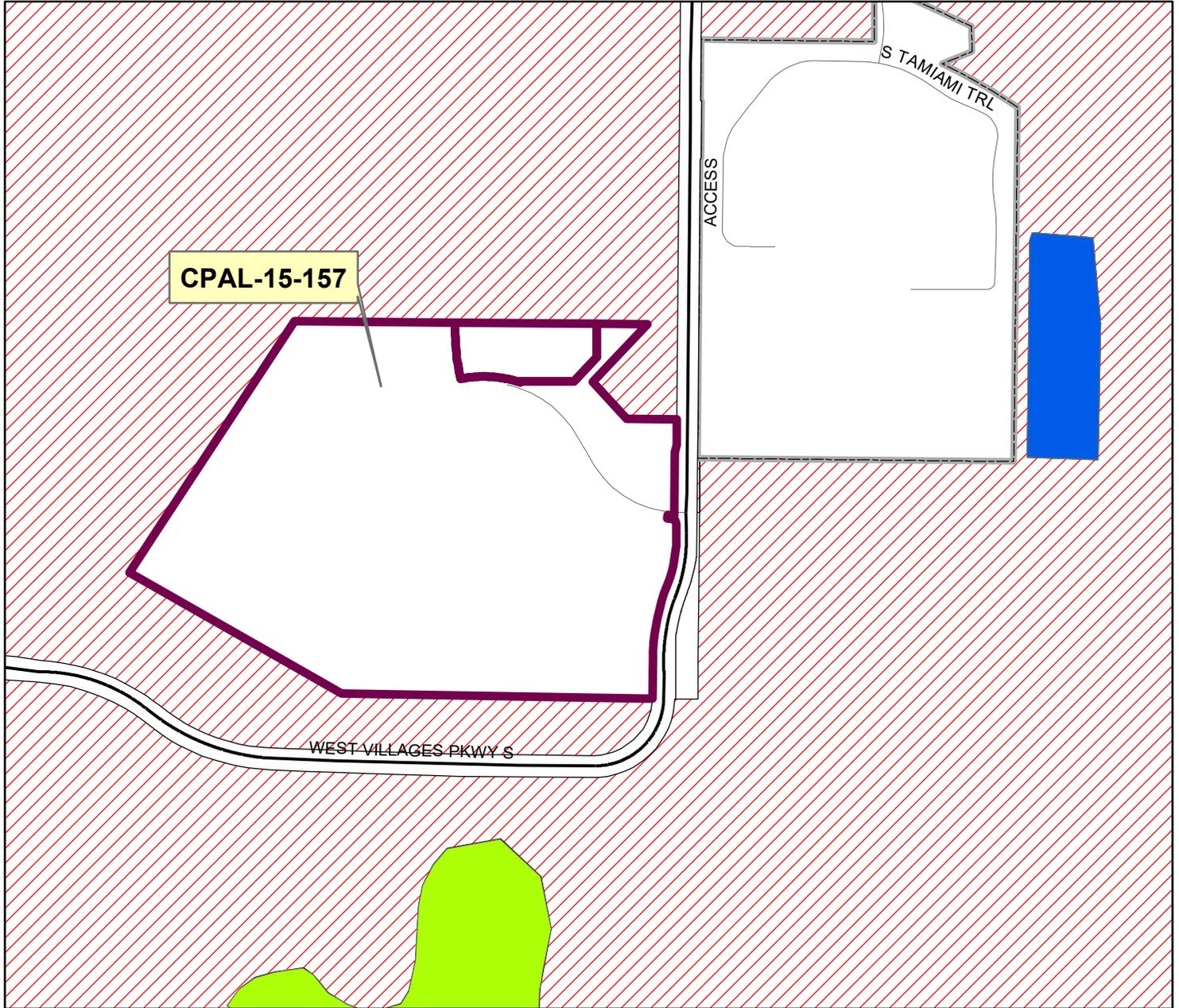


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FUTURE LAND USE

CPAL-15-157 Costamar at West Villages Comprehensive Plan Amendment



- | | |
|----------------------------|--|
| AGRICULTURAL, ESTATES | UTILITY INDUSTRIAL CORRIDOR |
| LOW DENSITY RESIDENTIAL | CONSERVATION (TDR SENDING ZONE) |
| MEDIUM DENSITY RESIDENTIAL | RECREATION/OPEN SPACE (TDR SENDING ZONE) |
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| PROFESSIONAL OFFICE | ACTIVITY CENTER (TDR RECEIVING ZONE - EXCEPT AC-3) |
| COMMERCIAL | VILLAGE |
| INDUSTRIAL | CPAL-15-157 |



Prepared by NDS/Planning Division
June 7, 2016

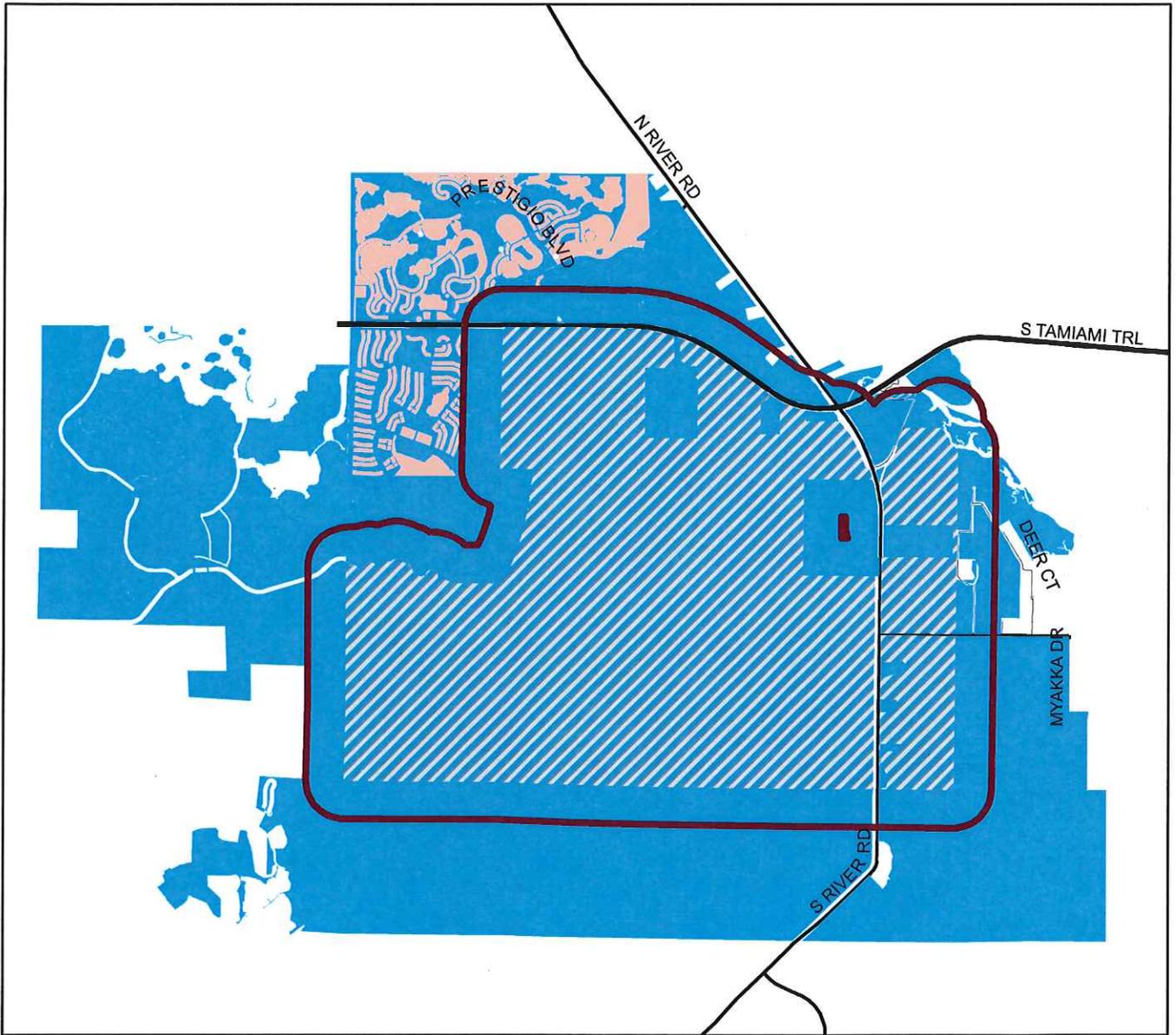
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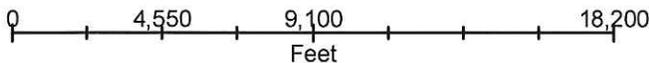
Buffer Map

