



STAFF REPORT

Ordinance No. 2024-25

Sarasota Memorial Hospital (SMH) at Wellen Park Rezone
(Petition No. REZ-24-079)

From: Sherry Willette-Grondin, Planner III

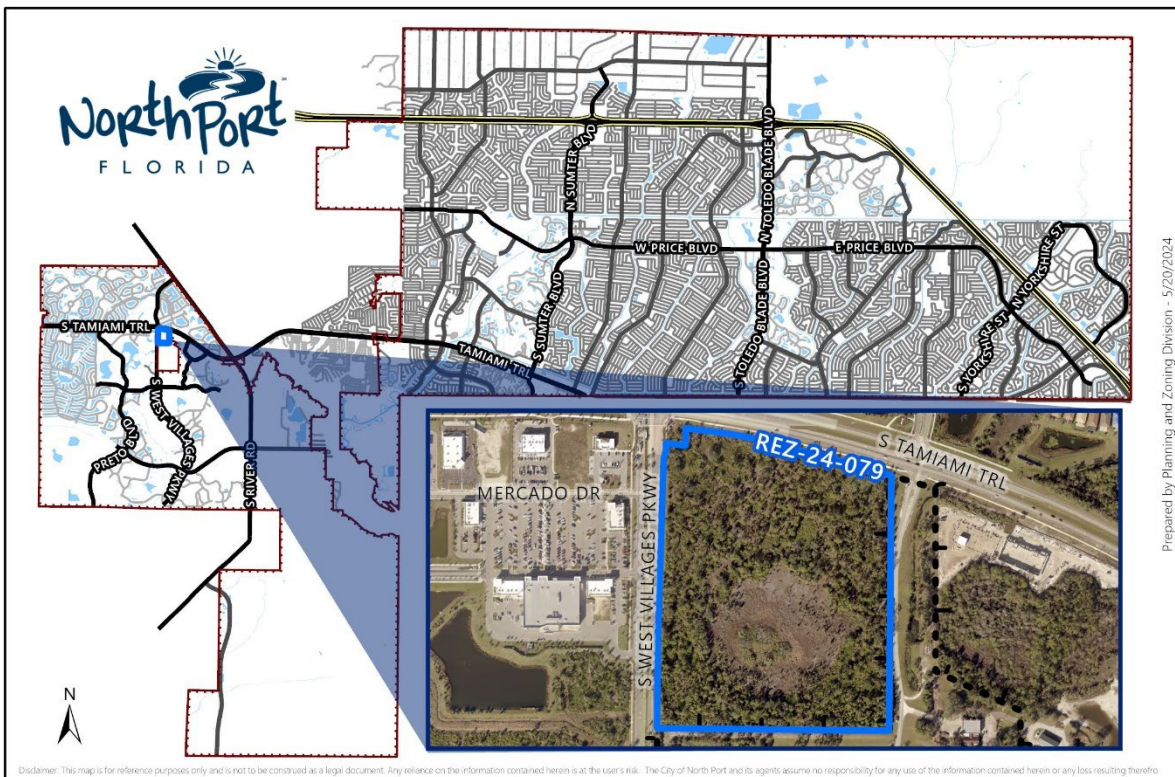
Thru: Hank Flores, AICP, CFM, Planning & Zoning Manager

Thru: Lori Barnes, AICP, CPM, Development Services Assistant Director

Thru: Alaina Ray, AICP, Development Services Director

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

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



Prepared by Planning and Zoning Division - 5/20/2024

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.

PROJECT:	REZ-24-079 Sarasota Memorial Hospital (SMH) at Wellen Park
REQUEST:	Rezone from No Zoning Designation District (NZD) Classification to Village (V) Classification
APPLICANT:	Jackson R. Boone, Esq. (Exhibit A, Affidavit)
OWNERS:	Sarasota County Public Hospital District (Exhibit B, Warranty Deed)
LOCATION:	South of and adjacent to S. Tamiami Trail (US-41) and east of and adjacent to S. West Villages Parkway
PARCEL ID#:	0785-00-3010
PROPERTY SIZE:	± 27.7816 acres

I. BACKGROUND

Jackson R. Boone, Esq., representing the Sarasota County Public Hospital District (Owner), has filed a Rezone (REZ) petition to rezone a ±27.7816-acre property. The proposed petition seeks to change the zoning from No Zoning Designation District (NZD) Classification to Village (V) Classification (Figure 1). The site is located to the south and adjoining S. Tamiami Trail (US-41) and to the east and adjoining S. West Villages Parkway (PID 0785-00-3010).

The property subject to this petition was annexed into the City on October 30, 2000, under Ordinance No. 2000-18A as part of the Taylor Ranch annexation. In addition, a Comprehensive Plan Amendment CPA-02-83 amending the Future Land Use to Village was adopted by the City Commission on March 22, 2004, by Ordinance No. 03-28.

SITE INFORMATION:

CURRENT LAND USE
Adopted Future Land Use Map Designation: Village
Adopted Zoning Map Designation: No Zoning Designation District (NZD)
Existing Land Uses: Vacant Property

SURROUNDING LAND USES:			
Direction	Existing Land Uses	Future Land Use Map Designation	Zoning Map Designation
North	Residential (Renaissance at West Villages Phase I, Village B)	Village	Village (V)
South	College – Public (State College of Florida)	Sarasota County Rural	Sarasota County Government Use (GU)
East	Mixed Use Town Center (Village E)	Village	Village (V)
West	Mixed Use Town Center (Village D)	Village	Village (V)



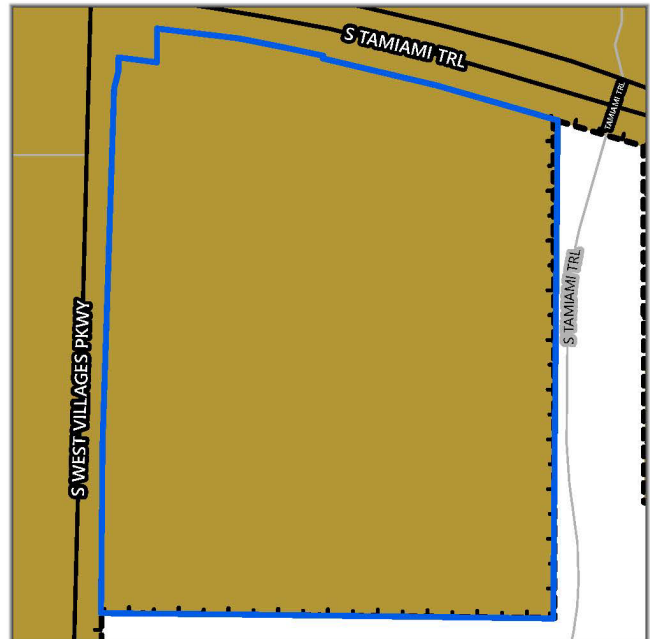
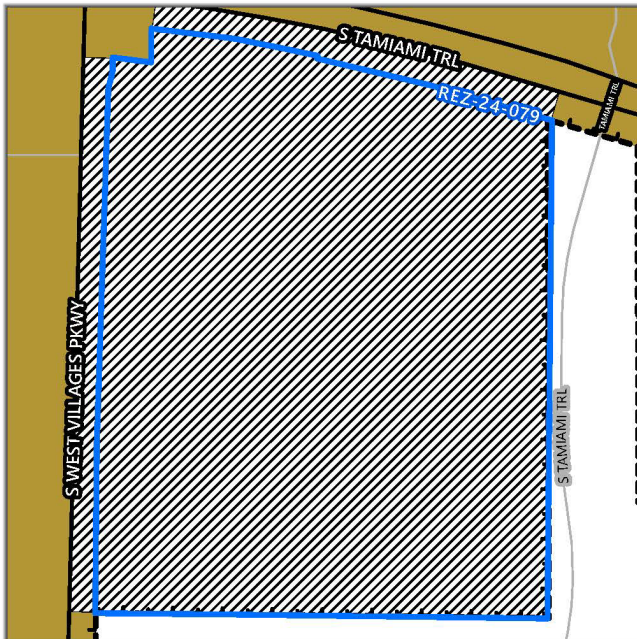
PROPOSED REVISION TO OFFICIAL ZONING MAP

REZ-24 -079, SMH at Wellen Park

Development Review Committee - REZ (Rezoning) REZ-24 -079, SMH at Wellen Park
Prepared on 5/20/2024
0 200 400
Feet

Current Zoning
NZD - No Zoning Designation

Proposed Zoning
(V) Village



Current Zoning

- (NZD) No Zoning Designation
- (V) Village

Legend

- Petition Boundary
- City Boundary
- Streets**
- Arterial
- Private

Proposed Zoning

- (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.

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Figure 1- Current and Proposed Zoning

II. PETITION

Rezone

Petition REZ-24-079 proposes a Rezone, changing the zoning of a ±27.7816 acre subject property from No Zoning Designation District (NZD) Classification to Village (V) Classification. **(See the Zoning Map attached as Exhibit C).** The implementing ordinance to amend the Zoning Map is Ordinance No. 2024-25, attached as **Exhibit D.**

III. NEIGHBORHOOD MEETING

Pursuant to Section 53-5.E. of the Unified Land Development Code, the applicant held a neighborhood meeting on June 27, 2024, at 5:00 PM in person at Solis Hall, 19745 Wellen Park Blvd, North Port, FL, 34293. The meeting documents, including public notice, are attached as **(Exhibit E).**

IV. REVIEW PROCESS

A pre-application meeting for the project was held on April 3, 2024 (PRE-24-053). REZ-24-079 was processed for management review; no comments were issued by the reviewing departments.

The City Attorney's Office reviewed and approved the proposed Ordinance 2024-25 as to form and correctness.

V. STAFF ANALYSIS AND FINDINGS

Staff has reviewed the proposed application for consistency with the Florida Statutes, the City's Comprehensive Plan, and the City's Unified Land Development Code (ULDC).

Florida Statutes

Florida Statutes § 166.041 Procedures for adoption of ordinances and resolutions.

The notice requirements pursuant to this Statute have been met and are detailed in Section VI of this Staff Report.

Staff concludes that the petition for rezoning is consistent with the requirements of § 166.041(3)(a) regarding ordinances that change the zoning map designation of a parcel of land.

Comprehensive Plan

Future Land Use Element, Goal 1

Ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

Objective 1: Future development activities shall continue to be directed in appropriate areas as depicted on the Future Land Use Map, and shall encourage the use of innovative land development regulations, consistent with sound planning principles, minimal natural limitations, the goals, objectives and policies contained within this plan, and the community character.

The area currently under consideration for rezoning is planned as the future site of Sarasota Memorial Hospital (SMH) and will be developed as a significant healthcare facility. The primary access to the site is through S. West Villages Parkway from US-41.

As the city's population continues to grow, the establishment of a large healthcare facility is crucial. A facility of this type will provide for the healthcare needs of the residents of North Port by offering a wide range of medical services, including 24-hour inpatient care, surgical procedures, and advanced medical treatments.

Comprehensive Plan

Public hospitals have tax-exempt status due to their vital role in providing community benefits and essential services. The economic benefit of such services, especially those offered by non-profit major healthcare facilities, cannot be solely measured in monetary terms, and extends beyond quantifiable metrics. As of now, the City hosts only one emergency room on Toledo Blade Boulevard, which is not equipped to handle major medical emergencies such as surgeries, transfusions, or prolonged critical care. Patients requiring such services are typically transported via ambulance to Sarasota Memorial Hospital (Sarasota Campus), located approximately 38 miles away, with a travel time of about 47 minutes via I-75. The intangible benefit of advanced healthcare accessibility within the city limits is that comprehensive care is provided to meet individuals' health needs, enhancing the preservation of residents' lives, well-being, and safety, outweighing any direct financial benefits.

In addition, the parcel's Future Land Use designation is "Village" but does not have the required City of North Port zoning. It is necessary to rezone the property to "Village" to align with the surrounding land uses and for compliance with the designated Future Land Use as defined in the City of North Port Comprehensive Plan. In addition, development activities cannot commence on the parcel until the property has been rezoned.

Conclusion: Staff concludes that the proposed Village (V) zoning is consistent with Future Land Use Element Goal 1 and Objective 1.

Future Land Use Element, Objective 3: The economic base shall be increased and diversified relative to the City's economic tax base through planning and development activities which attract new business and industries, while also encouraging the expansion of existing businesses and industries as indicated in the Economic Development Element.

Policy 3.4: Job creation as criterion for land use change. No amendment to the Future Land Use Map or the City's zoning map will be approved without a finding of fact by the issuing body, based upon competent and substantial evidence, as to whether the proposed land use change would impact job creation by a net gain, loss, or no change in employment opportunities.

The zoning map amendment to Village creates the potential for temporary construction jobs upon development of the property and, upon development completion, induced employment opportunities for

the targeted workforce in areas near employment centers and transportation corridors consistent with Economic Development Element goals, objectives, and policies. The development would also produce direct jobs for administration, medical, technological, onsite management, and operations personnel. Therefore, granting the petition would result in a net gain for job creation.

Staff concludes that the proposed amendment to the City's zoning map is consistent with Future Land Use Element Objective 3, Policy 3.4.

Transportation Element

Policy 4.4: The City shall continue to implement its Unified Land Development Code to provide adequate access management controls to limit the proliferation of commercial and residential driveways along arterial and collector roadways. Current platted lots with direct access to arterial and collector roadways may continue to develop.

Assignment of a Village zoning would result in development requiring review through a Major Site and Development petition, through which access management best practices may be applied to control access to the arterial road (S. West Villages Parkway).

Staff concludes that the proposed amendment to the City's zoning map is consistent with the Transportation Element, Policy 4.4.

Economic Development Element, Goal 5: Achieve an Economically Stable Community with a Superior Quality of Life

Objective 5.1: The City encourages the full utilization by businesses and industries of the economic development enhancement programs implemented by the Legislature for the purpose of the development and expansion of permanent job opportunities, especially for the economically disadvantaged, brownfield designations, tax incentives, community development corporations, and other programs designed to enhance economic and employment opportunities.

The proposed Village (V) zoning is designed to create a balanced mix of jobs and housing, reduce reliance on personal vehicles, and allow for a wider variety of land uses in closer proximity to workplaces and homes.

The future healthcare facility will offer diverse career opportunities, promoting a lifestyle that integrates living, working, and recreational activities and keeping tax dollars within the city limits. Historically, the

Comprehensive Plan

healthcare sector has been a source of stability and job growth in communities, making a significant contribution to the local economy and job market. According to the American Hospital Association website, hospitals serve as an economic anchor in communities, with each hospital job supporting about two additional jobs and every dollar spent by a hospital generating roughly \$2.30 of additional business activity. Additionally, hospitals are among the leading sources of private-sector jobs (Figure 2).

Staff concludes that the proposed amendment to the City's zoning map is consistent with the Economic Development Element Goal 5, Objective 5.1.

Title	New Employer Demand	Empl (Place of Residence) ¹	Regional Avg Wage	National Avg Wage	Potential Candidates per Opening
Registered Nurses	131	8,269	\$85,400	\$95,300	64
Personal Care Aides	127	4,638	\$32,300	\$32,700	38
Nursing Assistants	60	4,109	\$35,800	\$38,700	71
Home Health Aides	45	1,552	\$32,300	\$32,700	36
Medical Assistants	35	2,413	\$43,000	\$43,400	70
Medical Secretaries and Administrative Assistants	30	2,615	\$41,600	\$44,300	88
Licensed Practical and Licensed Vocational	27	1,644	\$56,600	\$60,400	62
Receptionists and Information Clerks	23	3,254	\$35,700	\$37,100	146
Medical and Health Services Managers	19	1,357	\$122,100	\$134,500	73
Physicians, All Other	13	961	\$373,000	\$266,500	74
Nurse Practitioners	12	802	\$126,400	\$134,600	67
Physical Therapists	11	742	\$102,600	\$105,500	68

Figure 2 – Potential new jobs - a snapshot in time (North Port-Bradenton-Sarasota, FL MSA, NAICS 62 - Health Care)

¹ Estimated number of workers currently employed in the occupation in the region by residence.

**Chapter 1—General Provisions, Article IV.—Rezoning, Section 1- 33.—
Rezoning. Unified Land Development Code (ULDC) Section 1-33. details
submission requirements for a Rezoning application.**

Staff Findings: The Planning and Zoning Division of Development Services Department received a complete application packet that meets the requirements of ULDC Section 1-33.E. The application was reviewed by staff in accordance with ULDC Section 1-33.D. and F. Below, staff and the applicant have addressed the criteria for rezoning as per ULDC Section 1-33.E.(1).

Staff concludes that the proposed Rezone is consistent with Section 1-33 of the Unified Land Development Code.

**Chapter 1—General Provisions, Article II.—Administration of Unified Land
Development Code, Section 1-12.—Amendments.**

E. Nature and requirements of Planning and Zoning Advisory Board report. (1) When pertaining to the rezoning of land, the report and recommendations of the Planning and Zoning Advisory Board to the City Commission required by Sec. 1-33 shall show that the Planning and Zoning Advisory Board has studied and considered the proposed change in relation to the following, where applicable:

**(a) Whether the proposed change would be consistent with the adopted
map series and goals, objectives, and policies of the Comprehensive Plan.**

Applicant Findings: The proposed change in zoning from NZD to Village is consistent with the property's Future Land Use designation of Village and is therefore consistent with the Future Land Use Map and the goals, objectives and policies of the Comprehensive Plan.

Staff Findings: Staff find this Rezone petition consistent with the Comprehensive Plan. See Comprehensive Plan Analysis on Pages 5-8 of this Staff Report.

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(a).

**(b) The relationship of the proposed change to the existing land use
pattern.**

Applicant Findings: The proposed change in zoning to Village is consistent with the existing land use pattern.

Unified Land Development Code

Staff Findings: The proposed zoning change is consistent with the current land use pattern. The property designated for rezoning is completely surrounded by Village zoning, demonstrating a seamless integration within the area's zoning framework.

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(b).

(c) Whether the proposed change would lead to the creation of an isolated zoning unrelated to adjacent and nearby districts.

Applicant Findings: The proposed change will not lead to the creation of an isolated zoning district unrelated to adjacent and nearby districts. The change in zoning will make the parcel consistent with the Village zoned parcels in the immediate area.

Staff Findings: The proposed change would not create an isolated zoning district unrelated to adjacent and nearby districts. As previously stated in (b) above, the property designated for rezoning is completely surrounded by Village zoning, demonstrating seamless integration within the area's zoning framework.

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(c).

(d) The impact on the availability of adequate public facilities consistent with the level of service standards adopted in the Comprehensive Plan and as defined and implemented through the City's Concurrency Management System Regulations as set forth in Chapter 5 of this Unified Land Development Code.

Applicant Findings: No negative impact to the availability of adequate public facilities consistent with the level of service standards adopted in the Comprehensive Plan and as defined and implemented through the City's Concurrency Management Systems Regulations as set forth in Chapter 5 of this Unified Land Development Code are proposed through the change in zoning to Village.

Staff Findings: No concurrency or level of service issues were identified during the management review of the proposed Rezone. Further concurrency reviews will be conducted based on the actual development proposal's impacts anticipated at the time of the Major Site and Development plan review.

Unified Land Development Code

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(d).

(e) Whether changed or changing conditions make the passage of the proposed zoning necessary.

Applicant Findings: A change in zoning to Village is necessary for consistency with the Future Land Use designation of Village.

Staff Findings: The property was annexed into the city on October 30, 2000, and a Comprehensive Plan Amendment was adopted on March 22, 2004, amending the Future Land Use to Village in anticipation of future site development. In order for the property to be consistent with the Future Land Use and allow for development, it is necessary to change the zoning to Village.

Staff concludes that the proposed Rezone is consistent with ULDC Sec.1-12E.(1).(e).

(f) Whether the proposed change will adversely influence living conditions in the neighborhood.

Applicant Findings: The proposed change will not adversely influence living conditions in the neighborhood and will allow for needed medical services and facilities on the property.

Staff Findings: The regulations outlined in the Unified Land Development Code (ULDC) and the Village District Pattern Plan establish the Village zoning district's development parameters. These standards are designed to proactively address any potential adverse effects of any future development projects on the specified site.

All proposed site developments will undergo comprehensive review by all relevant departments at the time of submitting the development application. If issues arise during the project review process, such as access management, stormwater, tree preservation, wetland conservation, or traffic, conditions may be imposed when approving the development order to address these issues.. Alternatively, site reconfiguration may be warranted to ensure the absence of adverse impacts.

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(f).

**Unified Land
Development
Code**

(g) Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

Applicant Findings: The proposed change will not create or excessively increase traffic congestion or otherwise affect public safety. A Traffic Impact Statement has been submitted with the application.

Staff Findings: A thorough review will be necessary during the site development process. The rezone petition request includes a traffic impact statement based on 370,000 square feet of development (**Exhibit F**) . However, a detailed traffic analysis will be needed during the development phase to ensure that traffic concurrency requirements are met. Additionally, the developer may be required to make traffic improvements to address any congestion or negative impact on public safety.

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(g).

(h) Whether the proposed change will create a drainage problem.

Applicant Findings: The proposed change will not create a drainage problem.

Staff Findings: During site development, a comprehensive stormwater management system that effectively regulates stormwater runoff and ensures water quality treatment for water originating within the development or flowing onto the development from adjacent lands will be required. Furthermore, it is essential that the stormwater management system design complies with the standards delineated in the stormwater regulations to mitigate any potential adverse impacts on watersheds, drainage patterns, native habitats, water quality, land use compatibility, historical resources, and roads resulting from site development activities.

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(h).

(i) Whether the proposed change will seriously reduce light and air to adjacent areas.

Applicant Findings: The proposed change will not seriously reduce light and air to adjacent areas.

Unified Land Development Code

Staff Findings: It should be noted that the applicant seeks modification of the Village E VDPP to incorporate the subject parcel within the Village E Boundary and to establish site development regulations for the hospital site. The current maximum allowable building height within the Village E VDPP is 120 feet. However, the applicant is proposing a building height of 150 feet, necessitating approval from the Commission through an amendment to the Village E Pattern Plan. Notably, Sarasota Memorial Hospital in Sarasota exhibits building heights ranging from 4 to 10 stories, consistent with the scale of a large hospital campus.

There is no indication that the proposed increase in building height would adversely impact light, air, or solar access to adjacent areas. Furthermore, the site is positioned at a sufficient distance from both existing and planned development in Village E, as indicated in the map below (Figure 3).

Any development on the site will be required to adhere to minimum buffering, setbacks, and open space unless otherwise modified by the Village E VDPP. A comprehensive compliance and compatibility review will be conducted during the Major Site and Development plan review.

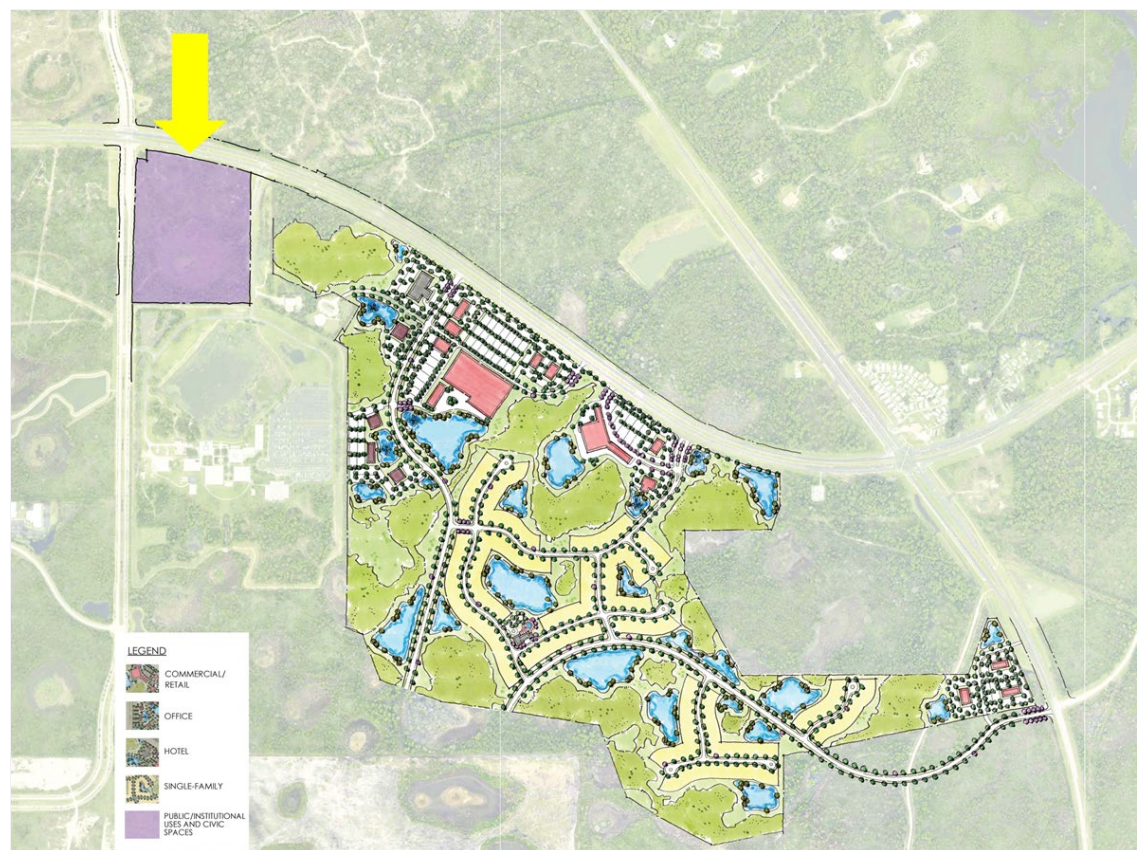


Figure 3 - Overall Village E proposed

Unified Land Development Code

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(i).

(j) Whether the proposed change will adversely affect property values in the adjacent areas.

Applicant Findings: The proposed change will not adversely affect property values in the adjacent areas.

Staff Findings: The parcel of land earmarked for Village rezoning is consistent with the neighboring properties, all of which are similarly zoned as Village and include commercial/retail and non-residential uses. The hospital parcel was always intended to be included in Village E, identified as the Town Center. The adopted Village E VDPP on page 2 states, "The VDPP does not include lands that were conveyed to Sarasota Memorial Hospital, at the southeast corner of Tamiami Trail and West Villages Parkway, ... because the land is not under common ownership. At such time that each property owner decides to proceed with development, an amendment to the VDPP will be required." As previously mentioned, the property owner has submitted an application for the Village E VDPP amendment to include the hospital property in the Village E boundary area and to begin the process of securing approvals for site development.

Public and institutional uses are allowed in accordance with the Comprehensive Plan and the adopted Village District Pattern Book (VDPB). The use was considered when the Village E District Pattern Plan was adopted, and there was no evidence at that time to suggest that property values would decrease as a result of the proposed zoning change.

In a March 28, 2024, article titled "The Impact of Hospital Expansions on Local Real Estate" by Coldwell Banker, it was stated that hospital expansions have a direct impact on the local real estate market. This impact is mainly seen through increased demand for housing and rising property values. As hospitals expand, they attract healthcare professionals and support staff who require housing in the vicinity of the medical facilities. This influx of new residents creates a surge in demand for homes, apartments, and rental properties in the surrounding areas (<https://www.timmclarke.com/resources/hospital-expansions-real-estate>).

While the future is uncertain, the proposed change is not expected to negatively impact property values in the nearby areas.

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(j).

Unified Land Development Code

(k) Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

Applicant Findings: The proposed change will not be a deterrent to the improvement or development of adjacent property in accord with existing regulations. It will likely prompt additional needed medical services to seek to locate close to the proximate area.

Staff Findings: Staff has found no documented evidence to support a position that the proposed Rezone would negatively impact the improvement or development of adjacent property.

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(k).

(l) Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

Applicant Findings: The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

Staff Findings: The proposed Rezone does not confer any special privileges upon an individual owner. Following the rezoning, the property will continue to maintain its designation as a Village zoning district. No development can proceed until the Major Site and Development Plan has been reviewed to ensure compliance with the Village E VDPP and ULDC. This rezoning will benefit the public welfare by enhancing the range of major healthcare facilities available within the City.

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(l).

(m) Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

Applicant Findings: The property currently has No Zoning Designation and therefore must be rezoned for development to occur.

Staff Findings: The property must undergo rezoning to obtain a City of North Port Zoning Designation to enable development, as it currently lacks a Zoning Designation.

Unified Land Development Code

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(m).

(n) Whether the change suggested is out of scale with the character of the neighborhood.

Applicant Findings: The change is in scale with the character of the neighborhood as Village zoning has been intended for this property for a number of years.

Staff Findings: The surrounding area has a mix of uses, and the proposed development aligns with its scale and character. As previously mentioned, the area proposed for rezoning matches the surrounding properties, all are zoned as Village and directly adjacent to commercial, retail, and non-residential uses. The rezoning area is intended to be part of Village E, known as the Town Center. A compliance and compatibility review will be conducted at the time of the Major Site and Development plan review.

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(n).

(o) Whether the use causes a decrease in level of service, concurrency in any area listed in Chapter 5, or causes adverse effects on the health, safety and welfare of the citizens of North Port and it is impossible to find other adequate sites in the City for the proposed use in districts already permitting such use that would maintain the adopted level of service, concurrency levels as listed in Chapter 5 or adequate services for the health, safety and welfare of the citizens of North Port.

Applicant Findings: The proposed change in zoning to Village will not cause a decrease in the level of service, concurrency in any area listed in Chapter 5, or cause an adverse effect on the health, safety and welfare of the citizens of North Port. The proposed rezoning to Village is consistent with the property's Future Land Use designation of Village.

Staff Findings: During the management review, which included the Public Works, Stormwater, Parks and Recreation, and Utilities Departments of the proposed Rezone, no issues related to the level of service, concurrency, or service capacity were identified. Upon assessing the anticipated impacts of the actual development proposal during the Major Site and Development plan review, a further assessment of concurrency, service capacity, and level of service will be conducted.

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(o).

VI. PUBLIC NOTICE AND HEARING SCHEDULE

Public Notice

Notice of Public Hearings were mailed to the owner and property owners within a 1,320 feet radius of the subject property on June 25, 2024. The petition for a Rezone was also advertised in a newspaper of general circulation within the City of North Port on June 25, 2024, in accordance with the provisions of Section 166.041(3)(a), Florida Statutes and Section 7.01(c) 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 G**).

PUBLIC HEARING SCHEDULE	Planning & Zoning Advisory Board Public Hearing	July 11, 2024 9:00 AM or as soon thereafter
	City Commission Public Hearing	July 23, 2024 10:00 AM or as soon thereafter
	City Commission Public Hearing	August 6, 2024 6:00 PM or as soon thereafter

VII. STAFF RECOMMENDATION

Staff Recommendation: Staff recommends approval of Ordinance No. 2024-25, Rezone ± 27.7816 acres from No Zoning Designation District (NZD) Classification to Village (V) Classification, Petition No. REZ-24-079 - SMH at Wellen Park Rezone.

VIII. RECOMMENDED MOTION

PLANNING & ZONING ADVISORY BOARD

MOTION TO APPROVE: I move to recommend approval of Ordinance No. 2024-25 and find that, based on the competent substantial evidence, the rezoning will not adversely affect the public interest, health, safety and general welfare; and that the specific requirements in the City of North Port Comprehensive Plan, and the standards listed in Section 1-33.E(1) of the Unified Land Development Code have been met.

CITY COMMISSION

MOTION TO CONTINUE: I move to continue Ordinance No. 2024-25 to second reading.

MOTION TO APPROVE: I move to approve Ordinance No. 2024-25 and find that, based on the competent substantial evidence, the rezoning will not adversely affect the public interest, health, safety and general welfare; and that the specific requirements in the City of North Port Comprehensive Plan, and the standards listed in Section 1-33.E(1) of the Unified Land Development Code have been met.

IX. ALTERNATIVE MOTION

PLANNING & ZONING ADVISORY BOARD

MOTION TO DENY: I move to recommend denial of Ordinance No. 2024-25, and find that based on the competent substantial evidence one or more of the requirements of the City of North Port Comprehensive Plan and Unified Land Development Code Section 1-33.E(1) have NOT been met, including:

[Select one or more WITH SUPPORTING REASONS:]

- (a) The proposed change **IS NOT** consistent with the future land use map and the goals, objectives, and policies of the City of North Port Comprehensive Plan.
- (b) The relationship of the proposed change to the existing land use pattern **IS**, in effect, adverse to the public interest, health, safety, and general welfare.
- (c) The proposed change **WOULD** lead to the creation of an isolated zoning unrelated to adjacent and nearby districts.
- (d) The impact on the availability of adequate public facilities **IS NOT** consistent with the level of service standards adopted in the City of North Port Comprehensive Plan and as defined and implemented through the City's Concurrency Management System Regulations as set forth in Chapter 5 of the Unified Land Development Code.
- (e) There **ARE NO** relevant changed or changing conditions that make the passage of the proposed zoning necessary.
- (f) The proposed change **WILL** adversely influence living conditions in the neighborhood.
- (g) The proposed change **WILL** create or excessively increase traffic congestion or otherwise affect public safety.
- (h) The proposed change **WILL** create a drainage problem.
- (i) The proposed change **WILL** seriously reduce light and air to adjacent areas.
- (j) The proposed change **WILL** adversely affect property values in the adjacent areas.
- (k) The proposed change **WILL** be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- (l) The proposed change **WILL** constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
- (m) There **ARE NO** substantial reasons why the property cannot be used in accord with existing zoning.

- (n) The proposed change **IS** out of scale with the character of the neighborhood.
- (o) The proposed use **CAUSES** a decrease in level of service and concurrency in any area listed in Chapter 5, or causes adverse effects on the health, safety and welfare of the citizens of North Port; and it IS possible to find other adequate sites in the City for the proposed use in districts already permitting this use that would maintain the adopted level of service and concurrency levels as listed in Chapter 5, or adequate services for the health, safety and welfare of the citizens of North Port.

CITY COMMISSION

MOTION TO DENY: I move to deny Ordinance No. 2024-25, and find that based on the competent substantial evidence one or more of the requirements of the City of North Port Comprehensive Plan and Unified Land Development Code Section 1-33.E(1) have NOT been met, including:

[Select one or more WITH SUPPORTING REASONS:]

- (a) The proposed change **IS NOT** consistent with the future land use map and the goals, objectives, and policies of the City of North Port Comprehensive Plan.
- (b) The relationship of the proposed change to the existing land use pattern **IS**, in effect, adverse to the public interest, health, safety, and general welfare.
- (c) The proposed change **WOULD** lead to the creation of an isolated zoning unrelated to adjacent and nearby districts.
- (d) The impact on the availability of adequate public facilities **IS NOT** consistent with the level of service standards adopted in the City of North Port Comprehensive Plan and as defined and implemented through the City's Concurrency Management System Regulations as set forth in Chapter 5 of the Unified Land Development Code.
- (e) There **ARE NO** relevant changed or changing conditions that make the passage of the proposed zoning necessary.

- (f) The proposed change **WILL** adversely influence living conditions in the neighborhood.
- (g) The proposed change **WILL** create or excessively increase traffic congestion or otherwise affect public safety.
- (h) The proposed change **WILL** create a drainage problem.
- (i) The proposed change **WILL** seriously reduce light and air to adjacent areas.
- (j) The proposed change **WILL** adversely affect property values in the adjacent areas.
- (k) The proposed change **WILL** be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- (l) The proposed change **WILL** constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
- (m) There **ARE NO** substantial reasons why the property cannot be used in accord with existing zoning.
- (n) The proposed change **IS** out of scale with the character of the neighborhood.
- (o) The proposed use **CAUSES** a decrease in level of service and concurrency in any area listed in Chapter 5, or causes adverse effects on the health, safety and welfare of the citizens of North Port; and it IS possible to find other adequate sites in the City for the proposed use in districts already permitting this use that would maintain the adopted level of service and concurrency levels as listed in Chapter 5, or adequate services for the health, safety and welfare of the citizens of North Port.

X. EXHIBITS

A.	Affidavit
B.	Warranty Deed
C.	Zoning Map
D.	Ordinance No. 2024-25
E.	Neighborhood Meeting Documents
F.	Traffic Impact Statement
G.	Public Notices

AFFIDAVIT

I (the undersigned), Jackson R. Boone, Esq. (Agent) 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.*

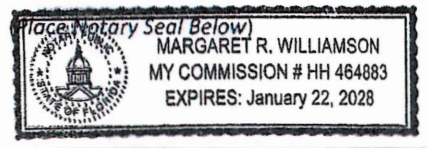
Sworn and subscribed before me this 19th day of March, 2024

[Signature] Jackson R. Boone, Esq.
Signature of Applicant or Authorized Agent Print Name and Title

STATE OF FLORIDA COUNTY OF SARASOTA

The foregoing instrument was acknowledged by me this 19th day of MARCH, 2024, by JACKSON R. BOONE, ESQ. who is personally known to me or has produced NP as identification.

[Signature]
Signature - Notary Public



**AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT**

I, Sarasota County Public Hospital District, property owner, hereby authorize Jackson R. Boone, Esq. and Jeffery A. Boone, Esq. to act as Agent on our behalf to apply for this application on the property described as (legal description) please see attached

[Signature] Date 3/18/24
Owner Date

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 18th day of March, 2024, by David [unclear] who is personally known to me or has produced _____ as identification.

[Signature]
Signature - Notary Public



*Reviewed by
David Evans, Esq.
Vice President of Legal Affairs
and approved for signature*

CONSIDERATION \$2,300,000.00
DOC TAX \$16,100.00
RECORD \$ 44.00

PARCEL ID NO.: 078500300

✓ 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 # 2015141220 5 PG(S)
November 13, 2015 11:24:52 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$16,100.00


SPECIAL WARRANTY DEED

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

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:

See Exhibit "A" attached hereto.

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

No water wells or surface water withdrawals shall be dug, constructed or tolerated on the property without prior written authorization from Grantor which shall not unreasonably be withheld. Grantor hereby retains an easement over the property for the installation of wells and surface water withdrawals. Grantor hereby retains an easement, for the benefit of itself and its successors and assigns, over the property for the installation of wells and surface water withdrawal points at locations reasonably satisfactory to Grantor and Grantee in order to provide water for potable or irrigation uses; said easements shall include, without

limitation, the right to install and maintain a system of pipes and pumps to transport the water. These easements shall be appurtenant to the land and shall run with the land in perpetuity. Usage of the easement shall be conducted in a manner that will not unreasonably interfere with Grantee's usage of the property and improvements thereon. The reservation of this easement is not intended to impose upon Grantee the obligation to obtain Grantor's approval for the location of improvements to be constructed upon the property by Grantee. Any damage or disruption to the property caused by usage of the easement, including but not limited to removal or disruption of soil, landscaping, roadways, or other improvements on the property, shall be corrected by Grantor so that the property is restored, as much as may reasonably be possible, to its previously existing condition.

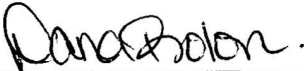
together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor warrants against only the lawful claims of all persons claiming by, through or under Grantor. As used herein, the terms "Grantor" and "Grantee" shall include their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

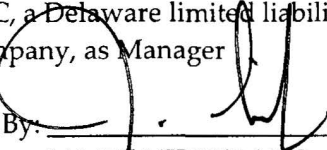
IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its undersigned duly authorized partner the date above written.

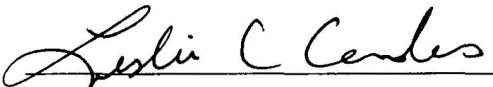
MANASOTA BEACH RANGLANDS, LLLP, a Florida limited liability limited partnership, formerly Thomas Ranch Land Partners North Port, LLLP, a Florida limited liability limited partnership

By: THOMAS RANCH VILLAGES GP, LLC, a Delaware limited liability company, as General Partner

By: THOMAS RANCH MANAGER, LLC, a Delaware limited liability company, as Manager


Witness Name: Dana Bolton


By: JAMES LEIFERMAN, as Manager


Witness Name: _____
Leslie Candes

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 10 day of November, 2015 by JAMES LEIFERMAN as Manager of THOMAS RANCH MANAGER, LLC, a Delaware limited liability company, as Manager of THOMAS RANCH VILLAGES GP, LLC, a Delaware limited liability company, general partner of MANASOTA BEACH RANCLANDS, LLLP, a Florida limited liability limited partnership, formerly Thomas Ranch Land Partners North Port, LLLP, a Florida limited liability limited partnership on behalf of the companies and the partnership. He/She has produced a _____ as identification. If no identification is indicated, the above-named person is personally known to me.

Dana Rolon
Signature of Notary Public

Dana Rolon
Print Name of Notary Public



I am a Notary Public of the State of Florida and my commission expires: 12-18-17.

EXHIBIT "A"

DESCRIPTION:

A parcel of land in Sections 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

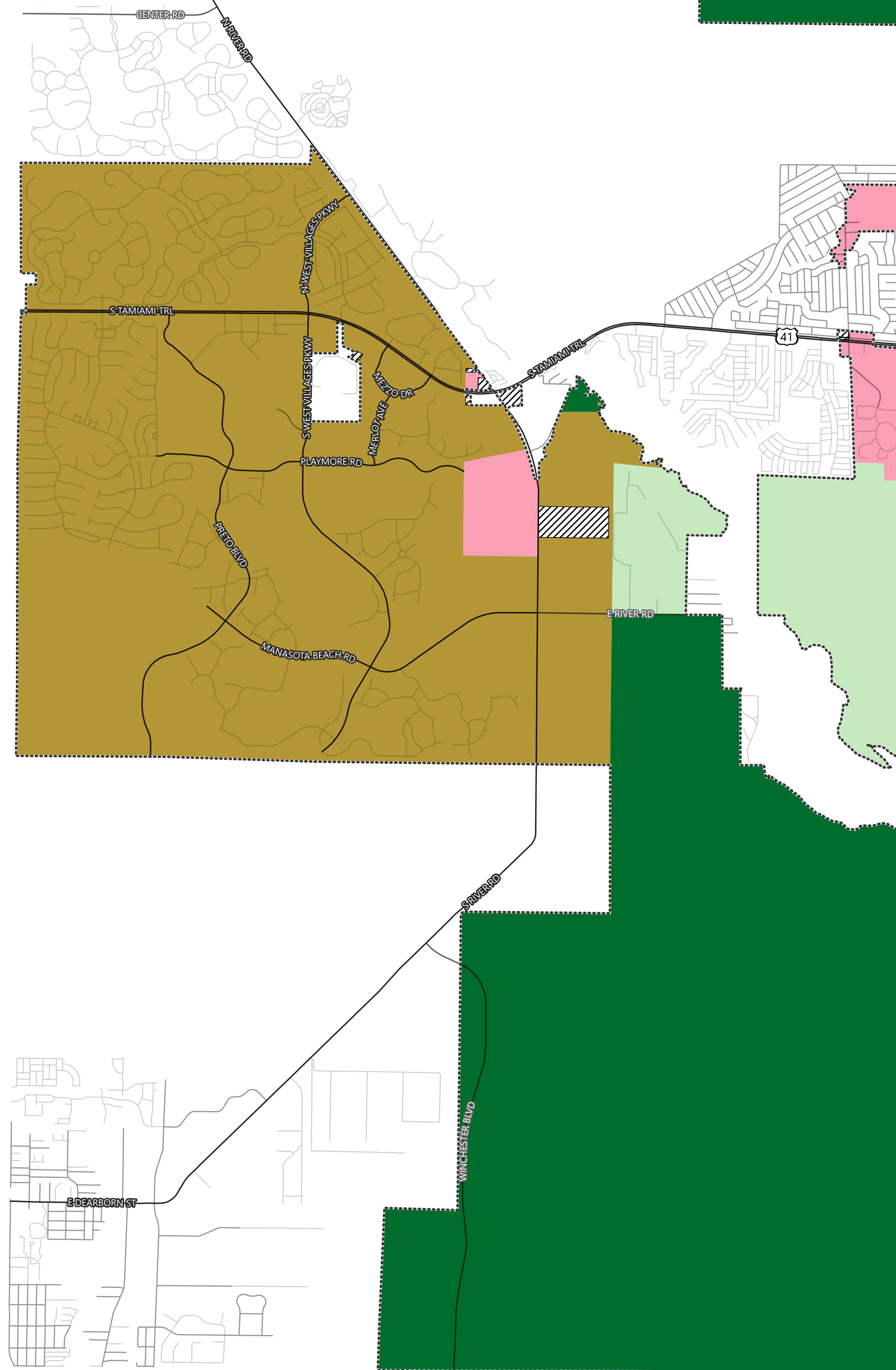
Commence at the Northeast Corner of Section 32, Township 39 South, Range 20 East, the City of North Port, Sarasota County, Florida; thence N.89°41'04"W., along the North line of said Section 32, a distance of 177.57 feet; thence S.00°18'56"W., perpendicular to said North line of Section 32, a distance of 174.53 feet to a point on the Southerly Right of Way line of U.S. Highway No. 41 (State Road No. 45) per Order of taking recorded in Official Records Book 1034, at Page 762, Public Records of Sarasota County, Florida, for the POINT OF BEGINNING same being the Northeast corner of Parcel 721, a Gateway Feature Easement, per Official Records Instrument #2009155886, Public Records of Sarasota county, Florida; thence along the boundary of said Parcel 721, the following two (2) courses: (1) S.00°30'25"W., a distance of 85.70 feet; (2) thence N.82°34'07"W., a distance of 85.62 feet to the easterly Right of Way line of West Villages Parkway per Official Records Instrument #2009155882, Public Records of Sarasota County, Florida; thence along said easterly Right of Way line of West Villages Parkway, the following four (4) courses: (1) S.00°30'25"W., a distance of 29.83 feet; (2) thence S.14°00'10"W., a distance of 40.28 feet; (3) thence S.01°51'37"W., a distance of 787.66 feet; (4) thence S.00°30'25"W., a distance of 370.74 feet to the Northwest Corner of lands described in Official Records Book 1571, Page 2172, of the Public Records of Sarasota County, Florida; thence S.89°29'35"E., along the North line of said lands described in Official Records Book 1571, Page 2172, a distance of 999.99 feet to the West line of a 200-foot wide Access Easement per Official Records Book 1571, at Page 2172 and Official Records Book 2389, at Page 528, Public Records of Sarasota County, Florida; thence N.00°30'44"E., along the West line of said 200-foot wide Access easement a distance of 1109.42 feet to said Southerly Right of Way line of U.S. Highway No. 41 (State Road No. 45), same being a point on a curve to the left having a radius of 5597.58 feet, a central angle of 4°30'43", a chord bearing of N.75°11'41"W., and a chord length of 440.69 feet; thence along said Southerly Right of Way line the following three (3) courses: (1) along the arc of said curve an arc length of 440.80 feet; (2) thence N.12°32'57"E., a distance of 6.00 feet to a point on a curve to the left having a radius of 5603.58 feet, a central angle of 4°47'09", a chord bearing of N.79°50'37"W., and a chord length of 467.92 feet; (3) thence along the arc of said curve an arc length of 468.06 feet to the POINT OF BEGINNING.

This is to certify that this is page 1 of the Official Zoning Map referred to and adopted by reference by Ordinance No. 2010-15 of the City of North Port, Florida adopted June 14, 2010

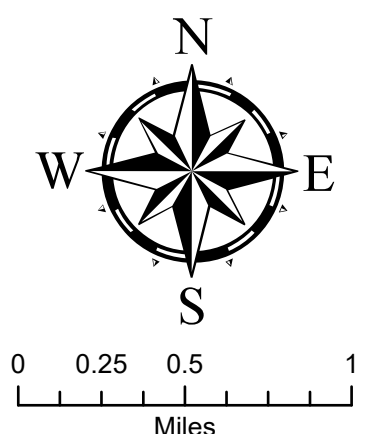
On _____ by Ordinance No. 2024-25 of the City of North Port, the Official Zoning Map was changed as shown on this page.

Attested by the City Clerk _____

City Mayor _____



City of North Port, Florida Official Zoning Map



Current Zoning

District

- (AG) Agriculture
- (CD) Conservation District
- (CG) Commercial General
- (CGS) Commercial General S
- (CLR) Commercial Redevelopment Low impact
- (COMREC) Commercial Recreation
- (GU) Government Use
- (ILW) Industrial/Light Warehouse
- (NC) Neighborhood Commercial

- (OPI) Office/Professional/Institutional
- (PCD) Planned Community Development
- (RMF) Residential Multi-Family
- (RMH) Residential Manufactured Housing
- (ROS) Recreation/Open Space
- (RSF-2) Residential Single Family 2
- (RSF-3) Residential Single Family 3
- (RTF) Residential Two Family
- (UIC) Utility Industrial Corridor
- (V) Village

Other

- No Zoning Designation
- City of North Port**
- City Boundary
- Streets**
- Primary Arterial
- Arterial
- Collector
- Local
- Private

Note: For description of zoning districts, see City of North Port Unified Land Development Code.

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.



City of North Port

ORDINANCE NO. 2024-25

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, REZONING ± 27.7816 ACRES OF LAND LOCATED SOUTH OF S. TAMIAMI TRAIL (US-41) EAST OF S. WEST VILLAGES PARKWAY IN SECTIONS 32 AND 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST OF SARASOTA COUNTY AND FURTHER DESCRIBED IN INSTRUMENT NO. 2015141220 IN OFFICIAL RECORDS OF SARASOTA COUNTY, FROM NO ZONING DESIGNATION DISTRICT (NZD) CLASSIFICATION TO VILLAGE (V) CLASSIFICATION; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR FINDINGS; PROVIDING FOR FILING OF APPROVED DOCUMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the subject property is currently zoned as No Zoning Designation (NZD), which is inconsistent with the Future Land Use classification; and

WHEREAS, Petition REZ-24-079 ("Petition") requests that the subject property be rezoned; and

WHEREAS, the public notice requirements provided in Florida Statutes Chapter 166 and the Unified Land Development Code have been adhered to and satisfied; and

WHEREAS, the Planning and Zoning Advisory Board considered the Petition at a public hearing on July 11, 2024, and made its recommendation to the City Commission; and

WHEREAS, the City Commission held properly-noticed public hearings at the first and second reading of this ordinance, at which time all interested parties had an opportunity to appear and be heard, and the City Commission considered all relevant evidence presented, as well as the Planning & Zoning Advisory Board's recommendation; and

WHEREAS, the City Commission finds that competent substantial evidence supports the findings and actions herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:
SECTION 1 – FINDINGS

1.01 The above recitals are true and correct and are incorporated in this ordinance by reference.

- 1.02 Pursuant to Florida Statutes Section 166.041(4)(c), a business impact estimate was not required because this ordinance is enacted to implement Part II of Florida Statutes Chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits.
- 1.03 The City Commission finds this ordinance to be consistent with the adopted North Port Comprehensive Plan and Unified Land Development Code.
- 1.04 All exhibits attached to this ordinance are incorporated in this ordinance by reference.

SECTION 2 – REZONING

- 2.01 The City Commission hereby changes the zoning classification of ± 27.7816 acre area located at Sections 32 and 33, Township 39 South, Range 20 East of Sarasota County and further described in Instrument No. 2015141220 in the Official Records of Sarasota County as shown on the boundary survey attached as “Exhibit A,” currently zoned No Zoning Designation District (NZD) to Village (V) for the parcel.
- 2.02 The City Commission approves the revised Official Zoning Map, attached as “Exhibit B,” reflecting the zoning change approved in this ordinance.

SECTION 3 – FILING OF APPROVED DOCUMENTS

- 3.01 The City Clerk is directed to place in the City Clerk’s files an updated Official Zoning Map in accordance with the requirements of Sections 53-14, 53-16, and 53-17 of the Unified Land Development Code.
- 3.02 The City Clerk is directed to file this ordinance with the Clerk of the Circuit Court in and for Sarasota County, Florida, and with the Florida Department of State in accordance with the requirements of Section 1-36 of the Unified Land Development Code.

SECTION 4 – SEVERABILITY

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

SECTION 5 – CONFLICTS

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

SECTION 6 – EFFECTIVE DATE

- 6.01 This ordinance takes effect immediately upon adoption.

READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida in public session on July 23, 2024.

ADOPTED by the City Commission of the City of North Port, Florida on the second and final reading in public session on August 6, 2024.

CITY OF NORTH PORT, FLORIDA

ALICE WHITE
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

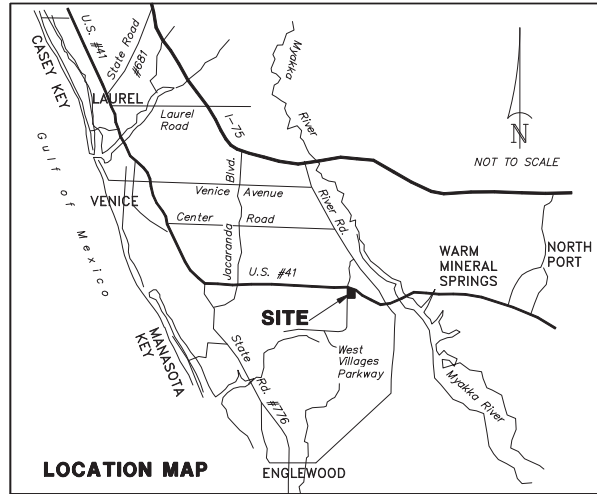
AMBER L. SLAYTON, B.C.S.
CITY ATTORNEY

DESCRIPTION:

A parcel of land in Sections 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

Commence at the Northeast Corner of Section 32, Township 39 South, Range 20 East, the City of North Port, Sarasota County, Florida; thence N.89°41'04"W, along the North line of said Section 32, a distance of 177.57 feet; thence S.0°18'56"W, perpendicular to said North line of Section 32, a distance of 174.33 feet to a point on the Southerly Right of Way line of U.S. Highway No. 41 (State Road No. 45) per Order of taking recorded in Official Records Book 1034, of Page 762, Public Records of Sarasota County, Florida, for the POINT OF BEGINNING same being the Northeast corner of Parcel 721, a Gateway Feature Easement, per Official Records Instrument #2009155882, Public Records of Sarasota County, Florida; thence along the boundary of said Parcel 721, the following two (2) courses: (1) S.0°03'29"W, a distance of 85.70 feet; (2) thence N.82°34'07"W, a distance of 85.62 feet to the easterly Right of Way line of West Villages Parkway per Official Records Instrument #2009155882, Public Records of Sarasota County, Florida; thence along said easterly Right of Way line of West Villages Parkway, the following four (4) courses: (1) S.0°03'29"W, a distance of 29.83 feet; (2) thence S.1°00'10"W, a distance of 40.28 feet; (3) thence S.01°51'37"W, a distance of 787.66 feet; (4) thence S.00°30'25"W, a distance of 170.74 feet to the Northwest Corner of lands described in Official Records Book 1571, Page 2172, of the Public Records of Sarasota County, Florida; thence S.89°29'35"E, along the North line of said lands described in Official Records Book 1571, Page 2172, a distance of 992.99 feet to the West line of a 200-foot wide Access Easement per Official Records Book 1571, at Page 2172 and Official Records Book 2389, at Page 528, Public Records of Sarasota County, Florida; thence N.00°30'44"E, along the West line of said 200-foot wide Access Easement a distance of 1109.42 feet to said Southerly Right of Way line of U.S. Highway No. 41 (State Road No. 45), same being a point on a curve to the left having a radius of 5597.58 feet, a central angle of 4°30'43", a chord bearing of N.75°11'51"W, and a chord length of 440.89 feet; thence along said Southerly Right of Way line the following three (3) courses: (1) along the arc of said curve an arc length of 440.80 feet; thence N.12°32'57"W, a distance of 6.00 feet to a point on a curve to the left having a radius of 5603.58 feet, a central angle of 4°47'09", a chord bearing of N.74°50'37"W, and a chord length of 487.92 feet; (2) thence along the arc of said curve an arc length of 468.08 feet to the POINT OF BEGINNING.

Parcel contains 1,210,166 Square Feet, or 27.7816 Acres more or less.



REPORT OF SURVEY

- 1. This plat represents a Boundary, Topographic, and Tree Survey showing visible improvements.
2. Bearings shown hereon refer to an assumed meridian, the North line of Section 32-33-20 being N.89°41'04"W.
3. There may exist other underground fixed interior improvements, which are not visible and are not a part of this survey.
4. Description shown hereon prepared for this plat.
5. Subject to easements and rights of way of record. Easements shown hereon are per Title Commitment furnished.
6. This plat has been prepared with the benefit of a Commitment for Title Insurance, Fund File Number: 16-2015-198679-A1, dated June 16, 2015 at 11:00 PM. Prepared by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
7. Parcel shown hereon is situated in Flood Zone "X", base flood elevation not determined, per Flood Insurance Rate Map 1211500365F, Index Map dated November 4, 2016.
8. The Property and East access easement are contiguous with no gaps, gaps or holes.
9. The Property has access to West Villages Parkway and US Highway 41/State Road 45, which are publicly dedicated rights of way.
10. Elevations shown hereon refer to NAVD 88. Based on Sarasota County GPS Station Disk 066 (NSF PID: AG3505). Published Elevation = 7.83 feet (NAVD88).

SHEET LEGEND:

- A-1 - Cover Sheet
B-1 - Boundary Survey
B-2 - B-5 - Topography Survey
T-1 - T-4 - Tree Survey

DESCRIPTION: (East Easement Parcel):

A parcel of land in Section 33 of Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northwest corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°30'20"W, along the West line of said Section 33, a distance of 200.54 feet to the South Right of Way line of U.S. Highway No. 41 (State Road No. 45), same being a point on a curve to the right having a radius of 5603.58 feet, a central angle of 0°29'32", a chord bearing of S.78°55'46"E, and a chord length of 289.22 feet; thence along said South Right of Way line of U.S. Highway No. 41 the following three (3) courses: (1) along the arc of said curve an arc length of 289.25 feet; (2) thence S.12°32'57"W, a distance of 6.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 0°30'43", a chord bearing of S.75°11'41"E, and a chord length of 440.89 feet; (3) thence along the arc of said curve an arc length of 440.80 feet to the POINT OF BEGINNING same being the Northeast corner of a 200-foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Page 528, Public Records of Sarasota County, Florida; thence S.00°30'44"W, along the West line of said 200-foot wide Access Easement a distance of 1109.42 feet to the Southwest Corner of said Access Easement; thence N.89°29'35"E, along the South line of said 200-foot wide Access Easement, a distance of 100.55 feet; thence continue along said South line of a 200-foot wide Access Easement, S.87°14'42"E, a distance of 53.45 feet; thence N.00°30'44"E, along a line lying 150 feet easterly of and parallel with said West line of a 200-foot wide Access Easement, a distance of 1080.84 feet to said South Right of Way line of U.S. Highway No. 41, same being a point on a curve to the left having a radius of 5597.58 feet, a central angle of 1°36'31", a chord bearing of N.22°08'04"W, and a chord length of 157.15 feet; thence along the arc of said curve an arc length of 157.16 feet to the POINT OF BEGINNING.

Parcel contains 163263 Square Feet or 3.7480 Acres, more or less.



Digitally signed by RANDALL E BRITT
Date: 2022.11.17 13:27:18 -05'00'

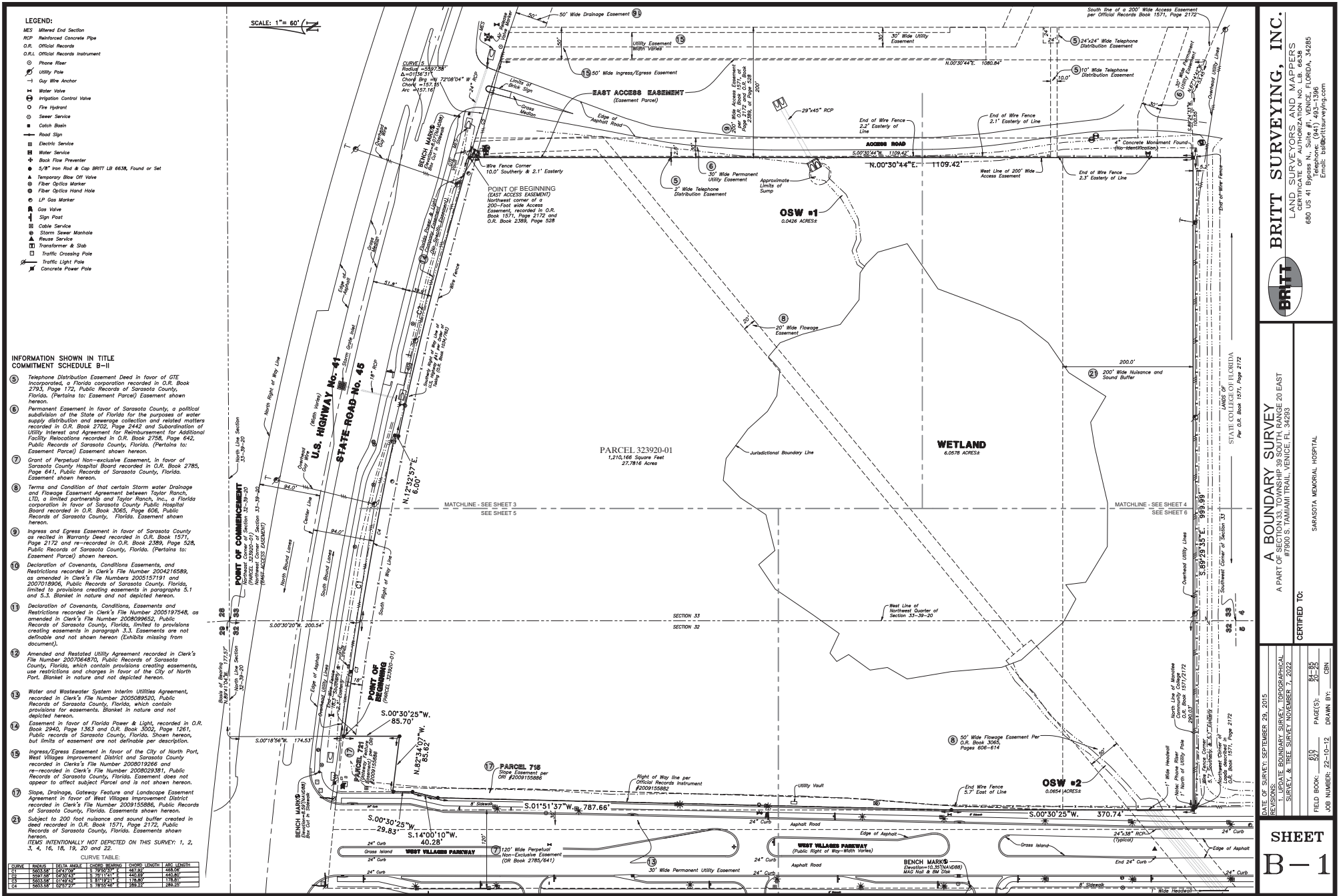
RANDALL E. BRITT, PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NUMBER 39197
NOTE: NOT VALID UNLESS IMPRINTED WITH EMBOSSED LAND SURVEYOR'S SEAL.

BRITT SURVEYING, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 6638
Randall E. Britt, PLS (041) 482-1386
E-mail: br@brittsurveying.com

A BOUNDARY, TOPOGRAPHICAL & TREE SURVEY
A PART OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST
#7560 S. TAMMINT TRAIL, VENICE, FL 34288
SARASOTA MEMORIAL HOSPITAL
CERTIFIED TO:

Table with columns: DATE OF SURVEY, REVISIONS, FIELD BOOK, JOB NUMBER. Includes details for the survey date (SEPTEMBER 29, 2015) and revision 1.

SHEET A-1



BRITT SURVEYING, INC.
 LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. LB 6638
 660 US 41 Bypass N., Suite #100, LUDLOW, FLORIDA, 34285
 Phone: (904) 493-9566
 Email: brittsur@brittsurveying.com

BRITT

A BOUNDARY SURVEY
 A PART OF SECTION 33, TOWNSHIP 38 SOUTH, RANGE 20 EAST
 #7900 S. TAMiami TRAIL, VENICE, FL 34293

SARASOTA MEMORIAL HOSPITAL

CERTIFIED TO:

DATE OF SURVEY: SEPTEMBER 28, 2015

REVISIONS:

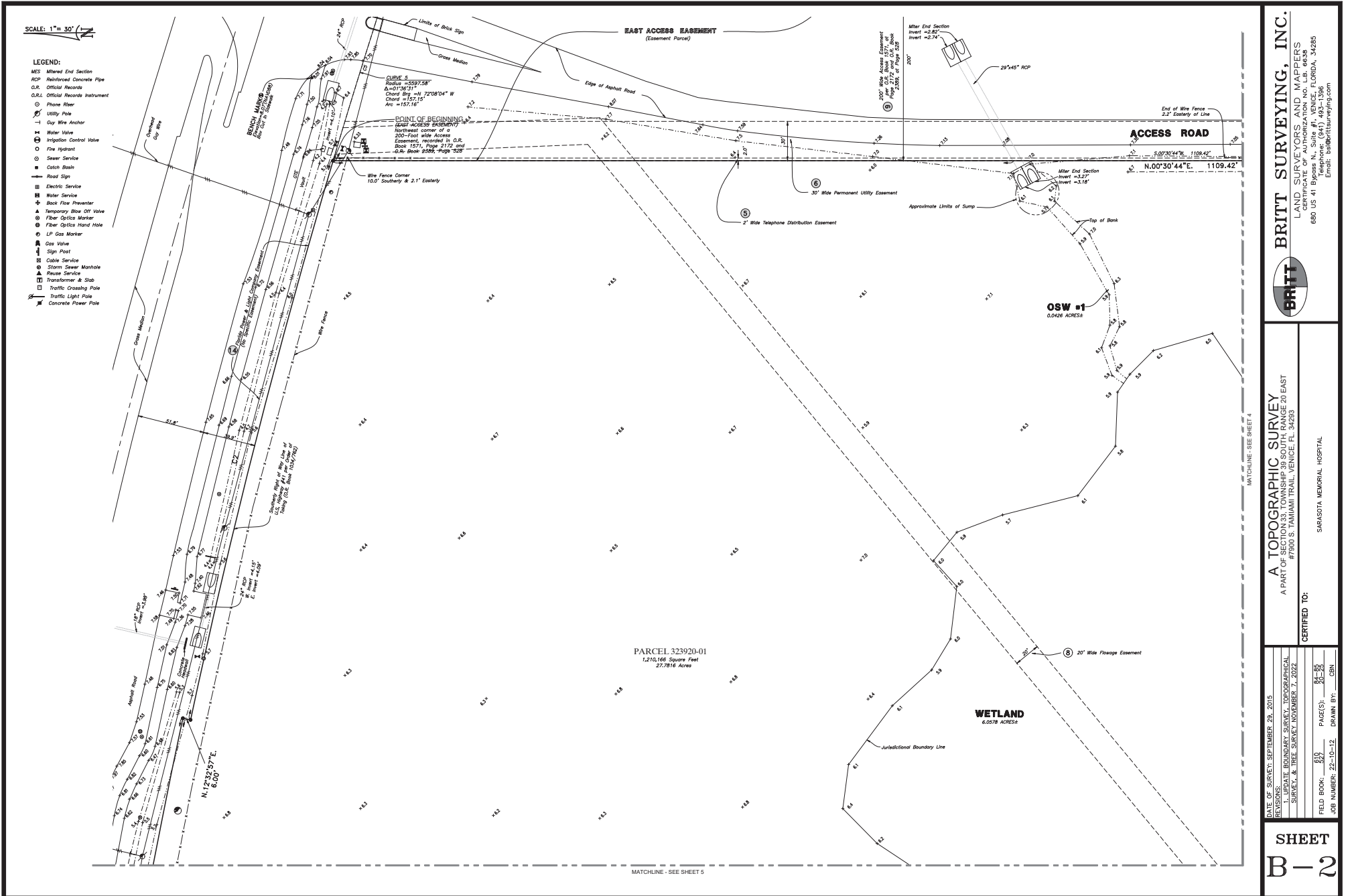
1. UPDATE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, & TREE SURVEY, NOVEMBER 7, 2022

FIELD BOOK: 839 **PARCEL(S): 32-93**

JOB NUMBER: 22-10-12 **DRAWN BY: GSK**

SHEET B-1

Exhibit A



BRITT SURVEYING, INC.
 LAND SURVEYORS AND MAPPERS
 680 US 41 Bypass N, Suite #1, Venice, Florida, 34295
 Telephone: (941) 493-1396
 Email: bsb@brittsurveying.com

A TOPOGRAPHIC SURVEY
 A PART OF LOT 10, BLOCK 100, VENICE PALM GOLF AND COUNTRY CLUB
 #7900 S. TAMAMI TRAIL, VENICE, FL. 34293

CERTIFIED TO:
 SHARASOTA MEMORIAL HOSPITAL

DATE OF SURVEY: SEPTEMBER 28, 2015
 REVISIONS:
 1. UPDATE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, & TREE SURVEY, NOVEMBER 17, 2024

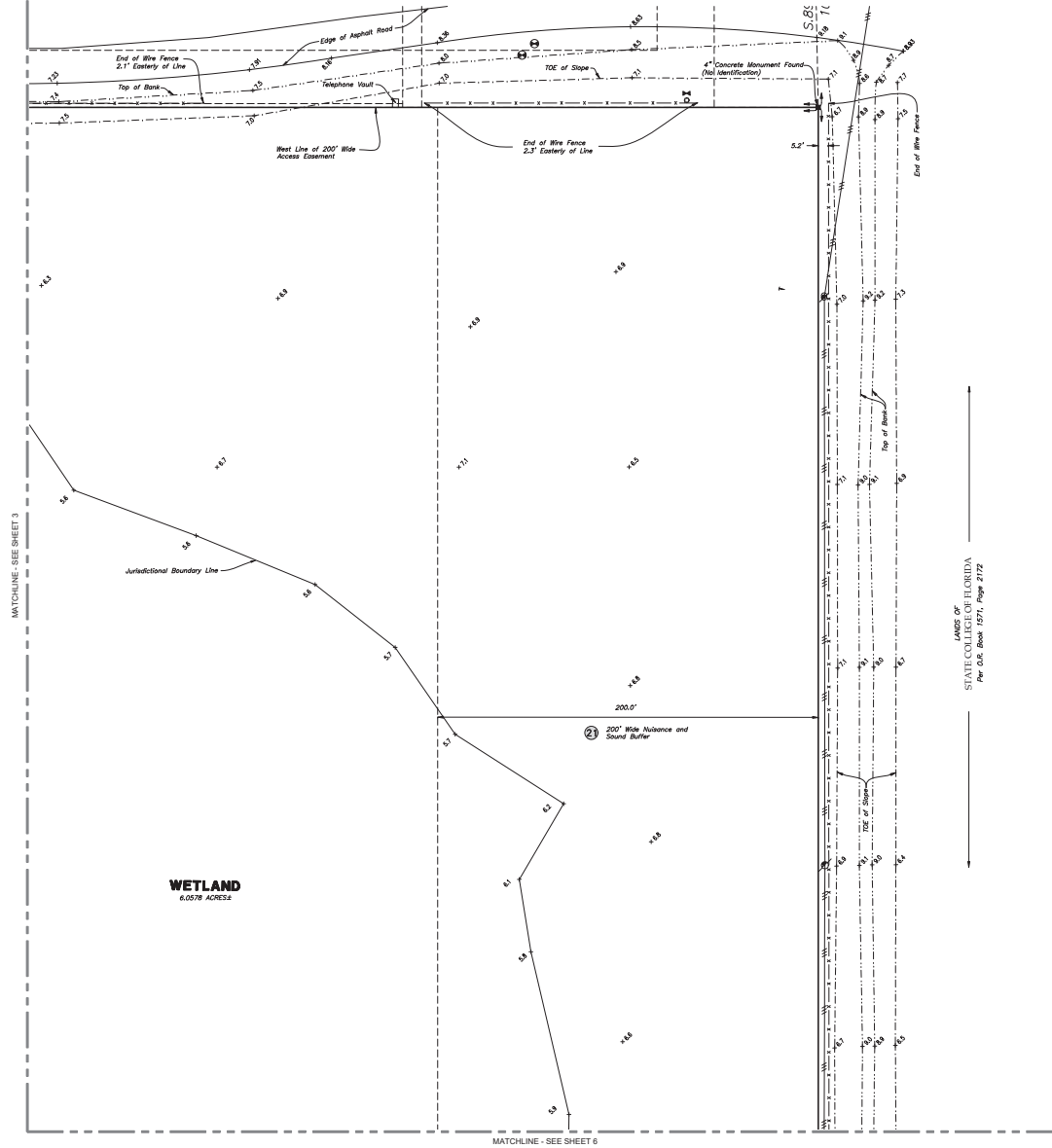
FIELD BOOK: 807 PAGE(S): 81-85
 JOB NUMBER: 22-10-12 DRAWN BY: CBN

SHEET
B-2

SCALE: 1" = 30'

LEGEND:

- MES Mitered End Section
- RCP Reinforced Concrete Pipe
- O.R. Official Records
- O.R.I. Official Records Instrument
- Phone Fiber
- Utility Pole
- Gas Wire Anchor
- Water Valve
- Irrigation Control Valve
- Pipe Hydrant
- Sewer Service
- Catch Basin
- Road Sign
- Electric Service
- Water Service
- Back Flow Preventer
- 1/2" Iron Rod & Cap BRITL LB #638, Found or Set
- Temporary Blow Off Valve
- Fiber Optics Marker
- Fiber Optics Hand Hole
- LP Gas Marker
- Gas Valve
- Sign Post
- Cable Service
- Storm Sewer Manhole
- Reuse Service
- Transformer & Slab
- Traffic Crossing Pole
- Traffic Light Pole
- Concrete Power Pole



LANDS OF
STATE COLLEGE OF FLORIDA
Par. 306, Book 1571, Page 2172

BRITT SURVEYING, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 6638
680 US 41 Bypass N., Suite #1, VENICE, FLORIDA, 34285
Telephone: (941) 993-1396
Email: britt@brittsurveying.com

BRITT

A TOPOGRAPHIC SURVEY
A PART OF SECTION 33, TOWNSHIP 38 SOUTH RANGE 28 EAST
#7800 S. TAMIAAMI TRAIL, VENICE, FL 34293

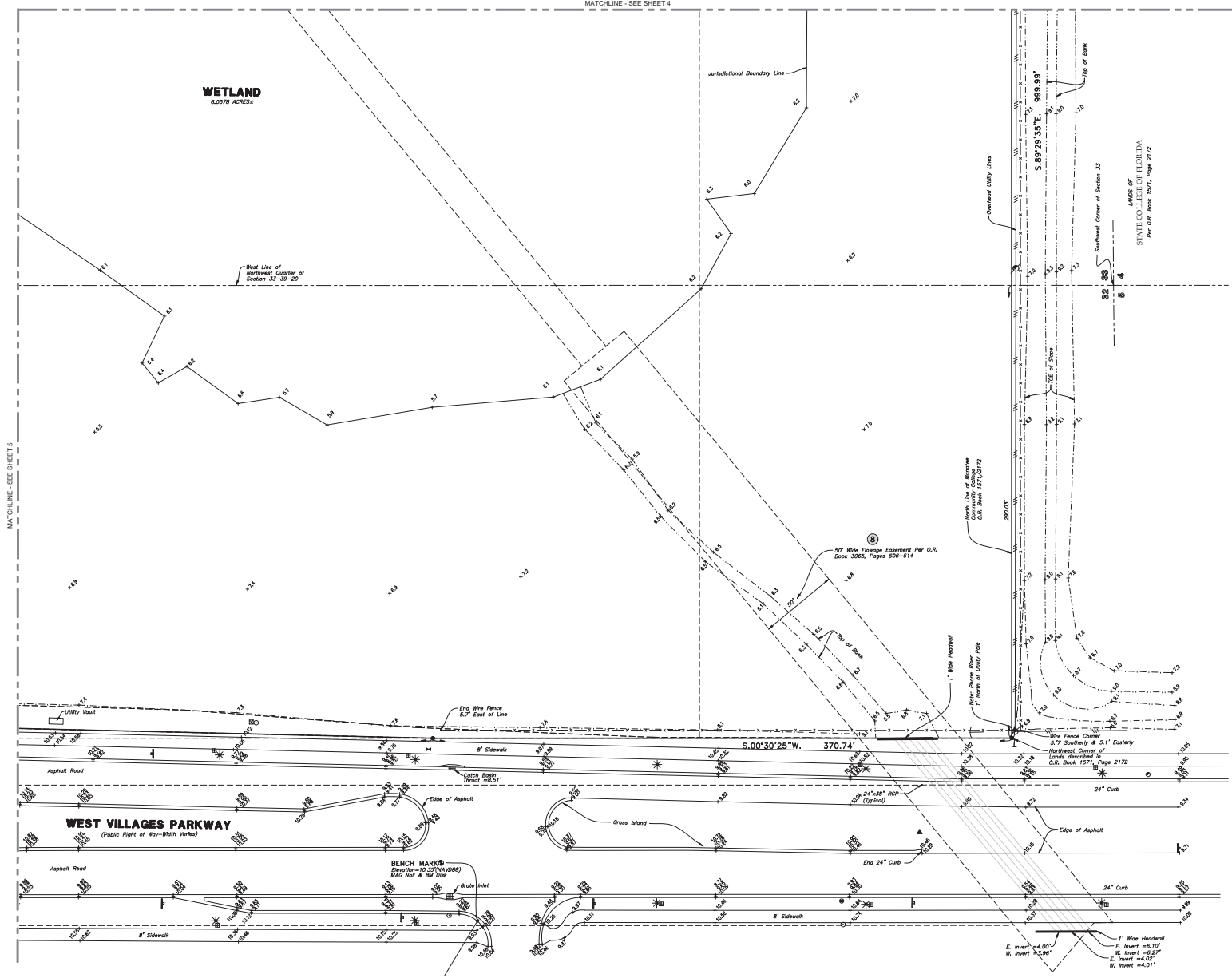
CERTIFIED TO:
SARASOTA MEMORIAL HOSPITAL

DATE OF SURVEY: SEPTEMBER 28, 2015	REVISIONS: 1. SITE BOUNDARY SURVEY TOPOGRAPHICAL SURVEY & TREE SURVEY NOVEMBER 7, 2022
FIELD BOOK: 10	PAGE(S): 84-85
JOB NUMBER: 22-10-12	DRAWN BY: CBN

SHEET
B - 3

SCALE: 1" = 30'

- LEGEND:**
- MS: Mitered End Section
 - RC: Reinforced Concrete Pipe
 - O.R.: Official Records
 - O.R.I.: Official Records Instrument
 - : Phone Meter
 - : Utility Pole
 - |-: Guy Wire Anchor
 - : Water Valve
 - ⊕: Irrigation Control Valve
 - : Fire Hydrant
 - : Sewer Service
 - : Catch Basin
 - : Road Sign
 - : Electric Service
 - : Water Service
 - : Back Flow Preventer
 - : 5/8" Iron Rod & Cap BRIT 6635, Found or Set
 - ▲: Temporary Blue Off Valve
 - : Fiber Optic Marker
 - : Fiber Optic Hand Hole
 - : LP Gas Marker
 - ▲: Gas Meter
 - : Sign Post
 - : Cable Service
 - : Storm Sewer Manhole
 - ▲: Grease Service
 - : Transformer & Stub
 - : Traffic Crossing Pole
 - : Traffic Light Pole
 - : Concrete Power Pole



BRITT SURVEYING, INC.
 LAND SURVEYORS AND MAPPERS
 680 US 41 Bypass N, Suite #1, Venice, Florida, 34285
 Telephone: (844) 893-1396
 Email: bsb@brittsurveying.com

A TOPOGRAPHIC SURVEY
 A PART OF SECTION 20 EAST
 TOWNSHIP 28 NORTH, RANGE 17 EAST
 #7800 S. TAMMAMITRAIL, VENICE, FL 34293

DATE OF SURVEY: SEPTEMBER 29, 2015

REVISIONS:

