

From: [Heather Taylor](#)
To: [Amanda Baker](#)
Subject: Fwd: CC PLF-21-348 City of North Port Petition No. PLF-21-348, Wellen Park Golf and Country Club Phase 1A Final Plat (QUASI-JUDICIAL) and Antigua at Wellen Park (Village E Tract 9 Residential Subdivision) Final Plat (QUASI-JUDICIAL)
Date: Sunday, March 20, 2022 9:12:57 PM
Attachments: [West Villages Index Map.pdf](#)
[Wellen Park.pdf](#)

Amanda,

Please add as backup after the meeting.

Thanks.
Heather

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From: Julie Bellia <jbellia@cityofnorthport.com>
Sent: Sunday, March 20, 2022 9:50:57 AM
To: Commissioners <Commissioners@cityofnorthport.com>
Cc: Jerome Fletcher <jfletcher@cityofnorthport.com>; Jason Yarborough <jyarborough@cityofnorthport.com>; Anna Duffey <aduffey@cityofnorthport.com>; Lori Hollingshead <lhollingshead@cityofnorthport.com>; Alaina Ray <aray@cityofnorthport.com>; Amber Slayton <aslayton@cityofnorthport.com>; Heather Taylor <htaylor@cityofnorthport.com>
Subject: CC PLF-21-348 City of North Port Petition No. PLF-21-348, Wellen Park Golf and Country Club Phase 1A Final Plat (QUASI-JUDICIAL) and Antigua at Wellen Park (Village E Tract 9 Residential Subdivision) Final Plat (QUASI-JUDICIAL)

PLEASE DO NOT REPLY TO ALL.

Commissioners:

Good morning. Below is a Commissioner question with staff's response regarding the above referenced agenda item scheduled on the March 22, 2022, City Commission Regular Meeting:

1. **Question:** May I have a map of the entire Wellen Park area, showing these two plats along with villages identified and their boundaries?

Response: Please find attached the West Village Index Map adopted with Ordinance 2021-13 on March 2, 2021, as well as an updated Wellen Park development map received from the developer on Friday, March 18, 2022.

Respectfully,

Juliana B. Bellia

Assistant City Manager

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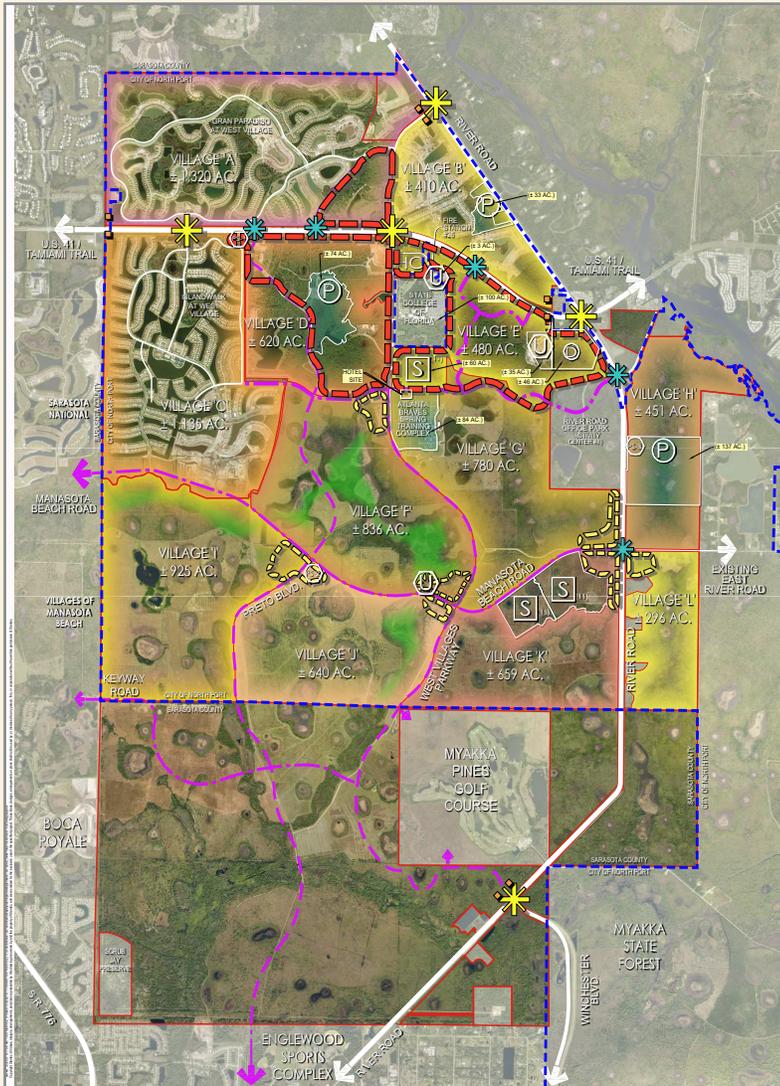
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Figure 1 – Index Map



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 & S SIDEWALKS		SARASOTA MEMORIAL HOSPITAL - HEALTH CARE SERVICES ± 28 AC.		POTENTIAL ROADWAY CONNECTION TO ADJACENT COMMUNITY		EXISTING TRAFFIC SIGNAL
	2 LANE W/ NEV, 8 SIDEWALK & S 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 & S 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

- (1) ACRES ARE APPROXIMATE. FINAL ACREAGE LOCATIONS SUBJECT TO REFINEMENT BASED UPON EXISTING SITE CONDITIONS AND FINAL VILLAGE DISTRICT PATTERN PLANS.
- (2) 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.P., CONSISTENT WITH SECTION 53-212 U.L.D.C. FINAL LOCATIONS WILL BE DETERMINED DURING THE V.D.P.P. PROCESS.
- (3) 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. 53-214 OF THE U.L.D.C. COMPLIANCE WITH THESE POLICIES WILL BE FURTHER DEMONSTRATED WITH FUTURE VILLAGE DISTRICT PATTERN PLANS.
- (4) 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).
- (5) 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.
- (6) 8' - 12' TRAILS WILL BE DELINEATED ON V.D.P.P., AND MAY BE COMBINED WITH INTERNAL ROADWAYS.
- (7) THE WEST VILLAGES IMPROVEMENT DISTRICT WILL COORDINATE WITH THE APPLICABLE GOVERNING AUTHORITY TO ESTABLISH ACCESS MANAGEMENT CRITERIA.
- (8) 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.
- (9) FINAL ALIGNMENT OF CORRIDORS / ROADWAYS IS SUBJECT TO FINAL APPROVAL OF JURISDICTIONAL AGENCIES.
- (10) 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.
- (11) 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.
- (12) 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 WVID 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

