



STAFF REPORT

Consent to Acquisition of Real Property

West Villages Improvement District (WVID)

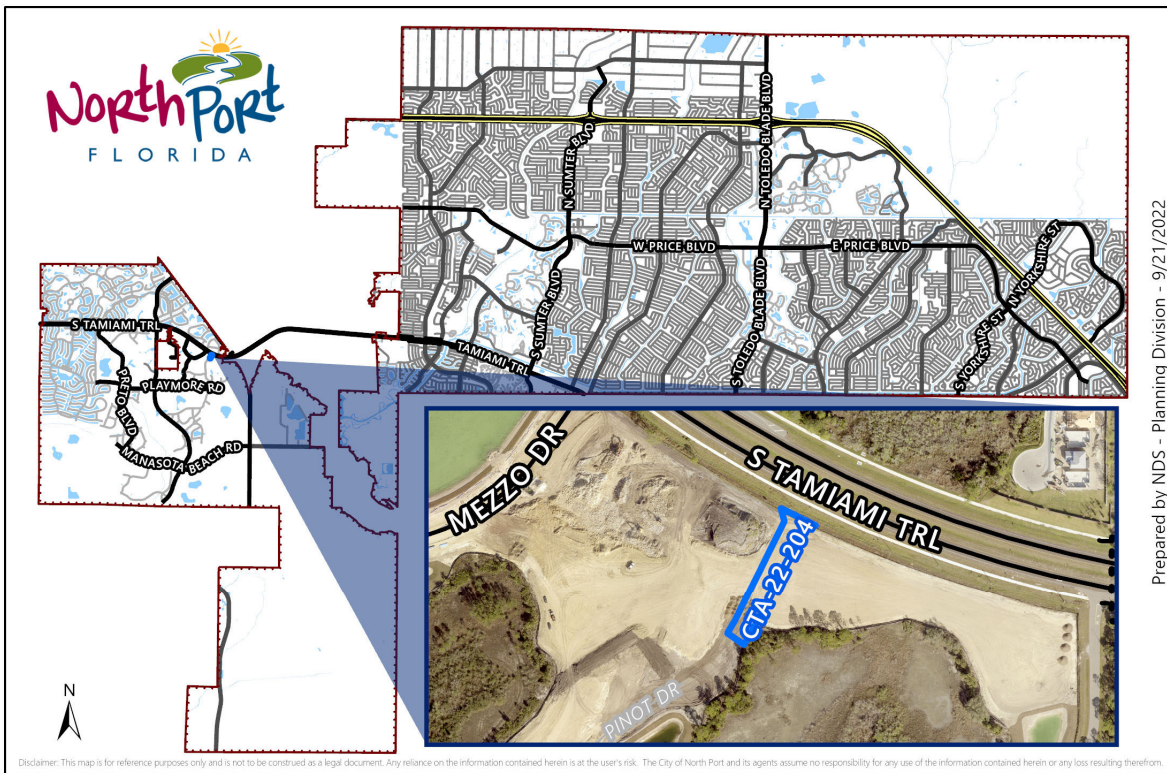
CTA-22-204

From: Noah Fossick, Planner II

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

Thru: Alaina Ray, AICP, Neighborhood Development Services Director

Date: October 25, 2022



Prepared by NDS - Planning Division - 9/21/2022

PROJECT:	CTA-22-204
REQUEST:	Approval of Conveyance of Real Property to the West Village Improvement District for property located within its jurisdictional boundary
APPLICANT:	West Villages Improvement District
OWNERS:	Manasota Beach Ranchlands LLLP
LOCATION:	Along the shared property line of Tracts 6 & 7, Wellen Park Village E Plat.
PROPERTY SIZE:	±0.3987 acres

I. BACKGROUND

A requisite step in the process to acquire real property by the West Villages Improvement District is to receive consent from the North Port City Commission. The requested consent is for ±0.3987 acres of Tracts 6, Wellen Park Village E Plat (EXHIBIT A) following the shared property line with Tract 7 with a small portion of Tract 7 at the northern terminus of the requested property with US-41.