1. UPDATE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, & TREE SURVEY (NOVEMBER 17, 2022)	DATE: 11/17/22	BY: [Signature]
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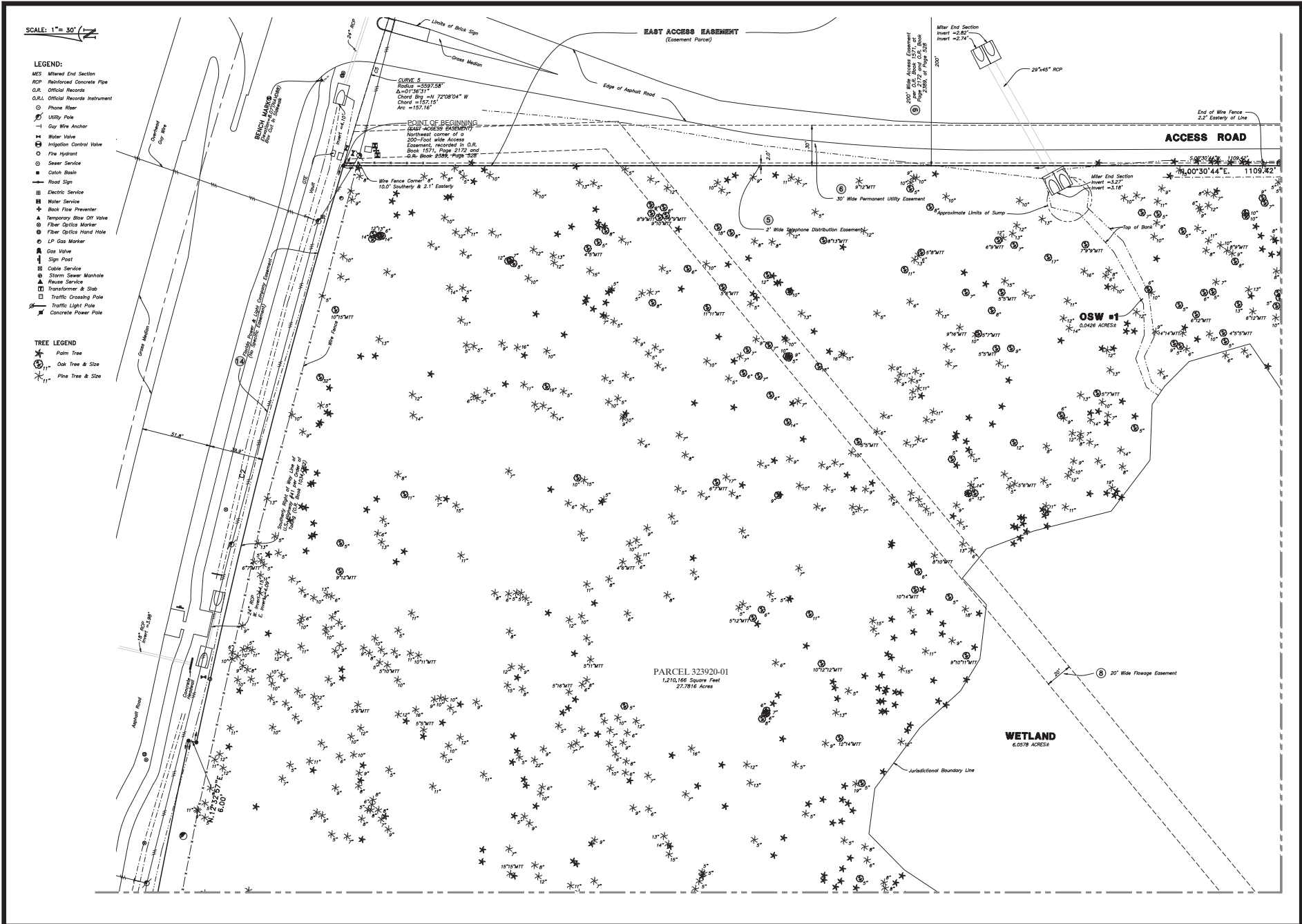
CERTIFIED TO:

FIELD BOOK: 503 PAGE(S): 82-92

JOB NUMBER: 22-10-12 DRAWN BY: CBN

SHEET
B-5

Exhibit A



BRITT SURVEYING, INC.
 LAND SURVEYORS AND MAPPERS
 680 US 41 Bypass N, Suite #1, Venice, Florida, 34285
 Telephone: (941) 493-1396
 Email: bsb@brittsurveying.com

A TREE SURVEY
 A PART OF SECTION 20, RANGE 20 EAST
 #7900 S. TAMMAMITRAIL, VENICE, FL. 34293

DATE OF SURVEY: SEPTEMBER 29, 2015
 REVISIONS:
 1. UPDATE BOUNDARY SURVEY, TOPOGRAPHICAL
 SURVEY, & TREE SURVEY, NOVEMBER 17, 2021

CERTIFIED TO:
 SHASOTA MEMORIAL HOSPITAL

FIELD BOOK: 803 PAGE(S): 85-95
 JOB NUMBER: 22-10-12 DRAWN BY: CBN

SHEET
T-1

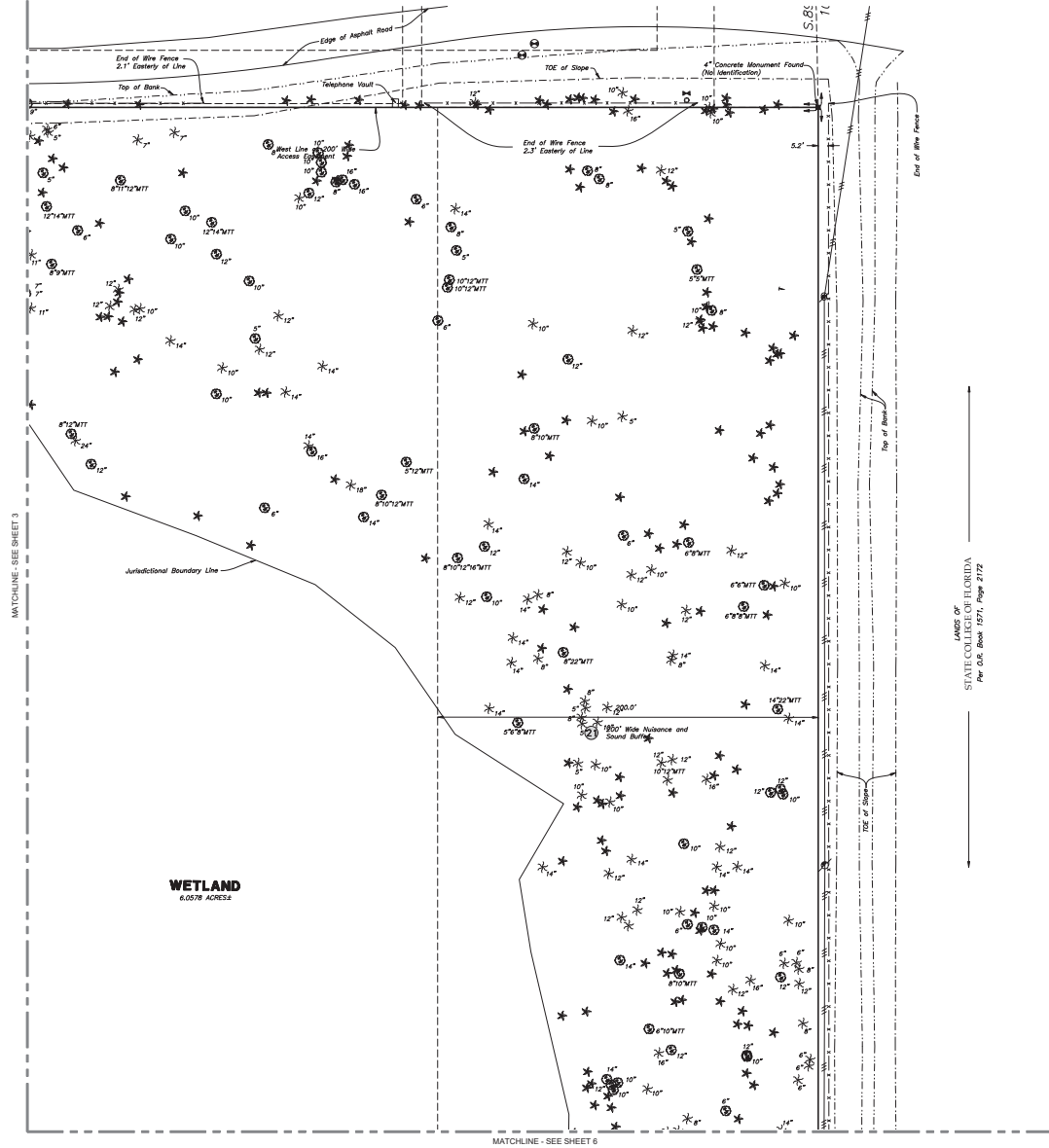
SCALE: 1" = 30'

LEGEND:

- MES Mired End Section
- RCR Reinforced Concrete Pipe
- O.R. Official Records
- O.R.I. Official Records Instrument
- Fibre Fibre
- Utility Pole
- Guy Wire Anchor
- W Water Valve
- ⊕ Irrigation Control Valve
- Fire Hydrant
- Sewer Service
- Catch Basin
- Road Sign
- ⊕ Electric Service
- W Water Service
- ⊕ Back Flow Preventer
- 1/8" Iron Rod & Cap BRITL LB 6638, Found or Set
- ▲ Temporary Blow Off Valve
- Fiber Optics Marker
- Fiber Optics Hand Hole
- LP Gas Marker
- ▲ Gas Valve
- ⊕ Sign Post
- ⊕ Cable Service
- Storm Sewer Manhole
- ▲ Reuse Service
- ⊕ Transformer & Stub
- ⊕ Traffic Crossing Pole
- ⊕ Traffic Light Pole
- ⊕ Concrete Power Pole

TREE LEGEND

- * Palm Tree
- Oak Tree & Size
- * Pine Tree & Size



BRITL SURVEYING, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 6638
680 US 41 Bypass N., Suite #1, VENICE, FLORIDA, 34285
Telephone: (941) 993-1396
Email: britt@brittsurveying.com

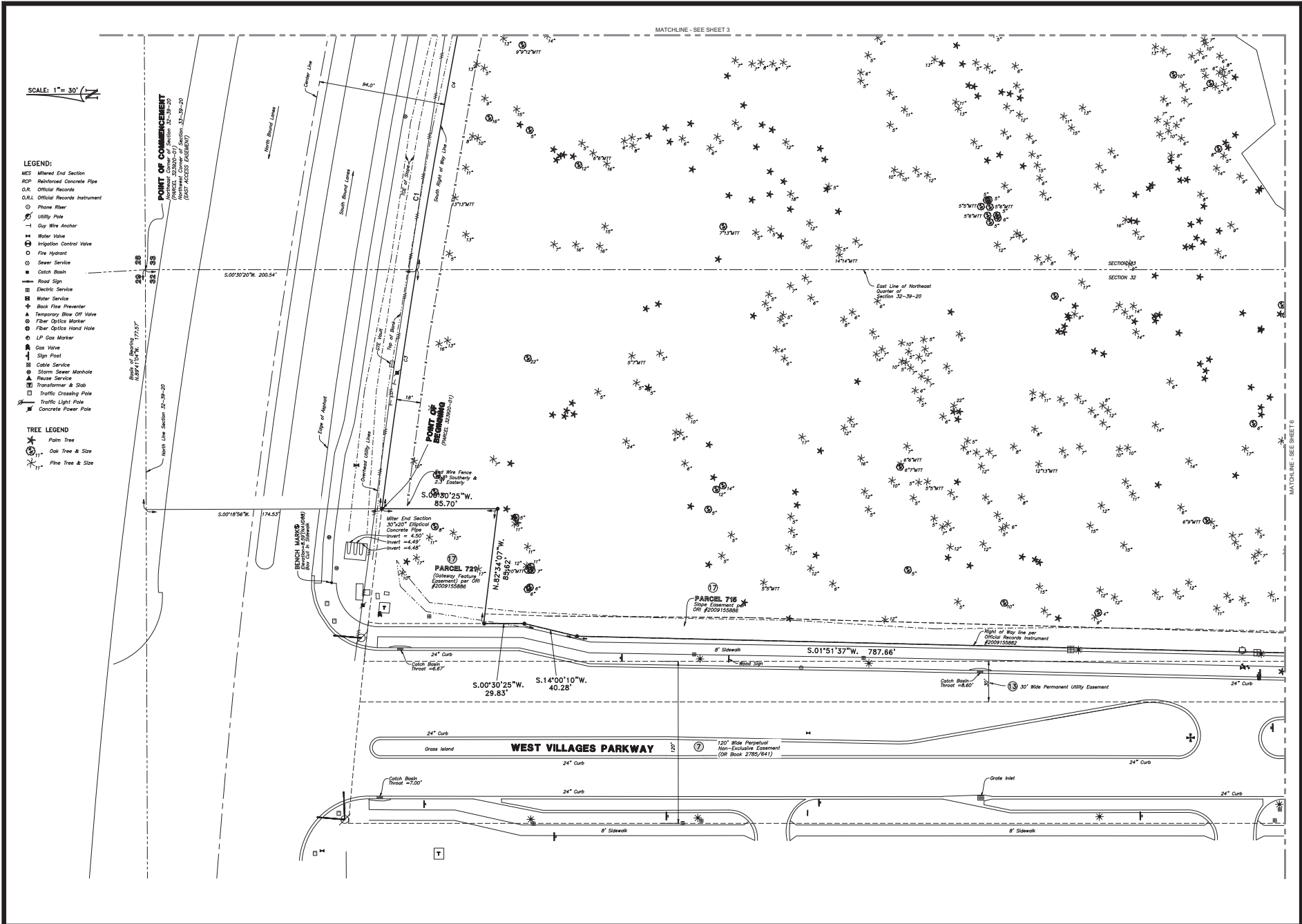
A TREE SURVEY
A PART OF SECTION 33, TOWNSHIP 38 SOUTH, RANGE 20 EAST
#7800 S. TAMIAHI TRAIL, VENICE, FL 34293

CERTIFIED TO:
SARASOTA MEMORIAL HOSPITAL

DATE OF SURVEY: SEPTEMBER 29, 2015	FIELD BOOK: 102	PAGE(S): 84-85
REVISIONS: SITE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, & TREE SURVEY NOVEMBER 7, 2022	JOB NUMBER: 22-10-12	DRAWN BY: CBN

SHEET
T-2

Exhibit A



SCALE: 1" = 30'

- LEGEND:**
- MES Mitered End Section
 - RCP Reinforced Concrete Pipe
 - O.R. Official Records
 - Q.R.L. Official Records Instrument
 - Phone Pole
 - ⊕ Utility Pole
 - Guy Wire Anchor
 - ⊕ Water Valve
 - ⊕ Irrigation Control Valve
 - Fire Hydrant
 - ⊕ Sewer Service
 - ⊕ Catch Basin
 - Road Sign
 - ⊕ Electric Service
 - ⊕ Water Service
 - ⊕ Back Flow Preventer
 - ⊕ Temporary Blow Off Valve
 - ⊕ Fiber Optics Marker
 - ⊕ Fiber Optics Hand Hole
 - ⊕ LP Gas Marker
 - ⊕ Gas Valve
 - ⊕ Sign Post
 - ⊕ Cable Service
 - ⊕ Storm Sewer Manhole
 - ⊕ Reuse Service
 - ⊕ Transformer & Stub
 - ⊕ Traffic Crossing Pole
 - ⊕ Traffic Light Pole
 - ⊕ Concrete Power Pole
- TREE LEGEND**
- ⊕ Palm Tree
 - ⊕ Oak Tree & Size
 - ⊕ Pine Tree & Size

BRITT SURVEYING, INC.
 LAND SURVEYORS AND MAPPERS
 680 US 41 Bypass N, Suite #1, Venice, Florida, 34285
 Telephone: (844) 893-1396
 Email: bbs@brittsurveying.com

A TREE SURVEY
 A PART OF SECTION 32, RANGE 20 EAST
 T3P20 S. TAMPA TRAIL, VENICE, FL 34293

CERTIFIED TO:
 SHASOTA MEMORIAL HOSPITAL

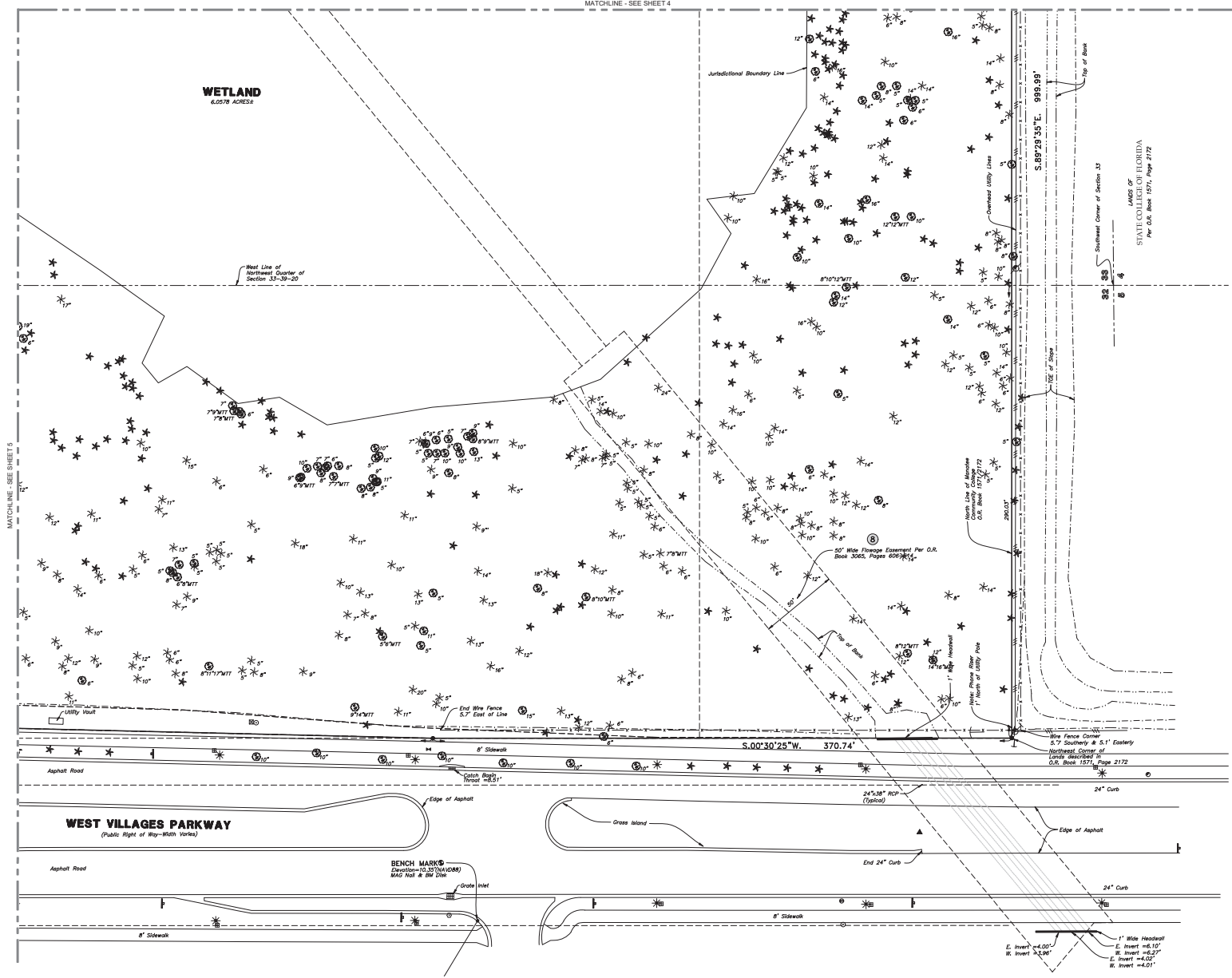
DATE OF SURVEY: SEPTEMBER 29, 2015
 REVISIONS:
 1. UPDATE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, & TREE SURVEY: NOVEMBER 17, 2021

FIELD BOOK: 559 PAGE(S): 82-93
 JOB NUMBER: 22-10-12 DRAWN BY: CBN

SHEET
T-3

SCALE: 1" = 30'

- LEGEND:**
- MES Mitered End Section
 - RCP Reinforced Concrete Pipe
 - O.R. Official Records
 - O.R.L. Official Records Instrument
 - Phone Meter
 - Utility Pole
 - Cap Wire Anchor
 - Water Valve
 - Irrigation Control Valve
 - Fire Hydrant
 - Sewer Service
 - Catch Basin
 - Electric Service
 - Water Service
 - Back Flow Preventer
 - 5/8" Iron Rod & Cap BRIT 6635, Found or Set
 - Temporary Blue Off Valve
 - Fiber Optics Marker
 - Fiber Optics Hand Hole
 - LP Gas Marker
 - Gas Valve
 - Sign Post
 - Cable Service
 - Storm Sewer Manhole
 - Grease Service
 - Transformer & Stab
 - Traffic Crossing Pole
 - Traffic Light Pole
 - Concrete Power Pole



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A TREE SURVEY
 A PART OF SECTION 20, TOWNSHIP 28S, RANGE 20E EAST
 #7800 S. TAMAMI TRAIL, VENICE, FL 34293

CERTIFIED TO:
 SHASOTA MEMORIAL HOSPITAL

DATE OF SURVEY: SEPTEMBER 29, 2015	REVISIONS:
1. UPDATE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, & TREE SURVEY (NOVEMBER 17, 2021)	
FIELD BOOK: 557	PAGE(S): 82-92
JOB NUMBER: 22-10-12	DRAWN BY: CBN

SHEET T-4



- LEGEND:**
- MES Mitered End Section
 - RCP Reinforced Concrete Pipe
 - O.R. Official Records
 - O.R.I. Official Records Instrument
 - Phone Pole
 - Utility Pole
 - Guy Wire Anchor
 - Water Valve
 - Valve Control Valve
 - Fire Hydrant
 - Sewer Service
 - Catch Basin
 - Road Sign
 - Electric Service
 - Water Service
 - Back Flow Preventer
 - 5/8" Iron Rod & Cap BRITT LB 6635, Found or Set
 - Temporary Blow Off Valve
 - Fiber Optics Marker
 - Fiber Optics Hand Hole
 - LP Gas Marker
 - Gas Valve
 - Sign Post
 - Cable Service
 - Storm Sewer Manhole
 - Reuse Service
 - Transformer & Slab
 - Traffic Crossing Pole
 - Traffic Light Pole
 - Concrete Power Pole

- 14 Easement in favor of Florida Power & Light, recorded in O.R. Book 2940, Page 1383 and O.R. Book 3002, Page 1261, Public records of Sarasota County, Florida. Shown hereon, but limits of easement are not definable per description.
- 15 Ingress/Egress Easement in favor of the City of North Port, West Villages Improvement District and Sarasota County recorded in Clerk's File Number 2008019266 and re-recorded in Clerk's File Number 2008029261, Public Records of Sarasota County, Florida. Easement does not appear to affect subject Parcel and is not shown hereon.
- 17 Slope, Drainage, Gateway Feature and Landscape Easement Agreement in favor of West Villages Improvement District recorded in Clerk's File Number 2009155886, Public Records of Sarasota County, Florida. Easements shown hereon.
- 23 Subject to 200 foot nuisance and sound buffer created in deed recorded in O.R. Book 1571, Page 2172, Public Records of Sarasota County, Florida. Easements shown hereon.

CURVE TABLE:

CURVE	BEARS	BEH. ANGLE	10000 BEARING	CHORD LENGTH	ARC LENGTH
C1	260.538	04°37'00"	S 79°00'00" W	487.93	468.00
C2	259.928	07°04'24"	S 75°11'11" W	400.89	449.00
C3	260.538	07°04'24"	S 81°10'21" W	418.80	438.81
C4	260.538	12°21'27"	S 78°25'06" W	388.74	388.25

BRITT SURVEYING, INC.
LAND SURVEYORS AND MAPPING SPECIALISTS
CORPORATE OFFICE: 680 US 41 BYPASS N., SUITE #1, VENICE, FLORIDA, 34285
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Email: info@brittsurveying.com

A SPECIFIC PURPOSE SURVEY
A PART OF SECTION 33, TOWNSHIP 30 SOUTH, RANGE 20 EAST
#7300 S. TAMAMI TRAIL, VENICE, FL 34293

CERTIFIED TO:
SARASOTA MEMORIAL HOSPITAL

DATE OF SURVEY: SEPTEMBER 29, 2015
REVISIONS: SEE BOUNDARY SURVEY DESCRIPTION
SURVEY & TREE SURVEY NUMBER: 7, 2022

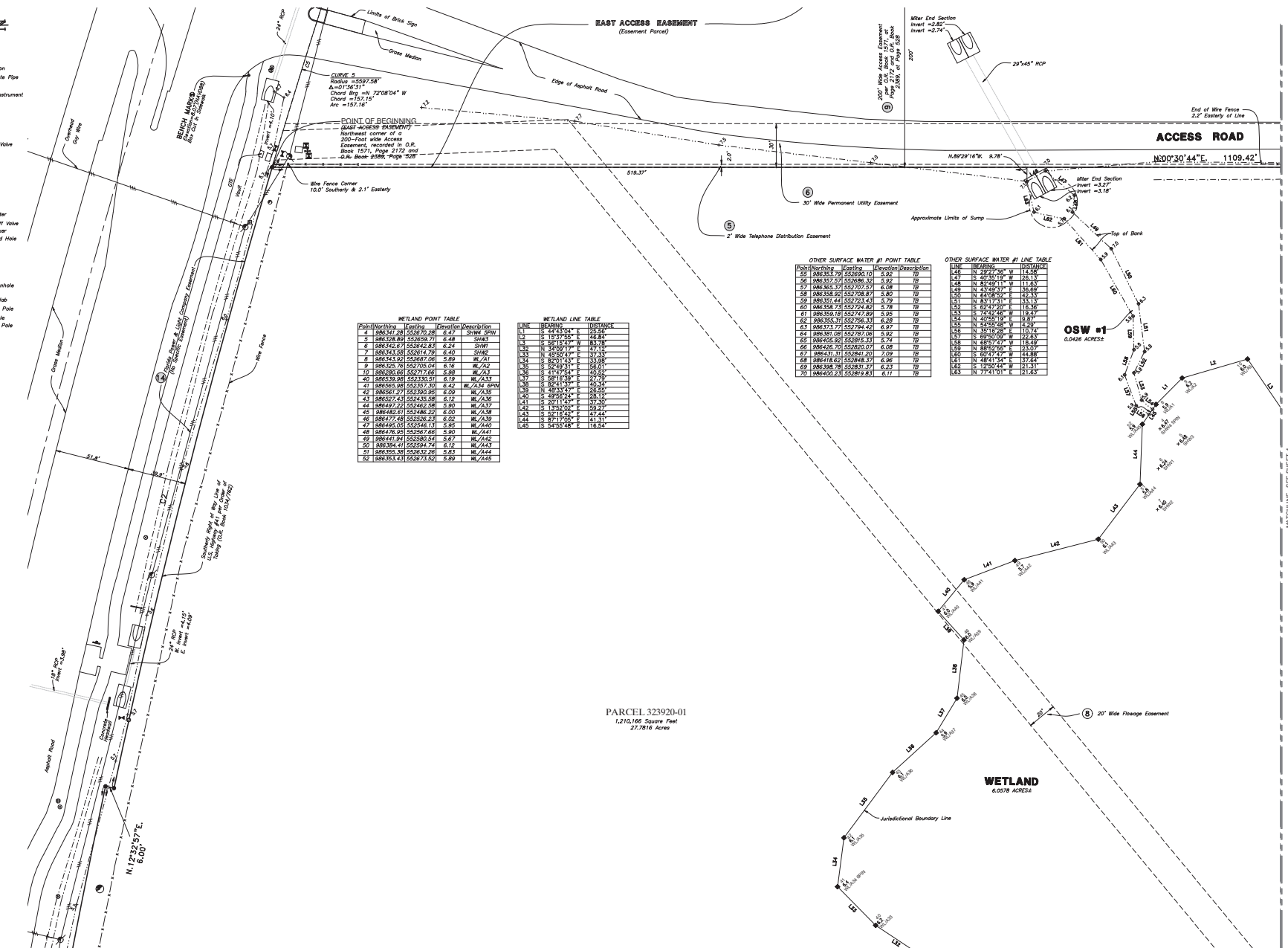
FIELD BOOK: 820 PAGE(S): 82-88
JOB NUMBER: 22-10-12 DRAWN BY: CBN

SHEET
1 OF 5

Exhibit A

SCALE: 1" = 30'

- LEGEND:**
- MES Mitered End Section
 - RCF Reinforced Concrete Pipe
 - O.R. Official Records
 - O.R. Official Records Instrument
 - Flow Meter
 - Utility Pole
 - Guy Wire Anchor
 - Water Valve
 - Irrigation Control Valve
 - Fire Hydrant
 - Sewer Service
 - Catch Basin
 - Road Sign
 - Electric Service
 - Water Service
 - Back Flow Preventer
 - Temporary Blow Off Valve
 - Fiber Optics Marker
 - Fiber Optics Hand Hole
 - LP Gas Marker
 - Cas Valve
 - Sign Post
 - Cable Service
 - Storm Sewer Manhole
 - Grease Service
 - Transformer & Stub
 - Traffic Crossing Pole
 - Traffic Light Pole
 - Concrete Power Pole



WETLAND POINT TABLE

Point	Northing	Easting	Elevation	Description
1	886337.89	552697.76	6.47	SWM SWAY
2	886336.89	552699.79	6.48	SWM2
3	886342.07	552642.83	6.24	SWM1
7	886343.08	552691.79	6.40	SWM2
8	886343.92	552697.08	6.89	WZ/1
9	886325.76	552705.04	6.16	WZ/2
10	886380.68	552777.66	5.98	WZ/3
40	886339.89	552705.05	6.19	WZ/3
41	886365.98	552707.50	6.42	WZ/3 GRN
42	886367.77	552708.28	6.39	WZ/3
43	886372.11	552642.58	6.12	WZ/3
44	886407.22	552642.58	6.90	WZ/37
45	886402.91	552646.22	6.00	WZ/38
46	886377.88	552526.23	6.00	WZ/39
47	886408.05	552646.13	5.95	WZ/40
48	886476.95	552527.60	5.90	WZ/41
49	886447.84	552508.04	5.87	WZ/42
50	886384.41	552524.74	6.12	WZ/43
51	886350.80	552632.28	5.83	WZ/44
52	886353.41	552627.50	5.89	WZ/45

WETLAND LINE TABLE

LINE	BR/AB/BB	DESCRIPTION
L1	18 44243.02	124.50
L2	18 15137.05	148.84
L3	18 2610.89	83.34
L4	18 3409.79	149.19
L5	18 20504.14	117.15
L6	18 30411.33	133.58
L7	18 2649.41	100.01
L8	18 4147.44	100.00
L9	18 4147.44	100.00
L10	18 4147.44	100.00
L11	18 4147.44	100.00
L12	18 4147.44	100.00
L13	18 4147.44	100.00
L14	18 4147.44	100.00
L15	18 4147.44	100.00
L16	18 4147.44	100.00
L17	18 4147.44	100.00
L18	18 4147.44	100.00
L19	18 4147.44	100.00
L20	18 4147.44	100.00
L21	18 4147.44	100.00
L22	18 4147.44	100.00
L23	18 4147.44	100.00
L24	18 4147.44	100.00
L25	18 4147.44	100.00
L26	18 4147.44	100.00

OTHER SURFACE WATER #1 POINT TABLE

Point	Northing	Easting	Elevation	Description
20	886353.79	552690.10	5.92	WZ
26	886372.93	552696.52	5.92	WZ
27	886363.37	552707.57	6.08	WZ
28	886348.92	552708.41	5.90	WZ
29	886351.44	552723.43	5.79	WZ
30	886358.97	552724.63	5.78	WZ
31	886358.97	552724.63	5.78	WZ
32	886358.97	552724.63	5.78	WZ
33	886373.77	552724.42	6.97	WZ
34	886373.77	552724.42	6.97	WZ
35	886373.77	552724.42	6.97	WZ
36	886373.77	552724.42	6.97	WZ
37	886373.77	552724.42	6.97	WZ
38	886373.77	552724.42	6.97	WZ
39	886373.77	552724.42	6.97	WZ
40	886373.77	552724.42	6.97	WZ
41	886373.77	552724.42	6.97	WZ
42	886373.77	552724.42	6.97	WZ
43	886373.77	552724.42	6.97	WZ
44	886373.77	552724.42	6.97	WZ
45	886373.77	552724.42	6.97	WZ
46	886373.77	552724.42	6.97	WZ
47	886373.77	552724.42	6.97	WZ
48	886373.77	552724.42	6.97	WZ
49	886373.77	552724.42	6.97	WZ
50	886373.77	552724.42	6.97	WZ
51	886373.77	552724.42	6.97	WZ
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53	886373.77	552724.42	6.97	WZ
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62	886373.77	552724.42	6.97	WZ
63	886373.77	552724.42	6.97	WZ
64	886373.77	552724.42	6.97	WZ
65	886373.77	552724.42	6.97	WZ
66	886373.77	552724.42	6.97	WZ
67	886373.77	552724.42	6.97	WZ
68	886373.77	552724.42	6.97	WZ
69	886373.77	552724.42	6.97	WZ
70	886373.77	552724.42	6.97	WZ

OTHER SURFACE WATER #1 LINE TABLE

LINE	BR/AB/BB	DESCRIPTION
L1	18 44243.02	124.50
L2	18 15137.05	148.84
L3	18 2610.89	83.34
L4	18 3409.79	149.19
L5	18 20504.14	117.15
L6	18 30411.33	133.58
L7	18 2649.41	100.01
L8	18 4147.44	100.00
L9	18 4147.44	100.00
L10	18 4147.44	100.00
L11	18 4147.44	100.00
L12	18 4147.44	100.00
L13	18 4147.44	100.00
L14	18 4147.44	100.00
L15	18 4147.44	100.00
L16	18 4147.44	100.00
L17	18 4147.44	100.00
L18	18 4147.44	100.00
L19	18 4147.44	100.00
L20	18 4147.44	100.00
L21	18 4147.44	100.00
L22	18 4147.44	100.00
L23	18 4147.44	100.00
L24	18 4147.44	100.00
L25	18 4147.44	100.00
L26	18 4147.44	100.00
L27	18 4147.44	100.00
L28	18 4147.44	100.00
L29	18 4147.44	100.00
L30	18 4147.44	100.00
L31	18 4147.44	100.00
L32	18 4147.44	100.00
L33	18 4147.44	100.00
L34	18 4147.44	100.00
L35	18 4147.44	100.00
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L37	18 4147.44	100.00
L38	18 4147.44	100.00
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L40	18 4147.44	100.00
L41	18 4147.44	100.00
L42	18 4147.44	100.00
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L52	18 4147.44	100.00
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L65	18 4147.44	100.00
L66	18 4147.44	100.00
L67	18 4147.44	100.00
L68	18 4147.44	100.00
L69	18 4147.44	100.00
L70	18 4147.44	100.00

PARCEL 323920-01
1,210,166 Square Feet
27,7816 Acres

BRITT SURVEYING, INC.
LAND SURVEYORS AND MAPPERS
680 US 41 Bypass N, Suite #1, Venice, Florida, 34295
Telephone: (941) 893-1396
Email: brittsurveying.com

BRITT

A SPECIFIC PURPOSE SURVEY
A PART OF THE SURVEY FOR THE
#7900 S. TAMAMI TRAIL, VENICE, FL. 34293

CERTIFIED TO:
SHARASOTA MEMORIAL HOSPITAL

DATE OF SURVEY: SEPTEMBER 28, 2015
REVISIONS:
1. UPDATE BOUNDARY SURVEY TO GEOGRAPHICAL SURVEY & TREE SURVEY NUMBER 17, 2022

FIELD BOOK: 807 PAGE(S): 81-85
JOB NUMBER: 22-10-12 DRAWN BY: CBN

SHEET
2 OF 5

SCALE: 1" = 30'

LEGEND:

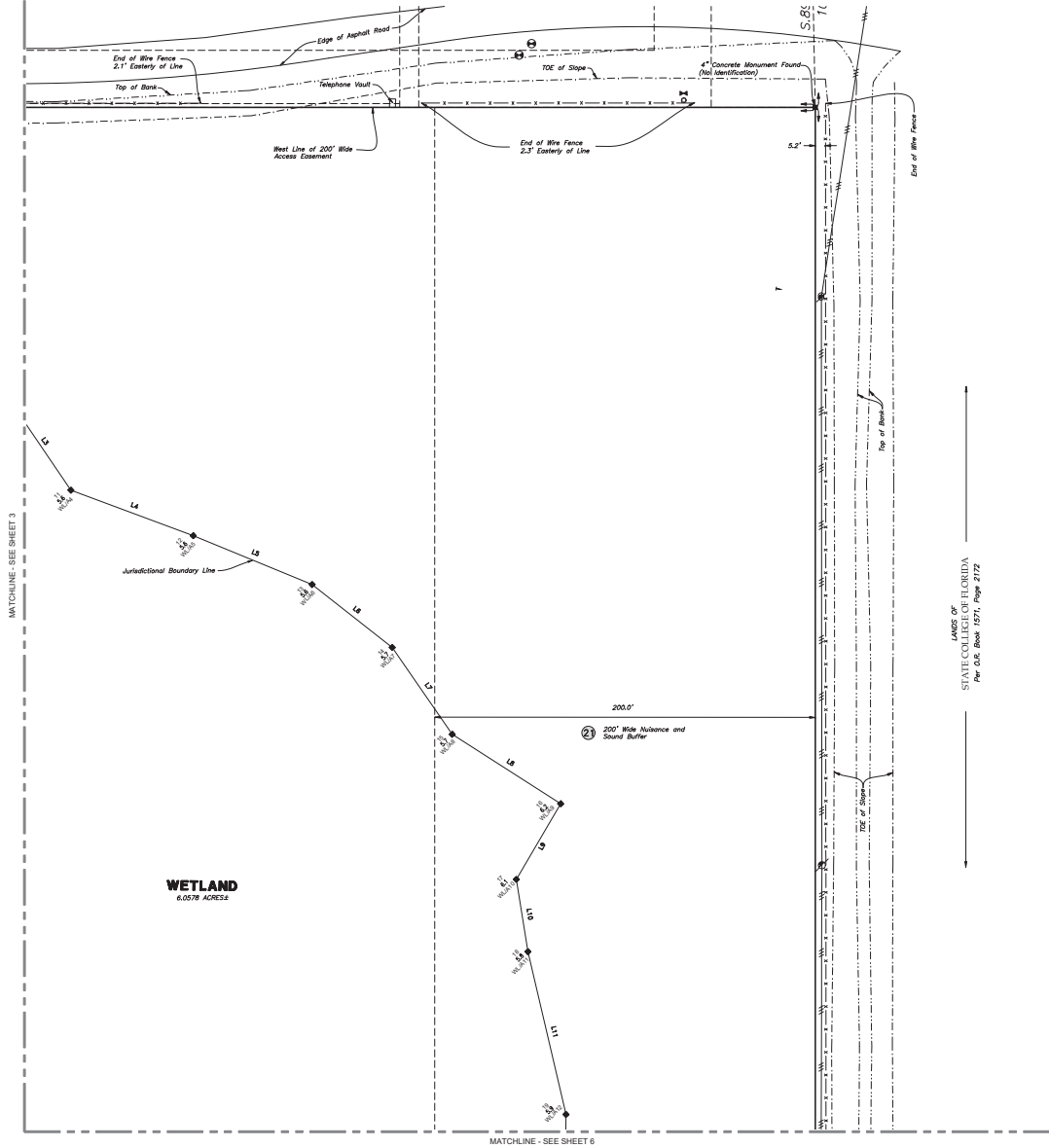
- MES Mitered End Section
- RCP Reinforced Concrete Pipe
- O.R. Official Records
- D.R.I. Official Records Instrument
- Phone Fiber
- ⊙ Utility Pole
- Guy Wire Anchor
- Water Valve
- Irrigation Control Valve
- Fire Hydrant
- Sewer Service
- Catch Basin
- Road Sign
- Electric Service
- Water Service
- Back Flow Preventer
- 1/8" Iron Rod & Cap BRITL LB #638, Found or Set
- ▲ Temporary Blow Off Valve
- Fiber Optics Marker
- Fiber Optics Hand Hole
- LP Gas Marker
- ⊙ Gas Valve
- ▲ Sign Post
- ⊙ Cable Service
- Storm Sewer Manhole
- ▲ Reuse Service
- ⊙ Transformer & Stub
- ⊙ Traffic Crossing Pole
- ⊙ Traffic Light Pole
- ⊙ Concrete Power Pole

WETLAND POINT TABLE

POINT NUMBER	NORTHING	EASTING	DESCRIPTION
11	882324.13	552277.99	WU/24
12	882702.05	552623.50	WU/23
13	882102.81	552329.50	WU/24
14	882066.03	552563.84	WU/27
15	882034.90	552517.87	WU/24
16	882278.20	552480.88	WU/20
17	882051.91	552441.85	WU/20
18	882398.13	552403.27	WU/21
19	882976.93	552317.26	WU/22

WETLAND LINE TABLE

LINE	DESCRIPTION	STARTING POINT	ENDING POINT
L1	S 58°15'47" W	857.78	857.78
L2	S 72°20'00" W	18.00	18.00
L3	S 89°20'00" W	17.00	17.00
L4	S 88°41'00" W	15.54	15.54
L5	S 55°34'41" W	25.51	25.51
L6	S 55°20'00" W	17.00	17.00
L7	N 55°20'00" W	16.10	16.10
L8	S 81°14'41" W	18.50	18.50
L9	S 77°24'48" W	187.83	187.83



LANDS OF
STATE COLLEGE OF FLORIDA
Per Ord. Book 1571, Page 2172

BRITT SURVEYING, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 6638
680 US 41 Bypass N., Suite #1, Venice, Florida, 34285
Telephone: (941) 993-1396
Email: britt@brittsurveying.com

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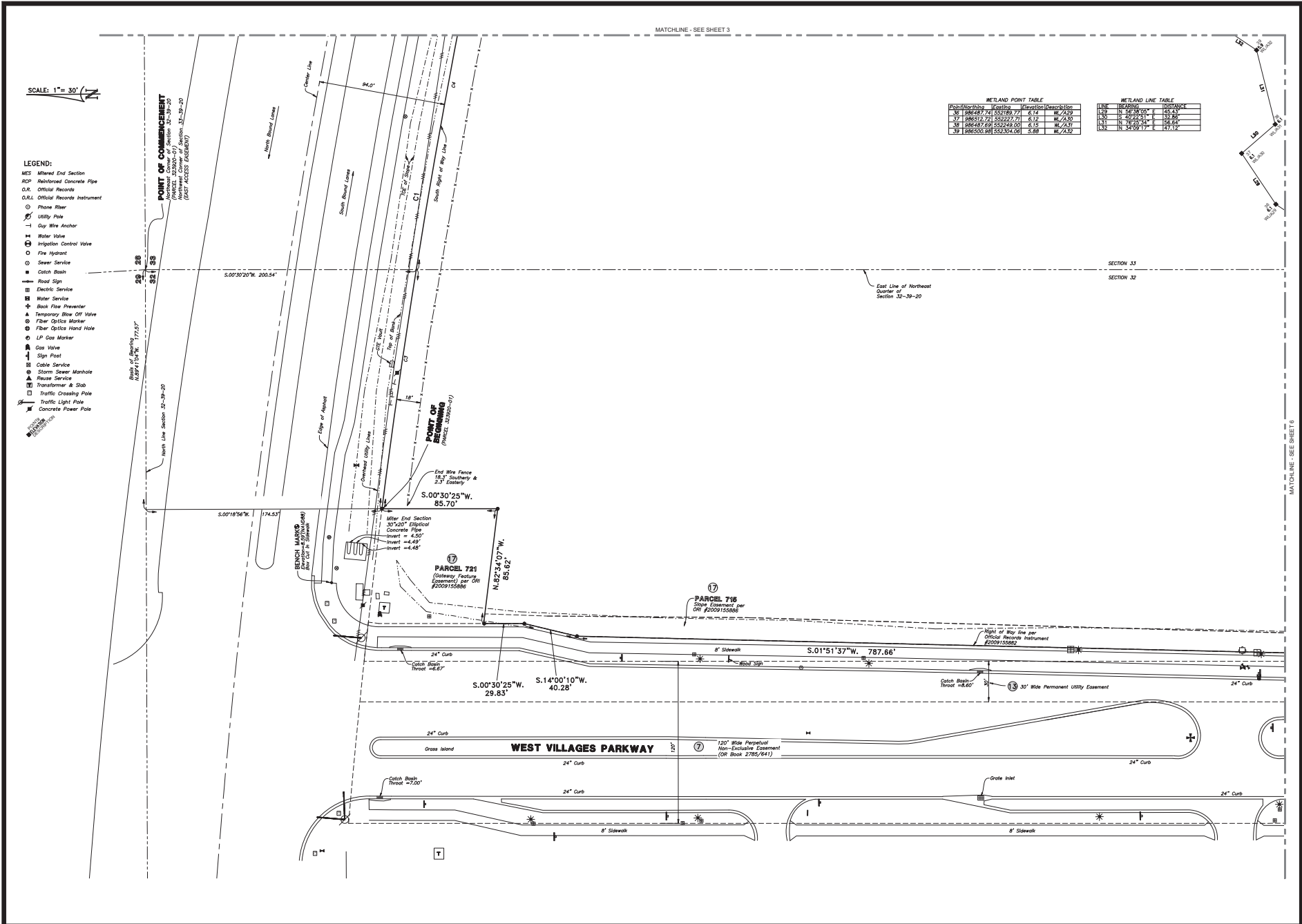
A SPECIFIC PURPOSE SURVEY
A PART OF SECTION 33, TOWNSHIP 38 SOUTH, RANGE 24 EAST
#7800 S. TAMiami TRAIL, VENICE, FL 34293

SARASOTA MEMORIAL HOSPITAL

DATE OF SURVEY: SEPTEMBER 28, 2015
REVISIONS:
1. TITLE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, & TREE SURVEY, NOVEMBER 7, 2022

FIELD BOOK: 102 PAGE(S): 84-85
JOB NUMBER: 22-10-12 DRAWN BY: CBN

SHEET
3 OF 5



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 Email: bsb@brittsurveying.com

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A SPECIFIC PURPOSE SURVEY
 A PART OF PARCEL 721 AND TRAIL, VENICE, FL 34283

CERTIFIED TO:
 SARASOTA MEMORIAL HOSPITAL

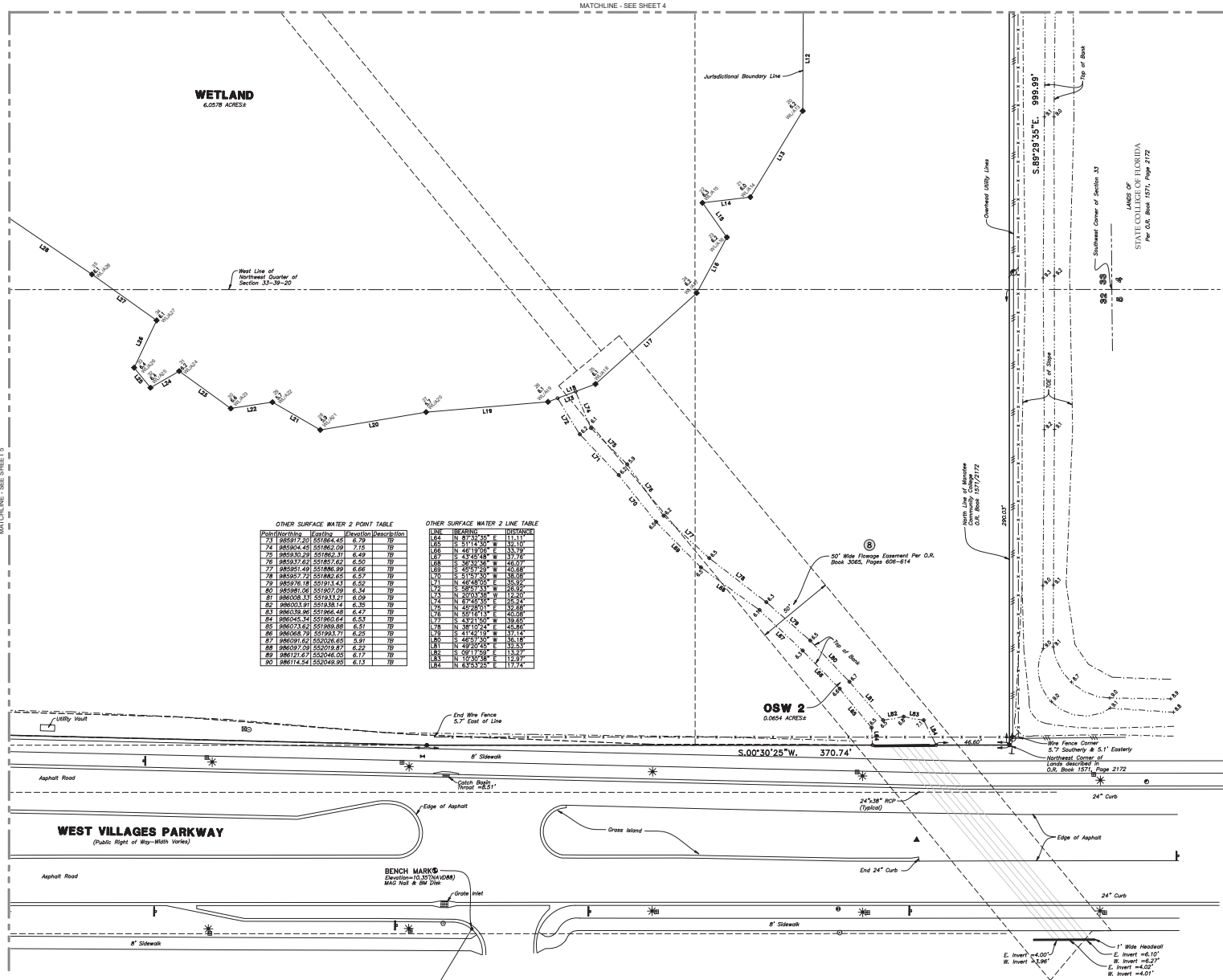
DATE OF SURVEY: SEPTEMBER 28, 2015
 REVISIONS:
 1. UPDATE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, & TREE SURVEY, NOVEMBER 17, 2022

FIELD BOOK: 559 PAGE(S): 82-93
 JOB NUMBER: 22-10-12 DRAWN BY: CBN

SHEET
4 of 5

SCALE: 1" = 30'

- LEGEND:**
- MCS Matted End Section
 - RCR Reinforced Concrete Pipe
 - O.R. Official Records
 - O.R.L. Official Records Instrument
 - Phone Risers
 - Utility Pole
 - Cup Wire Anchor
 - Water Valve
 - Irrigation Control Valve
 - Fire Hydrant
 - Sewer Service
 - Catch Basin
 - Road Sign
 - Electric Service
 - Water Service
 - Back Flow Preventer
 - 5/8" Iron Rod & Cup BRITL LB 6636, Found or Set
 - Temporary Rise Off Valve
 - Fiber Optics Marker
 - Fiber Optics Hand Hole
 - LP Gas Marker
 - Soil Valve
 - Sign Post
 - Cable Service
 - Storm Sewer Manhole
 - House Service
 - Transformer & Slab
 - Traffic Crossing Pole
 - Traffic Light Pole
 - Concrete Power Pole



WETLAND LINE TABLE

LINE	DESCRIPTION	START POINT	END POINT
L12	N 89°08'29" W	188.20	188.20
L13	N 89°08'29" W	188.20	188.20
L14	N 89°08'29" W	188.20	188.20
L15	N 89°08'29" W	188.20	188.20
L16	N 89°08'29" W	188.20	188.20
L17	N 89°08'29" W	188.20	188.20
L18	N 89°08'29" W	188.20	188.20
L19	N 89°08'29" W	188.20	188.20
L20	N 89°08'29" W	188.20	188.20
L21	N 89°08'29" W	188.20	188.20
L22	N 89°08'29" W	188.20	188.20
L23	N 89°08'29" W	188.20	188.20
L24	N 89°08'29" W	188.20	188.20
L25	N 89°08'29" W	188.20	188.20
L26	N 89°08'29" W	188.20	188.20
L27	N 89°08'29" W	188.20	188.20
L28	N 89°08'29" W	188.20	188.20

WETLAND POINT TABLE

POINT	DESCRIPTION	Easting	Northing	Remarks
20	188577.24	152250.63	6.54	HW #113
21	188577.76	152250.67	6.04	HW #114
22	188578.27	152250.71	6.58	HW #115
23	188578.78	152250.75	6.18	HW #116
24	188579.29	152250.79	6.72	HW #117
25	188579.80	152250.83	6.77	HW #118
26	188580.31	152250.87	6.79	HW #119
27	188580.82	152250.91	6.80	HW #120
28	188581.33	152250.95	6.80	HW #121
29	188581.84	152250.99	6.80	HW #122
30	188582.35	152251.03	6.80	HW #123
31	188582.86	152251.07	6.80	HW #124
32	188583.37	152251.11	6.80	HW #125
33	188583.88	152251.15	6.80	HW #126
34	188584.39	152251.19	6.80	HW #127
35	188584.90	152251.23	6.14	HW #128

OTHER SURFACE WATER 2 POINT TABLE

POINT	DESCRIPTION	Easting	Northing	Remarks
73	188577.20	152250.45	6.79	TR
74	188577.71	152250.49	7.25	TR
75	188578.22	152250.53	6.49	TR
76	188578.73	152250.57	6.50	TR
77	188579.24	152250.61	6.56	TR
78	188579.75	152250.65	6.57	TR
79	188580.26	152250.69	6.52	TR
80	188580.77	152250.73	6.34	TR
81	188581.28	152250.77	6.09	TR
82	188581.79	152250.81	6.35	TR
83	188582.30	152250.85	6.37	TR
84	188582.81	152250.89	6.53	TR
85	188583.32	152250.93	6.53	TR
86	188583.83	152250.97	6.57	TR
87	188584.34	152251.01	6.55	TR
88	188584.85	152251.05	6.57	TR
89	188585.36	152251.09	6.52	TR
90	188585.87	152251.13	6.17	TR
91	188586.38	152251.17	6.13	TR

OTHER SURFACE WATER 2 LINE TABLE

LINE	DESCRIPTION	START POINT	END POINT
L24	N 89°08'29" E	111.11	111.11
L25	S 53°14'00" E	33.72	33.72
L26	N 48°10'00" E	33.72	33.72
L27	S 53°14'00" E	33.72	33.72
L28	N 89°08'29" E	33.72	33.72
L29	S 53°14'00" E	33.72	33.72
L30	N 48°10'00" E	33.72	33.72
L31	S 53°14'00" E	33.72	33.72
L32	N 89°08'29" E	33.72	33.72
L33	S 53°14'00" E	33.72	33.72
L34	N 48°10'00" E	33.72	33.72
L35	S 53°14'00" E	33.72	33.72
L36	N 89°08'29" E	33.72	33.72
L37	S 53°14'00" E	33.72	33.72
L38	N 48°10'00" E	33.72	33.72
L39	S 53°14'00" E	33.72	33.72
L40	N 89°08'29" E	33.72	33.72
L41	S 53°14'00" E	33.72	33.72
L42	N 48°10'00" E	33.72	33.72
L43	S 53°14'00" E	33.72	33.72
L44	N 89°08'29" E	33.72	33.72

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 Email: bsd@brittsurveying.com

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A SPECIFIC PURPOSE SURVEY
 TO BE USED FOR THE
 #17800 S. TAMMAMITRAIL, VENICE, FL 34283

CERTIFIED TO:

SHARASOTA MEMORIAL HOSPITAL

DATE OF SURVEY: SEPTEMBER 29, 2015
 REVISIONS:
 1. UPDATE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, & TREE SURVEY: NOVEMBER 17, 2021

FIELD BOOK: 507 PAGE(S): 82-92
 JOB NUMBER: 22-10-12 DRAWN BY: CBN

SHEET
5 OF 5

Exhibit A
EXHIBIT "A"

DESCRIPTION:

A parcel of land in Sections 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

Commence at the Northeast Corner of Section 32, Township 39 South, Range 20 East, the City of North Port, Sarasota County, Florida; thence N.89°41'04"W., along the North line of said Section 32, a distance of 177.57 feet; thence S.00°18'56"W., perpendicular to said North line of Section 32, a distance of 174.53 feet to a point on the Southerly Right of Way line of U.S. Highway No. 41 (State Road No. 45) per Order of taking recorded in Official Records Book 1034, at Page 762, Public Records of Sarasota County, Florida, for the POINT OF BEGINNING same being the Northeast corner of Parcel 721, a Gateway Feature Easement, per Official Records Instrument #2009155886, Public Records of Sarasota county, Florida; thence along the boundary of said Parcel 721, the following two (2) courses: (1) S.00°30'25"W., a distance of 85.70 feet; (2) thence N.82°34'07"W., a distance of 85.62 feet to the easterly Right of Way line of West Villages Parkway per Official Records Instrument #2009155882, Public Records of Sarasota County, Florida; thence along said easterly Right of Way line of West Villages Parkway, the following four (4) courses: (1) S.00°30'25"W., a distance of 29.83 feet; (2) thence S.14°00'10"W., a distance of 40.28 feet; (3) thence S.01°51'37"W., a distance of 787.66 feet; (4) thence S.00°30'25"W., a distance of 370.74 feet to the Northwest Corner of lands described in Official Records Book 1571, Page 2172, of the Public Records of Sarasota County, Florida; thence S.89°29'35"E., along the North line of said lands described in Official Records Book 1571, Page 2172, a distance of 999.99 feet to the West line of a 200-foot wide Access Easement per Official Records Book 1571, at Page 2172 and Official Records Book 2389, at Page 528, Public Records of Sarasota County, Florida; thence N.00°30'44"E., along the West line of said 200-foot wide Access easement a distance of 1109.42 feet to said Southerly Right of Way line of U.S. Highway No. 41 (State Road No. 45), same being a point on a curve to the left having a radius of 5597.58 feet, a central angle of 4°30'43", a chord bearing of N.75°11'41"W., and a chord length of 440.69 feet; thence along said Southerly Right of Way line the following three (3) courses: (1) along the arc of said curve an arc length of 440.80 feet; (2) thence N.12°32'57"E., a distance of 6.00 feet to a point on a curve to the left having a radius of 5603.58 feet, a central angle of 4°47'09", a chord bearing of N.79°50'37"W., and a chord length of 467.92 feet; (3) thence along the arc of said curve an arc length of 468.06 feet to the POINT OF BEGINNING.

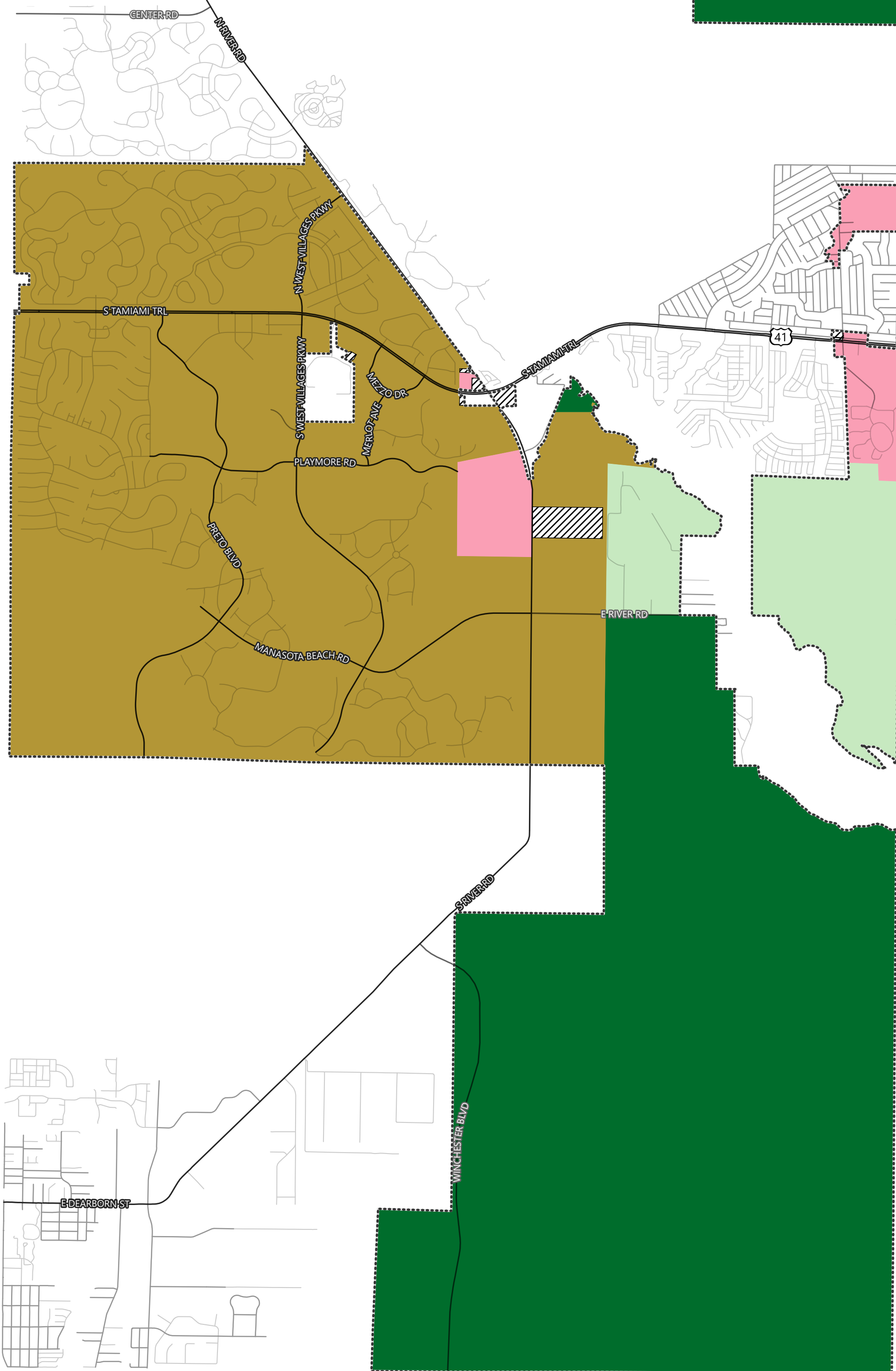
3410713.v1
Tosmh

This is to certify that this is page 1 of the Official Zoning Map referred to and adopted by reference by Ordinance No. 2010-15 of the City of North Port, Florida adopted June 14, 2010

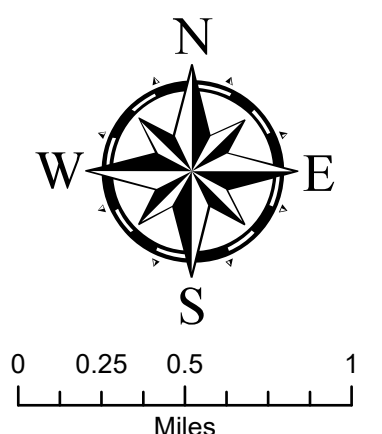
On _____ by Ordinance No. 2024-25 of the City of North Port, the Official Zoning Map was changed as shown on this page.

Attested by the City Clerk _____

City Mayor _____



City of North Port, Florida Official Zoning Map



Current Zoning

District

- (AG) Agriculture
- (CD) Conservation District
- (CG) Commercial General
- (CGS) Commercial General S
- (CLR) Commercial Redevelopment Low impact
- (COMREC) Commercial Recreation
- (GU) Government Use
- (ILW) Industrial/Light Warehouse
- (NC) Neighborhood Commercial

- (OPI) Office/Professional/Institutional
- (PCD) Planned Community Development
- (RMF) Residential Multi-Family
- (RMH) Residential Manufactured Housing
- (ROS) Recreation/Open Space
- (RSF-2) Residential Single Family 2
- (RSF-3) Residential Single Family 3
- (RTF) Residential Two Family
- (UIC) Utility Industrial Corridor
- (V) Village

Other

- No Zoning Designation
- City of North Port**
- City Boundary
- Streets**
- Primary Arterial
- Arterial
- Collector
- Local
- Private

Note: For description of zoning districts, see City of North Port Unified Land Development Code.

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.

Neighborhood Meeting Notice

FOR: Proposed Rezoning and Village E Village District Pattern Plan Amendment (West Villages AKA Wellen Park) – 7900 S Tamiami Trail, Venice, FL, 34293

DATE: June 27, 2024

TIME: 5:00 PM

LOCATION: Solis Hall, 19745 Wellen Park Blvd, North Port, FL, 34293

CONTACT: Boone, Boone & Boone, P.A. – (941) 488-6716

A neighborhood meeting will be held to discuss a proposed Rezoning and Village E Village District Pattern Plan Amendment for the 28 +/- acre Sarasota County Public Hospital District (SMH) property located at the southeast quadrant of the West Villages Parkway and S Tamiami Trail intersection. The proposed Rezoning and Amendment are to allow for phased development of a medical campus and associated services on the property. This is not a public hearing. The purpose of the workshop is to inform the neighboring residents of the nature of the proposals, to solicit suggestions and concerns, and discuss the potential phased development of the property.



SMH - WELLEN PARK
Community Meeting
Sign In -
Thursday, July 27, 2024

NAME: Mackenzie Jones
COMPANY: Sarasota Memorial
ADDRESS: 1700 S Tamiami Tr., Sarasota, 34239
EMAIL ADDRESS: Mackenzie-jones@smh.com

NAME: DAVID EVANS
COMPANY: Sarasota Memorial
ADDRESS: 1700 S Tamiami Tr. Sarasota, 34239
EMAIL ADDRESS: david-evans@smh.com

NAME: STEVE JACKSON
COMPANY: FORD ARCHITECTS
ADDRESS:
EMAIL ADDRESS: SJACKSON@FORD.COM

NAME: CHRIS WELLMAN
COMPANY: STATE COLLEGE OF FLORIDA
ADDRESS:
EMAIL ADDRESS: wellmac@scf.edu

NAME: Julie Jakway
COMPANY: State College of Florida
ADDRESS:
EMAIL ADDRESS: jakwayj@scf.edu

SMH - WELLEN PARK
Community Meeting
Sign In -
Thursday, July 27, 2024

NAME: Stacy White
COMPANY: Flad Architects
ADDRESS
EMAIL ADDRESS: swhite@flad.com.

NAME: JOE BIRDWELL
COMPANY: FLAD ARCHITECTS
ADDRESS
EMAIL ADDRESS: jbirdwell@flad.com

NAME: Nora Simpson
COMPANY: Sarasota Memorial Hospital
ADDRESS 1700 South Tamiami Trl.
EMAIL ADDRESS: nora-simpson@smh.com

NAME Kelli Dancer
COMPANY Sarasota Memorial Hospital
ADDRESS 1700 S. Tamiami Trl.
EMAIL ADDRESS: kelli-dancer@smh.com

NAME: Kris Wilhott
COMPANY: stantec
ADDRESS 6920 Professional Pkwy East
EMAIL ADDRESS: kris.wilhott@stantec.com

SMH - WELLEN PARK
Community Meeting
Sign In -
Thursday, July 27, 2024

NAME: Heather Shehwin
COMPANY: State College of Florida
ADDRESS: 8000 S. Tamiami Tr. Bldg 100 Venice FL 34293
EMAIL ADDRESS: shehwin@scf.edu

NAME: Don Brod
COMPANY:
ADDRESS: 11926 Alessandro Ln.
EMAIL ADDRESS: don-w.brod@gmail.com

NAME: NEIL BRADY
COMPANY: -
ADDRESS: 11799 ALESSANDRO LN
EMAIL ADDRESS: NBRADY4@COMCAST.NET

NAME: Matt Gilbert
COMPANY: BARR AND BARR
ADDRESS: 828 STEWART ST. ENGLEWOOD, FL 34223
EMAIL ADDRESS: MGILBERT@BARR-AND-BARR.COM

NAME:
COMPANY:
ADDRESS:
EMAIL ADDRESS:

SMH - WELLEN PARK
Community Meeting
Sign In -
Thursday, July 27, 2024

NAME: BILL MORIZ

COMPANY: _____

ADDRESS 11691 REDASSANCE BLVD

EMAIL ADDRESS: WMORIZ423@C.AOL.COM

NAME: _____

COMPANY: _____

ADDRESS _____

EMAIL ADDRESS: _____

NAME: _____

COMPANY: _____

ADDRESS _____

EMAIL ADDRESS: _____

NAME _____

COMPANY _____

ADDRESS _____

EMAIL ADDRESS: _____

NAME: _____

COMPANY: _____

ADDRESS _____

EMAIL ADDRESS: _____

NEIGHBORHOOD MEETING SUMMARY

A neighborhood meeting was held on June 27, 2024, at the Solis Hall facility in downtown Wellen Park. The meeting began at approximately 5:00PM and had six (6) people in attendance. Jeff Boone, Esq., agent for the applicant, Sarasota County Public Hospital District (SMH), began the meeting by welcoming those in attendance and provided an explanation of the city's land development application process, SMH's master planning process for the property, and future public hearings to be held.

After this was concluded, the attendees were invited to visit three (3) information stations covering architecture, transportation, and utilities & stormwater where questions and comments could be provided to the project consultant team.

Attendees reviewed a presentation board showing an aerial of the property and the existing traffic patterns surrounding the Wellen Park area. Questions were asked concerning the potential ingress/egress areas for the site and SMH's potential improvement of the roadway access parcel which connects the State College of Florida parcel to US 41. It was explained that due to the master planning process underway, SMH is unsure about definitive ingress/egress locations to the property but is evaluating all options including improved access via the roadway access parcel and additional ingress/egress from W. Villages Parkway. Questions and comments were also received regarding US 41, the nearby intersections, and potential improvements to US 41 such as roundabouts as part of the development of the property.

With no site plan or conceptual rendering available yet for review, attendees reviewed a presentation board featuring photos and renderings of a range of SMH facilities demonstrating the variability in structures and distinctive SMH architectural style. Attendees expressed excitement about SMH's expansion into the area and provided positive comments on the renderings and photos.

Attendees also viewed a presentation board providing an aerial of the property and information regarding existing utility infrastructure. Once attendees understood the existing infrastructure network, they expressed excitement about SMH's development of the property and mentioned support from their respective neighborhoods.

The attendees were thanked for their attendance and those last remaining left at approximately 5:58PM, concluding the meeting.

NEIGHBORHOOD MEETING AGENDA

1. Welcome attendees and provide introduction
2. Describe property, SMH master planning process, and city land development application process
3. Invite attendees to view presentation boards and provide questions and comments
4. Adjourn meeting

To: Anthony Friedman
City of North Port Public Works
File: 215699000

From: Matt Crim, P.E., PTOE
Stantec Consulting Services Inc
Date: April 16, 2024

**Reference: Sarasota Memorial Hospital – Wellen Park
Rezone and VDPP Amendment Traffic Impact Statement**

This transportation impact statement (TIS) evaluates the trip generation potential for a Rezone and Village District Pattern Plan (VDPP) Amendment for a +/-28-acre site located at 7900 S. Tamiami Trail. The property currently has no zoning designation, the Rezone will change the designation to Village and the VDPP Amendment will add the site into the Village E VDPP. The project location is shown in **Figure 1**.



Figure 1: Project Location

April 16, 2024

Anthony Friedman

Page 2 of 3

Reference: Sarasota Memorial Hospital – Wellen Park
Rezoning and VDP Amendment Traffic Impact Statement

For the purposes of this analysis, it is assumed that the site will consist of a 30,000-square-foot free-standing emergency care facility, a 300,000-square-foot (150-bed) acute-care hospital and all required support services, and 40,000-square-foot medical office. Daily, AM peak-hour, and PM peak-hour trip generation for the site was estimated using the Institute of Transportation Engineers (ITE), *Trip Generation Manual – the 11th Edition (2021)*. Land Use Code 610 (Hospital), Land Use Code 650 (Free-Standing Emergency Room), and Land Use Code 720 (Medical-Dental Office Building) were used to estimate the trip generation potential. No Internal Capture or Pass-by Capture trips were used in the analysis. The Daily, AM peak-hour, and PM peak-hour trip generation are summarized in **Table 1**.

Table 1: Trip Generation

Time Period	ITE Land Use Category	Variable	Size	Trip Rate/ Equation	Enter Split	Exit Split	Total	Enter	Exit
Daily	Hospital - 610	Bed	150	$T = 12.30(x) + 3096.68$	50%	50%	4,942	2,471	2,471
	Free-Standing Emergency Room - 650	ksf	30	$T = 24.94(x)$	50%	50%	748	374	374
	Medical-Dental Office - 720	ksf	40	$T = 42.97(x) - 108.01$	50%	50%	1,611	806	805
	TOTAL							7,301	3,651
AM	Hospital - 610	Bed	150	$T = 1.79(x)$	72%	28%	269	194	75
	Free-Standing Emergency Room - 650	ksf	30	$T = 1.12(x)$	50%	50%	34	17	17
	Medical-Dental Office - 720	ksf	40	$\ln(T) = 0.90\ln(x) + 1.34$	79%	21%	106	84	22
	TOTAL							409	295
PM	Hospital - 610	Bed	150	$T = 1.69(x)$	33%	67%	254	84	170
	Free-Standing Emergency Room - 650	ksf	30	$T = 1.52(x)$	46%	54%	46	21	25
	Medical-Dental Office - 720	ksf	40	$T = 4.07(x) - 3.17$	30%	70%	160	48	112
	TOTAL							460	153

April 16, 2024

Anthony Friedman

Page 3 of 3

Reference: **Sarasota Memorial Hospital – Wellen Park
 Rezone and VDPP Amendment Traffic Impact Statement**

At this stage of the development process, access to the site and layout of the site have not been determined. Both factors play a significant role in the distribution of traffic onto the surrounding roadway network. The site will likely have a full access and right-in/right-out access to West Villages Parkway, and a full access via the State College of Florida's access road that connects to US 41 at the directional median opening east of the West Villages Parkway intersection. At time of site and development plan submittal, a detailed operational analysis will be provided at the site access points as well as the US 41 & West Villages Parkway intersection and US 41 & the State College of Florida's directional median opening during the AM and PM peak hours to determine any operational improvements may be required.



PUBLIC HEARING NOTICE OF INTENT TO CONSIDER REZONE PETITION NO. REZ-24-079

NOTICE IS HEREBY GIVEN that the Planning & Zoning Advisory Board of the City of North Port, Florida will hold a public hearing at 9:00 a.m. or shortly thereafter, on **Thursday, July 11, 2024**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon the following Rezone Petition through Ordinance No. 2024-25:

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, REZONING ± 27.7816 ACRES OF LAND LOCATED SOUTH OF S. TAMiami TRAIL (US-41) EAST OF S. WEST VILLAGES PARKWAY IN SECTIONS 32 AND 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST OF SARASOTA COUNTY AND FURTHER DESCRIBED IN INSTRUMENT NO. 2015141220 IN OFFICIAL RECORDS OF SARASOTA COUNTY, FROM NO ZONING DESIGNATION DISTRICT (Nzd) CLASSIFICATION TO VILLAGE (V) CLASSIFICATION; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR FINDINGS; PROVIDING FOR FILING OF APPROVED DOCUMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

The documents pertinent to the proposed petition are on file in the Development Services Department, Planning & Zoning Division for inspection by the public between the hours of 8 a.m. to 4 p.m., Monday through Friday.

All interested parties may attend the hearing and be heard with respect to the proposed Rezone.

This public hearing may be continued from time to time.

No stenographic record by a certified court reporter is made of these meetings. If a person decides to appeal any decisions made with respect to any matter considered at the meeting(s) or hearing(s) noticed herein, he/she will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which any appeal is to be based.

The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties may contact the City Clerk to obtain a hearing device for use during meetings. Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to submit such a request at least 48 hours before the meeting by contacting the City Clerk's Office via email (cityclerk@northportfl.gov), fax (941-429-7008), or telephone (941-429-7270; this telephone voice number can be reached by persons using TTY/TDD equipment via the Florida Relay Service at 711).

/s/
Heather Faust, MMC
City Clerk

COMMENTARY

North Port preps for 4th of July Freedom Festival

The city of North Port's annual Freedom Festival will kick-off at 5 p.m. July 4 at CoolToday Park, 18800 W. Villages Parkway.

This family-friendly signature event will include fun activities, great vendors, plenty of food options, and of course, fireworks.

On the front event lawn of the stadium will be a Patriotic Play Zone children's activities with free activities, lawn games, and much more, plus food and merchandise vendors at Firecracker Lane.

In addition to the stadium concessions inside the ballpark, there will also be a variety of vendors and community organizations providing informational booths stationed along the concourse.

Live music will be performed throughout the night featuring Tobacco Rd Band. Seating will be available both inside the stadium or outside on the Event Lawn.

If you're planning to watch the fireworks from the lawn, you can bring blankets or chairs to enjoy the show. No personal fireworks, sparklers, animals or stickers will be permitted.

Free seating and parking are available on a first-come, first-served basis. Carpooling is strongly encouraged. The high-flying fireworks show will start at 9 p.m. weather permitting. The display is expected to end around 9:30 p.m.

Here's the schedule:

- 5 p.m., Freedom Festival begins, Tobacco Rd Band performs on stage in the stadium
- 6:30 p.m., opening ceremonies
- 7:30 p.m., Tobacco Rd Band performs
- 8:45 p.m., Patriotic Play Zone and Firecracker Lane vendors close
- 9 p.m. — Fireworks show begins, weather permitting.

RIBBON-CUTTING CEREMONIES

Your North Port Area Chamber of Commerce invites you to upcoming ribbon-cutting ceremonies and celebrations. These are free, feature food and drinks, and all are welcome. Please register at www.northportareachamber.com.

- At 4 p.m. Thursday, we'll be at Bacon's Furniture, 17701 Murdock Circle, Port Charlotte. Join us as we welcome Bacon's to the North Port Chamber and check out their showroom.

- At noon Monday, July 1, Decker Plumbing & Drains will celebrate their fifth anniversary in business. We'll celebrate at the chamber office, 14140 Tamiami Trail.

BACK TO SCHOOL BASH

North Port Young Professionals are planning their fourth-annual Back to School Bash, a vibrant community event promising fun for all ages.

This festive occasion, set for 3-9 p.m. July 20, will celebrate the spirit of learning and community engagement, transforming the City Green into a bustling hub of excitement with activities designed to delight families and adults alike.

Attractions include food trucks, bounce houses and kid-friendly activities, vendor

booths, live entertainment and local performances, and a Fire and Police Department Showcase.

The festivities culminate in a DJ dance and glow-foam party from 8-9 p.m., providing the perfect opportunity for attendees to groove to the beat and create lasting memories.

Admission is free. Wristbands available to purchase for bounce house and youth activities.

The Back to School Bash isn't just about fun, it's also about giving back. Proceeds support local North Port schools, reinforcing our commitment to education and community enrichment.

Don't miss out on the opportunity to be part of this unforgettable celebration.

For more information, including sponsorship opportunities and event updates, please visit northportyp.com/ or contact npyoungprofessionals@gmail.com.

SUMMER 'BILL'BOARD CAMPAIGN

The Summer "BILL"board campaign is underway. This is a chance to promote your business and it doesn't cost anything to participate.

I'll proudly wear your business shirt on your scheduled day, and will e-mail a brief promo out about your business to our Chamber members. I'll also post a picture of me wearing your shirt and a brief write up about your business on the Chamber's Facebook page. Contact me at 941-564-3040 or e-mail at wgunnin@northportareachamber.com to set it up.

Thanks to the following that are participating this week: Back Pack Angels, Wendy

Meier-Michael Saunders & Company, Cover Your Assets Home Watch, BrandMed Solutions and Dream Vacations-Ed & Robin Rinkewich.

NEW MEMBERS

We would like to welcome our new members of the North Port Area Chamber of Commerce: Bacon Galleries, Horizon Public Adjusters, Rytech Restoration of Greater Sarasota and Vida Counseling Group.

CHAMBER REINVESTMENTS

We realize that our members are the lifeblood of the chamber and to the community.

We'd like to recognize and thank the following members that have recently reinvested their financial support and commitment to the North Port Area Chamber of Commerce and the city: Achieva Credit Union, Ball Law Firm, C2C Restoration, ClikWiz, Coldwell Banker Sunstar Realty-Carlos Blackman, Comfort Inn & Suites Port Charlotte, Fairfield Inn & Suites Marriott/Venice, Family Pride Roofing, Friends of the Shannon Staub Public Library, GenesisCare, Gulf Coast South Area Health Education, Just Counters & Other Stuff, Loveland Center, Mangrove Home Inspections, Plantation Golf & Country Club, Suncoast One Title Closings, Synthetic Ghost Industries and Urban Culture.