Rezone and Comp Plan Amendment for West Villages

Property Data Source: Sarasota County Property Appraiser's Office



- Petition Area** **1320 Foot Buffer Area**
- Required property owners to notice**
- Additional WV Residents outside buffer requirement**



Prepared by NDS/Planning Division
December 18, 2015

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STAFF RECOMMENDATION

That the City Commission Adopt Ordinance 2016-22, Costamar at West Villages Comprehensive Plan Future Land Use Map Amendment and Amendment to Figure 13.1.n of the Land Use Element of the City of North Port Comprehensive Plan

PLANNING & ZONING ADVISORY BOARD RECOMMENDATION

The Planning and Zoning Advisory Board (PZAB), at their regular meeting on July 7, 2016, in a unanimous 4-0 vote (3 members absent) recommended approval of Petition 2016-22 by the City Commission. At the Public Hearing, PZAB members asked several questions of the applicant related to the relocation the Sarasota Memorial Hospital outpatient facilities to a location adjacent to US 41 and West Villages Parkway.

ALTERNATIVES

1. Deny the request.
2. Continue the item for further discussion.

III. SITE INFORMATION

Land Use

Adopted Future Land Use Map Designation: None

Adopted Zoning Map Designation: None

Existing Land Use(s): Medical offices, other office uses

Surrounding Land Uses:

Direction	Existing Land Uses	Future Land Use Map Designation	Zoning Map Designation
North	Ranch/future development	Village	None(Existing)/Village (Proposed)
South	Ranch/future development	Village	None (Existing)/Village (Proposed)
West	Ranch/future development	Village	None (Existing)/Village (Proposed)
East	Ranch/State College of Florida	Village/Government Use(Sarasota County)	none/Government Use (SCF Parcel) (Existing) Village/Government Use (SCF Parcel) (Proposed)

Services and Facilities

Potable Water: To be provided by West Villages Improvement District

Sanitary Sewer: To be provided by West Villages Improvement District

Transportation: US 41, West Villages Parkway, Pine Street Extension (Future), Sarasota County Area Transit Routes 09 and 90X

Environmental

Conservation: The subject parcel is a mixture of wetlands and pine wood areas. At present, there have been no endangered or threatened species found within the subject tract, although at least one eagle’s nest has been spotted in close proximity to the subject area. Further study will be done as part of the development master plan and site plan for the Costamar area.

Flood Zone: Flood Zone X

Fiscal Impact

Not Applicable

No Impact, Any impact would be as part of the overall Costamar at West Villages development and the West Villages as a whole and would be encompassed in the future submission of the Village Development Pattern Plan for the Town Center area and individual site plans.

Fiscal Impact Confirmed

*****Insert Fiscal Impact Sheet if needed*****

IV. STAFF ANALYSIS

The proposed amendments would allow for the inclusion of the subject property into the proposed Costamar at West Villages Town Center currently under review by City staff. This is a proposed mixed use development that would incorporate retail, office space, recreational amenities and a mix of housing options. As part of a Joint Planning Agreement that is specific to the subject property that was entered into by the City of North Port on May 22, 2008 and approved by the Sarasota County Board of County Commissioners on June 2, 2008, a specific condition of the property's annexation was for the property to include on the Future Land Use Map as a Village future land use and for the subject property to be rezoned as Village. Two subsequent attempts were made to accomplish this task (Ordinance 2008-04 or Ordinance 2009-25). Neither ordinance received City Commission approval at a second reading due to the former property owner withdrawing their application due to the 2007-2009 recession. The proposed ordinance would address this requirement and would allow the Owner, who purchased the subject property from the Sarasota County Hospital Board to develop the subject property in a manner similar to the remainder of Costamar.

Relevant Policies from the Land Use Element of the City's Comprehensive Plan:

Goal 5: To realize the long range planning vision for the City of North Port, the City shall create the Village Land Use Classification.

The Village Land Use Classification has been designed to promote a pattern of development that will overcome the problems associated with urban sprawl; encourage a better jobs/housing balance; promote a pattern of development that will reduce reliance on the personal automobile by allowing a greater variety of land uses closer to work and home; protect and enhance environmental assets and provide for an orderly transition from rural to urban land uses through a planning process that couples a build out vision with the proper timing and location of adequate public facilities through the preparation of Village District Pattern Plan(s) (VDPP).

Objective 13

In order to fulfill the build-out vision for the City of North Port, any property under unified ownership or united application within the City, which can meet the minimum requirements to form a village, town center, and neighborhoods contributing to the formation of a village, may receive a Village Land Use Classification.

Policy 13.2: Town Center

A Town Center may be developed in support of Villages programmed for large annexed areas or land assemblages. A Town Center shall be created as part of the Village development in the area of western North Port known as the Thomas Ranch. The Thomas Ranch Town Center shall be located in the general area of the intersection of U.S. 41 and the proposed north/south arterial roadway that will traverse the village district. The Thomas Ranch Town Center shall be a minimum of 300 acres and up to approximately 1,000 acres in size.

The purpose of the Town Center will be to provide a place for residential, office, retail, civic, and light industrial land uses with a more regional market base, the scale of which should not be appropriate in the villages (standards for design are identified in the accompanying table which follows).

In order for development to take place a Town Center must be located so that it has access to major interchange/intersection(s). A Town Center must be designed to encourage and accommodate linkage with the regional transit system. Town Center design must provide for connections with the collector streets, pedestrian and bike path system provided in individual Villages. Existing civic uses such as fire/police stations and educational facilities shall be connected to the Town Center, where applicable. When developing a Town Center, close coordination with the School Board of Sarasota County shall be required to determine whether a school site should be reserved within the Town Center.

Prior to any development proceeding in a Town Center, a Village District Pattern Plan for the Town Center must be approved by the City of North Port. Requirements for the Town Center shall be the same as the Village District Pattern Plan identified in Policy 13.6 of this Section.

The following standards should be used in designing Town Centers:

Maximum Size: 300 – 1,000 Acres

Minimum Density: 4.0 DU/Adjusted Gross Acre

Maximum F.A.R.: 1.0

Density Incentives: Up to 24 DU/ Adjusted Gross Acre with Transfer of Development

Land Use Mix	Minimum Acreage**	Maximum Land Permitted Area
Residential *	45	30%
Commercial Retail & Services	60	60%
Office and Light Industrial	30	50%

Overall	90	70%
Commercial/Office/Industrial		
Civic	15	No Max
Park and Open Space	30	No Max

*Residential dwellings are permitted above ground floor commercial uses and home businesses utilizing the Internet and similar technologies are encouraged.