II. STAFF ANALYSIS

COMPLIANCE WITH LEGISLATION

Chapter 2004-456, House Bill No. 1567 is the enacting legislation for the West Villages Improvement District within the City of North Port, providing for the amendment process, the powers and duties, a governing board process, and general obligation bonds. It is also specific to the district boundaries as shown below:

(d) To acquire by grant, loan, purchase, gift, transfer, exchange, dedication, lease, devise, or, when reasonably necessary for the implementation of district-authorized public infrastructure works, facilities, or services by means of the exercise of the right of eminent domain pursuant to the laws of the state and in accordance with section 12 of this act, all property, real or personal, or any easement, license, estate, or interest therein necessary, desirable, or convenient for the purposes of this act, and to sell, convey, transfer, gift lease, rent, dedicate, forfeit, abandon, exchange, or assign all or any part thereof to or with other entities, including governmental entities and agencies, and to exercise all of its powers and authority with respect thereto. The district shall not have the right of eminent domain outside of the boundaries of the district. Notwithstanding anything contained herein, the district shall not obtain fee simple title to any real property within the district except by dedication on an approved plat, with the approval of the City of North Port Commission or its designee, or if otherwise required by another governmental entity or agency. Any property interests owned by the district which are used for nonpublic or private commercial purposes shall be subject to all ad valorem taxes, intangible personal property taxes, or non-ad valorem assessments, as would be applicable if said property were privately owned.

CITY SERVICES & ENVIRONMENTAL

Water and Sewer Services

Water and sewer services are provided by the City of North Port Utilities.

Conservation

The site is not located within the Conservation Restricted Overlay.

Flood Zone

X, Firm Panels 12115C0370F , Community 120279.

III. REVIEW PROCESS

The City Attorney reviewed and approved a template for the approval of consent documents as to their form and correctness. This Consent to Acquisition of Real Property was prepared with the approved template.

IV. PUBLIC NOTICE & HEARING SCHEDULE

PUBLIC HEARING SCHEDULE

City Commission Public Hearing	October 25, 2022 6:00 PM or soon thereafter
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V. RECOMMENDED ACTION

Staff recommends that the City Commission approve/consent to the acquisition of real property by the West Villages Improvement District.

VI. EXHIBITS

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

**CONSENT BY THE CITY OF NORTH PORT, FLORIDA
TO THE ACQUISITION OF REAL PROPERTY
BY THE WEST VILLAGES IMPROVEMENT DISTRICT**

The City of North Port, a Florida municipal corporation, acknowledges and consents to the following:

1. The West Villages Improvement District (“WVID”) is an independent special district of the State of Florida, organized and operating in accordance with the provisions of Chapter 2004-456, Laws of Florida, as amended and supplemented (together the “Act”).
2. WVID’s jurisdiction encompasses real property, a substantial portion of which is located within the jurisdictional boundaries of the City of North Port, Florida (the “City”). The Act provides that WVID shall not obtain fee simple title to any real property located within the City without first obtaining the approval of the City Commission for such acquisition.
3. The WVID has informed the City that it plans to purchase real property within the City, bearing Sarasota County Property Appraiser Parcel Identification Numbers 0786020100 and 0786010100, and further described in the legal description attached as Exhibit “A” (the “Property”). The Property contains a portion of Tracts 6 & 7, Wellen Park Village E Plat (Plat Book 55, Page 401).
4. WVID will record this instrument in the public records of Sarasota County, Florida, at its expense.

NOW, THEREFORE, the City of North Port, Florida, hereby consents to West Villages Improvement District’s acquisition of the Property.

Approved by the City Commission of the City of North Port, Florida on _____, 20__.

CITY OF NORTH PORT, FLORIDA

PETE EMRICH
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

AMBER L. SLAYTON, B.S.C.
CITY ATTORNEY

Exhibit A

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

A parcel of land in and being a portion of Tracts 6 & 7, Wellen Park, Village E as recorded in Plat Book 55, Page 401 in the Public Records of Sarasota County, Florida and lying in Section 33, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida, being more particularly described as follows:

Begin at the northeast corner of said Tract 6 and northwest corner of said Tract 7, said point being on the southerly right-of-way line of U.S.41 (Section 17010-2508, variable width public right-of-way); said point being the point of curvature of a curve to the left, having a radius of 3,011.73 feet and a central angle of 00°28'04"; thence Southeasterly along the arc of said curve and along said southerly right-of-way line of U.S.41, a distance of 24.59 feet, said curve having a chord bearing and distance of S.64°25'27"E., 24.59 feet to the point of curvature of a non-tangent curve to the left, having a radius of 25.00 feet and a central angle of 89°03'24"; thence Westerly along the arc of said curve and along the easterly line of a 50' wide access easement as shown in the abovementioned plat of Wellen Park Village E, a distance of 38.86 feet, said curve having a chord bearing and distance of S.70°48'50"W., 35.06 feet, to the point of tangency of said curve; the following two (2) calls are along the easterly line of said Tract 6 and westerly line of said Tract 7: (1) thence S.26°17'08"W., a distance of 277.99 feet to a point of curvature of a curve to the right having a radius of 300.00 feet and a central angle of 08°14'37"; (2) thence Southwesterly along the arc of said curve, a distance of 43.16 feet, to the end of said curve; thence N.55°28'16"W. along a line non-tangent to said curve, a distance of 50.00 feet to the point of curvature of a non-tangent curve to the left, having a radius of 250.00 feet and a central angle of 08°14'37"; the following three (3) calls are along the westerly line of said 50' wide access easement: (1) thence Northeasterly along the arc of said curve, a distance of 35.97 feet, said curve having a chord bearing and distance of N.30°24'26"E., 35.94 feet, to the point of tangency of said curve; (2) thence N.26°17'08"E., a distance of 277.99 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 83°03'18"; (3) thence Northerly along the arc of said curve, a distance of 36.24 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 85.00 feet and a central angle of 03°13'20"; thence Southeasterly along the arc of said curve, a distance of 4.78 feet, said curve having a chord bearing and distance of S.64°31'22"E., 4.78 feet, to the point of curvature of a reverse curve to the left having a radius of 3,011.73 feet and a central angle of 01°16'42"; thence Southeasterly along the arc of said curve and along said southerly right-of-way line of U.S.41, a distance of 67.20 feet, to the point of tangency of said curve to the POINT OF BEGINNING.

Containing 17,368 square feet or 0.3987 acres, more or less.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	3,011.73'	0°28'04"	24.59'	24.59'	S64°25'27"E
C2	25.00'	89°03'24"	38.86'	35.06'	S70°48'50"W
C3	300.00'	8°14'37"	43.16'	43.13'	S30°24'26"W
C4	250.00'	8°14'37"	35.97'	35.94'	N30°24'26"E
C5	25.00'	83°03'18"	36.24'	33.15'	N15°14'31"W
C6	85.00'	3°13'20"	4.78'	4.78'	S64°31'22"E
C7	3,011.73'	1°16'42"	67.20'	67.20'	S63°33'03"E

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S.41, BEING S.54°22'31"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

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

Date of Signature

SEE SHEET 1 FOR SKETCH & CURVE/LINETABLES

FOR: MANASOTA BEACH RANCLANDS, LLLP

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

Sep 15, 2022 - 13:14:17 EDMEJIA\2156\active\215616466\survey\drawing\215616466v-sk0010.dwg

SKETCH & DESCRIPTION OF A PARCEL OF LAND IN TRACTS 6 & 7, WELLEN PARK, VILLAGE E IN SECTION 33, TOWNSHIP 39 S., RANGE 20 E., CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