Bill Gunnin is executive director of the North Port Area Chamber of Commerce and can be reached at 941-564-3040 or wgunnin@northportareachamber.com, or visit www.northportareachamber.com.



BILL GUNNIN



SUN PHOTOS BY CHLOE NELSON

Two members of the Young Marines from Imagine School of North Port pay their respects to the gravesite of a veteran Saturday at Sarasota National Cemetery.

Veteran/from B1

Darling's cremation if Will had not stepped in to pay himself.

"What I'm trying to do on that aspect of this situation is to get Roger, who paid for the cremation — which he had no legal responsibility to do this just out of the kindness of his heart — some kind of reimbursement," Smith said. "I don't want to see any veteran be buried without anybody."

Smith said Darling's documents state he served for three years in the 1970s — but those years weren't considered wartime.

"That limits what the VA will do for you, but he was honorably discharged," he said. "I'm just looking

to honor a veteran who served his country, because when you join the military, you basically sign a check that includes up and to giving your life for your country."

EPIC along with other organizations have raised money to help reimburse Will for paying for Darling's cremation. In the meantime, Smith is organizing a service at Sarasota National Cemetery where Darling will be honored.

It's set for 11 a.m. July 10. Smith is inviting the public to attend the ceremony.

"Nobody should be alone," he said. "I don't know... it makes me sad."

Those interested in donating to the cremation fund can contact EPIC at 941-460-6022.



A member of Suncoast Station 39, a motorcycle club based in Sarasota made up of emergency responders, helps place flags at each monument Saturday at Sarasota National Cemetery before Memorial Day.

AREA NEWS BRIEFS

North Port Forward plans next community conversation

NORTH PORT — North Port Forward's next Community Conversations session is set for the Hampton Inn & Suites, North Port at 6 p.m. June 26.

Guest speakers Vinnie Mascarenhas, economic development manager, and Alaina Ray, director of development services, will discuss the roles and responsibilities along with current projects underway.

Registration is required and seating is limited. Light refreshments will be served. Questions can be submitted by email at northportforward@gmail.com

Friends plan book sale at Staub Library

NORTH PORT — The Friends of Shannon Staub Public Library have planned a Fill a Bag for \$7 book sale, set to run from June 21-25, with the first day of the sale in the lobby kiosk, The Friends book store, and the lobby at Suncoast Technical College, 4675 Career Lane, North Port.

Hours are 10 a.m. to 4 p.m. Bags are provided. Sale items for adults and children include donated books, puzzles, and magazines and, with a limit of 20 per bag, all CDs, DVDs and audiobooks.

There will be a preview sale June 20 for Friends members only. New memberships are available. Benefits include \$1 off a bag purchase.

Fraud/from B1

Stephanie V. Daniels, MDPD Director, praised the department's Vice Intelligence Squad for their work collaborating with the Attorney General's Office and other law enforcement agencies on the case.

"Their dedication, expertise, and unwavering commitment to protecting our community's most vulnerable population are truly commendable," Daniels said in the release.

Authorities also noted that the fraudulent demands were usually made for cash placed in a box, which ride-share drivers would then pick up and deliver to a second location. The drivers were unknowing participants in the schemes.

All six defendants are facing "multiple first-degree felonies, including organized scheme to defraud, grand theft, criminal use of personal identification and more," according to authorities.

Attorney General Moody's Office of Statewide Prosecution is slated to prosecute the case.



PUBLIC HEARING NOTICE OF INTENT TO CONSIDER PETITION NO. VPA-24-078

NOTICE IS HEREBY GIVEN that the Planning & Zoning Advisory Board of the City of North Port, Florida will hold a public hearing at 9:00 a.m. or shortly thereafter, on **Thursday, July 11, 2024**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon the following Rezoning Petition through Ordinance No. 2024-26:

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE VILLAGE E VILLAGE DISTRICT PATTERN PLAN (WEST VILLAGES AREA WELLEN PARK); AMENDING THE UNIFIED LAND DEVELOPMENT CODE TO REFER TO THE AMENDED VILLAGE DISTRICT PATTERN PLAN; PROVIDING FOR FINDINGS; PROVIDING FOR ADOPTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

The documents pertinent to the proposed petition are on file in the Development Services Department, Planning & Zoning Division for inspection by the public between the hours of 8 a.m. and 4 p.m., Monday through Friday.

All interested parties may attend the hearing and be heard with respect to the proposed Rezoning.

This public hearing may be continued from time to time.

No stenographic record by a certified court reporter is made of these meetings. If a person decides to appeal any decisions made with respect to any matter considered at the meeting(s) or hearing(s) noticed herein, he/she will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which any appeal is to be based.

The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties may contact the City Clerk to obtain a hearing device for use during meetings. Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to submit such a request at least 48 hours before the meeting by contacting the City Clerk's Office via email (cityclerk@northportfl.gov), fax (941-429-7008), or telephone (941-429-7270); this telephone voice number can be reached by persons using TTY/TDD equipment via the Florida Relay Service at 711.

/s/ Heather Faust, MMC
City Clerk

Publish in legal section June 25, 2024



PUBLIC HEARING NOTICE OF INTENT TO CONSIDER REZONE PETITION NO. REZ-24-079

NOTICE IS HEREBY GIVEN that the Planning & Zoning Advisory Board of the City of North Port, Florida will hold a public hearing at 9:00 a.m. or shortly thereafter, on **Thursday, July 11, 2024**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon the following Rezoning Petition through Ordinance No. 2024-25:

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, REZONING a 27,816 ACRES OF LAND LOCATED SOUTH OF S. TAMIAHI TRAIL (US-41) EAST OF S. WEST VILLAGES PARKWAY IN SECTIONS 32 AND 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST OF SARASOTA COUNTY AND FURTHER DESCRIBED IN INSTRUMENT NO. 201541220 IN OFFICIAL RECORDS OF SARASOTA COUNTY, FROM NO ZONING DESIGNATION DISTRICT (N2D) CLASSIFICATION TO VILLAGE (V) CLASSIFICATION; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR FINDINGS; PROVIDING FOR FILING OF APPROVED DOCUMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

The documents pertinent to the proposed petition are on file in the Development Services Department, Planning & Zoning Division for inspection by the public between the hours of 8 a.m. to 4 p.m., Monday through Friday.

All interested parties may attend the hearing and be heard with respect to the proposed Rezoning.

This public hearing may be continued from time to time.

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/s/ Heather Faust, MMC
City Clerk

Publish in legal section June 25, 2024

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June 24, 2024

Jackson R. Boone, Esq. agent on behalf of Sarasota County Public Hospital District
1001 Avenida Del Circo
Venice, FL 34285

RE: Notice of time and place of public hearing

Dear Mr. Boone,

As the agent representing the Sarasota County Public Hospital District (property owner), I am writing to inform you that, according to Section 1-12 C. (2) of the Unified Land Development Code, public hearings are scheduled for proposed amendments that would change the zoning or land use. The hearing dates and location are below.

Ordinance 2024-25, rezoning ± 27.7816 acres of land from No Zoning Designation District (NZZ) Classification to Village (V) Classification by amending the City of North Port Zoning Map for property located south of S. Tamiami trail (US-41), east of S. West Villages Parkway in sections 32 and 33, township 39 south, range 20 east of Sarasota County, and further described in instrument no. 2015141220 in official records of Sarasota County (REZ-24-79-SMH at Wellen Park).

Ordinance 2024-26 amending the Village E Village District Pattern Plan (West Villages AKA Wellen Park) and amending the Unified Land Development Code to reference the amended Village District Pattern Plan (VPA-24-078-Village E Pattern Plan amendment for SMH).

A Public Hearing will be held before the Planning and Zoning Advisory Board designated as the Local Planning Agency (LPA) on Thursday, July 11, 2024, at 9:00 a.m. in the City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286 to consider these two petitions.

A Public Hearing for the first reading of Ordinance 2024-25 and 2024-26 will be held before the North Port City Commission on Tuesday, July 23, 2024, at 10:00 a.m., in the City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286. The second and final reading will be held before the North Port City Commission in Commission Chambers on Tuesday, August 6, 2024, at 6:00 p.m. to consider enactment of Ordinance 2024-25 and 2024-26.

Feel free to reach out with any questions at 941-218-3563 or via email at swillette@northportfl.gov.

Sincerely,

Sherry Willette-Grondin



City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

PUBLIC NOTICE - CITY OF NORTH PORT
NOTICE OF PUBLIC HEARINGS
FOR ORDINANCE NUMBERS
2024-25, 2024-26
(REZ-24-079, VPA-24-078)

NOTICE IS HEREBY GIVEN, pursuant to Chapters 166 and 163 of the Florida Statutes, Section 7.01 (c) of the Charter of the City of North Port, Florida that the City of North Port proposes to adopt Ordinance 2024-25, rezoning ± 27.7816 acres of land from No Zoning Designation District (NZD) Classification To Village (V) Classification by amending the City of North Port Zoning Map for property located south of S. Tamiami trail (US-41), east of S. West Villages Parkway in sections 32 and 33, township 39 south, range 20 east of Sarasota County, and further described in instrument no. 2015141220 in official records of Sarasota County, Ordinance 2024-26 amending the Village E Village District Pattern Plan (West Villages AKA Wellen Park) and amending the Unified Land Development Code to reference the amended Village District Pattern Plan.

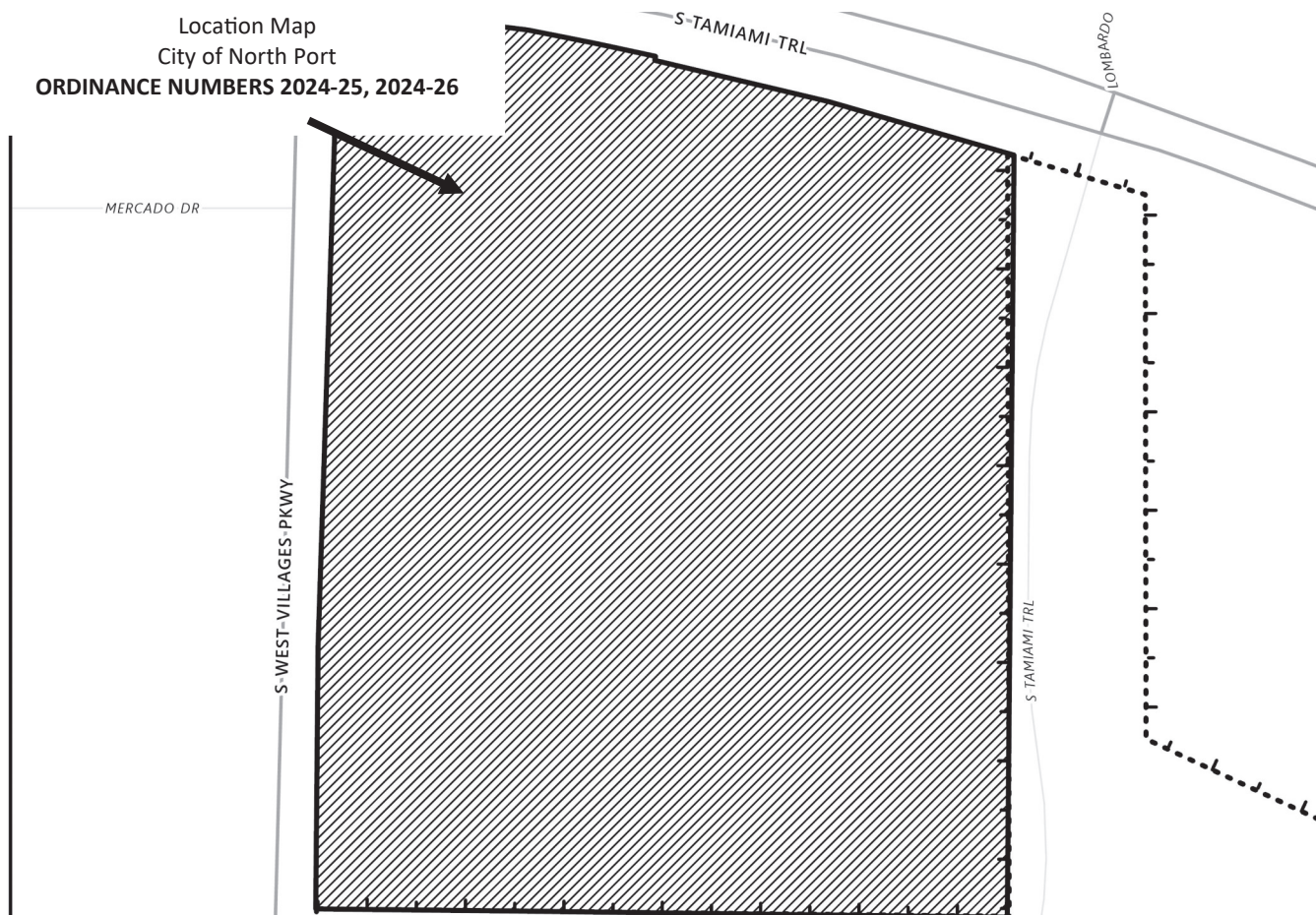
CERPNIJAK FRANK
 CERPNIJAK ANNETTE J
 CERPNIJAK MICHAEL
 2371 SAUGEEN RD

OAKVILLE, ON L6H 5X9
 CANADA

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

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Location Map
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(REZ-24-079, VPA-24-078)

AMERICAN EQUITIES PARTNERS LLC

535 HONEYFLOWER LOOP

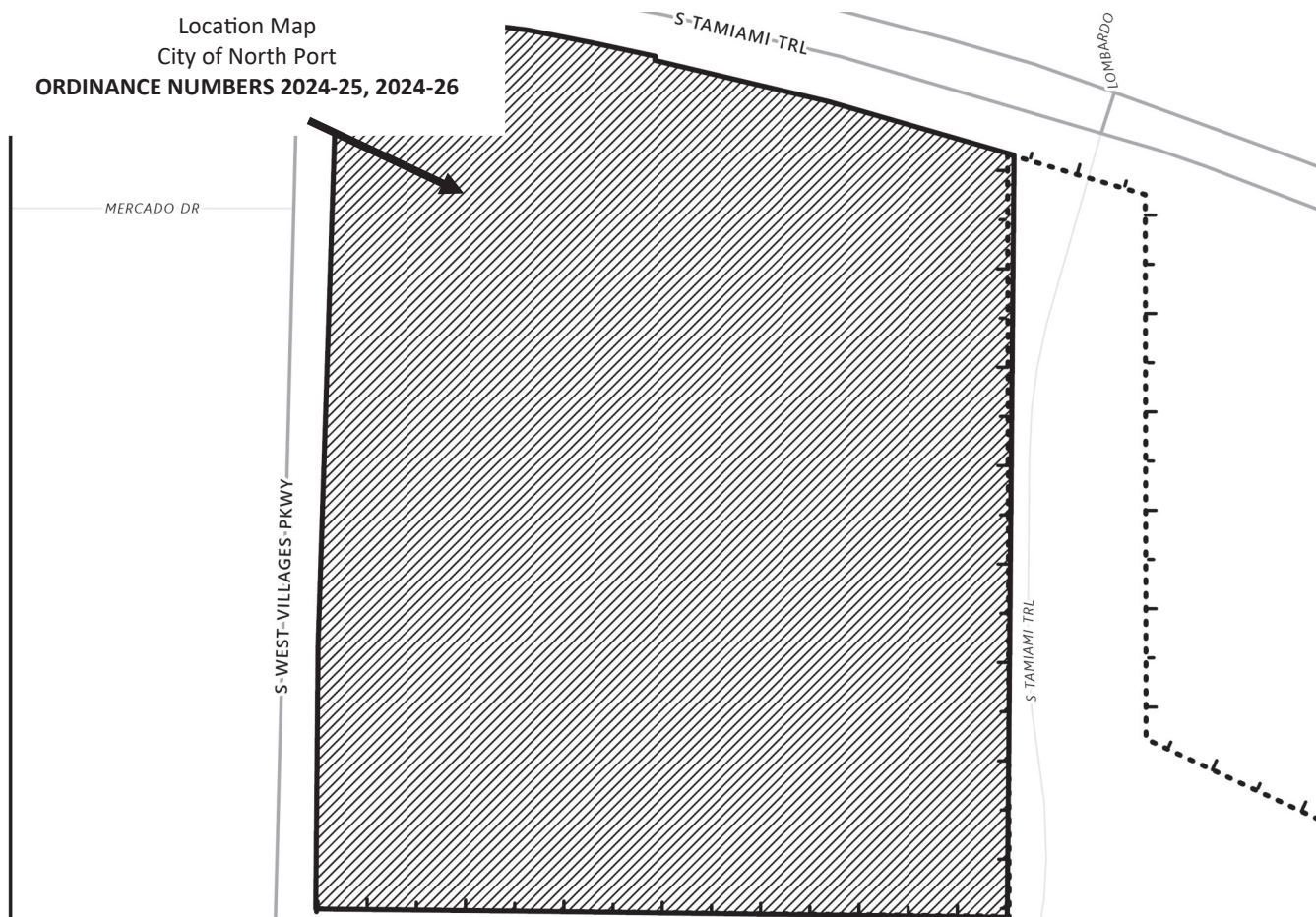
BRADENTON, FL 34212

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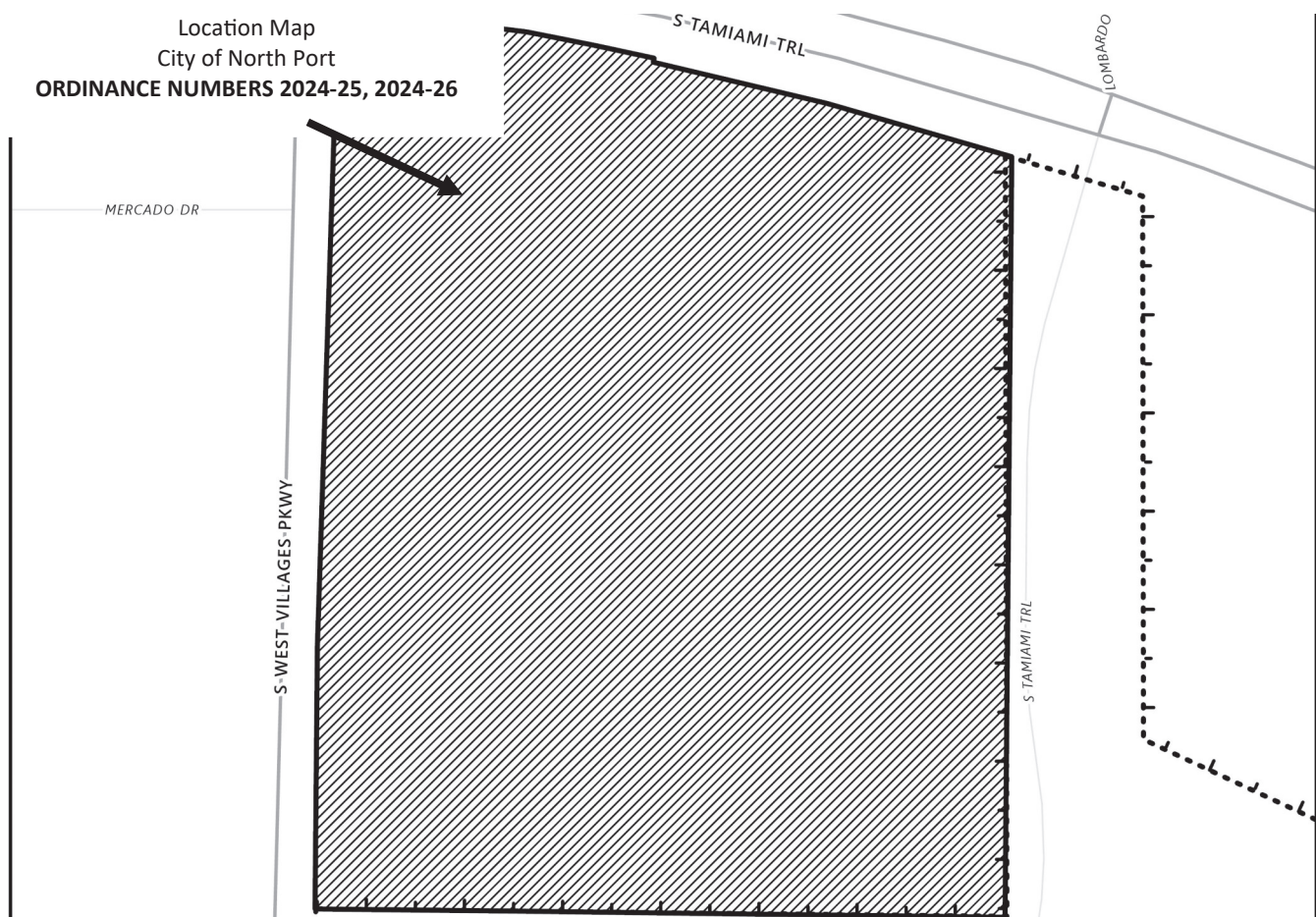
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MANATEE COMMUNITY COLLEGE DISTRICT BOARD OF TTEES

PO BOX 1849

BRADENTON, FL 34206-7046

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

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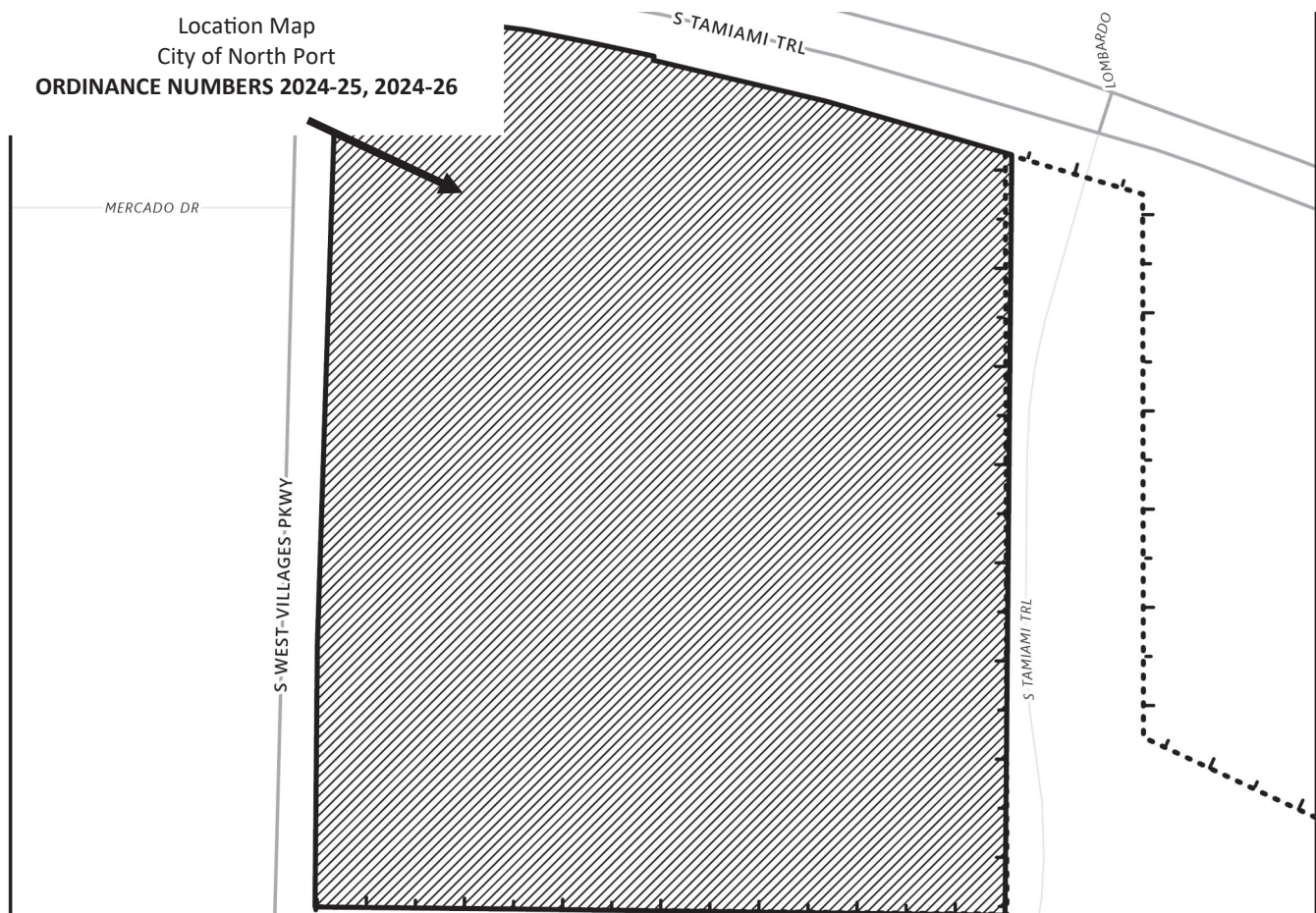
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CATHERINE AND JAMES LEWIS REVO-
 CABLE TRUST

7329 SERRANO TER

DELRAY BEACH, FL 33446

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

PUBLIC NOTICE - CITY OF NORTH PORT
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2024-25, 2024-26
(REZ-24-079, VPA-24-078)

MPG MANASOTA BEACH LLC

6321 DANIELS PKWY STE 200

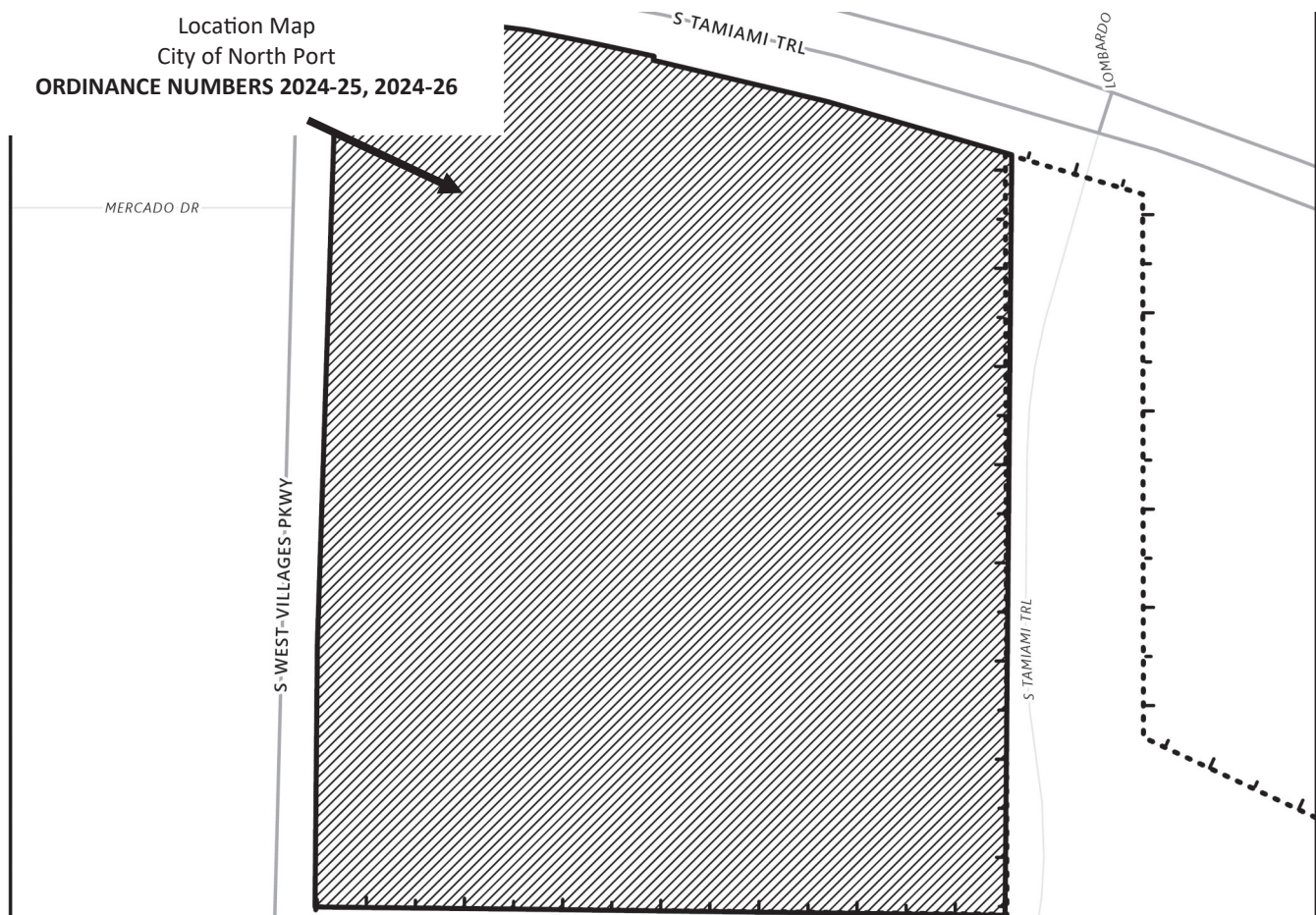
FORT MYERS, FL 33912

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City of North Port
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 4970 City Hall Boulevard
 North Port, FL 34286

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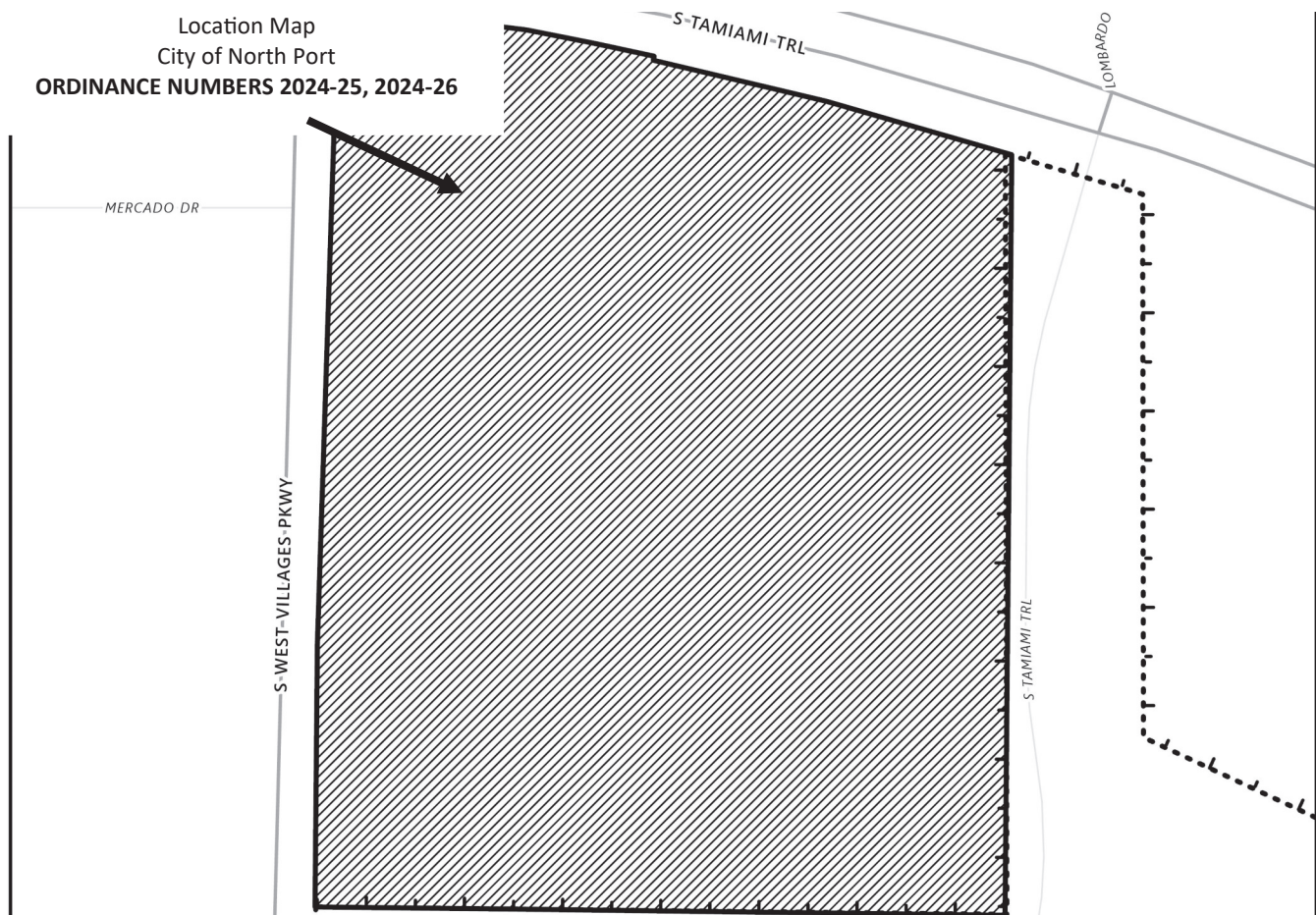
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BIGGINS CATHY LEE

411 WALNUT ST #19094

GREEN COVE SPRINGS, FL 32043

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

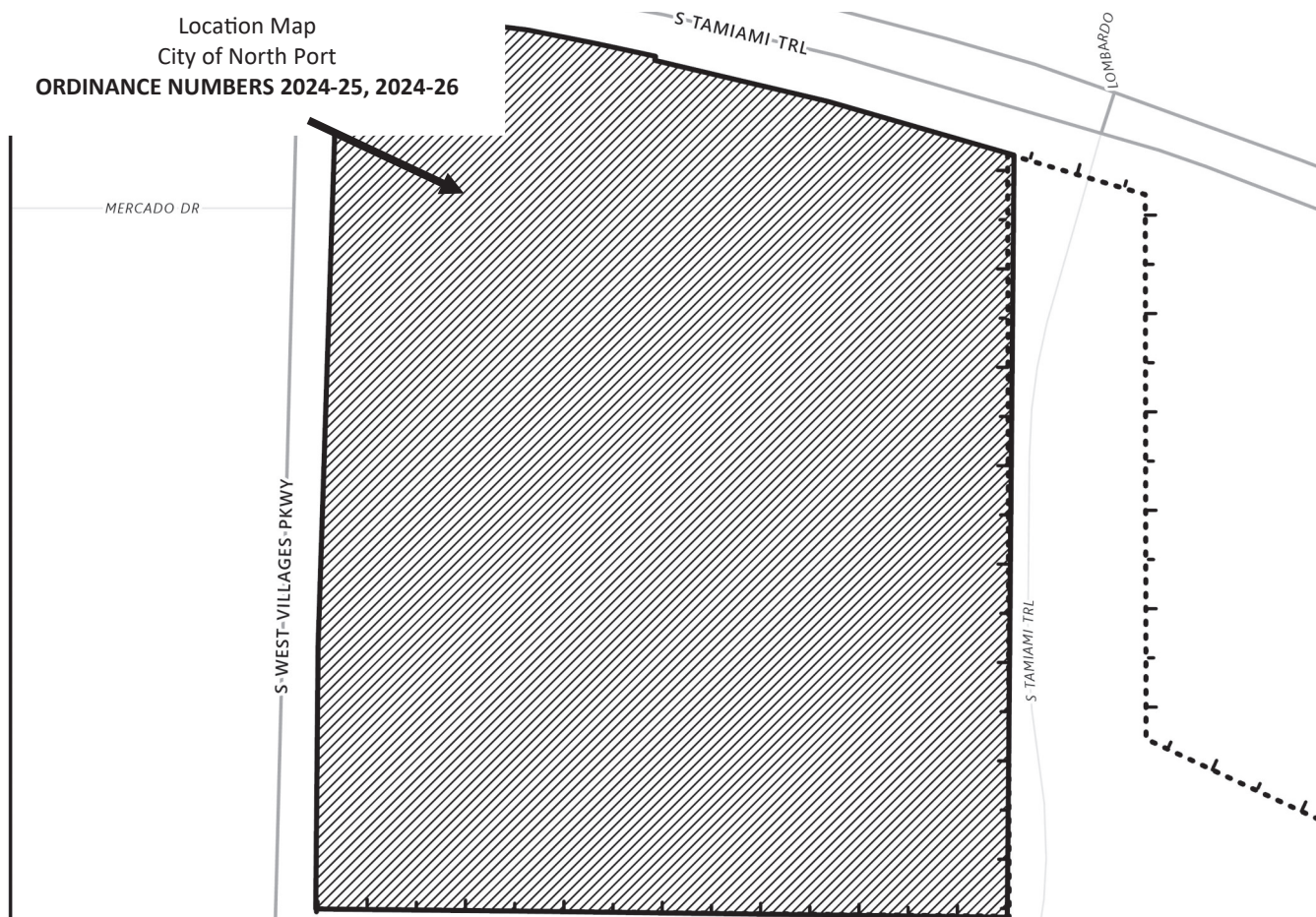
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MARIETTI PETER J III (CO-TTEE)
 DEL SESTO KAREN L (CO-TTEE)
 MARIETTI-DEL SESTO JOINT TRUST
 11927 ALESSANDRO LN
 NORTH PORT, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

MANASOTA BEACH RANCLANDS LLLP

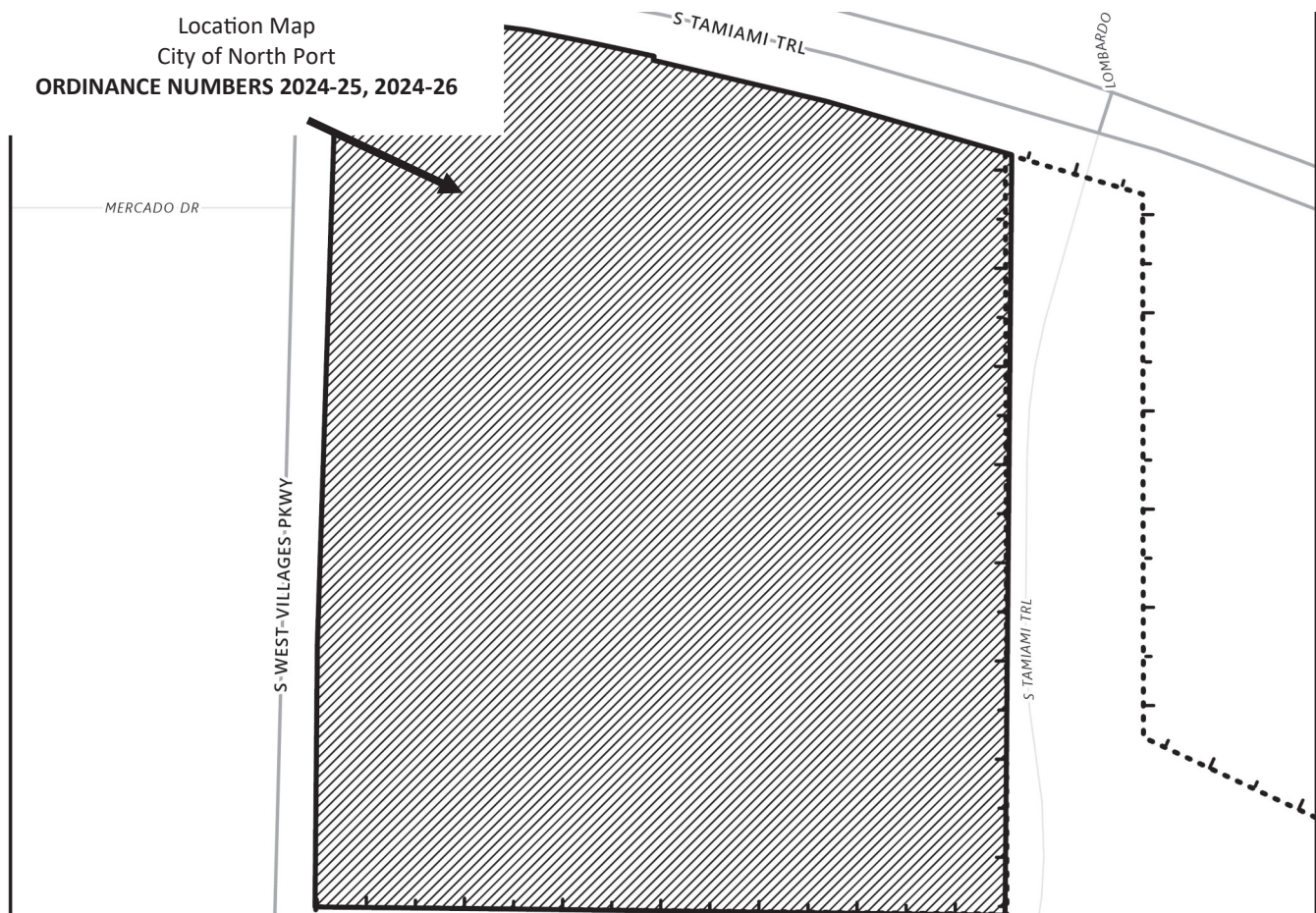
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C/O MATTAMY HOMES
 1900 SUMMIT TOWER BLVD STE 500
 ORLANDO, FL 32810

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

MATTAMY TAMPA SARASOTA LLC

4901 VINELAND RD STE 450

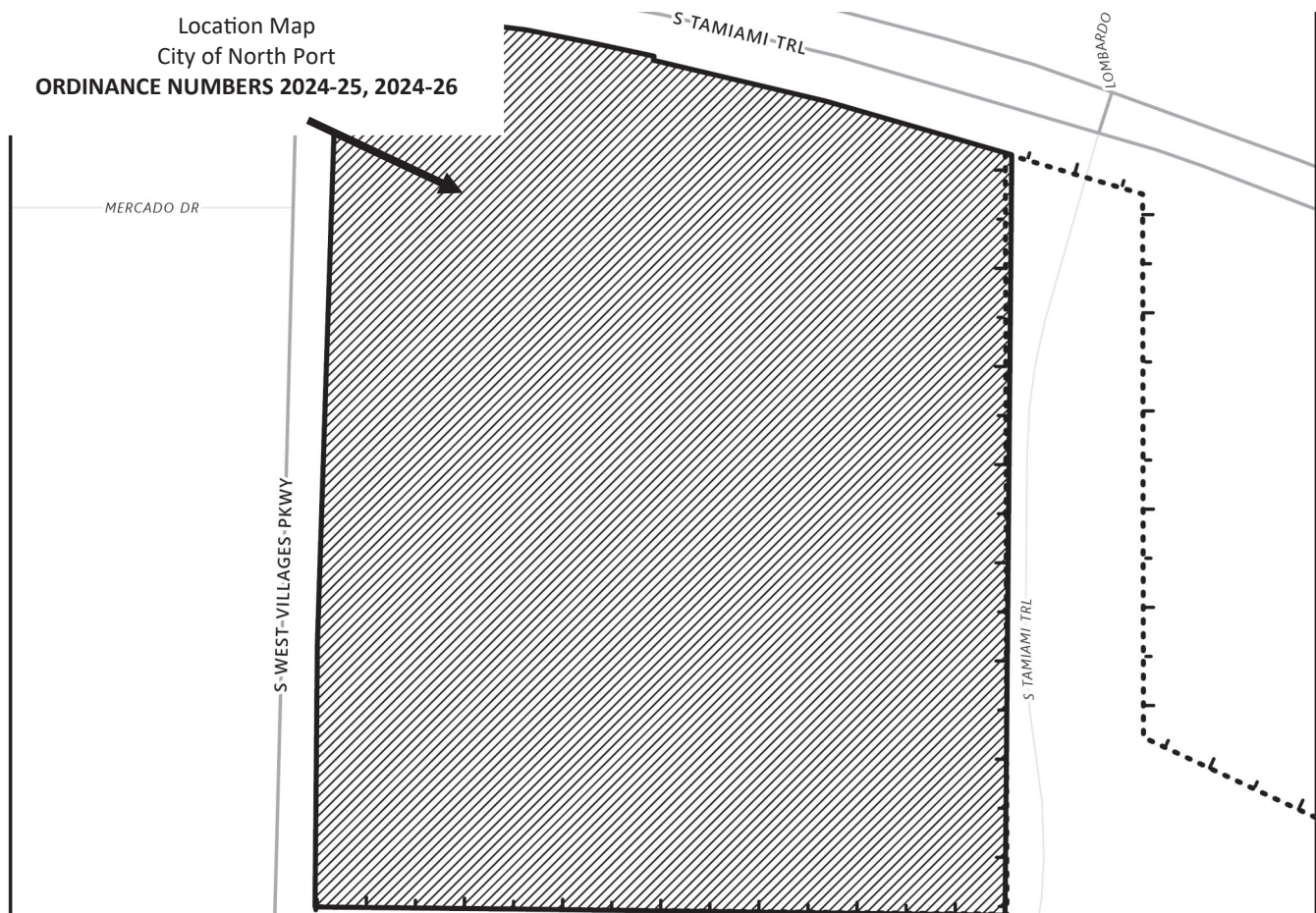
ORLANDO, FL 32811

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

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RENAISSANCE AT WEST VILLAGES
 HOMEOWNERS ASSOC INC

6972 LAKE GLORIA BLVD

ORLANDO, FL 32809

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

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RENAISSANCE AT WEST VILLAGES
 HOMEOWNERS ASSOCIATION INC

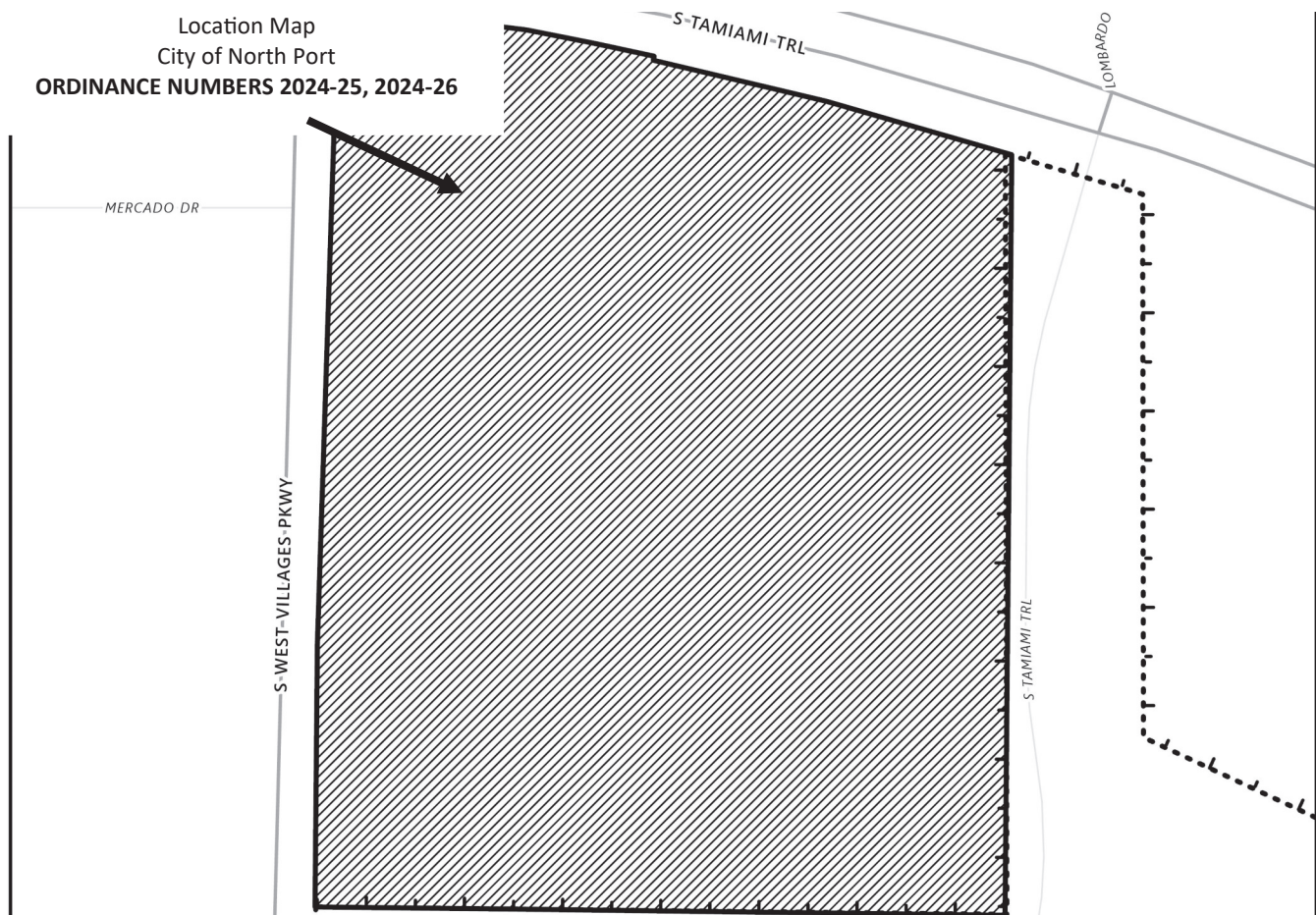
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ORLANDO, FL 32809

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

EF LWR WELLEN LLC

214 BRAZILIAN AVE STE 212

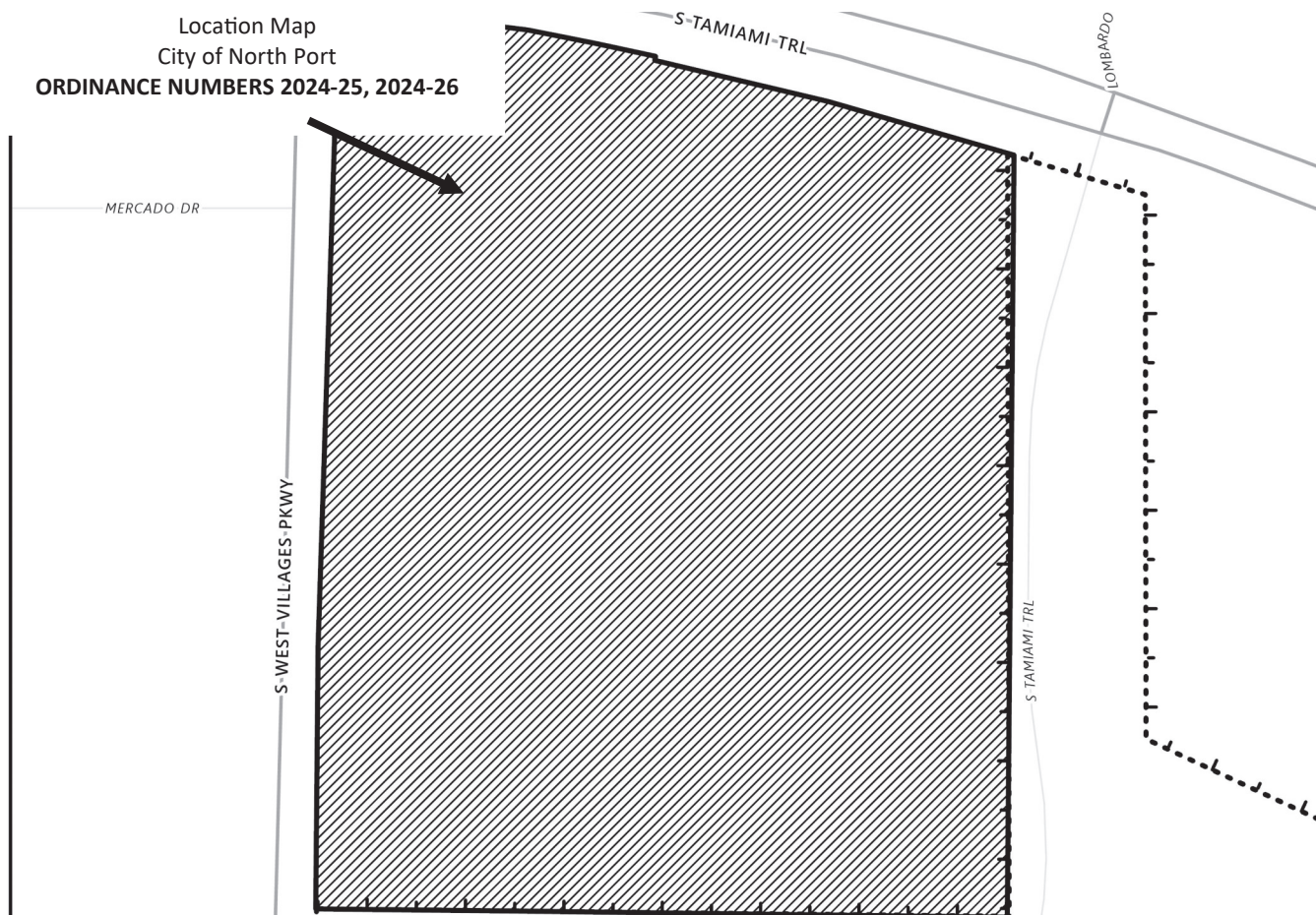
PALM BEACH, FL 33480

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

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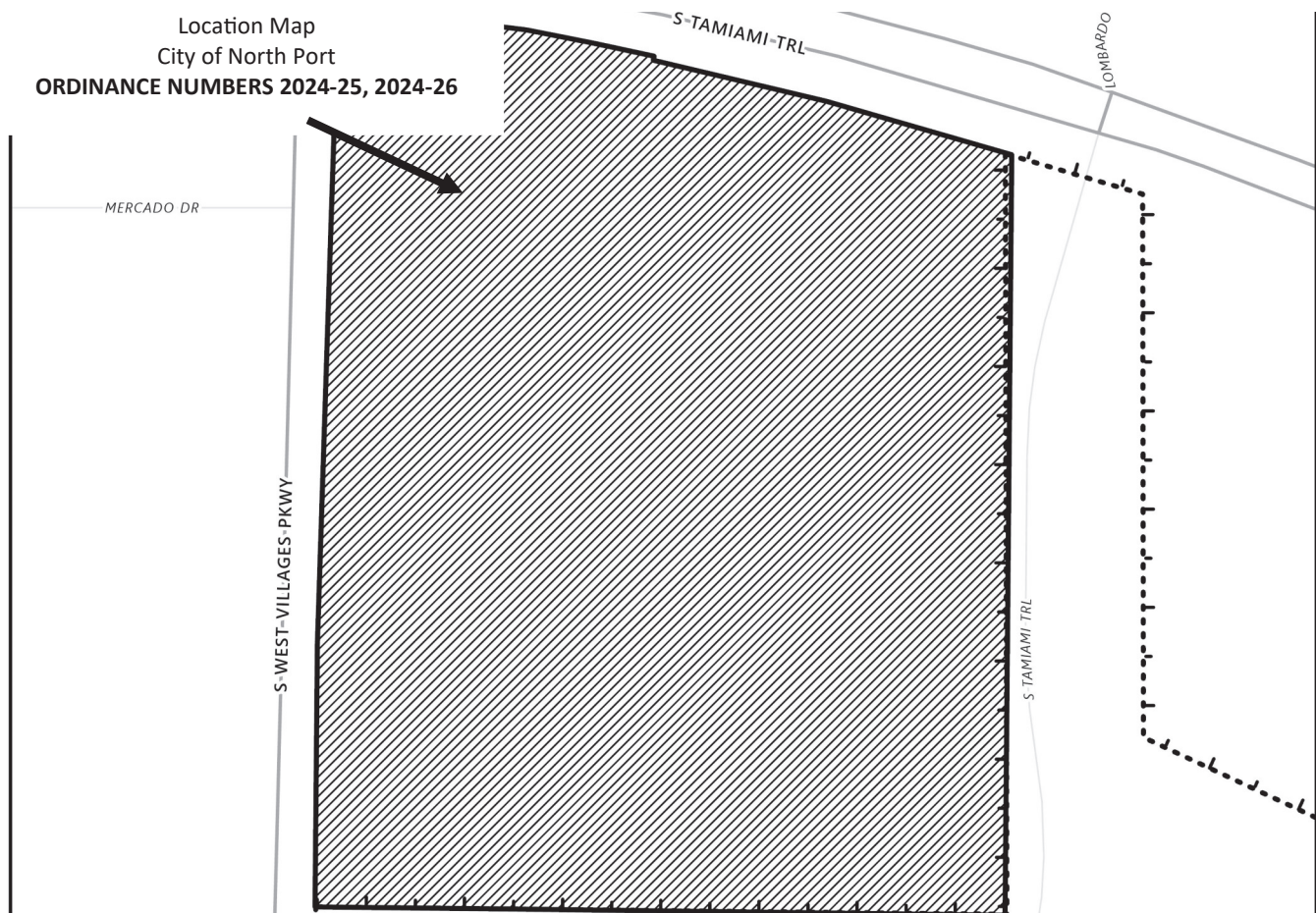
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WEST VILLAGES IMPROVEMENT DISTRICT

C/O SPECIAL DISTRICT SERVICES INC
 2501 BURNS RD STE A
 PALM BEACH GARDENS, FL 33410-5207

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

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WEST VILLAGES IMPROVEMENT DISTRICT

2501 BURNS RD STE A

PALM BEACH GARDENS, FL 33410

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

PUBLIC NOTICE - CITY OF NORTH PORT
NOTICE OF PUBLIC HEARINGS
FOR ORDINANCE NUMBERS
2024-25, 2024-26
(REZ-24-079, VPA-24-078)

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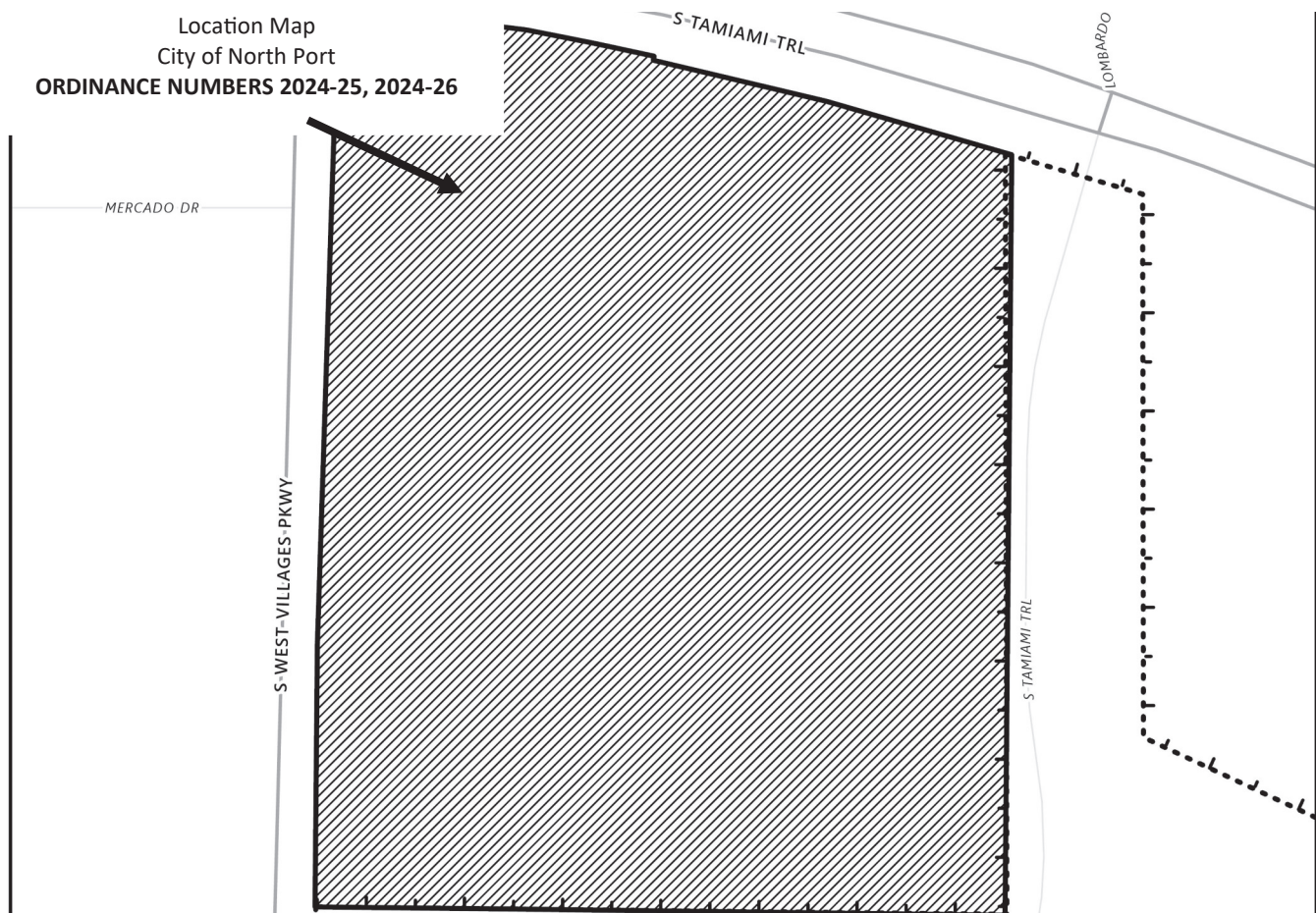
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WEST VILLAGES IMPROVEMENT DISTRICT

C/O SPECIAL DISTRICT SERVICES INC
 2501 BURNS RD
 PALM BEACH GARDENS, FL 33410

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

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WEST VILLAGES IMPROVEMENT DISTRICT

2501-A BURNS RD

PALM BEACH GARDENS, FL 33410

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

JWBSE REALTY LLC

6331 PORTER RD # 8

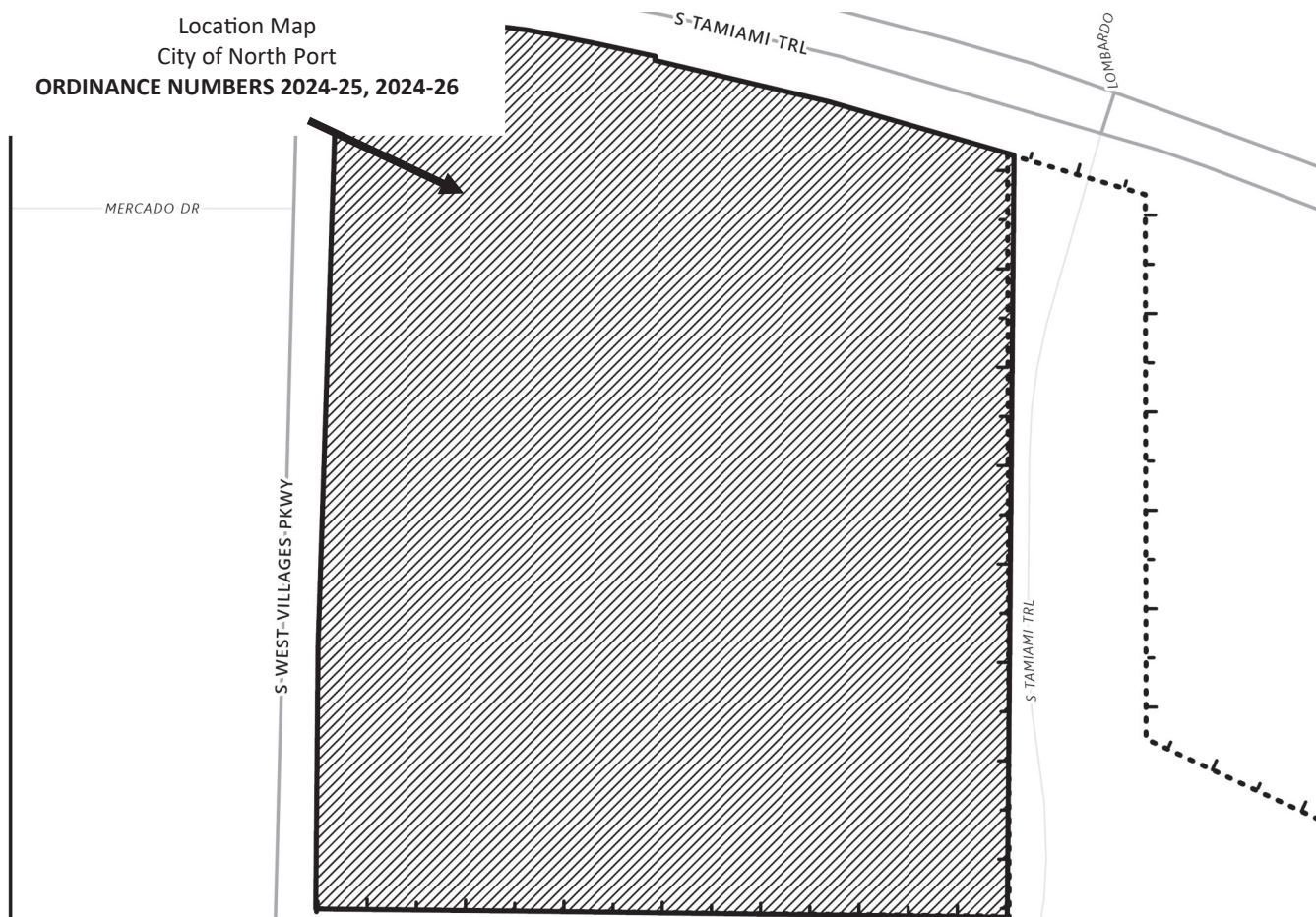
SARASOTA, FL 34240

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

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SARAMAGO MARTA
 SARAMAGO CARLOS

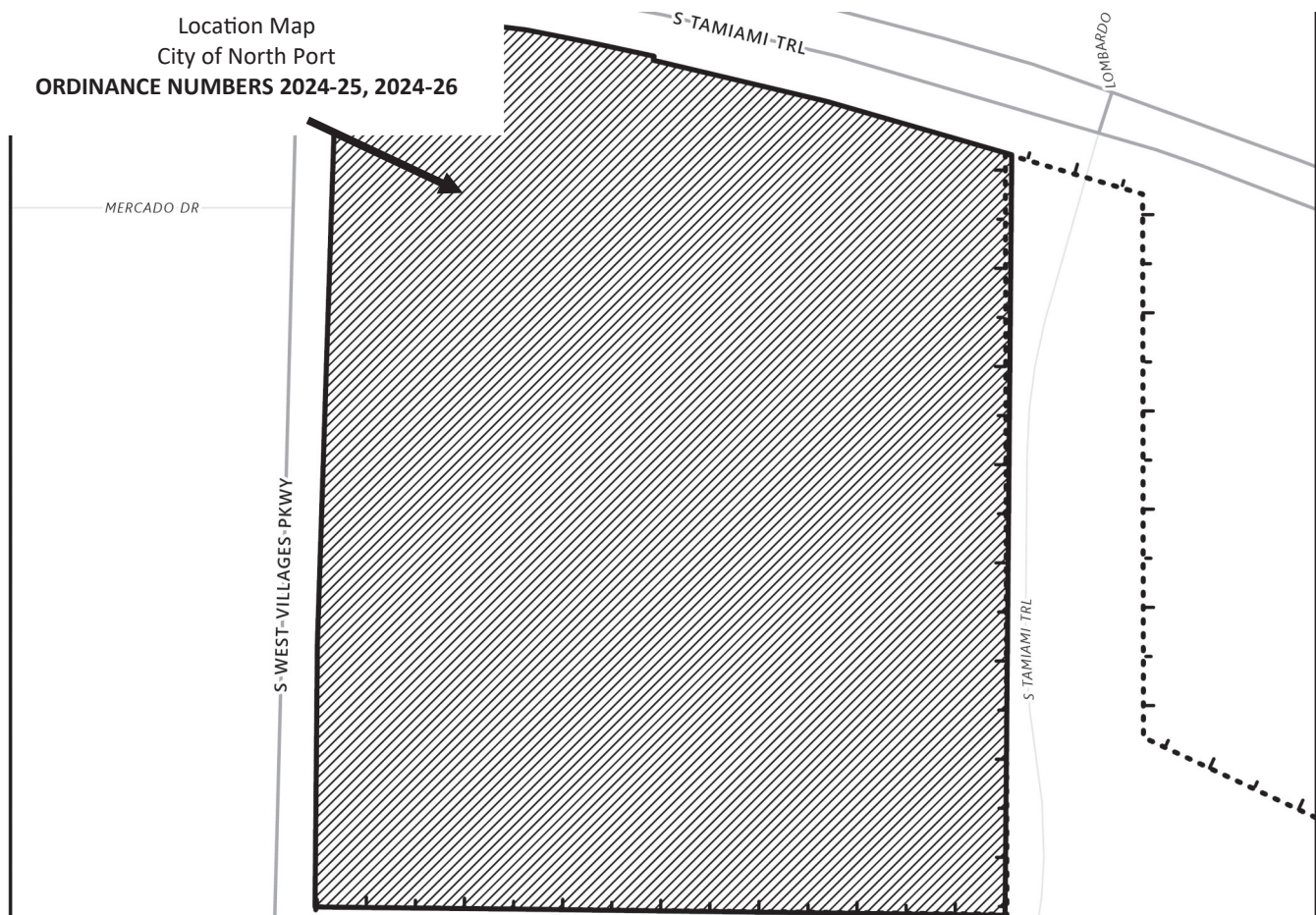
5368 GREENBROOK DR

SARASOTA, FL 34238

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

SARASOTA COUNTY

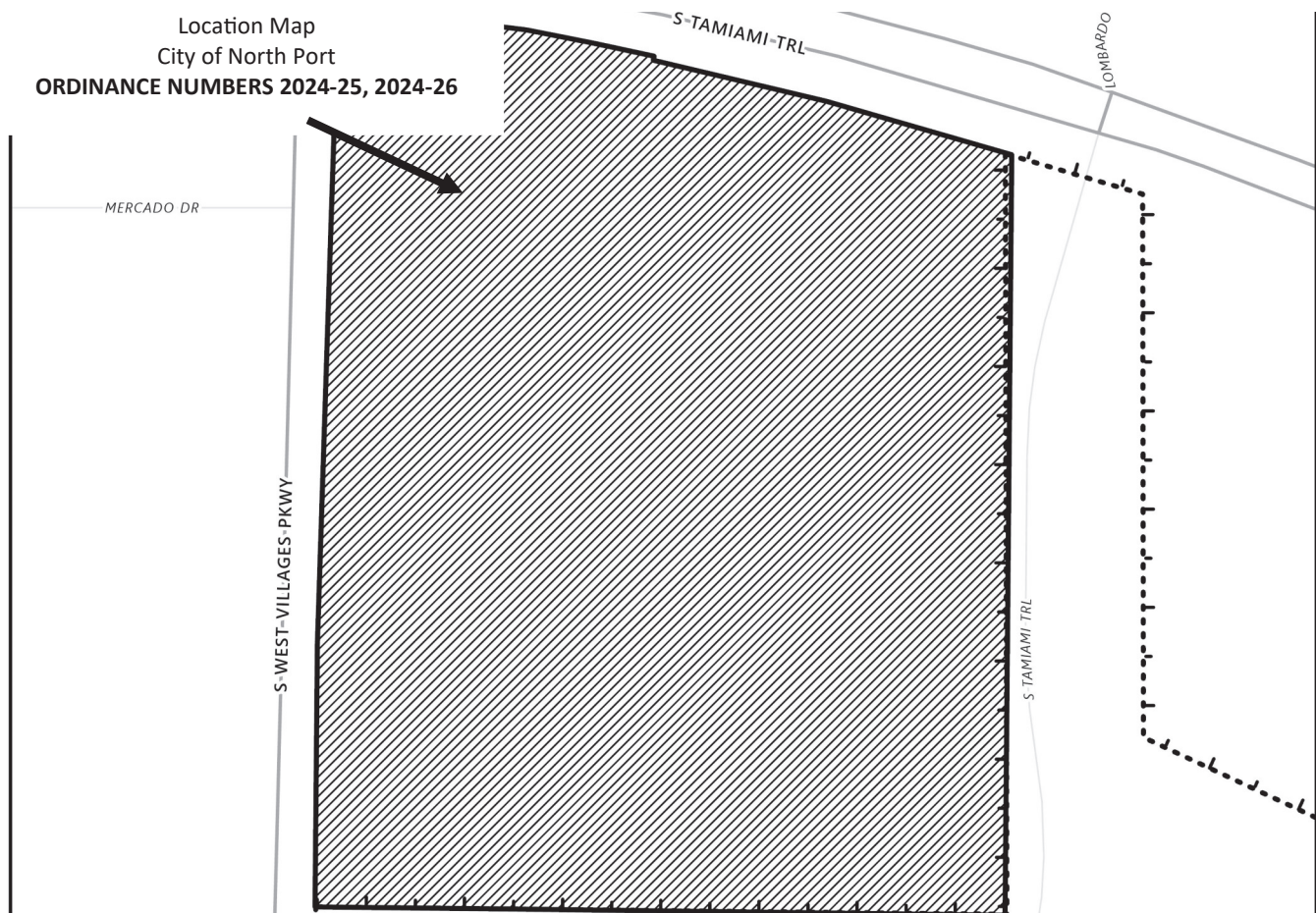
NOTICE IS HEREBY GIVEN, pursuant to Chapters 166 and 163 of the Florida Statutes, Section 7.01 (c) of the Charter of the City of North Port, Florida that the City of North Port proposes to adopt Ordinance 2024-25, rezoning ± 27.7816 acres of land from No Zoning Designation District (NZD) Classification To Village (V) Classification by amending the City of North Port Zoning Map for property located south of S. Tamiami trail (US-41), east of S. West Villages Parkway in sections 32 and 33, township 39 south, range 20 east of Sarasota County, and further described in instrument no. 2015141220 in official records of Sarasota County, Ordinance 2024-26 amending the Village E Village District Pattern Plan (West Villages AKA Wellen Park) and amending the Unified Land Development Code to reference the amended Village District Pattern Plan.

ATTN FIRE ADMINISTRATION
 1660 RINGLING BLVD FL 6
 SARASOTA, FL 34236-6808

A Public Hearing will be held before the Planning and Zoning Advisory Board designated as the Local Planning Agency (LPA) on **Thursday, July 11, 2024, at 9:00 a.m.** in the **City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286** to consider these two petitions.