**Minimum acreage based upon a 300- acre Town Center.

A Town Center shall be integrated with the regional transit system. The design shall include designated locations for establishment of transit stations/stops as a component of a mixed-use development.

Policy 13.6: Initiation of a Village/District Planned Development

Detailed Village boundaries must be established through the adoption of a VDPP. No development shall be permitted within a Neighborhood, Neighborhood Center, Village Center or a Town Center until a VDPP for the entire Village or Town Center has been approved by the North Port City Commission. However, the initiation of a VDPP does not constitute proposal of an actual plan of development by the developers of land within the Village, and the approval of a VDPP by the North Port City Commission does not constitute an authorization to commence development within the Village.

Following approval of a VDPP, a developer of land within the Village must apply for and obtain from the City approval of specific plans of development which are consistent with the approved VDPP. A VDPP must be prepared in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with Policies 13.1 – 13.12 in this section.

III. REVIEW PROCESS

The proposed comprehensive plan amendment has been reviewed by members of the City’s Staff Development Review. The City Attorney and has reviewed and approved Ordinance 2016-22 as to form and correctness. In addition, after reviewing the comprehensive plan amendment, on August 26, 2016, the Florida Department of Economic Opportunity sent a letter to the City stating that the agency had no comments regarding the proposed Comprehensive Plan Amendment. Several other state and regional agencies also provided comment, including the following:

- 1) South West Florida Regional Planning Council

- 2) Southwest Florida Water Management District
- 3) Florida Department of Environmental Protection

IV. PUBLIC NOTICE

- A neighborhood meeting was held on January 26, 2016 at 6:00 pm in this location. Courtesy notices were mailed to property owners within 1,350 feet of the subject property **(Exhibit B)**. There were approximately 105 attendees at this meeting. Questions asked were related to the timeline of the project and its effects on previously developed areas, the provision of water and wastewater services by the West Villages Improvement District, and to the timeline for improvements to US 41 through the West Villages by FDOT.
- Courtesy notices of public hearing were mailed to property owners within 1,350 feet of the subject property on June 21, 2016. **(Exhibit C)**.
- The petition was advertised in a newspaper of general circulation within the City of North Port on June 21, 2016 pursuant to the provisions of Section 166.041(3)(a), Florida Statutes and Section 9.01(b) of the Charter of the City of North Port, and Chapter 1 Article II, Section 1-12 of the City's Unified Land Development Code (ULDC) as amended **(Exhibit D)**.

PUBLIC HEARING SCHEDULE

Planning and Zoning Advisory Board Public Hearing	July 7, 2016 9:00 AM or as soon thereafter
City Commission 1st Reading Public Hearing	July 26, 2016 10:00 AM or as soon thereafter
City Commission 2nd Reading Public Hearing	September 27, 2016 10:00 AM or soon thereafter

EXHIBIT A-1

AFFIDAVIT

I (the undersigned), Katie M. LaBarr, AICP, of Stantec Consulting Services Inc. being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of the property described and which is the subject matter of the proposed hearing; 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 true to the best of my (our) knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I (we) authorize City staff to visit the site as necessary for proper review of this petition. *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 7th day of June, 20 16

Katie M. LaBarr
Signature of Applicant or Authorized Agent

Katie M. LaBarr, AICP, of Stantec Consulting Services Inc.
Print Name and Title

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged by me this 7th day of JUNE, 20 16, by KATIE M. LABARR

who is personally known to me or has produced _____ as identification, and who

did/did not take an oath.

Rita Avila
Signature - Notary Public



AFFIDAVIT

AUTHORIZATION FOR AGENT/APPLICANT

I (we), Martin P. Black, on behalf of Main Street Ranchlands, LLLP, property owner(s),

hereby authorize Katie M. LaBarr, AICP, of Stantec Consulting Services Inc. to act as Agent/Applicant on our behalf

to apply for this petition on the property described as (legal description) See attached Exhibit

[Signature]
Signature of Owner

5/29/16
Date

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged by me this 24th day of May, 20 16, by Martin Black

who is personally known to me or has produced _____ as identification, and who did

not take an oath.

(Place Notary Seal Below)

Debra Zimmerman
Signature - Notary Public

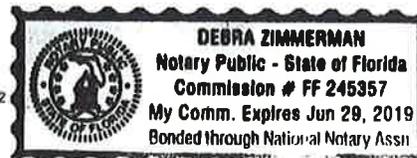


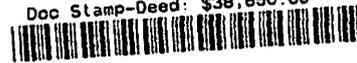
EXHIBIT A-2

CONSIDERATION \$5,550,000.00
DOC TAX \$38,850.00
RECORD \$ 35.50

PARCEL ID NO.: 0784004000 & 0784010001

✓ Prepared by and return to:
WILLIAMS PARKER
HARRISON DIETZ & GETZEN
200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800
Attention: Patrick W. Ryskamp, Esq.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015141224 4 PG(S)
November 13, 2015 11:24:52 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$38,850.00


SPECIAL WARRANTY DEED

THIS INDENTURE, made November 12, 2015 by and between SARASOTA COUNTY PUBLIC HOSPITAL DISTRICT, an independent special district under the laws of the State of Florida, hereinafter referred to as Grantor, whose post office address is 1700 South Tamiami Trail, Sarasota, FL 34239, and MAIN STREET RANCLANDS, LLLP, a Florida limited liability limited partnership, hereinafter referred to as Grantee, whose post office address is 1900 Summit Tower Blvd., Suite 500, Orlando, FL 32810.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County, Florida:

A tract of land in Section 32, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

Commence at the Northeast corner of said Section 32, thence S.00 degrees 30'23" W. along the Easterly line of the Northeast 1/4 of said section a distance of 2658.68 feet to the Southeast corner of said Northeast 1/4; thence N. 89 degrees 23'27" W., a distance of 410.00 feet; thence S. 00 degrees 30'23" W ., parallel with the West line of the parcel described in O.R. Book 1571, Page 2172 a distance of 1026.52 feet to the Point of Beginning; thence continue along said line S. 00 degrees 30'23" W. a distance of 1630.82 feet; thence N.89 degrees 05'08" W., a distance of 1944.78 feet; thence N. 60 degrees 12'47" W., a distance of 1430.04 feet to the easterly right-of-way of proposed Pine Street Extension to a point on a curve to the right, having: a radius of 2734.79 feet and a central angle of 04 degrees 04'25"; the center of which lies S.60 degrees 12'47"E.;

(the following two courses are along the right-of-way of proposed Pine Street Extension) thence along the arc of said curve, an arc length of 194.44 feet to the end of said curve; thence N 33 degrees 51'40" E, a distance of 1554.98 feet; thence S. 89 degrees 29'37" E., a distance of 2052.27 feet; thence S.43 degrees 18'08" W., a distance of 463.99 feet; thence S.44 degrees 41'45" E., a distance of 293.64 feet; thence S. 89 degrees 29'37" E., a distance of 290.65 feet to the Point of Beginning.

Less lands conveyed to West Villages Improvement District, by Special Warranty Deed, recorded in Official Records Instrument Number 2010135760, of the Public Records of Sarasota County, Florida.