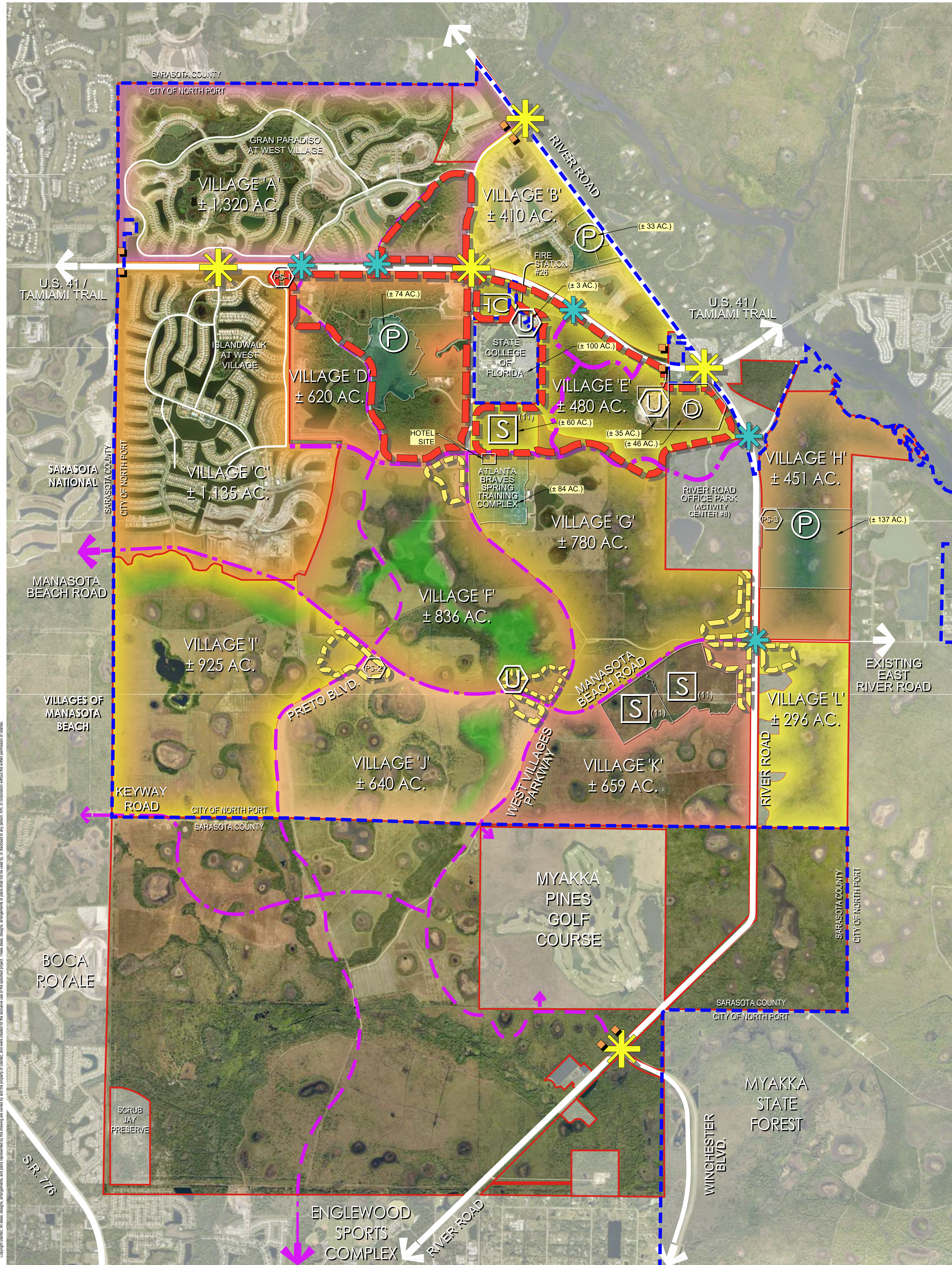


Stantec

6920 Professional Parkway East, Sarasota, FL 34240-8414
 Phone 941-907-6900 • Fax 941-907-6910
 Certificate of Authorization #27013 • www.stantec.com
 Licensed Business Number 7866

TASK CODE: 310.10	DRAWN BY: EDM	CHKED BY: JRJ	CAD FILE: 215616466v-sk0010	PROJECT NO: 215616466	SHEET 2 OF 2	DRAWING INDEX NO: 215616466v-sk0010	REV:
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WEST VILLAGES INDEX MAP



LEGEND

	EXISTING ROADWAY		APPROXIMATE SCHOOL LOCATION (K-12) (11)		RECREATIONAL / OPEN SPACE / RECREATIONAL TRAIL SYSTEM		APPROXIMATE TOWN CENTER LOCATION (2)
	4 LANE W/ NEV & 8' SIDEWALKS		SARASOTA MEMORIAL HOSPITAL - HEALTH CARE SERVICES ± 28 AC.		POTENTIAL ROADWAY CONNECTION TO ADJACENT COMMUNITY		EXISTING TRAFFIC SIGNAL
	2 LANE W/ NEV, 8' SIDEWALK, & 5' SIDEWALK		APPROXIMATE UTILITIES / PUBLIC FACILITIES LOCATION (10)		STATE COLLEGE OF FLORIDA		APPROXIMATE FUTURE FULL MEDIAN OPENINGS; TRAFFIC CONTROL T.B.D.
	2 LANE W/ NEV, & 5' SIDEWALKS		APPROXIMATE PARK LOCATION (10)		APPROXIMATE VILLAGE CENTER LOCATION (2)		CITY OF NORTH PORT - CITY LIMITS
	POTENTIAL WEST VILLAGES GATEWAY LOCATIONS		DIOCESE OF VENICE LOCATION		FIRE/ POLICE STATION LOCATIONS		