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

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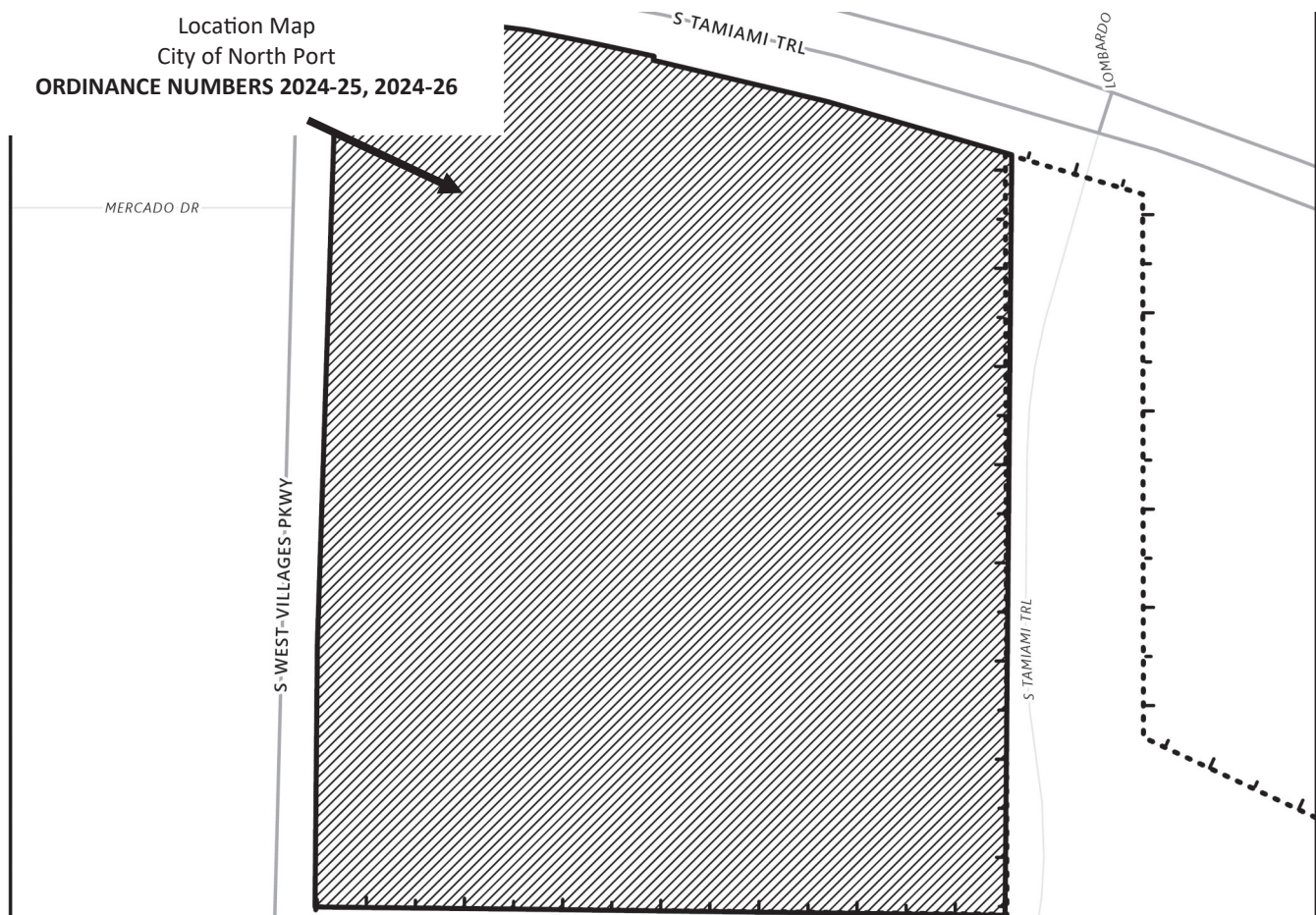
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SARASOTA COUNTY PUBLIC HOSPITAL
 DISTRICT

1700 SOUTH TAMIAMI TRAIL

SARASOTA, FL 34239

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

THOMAS 167 LLC

1201 HAYS ST

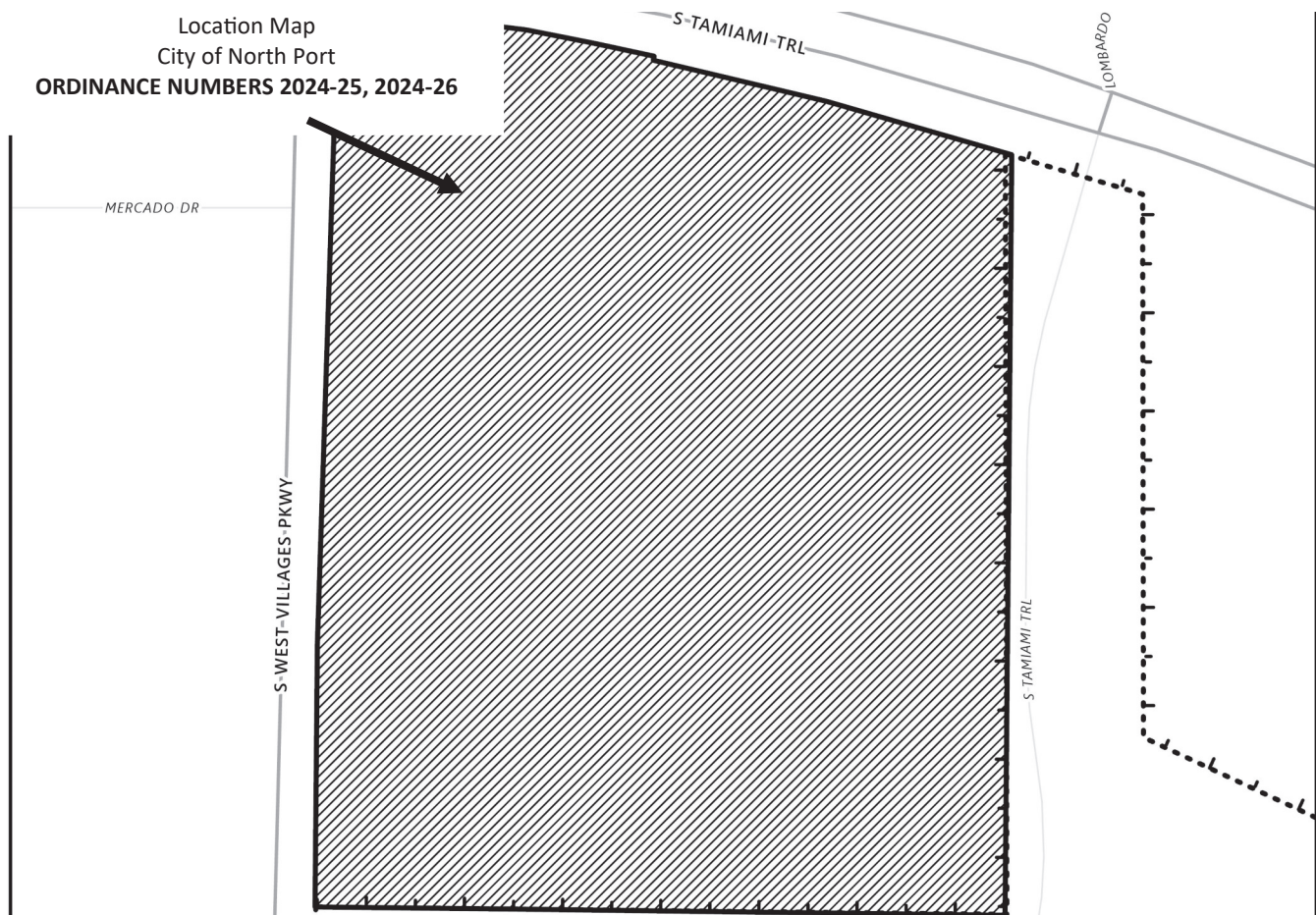
TALLAHASSEE, FL 32301

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

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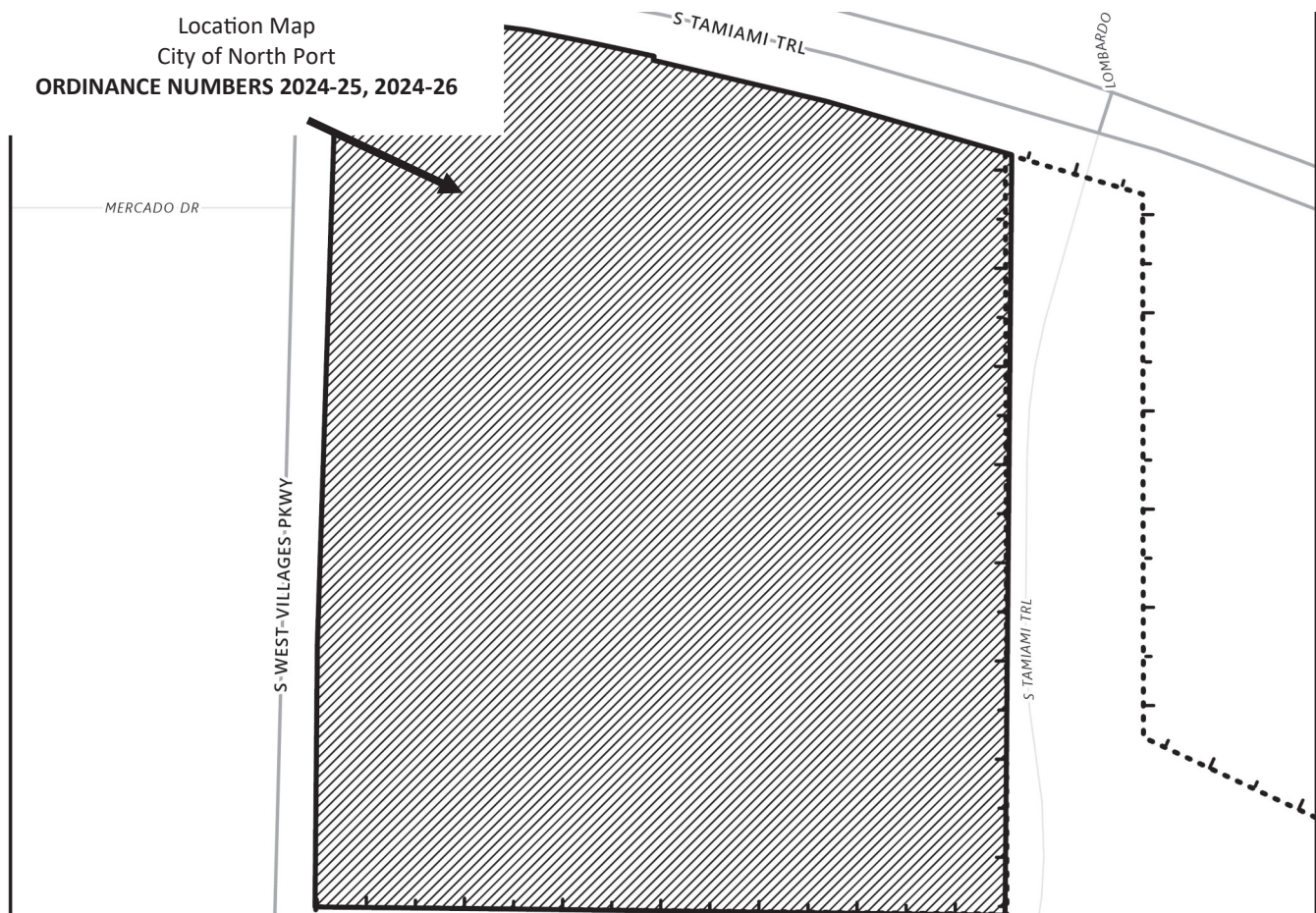
ALEXANDER BARBARA JEAN
 ALEXANDER RICHARD RALPH

20255 SYMPHONY PL
 VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

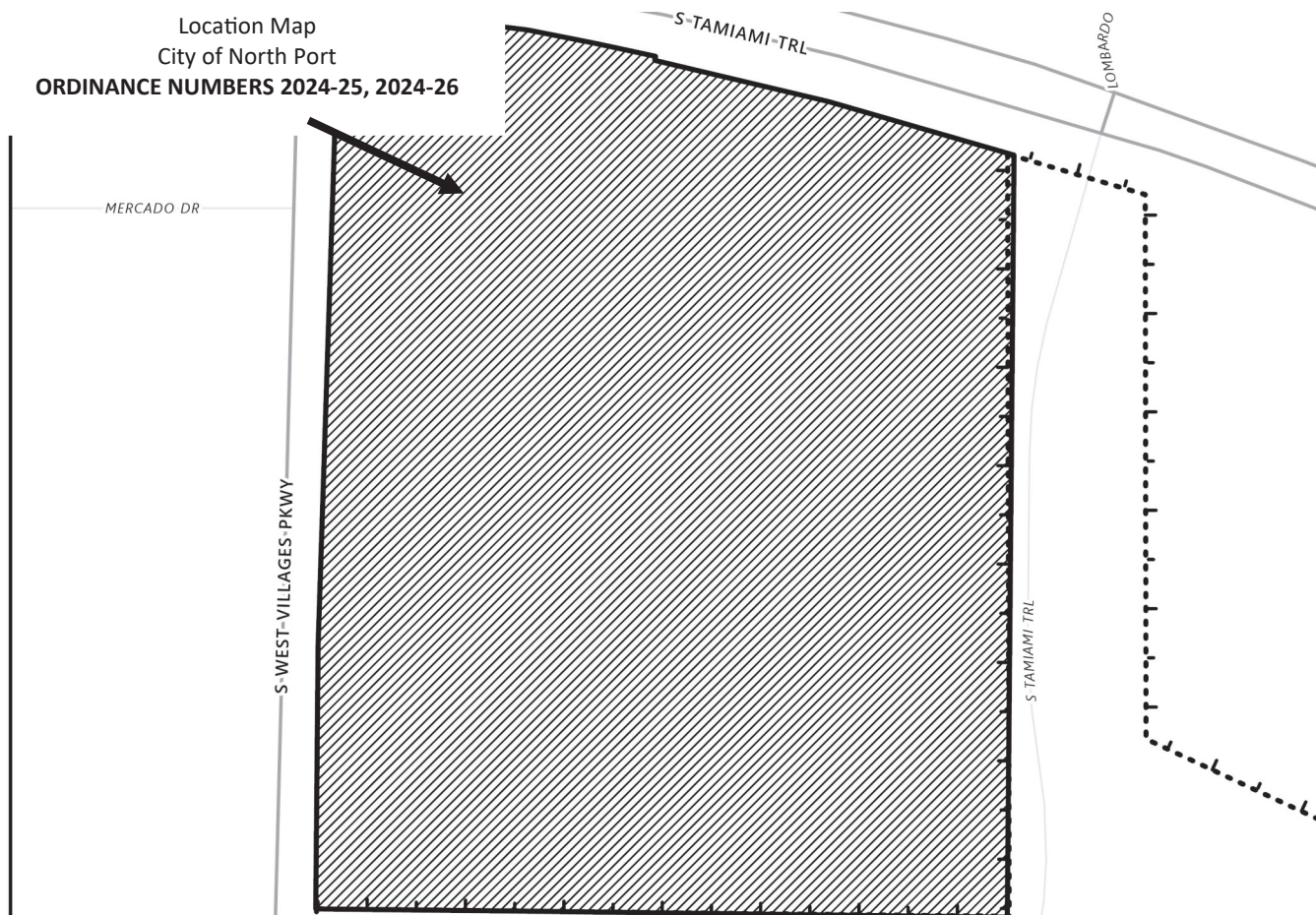
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ARSENAULT DAVID N
 THISTLE THERESA F
 12000 TAPESTRY LN
 VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

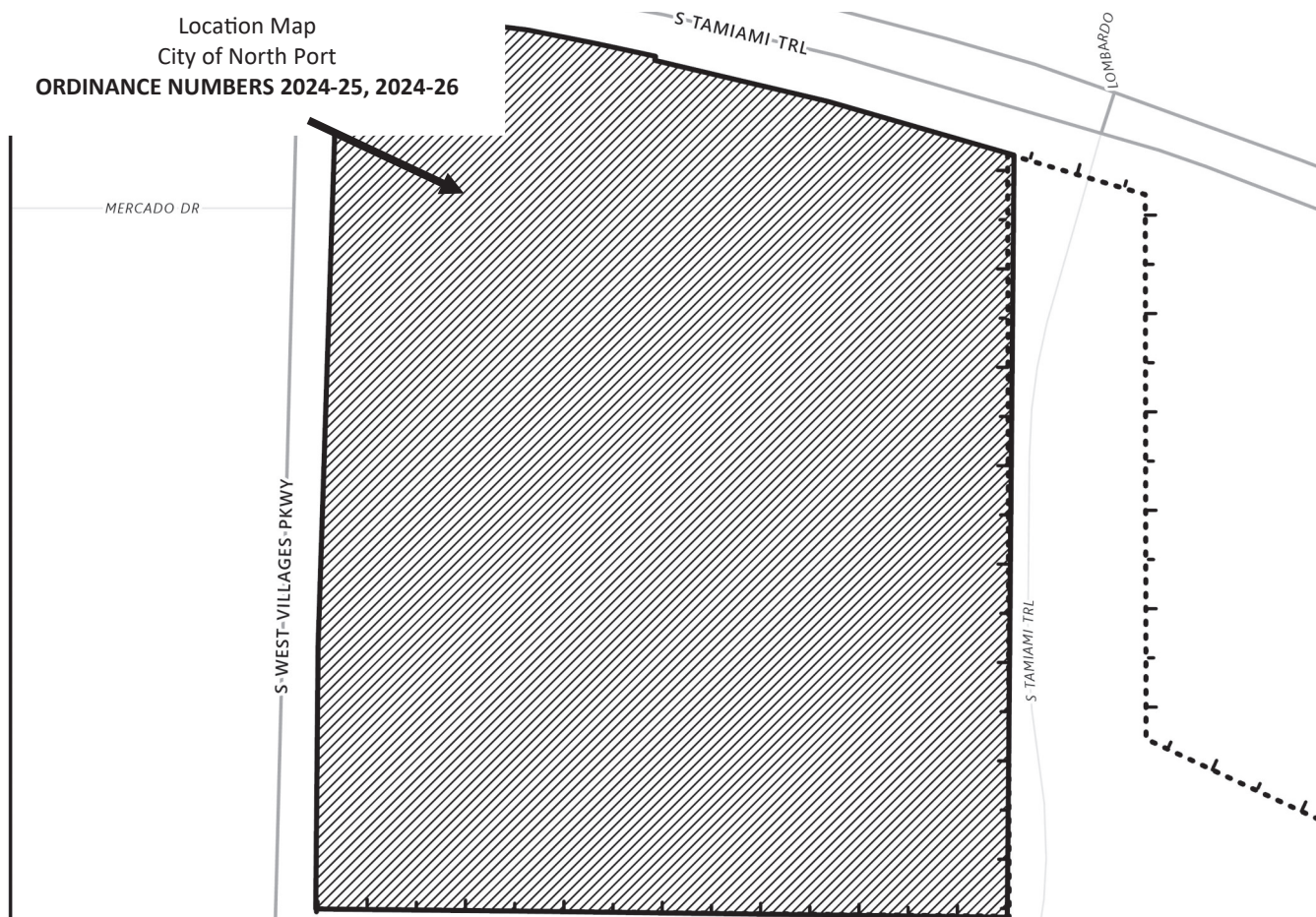
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BARNES DEMPSEY L
 BARNES LISA D
 11685 RENAISSANCE BLVD
 VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

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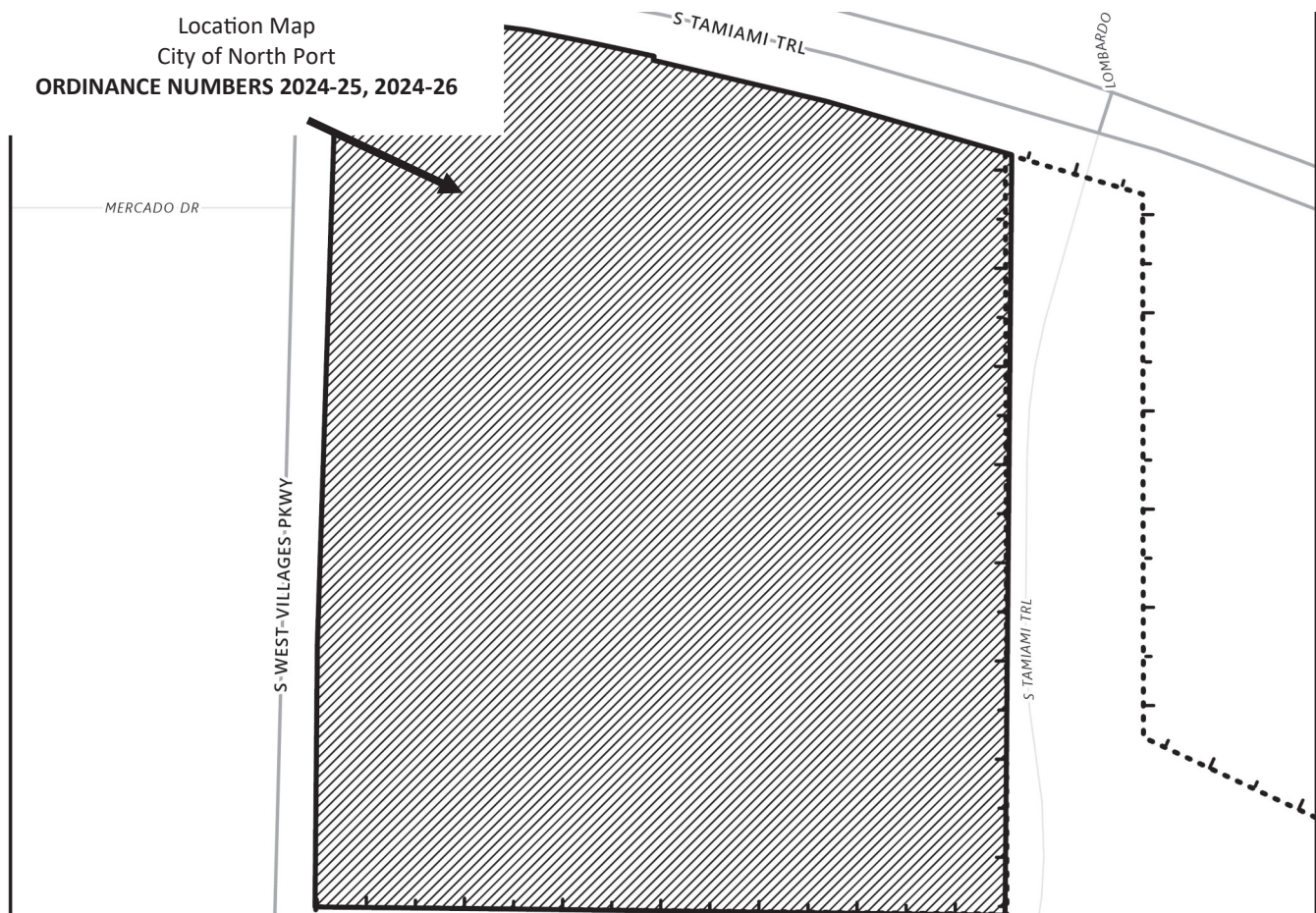
BENNETT THOMAS E
 BENNETT SUSAN M

12029 TAPESTRY LN
 VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

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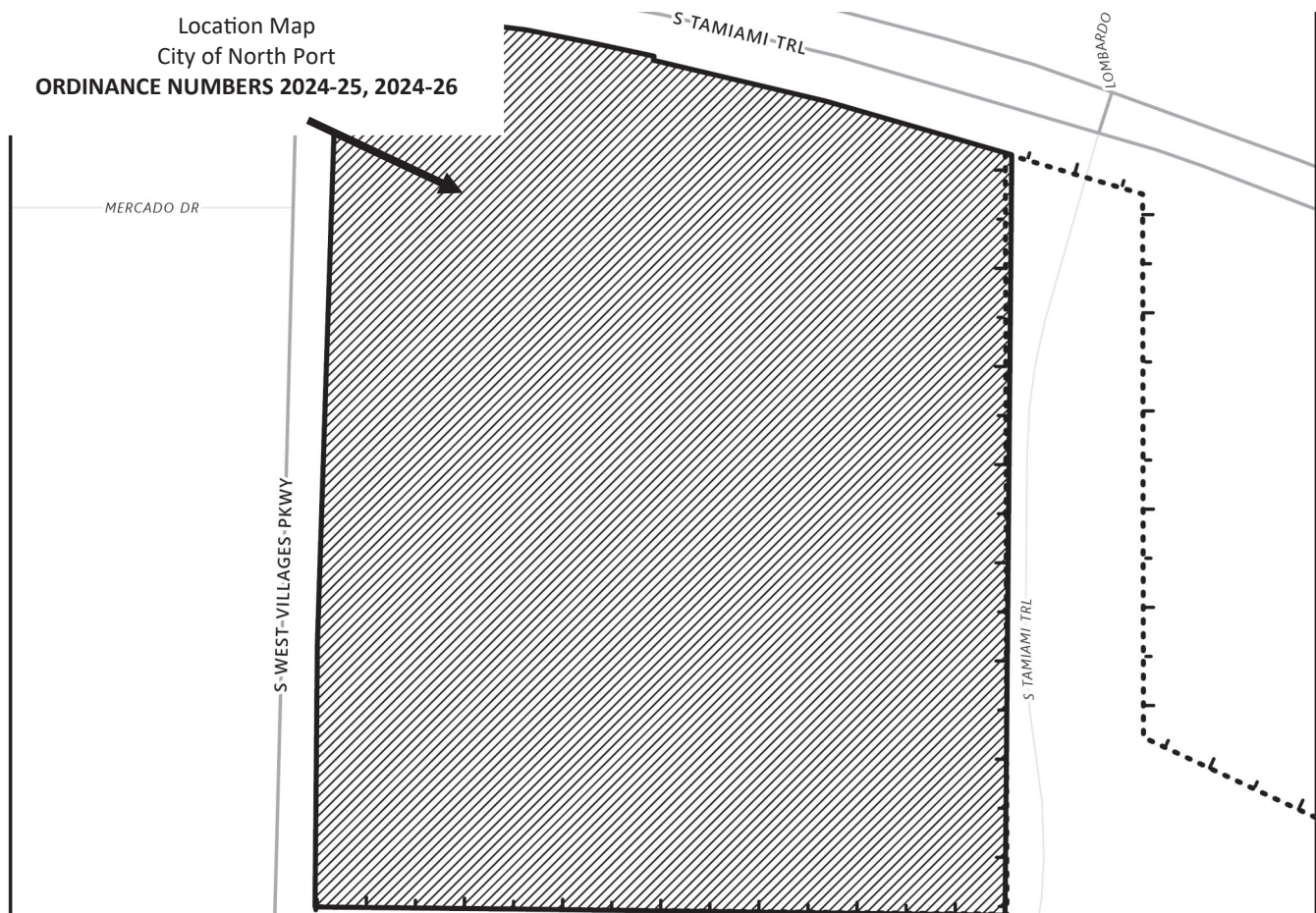
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BEVERLY BALDRIDGE LIVING TRUST
 BALDRIDGE BEVERLY LYNN (TTEE)

11770 TAPESTRY LN

VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

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BOEHM DAVID K
 BOEHM LOUANNE R

11889 TAPESTRY LN

VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

PUBLIC NOTICE - CITY OF NORTH PORT
NOTICE OF PUBLIC HEARINGS
FOR ORDINANCE NUMBERS
2024-25, 2024-26
(REZ-24-079, VPA-24-078)

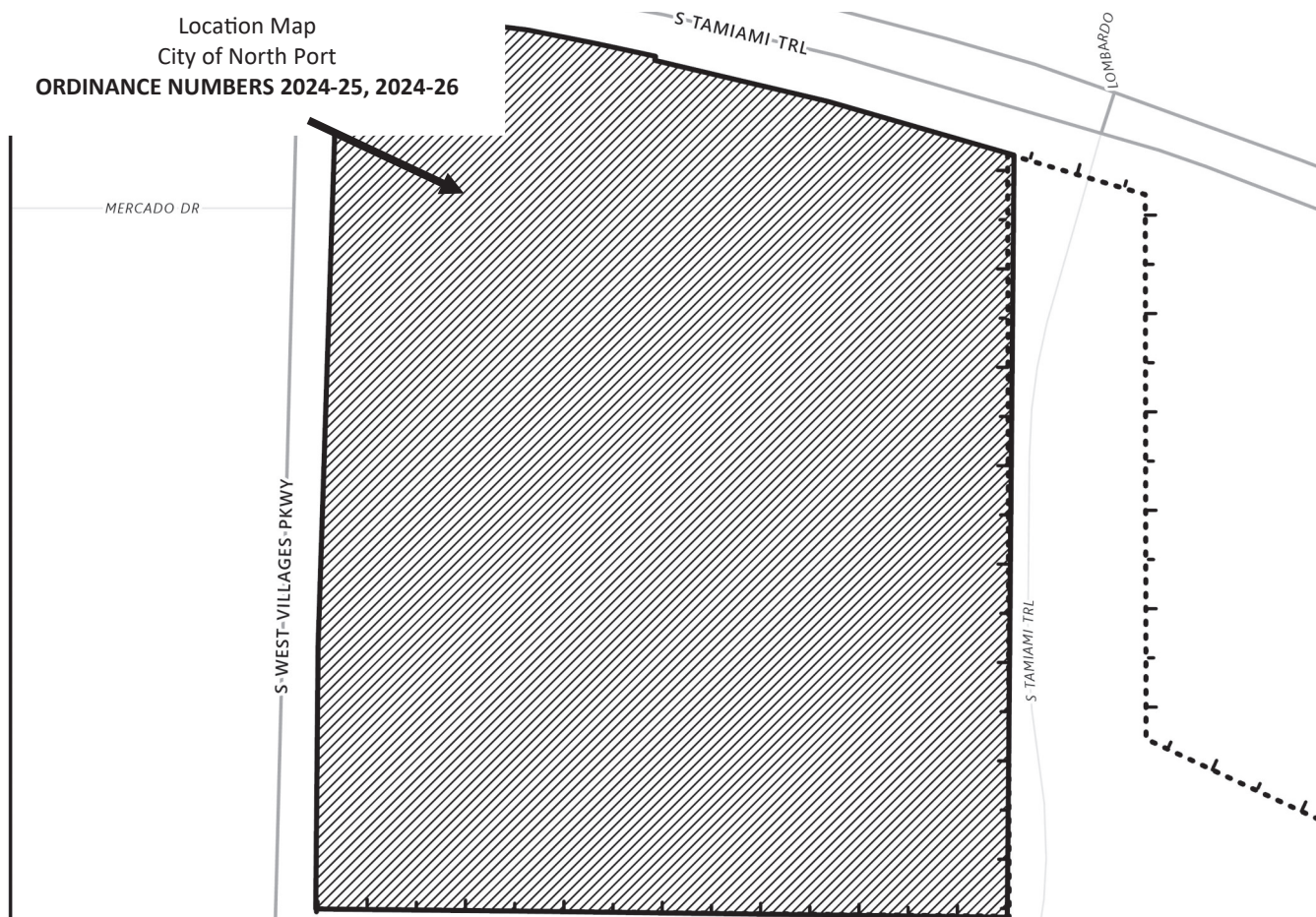
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BONNIE S HUELS TRUST
 HUELS BONNIE S (TTEE)
 11887 ALESSANDRO LN
 VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

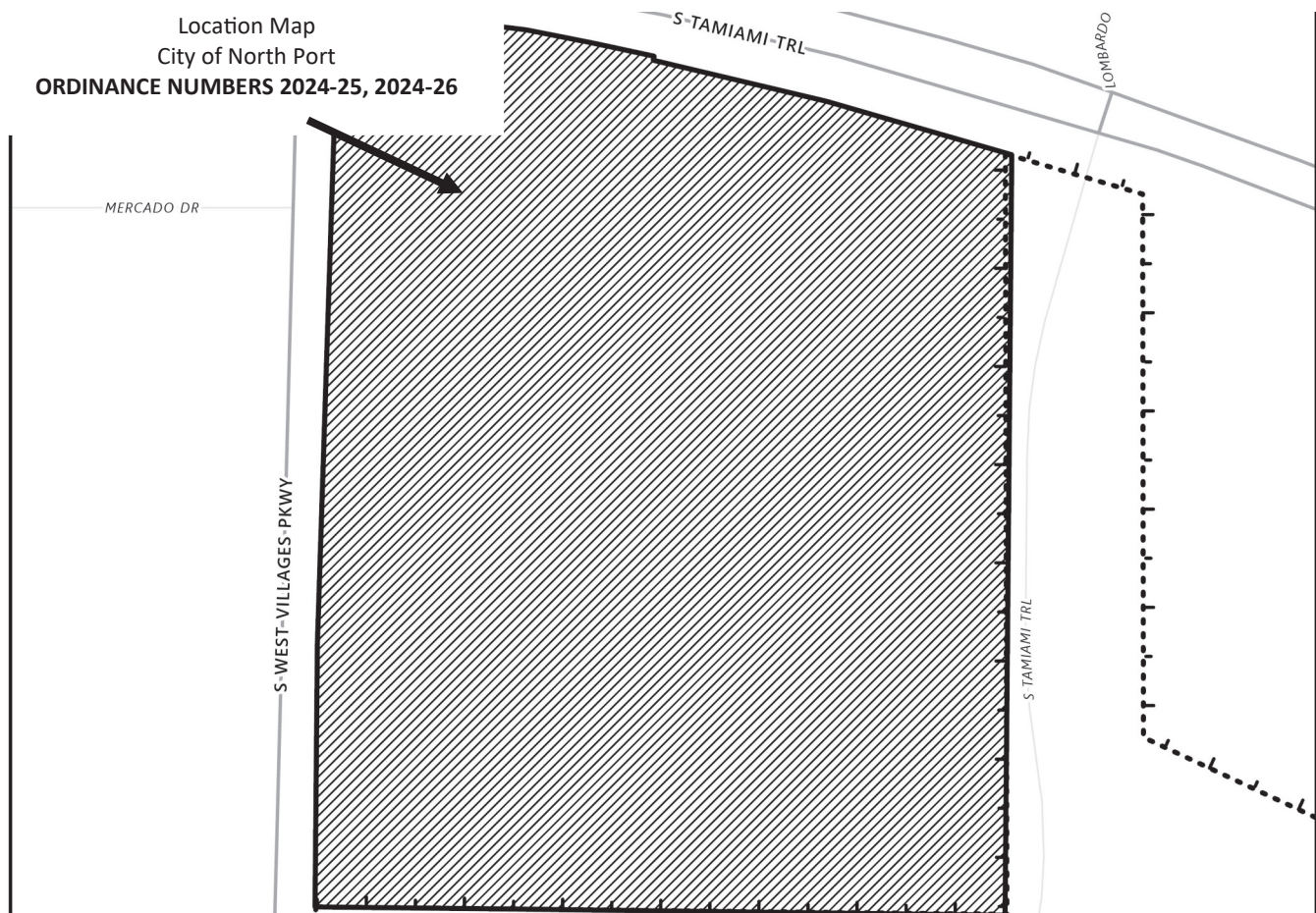
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BRNOVICH RYAN PETE
 BRNOVICH MADISON NICOLE
 12036 ALESSANDRO LN
 VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

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 2024-25, 2024-26
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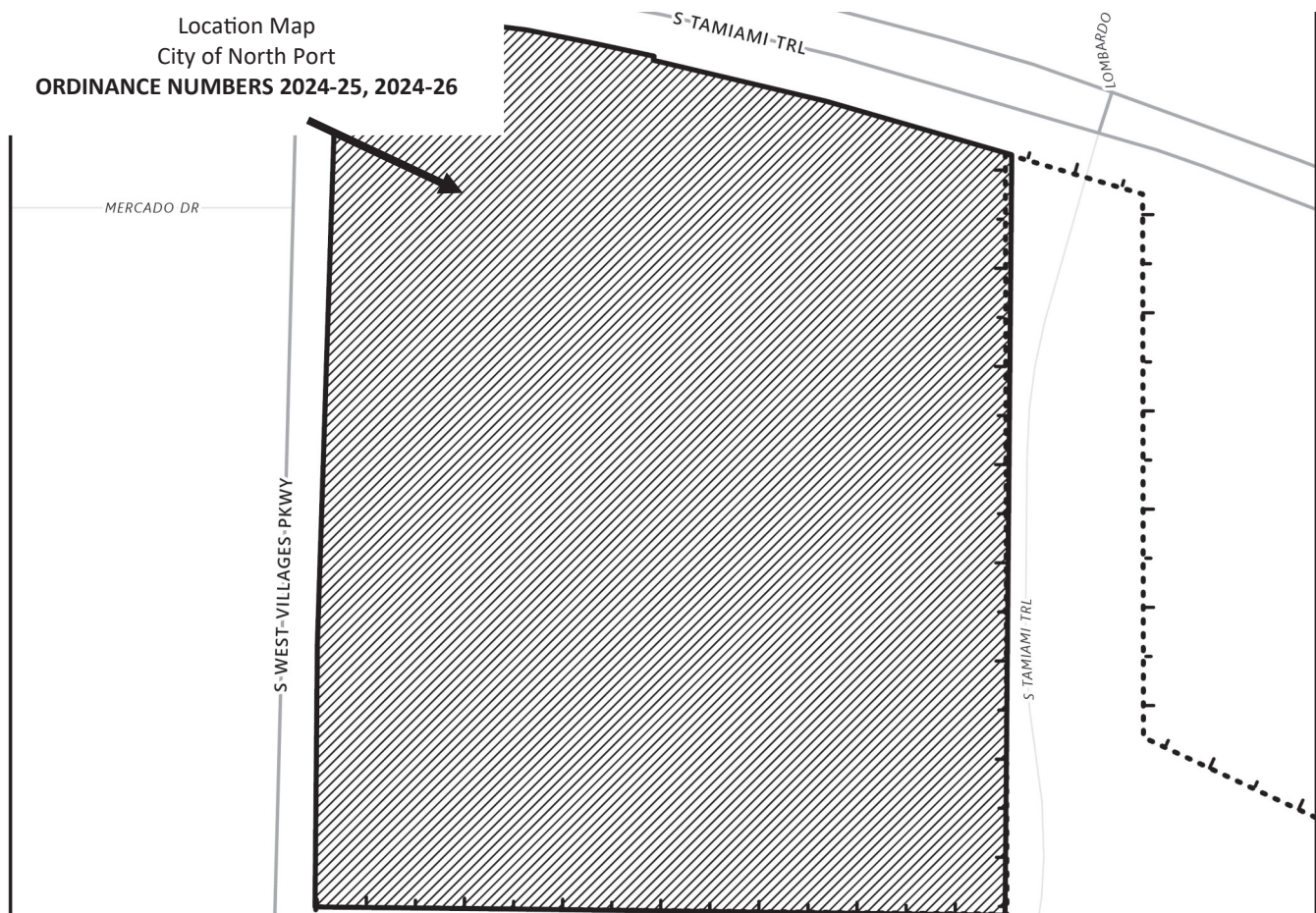
BROCK DONALD W (E LIFE EST)
 BROCK VICKI C (E LIFE EST)

11926 ALESSANDRO LN
 VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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 2024-25, 2024-26
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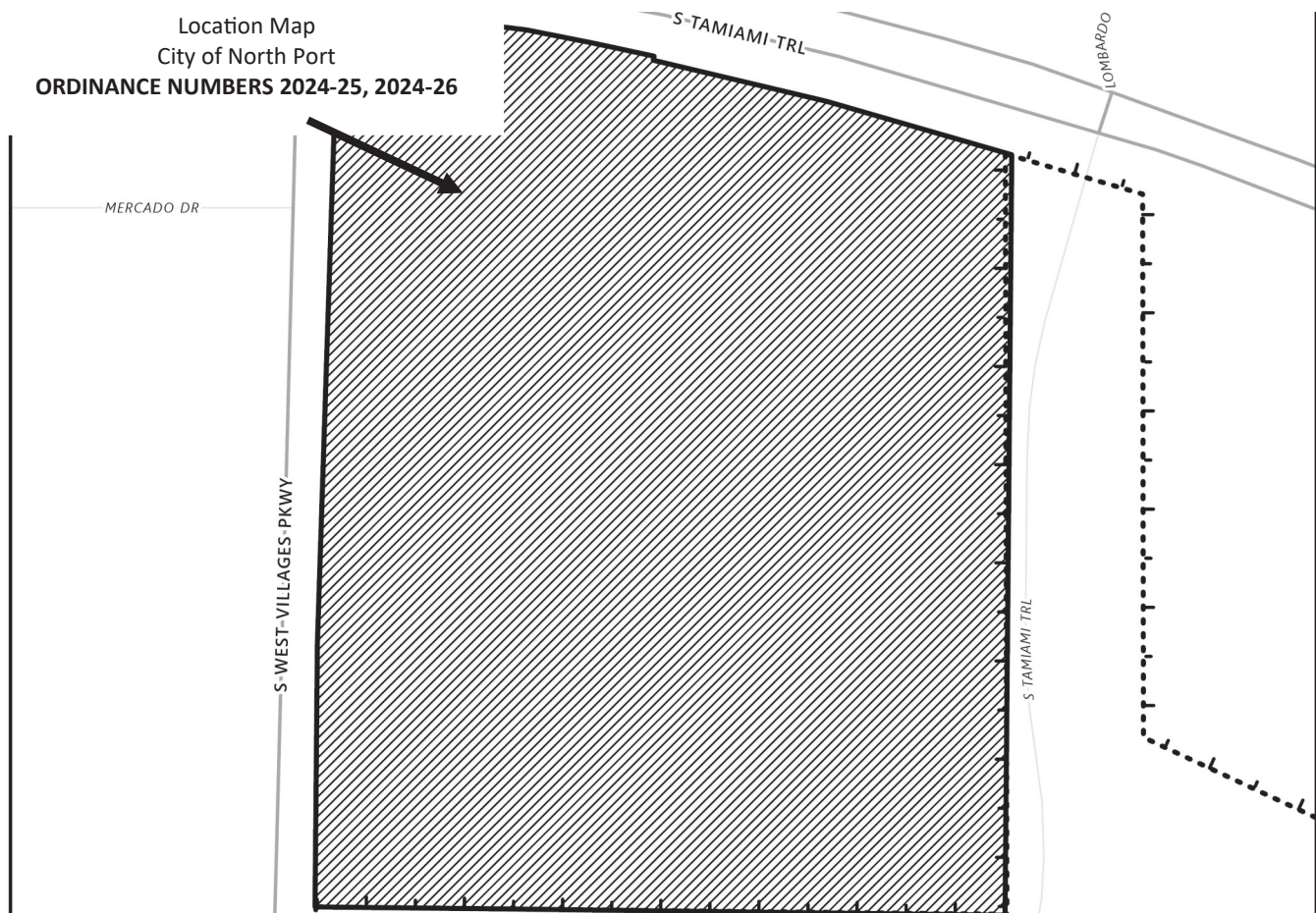
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BROOKS JEFFREY DALE
 BROOKS JULIE ELLEN
 11667 RENAISSANCE BLVD
 VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
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**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

BUDD LORRAINE A

11959 TAPESTRY LN

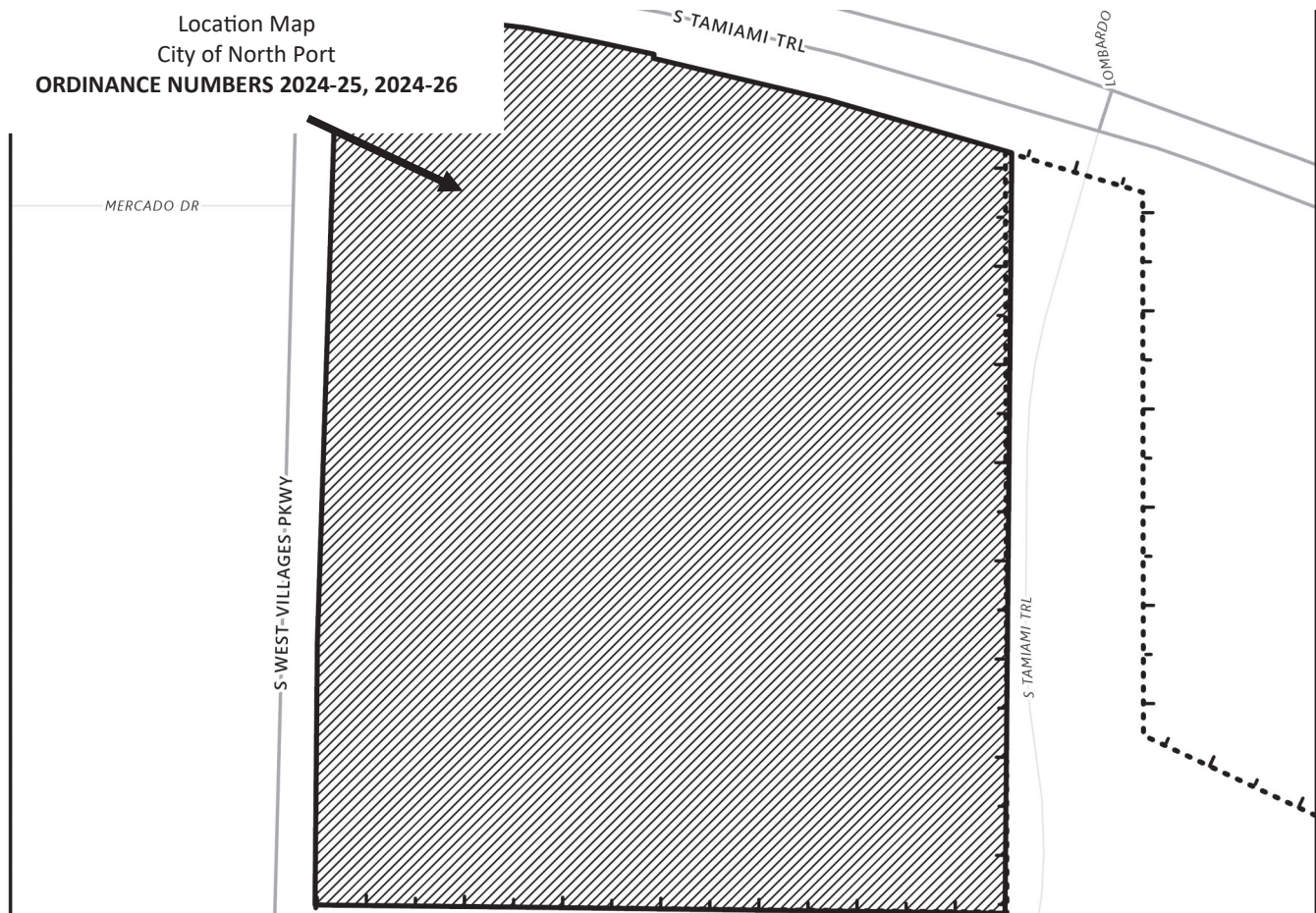
VENICE, FL 34293

NOTICE IS HEREBY GIVEN, pursuant to Chapters 166 and 163 of the Florida Statutes, Section 7.01 (c) of the Charter of the City of North Port, Florida that the City of North Port proposes to adopt Ordinance 2024-25, rezoning ± 27.7816 acres of land from No Zoning Designation District (NZD) Classification To Village (V) Classification by amending the City of North Port Zoning Map for property located south of S. Tamiami trail (US-41), east of S. West Villages Parkway in sections 32 and 33, township 39 south, range 20 east of Sarasota County, and further described in instrument no. 2015141220 in official records of Sarasota County, Ordinance 2024-26 amending the Village E Village District Pattern Plan (West Villages AKA Wellen Park) and amending the Unified Land Development Code to reference the amended Village District Pattern Plan.

A Public Hearing will be held before the Planning and Zoning Advisory Board designated as the Local Planning Agency (LPA) on **Thursday, July 11, 2024, at 9:00 a.m.** in the **City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286** to consider these two petitions.

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

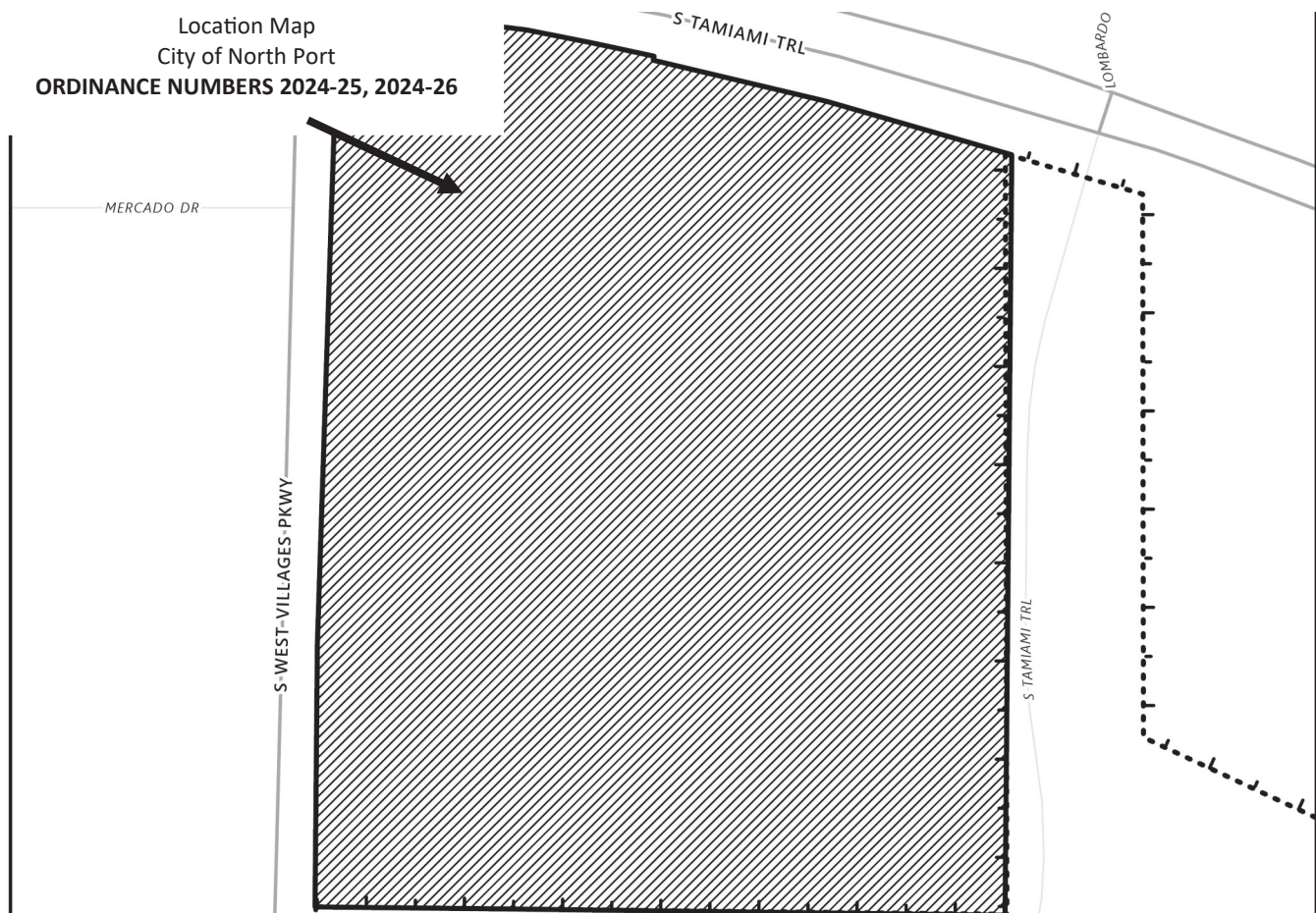
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BUDD MICHAEL J
 BUDD MARGARET M
 11809 TAPESTRY LN
 VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
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 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

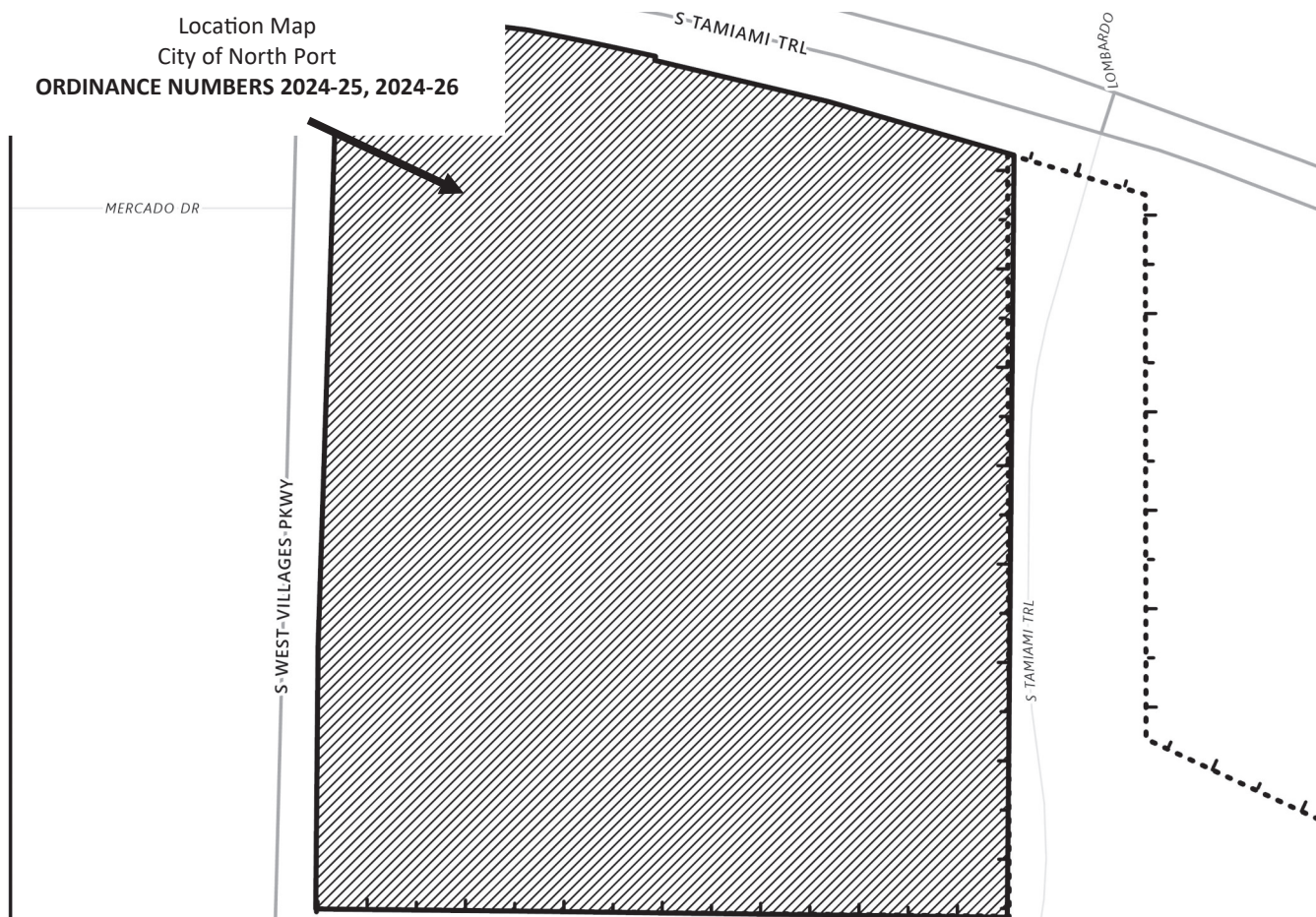
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BUTLER SANDRA S
 BUTLER MICHAEL WILLIAM
 12050 TAPESTRY LN
 VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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 2024-25, 2024-26
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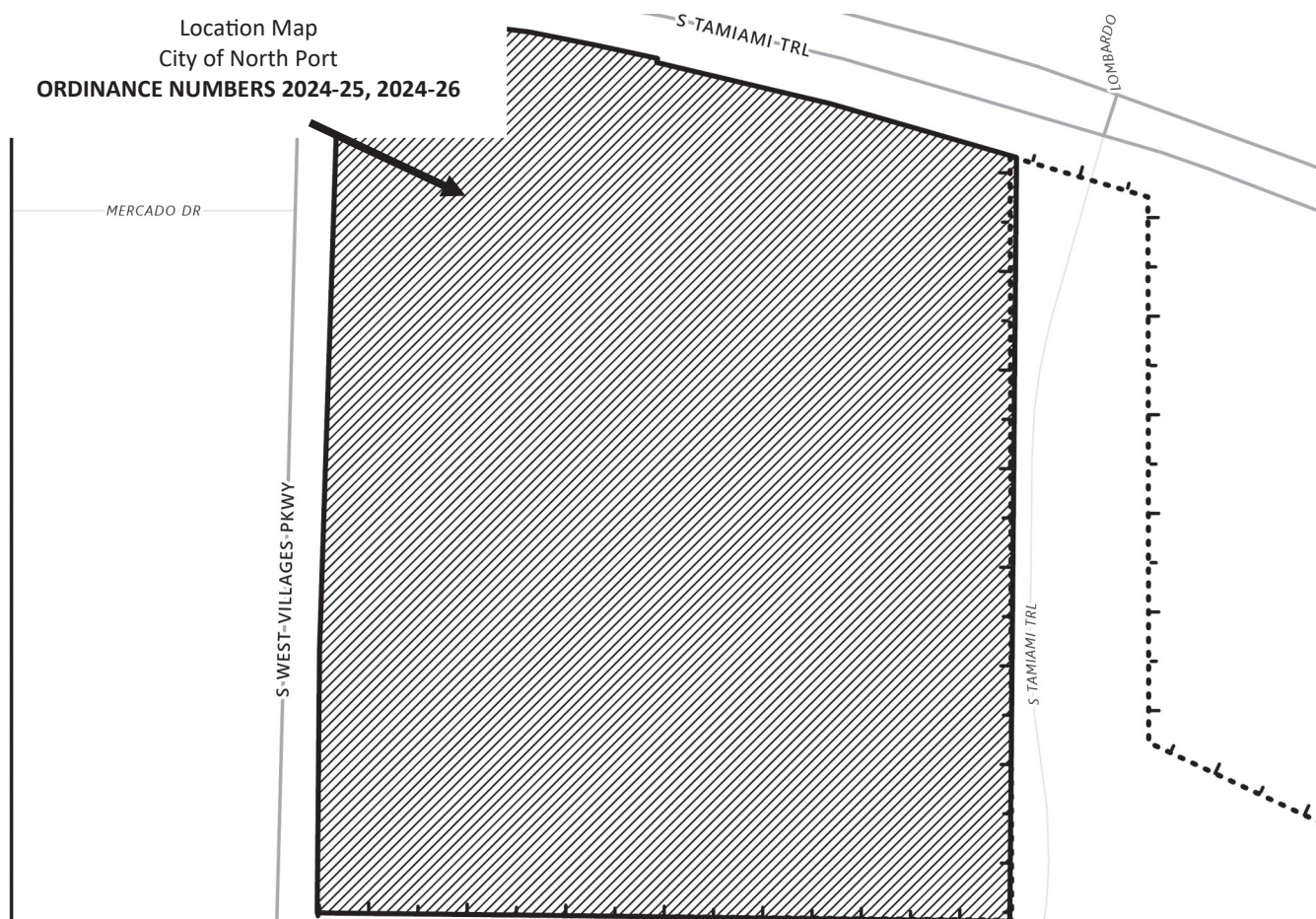
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CAROLEO PHILIP DOMENICO
 CAROLEO TERRY MARIE

11935 ALESSANDRO LN

VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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 2024-25, 2024-26
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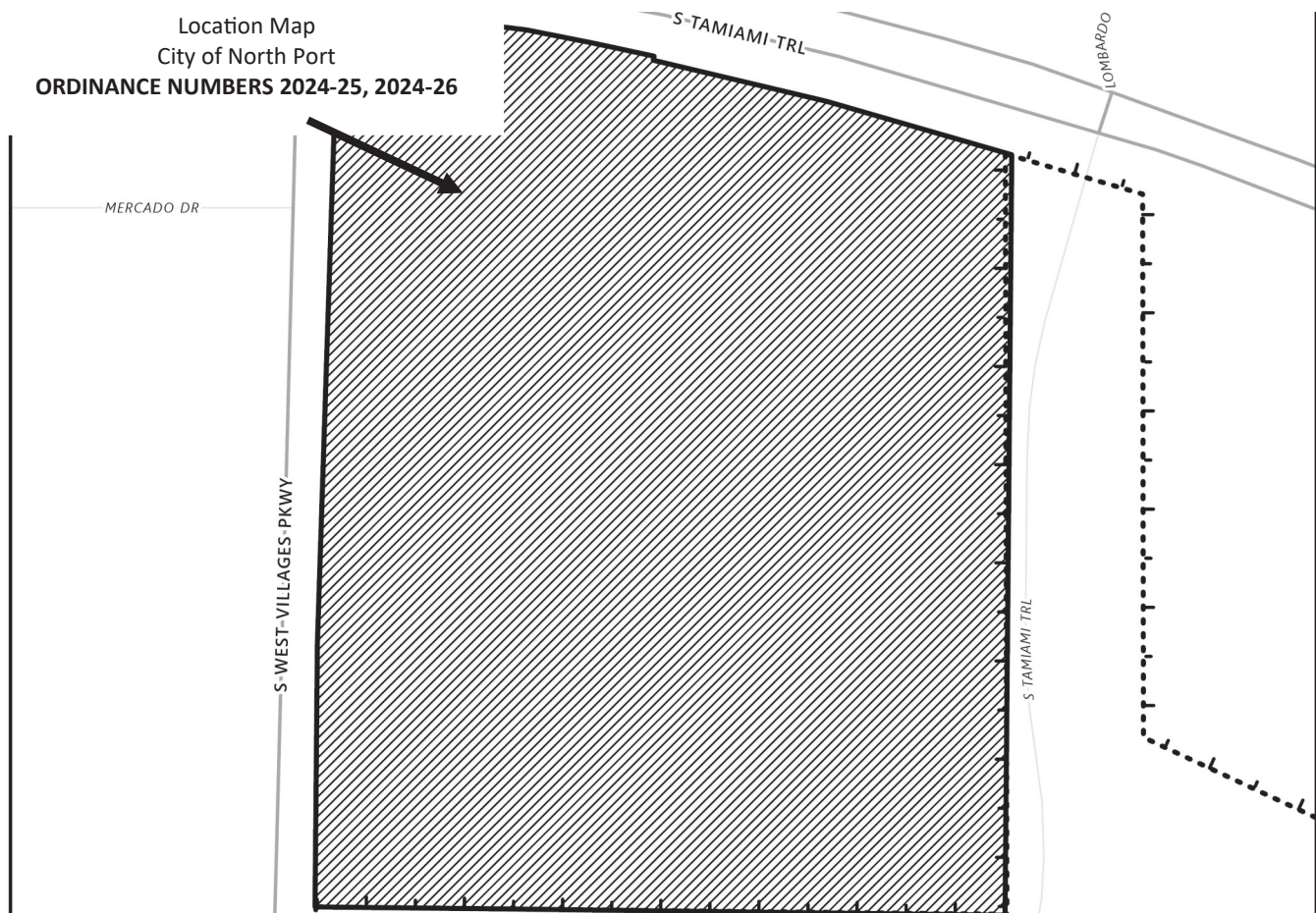
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CATHERINE SMOLAK REVOCABLE LIV-
 ING TRUST
 SMOLAK CATHERINE (TTEE)
 11655 RENAISSANCE BLVD
 VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

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CIARAVINO SOPHIA GAIL
 HARVEY DOUGLAS MYCHAL

11886 ALESSANDRO LN

VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

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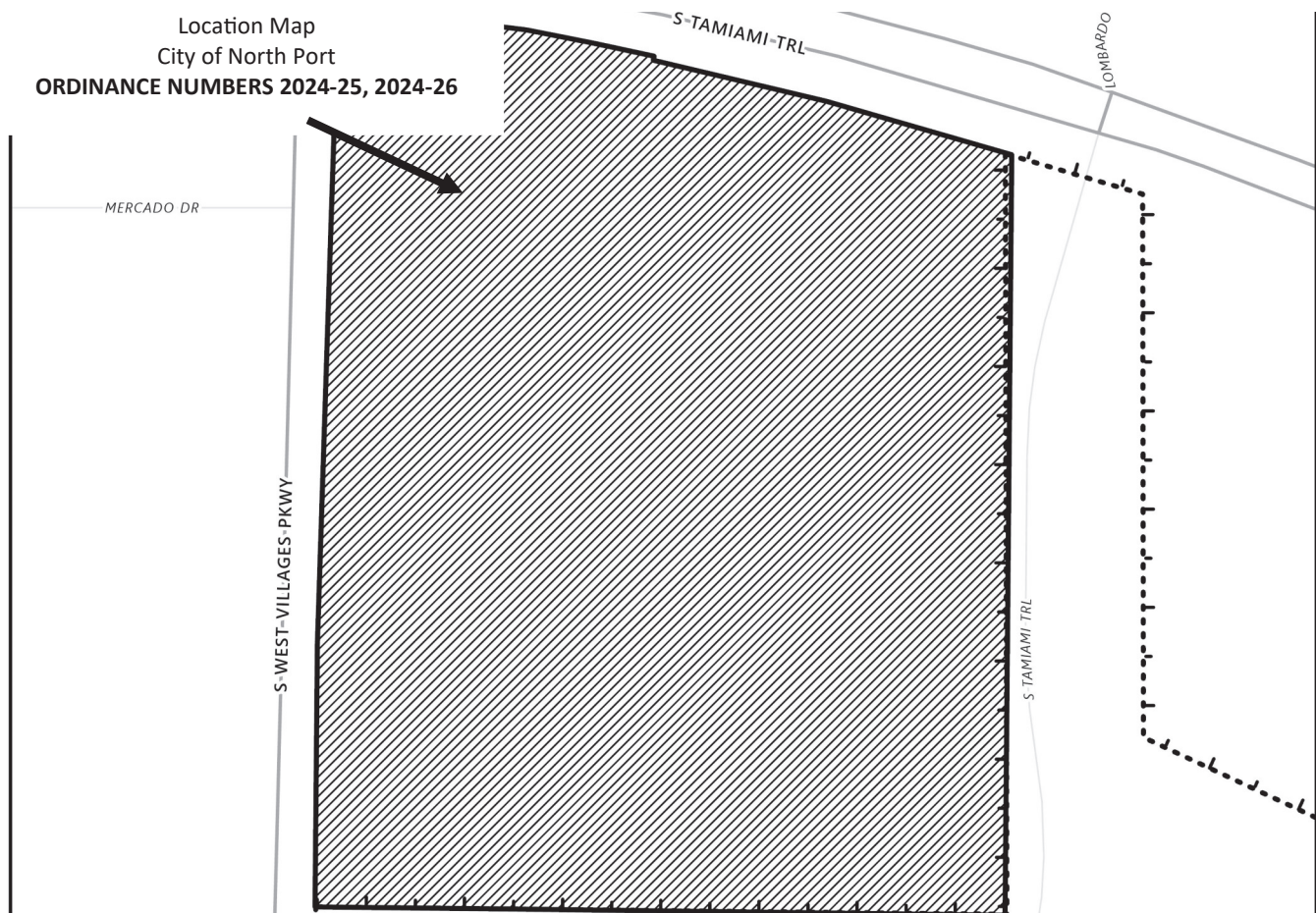
COMEAU CHRISTOPHER EDMUND
 COMEAU CHRISTINE CHERYL

11910 ALESSANDRO LN
 VENICE, FL 34293

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Location Map
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ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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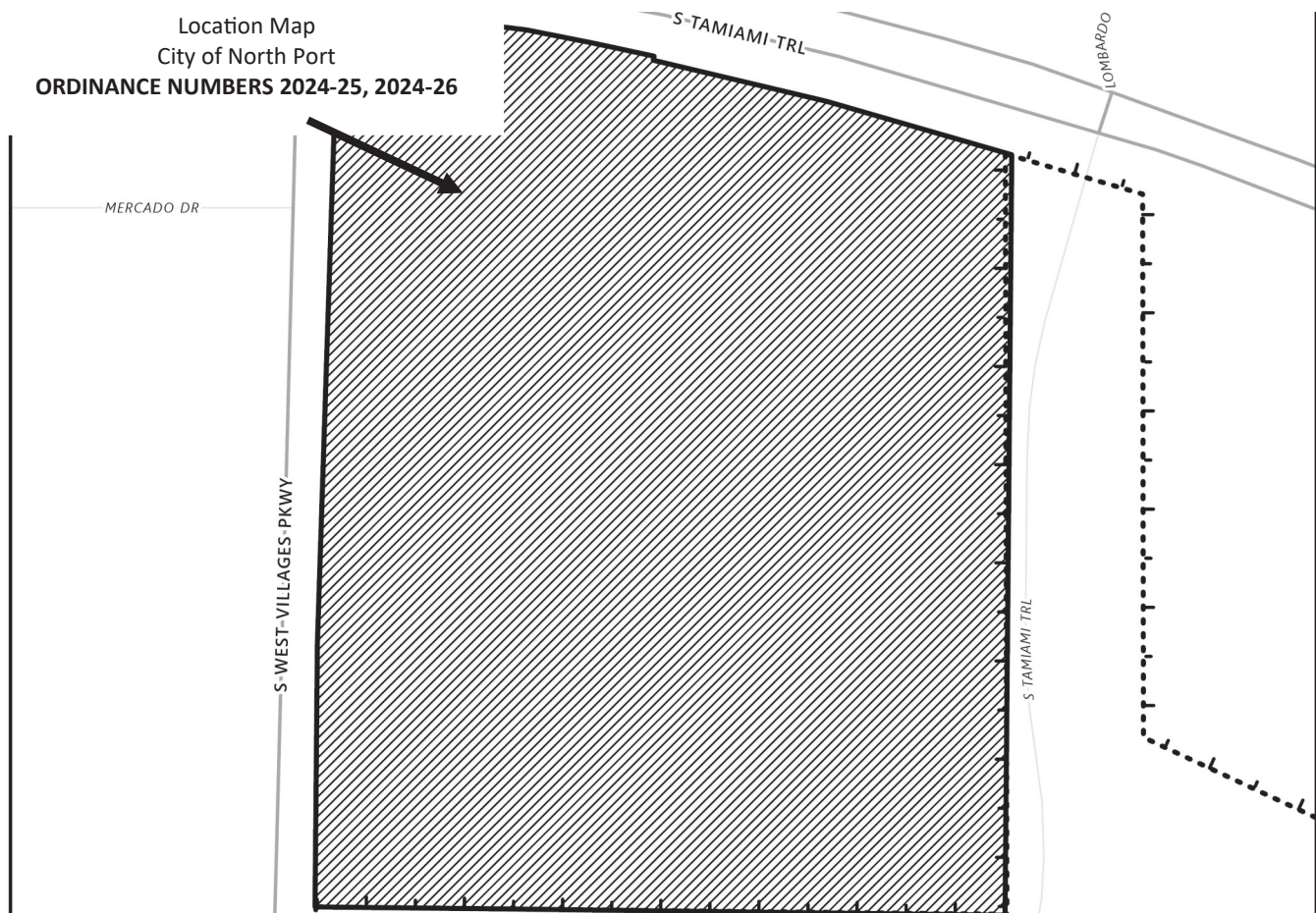
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DEJESUS DANIEL
 DEJESUS PATRICIA
 11642 RENAISSANCE BLVD
 VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
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 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

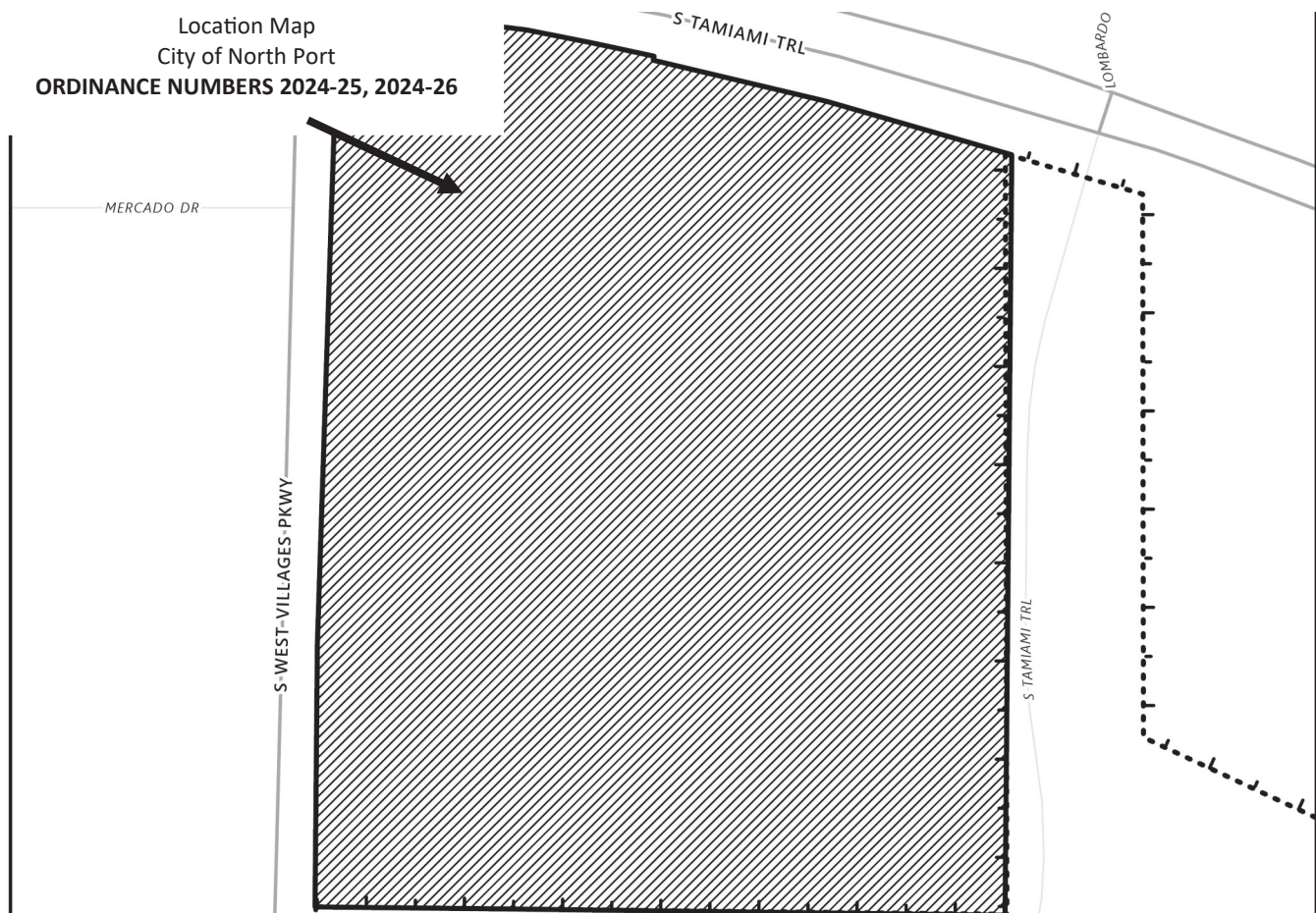
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DI GIORGIO ROBERT V
 DI GIORGIO JEAN M
 11661 RENAISSANCE BLVD
 VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

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DONNA J HAY TRUST
 HAY DONNA J (TTEE)

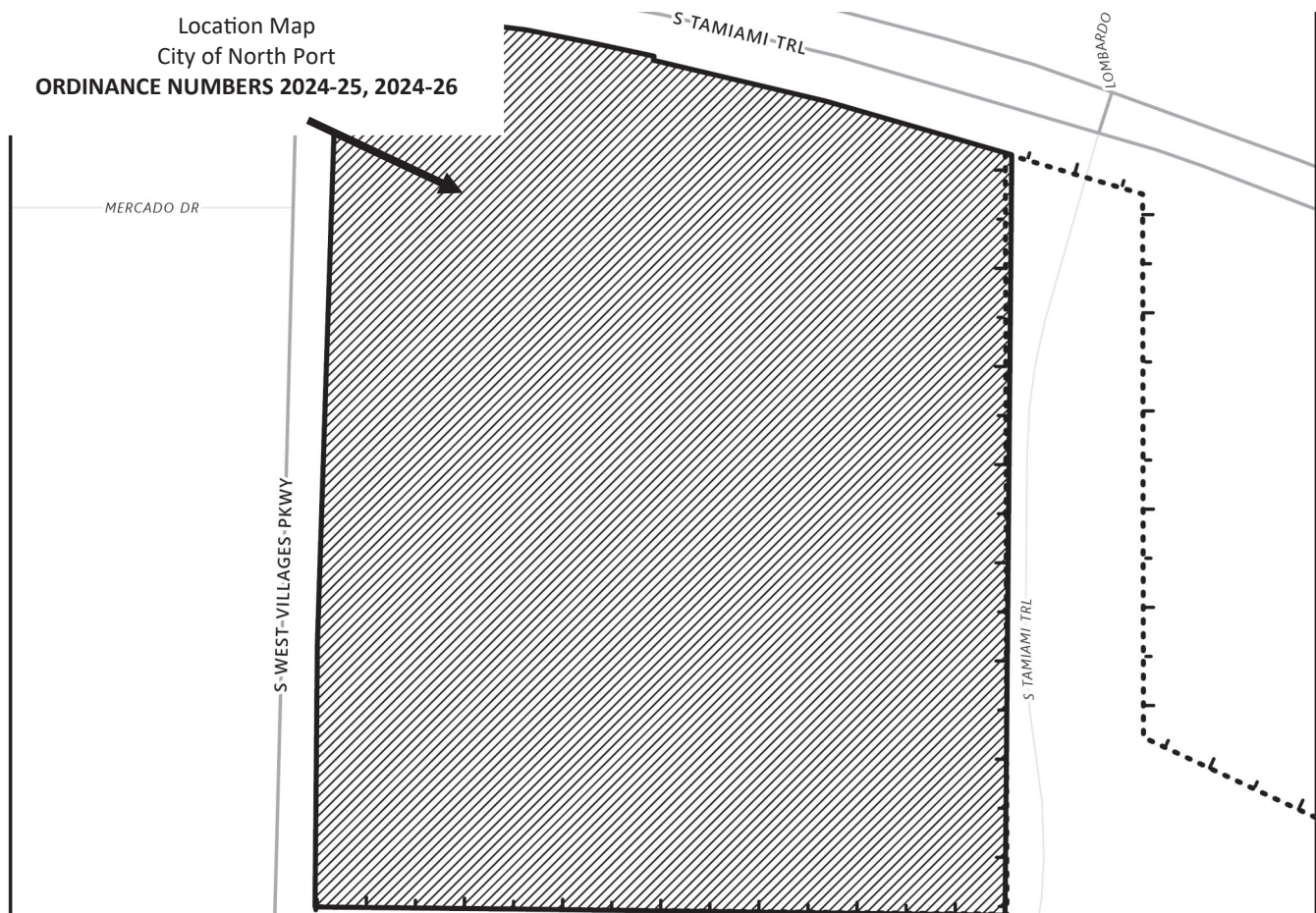
12009 TAPESTRY LN

VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

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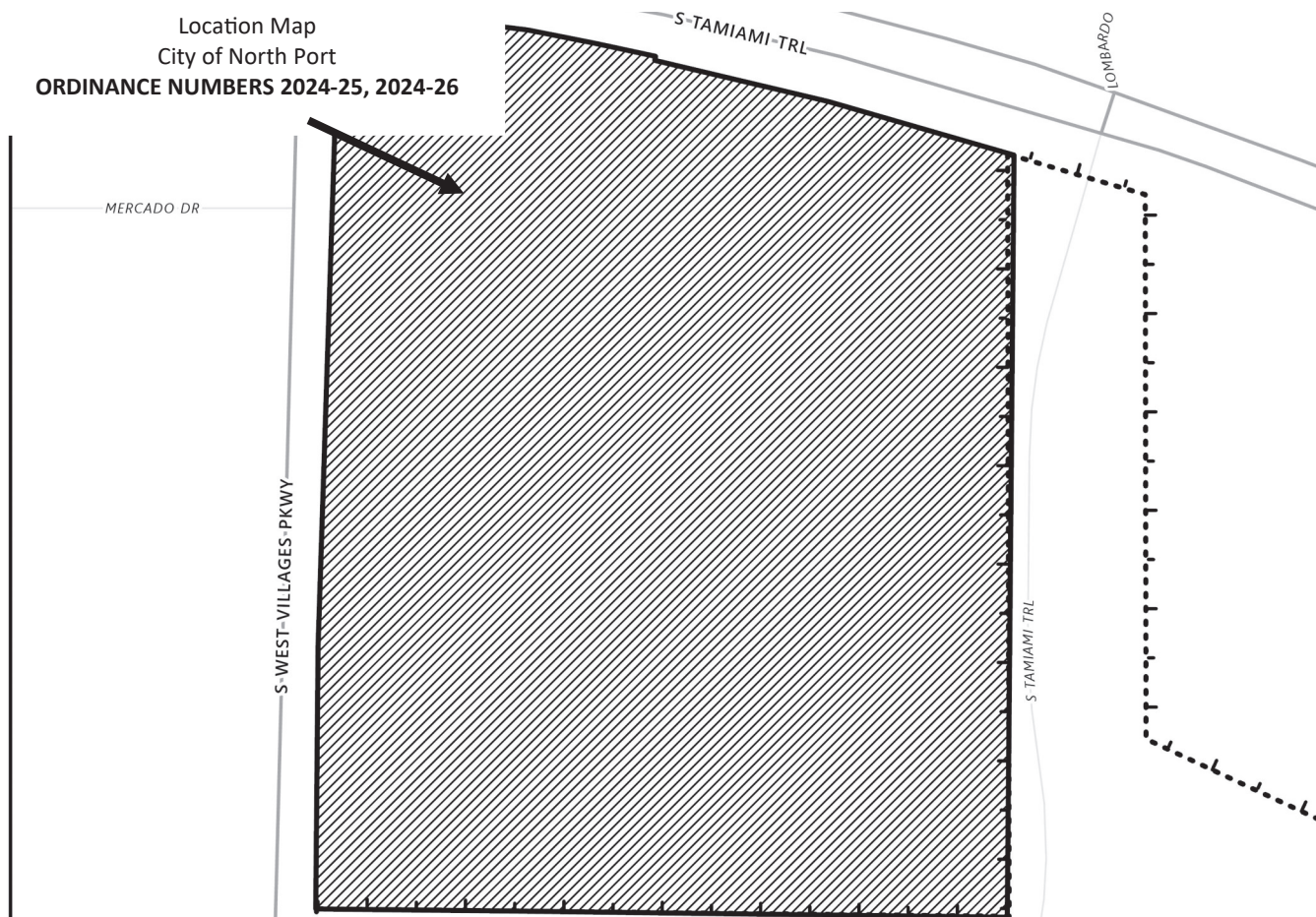
DOYLE ASHLEY B
 DOYLE BRIAN P

11943 ALESSANDRO LN
 VENICE, FL 34293

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City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
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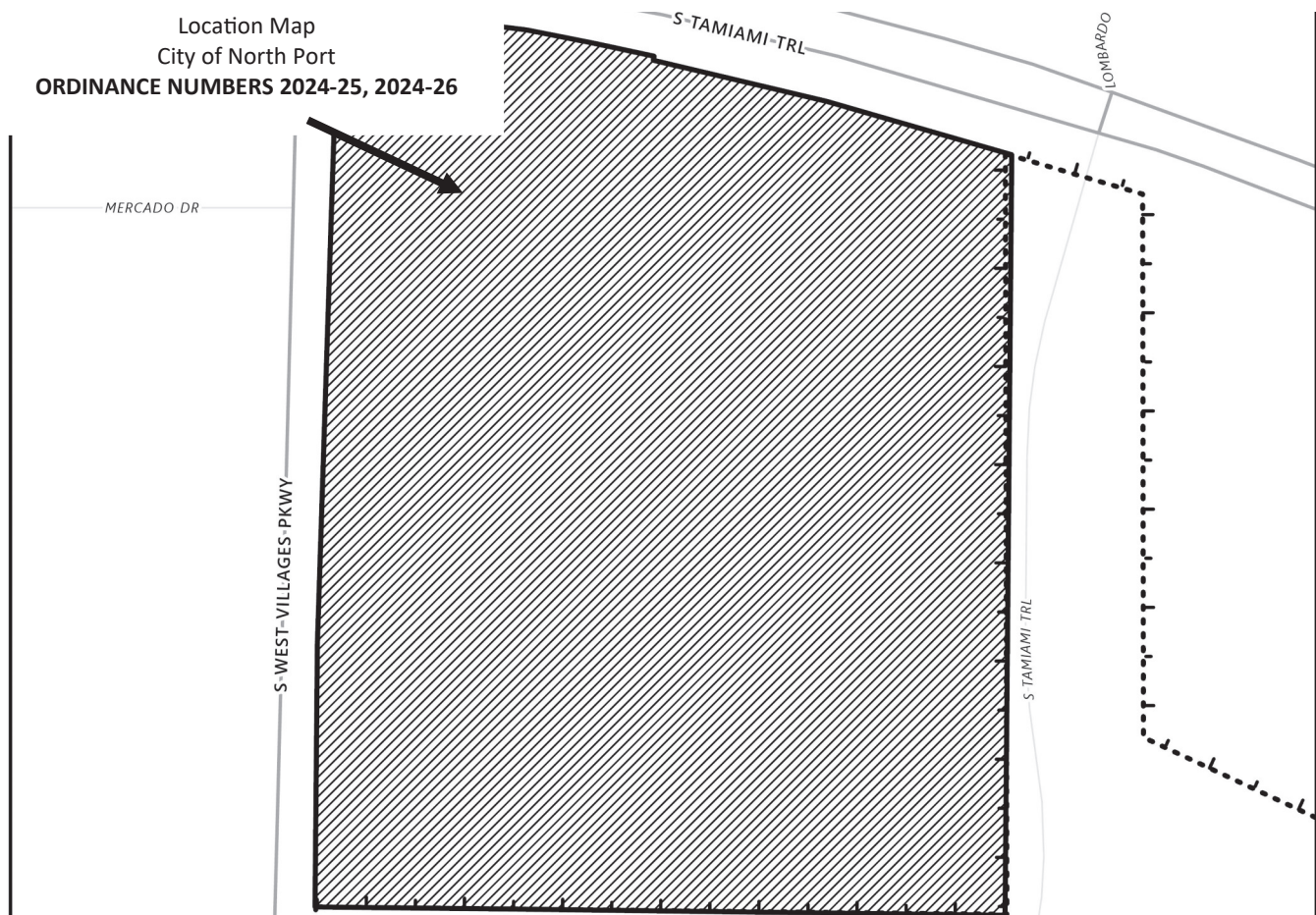
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EGAN VIRGINIA S
 EGAN PATRICK
 11714 RENAISSANCE BLVD
 VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

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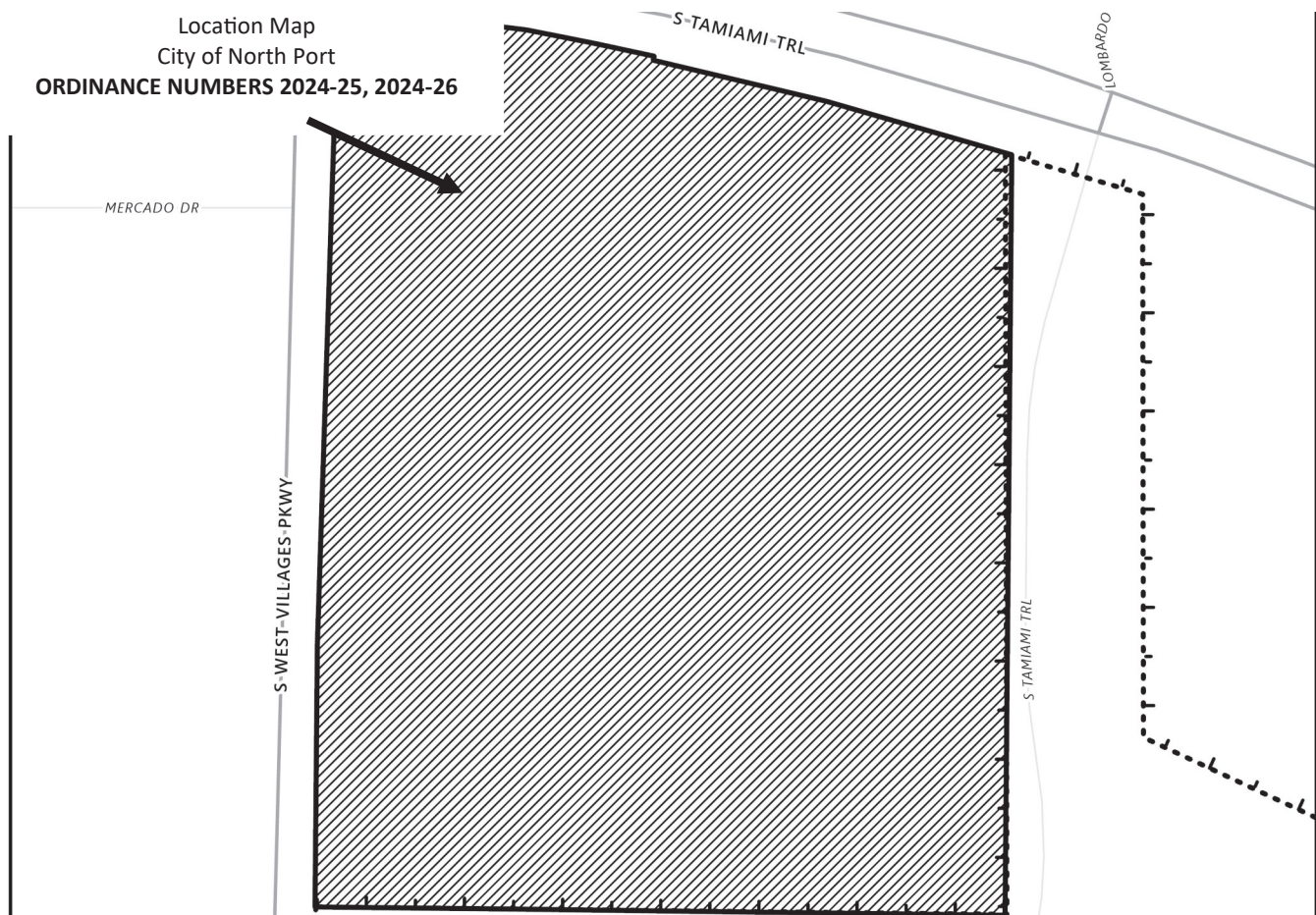
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ELLIOTT TOD
 ELLIOTT BARBARA
 11980 TAPESTRY LN
 VENICE, FL 34293

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 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

NOTICE IS HEREBY GIVEN, pursuant to Chapters 166 and 163 of the Florida Statutes, Section 7.01 (c) of the Charter of the City of North Port, Florida that the City of North Port proposes to adopt Ordinance 2024-25, rezoning ± 27.7816 acres of land from No Zoning Designation District (NZD) Classification To Village (V) Classification by amending the City of North Port Zoning Map for property located south of S. Tamiami trail (US-41), east of S. West Villages Parkway in sections 32 and 33, township 39 south, range 20 east of Sarasota County, and further described in instrument no. 2015141220 in official records of Sarasota County, Ordinance 2024-26 amending the Village E Village District Pattern Plan (West Villages AKA Wellen Park) and amending the Unified Land Development Code to reference the amended Village District Pattern Plan.