The aforesaid lands also being described as:

A tract of land in Section 32, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

Commence at the Northeast corner of said Section 32, thence S.00°30'25"W. along the Easterly line of the Northeast 1/4 of said section a distance of 2659.00 feet to the Southeast corner of said Northeast 1/4; thence N.89°29'37"W., a distance of 410.05 feet; thence S.00°30'25"W., parallel with the West line of the parcel described in O.R. Book 1571, Page 2172, a distance of 1025.29 feet to the POINT OF BEGINNING; thence along the West Right of Way Line of West Villages Parkway, per Official Records Instrument Number 2010135760, of the Public Records of Sarasota County, Florida the following eleven (11) courses: (1) S.00°30'25"W., a distance of 146.30 feet; (2) thence S.14°00'10"W., a distance of 51.42 feet; (3) thence S.00°30'25"W., a distance of 365.01 feet; (4) thence N.85°55'11"W., a distance of 40.43 feet; (5) thence S.04°20'24"W., a distance of 21.35 feet; (6) thence S.85°39'36"E., a distance of 25.84 feet to a point on a curve to the right, having: a radius of 30.00 feet, a central angle of 86°10'01", a chord bearing of S.42°34'35"E., and a chord length of 40.98 feet; (7) thence along the arc of said curve, an arc length of 45.12 feet; (8) thence S.00°30'25"W., a distance of 66.31 feet to a point on a curve to the right, having: a radius of 800.00 feet, a central angle of 21°01'16", a chord bearing of S.11°01'03"W., and a chord length of 291.87 feet; (9) thence along the arc of said curve, an arc length of 293.51 feet to a point on a curve to the left, having: a radius of 1210.00 feet, a central angle of 21°01'16", a chord bearing of S.11°01'03"W., and a chord length of 441.45 feet; (10) thence along the arc of said curve, an arc length of 443.93 feet; (11) thence S.00°30'25"W., a distance of 218.96 feet; thence N.89°05'37"W., a distance of 1809.98 feet; thence N.60°12'45"W., a distance of 1430.80 feet to the Easterly line of lands described in Official Records

Instrument Number 2008060371, of the Public Records of Sarasota County, Florida, same being a point on a curve to the right, having: a radius of 2734.79 feet, a central angle of 04°04'08", a chord bearing of N.31°49'36"E., and a chord length of 194.17 feet; thence along said Easterly line of lands described in Official Records Instrument Number 2008060371 the following two (2) courses: (1) along the arc of said curve, an arc length of 194.21 feet; (2) thence N.33°51'40"E., a distance of 1555.14 feet; thence leaving said Easterly line, S.89°29'35"E., a distance of 2052.16 feet; thence S.43°18'10"W., a distance of 463.97 feet; thence S.44°41'43"E., a distance of 293.63 feet; thence S.89°29'35"E., a distance of 290.64 feet to the POINT OF BEGINNING.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor warrants against only the lawful claims of all persons claiming by, through or under Grantor. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its undersigned duly authorized officer the date above written.

SARASOTA COUNTY PUBLIC HOSPITAL DISTRICT, an independent special district under the laws of the State of Florida

Barbara Moretto
Witness Name: Barbara Moretto

By: DAV
DAVID C. VERINDER, as President and CEO

Karen Marshall
Witness Name: Karen Marshall

Reviewed by
Terri S. Costa, Legal Counsel
and Approved for Signature

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 10th day of November 2015 by DAVID C. VERINDER, CEO and President of SARASOTA COUNTY PUBLIC HOSPITAL DISTRICT, an independent special district under the laws of the State of Florida, on behalf of the district. He is personally known to me or has produced a _____ as identification. If no identification is indicated, the above-named person is personally known to me.

Karen B Marshall
Signature of Notary Public

Print Name of Notary Public

(Notary Seal)

I am a Notary Public of the State of Florida and my commission expires on _____.

3475256.v1



EXHIBIT B

Neighborhood Meeting for Comprehensive Plan Amendment, Rezoning and Village District Pattern Plan relating to The West Villages Located in the City of North Port

CITY OF NORTH PORT
RECEIVED

APR 19 2016

PLANNING

Date: Tuesday, January 26, 2015

Time: 6:00 PM

Place: State College, Venice Selby Room
8000 South Tamiami Tr., Venice, FL

Contact: Katie LaBarr, AICP, Stantec Consulting Services Inc., at 941-907-6900

A neighborhood workshop will be held to discuss the following applications to be filed with the City of North Port:

- Proposed Comprehensive Plan Map Amendment for approximately 126.51 acres of property within West Villages located south of Tamiami Trail (US-41) and west of West Villages Parkway. The existing Future Land Use Category is Rural/ Future Urban (Sarasota County). The proposed City Future Land Use Category is Village, consistent with the category of adjacent property within the West Villages.
 - Proposed Comprehensive Plan Text Amendment Policy 13.n.1 of the Future Land Use Element is proposed to be updated to reflect changes in ownership boundaries of West Villages.
- Proposed Rezoning Petition for lands within West Villages owned by Main Street Ranchlands, LLLP, Manasota Beach Ranchlands, LLLP, Myakka River Club, LLLP, and Timber Forest Ranch, LLLP, which represents 5,358.0± acres. The historical zoning of the property is OUE-1 and OUE-2 (Sarasota County). The proposed City Zoning Designation is Village.
- Proposed Village District Pattern Plan (VDPP)/ Site Analysis Review for a project within West Villages to be known as "Costamar at West Villages." Costamar at West Villages is a proposed Town Center within the "Approximate Town Center Location" identified on the current, approved Village Index Map, adopted November 13, 2007 (Ordinance No. 07-39/ Petition No. DCP-07-04). This property is approximately 660 acres and located south of Tamiami Trail (US-41), west of West Villages Parkway South, and east of Islandwalk. A mix of land uses is proposed to include commercial retail, mixed use (retail/ office), multifamily, and single family.

The map on the reverse side of this page shows the entire West Villages area located in the City of North Port. The cross-hatched areas depict the land that is the subject of the proposed Rezoning Petition. Owners of all lands within the purple 1,320 foot buffer area are receiving this mailed notice.

This is not a public hearing. Rather, this is a neighborhood meeting to inform the neighboring community of the project, solicit comments, and answer questions. We hope you are able to attend. Whether you are able to attend or not, if you have any questions regarding the project or this neighborhood meeting, please feel free to call Katie LaBarr, AICP, Stantec Consulting Services Inc., at 941-907-6900.

Thank you.

Neighborhood Meeting Narrative
West Villages
January 26, 2016

The West Villages comprises approximately 10,000 acres, located adjacent to the US Highway 41 corridor in South Sarasota County between the City of Venice and the City of North Port, and extends south into unincorporated Sarasota County. The community is being developed by a partnership that includes Mattamy Homes, the largest privately owned home builder in North America, and Vanguard Land, one of the region's premier and well-respected land developers. The entire project area that is located within the City of North Port is represented on the Amended Village District Pattern Book and Index Map Amendment, adopted November 13, 2007 (Ordinance No. 07-39/ Petition No. DCP-07-04).

A neighborhood meeting was hosted by Marty Black, of Mattamy Homes, on Tuesday, January 26 at 6 pm at the Venice campus of State College of Florida, 8000 South Tamiami Trail, Venice, Florida. The purpose of the meeting was to offer an overview of the proposed amendments to the West Villages, and to take questions from residents. Notices were sent to 454 property owners. Approximately 105 people were in attendance at the workshop.

Mr. Black's consultant team, who were in attendance, included Stantec Consulting Services, Inc. - Jim Paulmann, FAICP, Principle in Charge, Scott Buttari, ASLA/LEED AP BD+C, Project Manager and Katie LaBarr, AICP, Project Planner; Environmental Consulting & Technology, Inc. (ECT) - Kerri McNutt, Senior Scientist; Williams Parker Harrison Dietz & Getzen - Charles D. Bailey, III, Esq., Legal Counsel.

Brief descriptions of pending and proposed applications to the City of North Port are described below.