NOTES

- ACREAGES ARE APPROXIMATE. FINAL ACREAGE LOCATIONS SUBJECT TO REFINEMENT BASED UPON EXISTING SITE CONDITIONS AND FINAL VILLAGE DISTRICT PATTERN PLANS.
- AREAS DEFINED WITHIN THIS DESIGNATION WILL INCLUDE 300-1,000 ACRES OF TOWN CENTER AND MAY INCLUDE VILLAGE DEVELOPMENT AT THE DENSITY / INTENSITY ESTABLISHED IN THE V.D.P.B., CONSISTENT WITH SECTION 53-212 U.L.D.C. FINAL LOCATIONS WILL BE DETERMINED DURING THE V.D.P.P. PROCESS.
- THE INDEX MAP DEPICTS THE GREENBELT FRAMEWORK BY IDENTIFYING VILLAGE EDGES ADJACENT TO MAJOR ENVIRONMENTAL FEATURES OR ROADWAYS AND MULTI-USE PATHWAYS. ADDITIONALLY, THIS FRAMEWORK CONNECTS VILLAGE CENTERS AND TOWN CENTERS, CONSISTENT WITH COMPREHENSIVE PLAN POLICY 13.8 AND SEC. 53-216 OF THE U.L.D.C. COMPLIANCE WITH THESE POLICIES WILL BE FURTHER DEMONSTRATED WITH FUTURE VILLAGE DISTRICT PATTERN PLANS.
- LOCATION AND CONFIGURATION OF PARKS SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT, FLORIDA, IN ACCORDANCE WITH THE WEST VILLAGES DEVELOPER AGREEMENT (POST ANNEXATION).
- MULTI-MODAL TRAILS MAY BE SATISFIED BY AN 8' SIDEWALK AND 4' BIKE LANES, AND SHALL BE FURTHER REFINED WITH FUTURE VILLAGE DISTRICT PATTERN PLANS.
- 8' - 12' TRAILS WILL BE DELINEATED ON V.D.P.P., AND MAY BE COMBINED WITH INTERNAL ROADWAYS.
- THE WEST VILLAGES IMPROVEMENT DISTRICT WILL COORDINATE WITH THE APPLICABLE GOVERNING AUTHORITY TO ESTABLISH ACCESS MANAGEMENT CRITERIA.
- FINAL LOCATIONS OF TOWN CENTERS, PUBLIC FACILITY SITES, SCHOOL SITES, VILLAGE BOUNDARIES AND ROADWAY CORRIDORS SHALL BE DETERMINED DURING THE V.D.P.P. PROCESS AND/OR DEVELOPERS AGREEMENT.
- FINAL ALIGNMENT OF CORRIDORS / ROADWAYS IS SUBJECT TO FINAL APPROVAL OF JURISDICTIONAL AGENCIES.
- FINAL SIZE, LOCATION, AND CONFIGURATION OF UTILITIES/PUBLIC FACILITIES SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT, FLORIDA.
- SCHOOL SITE SHOWN IN VILLAGE E WILL BE REMOVED IN FAVOR OF SCHOOL SITES SHOWN IN VILLAGE K (130+/- AC.) UPON APPROVAL OF AN AGREEMENT WITH SARASOTA COUNTY SCHOOL BOARD. THE TRANSACTION TO CONVEY LAND IN VILLAGE K AND ACQUIRE LAND IN VILLAGE E WILL BE A CONCURRENT TRANSACTION.
- THE PROPERTY WITHIN VILLAGE "C" IS OUTSIDE OF THE OWNERSHIP OF WEST VILLAGES LLP OR ITS AFFILIATES. THEREFORE, THAT PORTION OF MANASOTA BEACH ROAD SHALL BE CONSTRUCTED BY OTHERS. THE WVVD AND CITY OF NORTH PORT ARE NOT REQUIRED TO CONSTRUCT THIS SEGMENT OF ROAD.

Adopted on March 2, 2021
 ORDINANCE 2021-13
 PETITION NUMBER VIA-20-222

West Villages Index Map