ELWELL RICHARD GEORGE
 ELWELL BLANCA ESPERANZA

12049 TAPESTRY LN

VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

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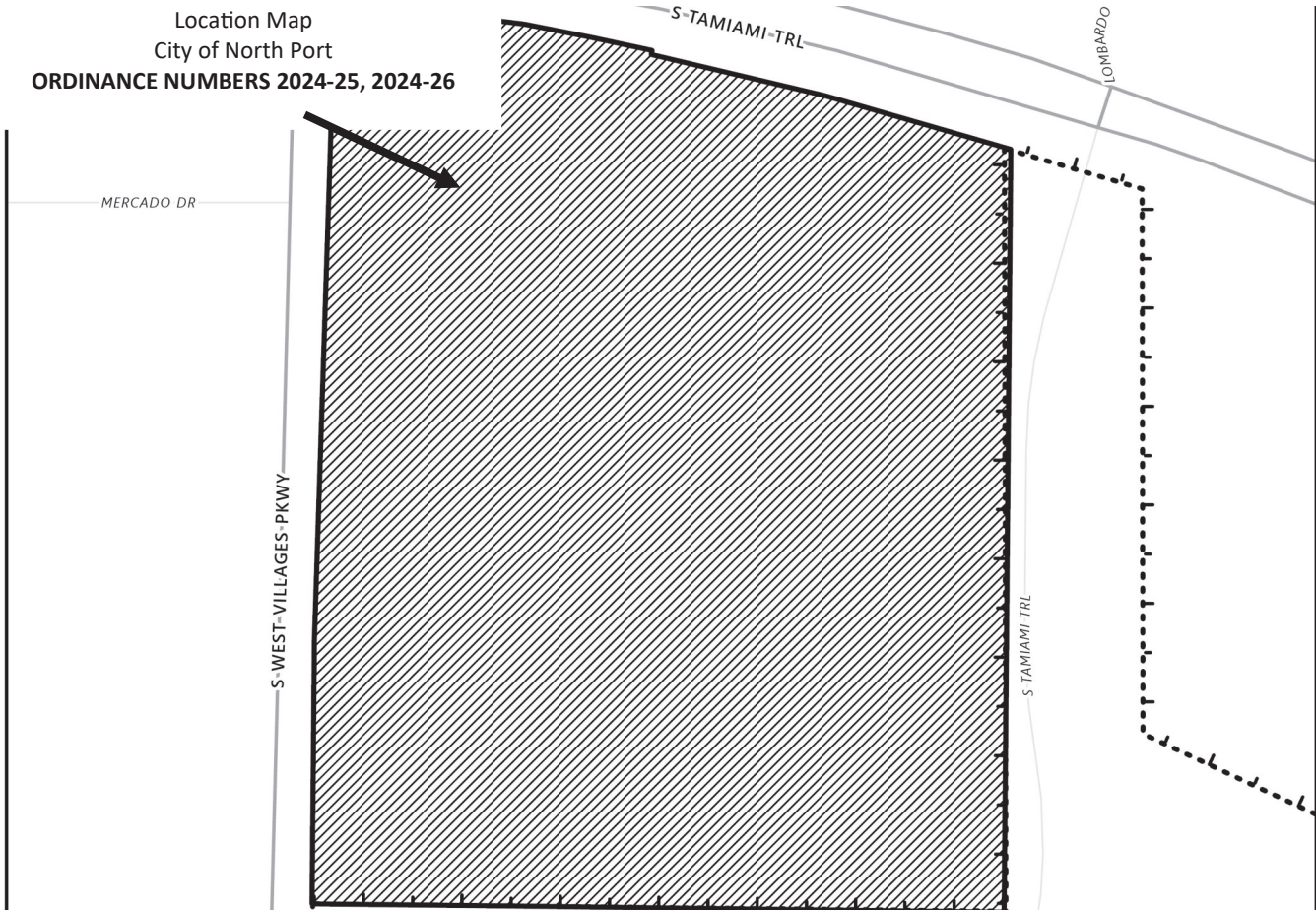
FELDMAN ROBERT B
 FELDMAN JOANNE

 11879 ALESSANDRO LN

 VENICE, FL 34293

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City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

FENTER DAVID H

11969 TAPESTRY LN

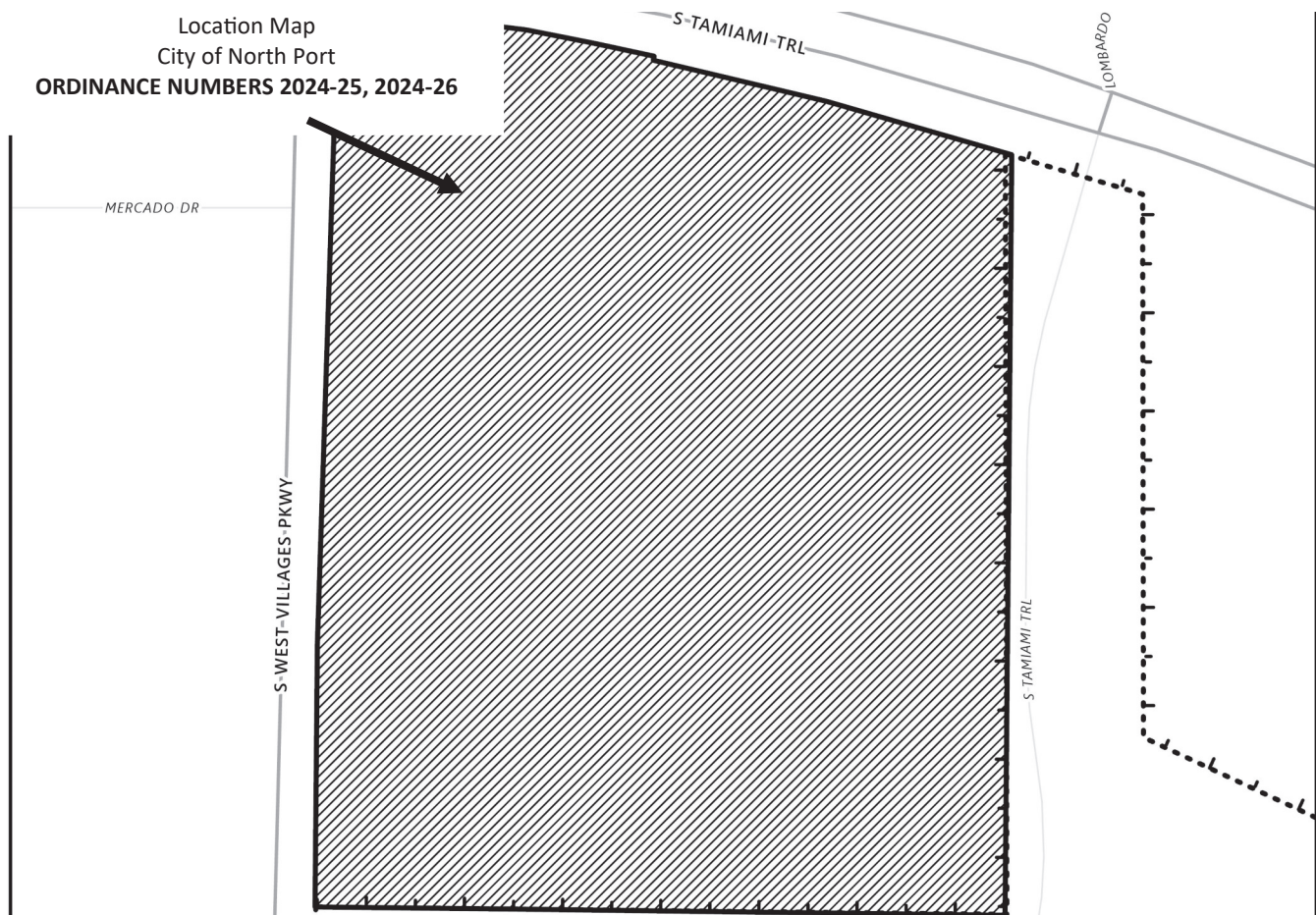
VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

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FERRAZZANO VICTORIA
 FERRAZZANO RICHARD K

11679 RENAISSANCE BLVD

VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

FOULDS PATRICIA

11899 TAPESTRY LN

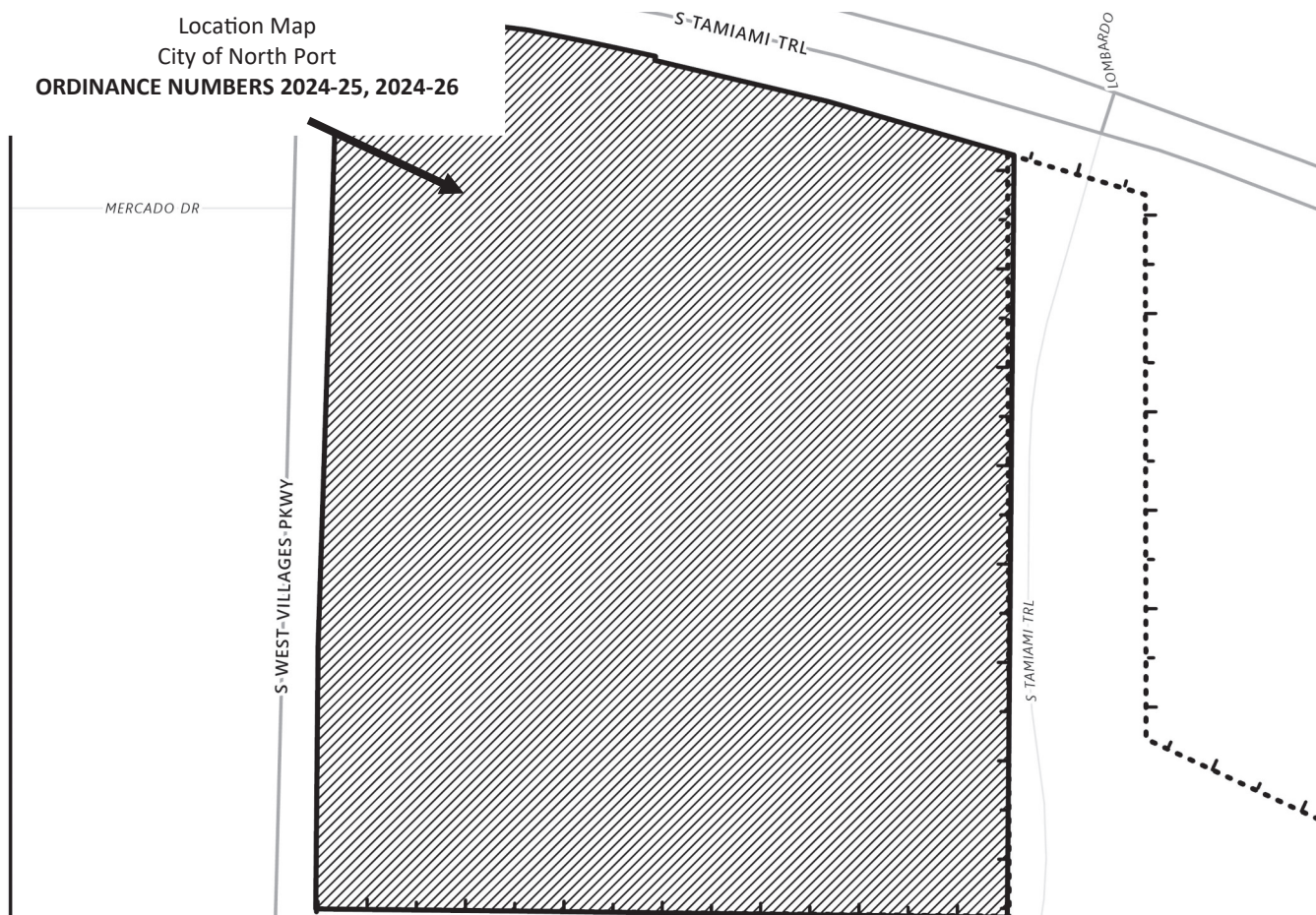
VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

PUBLIC NOTICE - CITY OF NORTH PORT
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2024-25, 2024-26
(REZ-24-079, VPA-24-078)

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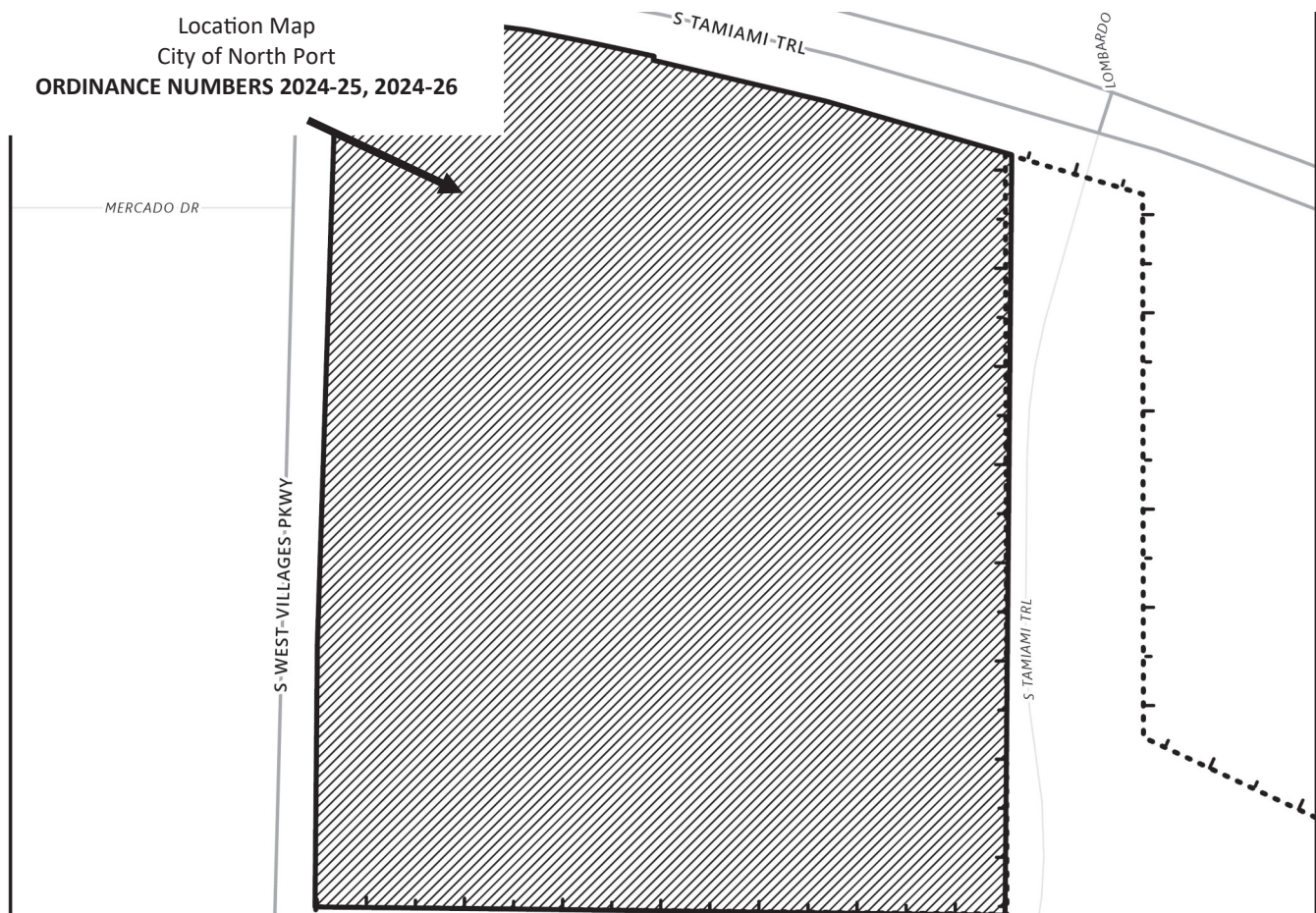
FRENCH IAN DAVID (CO-TTEE)
 FRENCH RITA ANNE (CO-TTEE)
 RITAANDIANS LIVING TRUST
 11672 RENAISSANCE BLVD

VENICE, FL 34293

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Location Map
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ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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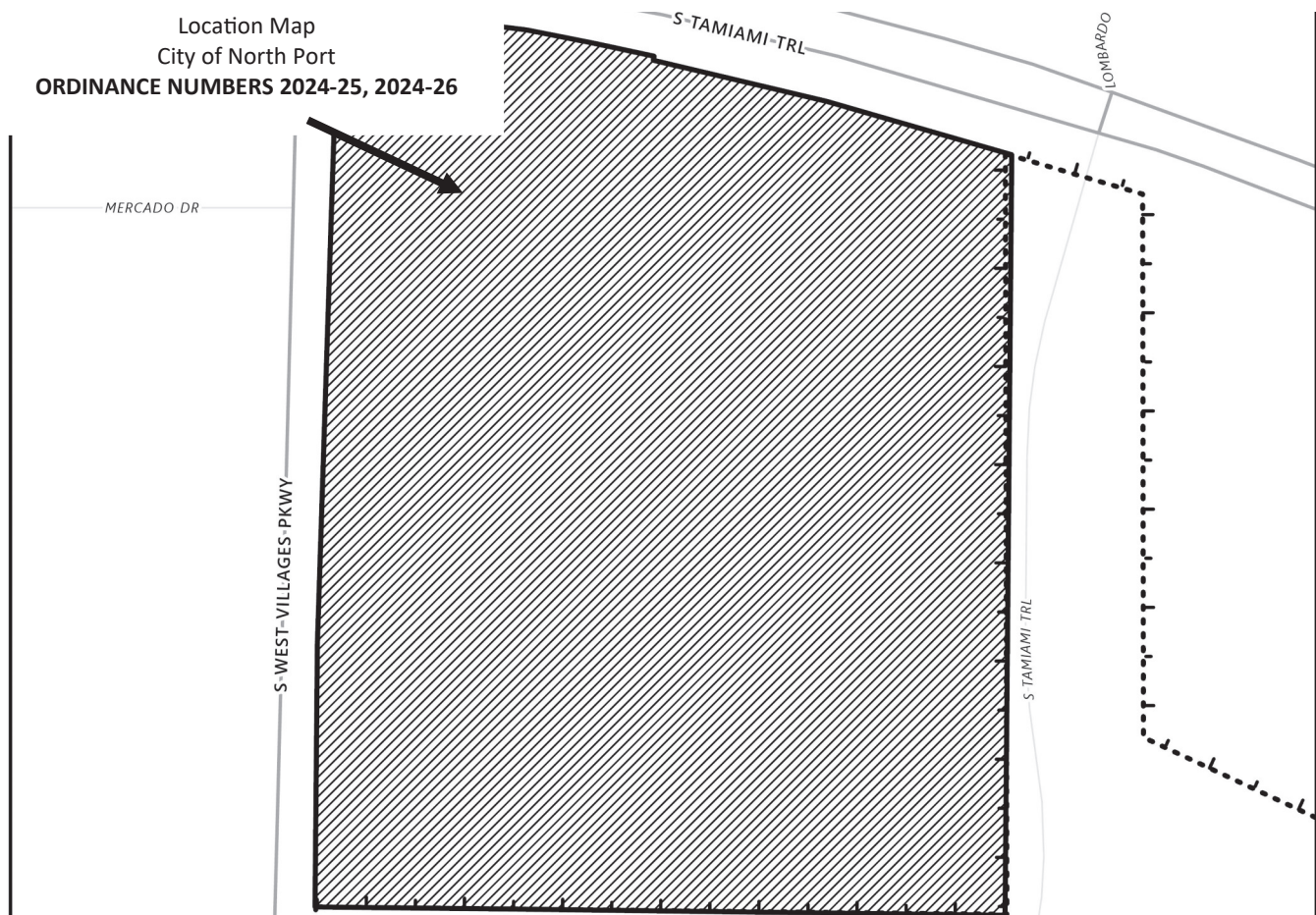
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FULCO ROBERT D
 FULCO MARILYN K
 11860 TAPESTRY LN
 VENICE, FL 34293

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City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
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GAYLE M STRAIN TRUST
 STRAIN GAYLE M (TTEE)

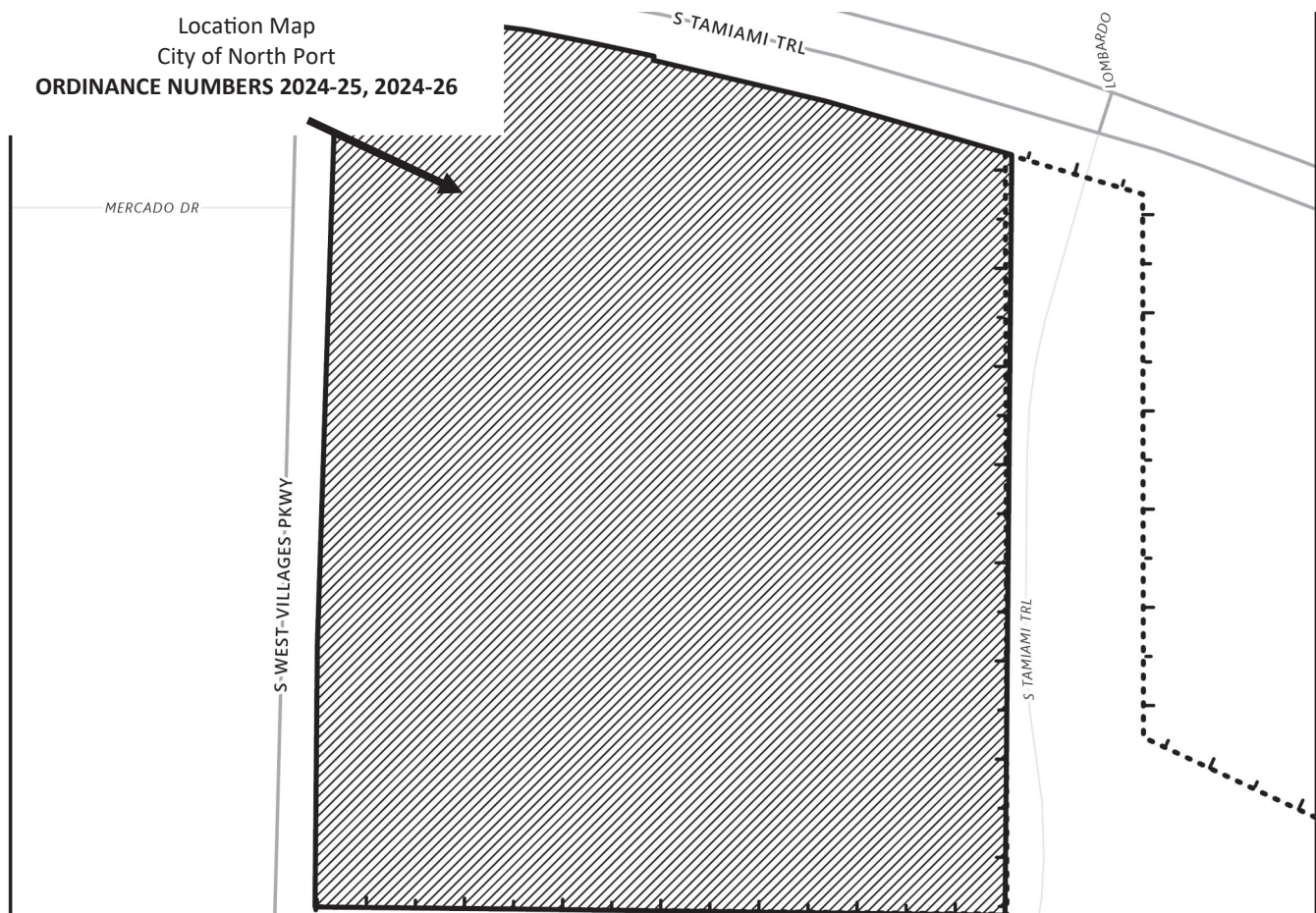
11970 TAPESTRY LN

VENICE, FL 34293

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City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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GIRARD MICHAEL J
GIRARD MARY ELLEN

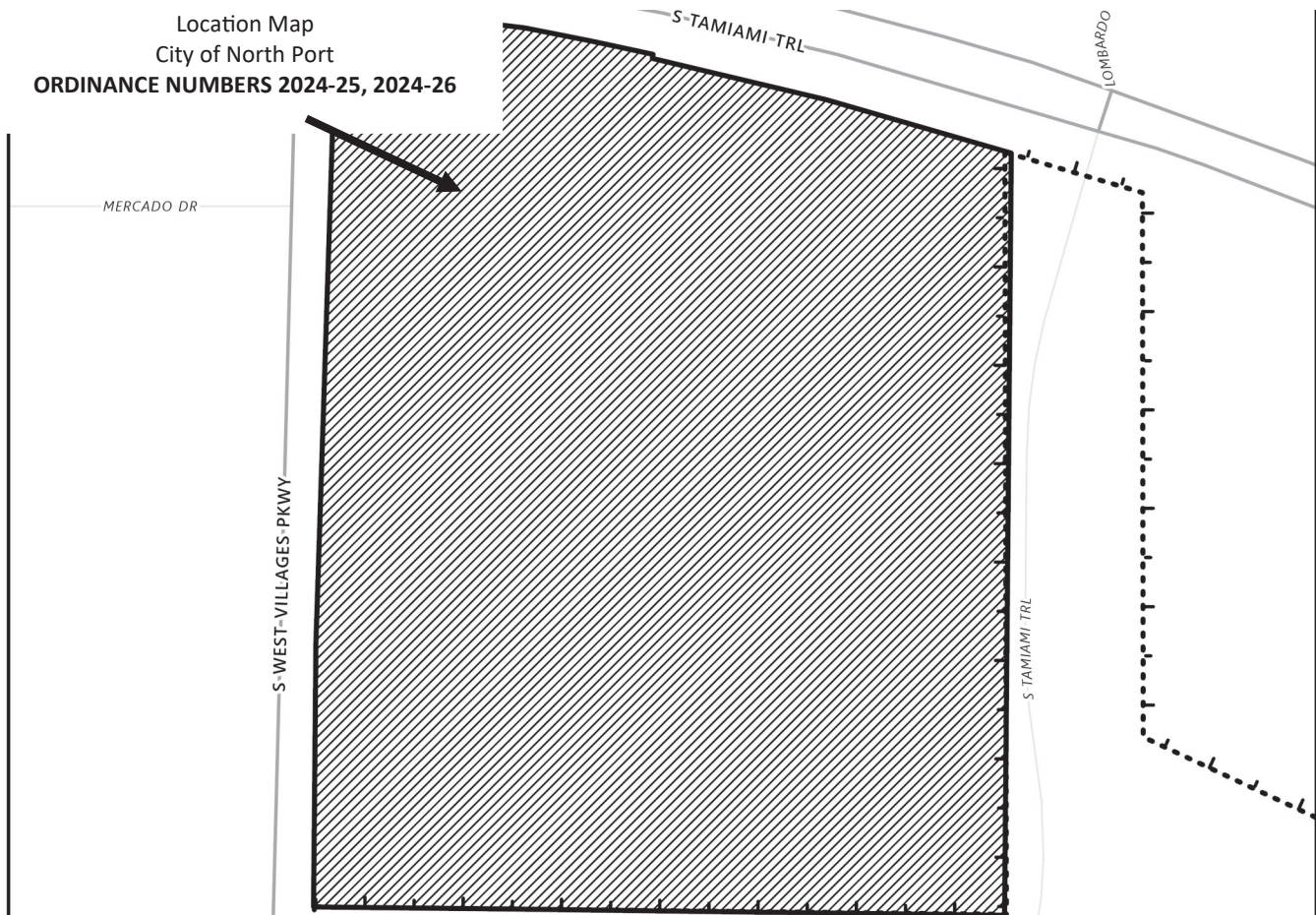
11648 RENAISSANCE BLVD

VENICE, FL 34293

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Location Map
City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

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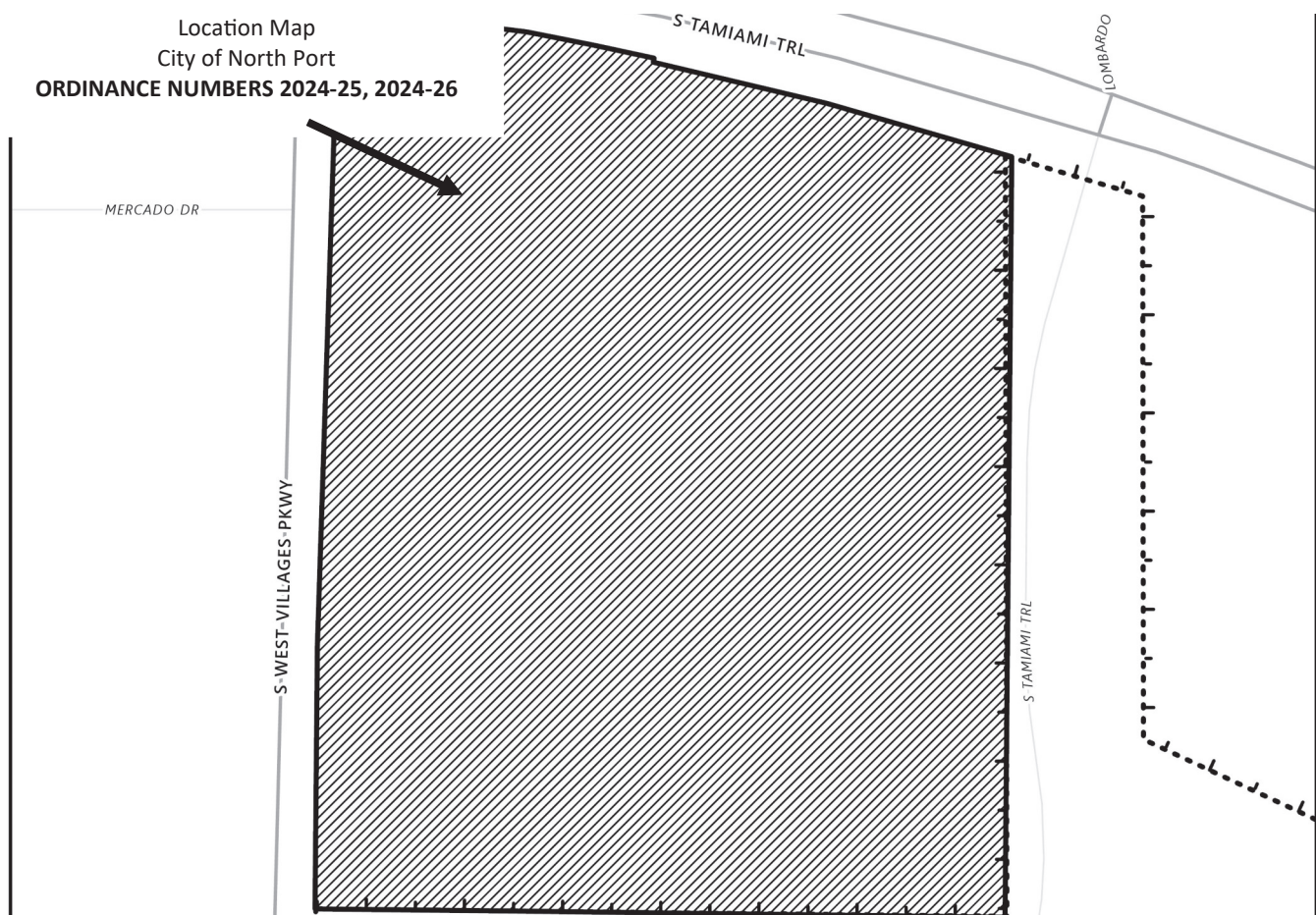
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GORRILL DAWN ELIZABETH (TTEE)
 DAWN ELIZABETH GORRILL REVOCABLE
 TRUST

12010 TAPESTRY LN

VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

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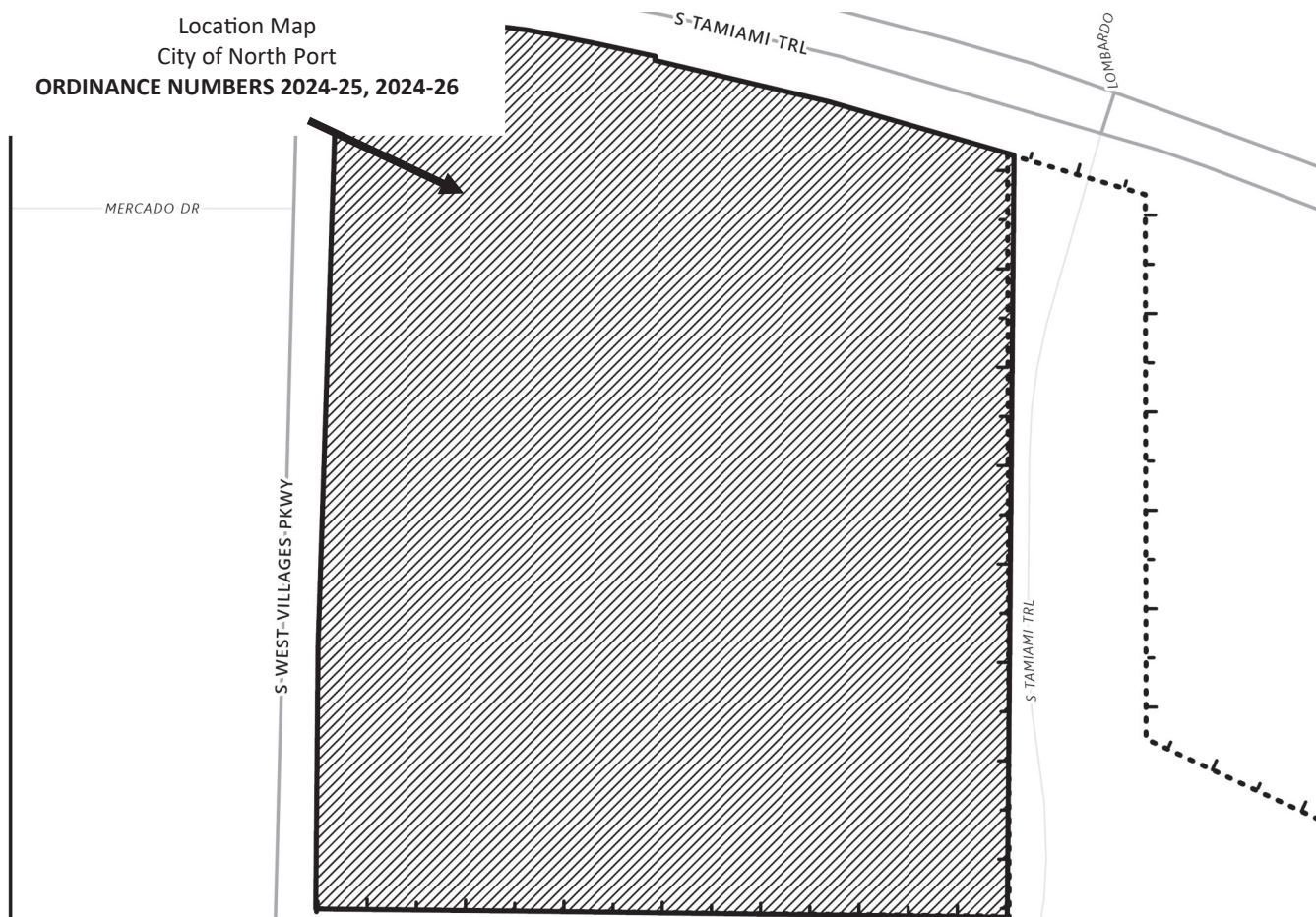
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HAIL LINDA LOU

11990 TAPESTRY LN

VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

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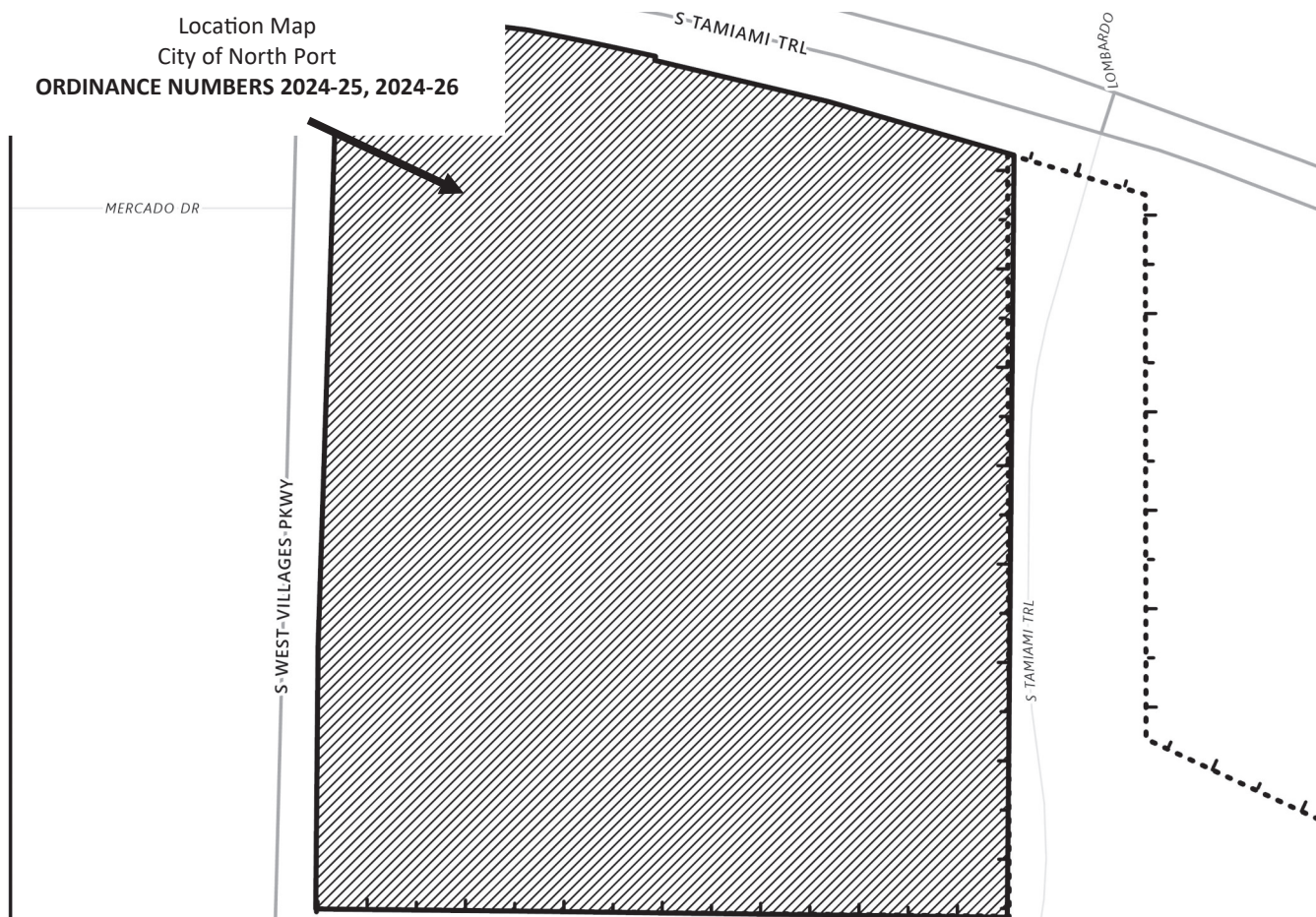
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HARDY RONALD P
 HARDY MARILYN K
 11660 RENAISSANCE BLVD
 VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

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 2024-25, 2024-26
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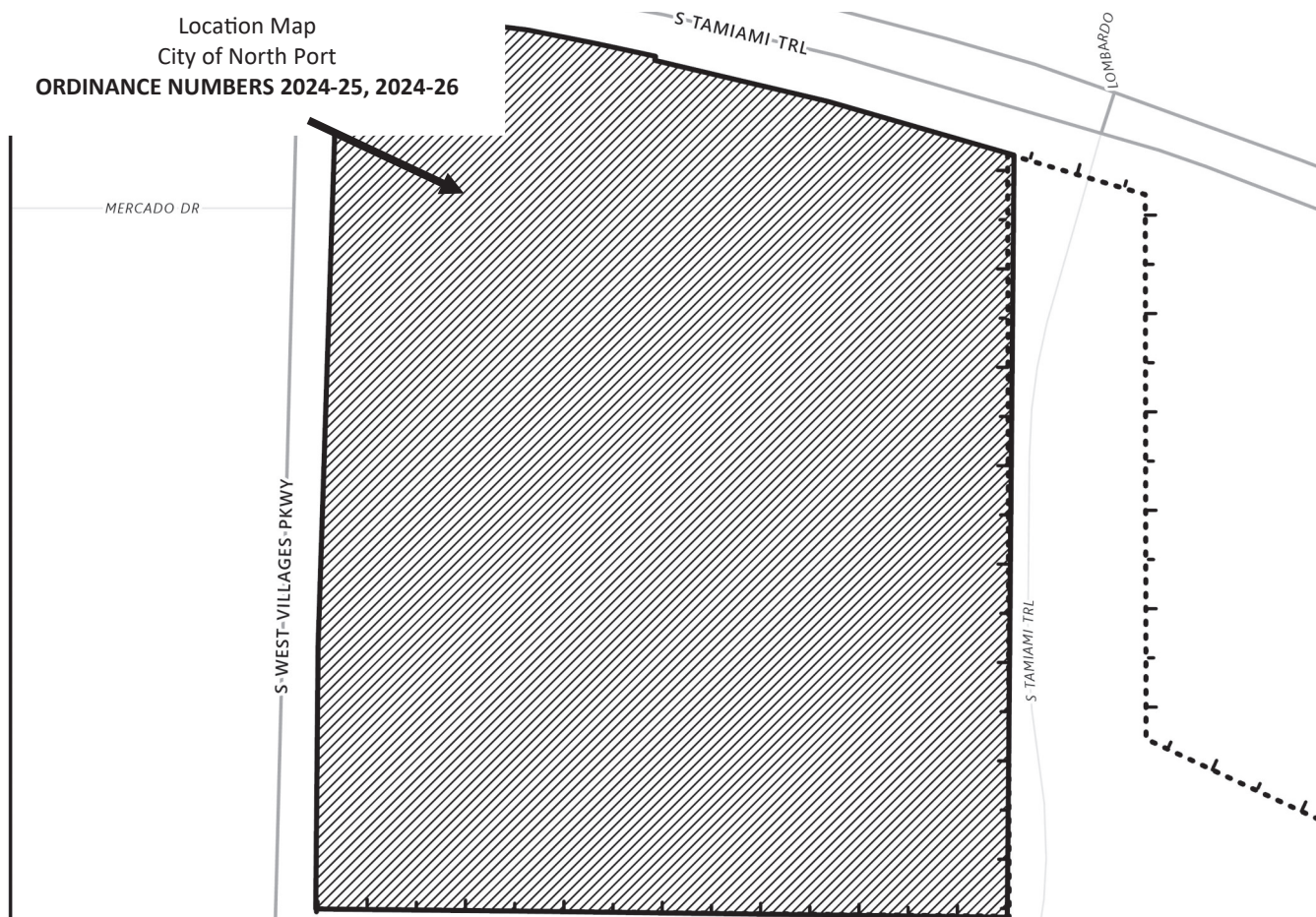
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HARRIS NORMAN L
 HARRIS BEVERLY GRAY
 11689 TAPESTRY LN
 VENICE, FL 34293

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 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

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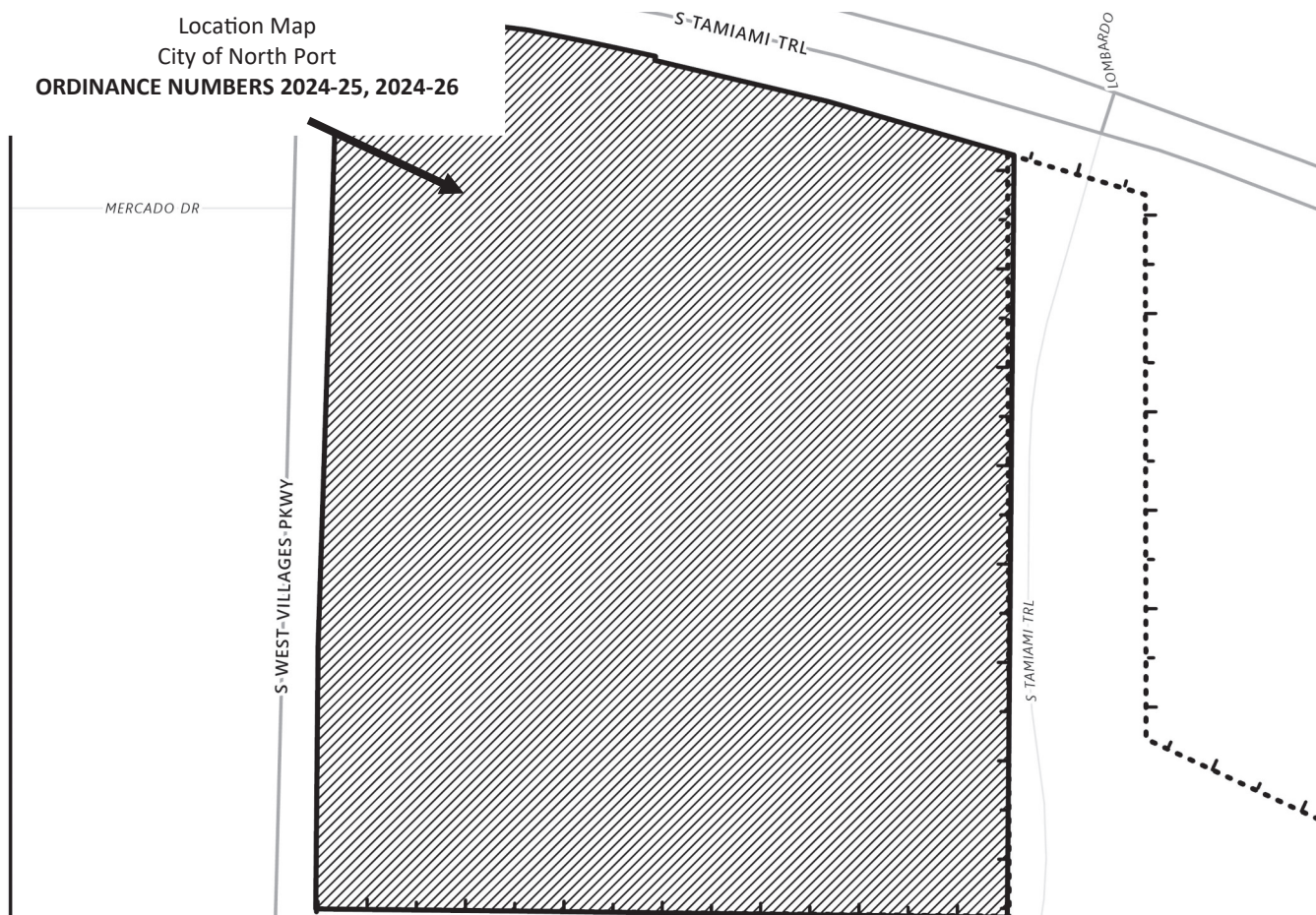
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HARTER TERRY S

11690 TAPESTRY LN

VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

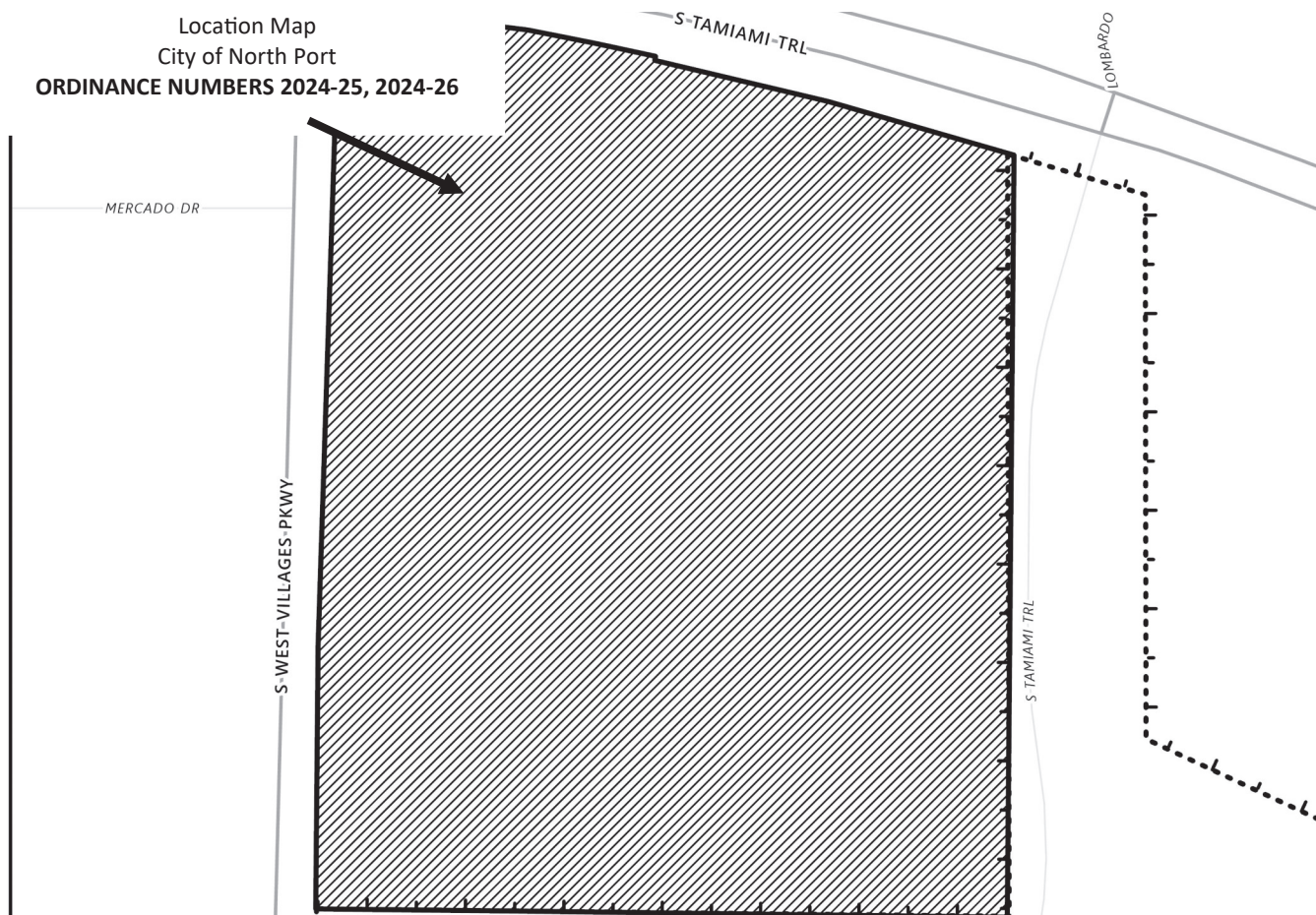
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HEANEY LOREN DEAN (CO-TTEE)
 HEANEY KRISTI WARD (CO-TTEE)
 RIOT COMPANY TRUST
 11911 ALESSANDRO LN
 VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

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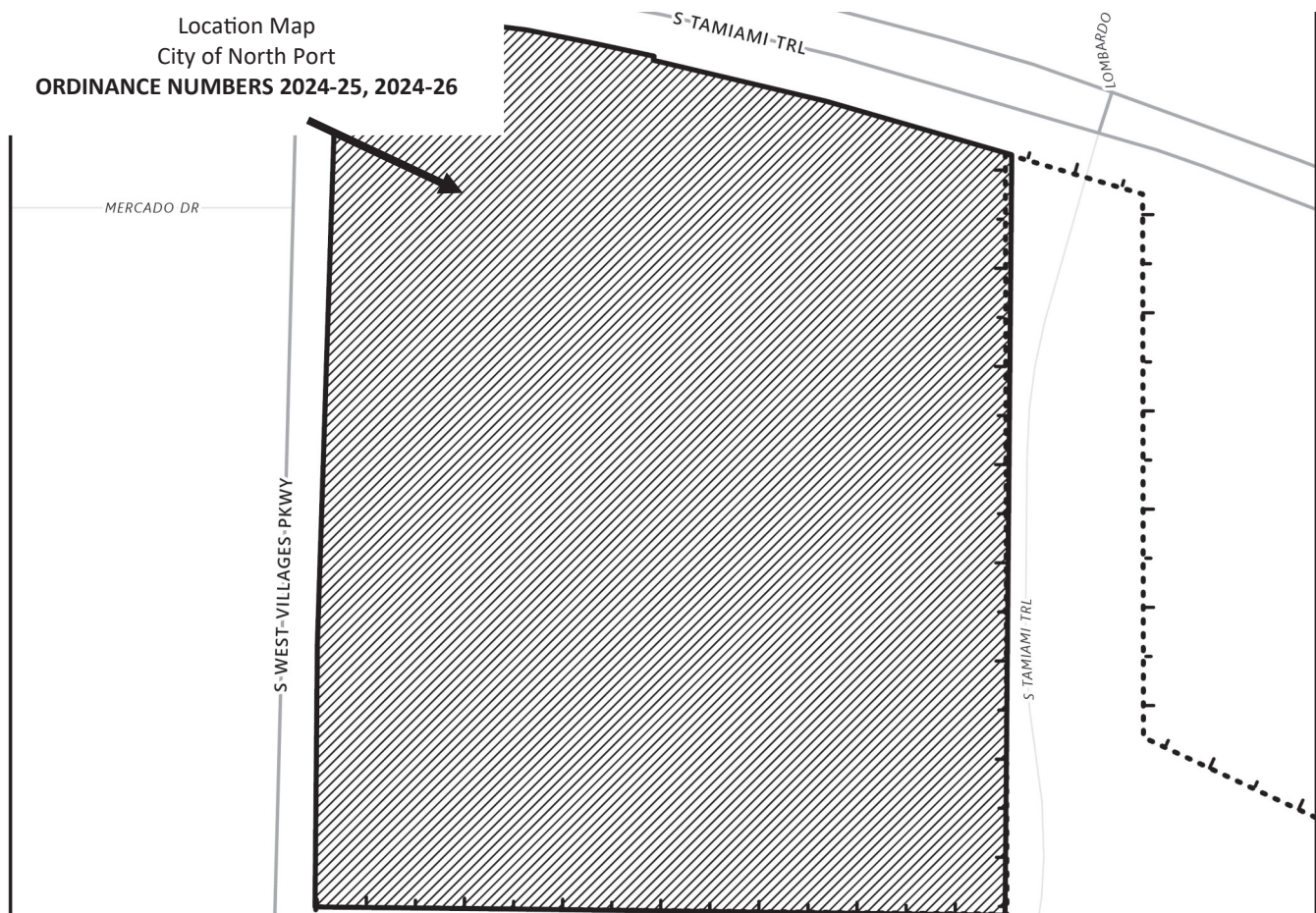
HEFFNER PATRICIA CLARE
 LUCERO PHILIP GEORGE

11871 ALESSANDRO LN
 VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

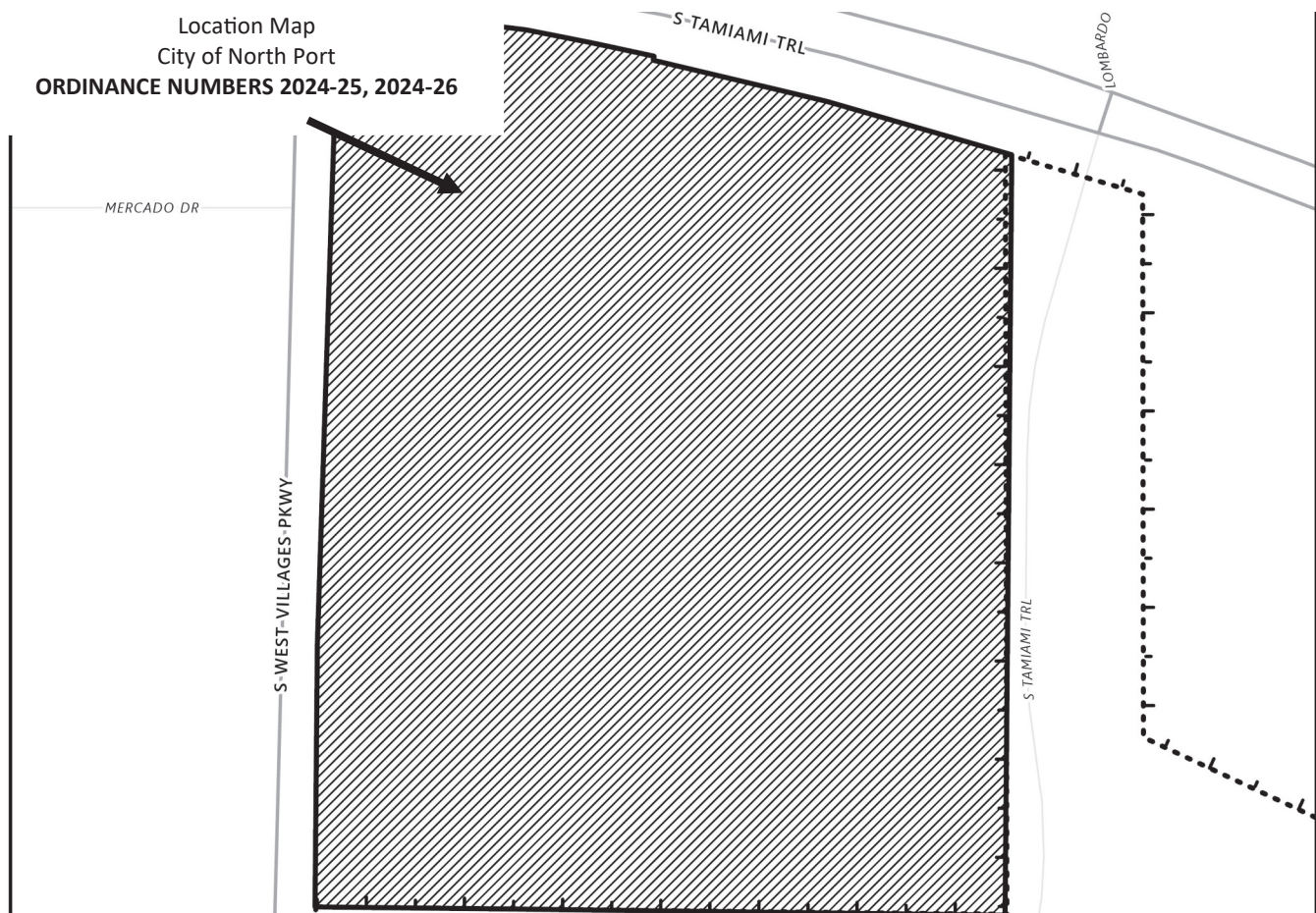
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HEIM PAUL FREDERICK JR (CO-TTEE)
 HEIM MARY REBECCA (CO-TTEE)
 HEIM FAMILY TRUST
 11730 TAPESTRY LN
 VENICE, FL 34293

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Location Map
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ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

HIEB FRANCINE RENAE

12030 TAPESTRY LN

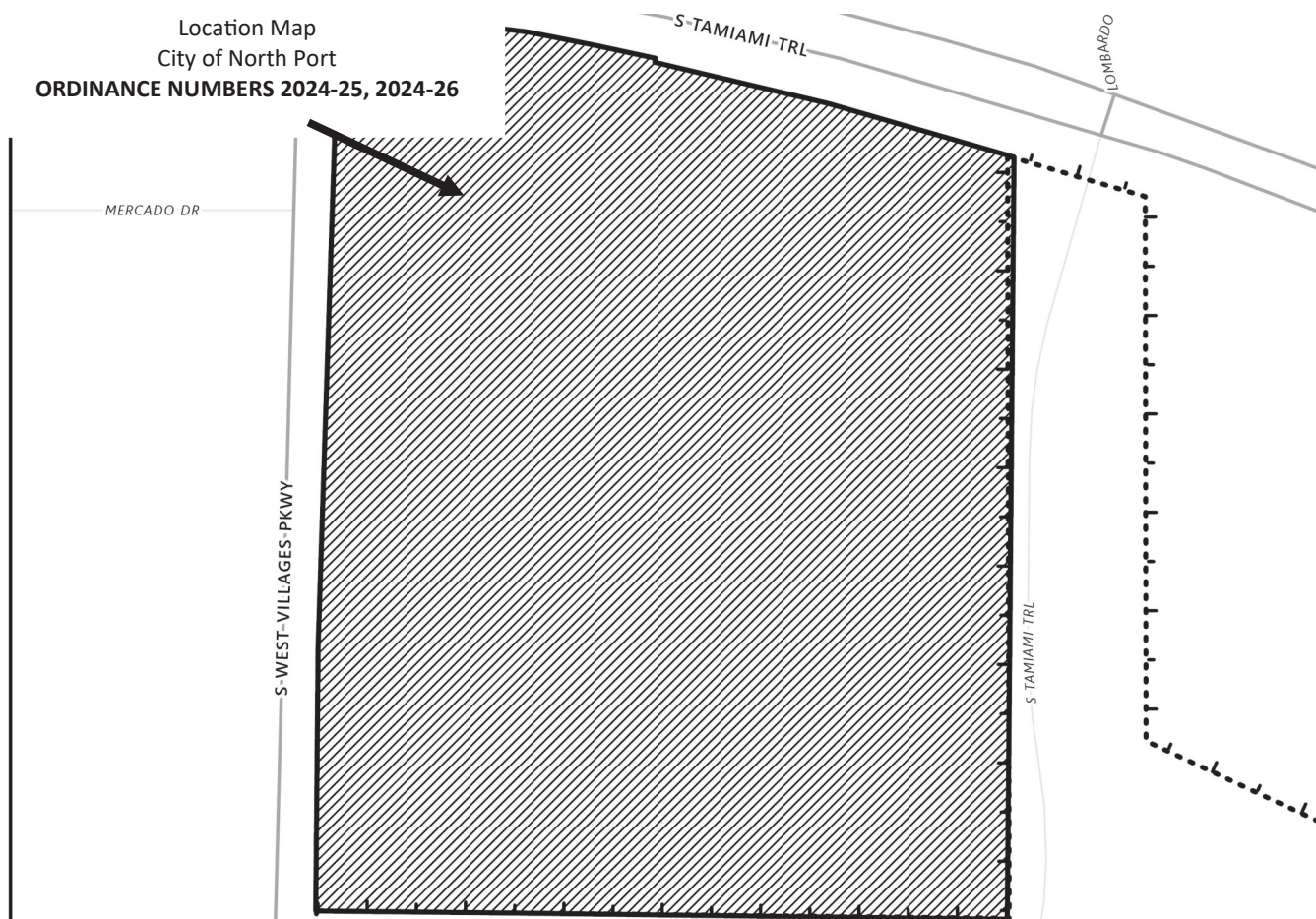
VENICE, FL 34293

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Location Map
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ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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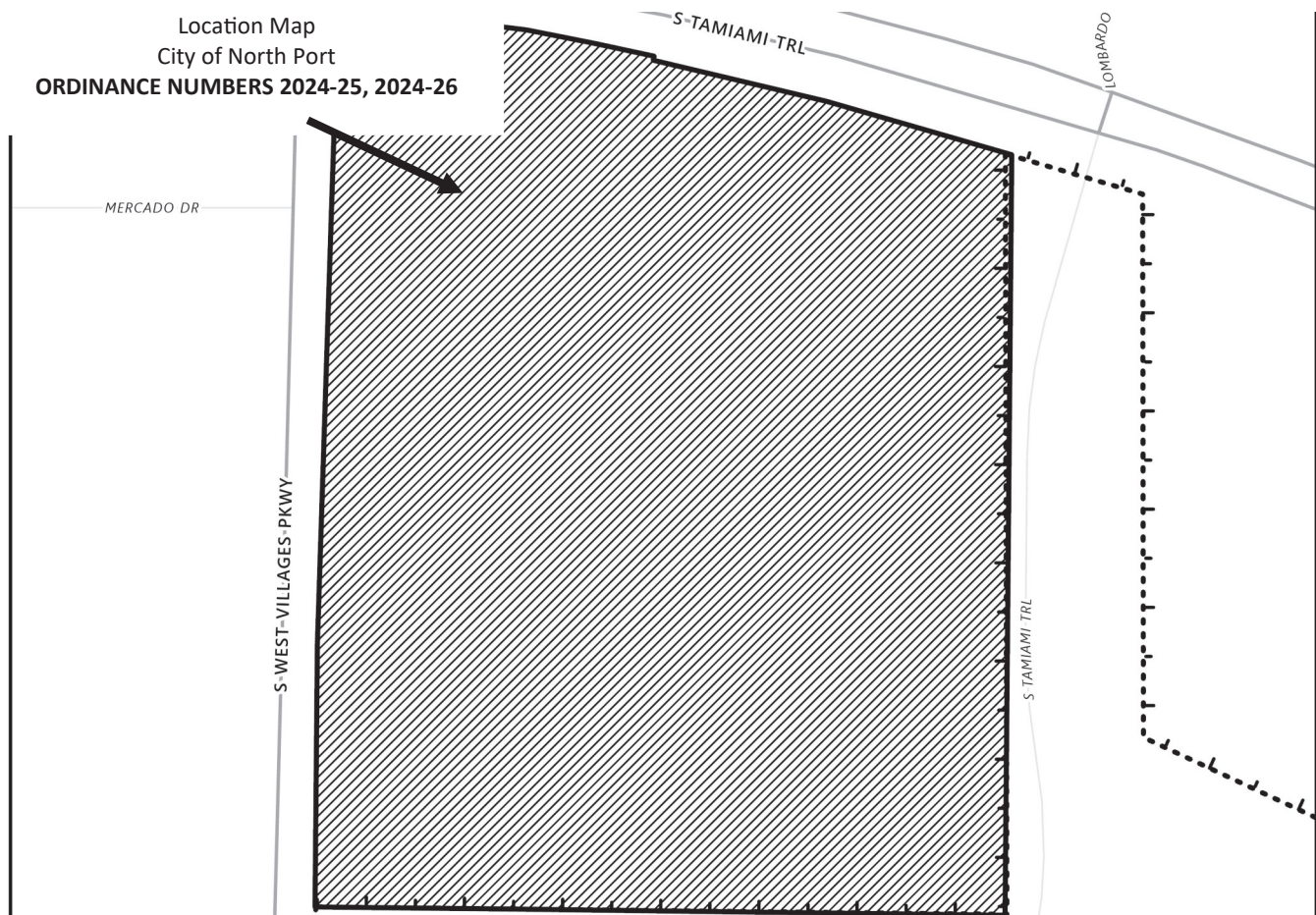
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JOHNSON JAMES J
 JOHNSON KELLIE A
 12023 ALESSANDRO LN
 VENICE, FL 34293-1565

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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 2024-25, 2024-26
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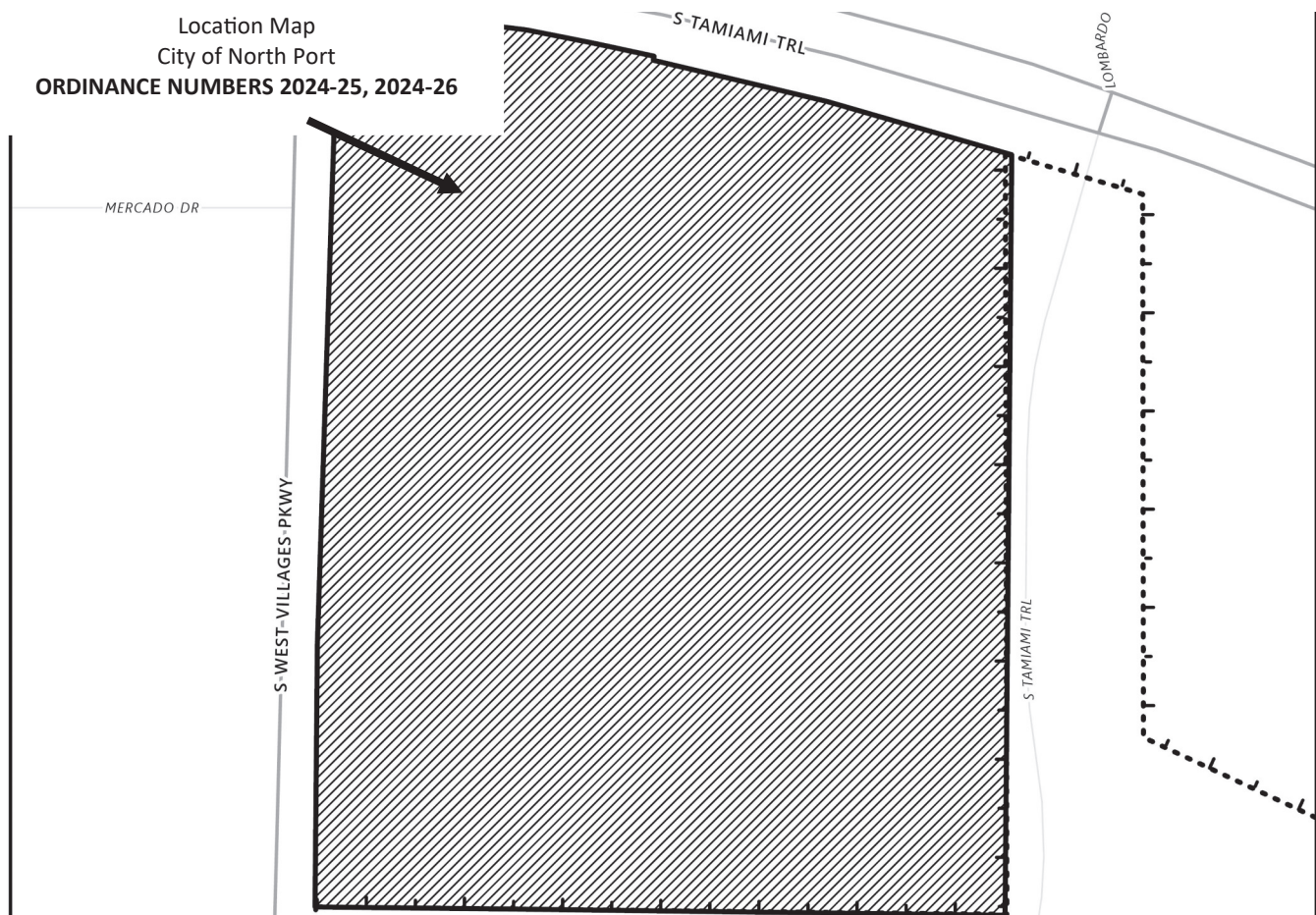
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KARASEV LEONID
 KARASEV BELLA
 11830 TAPESTRY LN
 VENICE, FL 34293

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Location Map
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City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

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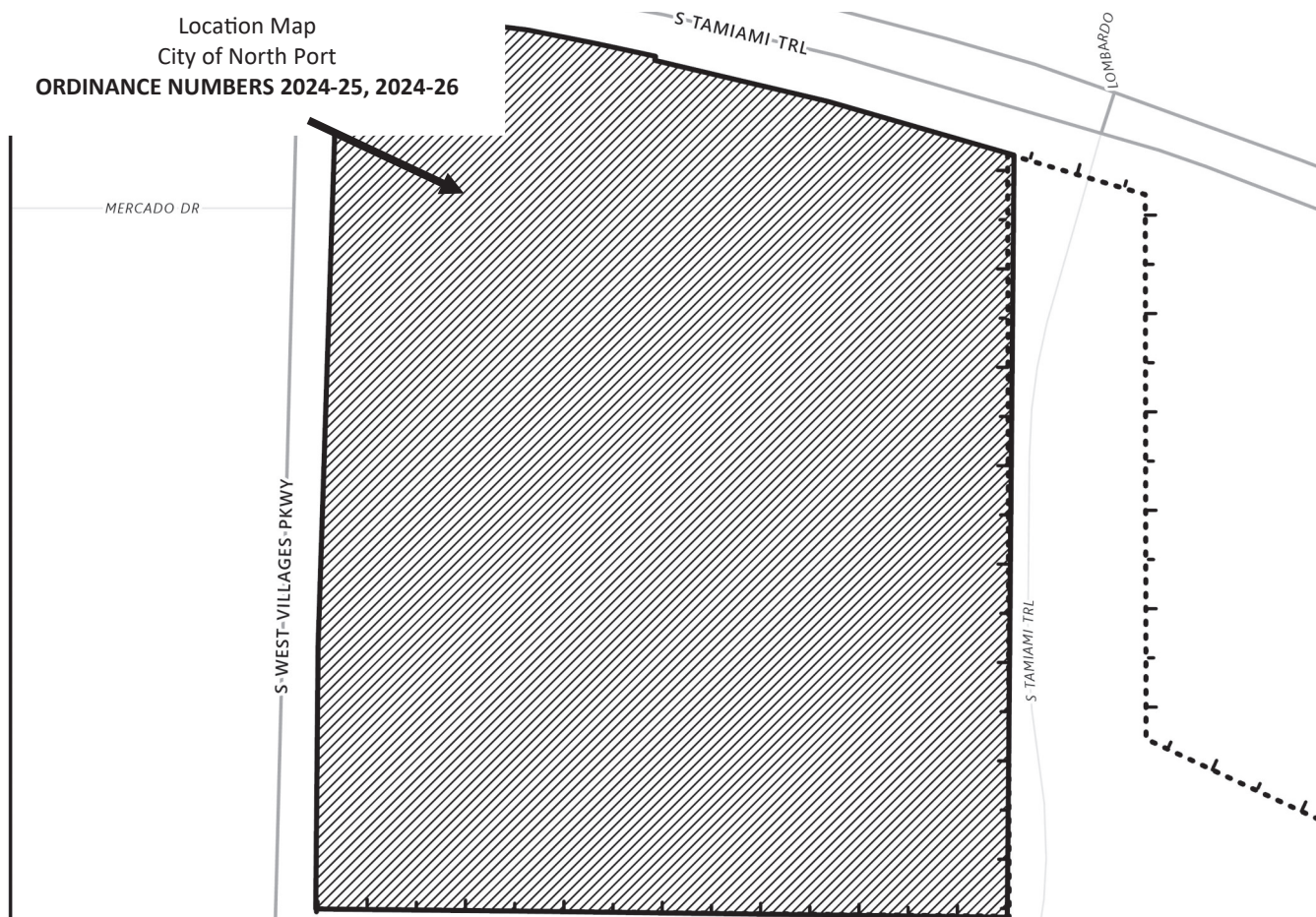
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KAREN Y LANDRY REVOCABLE TRUST
 LANDRY KAREN Y (CO-TTEE)
 LANDRY JOHN R (CO-TTEE)
 11959 ALESSANDRO LN
 VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