Comprehensive Plan Map Amendment

Request: Large Scale Comprehensive Plan Map Amendment for approximately 126.51 acres of land located within Costamar at West Villages, a proposed Town Center, identified as Village D, on the Index Map. The property is more specifically located south of Tamiami Trail (US Highway 41), west of West Villages Parkway South, and east of Islandwalk. These two parcels do not currently have a City-designated Future Land Use Category assigned to them. The proposed Future Land Use Category is "Village", consistent with the land use category of adjacent property.



Existing Future Land Use



Proposed Future Land Use

Rezone

Request: Propose rezoning all lands under the ownership of Main Street Ranchlands, LLLP (fka Village 2A, LLLP), Manasota Beach Ranchlands, LLLP (fka North Port, LLLP), Myakka River Club, LLLP (fka Village 4A, LLLP), Timber Forest Ranch, LLLP (fka Village 4B, LLLP), and within the City of North Port, zoned "Village" (V), and "No Zoning Designation" (NZD), to "Village" (V), in order to demonstrate compliance with the underlying Future Land Use Category of "Village". The total area to be rezoned to "Village" zoning designation is 5,541.60± acres.

The property proposed for rezoning has historically, and is currently being actively utilized for agricultural, silvicultural, organics processing, apiary, aggregate and fill, as well as related principal and accessory uses that are intended to remain as allowable uses on the property until such time as the City approves a VDPP and infrastructure/ development plans authorizing alternative uses. The owner(s) maintain and claim a vested right to these uses until such time.



Existing Zoning



Proposed Zoning

Village District Pattern Plan (VDPP)

Request: Costamar at West Villages is a proposed Town Center, and identified as Village D, on the approved Index Map, adopted November 13, 2007 (Ordinance No. 07-39/Petition No. DCP-07-04). The total property is approximately 660 acres. The land is located south of Tamiami Trail (US Highway 41), west of West Villages Parkway South, and east of Islandwalk.

Costamar at West Villages will serve as a Town Center, consistent with Policy 13.2 of the Comprehensive Plan and Section 53-212 of the Unified Land Development Code. Proposed land uses are envisioned to be commercial retail, mixed use (retail/ office) multifamily, and single family. A park is also proposed. Recreational amenities will be provided within individual neighborhoods. The provision of open space will be informed by the placement of stormwater management areas, wetlands, greenbelts, preserved upland habitat and vehicular/ utility corridors.



Mr. Black gave a brief explanation about Mattamy Homes and Thomas Ranch. He described the three applications that, at the time of the meeting, were pending submittal to the City of North Port, and are described above. During his presentation, he described the development review process and discussed future opportunities for public review.

A number of residents asked about the approximate timeline for development. Mr. Black shared that three neighborhoods are currently under construction. The first commercial center is envisioned to be an approximately 14-acre site with a grocery anchor. No big box stores are anticipated with the grocery anchor. The intent is to provide commercial goods and services that will meet the needs of the residents of West Villages. Commercial development will most likely be located near US Highway 41 and West Villages Parkway, so offsite impacts associated with commercial development, such as noise and lighting, will not affect residents of Islandwalk.

Questions regarding the provision of potable water and wastewater for future development were raised by some residents. They were interested in the future location of facilities and also asked about any

anticipated offsite impacts. Finally, some residents asked about who may be eligible to connect to the future water and wastewater facilities.

West Villages Improvement District (WVID) is a limited, single and specialized purpose Local Government whose purpose is to provide infrastructure including community development systems, facilities, services, projects and improvements to the District. The District encompasses approximately 11,000 acres, which includes all of the property in the West Villages that is located within the City of North Port. Mr. Black shared that at this time, water and wastewater are available along US Highway 41. A future water and wastewater treatment plant are intended to serve residents of the West Villages. It is anticipated that design, permit and construction of water, wastewater and irrigation facilities will be complete in the next 5 to 7 years. The facilities will be located in an area behind the cell tower site located south of US Highway 41 and west of River Road. From an engineering perspective, this is a more logical location, as water and wastewater mains exist on US Highway 41 and can be connected and serve as a backup to the system. If property is located in unincorporated Sarasota County, and outside of the WVID, it is out of the jurisdiction of the WVID, so connection is not likely. Residents who do not live within the WVID will not pay for construction of the plant.

Some residents questioned Mr. Black about US Highway 41, particularly the timing for future traffic signals. The project team is actively working with FDOT regarding the location of future signals.

Residents also asked if there were any plans to improve River Road, discussed the current condition of River Road, and asked what can be done by residents to pursue improvements. For West Villages, there are currently no plans to develop parcels along River Road and the agricultural operations that are ongoing are anticipated to continue for the next 15 years. Right-of-way and associated stormwater facilities for River Road have been dedicated to Sarasota County. The forthcoming commercial center is proposed on the south side of US Highway 41 to improve walkability and minimize traffic impacts to River Road and US Highway 41. Finally, the best way residents can help with pursuing improvements to River Road is to contact their elected officials and request the funding be allocated in their respective budgets for the necessary improvements.

The workshop concluded with Mr. Black thanking residents for their time and questions and shared two websites they may use for current information about West Villages. They are as follows:

- www.mywestvillages.com
- www.wvid.org.

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE CITY OF NORTH PORT

PROPOSED ORDINANCE NO. 2016—17, INDEX MAP AMENDMENT

PROPOSED ORDINANCE NO. 2016-22, COMPREHENSIVE PLAN FUTURE LAND USE TEXT AND MAP 2-7 AMENDMENT

PROPOSED ORDINANCE NO. 2016-16, REZONING OF LAND

EXHIBIT C

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Section 166.041(3)(a) and Section 171.044 of the Florida Statutes, and Section 9.01(b) of the Charter of the City of North Port, and Chapter 1, Article II, Section 1-12 and Chapter 53, Part 1, Article I, Section 53-22(H) of the City's Unified Land Development Code (ULDC), that a public hearing will be held before the Planning and Zoning Advisory Board designated as the Local Planning Agency (LPA) on **Thursday, July 7, 2016 at 9:00 a.m.**, or as soon thereafter, to consider proposed Ordinance No. 2016-17, Ordinance No. 2016-22, and Ordinance No. 2016-16.

Public hearings will also be held before the North Port City Commission on **Tuesday, July 26, 2016 beginning at 10:00 a.m.**, or as soon thereafter. These public hearings are to consider proposed Ordinance No. 2016-17, amending the West Villages Index Maps, Ordinance No. 2016-22, Transmittal hearing of Amendments to the City of North Port, Florida Comprehensive Plan Future Land Use Text and Map 2-7, and Ordinance No. 2016-16, the Rezoning of Vacant Annexed Property to the City of North Port.

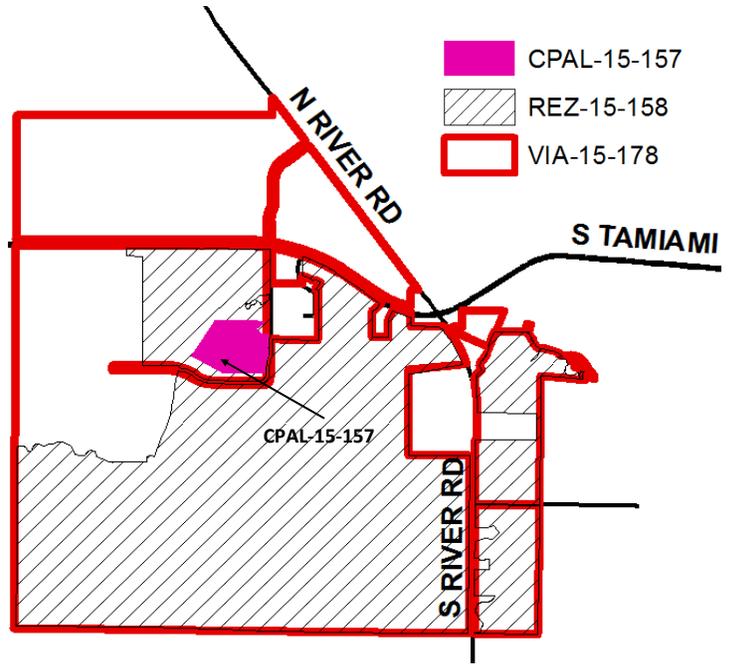
The rezone petition will change the permitted use of the petition site from No Zoning Designation (NZD) and Village (V) to City of North Port's zoning of Village (V).