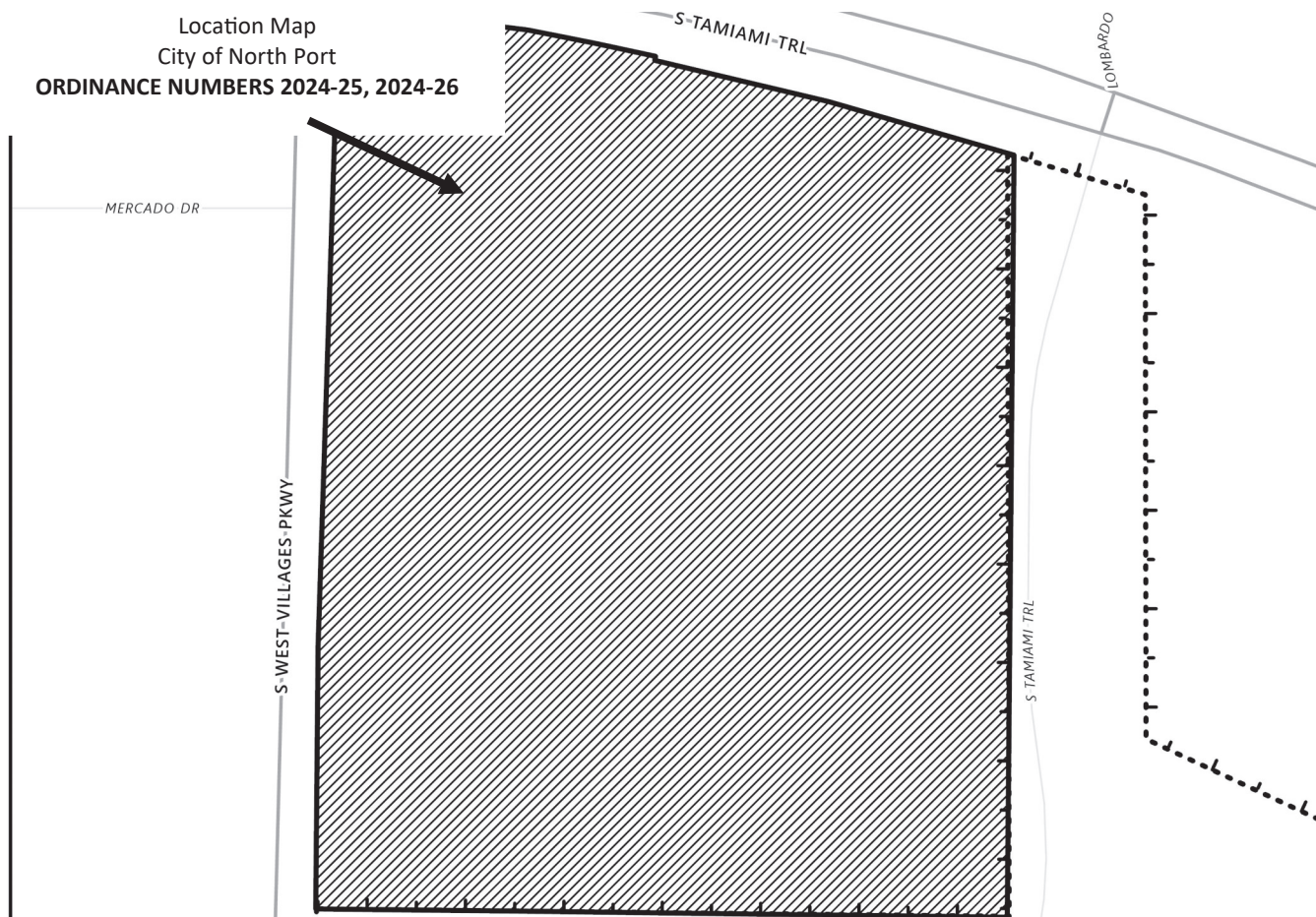
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KEMP TEDDY ROY
 KEMP TERRI KAYE
 11975 ALESSANDRO LN
 VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

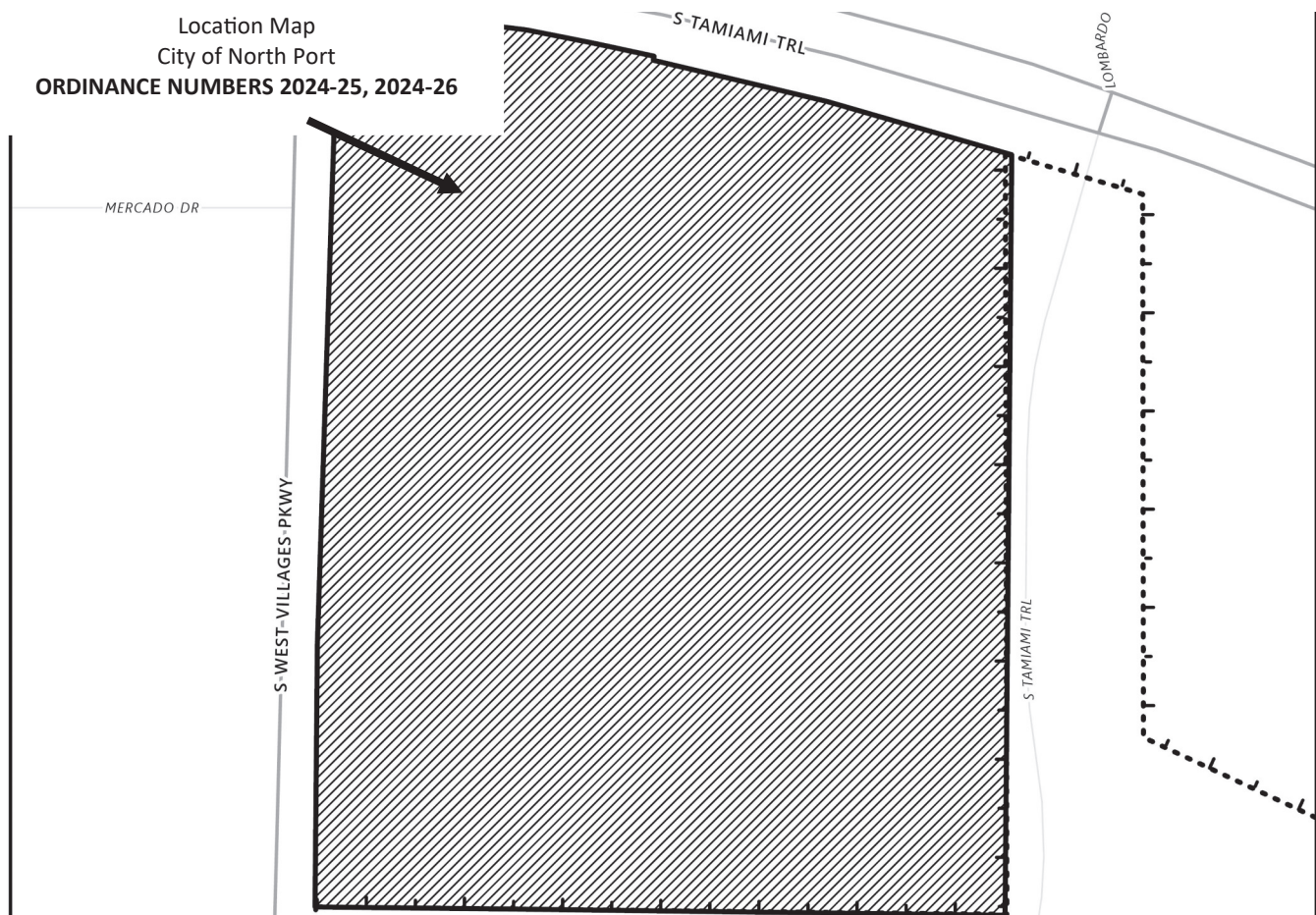
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KRAMER PHILIP J
 KRAMER ELIZABETH M
 11637 RENAISSANCE BLVD
 VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

KURECKI YVONNE RENEE

11849 TAPESTRY LN

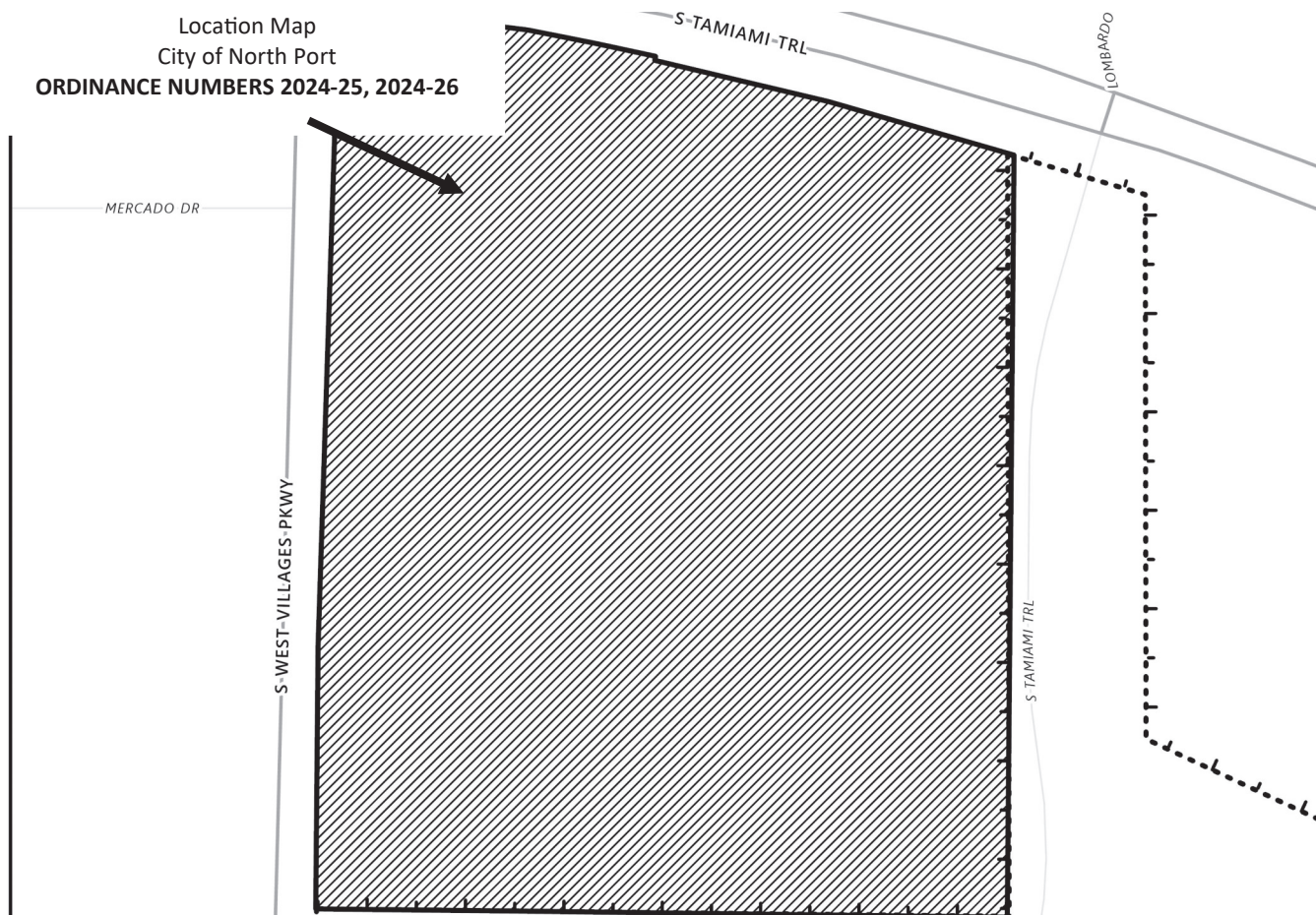
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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

PUBLIC NOTICE - CITY OF NORTH PORT
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FOR ORDINANCE NUMBERS
2024-25, 2024-26
(REZ-24-079, VPA-24-078)

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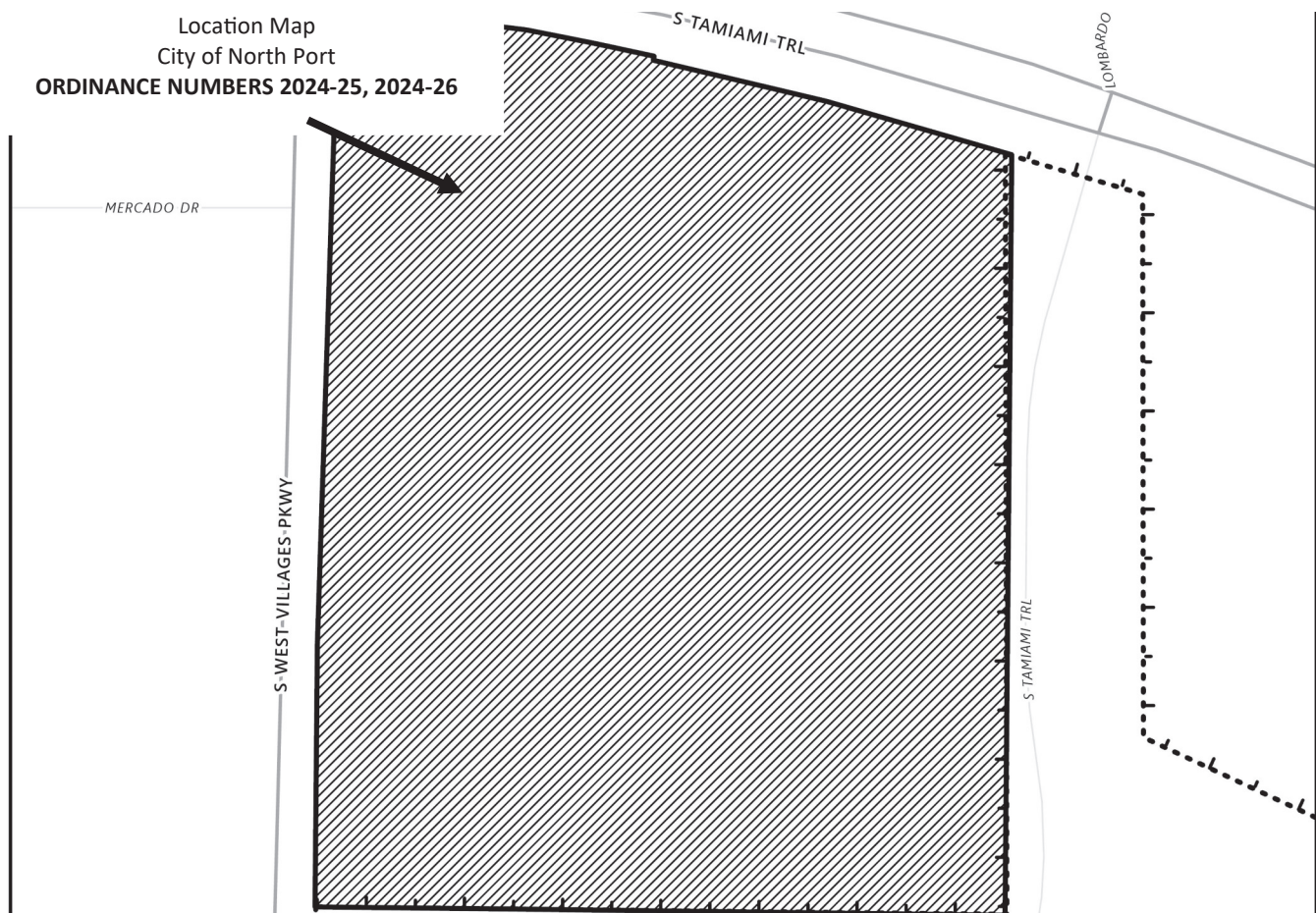
LABOSSIERE LEO (CO-TTEE)
 LABOSSIERE DONNA (CO-TTEE)
 LABOSSIERE LIVING TRUST
 11820 TAPESTRY LN

VENICE, FL 34293

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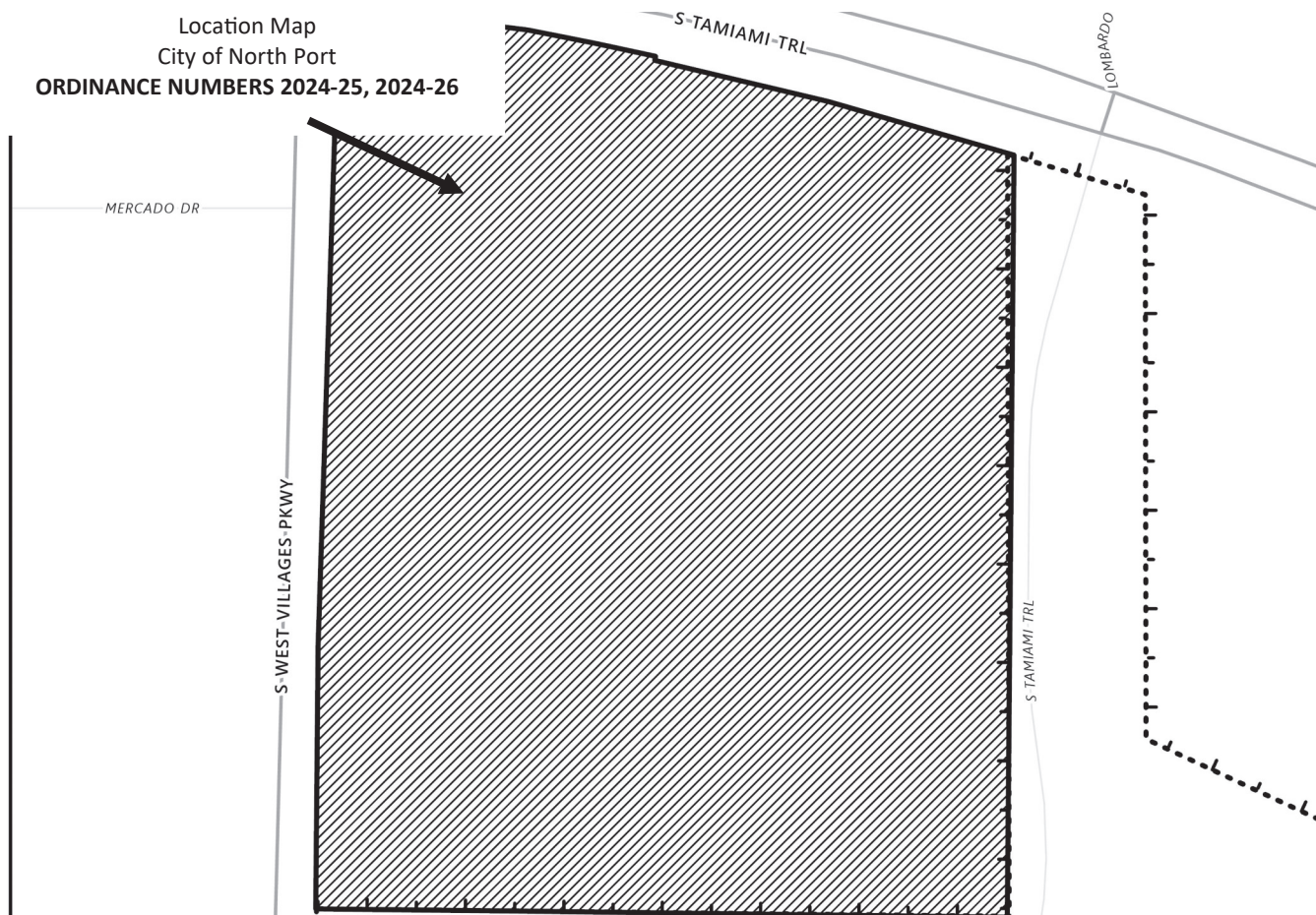
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LACOUTURE GERALD G
 LACOUTURE LINDA C
 20261 SYMPHONY PL
 VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

NOTICE IS HEREBY GIVEN, pursuant to Chapters 166 and 163 of the Florida Statutes, Section 7.01 (c) of the Charter of the City of North Port, Florida that the City of North Port proposes to adopt Ordinance 2024-25, rezoning ± 27.7816 acres of land from No Zoning Designation District (NZD) Classification To Village (V) Classification by amending the City of North Port Zoning Map for property located south of S. Tamiami trail (US-41), east of S. West Villages Parkway in sections 32 and 33, township 39 south, range 20 east of Sarasota County, and further described in instrument no. 2015141220 in official records of Sarasota County, Ordinance 2024-26 amending the Village E Village District Pattern Plan (West Villages AKA Wellen Park) and amending the Unified Land Development Code to reference the amended Village District Pattern Plan.

LAMB BRUCE EDWARD
 LAMB MARGARET JANE

PO BOX 51298

VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

PUBLIC NOTICE - CITY OF NORTH PORT
NOTICE OF PUBLIC HEARINGS
FOR ORDINANCE NUMBERS
2024-25, 2024-26
(REZ-24-079, VPA-24-078)

LAMBETH DIANE SUMNER

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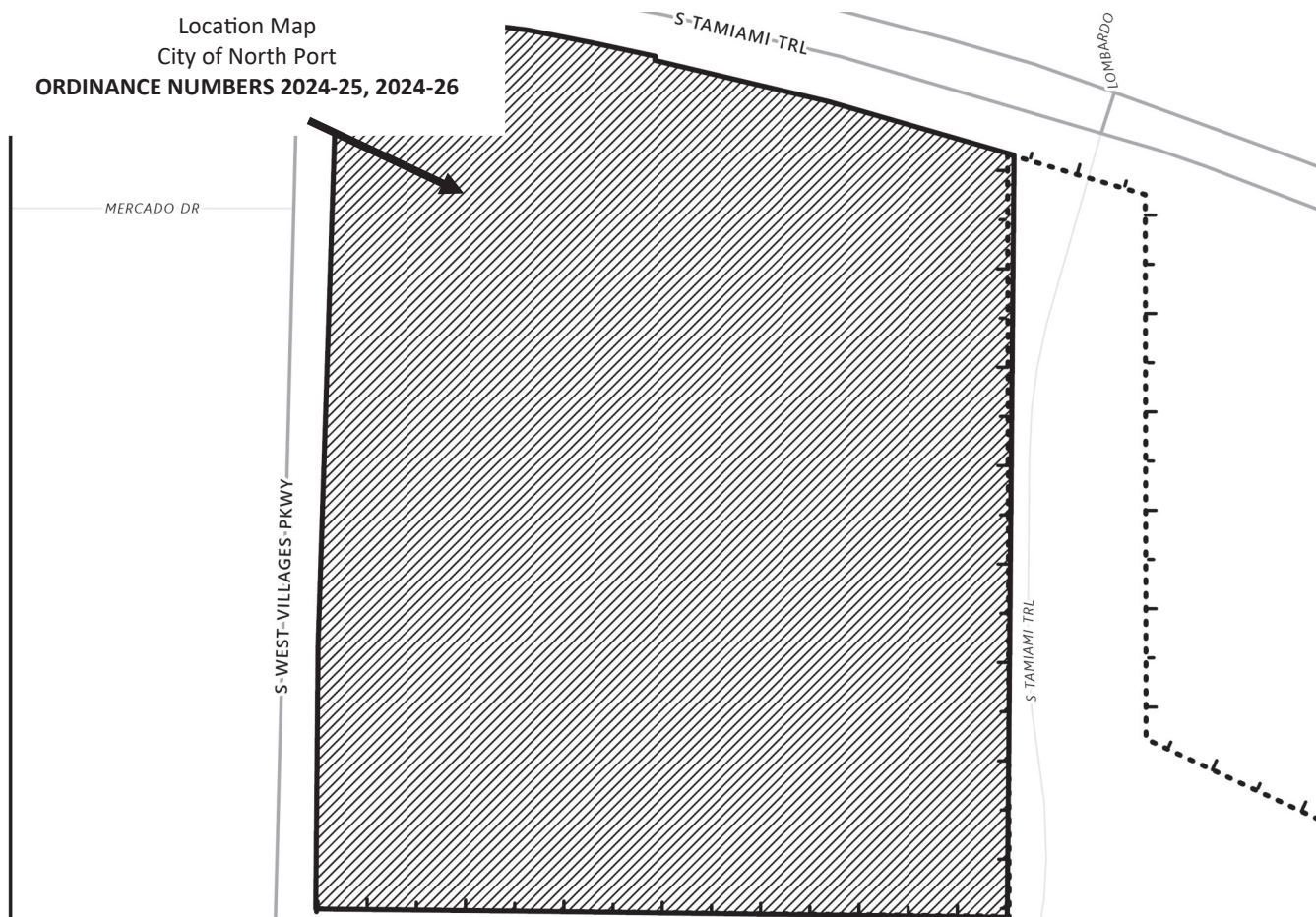
20273 SYMPHONY PL

VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

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 2024-25, 2024-26
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LAPATRA DENNIS ROBERT
 LAPATRA DIANE

12059 TAPESTRY LN

VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

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LATREILLE MICHEL ROBERT GEORGE
 NUSSBAUMER ALLISON C

12028 ALESSANDRO LN

VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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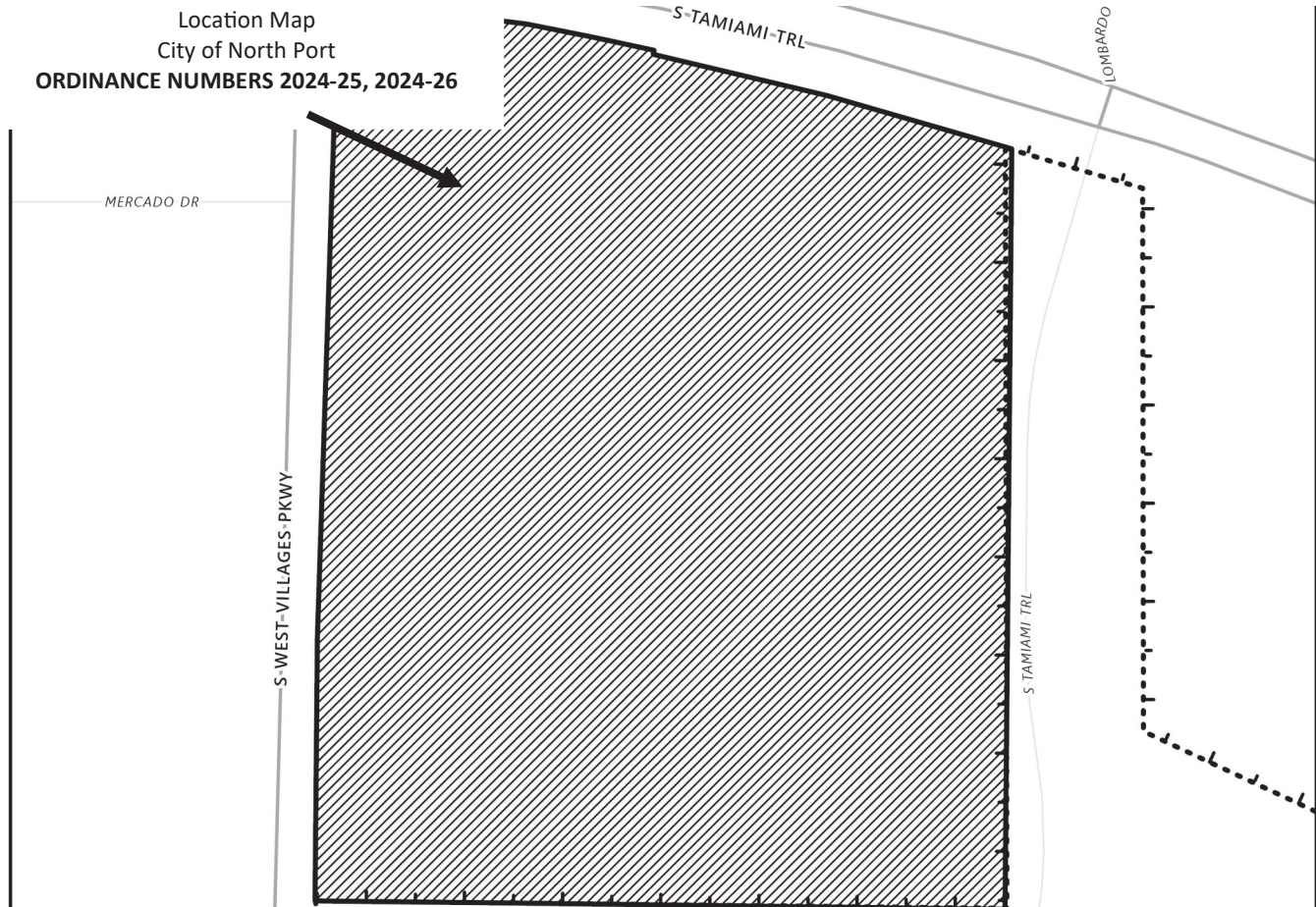
LO MONACO PHILIP JOHN
LO MONACO DEBORAH LYNN

11902 ALESSANDRO LN

VENICE, FL 34293

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City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

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 2024-25, 2024-26
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MAIN STREET RANCLANDS LLLP

19503 S WEST VILLAGES PARKWAY STE 14

VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

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MAIN STREET RANCLANDS LLLP

19503 S WEST VILLAGES PARKWAY STE 14

VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

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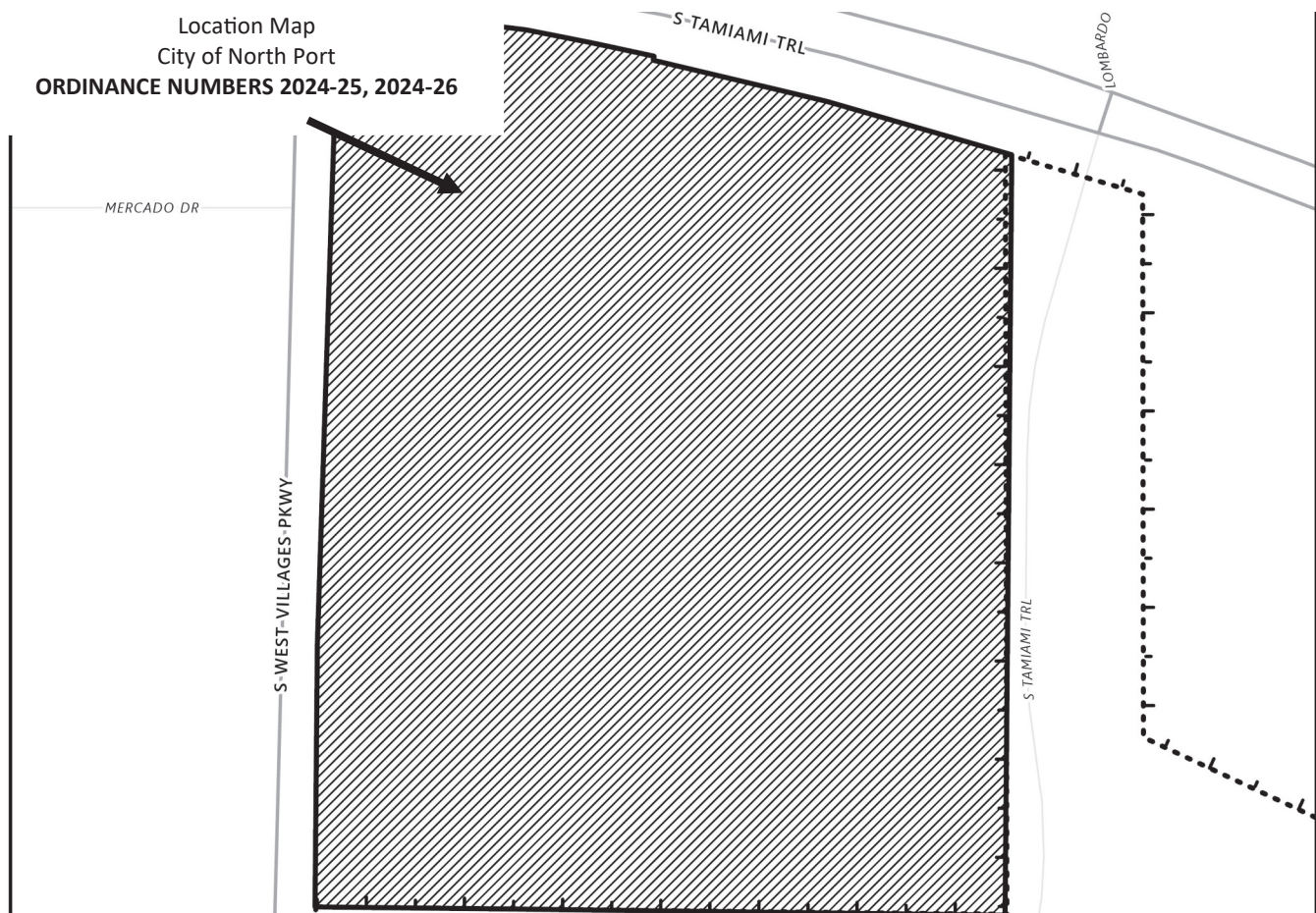
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MANASOTA BEACH RANCLANDS LLLP

 19503 S WEST VILLAGES PARKWAY, STE 14

 VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

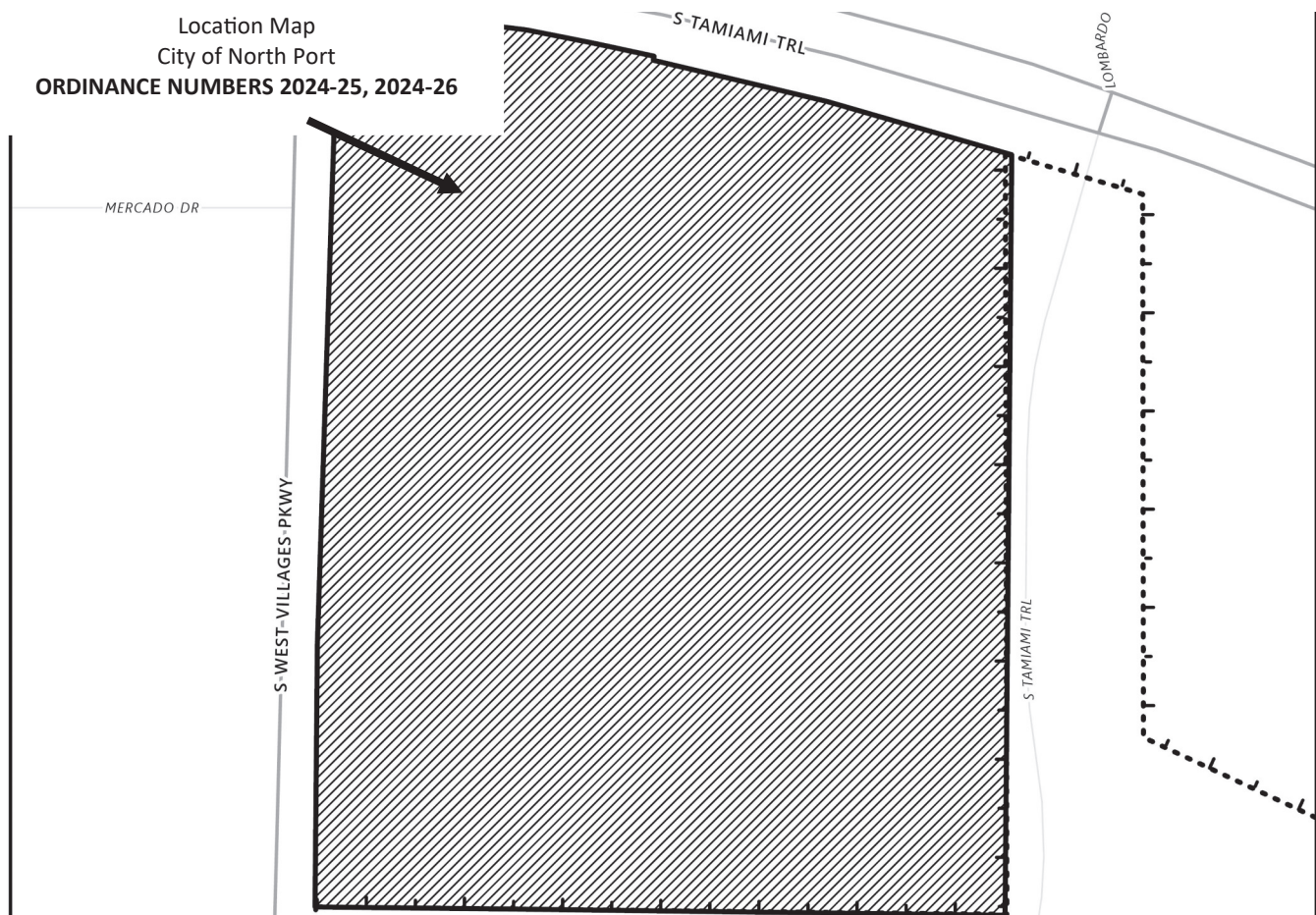
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MARTIN DANIEL
 MARTIN VIRGINIA C
 11863 ALESSANDRO LN
 VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

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MARTINEZ KEITH R
 MARTINEZ DEBORAH J

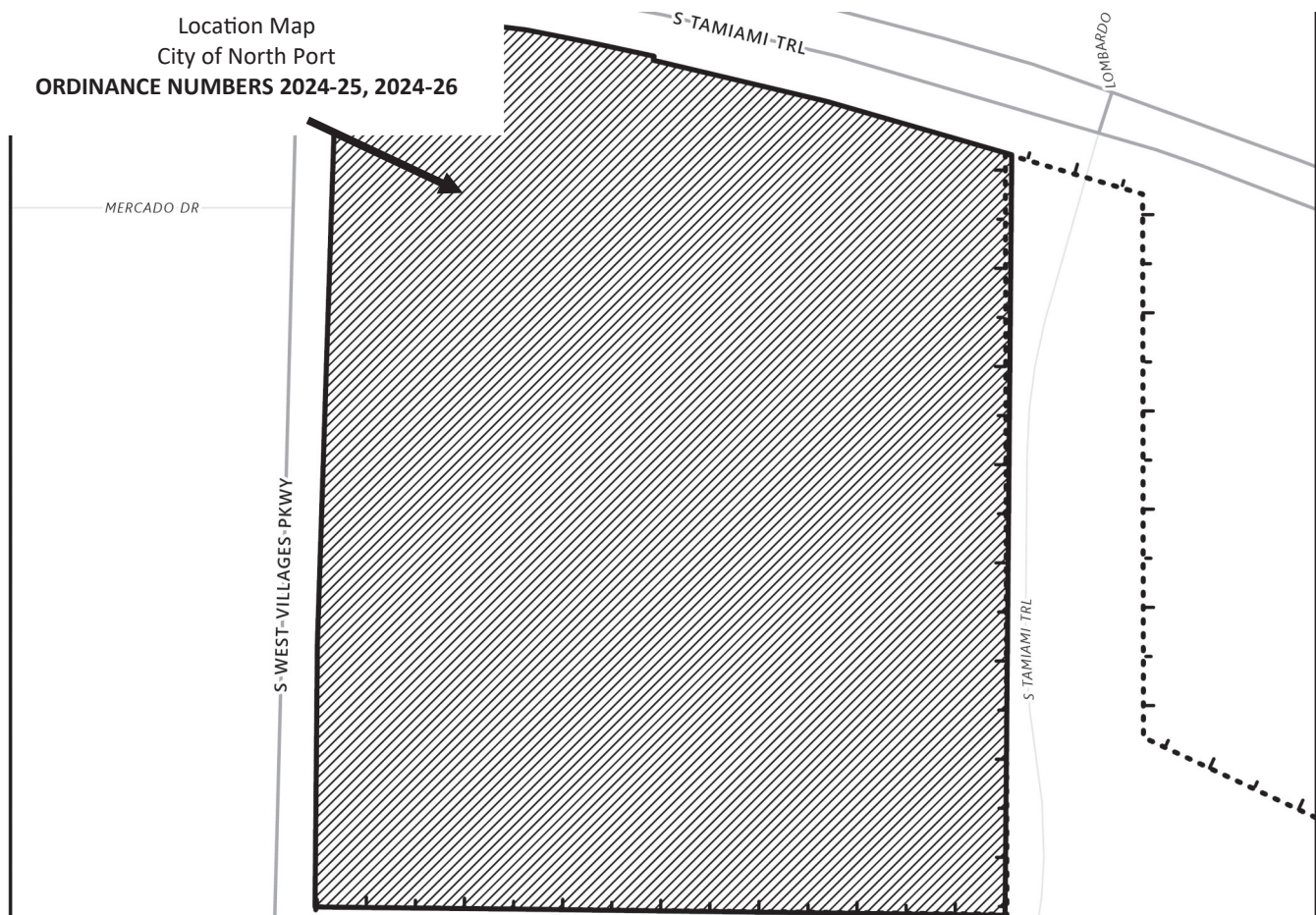
11949 TAPESTRY LN

VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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 2024-25, 2024-26
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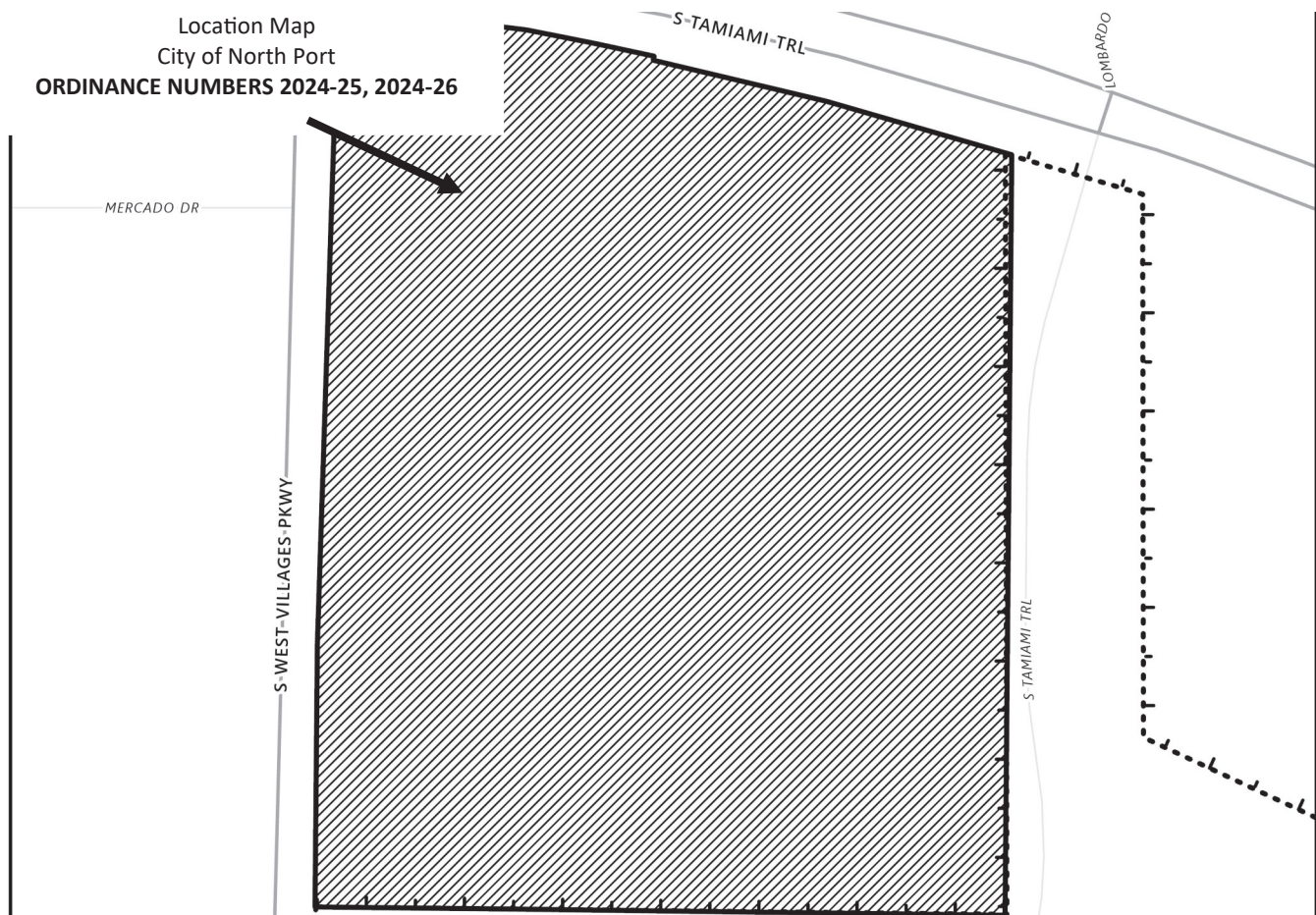
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MEHLENBACHER EARL
 MEHLENBACHER SANDRA
 12019 TAPESTRY LN
 VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

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MESSINA PHILIP J
 MC GINNIS ANN L

11710 TAPESTRY LANE

VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

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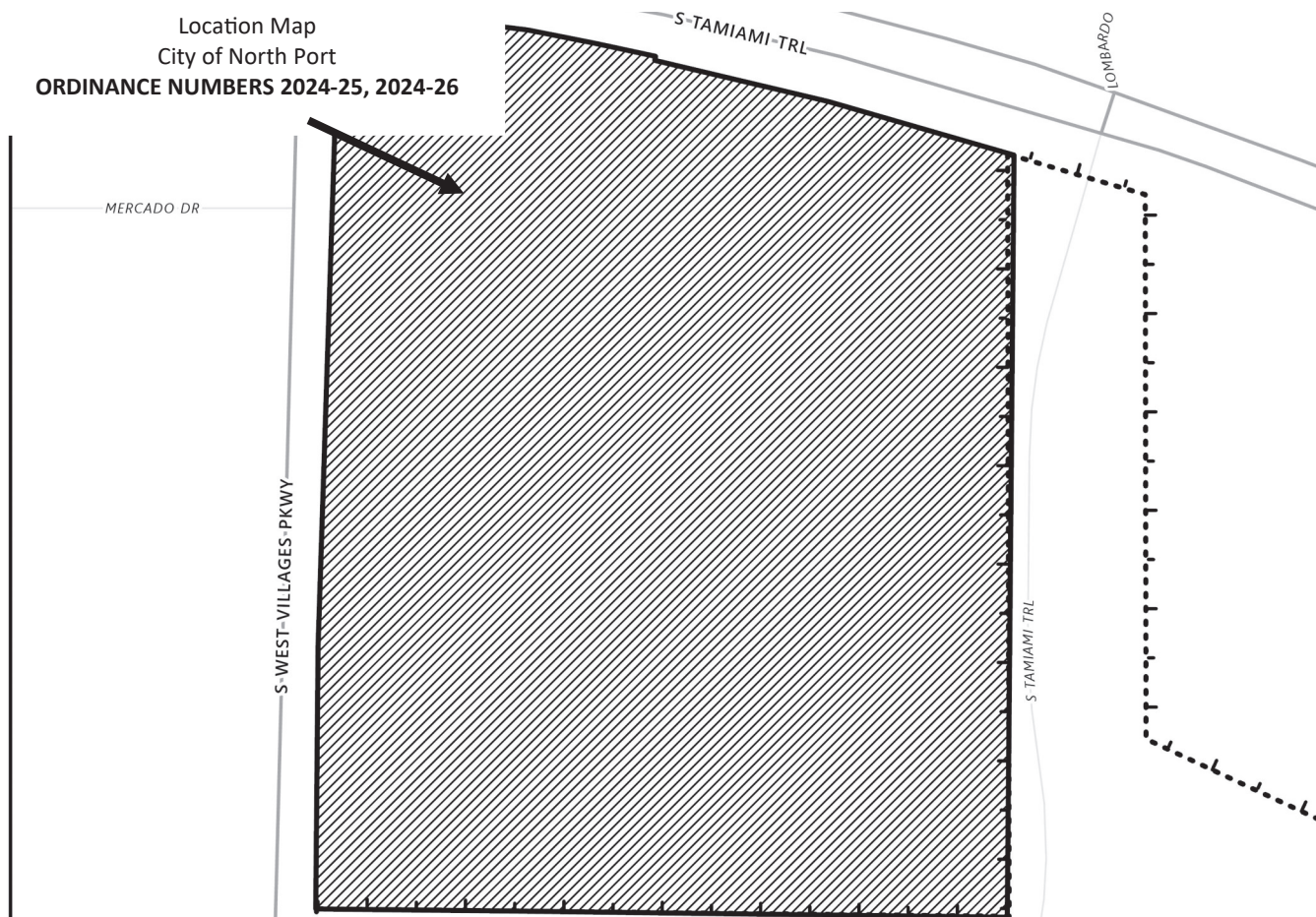
MEYERHOLZ RICHARD A
 MEYERHOLZ MYRA J

11673 RENAISSANCE BLVD
 VENICE, FL 34293

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Location Map
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 (REZ-24-079, VPA-24-078)**

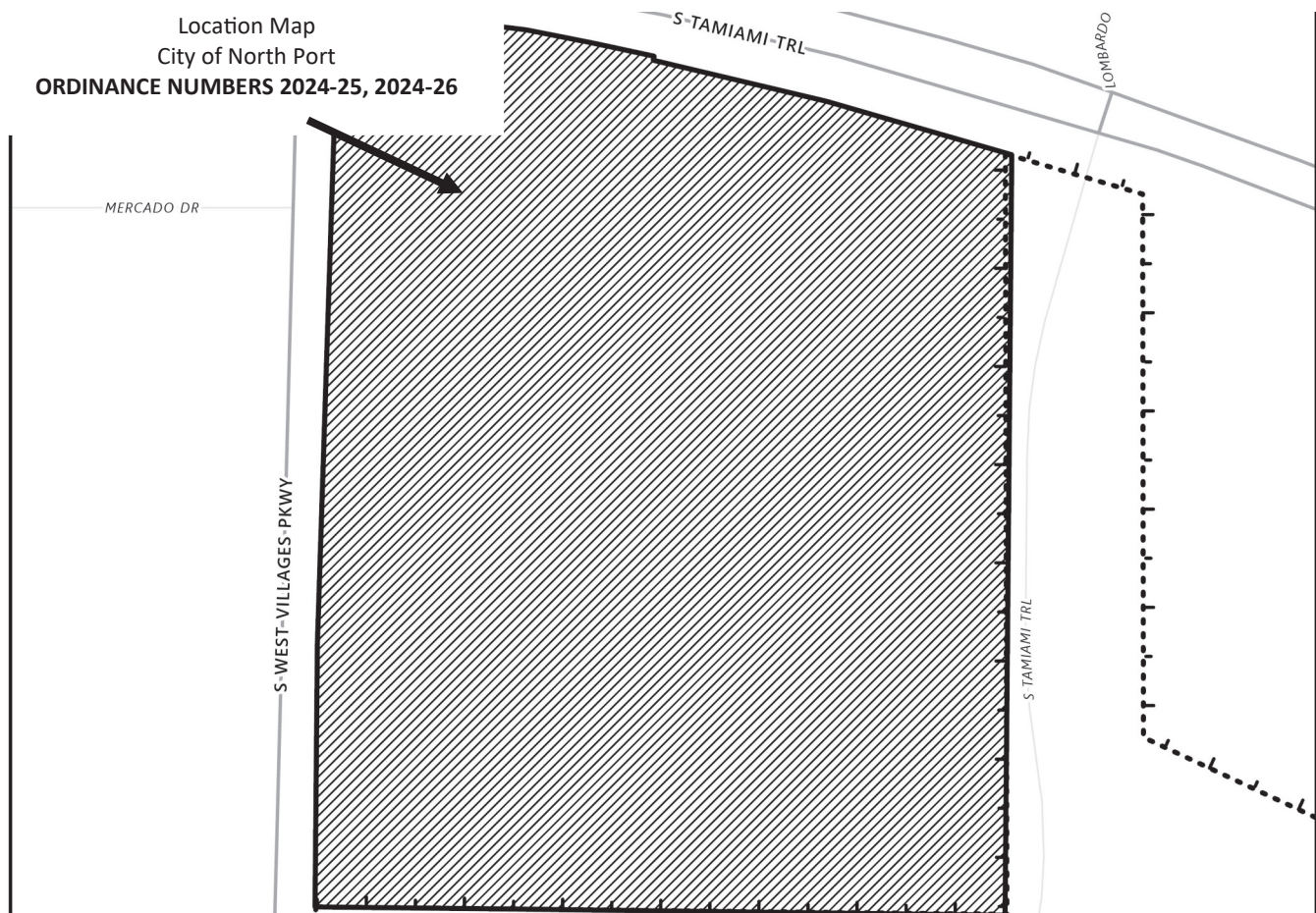
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MICHAEL A SOLIMAN AND MONA G
 SOLIMAN LIVING TRUST
 SOLIMAN MICHAEL A (TTEE)
 SOLIMAN MONA G (TTEE)
 11894 ALESSANDRO LN
 VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

MIDILI JOHN A

11903 ALESSANDRO LN

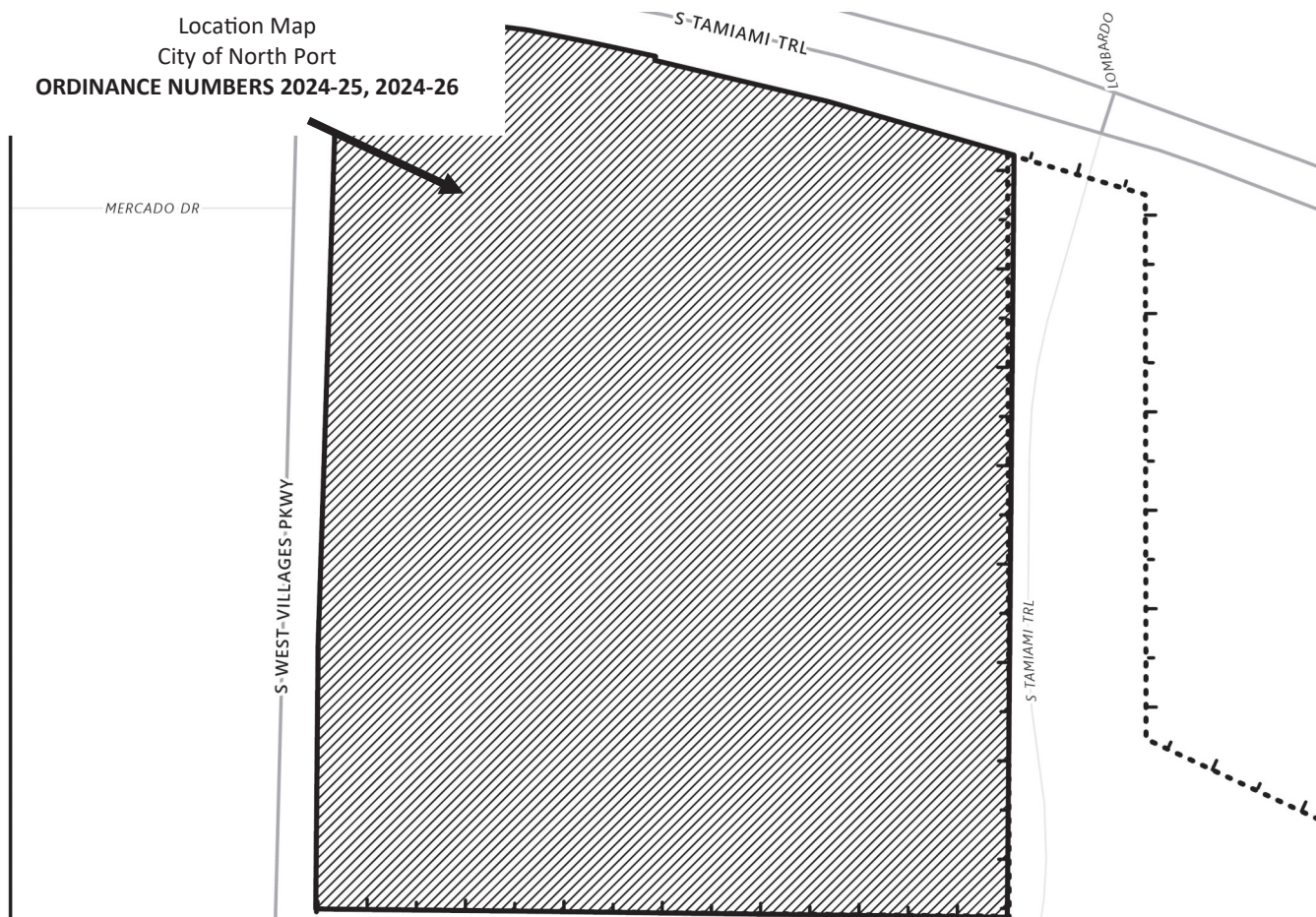
VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

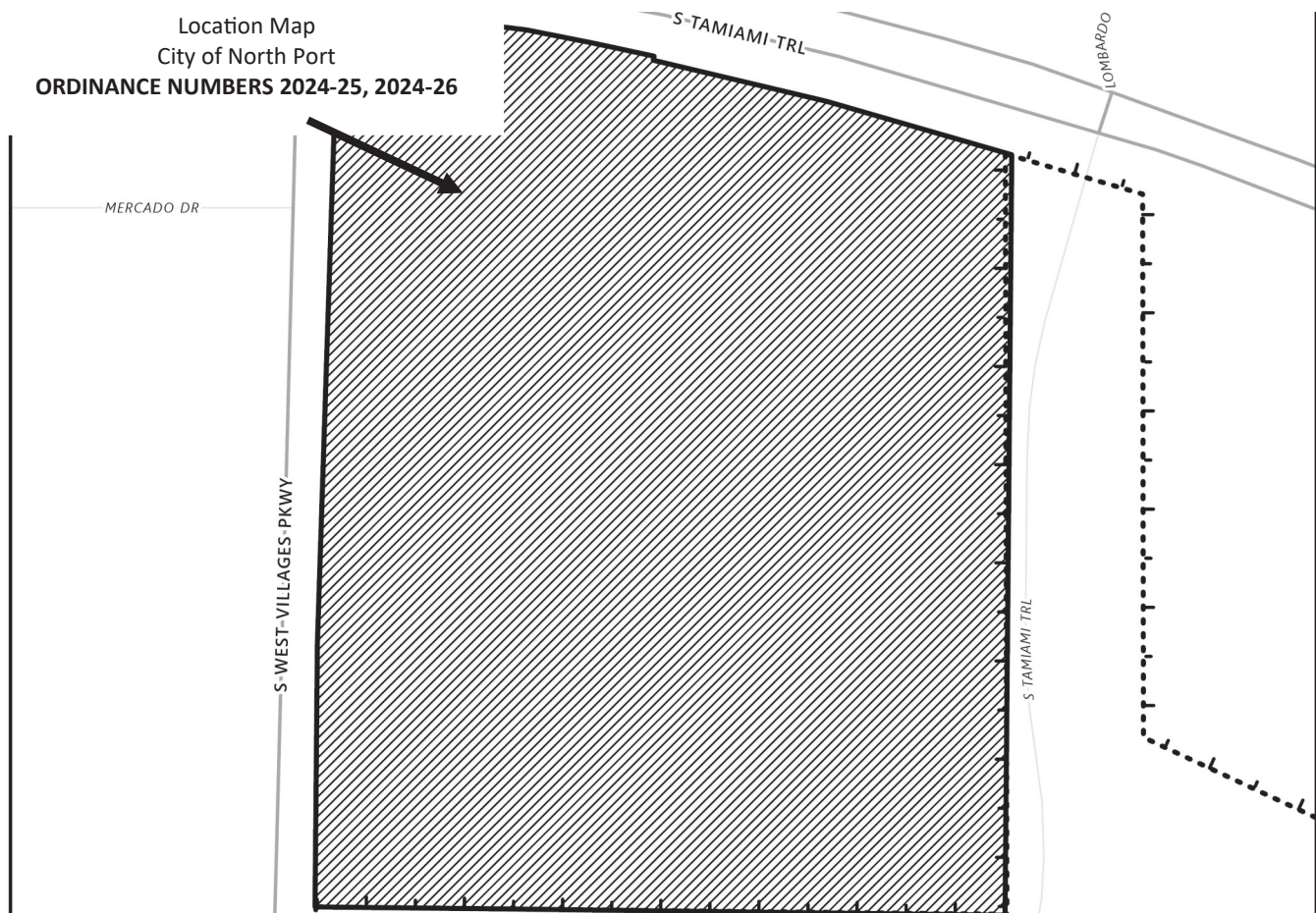
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MILAK MICHAEL E
 MILAK KATHLEEN A
 11697 RENAISSANCE BLVD
 VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

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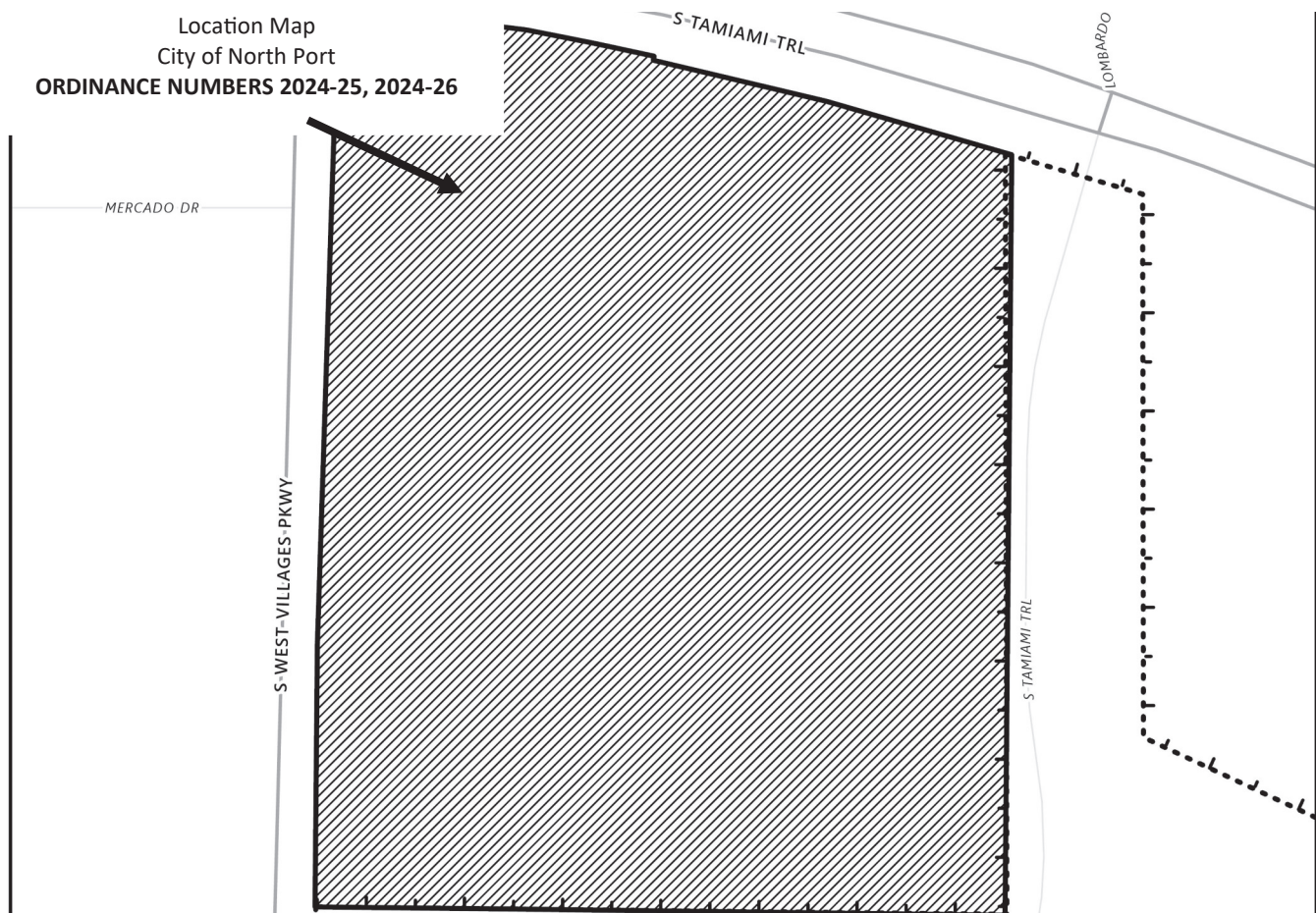
MILLER JAMES CALVIN
 MILLER LORI SUE

11951 ALESSANDRO LN
 VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

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MILLIGAN TIMOTHY CHRISTOPHER
 MILLIGAN SHELON GABRIELLE

11684 RENAISSANCE BLVD

VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

MONIZ WILLIAM P

11691 RENAISSANCE BLVD

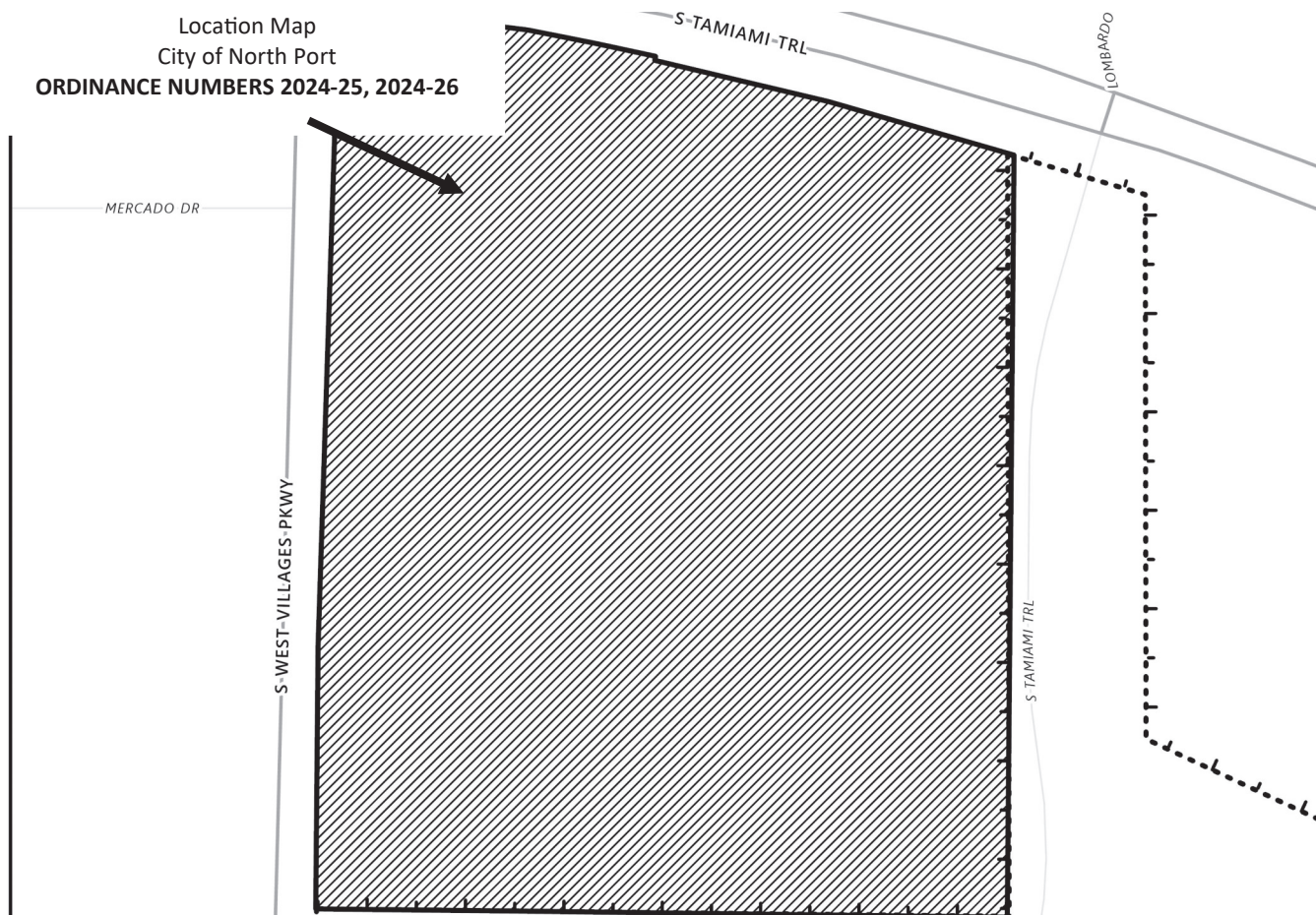
VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
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 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

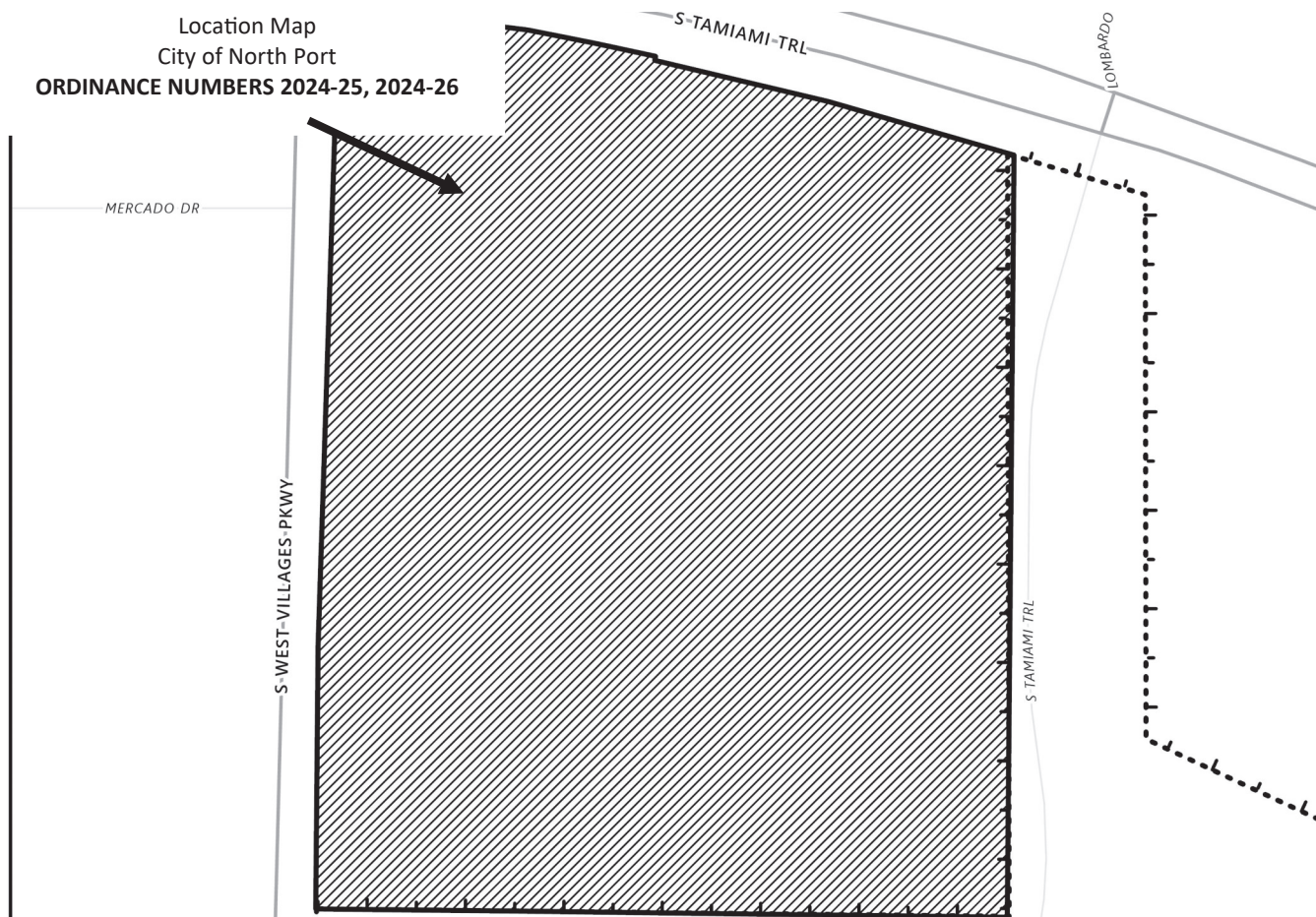
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NELMS DARLENA H
 NELMS HARRY T III
 12039 TAPESTRY LN
 VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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 2024-25, 2024-26
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OLSON CHRISTOPHER A (TTEE)
 CHRISTOPHER A OLSON REVOCABLE
 TRUST

11878 ALESSANDRO LN

VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

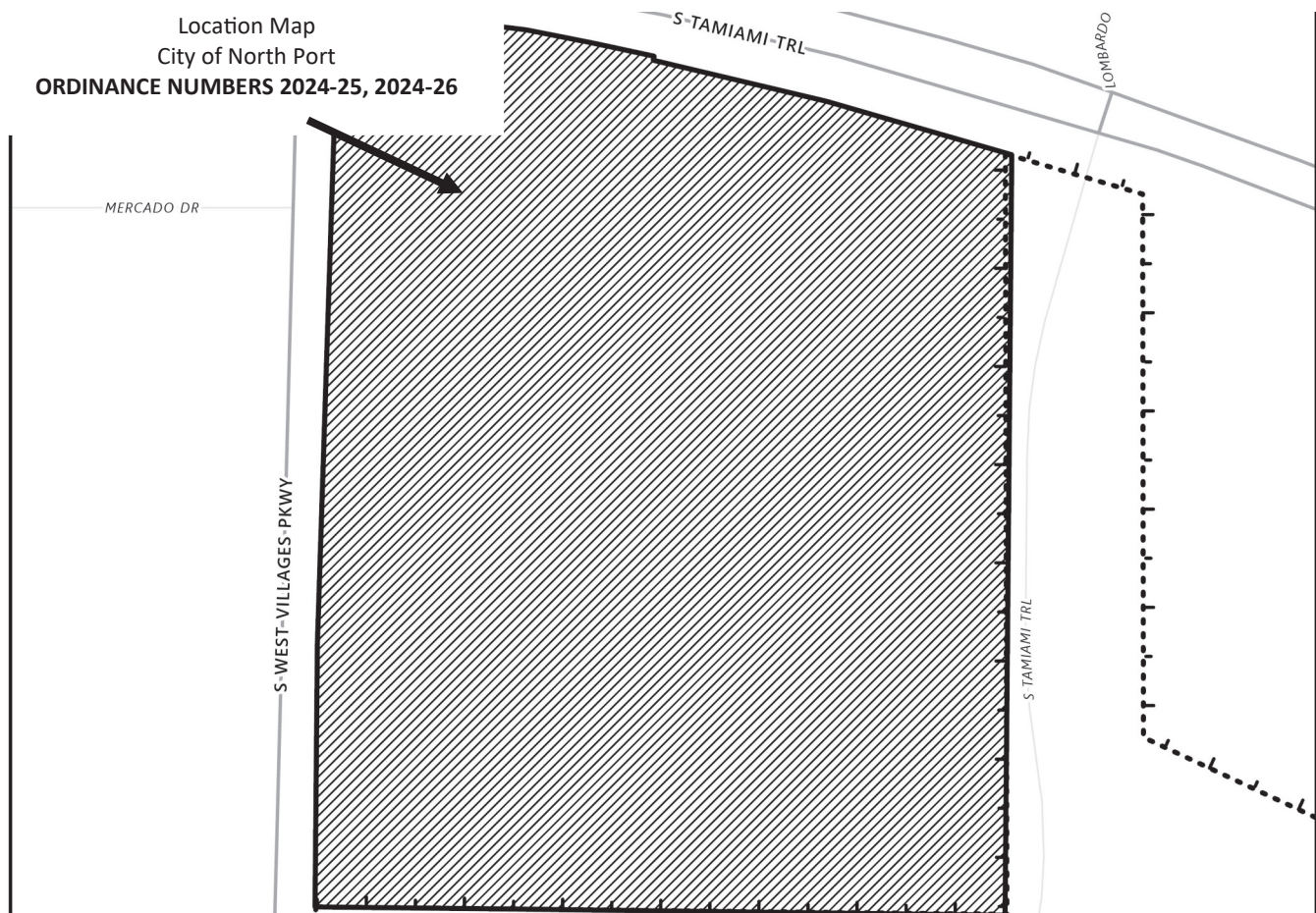
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OWENS JOINT TRUST
 OWENS JEANETTE A (CO-TTEE)
 11930 TAPESTRY LN
 VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

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 (REZ-24-079, VPA-24-078)**

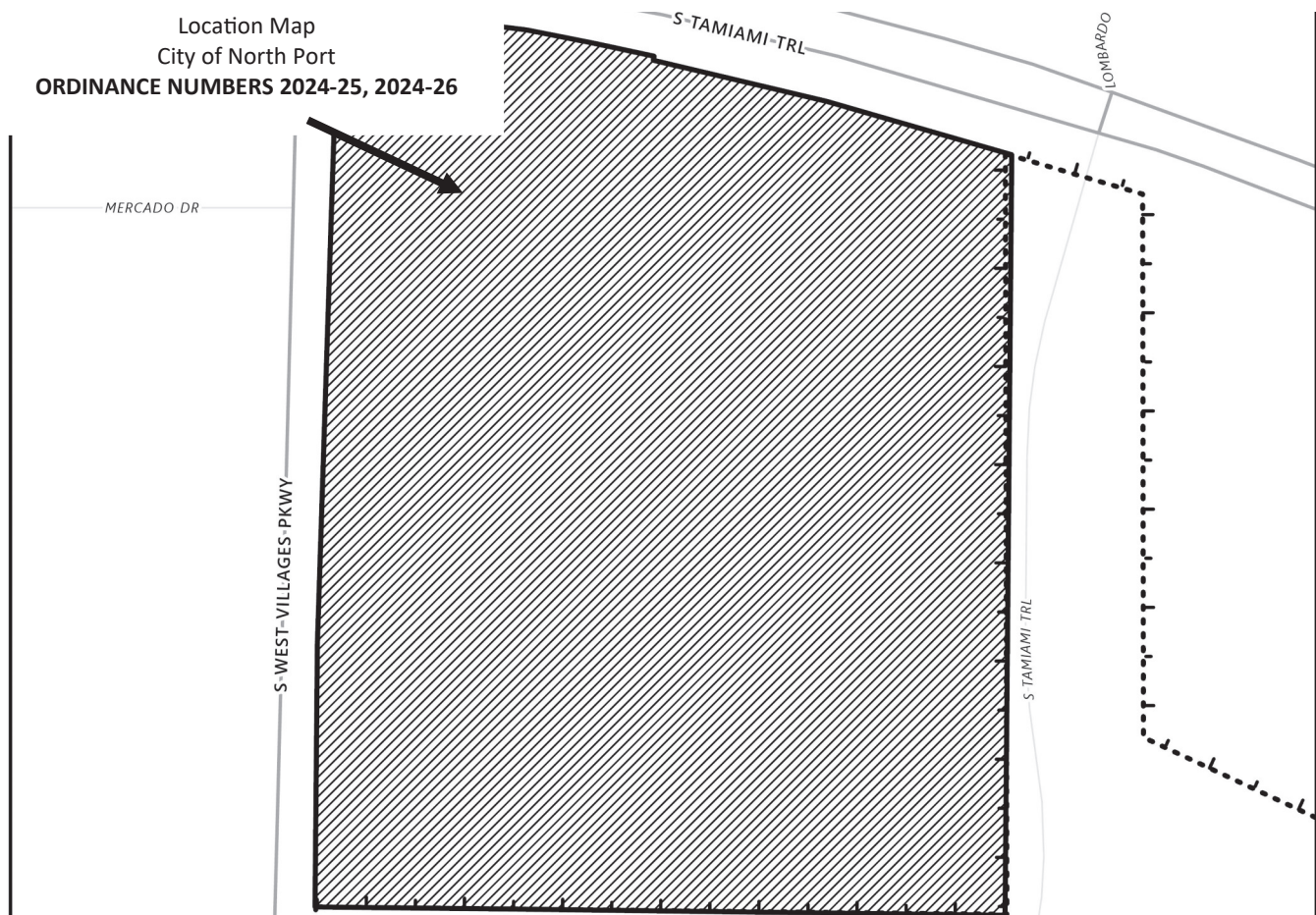
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PAYNE KYLE A
 ZAYSZLY JENNIFER F
 11700 TAPESTRY LN
 VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

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 2024-25, 2024-26
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PEER DAVID B
 PEER GEORGIANA M

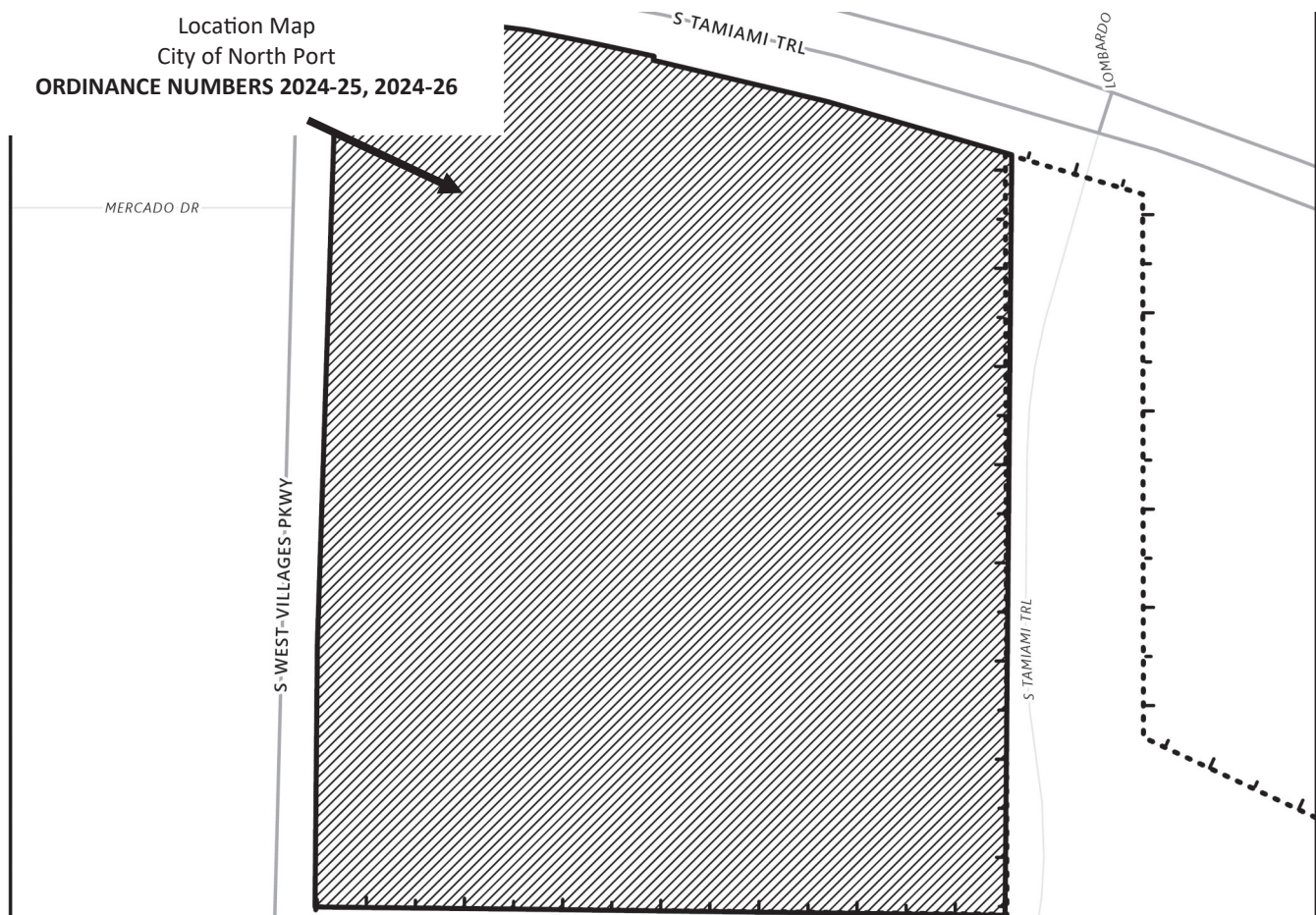
11839 TAPESTRY LN

VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

PELYCH RICHARD THOMAS

11929 TAPESTRY LN

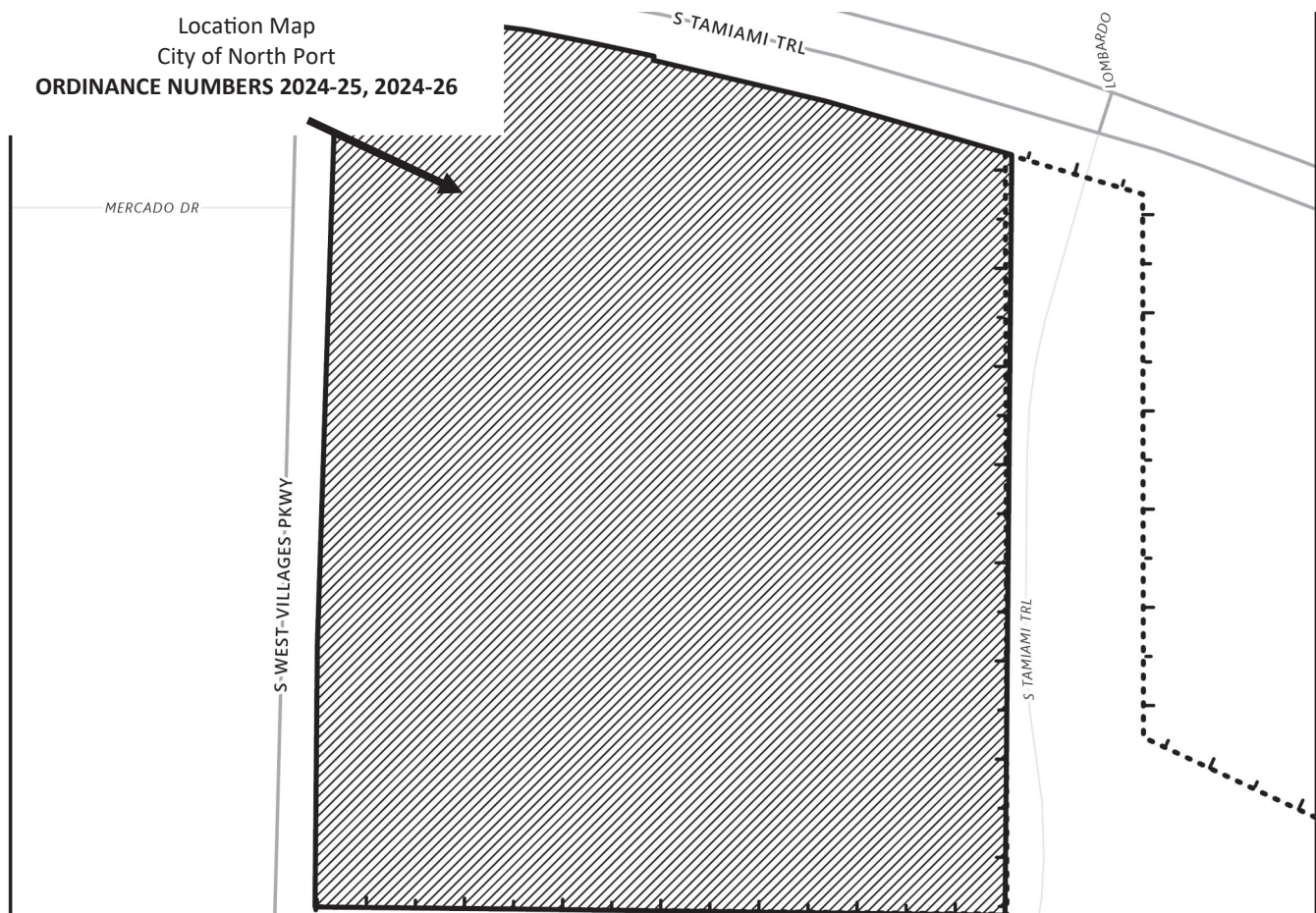
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Location Map
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ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

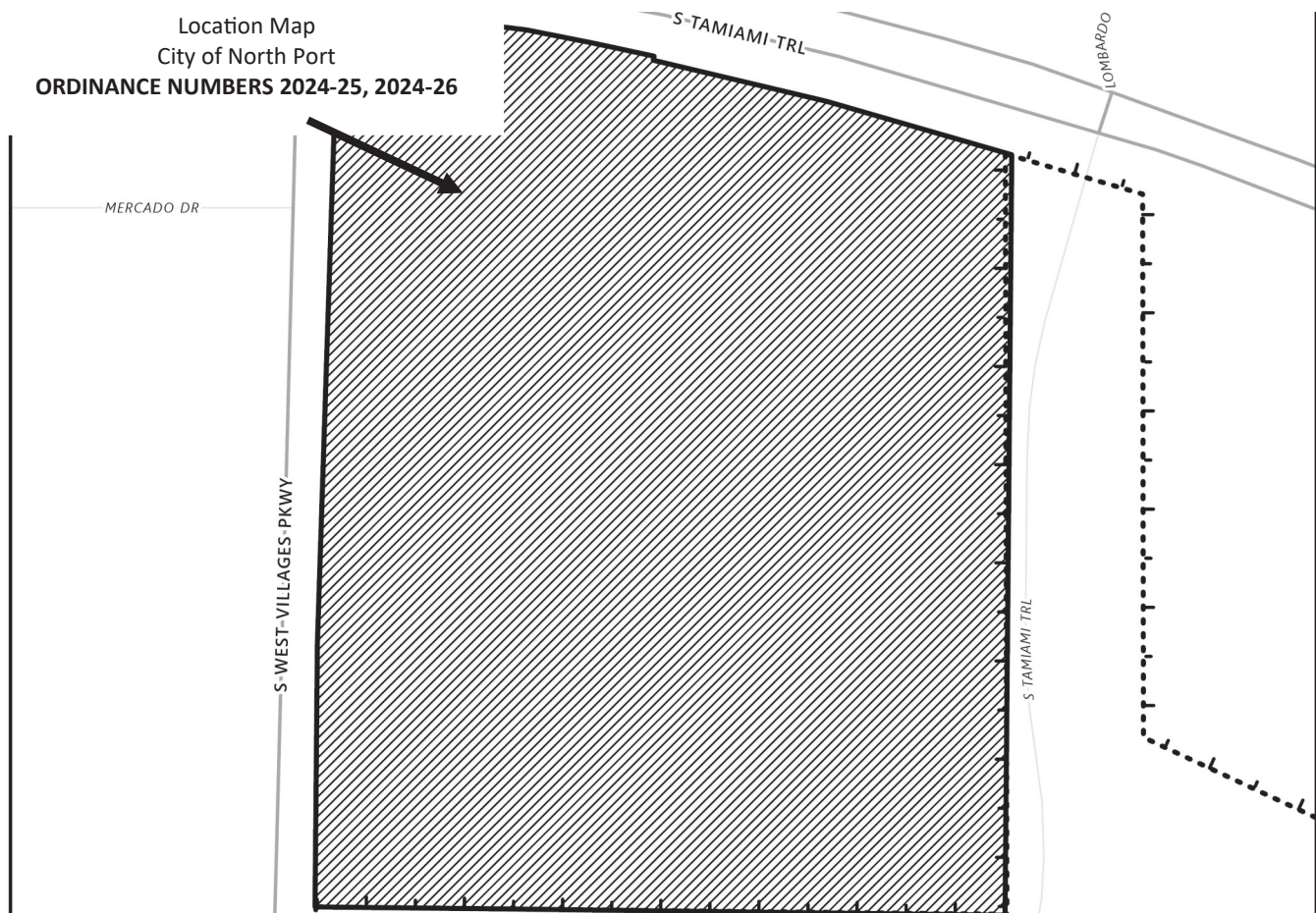
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PERRY TYRONE D
 PERRY PATRICIA CRANE
 11869 TAPESTRY LN
 VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

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 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

NOTICE IS HEREBY GIVEN, pursuant to Chapters 166 and 163 of the Florida Statutes, Section 7.01 (c) of the Charter of the City of North Port, Florida that the City of North Port proposes to adopt Ordinance 2024-25, rezoning ± 27.7816 acres of land from No Zoning Designation District (NZD) Classification To Village (V) Classification by amending the City of North Port Zoning Map for property located south of S. Tamiami trail (US-41), east of S. West Villages Parkway in sections 32 and 33, township 39 south, range 20 east of Sarasota County, and further described in instrument no. 2015141220 in official records of Sarasota County, Ordinance 2024-26 amending the Village E Village District Pattern Plan (West Villages AKA Wellen Park) and amending the Unified Land Development Code to reference the amended Village District Pattern Plan.