The City Commission may enact Ordinance No. 2016-17 and Ordinance No. 2016-16 at the second and final reading during the public hearing on **Tuesday, September 13, 2016 beginning at 10:00 a.m.**, or as soon thereafter. The City Commission may enact Ordinance No. 2016-22 the second and adoption reading during the public hearing on **Tuesday, September 27, 2016 beginning at 10:00 a.m.**, or as soon thereafter.

These public hearings will be held in the North Port City Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286.

For additional information contact the Planning Department at (941) 429-7156.

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 there from.



NOTICE OF PUBLIC HEARING

PUBLIC NOTICE CITY OF NORTH PORT

PROPOSED ORDINANCE NO. 2016—17, INDEX MAP AMENDMENT

PROPOSED ORDINANCE NO. 2016-22, COMPREHENSIVE PLAN FUTURE LAND USE TEXT AND MAP 2-7 AMENDMENT

PROPOSED ORDINANCE NO. 2016-16, REZONING OF LAND

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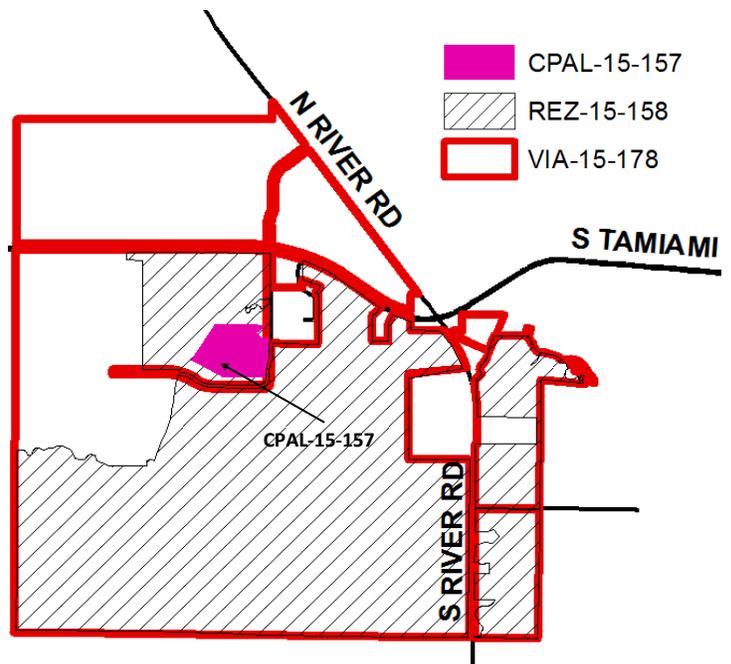
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These public hearings will be held in the North Port City Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286.

For additional information contact the Planning Department at (941) 429-7156.

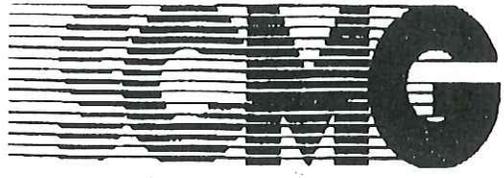
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ORD 2016-22

EXHIBIT D

CITY CLERK
JUN 23 2016
CITY of NORTH PORT



A SUN COAST MEDIA GROUP, INC PUBLICATION

Printers and Publishers of
North Port Sun Herald
Englewood Sun Herald
Charlotte Sun Herald
DeSoto Sun Herald
Venice Gondolier

PUBLISHER'S AFFIDAVIT OF PUBLICATION

STATE OF FLORIDA,
COUNTY OF Sarasota

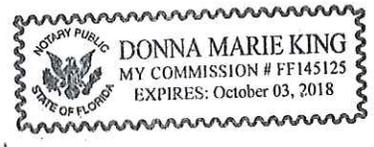
Before the undersigned personally appeared Steve Sachkar who on oath says he is General Manager of the North Port Sun Herald a newspaper printed at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement being Legal Advertising in the matter of legal advertising in said issues of: *June 21, 2016*

Affiant further says that the said newspaper has heretofore been continuously published in Charlotte County, Florida, Sarasota County, Florida, and DeSoto County, Florida, each day and has been entered as Second-Class mail matter at the Post Office in Punta Gorda, in said Charlotte County, Florida and at additional mailing offices, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Steve Sachkar

Sworn to and subscribed before me this *21* day of *June*, *2016*

Donna Marie King



**PUBLIC NOTICE - CITY OF NORTH PORT
NOTICE OF PUBLIC HEARING FOR
ORDINANCE NO. 2016-22**

NOTICE IS HEREBY GIVEN, pursuant to Chapters 166 and 163 of the Florida Statutes, Section 9.01(b) of the Charter of the City of North Port, Florida that the City of North Port proposes to adopt Ordinance No. 2016-22, amending the Future Land Use Map 2-7 of lands lying within the City of North Port's corporate limits to designate City of North Port Village (V) land use designation to ± 126.37 acres and an amendment to the Future Land Use Element Policy 13.1.n to incorporate the ± 126.37 acres into the West Villages.

A Public Hearing will be held before the Planning and Zoning Advisory Board designated as the Local Planning Agency (LPA) on Thursday, July 7, 2016, at 9:00 a.m., or as soon thereafter as the matter may be heard in the City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286.

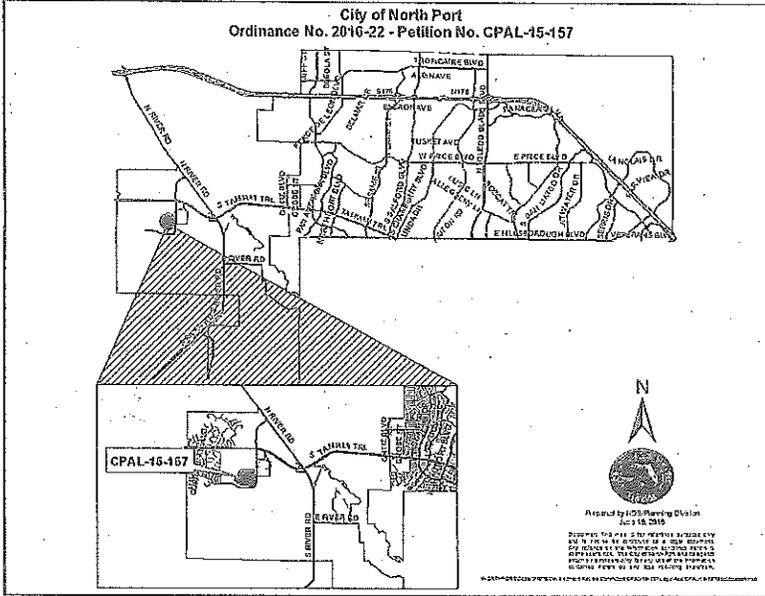
Public Hearings will be held before the North Port City Commission on Tuesday, July 26, 2016 at 10:00 a.m., or as soon thereafter as the matter may be heard to consider Ordinance No. 2016-22. The second and final hearing will be held before the North Port City Commission on Tuesday, September 27, 2016 at 10:00 a.m., or as soon thereafter as the matter may be heard to consider enactment of Ordinance No. 2016-22.