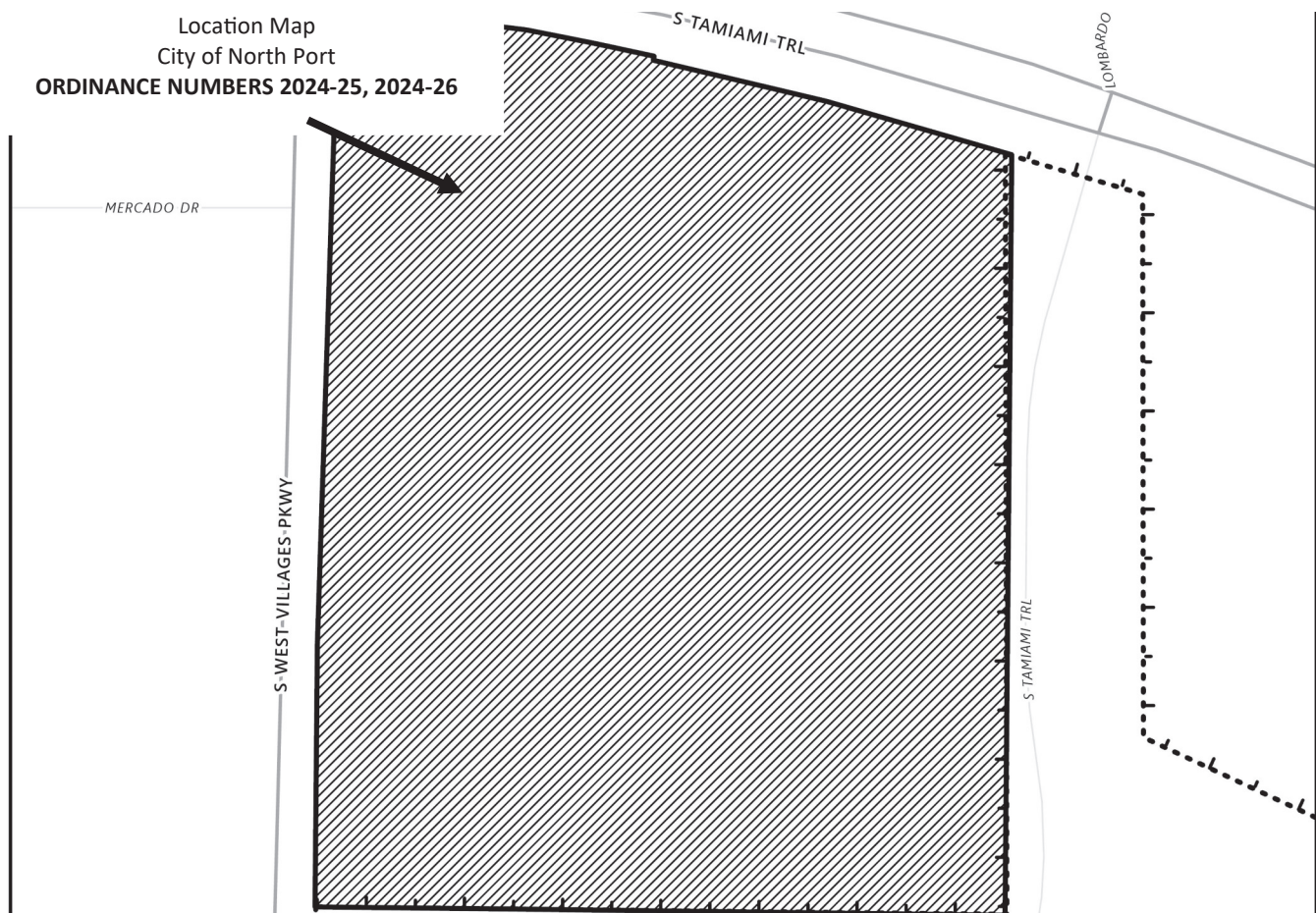
PERZ JOSEPH THOMAS
 PERZ DEBBIE WHITE

11939 TAPESTRY LN
 VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

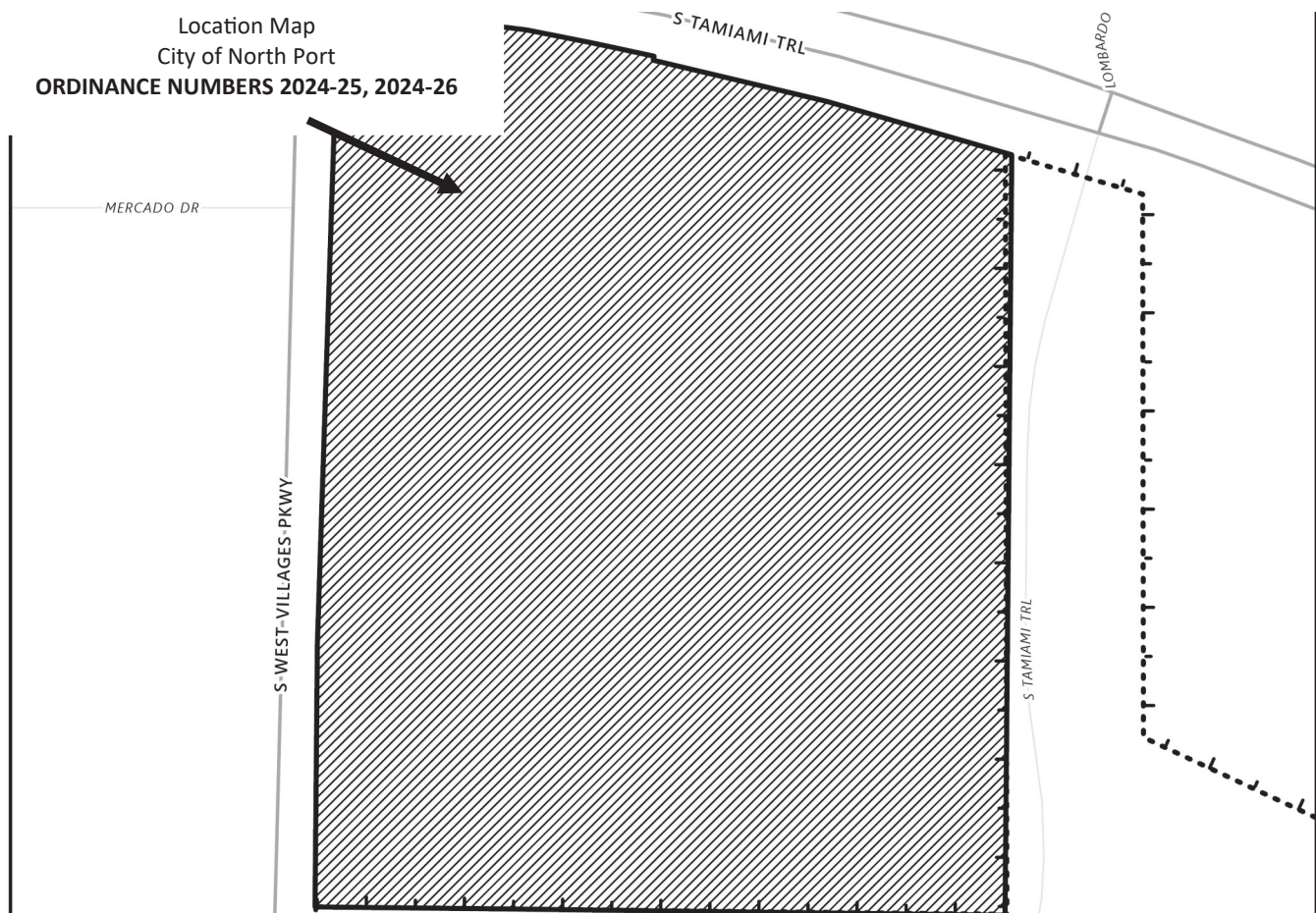
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PRAWEL JAMES
 PRAWEL MARY ANN
 11702 RENAISSANCE BLVD
 VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

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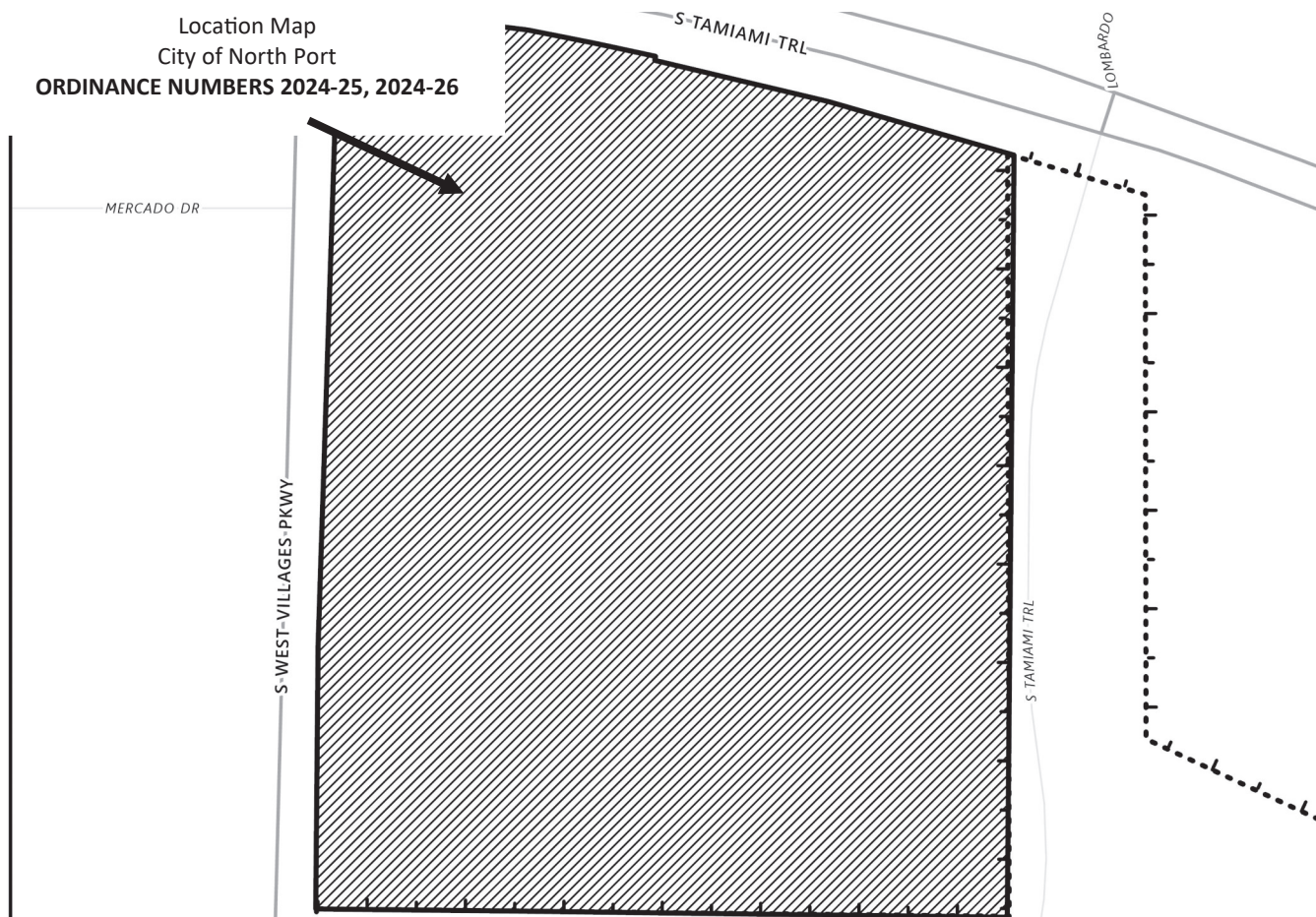
RENAISSANCE AT WEST VILLAGES
 HOMEOWNERS ASSOCIATION INC

19503 SOUTH WEST VILLAGES PKWY
 STE 14

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

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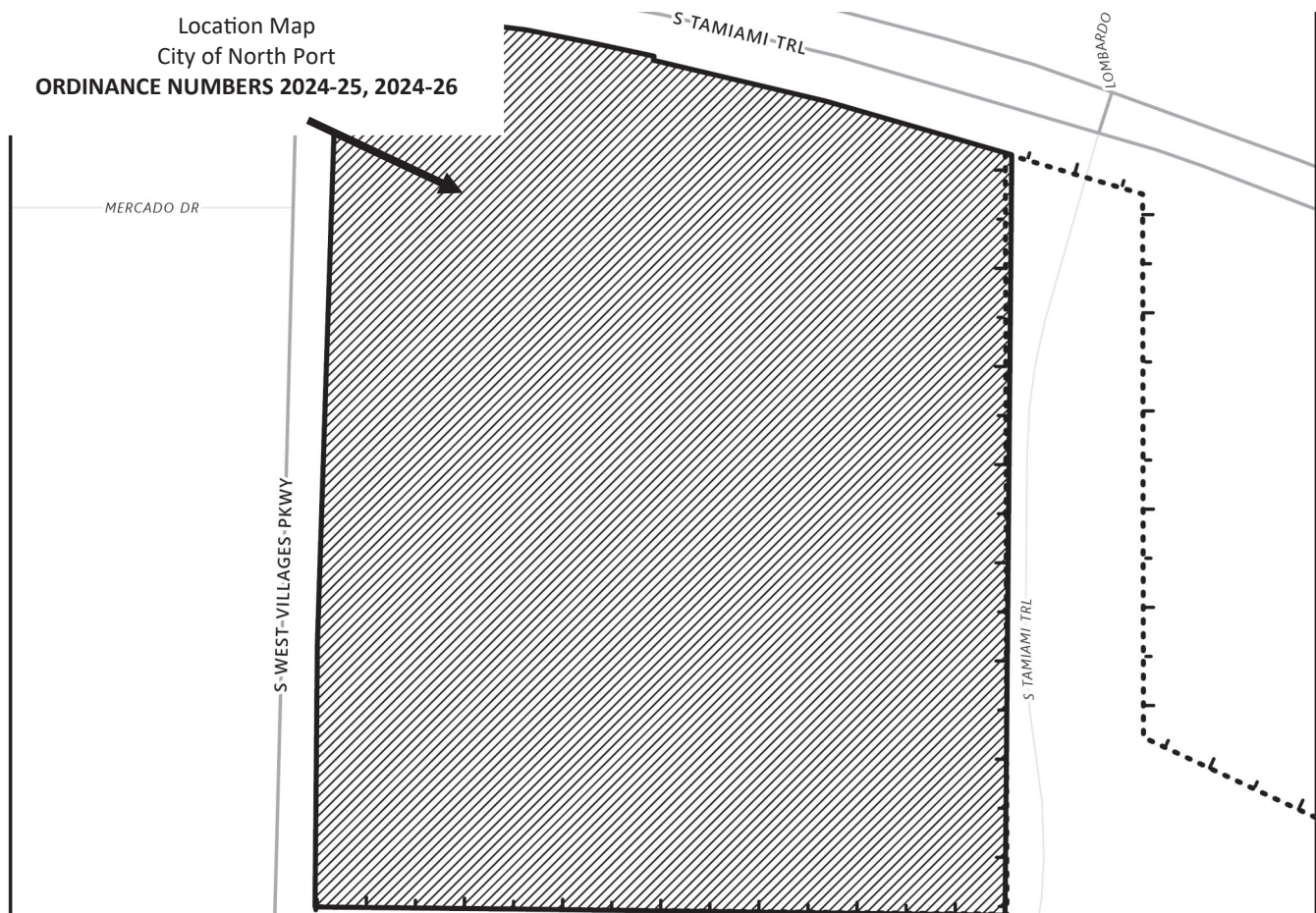
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RETTNER BARBARA A (TTEE)
 BARBARA A RETTNER REVOCABLE
 TRUST

12020 TAPESTRY LN

VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

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RHOADS JONATHAN ANTHONY
 RHOADS MIRANDA

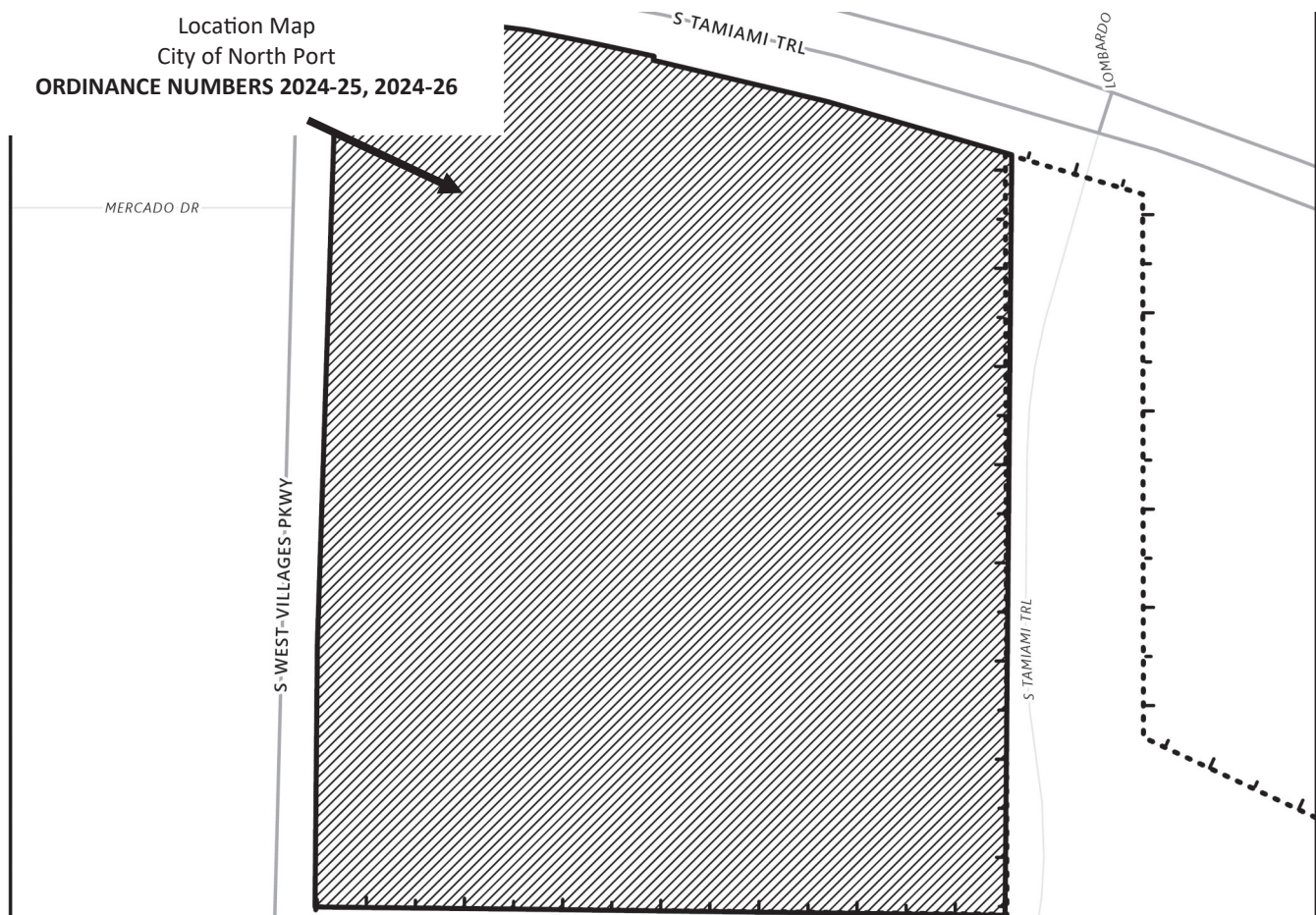
11895 ALESSANDRO LN

VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

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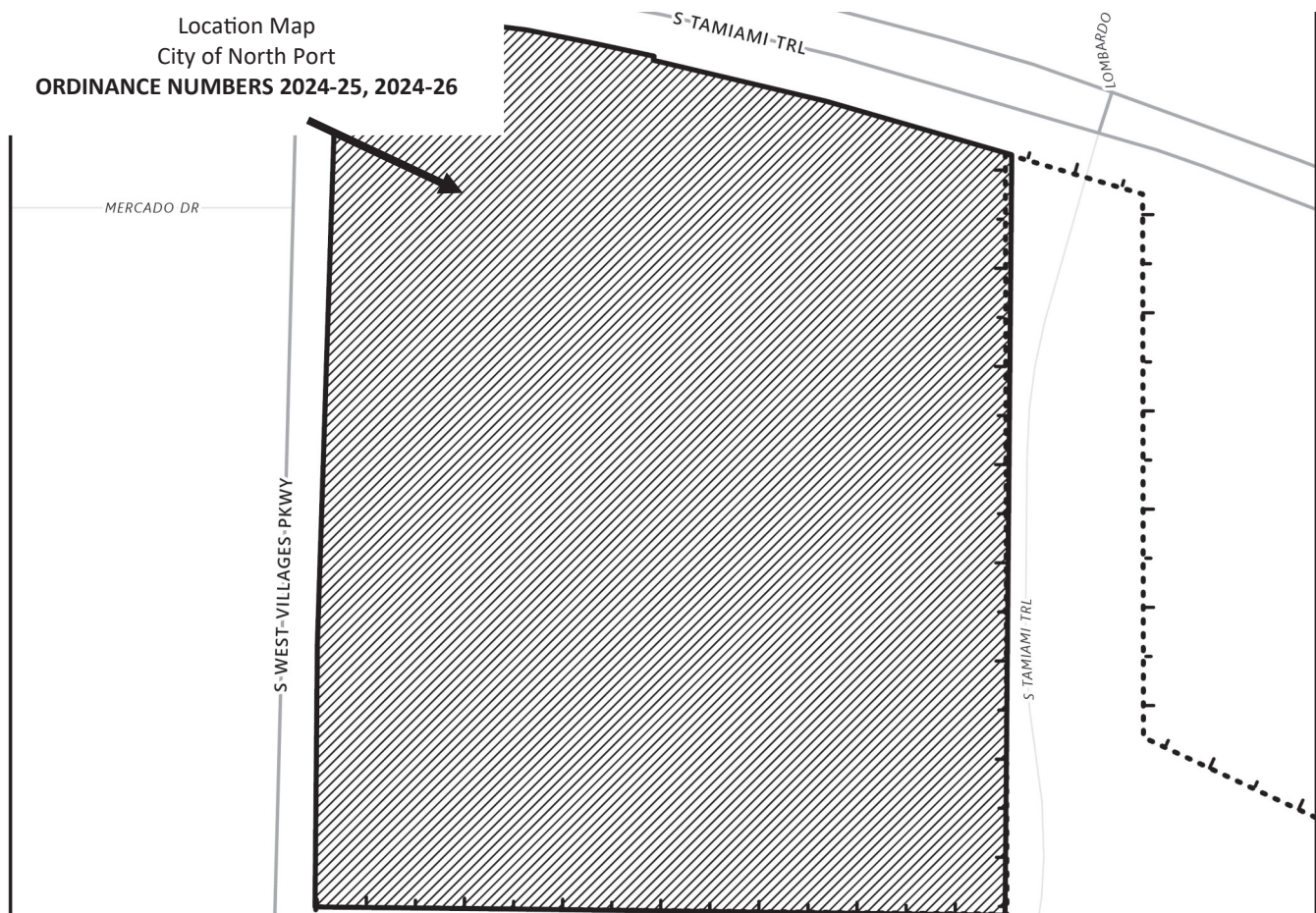
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RITT BETTY LOU JEANNE DUBUC
 RITT CHARLES HENRY III

11669 TAPESTRY LN
 VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

RODRIGUEZ ALESHA R

11918 ALESSANDRO LN

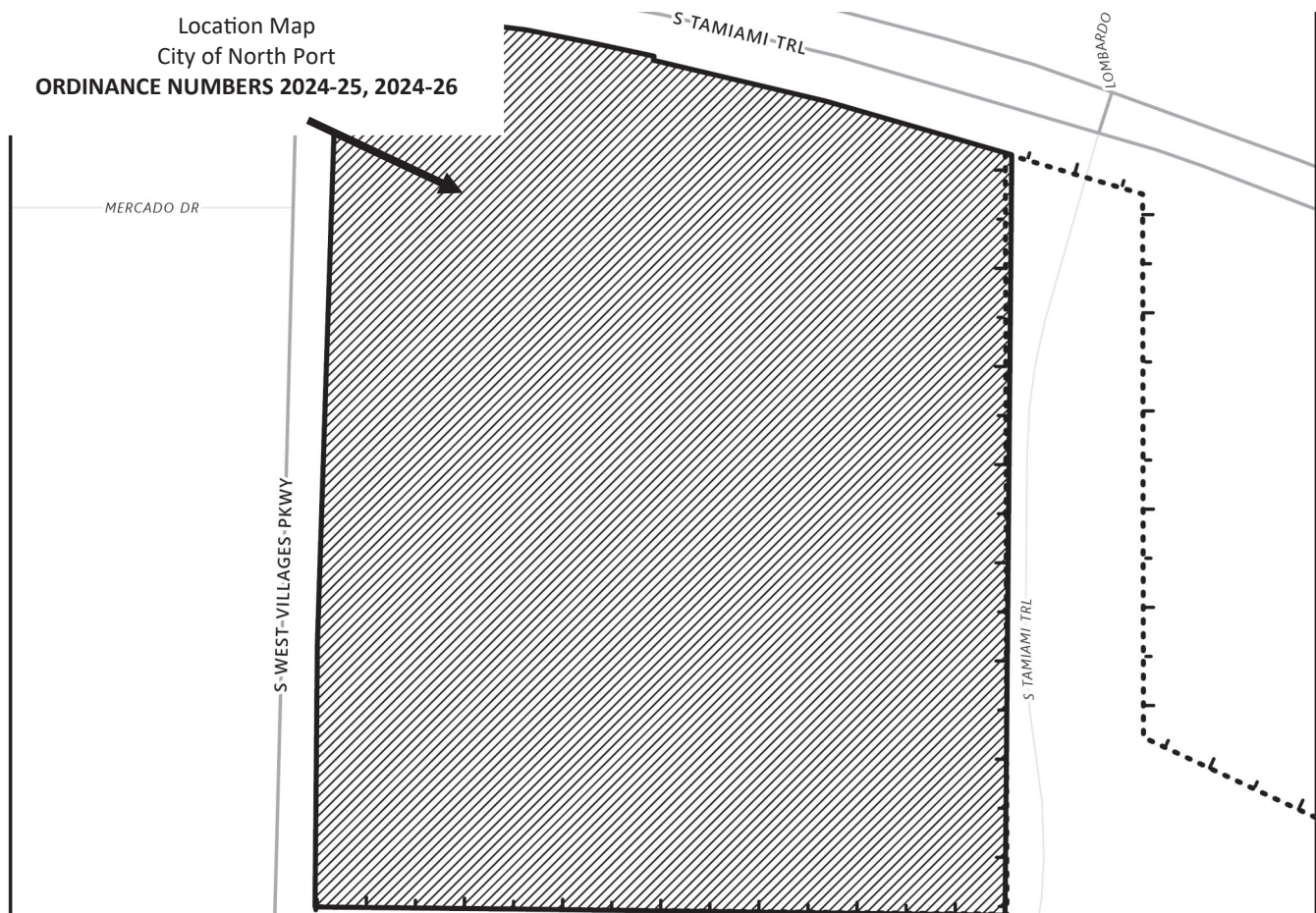
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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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 2024-25, 2024-26
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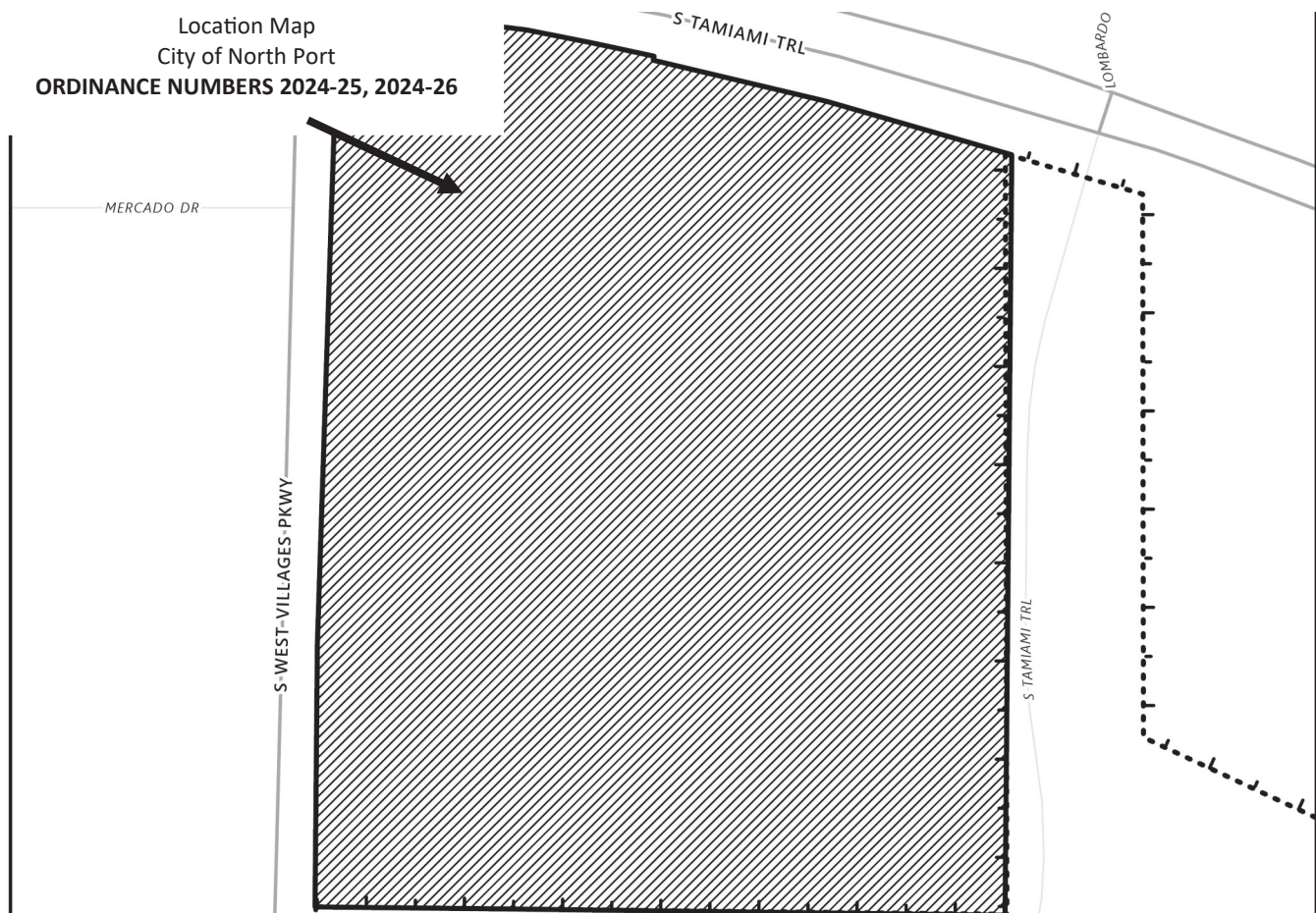
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ROY AND VIRGINIA NEWCOMER JOINT TRUST
 NEWCOMER ROY (TTEE)
 NEWCOMER VIRGINIA (TTEE)
 11870 TAPESTRY LN
 VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

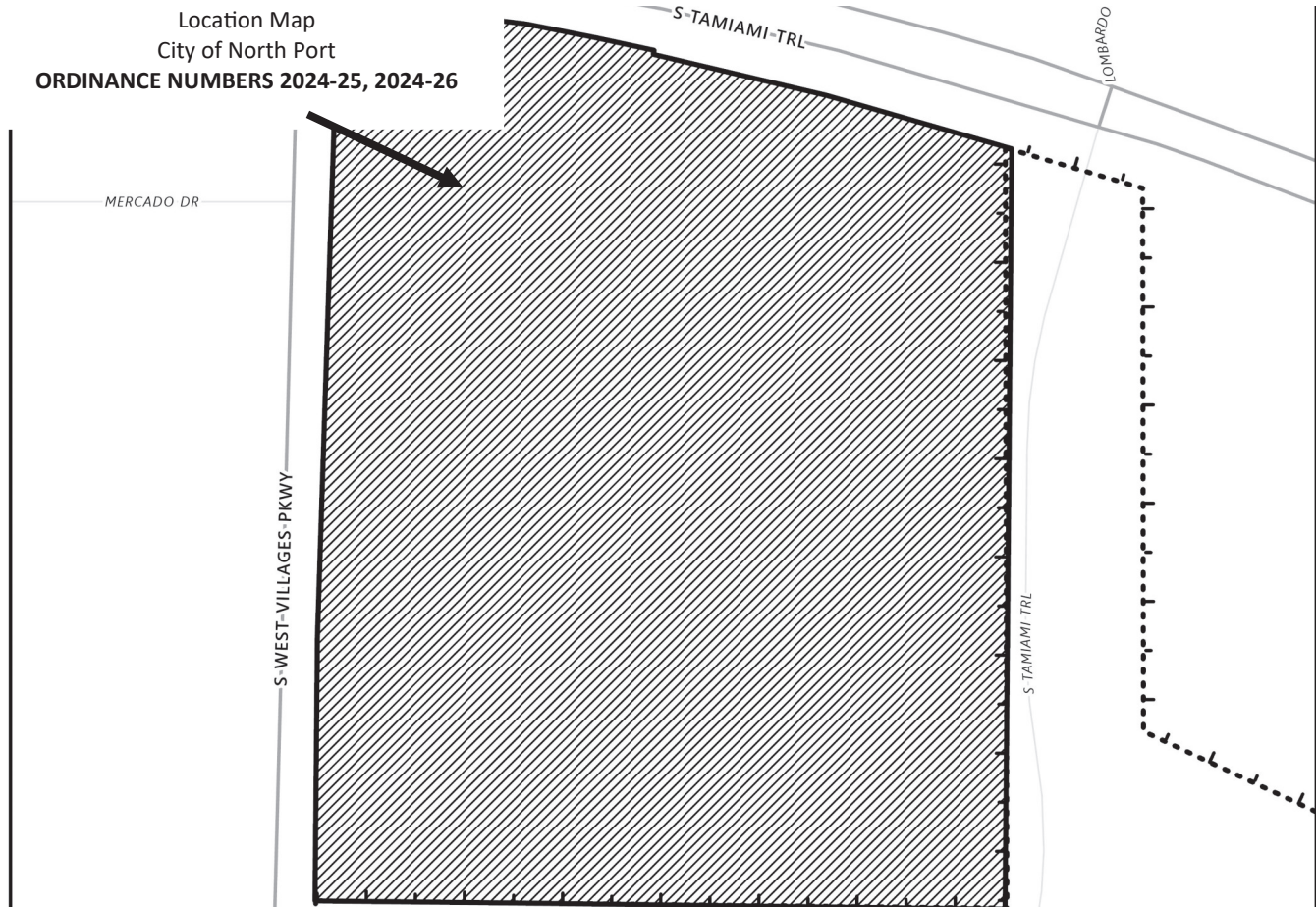
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 2024-25, 2024-26
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RUNCK JAMES C
 RUNCK JENNIFER A
 11649 RENAISSANCE BLVD
 VENICE, FL 34293

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City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

SIGNORELLI PAUL

12040 TAPESTRY LN

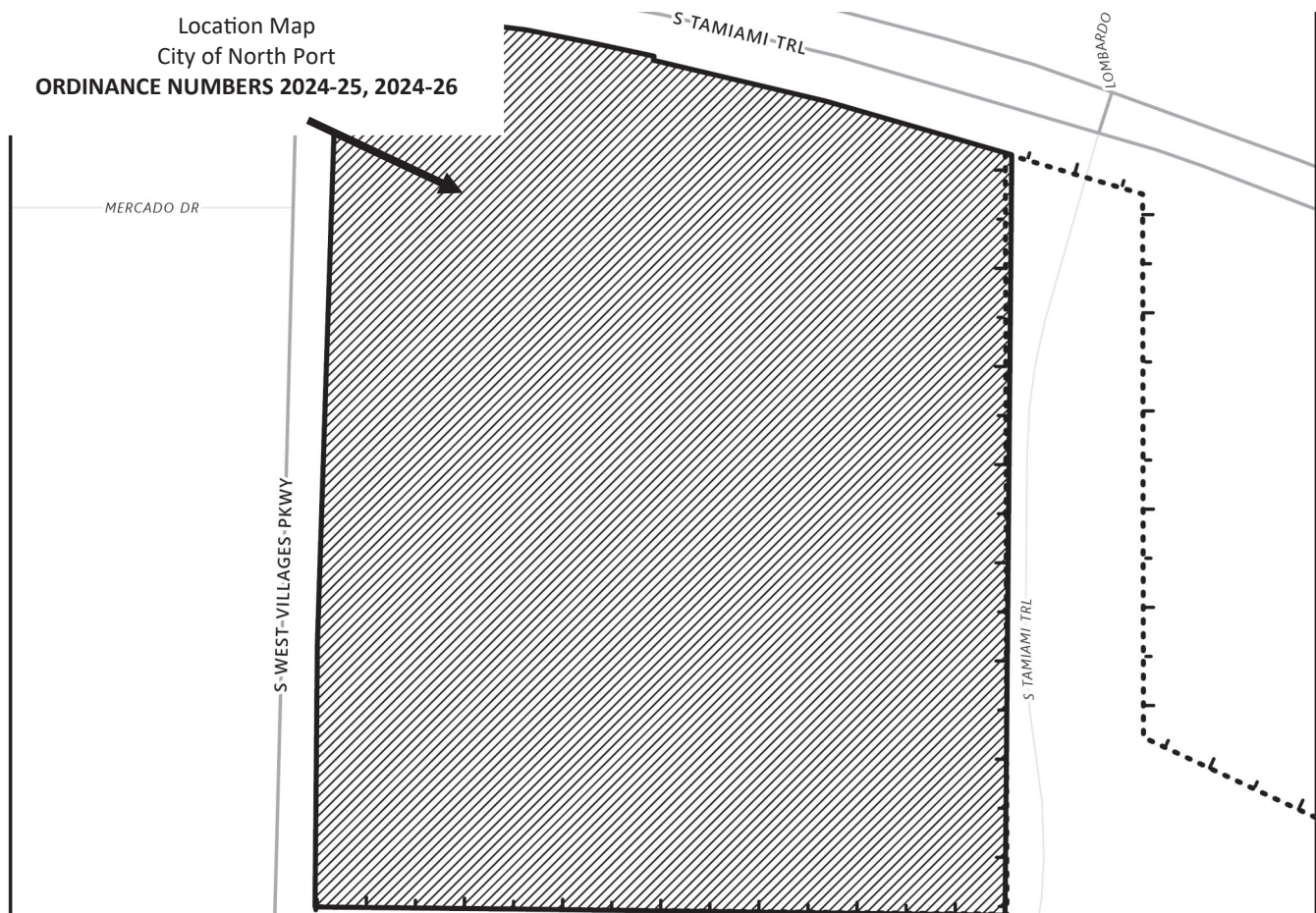
VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

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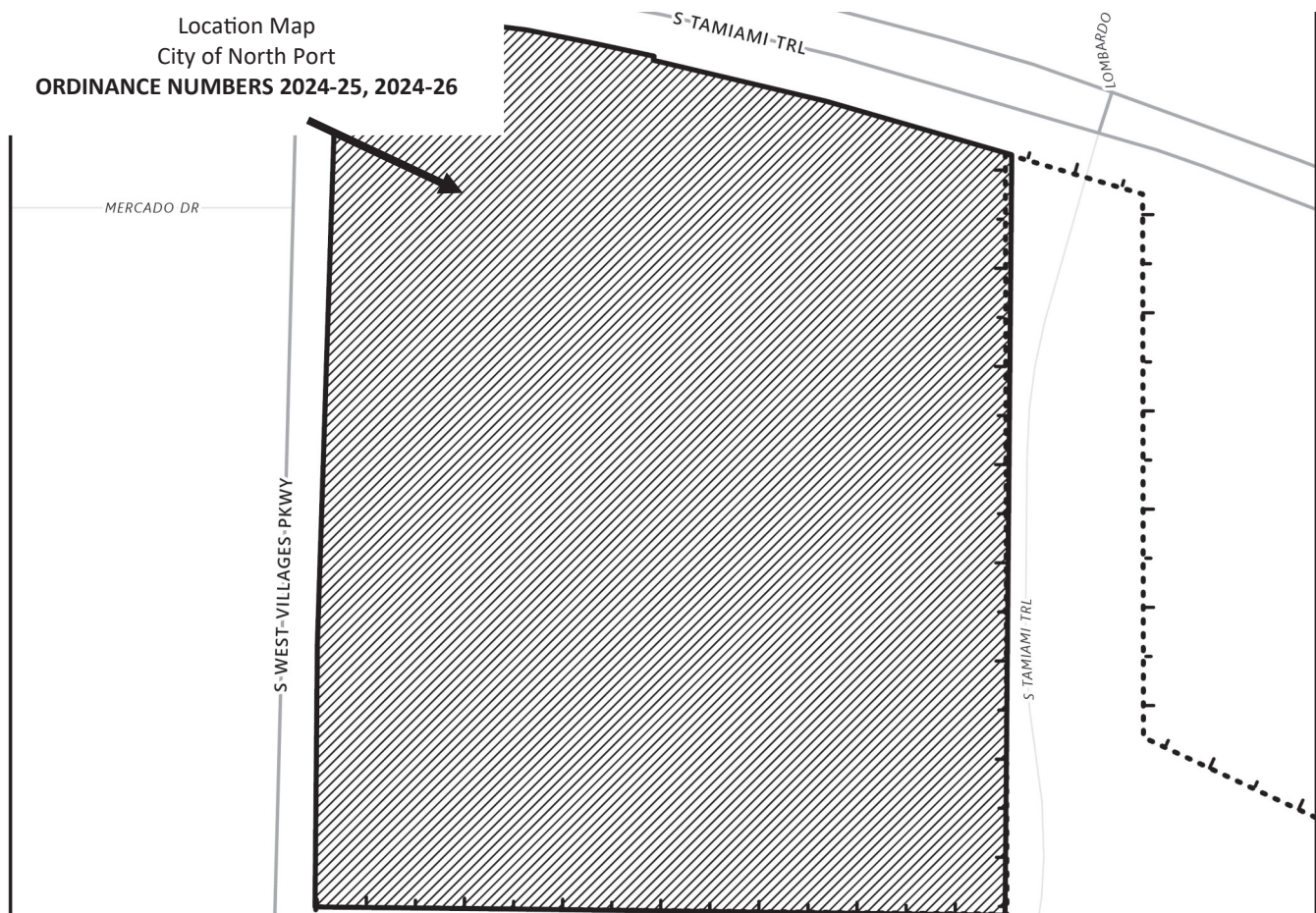
SIMON CHRISTOPHER (CO-TTEE)
 SIMON NANCY SUE (CO-TTEE)
 RAVEY FAMILY LIVING TRUST
 11800 TAPESTRY LN

VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

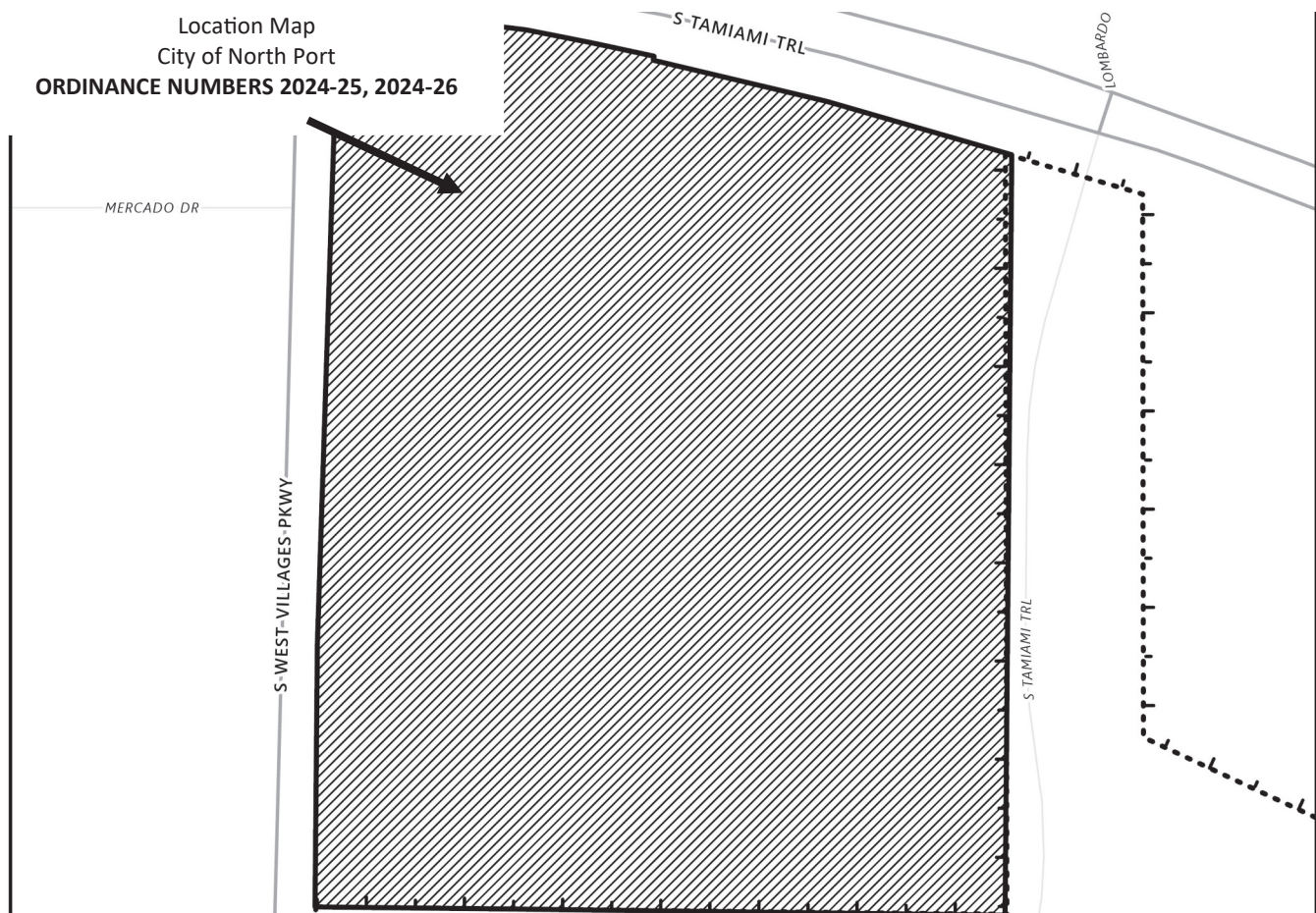
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STEVENS RAY A
 STEVENS NANCY A
 11879 TAPESTRY LN
 VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

PUBLIC NOTICE - CITY OF NORTH PORT
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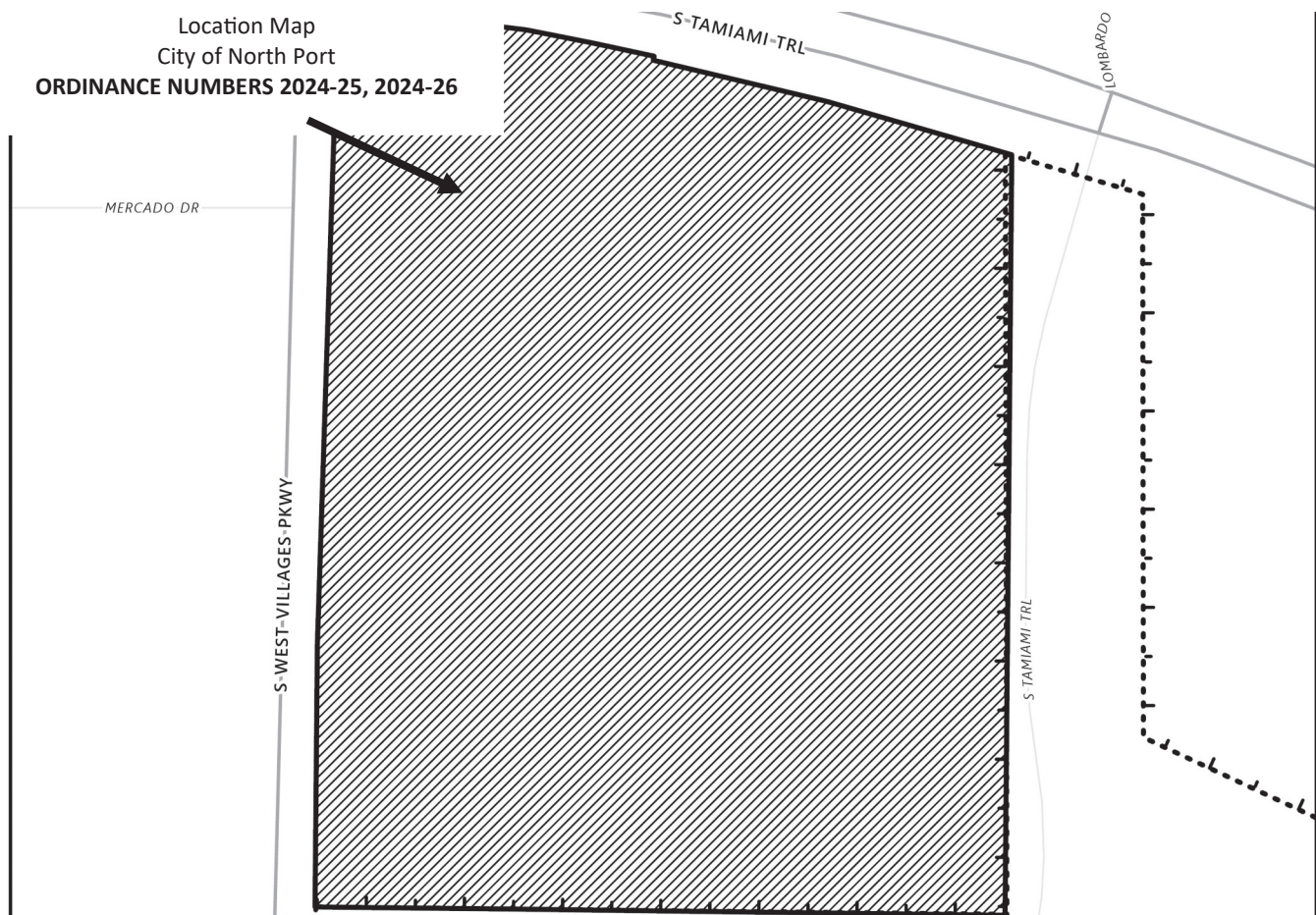
STEVERSON WILLIAM B
 STEVERSON BARBARA S

11720 TAPESTRY LN
 VENICE, FL 34293

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

PUBLIC NOTICE - CITY OF NORTH PORT
NOTICE OF PUBLIC HEARINGS
FOR ORDINANCE NUMBERS
2024-25, 2024-26
(REZ-24-079, VPA-24-078)

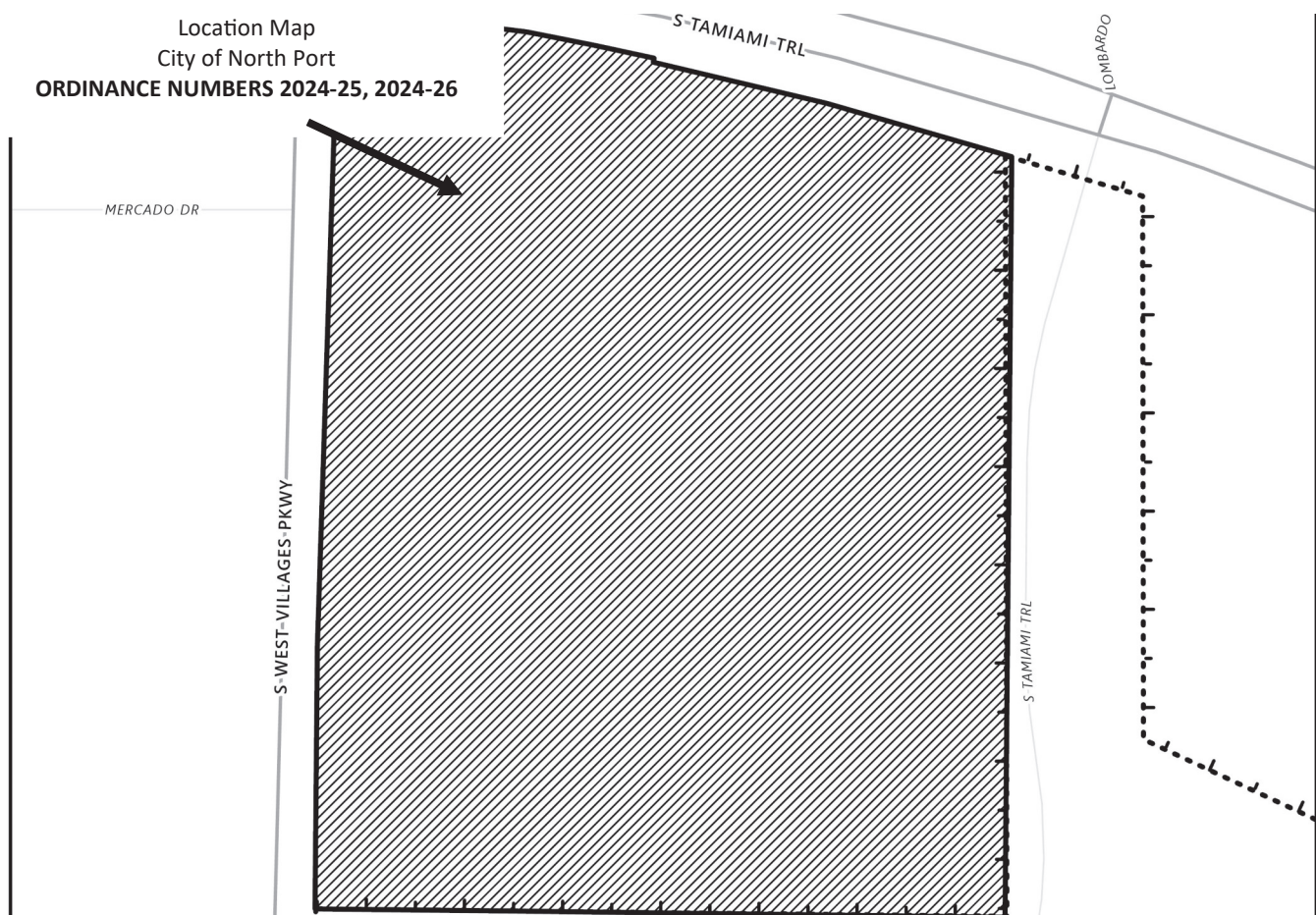
NOTICE IS HEREBY GIVEN, pursuant to Chapters 166 and 163 of the Florida Statutes, Section 7.01 (c) of the Charter of the City of North Port, Florida that the City of North Port proposes to adopt Ordinance 2024-25, rezoning ± 27.7816 acres of land from No Zoning Designation District (NZD) Classification To Village (V) Classification by amending the City of North Port Zoning Map for property located south of S. Tamiami trail (US-41), east of S. West Villages Parkway in sections 32 and 33, township 39 south, range 20 east of Sarasota County, and further described in instrument no. 2015141220 in official records of Sarasota County, Ordinance 2024-26 amending the Village E Village District Pattern Plan (West Villages AKA Wellen Park) and amending the Unified Land Development Code to reference the amended Village District Pattern Plan.

STOCKBRIDGE GARY R (CO-TTEE)
 STOCKBRIDGE LEIGH ANNE (CO-TTEE)
 GARY R & LEIGH ANNE STOCKBRIDGE
 LIVING TRUST
 20260 SYMPHONY PL
 VENICE, FL 34293

A Public Hearing will be held before the Planning and Zoning Advisory Board designated as the Local Planning Agency (LPA) on **Thursday, July 11, 2024, at 9:00 a.m.** in the **City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286** to consider these two petitions.

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

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 2024-25, 2024-26
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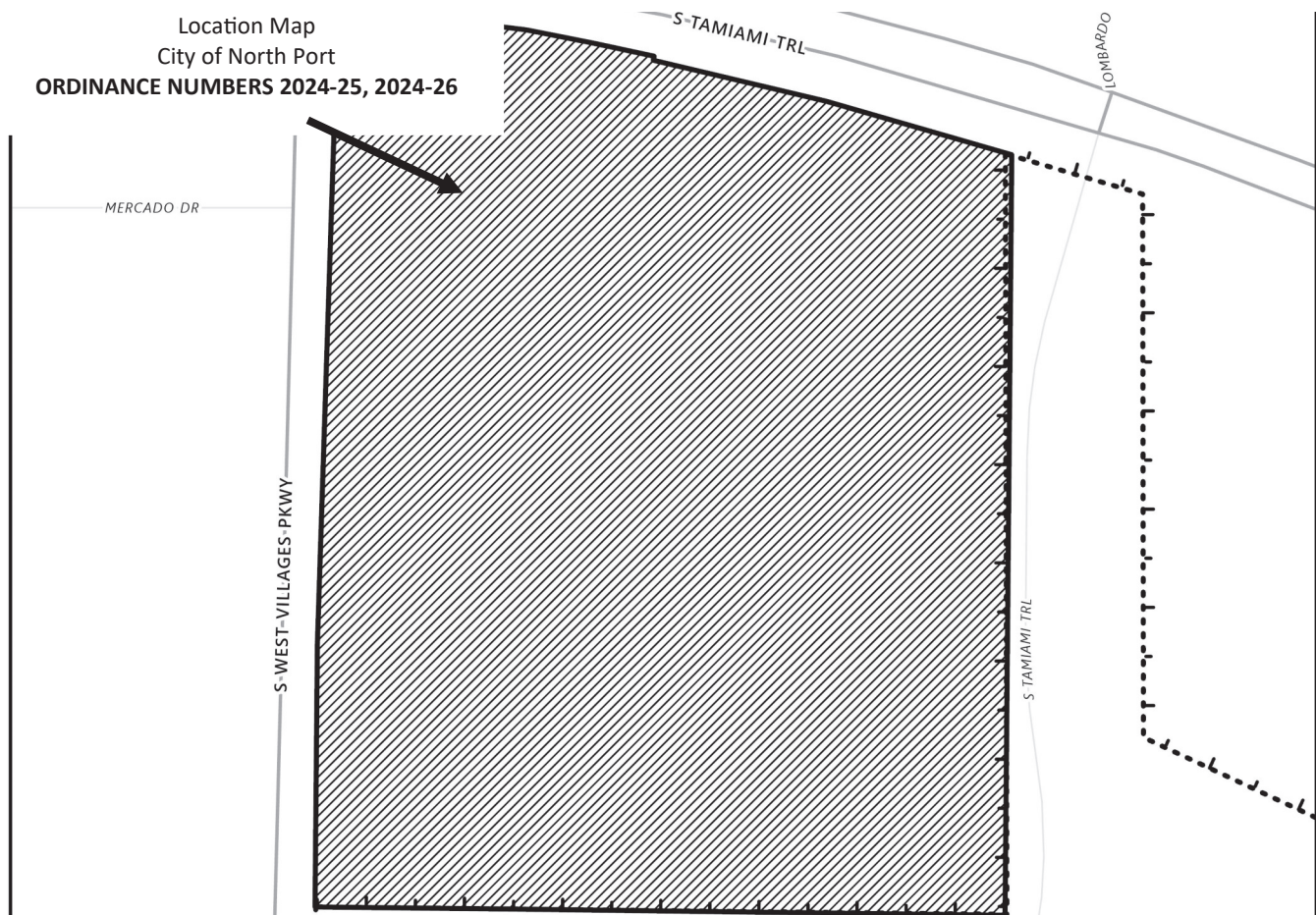
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STRAFF BRETT L

11919 ALESSANDRO LN

VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
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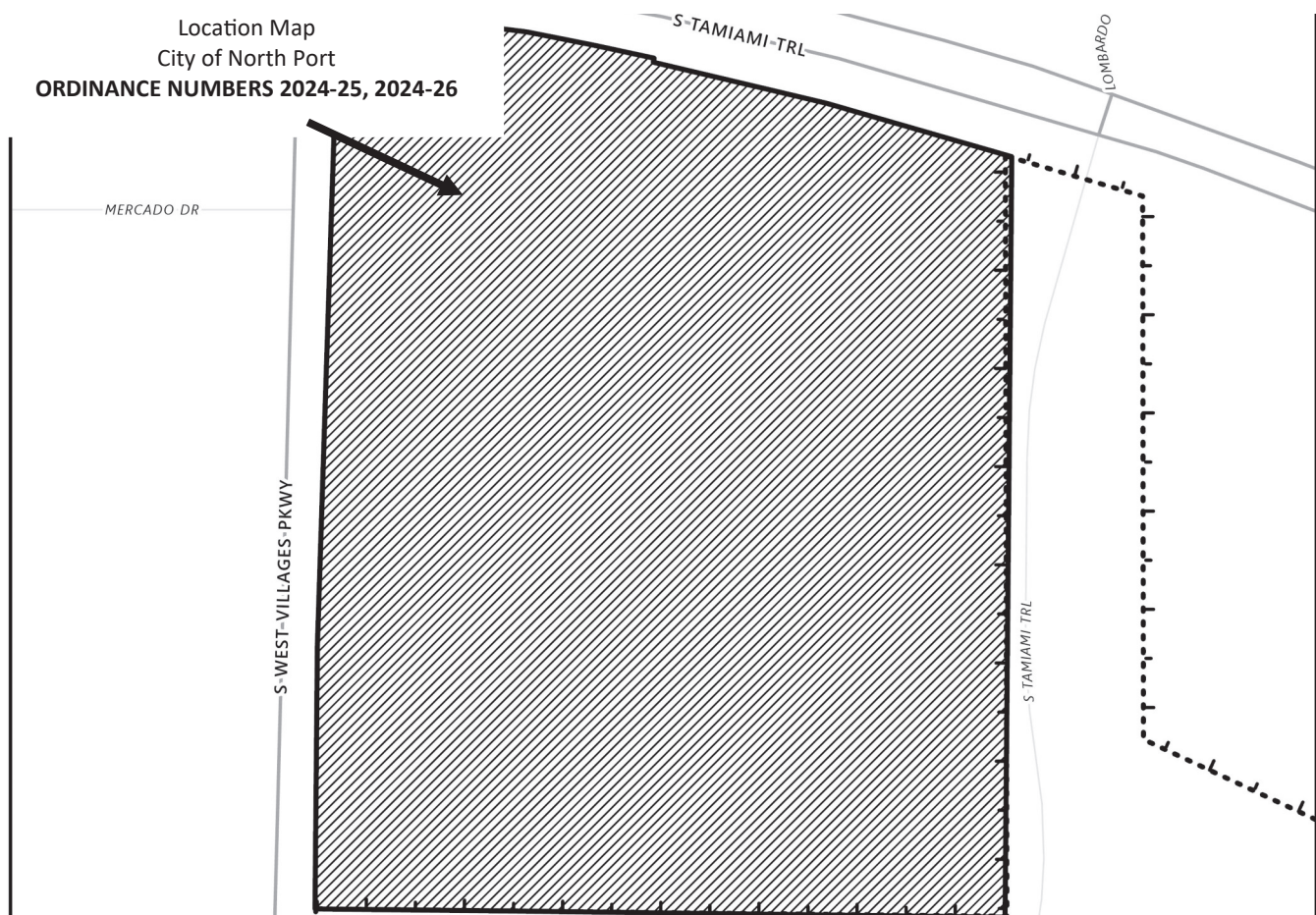
THOMAS RANCH LAND PARTNERS VIL-
 LAGE I LLLP

19503 S WEST VILLAGES PARKWAY, STE
 14

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Location Map
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ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
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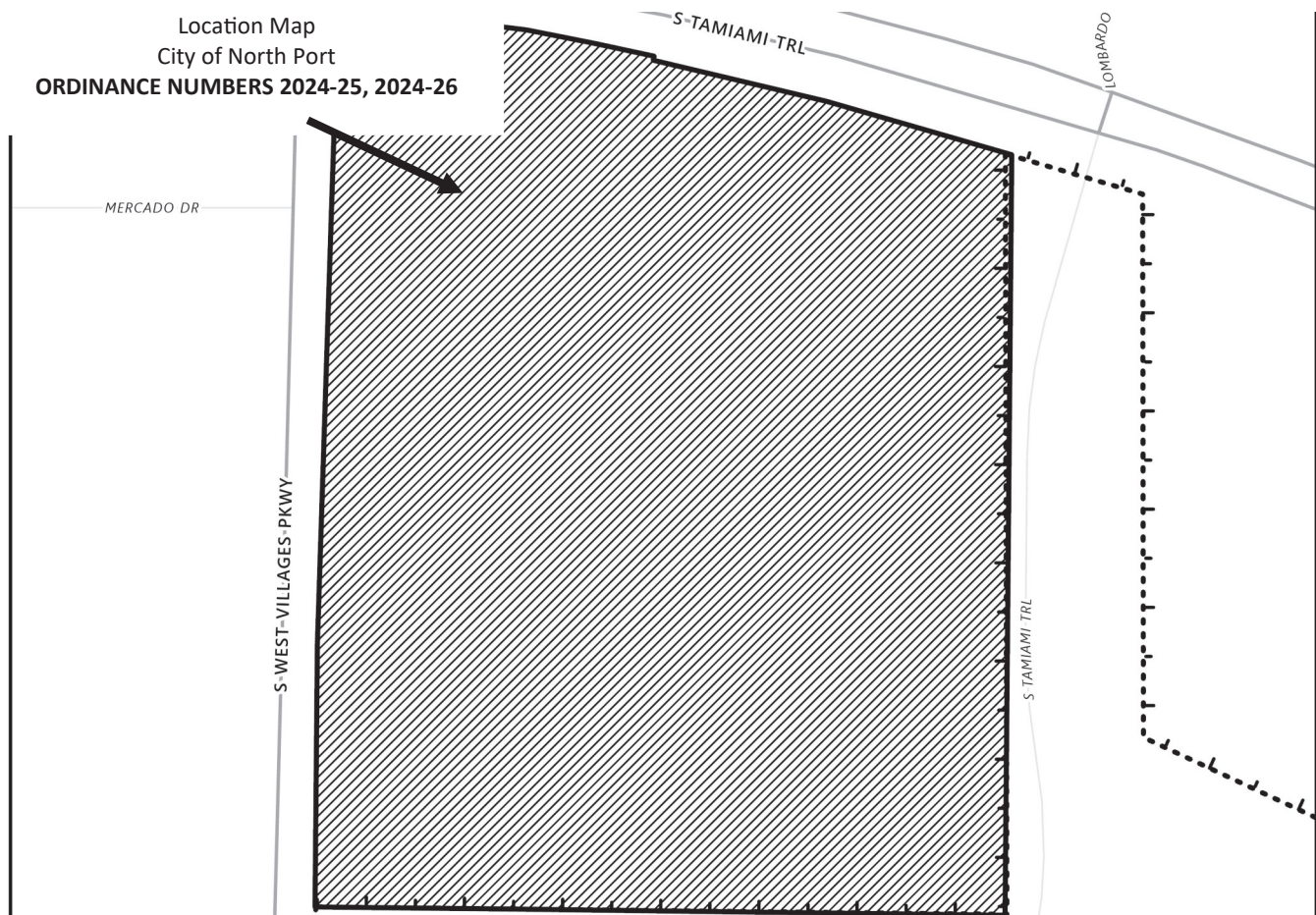
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TOOMEY GEORGE R
 TOOMEY KARLA A
 11799 TAPESTRY LN
 VENICE, FL 34293

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TRUST AGREEMENT DATED 12/27/2019
 POPPITI ALBERT J (TTEE)

11789 TAPESTRY LN

VENICE, FL 34293

Location Map
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ORDINANCE NUMBERS 2024-25, 2024-26





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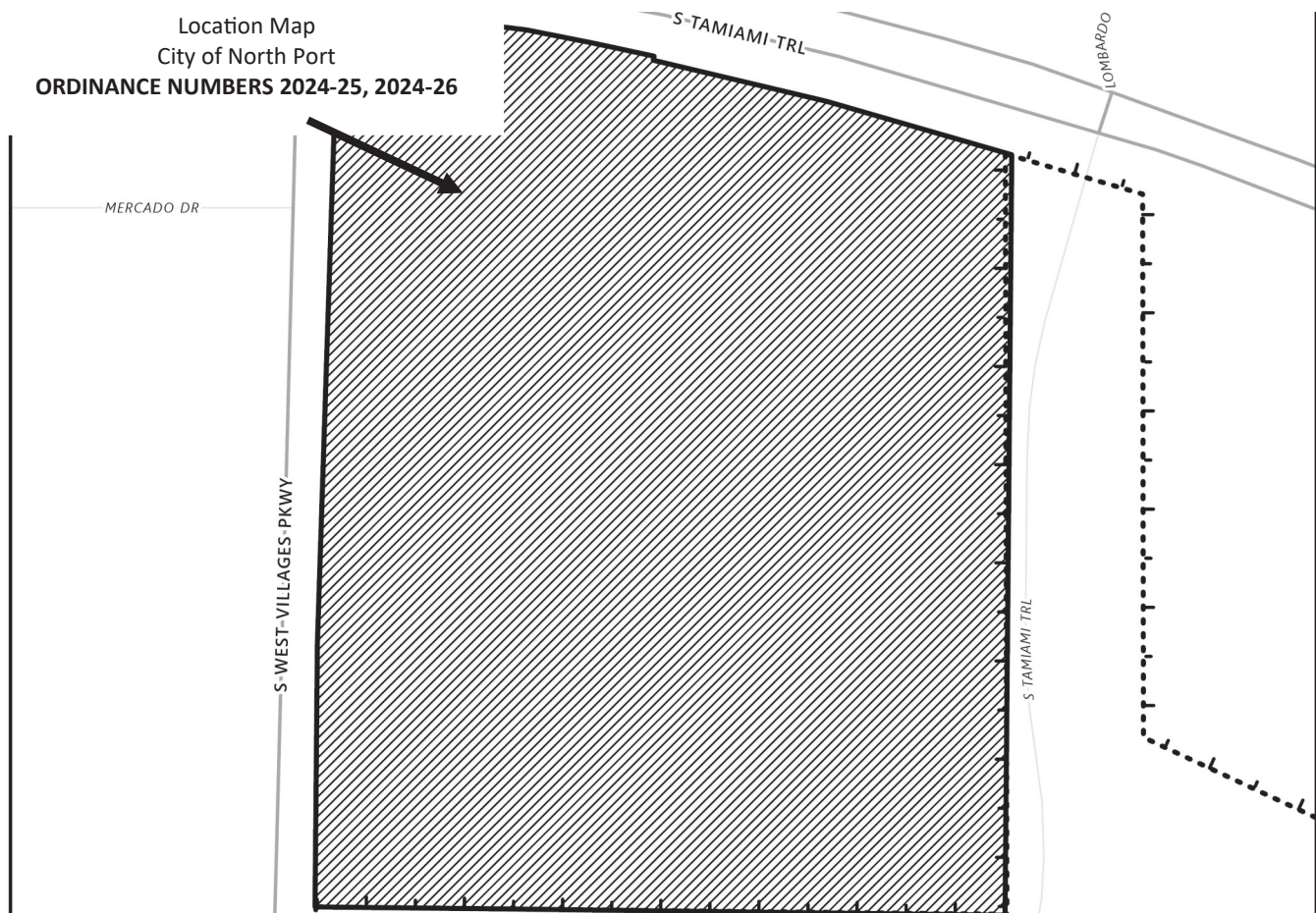
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TUCCIO-DAY MARINA
 TUCCIO DORIS A
 11880 TAPESTRY LN
 VENICE, FL 34293