These Public Hearings will be held in the North Port City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida, 34286.

ORDINANCE NO. 2016-22

(Adoption of a Large Scale Amendment to the City of North Port, Florida
Comprehensive Plan pertaining to the Future Land Use Map 2-7 and Village Land Use Policy 13.1.n)

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, RELATING TO AMENDMENT CPAL 15-157, AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP 2-7 TO CHANGE THE DESIGNATION OF A ±126.37 ACRE AREA LOCATED SOUTH OF U.S. 41 IN THE WEST VILLAGES FROM "NONE" TO "VILLAGE" AMENDING THE COMPREHENSIVE PLAN VILLAGE LAND USE POLICY 13.1.n.; PROVIDING FOR FINDINGS; PROVIDING FOR ADOPTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



Note: Proposed Ordinance No. 2016-22 (Comprehensive Plan amendment of ±126.37 to City of North Port Village "V") is depicted on this map.

All interested parties are invited to appear and be heard in respect to this Ordinance at the public hearings in the City Hall Commission Chambers. Written comments filed with the Planning and Zoning Advisory Board and the City Commission will be heard and considered and will be made a matter of public record at these meetings. These public hearings may be continued from time to time as announced at the hearings, as may be found necessary. The file pertinent to Ordinance 2016-22, CPAL-15-157, may be inspected by the public at the Neighborhood Development Services Department, Planning Division and in the City of North Port City Clerk's Office, 4970 City Hall Boulevard, North Port, Florida 34286, during regular business hours.

NO STENOGRAPHIC RECORD BY A CERTIFIED COURT REPORTER IS MADE OF THESE MEETINGS. ACCORDINGLY, ANY PERSON WHO MAY SEEK TO APPEAL A DECISION INVOLVING THE MATTERS NOTICED HEREIN WILL BE RESPONSIBLE FOR MAKING A VERBATIM RECORD OF THE TESTIMONY AND EVIDENCE AT THESE MEETINGS UPON WHICH ANY APPEAL IS TO BE BASED (SEE F.S.S. 286.0105).

NOTE: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE 48 HOURS IN ADVANCE OF THE MEETING (SEE F.S.S. 286.26).

Helen M. Raimbeau, MMC
City Clerk

EXHIBIT E

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

August 26, 2016

The Honorable Jacqueline Moore
Mayor, City of North Port
4970 City Hall Boulevard
City of North Port, Florida 34286

Dear Mayor Moore:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendment for the City of North Port, amendment number 16-1ESR, which was received on August 1, 2016. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comment related to important state resources and facilities within the Department's authorized scope of review that will be adversely impacted by the amendment if adopted.

Pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the City of North Port. If other reviewing agencies provide comments, we recommend the City consider appropriate changes to the amendment based on those comments. If unresolved, such comments could form the basis for a challenge to the amendment after adoption.

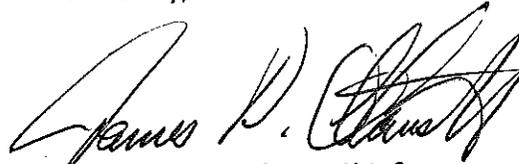
The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Samantha Parks at (850) 717-8489, or by email at Samantha.parks@deo.myflorida.com.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Development

JS/sp

Enclosure(s): Procedures for Adoption

cc: Ms. Michele Norton, AICP, Planning Manager

Ms. Margaret Wuerstle, AICP, Executive Director, Southwest Florida Regional Planning Council

**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS
FOR EXPEDITED STATE REVIEW**

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the Department of Economic Opportunity and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ Department of Economic Opportunity identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

_____ List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity in response to the comment letter from the Department of Economic Opportunity.



An Equal Opportunity Employer

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

WaterMatters.org

Bartow Office

170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office

6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office

7601 U.S. 301 North (Fort King Highway)
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

Randall S. Maggard
Chair, Pasco

Jeffrey M. Adams
Vice Chair, Pinellas

Bryan K. Beswick
Secretary, DeSoto, Hardee,
Highlands

Ed Armstrong
Treasurer, Pinellas

H. Paul Senft, Jr.
Former Chair, Polk

Michael A. Babb
Former Chair, Hillsborough

Thomas E. Bronson
Hernando, Marion

Wendy Griffin
Hillsborough

John Henslick
Manatee

George W. Mann
Polk

Michael A. Moran
Charlotte, Sarasota

Kelly S. Rice
Citrus, Lake, Levy, Sumter

Vacant
Hillsborough, Pinellas

Brian J. Armstrong, P.G.
Executive Director

August 25, 2016

Mr. Christopher Whittaker, AICP
City of North Port
Planning Division
4970 City Hall Boulevard
North Port, FL 34286

Subject: **North Port 16-1ESR**

Dear Mr. Whittaker:

The Southwest Florida Water Management District (District) has reviewed the proposed amendment package which includes a map and text amendment identified as CPAL-15-157. We offer the following technical assistance comments for consideration.

Regional Water Supply

1. The amendment is not supported by data and analysis demonstrating the availability of adequate potable water capacity to meet the additional demand associated with the land use change. This information should be provided as per Chapter 163.3177(6)(a)8.a., F.S., and Department of Economic Opportunity (DEO) guidelines (see page 4 of DEO's publication entitled *A Guide To The Data And Analysis To Support Comprehensive Plan Amendments*). A copy of the Guide is available at the following link:

<http://www.floridajobs.org/community-planning-and-development/programs/technical-assistance/planning-initiatives/natural-resource-planning/water-supply-planning>

2. The site is located within the Southern Water Use Caution Area (SWUCA). Considering that the proposed future land use map designation would potentially allow additional single-family residential development, the use of water conservation and reclaimed water (when available) should be maximized. Potential water conservation measures include, but are not limited to, Florida Water StarSM, Florida-Friendly LandscapingTM and distribution of water conservation literature to residents. Additional information on these programs is available at the following links:

https://www.swfwmd.state.fl.us/conservation/florida_water_star/

<https://www.swfwmd.state.fl.us/yards/>

<http://www.swfwmd.state.fl.us/publications/search.php?subject=conservation>

Floodplains and Floodprone Areas

3. No comments.

Wetlands and Other Surface Waters

4. There are two wetland mitigation areas in the eastern portion of the site permitted under Environmental Resource Permit (ERP) No. 16389.2. Encroachments into these areas should be avoided.

Early coordination with the District's Environmental Resource Permit (ERP) staff is encouraged prior to any site work. For assistance or additional information concerning the District's ERP program, please contact Dave Kramer, ERP evaluation manager in the District's Tampa office, at (813) 985-7481, extension 2009, or dave.kramer@watermatters.org.

We appreciate this opportunity to participate in the review process. Please provide the District with a copy of the adopted amendment, including any supporting data and analysis. If you have any questions or require further assistance, please do not hesitate to contact me at (352) 796-7211, extension 4790, or james.golden@watermatters.org.

Sincerely,



James J. Golden, AICP
Senior Planner

JG

cc: Ray Eubanks, DEO
Dave Kramer, SWFWMD
Tara Poulton, SWFWMD
Suzanne Ray, FDEP

1400 Colonial Blvd., Suite 1
Fort Myers, FL 33907



P: 239.938.1813 | F: 239.938.1817
www.swfrpc.org

August 18, 2016

Ms. Michele Norton, AICP
Planning Manager
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

Re: City of North Port CPAL-15-157 / DEO 16-1ESR

Dear Ms. Norton:

The staff of the Southwest Florida Regional Planning Council has reviewed the proposed amendment (DEO 16-1ESR) to the City of North Port Comprehensive Plan. The review was performed according to the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act.

The Council will review the proposed amendment and the staff recommendations at its September 15, 2016 meeting. Council staff is recommending that the request be found not regionally significant. Council staff is recommending that the proposed changes are consistent with the SRPP and do not produce extra-jurisdictional impacts that are inconsistent with the Comprehensive Plans of other local governments.

A copy of the official staff report explaining the Council staff's recommendation is attached. If Council action differs from the staff recommendation, we will notify you.

Sincerely,
Southwest Florida Regional Planning Council

A handwritten signature in blue ink that reads "M. Wuerstle".

Margaret Wuerstle, AICP
Executive Director

MW/DEC
Attachment

Cc: Mr. Eubanks, Plan Processing Administrator, Department of Economic Opportunity

1400 Colonial Blvd., Suite 1
Fort Myers, FL 33907



P: 239.938.1813 | F: 239.938.1817
www.swfipc.org

August 18, 2016

Mr. Ray Eubanks
Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison- MSC 160
Tallahassee, FL. 32399-0800

Re: City of North Port CPAL-15-157 / DEO 16-1ESR

Dear Mr. Eubanks:

The staff of the Southwest Florida Regional Planning Council has reviewed the proposed amendment (DEO 16-1ESR) to the City of North Port Comprehensive Plan. The review was performed according to the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act.

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Sincerely,
Southwest Florida Regional Planning Council

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Margaret Wuerstle, AICP
Executive Director

MW/DEC
Attachment

Cc: Ms. Norton, Planning Manager, City of North Port

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

August 2, 2016

Ms. Michele Norton, AICP, Planning Manager
City of North Port Planning and Zoning
Division
4970 City Hall Boulevard
North Port, Florida 34286

Dear Ms. Norton:

Thank you for submitting City of North Port's proposed comprehensive plan amendments submitted for our review pursuant to the Expedited State Review process. The reference number for this amendment package is **North Port 16-1ESR**.

The proposed submission package will be reviewed pursuant to Section 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. You will receive the Department's Comment Letter no later than **August 31, 2016**.

If you have any questions please contact Anita Franklin, Plan Processor at (850) 717-8486 or Brenda Winningham, Regional Planning Administrator, whom will be overseeing the review of the amendments, at (850) 717-8516.

Sincerely,

D. Ray Eubanks, Administrator
Plan Review and Processing

DRE/af

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
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Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

MEMORANDUM

TO: Suzanne Ray, DEP
Deena Woodward, DOS
Tracy Suber, DOE
Margaret Wuerstle, Southwest Florida RPC
Trisha Neasman, Southwest Florida WMD
Chesna/Catala FDOT1
Sarasota County

DATE: August 2, 2016

SUBJECT: EXPEDITED STATE REVIEW PROCESS

COMMENTS FOR PROPOSED COMPREHENSIVE PLAN AMENDMENT

LOCAL GOVERNMENT/ STATE LAND PLANNING AGENCY AMENDMENT #:

City of North Port 16-1ESR

STATE LAND PLANNING AGENCY CONTACT PERSON/PHONE NUMBER:

Brenda Winningham/850-717-8516

The referenced proposed comprehensive plan amendment is being reviewed pursuant the Expedited State Review Process according to the provisions of Section 163.3184(3), Florida Statutes. Please review the proposed documents for consistency with applicable provisions of Chapter 163, Florida Statutes.

Please note that your comments must be sent directly to and received by the above referenced local government within 30 days of receipt of the proposed amendment package. A copy of any comments shall be sent directly to the local government and ALSO to the Department of Economic Opportunity to the attention of Ray Eubanks, Administrator, Plan Review and Processing at the Department E-mail address: DCPexternalagencycomments@deco.myflorida.com

Please use the above referenced State Land Planning Agency AMENDMENT NUMBER on all correspondence related to this amendment.

Note: Review Agencies - The local government has indicated that they have mailed the proposed amendment *directly to your agency*. See attached transmittal letter. *Be sure to contact the local government if you have not received the amendment*. Also, letter to the local government from State Land Planning Agency acknowledging receipt of amendment is attached.

Florida Department of Economic Opportunity | Calwell Building | 107 E. Madison Street | Tallahassee, FL 32399
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July 27, 2016

State Land Planning Agency- Department of Economic Opportunity
Attention: Mr. Ray Eubanks, Plan Processing Administrator
Caldwell Building
107 East Madison-MS 160
Tallahassee, Florida 32399

RECEIVED
Bureau of Community Planning
AUG - 1 2016
Div. of Community Development
Dept. of Economic Opportunity

**RE: Transmittal of Proposed Comprehensive Plan Amendment CPAL-15-157,
Costamar at West Villages**

Mr. Eubanks,

The City of North Port Commission hereby transmits to the Department of Economic Opportunity (DEO), Comprehensive Plan Amendment CPAL-15-157 for review and comment.

The Planning and Zoning Advisory Board, acting as the City's Local Planning Agency, held a public hearing for the amendment on July 7, 2016. The North Port Commission held a public hearing on July 26, 2016, and approved the Amendment for transmittal to DEO for review and comment.

CPAL-15-157 is an amendment to the City of North Port Future Land Use Map (FLUM), changing land use designation on approximately 126.37 acres from "None" to "Village." Petitions related to this amendment include an Index Map amendment(VIA-15-178) and Rezone (REZ-15-158). The amendment also includes an associated text amendment with Figure 13.1.n to include the subject property as part of the West Villages.

The proposed amendment does not propose a sector plan, nor is it located in an area of critical state concern. A summary description of the amendment is attached as part of the submittal packet. Also included is the Resolution authorizing transmittal of the Comprehensive Plan Amendment CPAL-15-157 to the Department of Economic Opportunity.

One paper copy and two copies on CD of the transmittal package are included with this letter. By this letter, we certify that two copies of the transmittal materials (on CD) have been submitted simultaneously to the following agencies:

If you have any questions concerning the comprehensive plan amendment, please contact Christopher Whittaker, AICP, Planner at cwhittaker@cityofnorthport.com, City of North Port Neighborhood Development Services, Planning Division, 4970 City Hall Boulevard, North Port, Florida 34286, (941) 429-7234.



Achieve Anything

www.cityofnorthport.com

Planning and Zoning Division, 941.429.7064, 4970 City Hall Boulevard, North Port, FL 34286

Best Regards,



Michele Norton, AICP, Planning Manager

Attachments (10):

- 1) Summary of Comprehensive Plan Amendment CPAL-15-157
- 2) Cover Memo to City of North Port Commission
- 3) Commission Staff Report (Transmittal Hearing)
- 4) Draft Ordinance
- 5) Application
- 6) Planning Board Minutes for July 7, 2016
- 7) General Principles of Agreement between the City of North Port, West Villages Improvement District and Main Street Ranchlands LLLP
- 8) Utility Letter from the City of North Port
- 9) Joint Planning Agreement between Sarasota County and City of North Port for subject property
- 10) Neighborhood Meeting

cc: Jonathan Lewis, ICMA-RC City Manager, City of North Port
Margaret Wuerstle, AICP, Executive Director, Southwest Florida Regional Planning Council
Trisha Neasman, AICP, Planning Supervisor, Southwest Florida Water Management District
Sarah Catala, Growth Management Coordinator, Florida Department of Transportation
Plan Reviewer, Florida Department of Environmental Protection
Allen Parsons, Interim Director, Planning and Development Services, Sarasota County
Deena Woodward, Historic Preservation Planner, Florida Dept. of State, Bureau of Historic Preservation
Tracy D. Suber, Educational Consultant-Growth Management Liaison, Department of Education
Jeff Shrum, City of Venice Planning & Zoning Department