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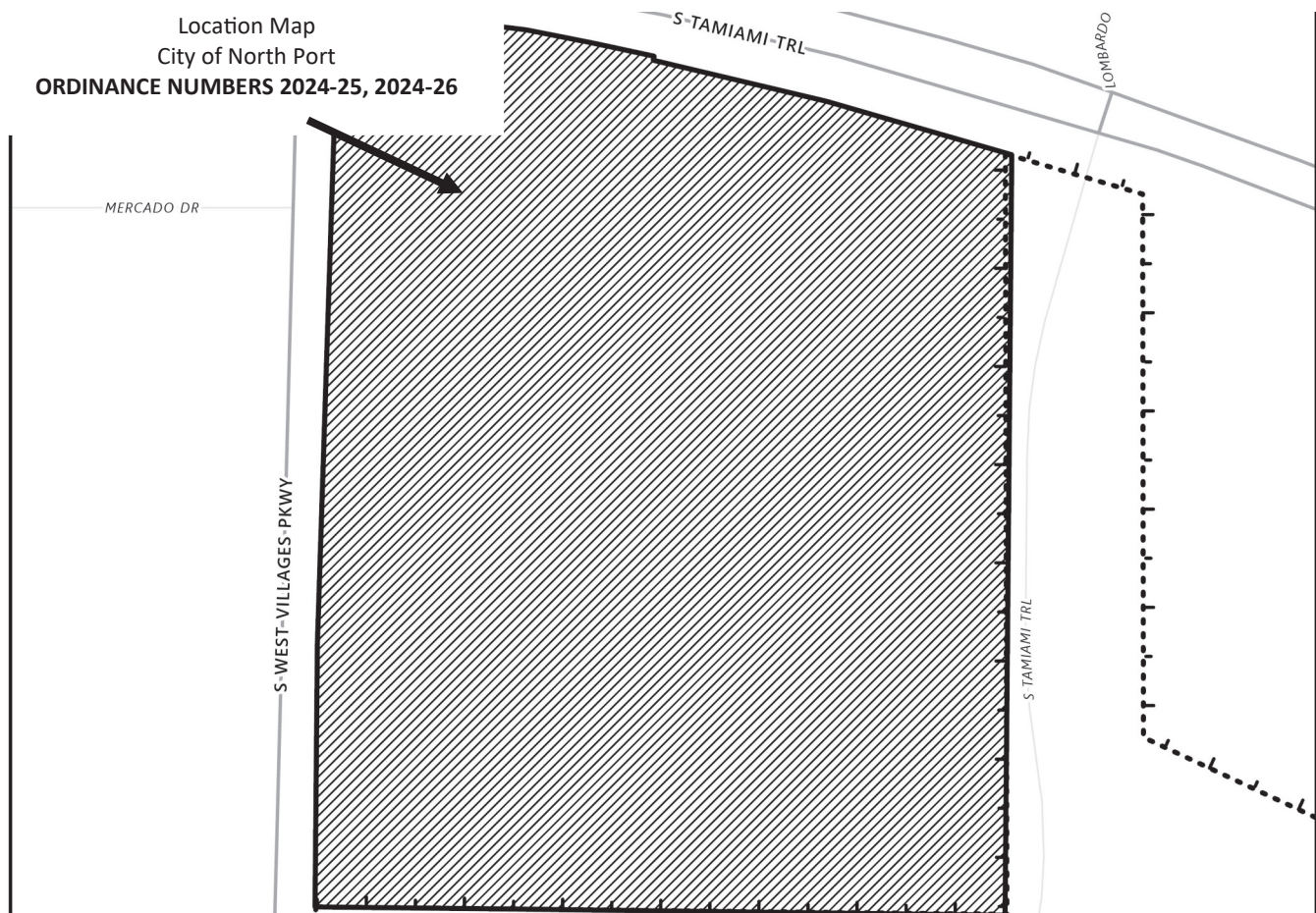
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VACHON DAVID R
 VACHON TERESA S
 11679 TAPESTRY LN
 VENICE, FL 34293

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 4970 City Hall Boulevard
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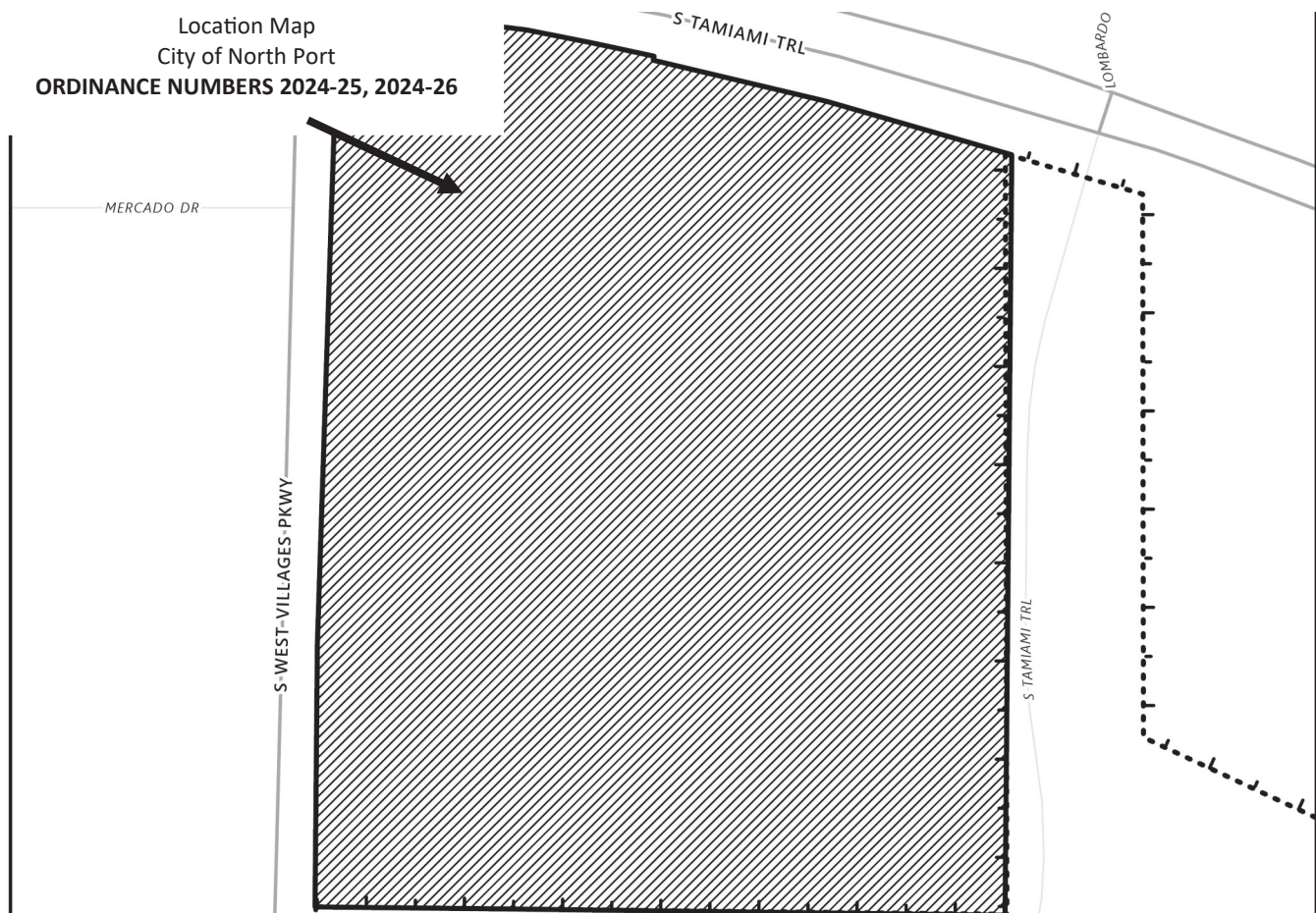
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VIDAL ORLANDO
 VIDAL BERTHA
 11859 TAPESTRY LN
 VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
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WING YU TOM TRUST
 TOM WING YU (TTEE)

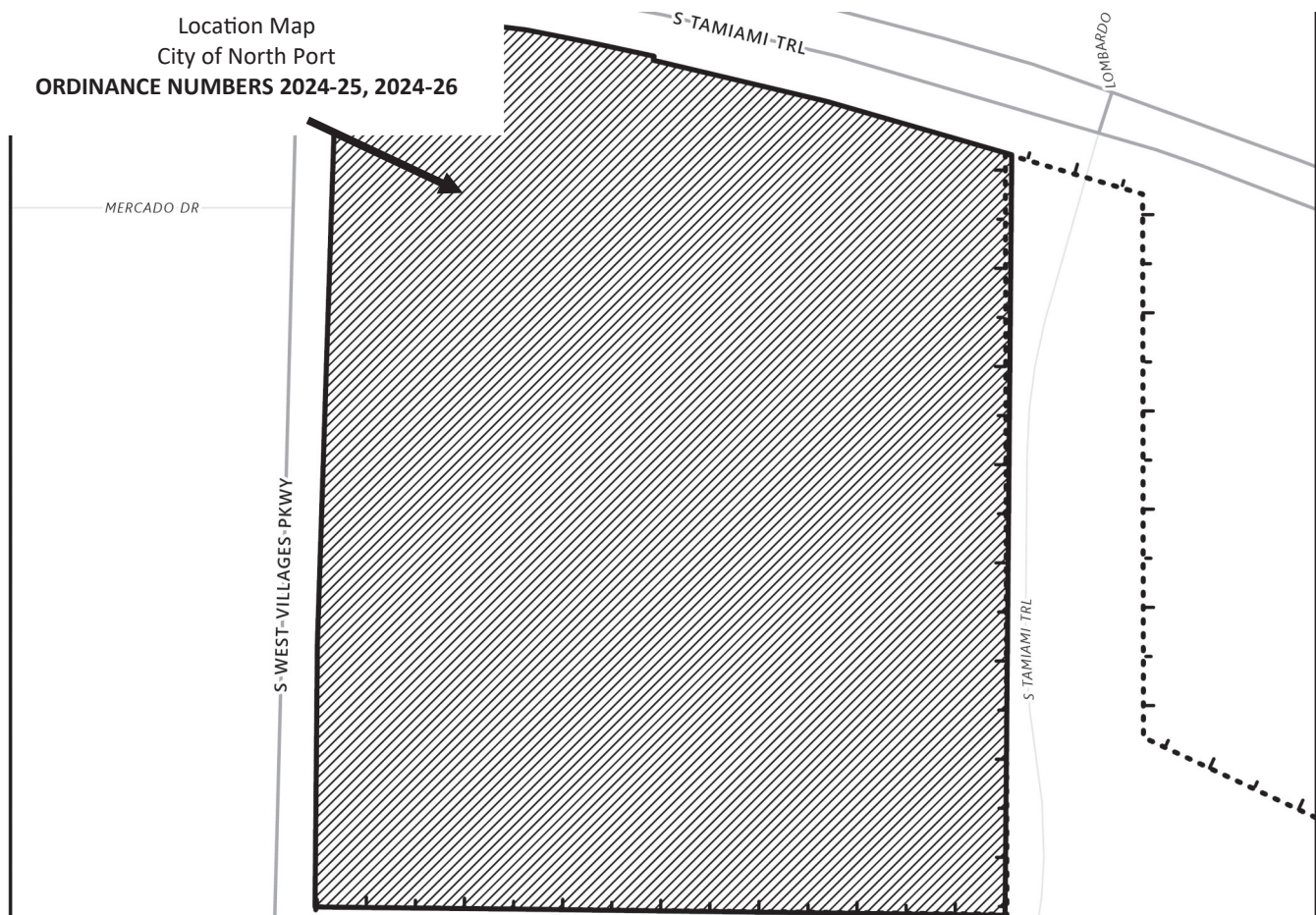
11999 TAPESTRY LN

VENICE, FL 34293

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City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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WINTER MARKUS
WINTER EDITH

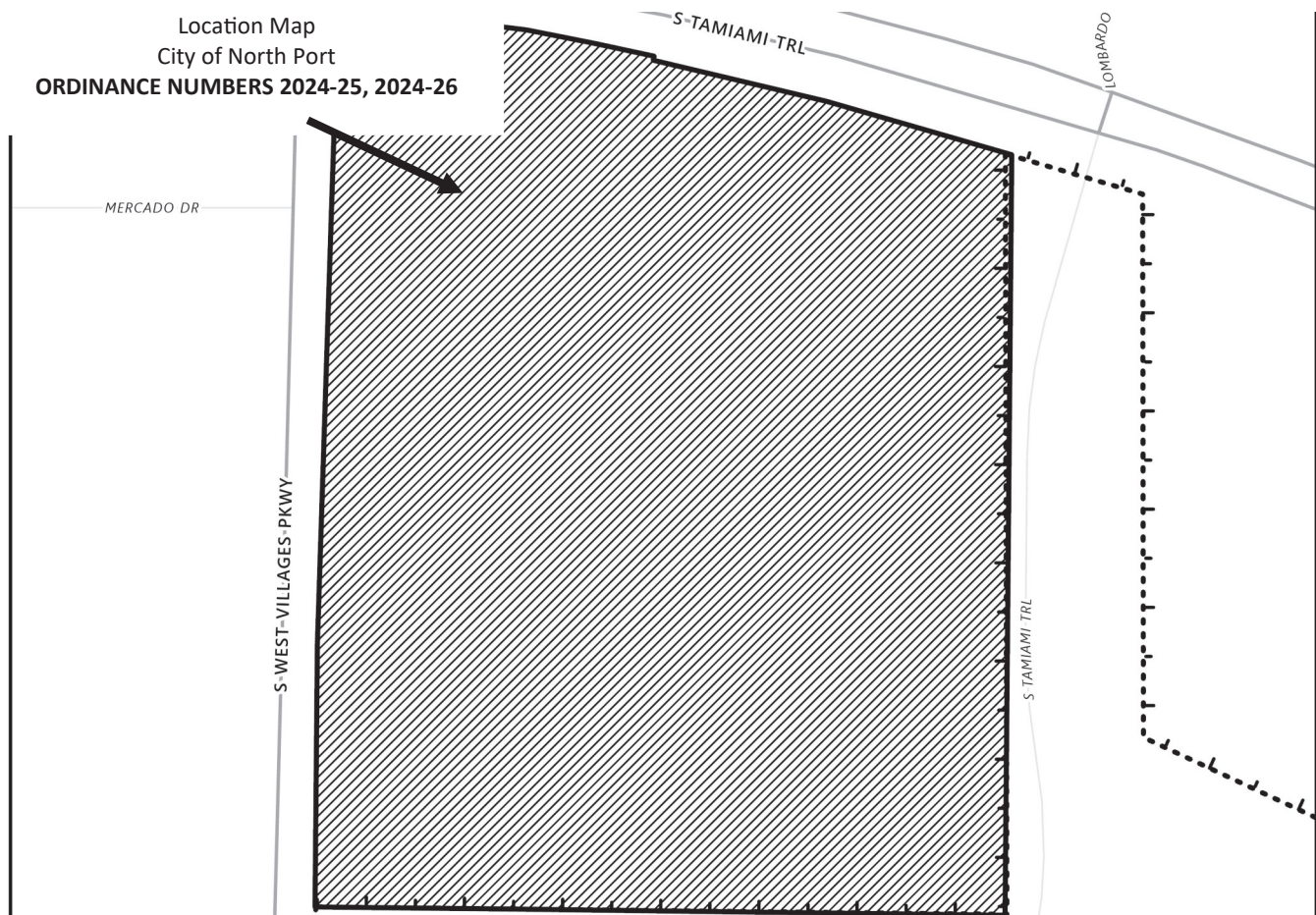
11829 TAPESTRY LN

VENICE, FL 34293

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City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
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**PUBLIC NOTICE - CITY OF NORTH PORT
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 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

WOODBURY ROBERT

11967 ALESSANDRO LN

VENICE, FL 34293-1563

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WOODSIDE JENNIFER MARIE ESTHER

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11790 TAPESTRY LN

VENICE, FL 34293

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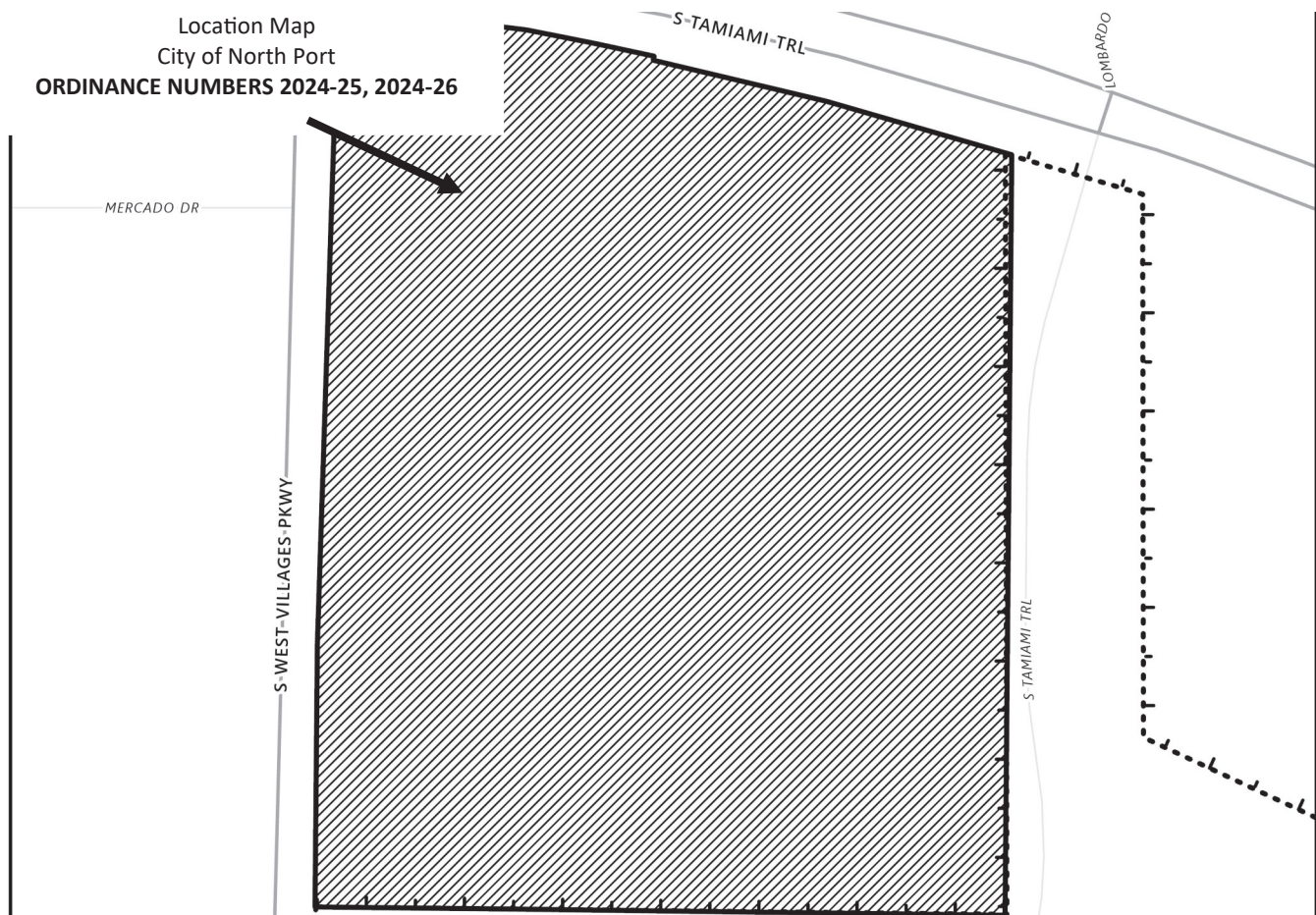
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WOODSIDE RICHARD
 WOODSIDE ALETHA
 11920 TAPESTRY LN
 VENICE, FL 34293

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 (REZ-24-079, VPA-24-078)**

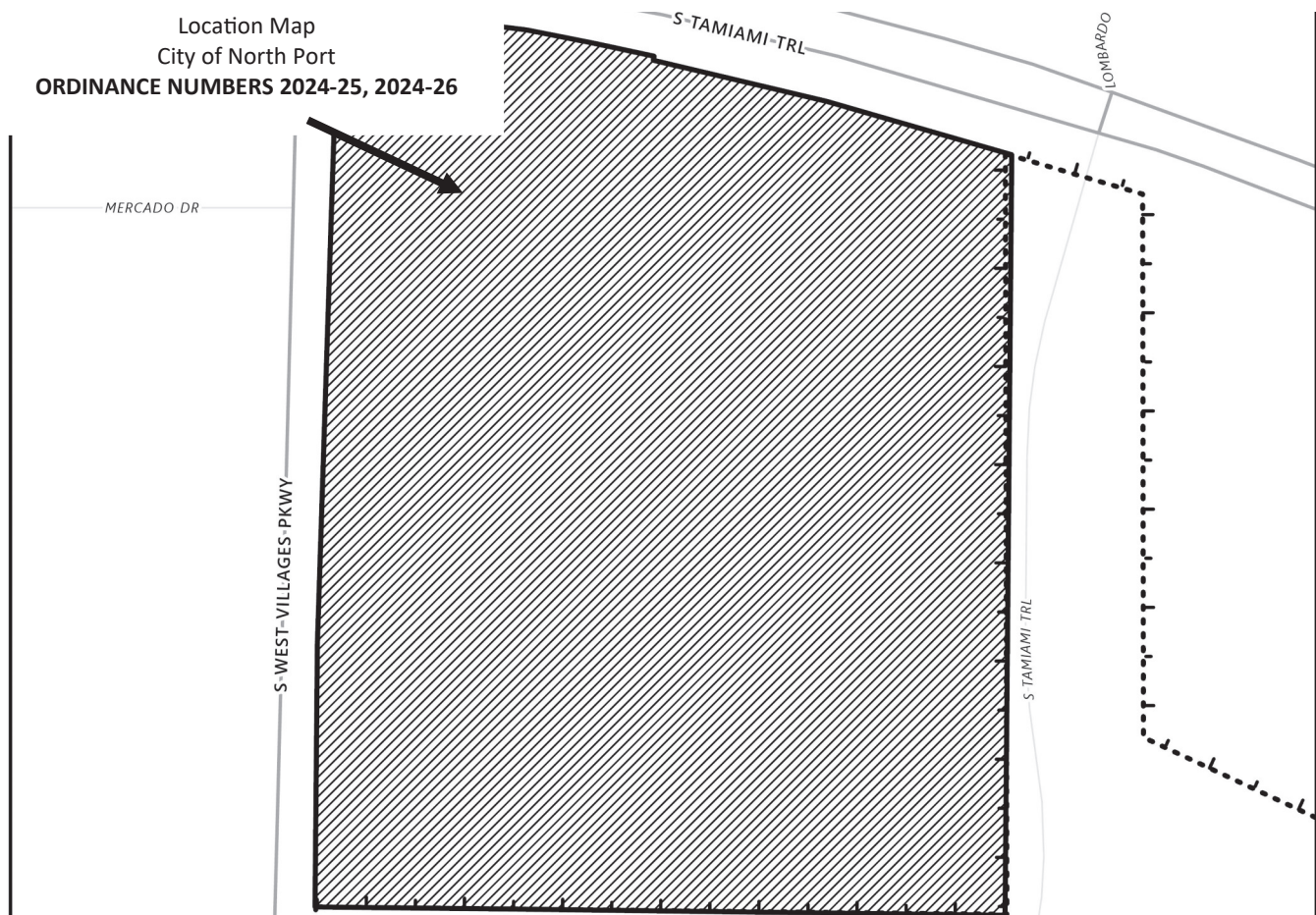
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WUHRER JONATHAN S
 WUHRER KATHRYN H
 11890 TAPESTRY LN
 VENICE, FL 34293

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

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YEATMAN CURTIS DUANE
 YEATMAN SUSAN A

11666 RENAISSANCE BLVD

VENICE, FL 34293

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ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
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**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

PARK AVENUE REALTY COMPANY

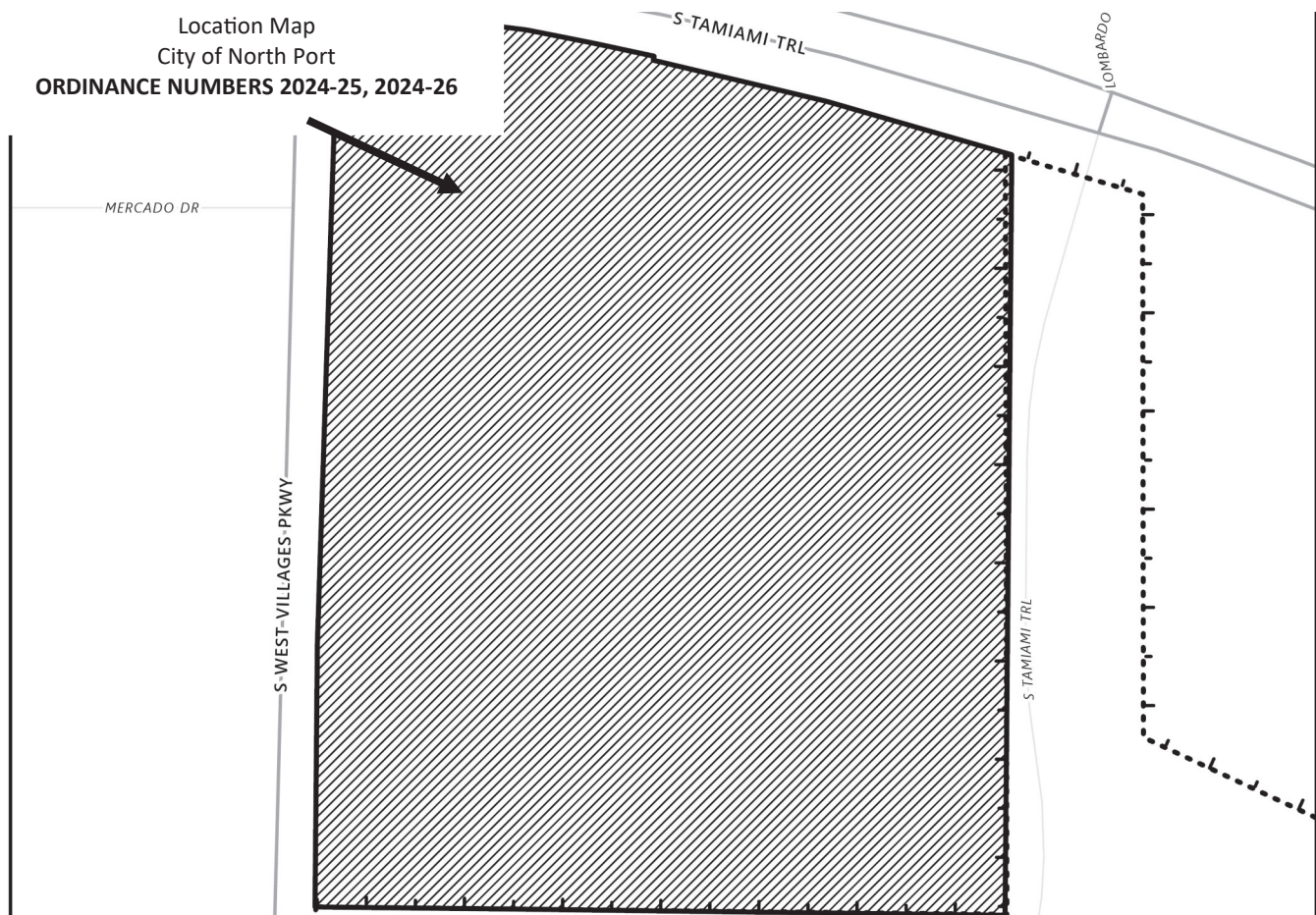
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C/O JAMES BEVER
 PO BOX 242
 MARION, IA 52302

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Location Map
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ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

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 2024-25, 2024-26
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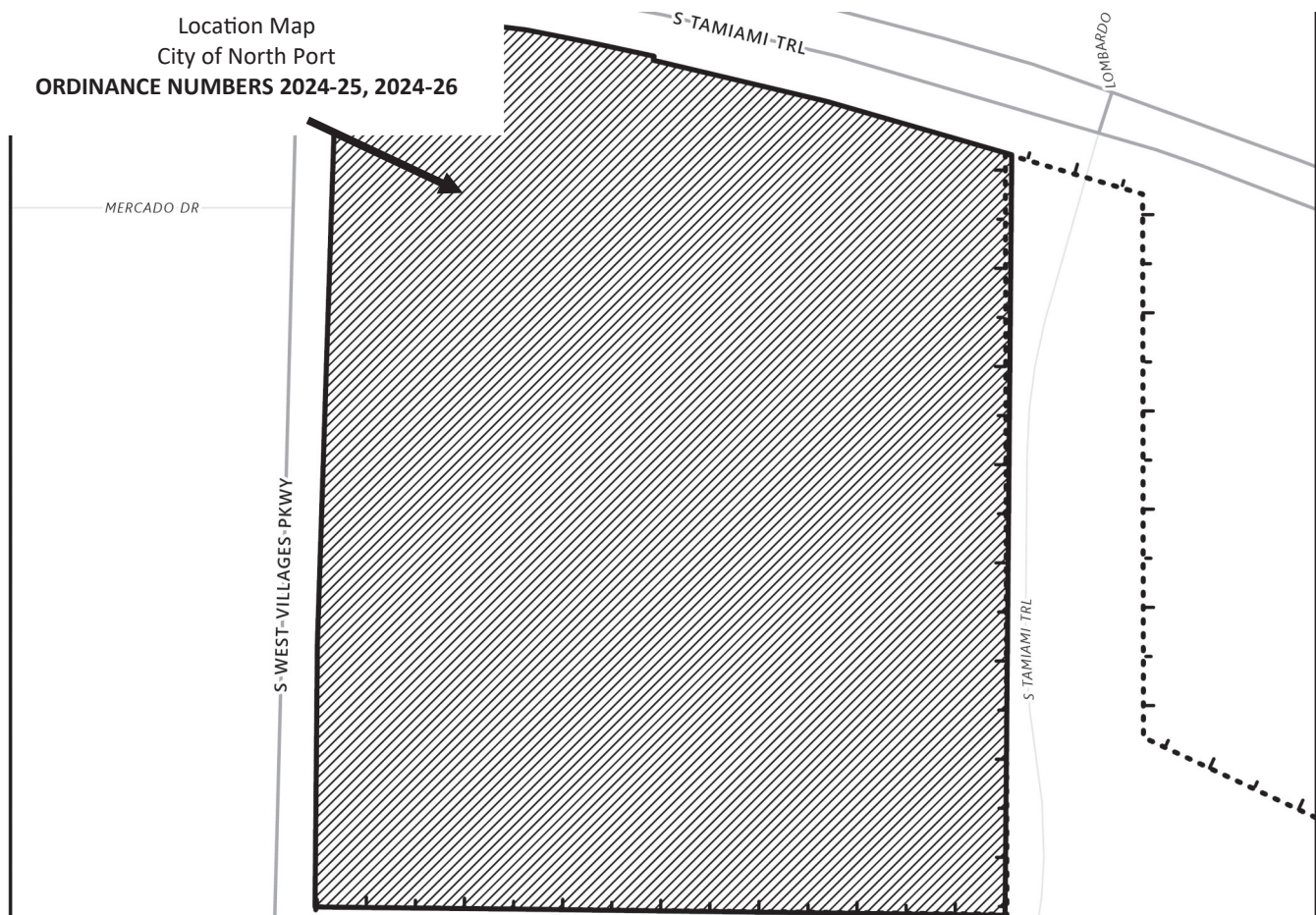
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PROFESSIONAL RESOURCE DEVELOPMENT INC

1200 NETWORK CENTRE DR STE 2

EFFINGHAM, IL 62401

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

LUCZYK TRUST

234 SHERIDAN RD

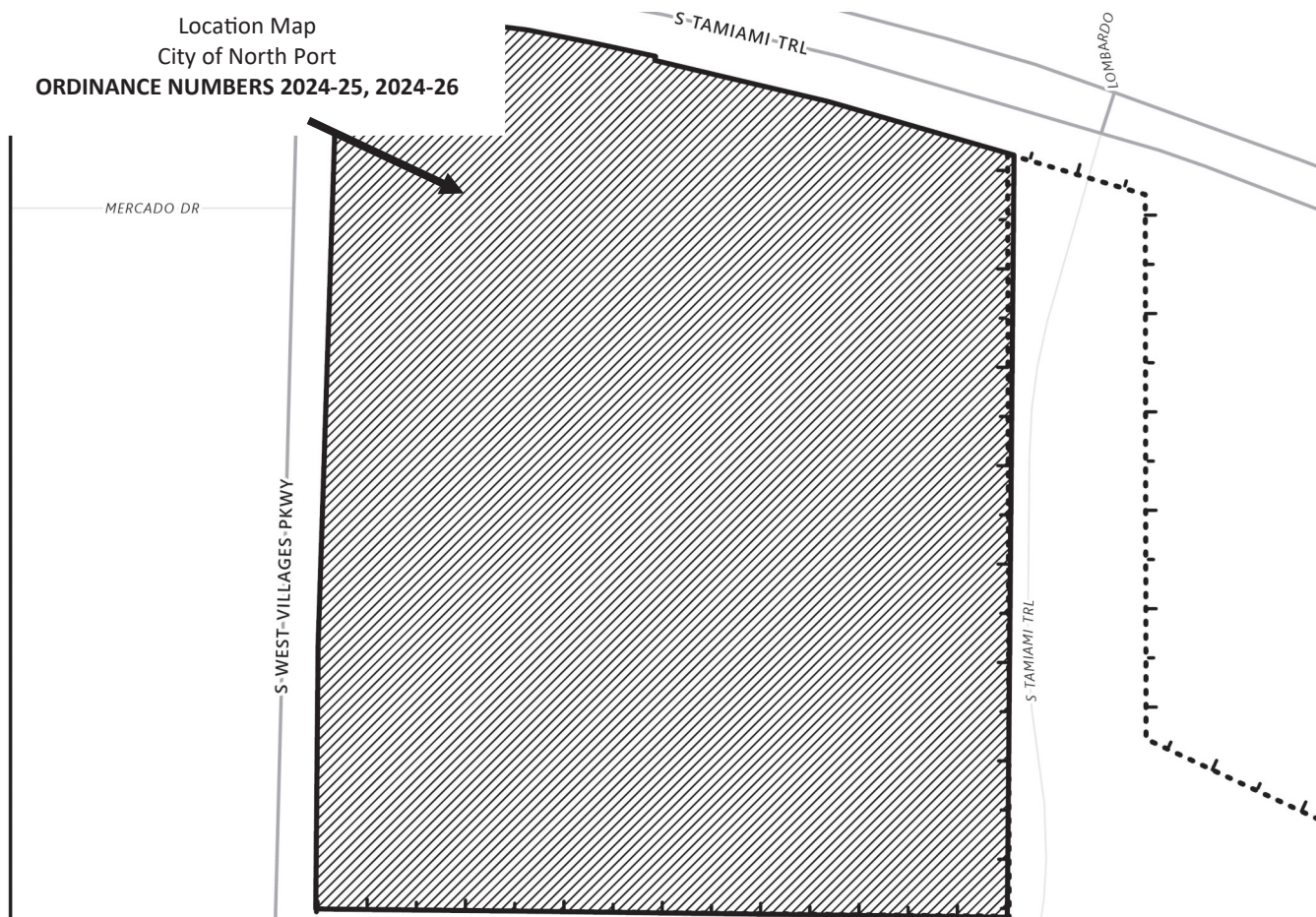
KENILWORTH, IL 60043

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City of North Port
 Neighborhood Development Services
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 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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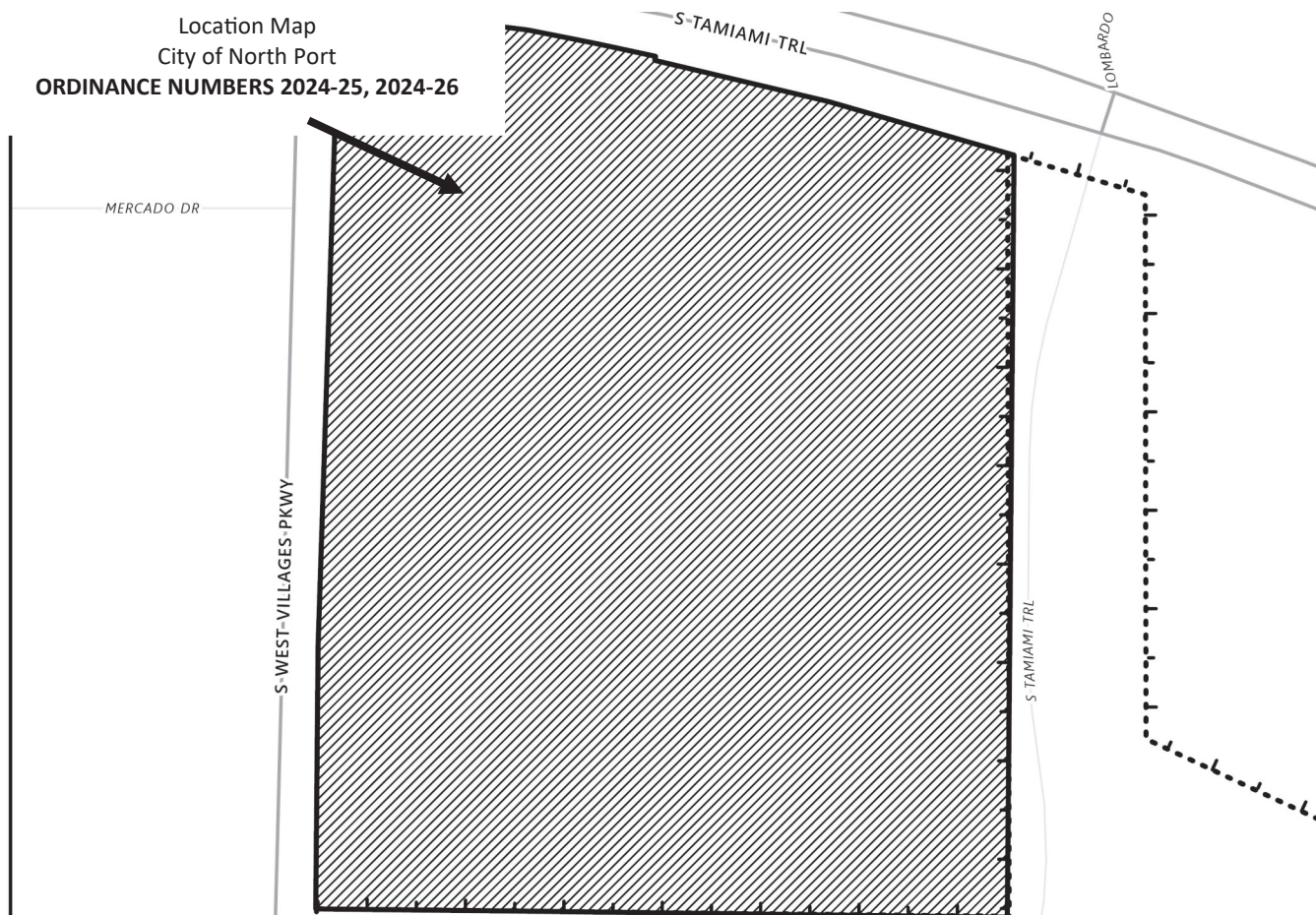
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KUHLMAN JOHN H
 KUHLMAN JOAN L
 402 STATE RD 229 S
 BATESVILLE, IN 47006

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
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 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

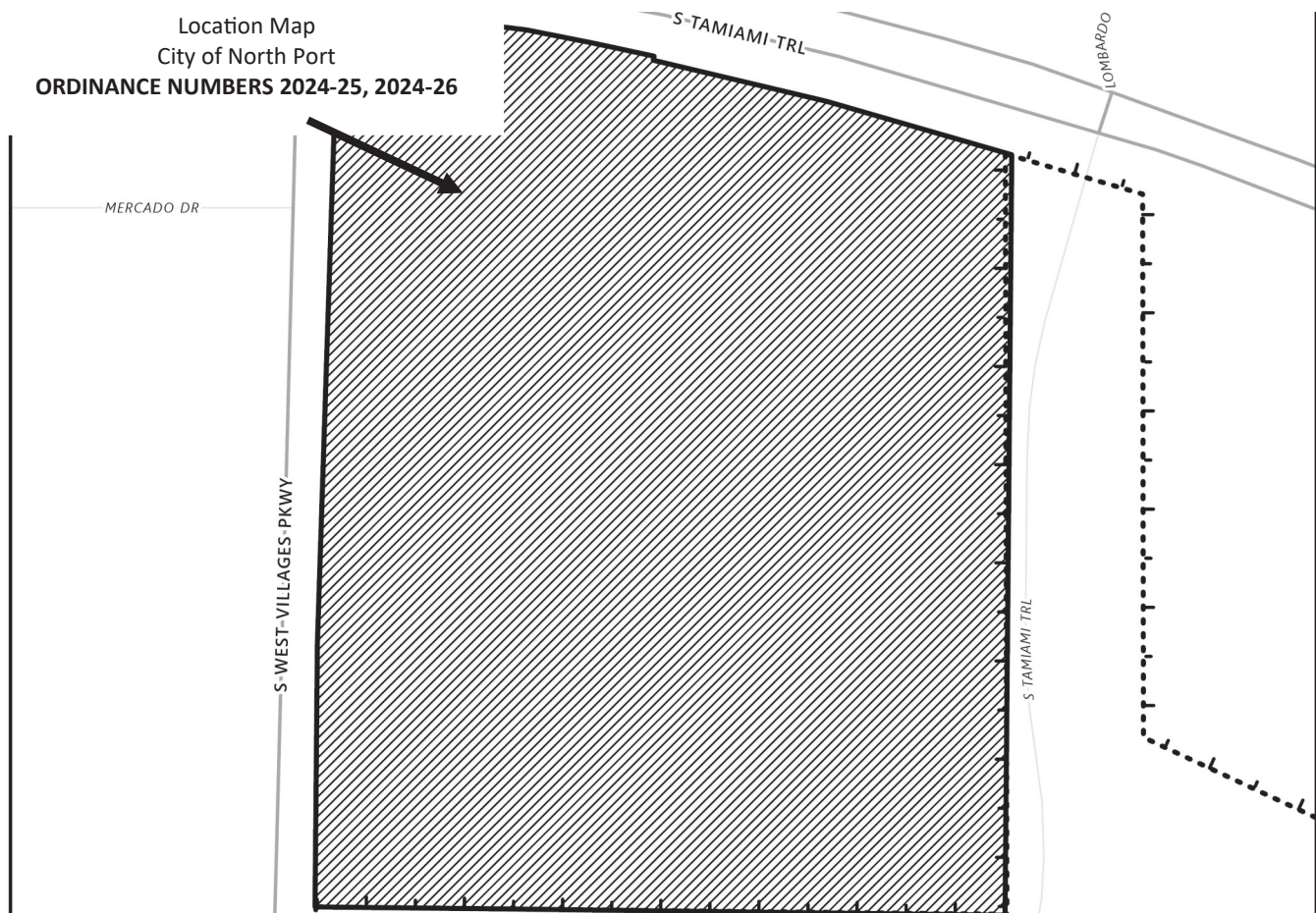
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KROL STANLEY
 KROL MARGARET V
 10484 DUSTY ROSE DR
 ZIONSVILLE, IN 46077

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

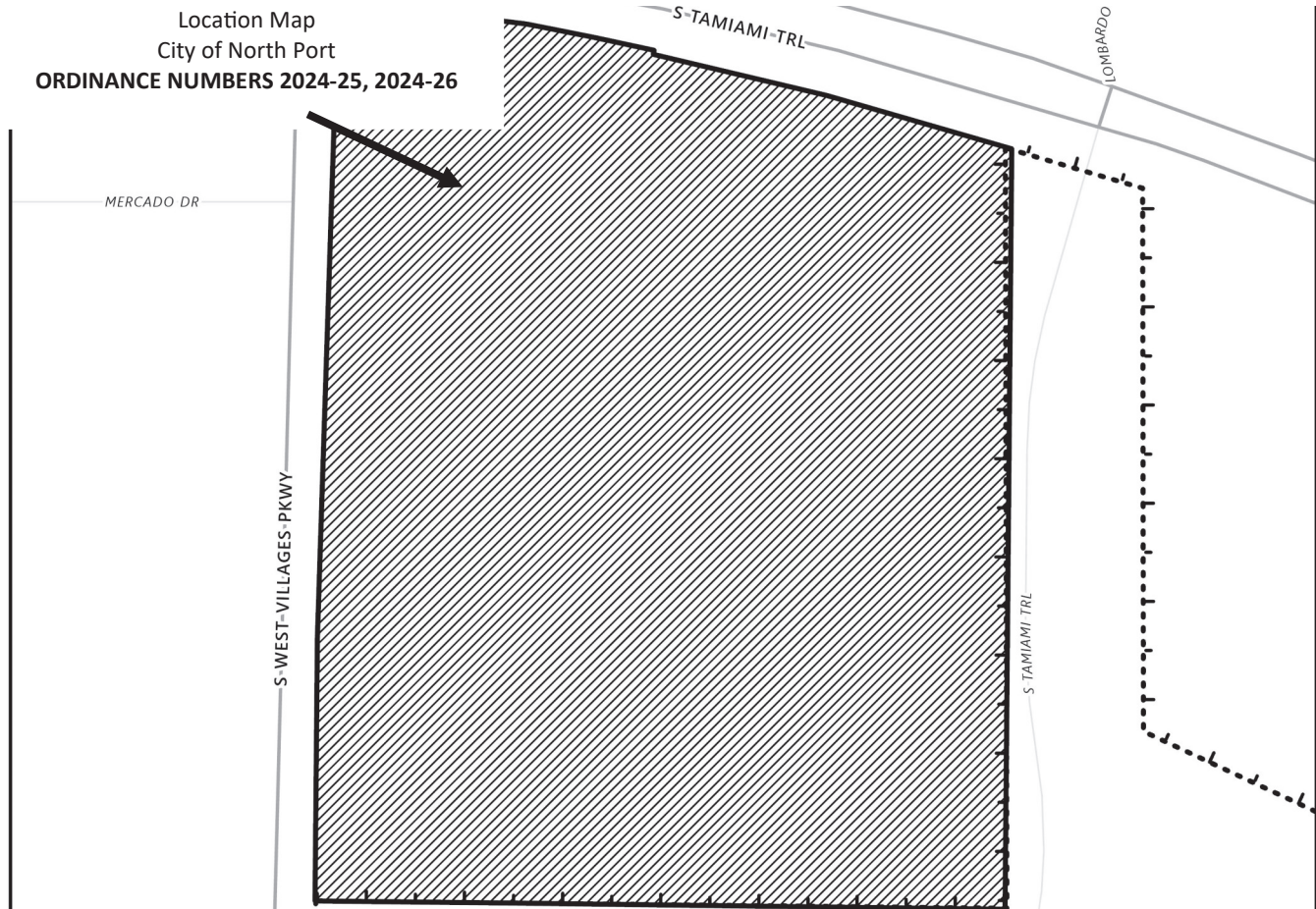
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STARR NORMAN
 STARR CAROLYN
 54625 SHERWOOD LN
 SHELBY TOWNSHIP, MI 48315





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

PUBLIC NOTICE - CITY OF NORTH PORT
NOTICE OF PUBLIC HEARINGS
FOR ORDINANCE NUMBERS
2024-25, 2024-26
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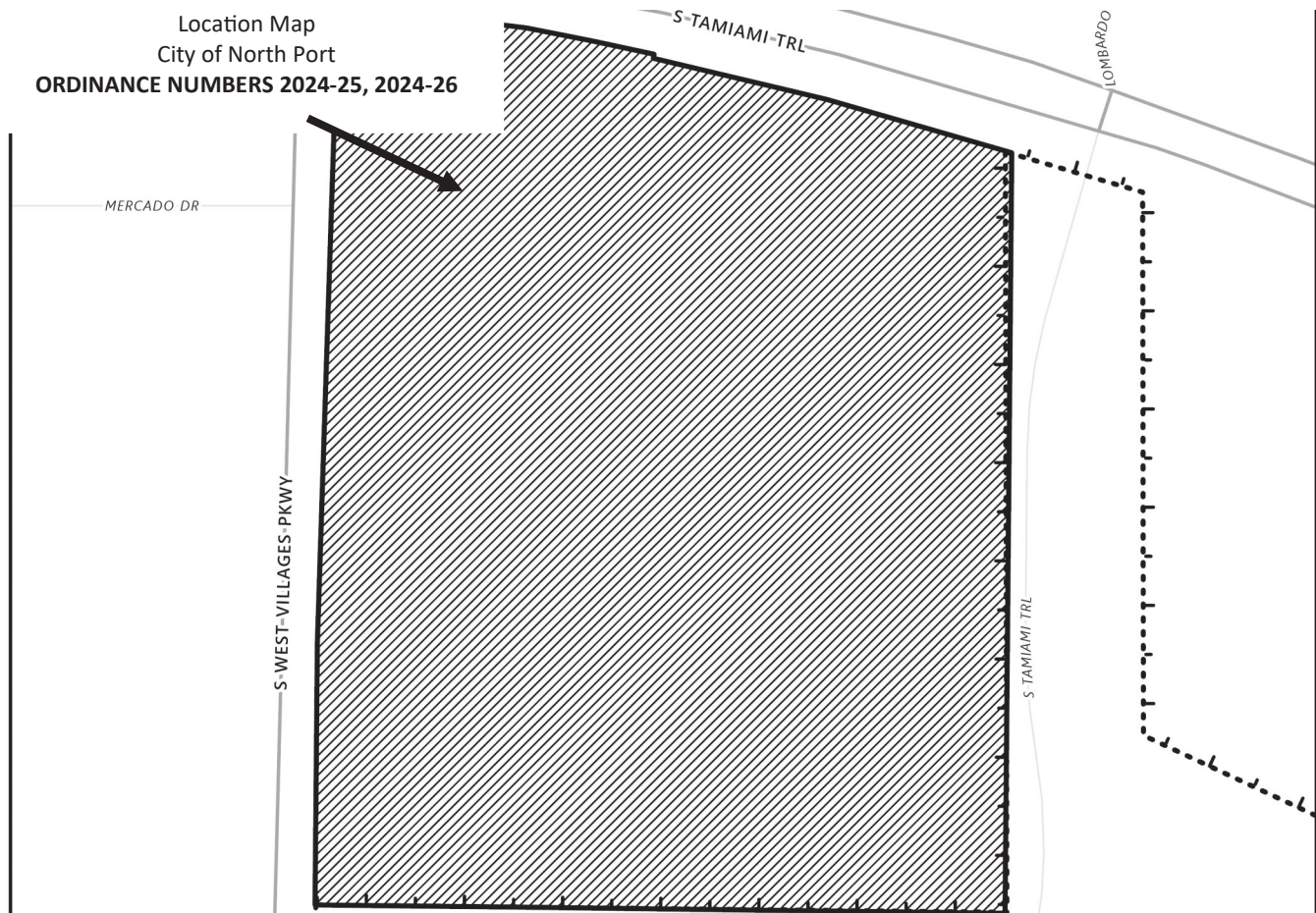
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BOGOEVSKA SUZANA

7277 NEEDLE POINT DR

SHELBY TWP, MI 48316

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
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**PUBLIC NOTICE - CITY OF NORTH PORT
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 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

WP VENICE LLC

533 S THIRD ST STE 100

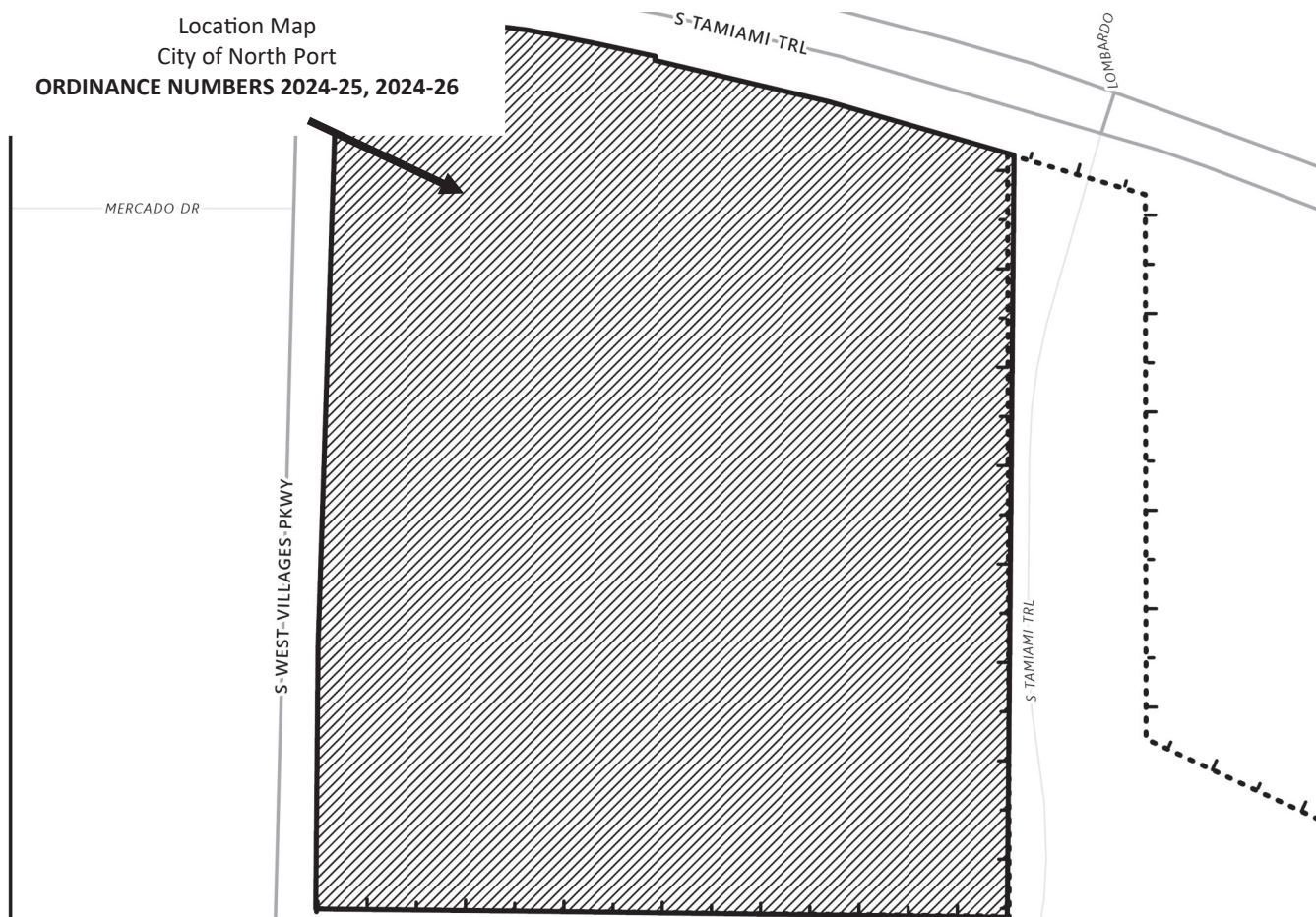
MINNEAPOLIS, MN 55415

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ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
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 Planning & Zoning Division
 4970 City Hall Boulevard
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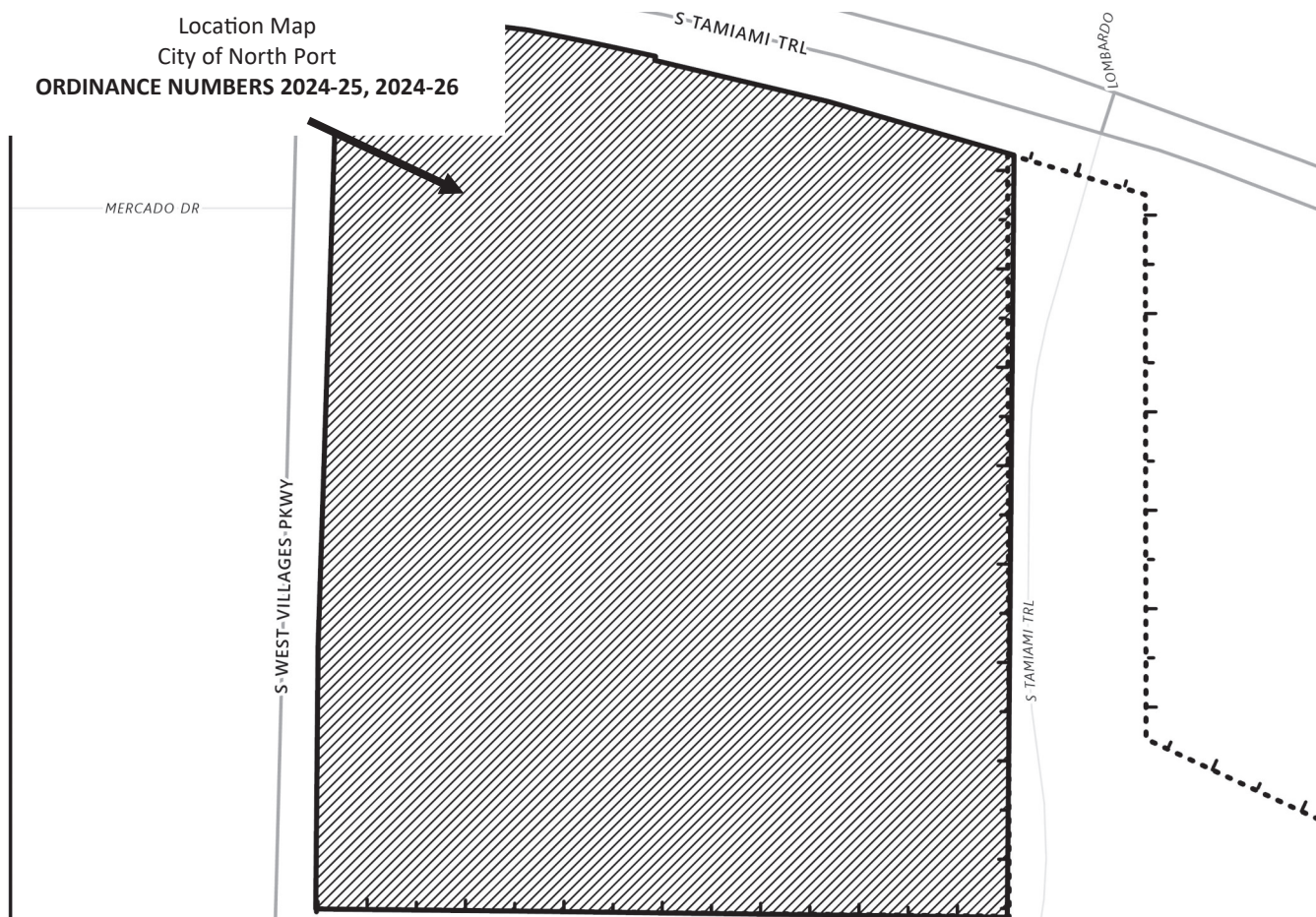
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NITZ JANICE LYNN (TTEE)
 NITZ THOMAS MARTIN (TTEE)
 REVOCABLE TRUST OF JANICE LYNN
 NITZ
 386 N WINNEBAGO DR
 LAKE WINNEBAGO, MO 64034-9320

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City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
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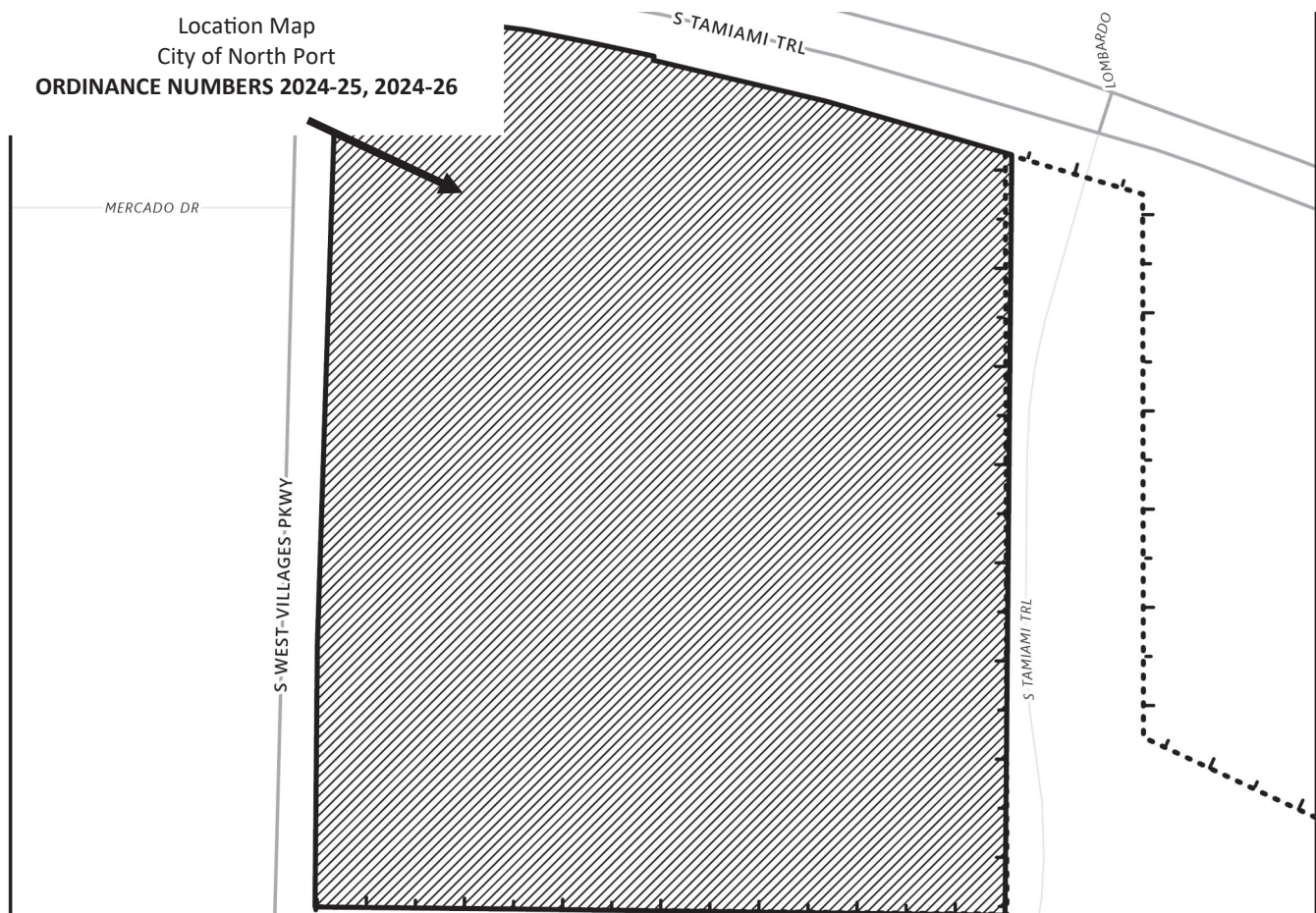
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SHORT RODNEY A

17211 CONNOR QUAY CT

CORNELIUS, NC 28031

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

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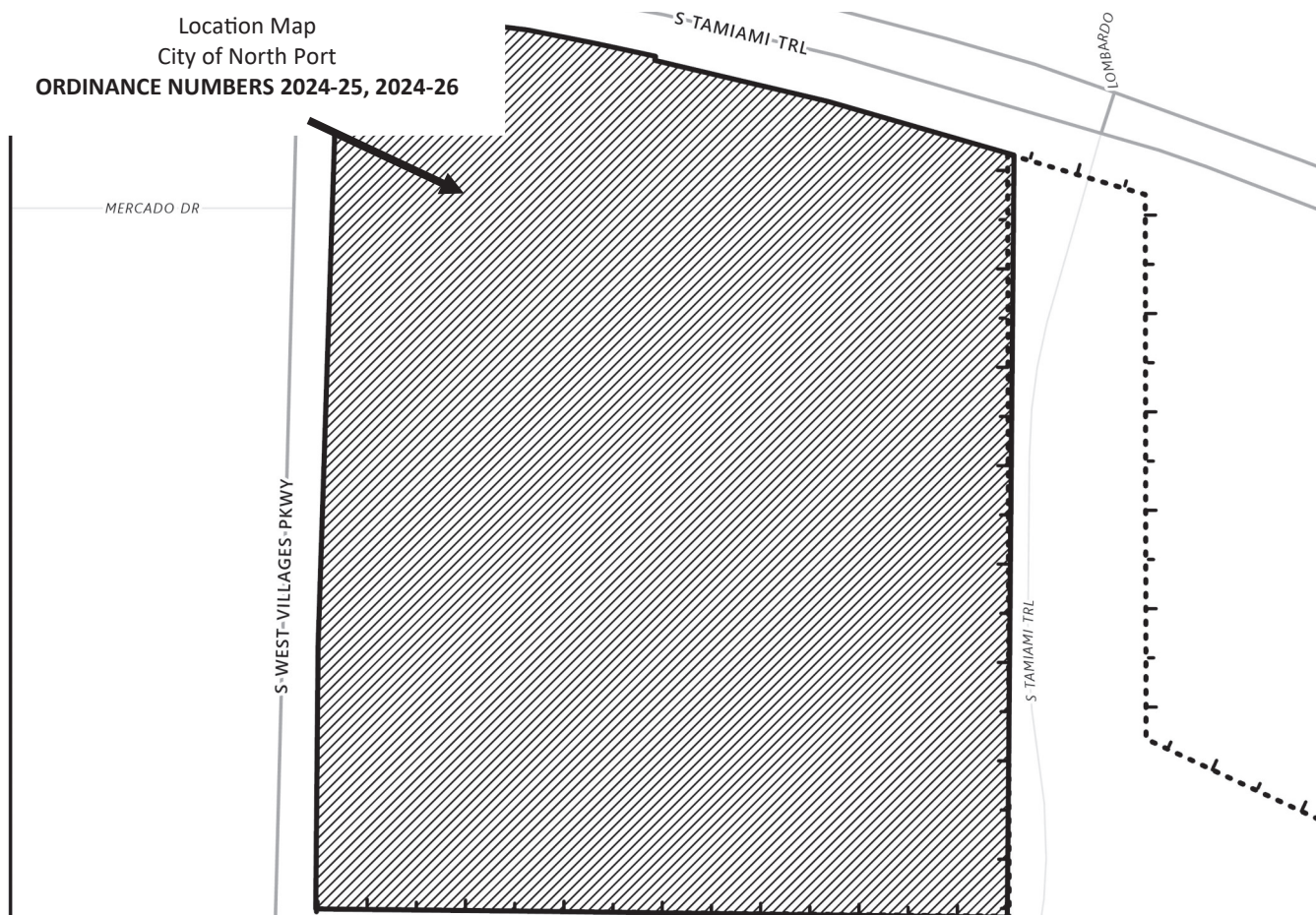
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WIDEWATERS MAGNUM 2020 COMPAN-
 NY LLC

C/O THE WIDEWATERS GROUP INC
 5845 WIDEWATERS PKWY STE 100
 EAST SYRACUSE, NY 13057

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
 FOR ORDINANCE NUMBERS
 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

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WHITE KAREN A
 WHITE WAYNE T

4740 PARKER RD # 2

HAMBURG, NY 14075

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Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

PUBLIC NOTICE - CITY OF NORTH PORT
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2024-25, 2024-26
(REZ-24-079, VPA-24-078)

TWENTY THREE REALTY LLC

254 KATONAH AVE

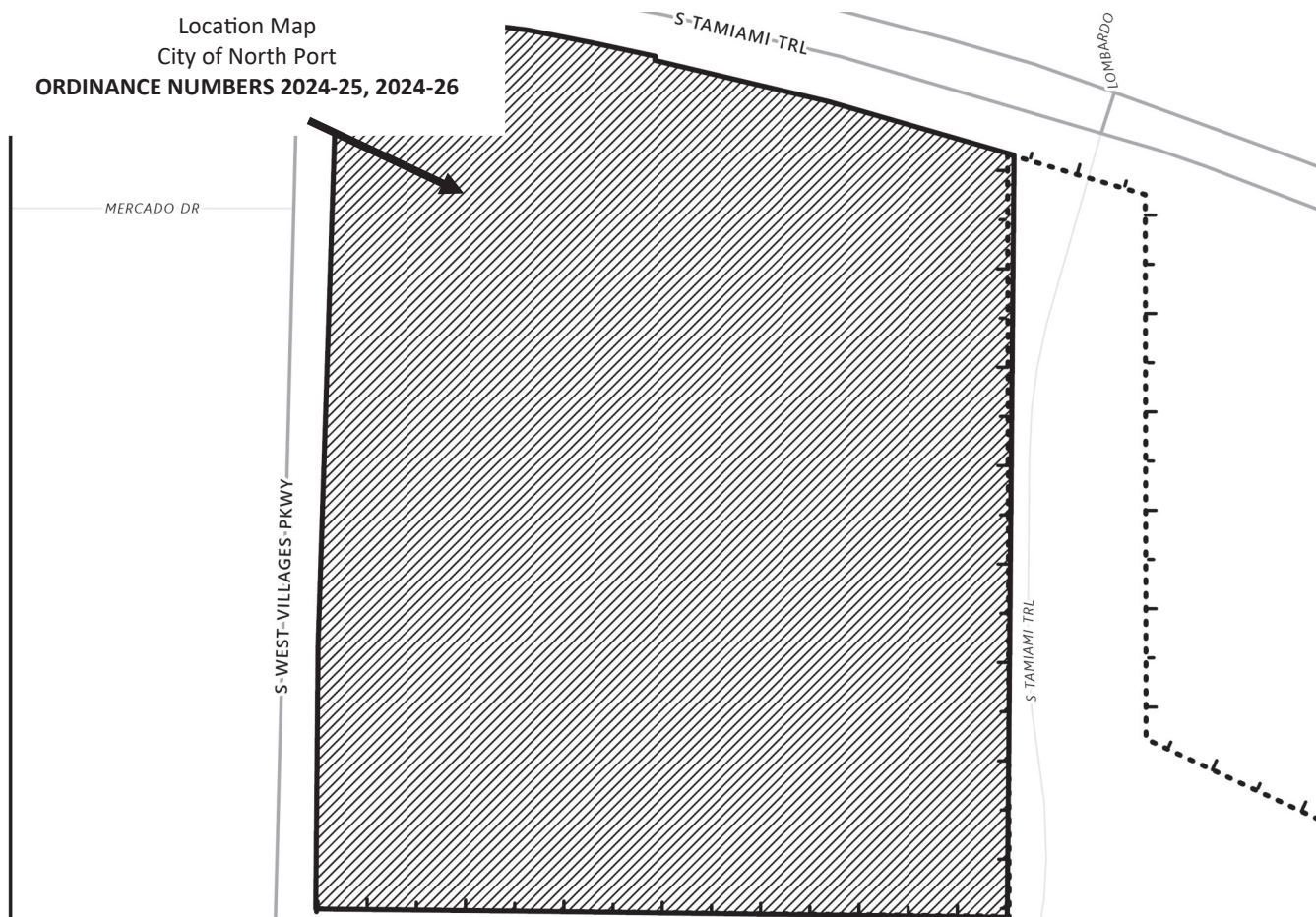
KATONAH, NY 10536

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City of North Port
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 Planning & Zoning Division
 4970 City Hall Boulevard
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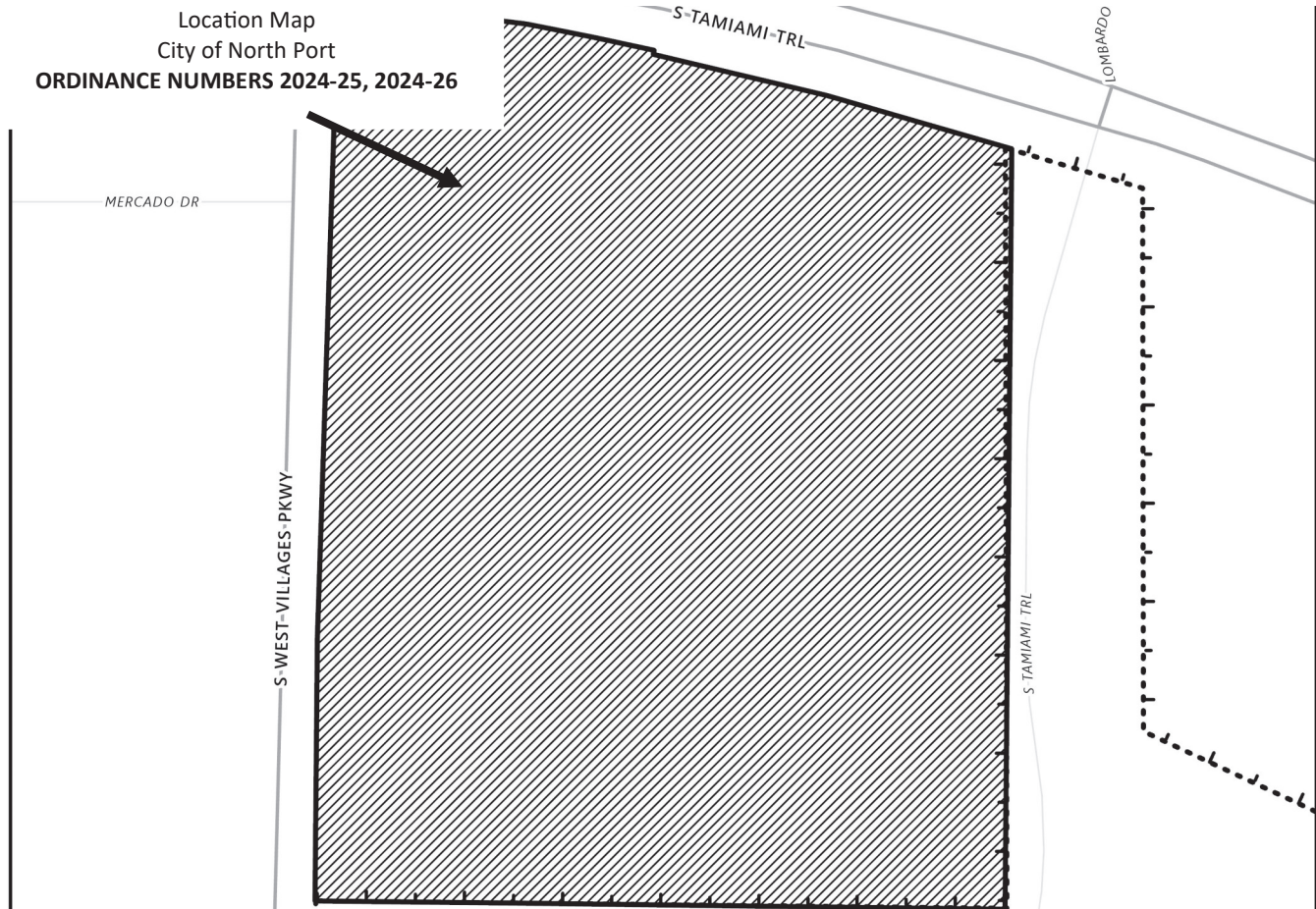
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BUBNIAK TIMOTHY
 BUBNIAK PATRICIA
 47 EMPIRE CIR
 RENSSELAER, NY 12144

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City of North Port
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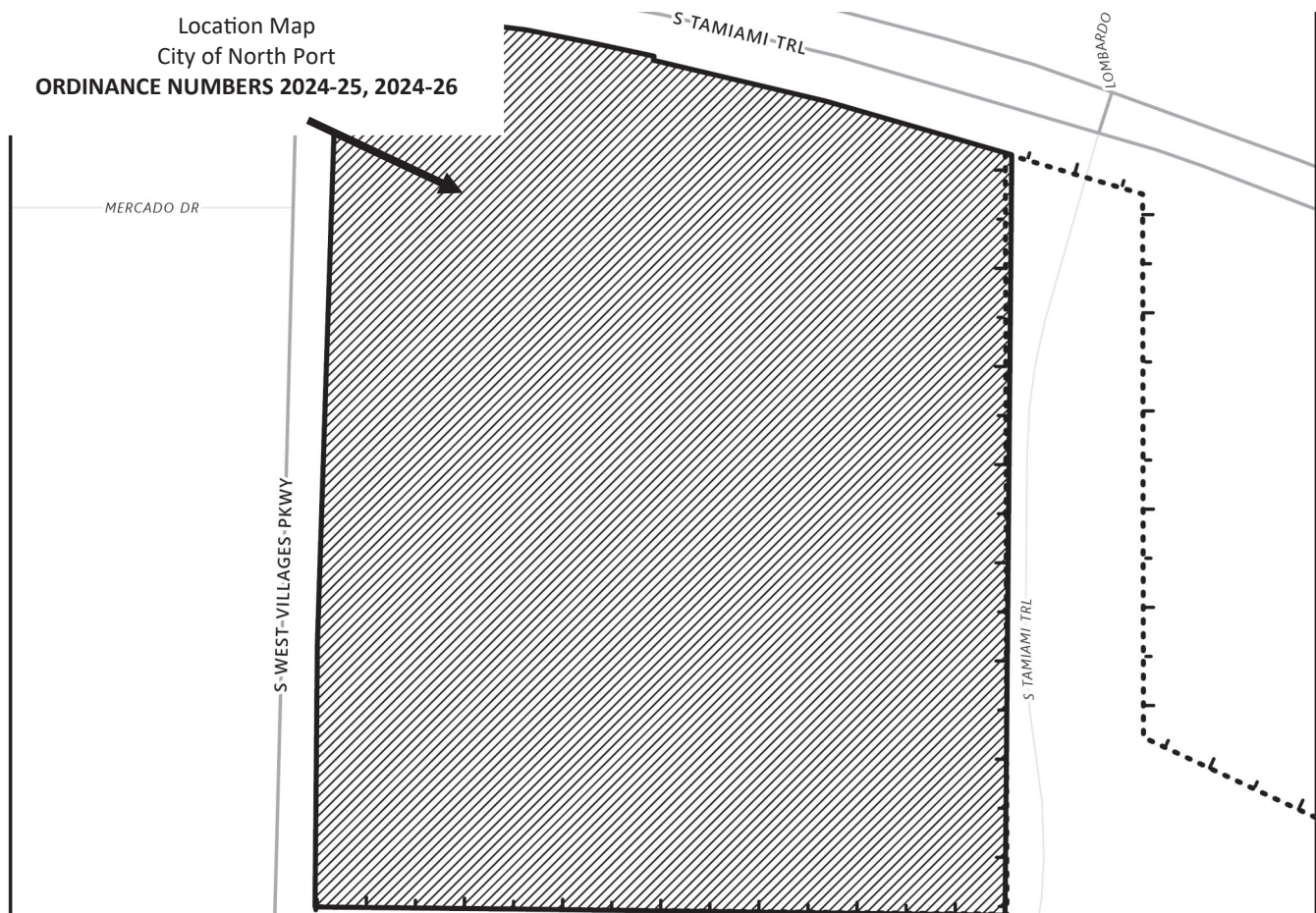
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QUEVEDO HENRY G
 QUEVEDO KRISTINE

56 DORVAL AVE

STATEN ISLAND, NY 10312

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
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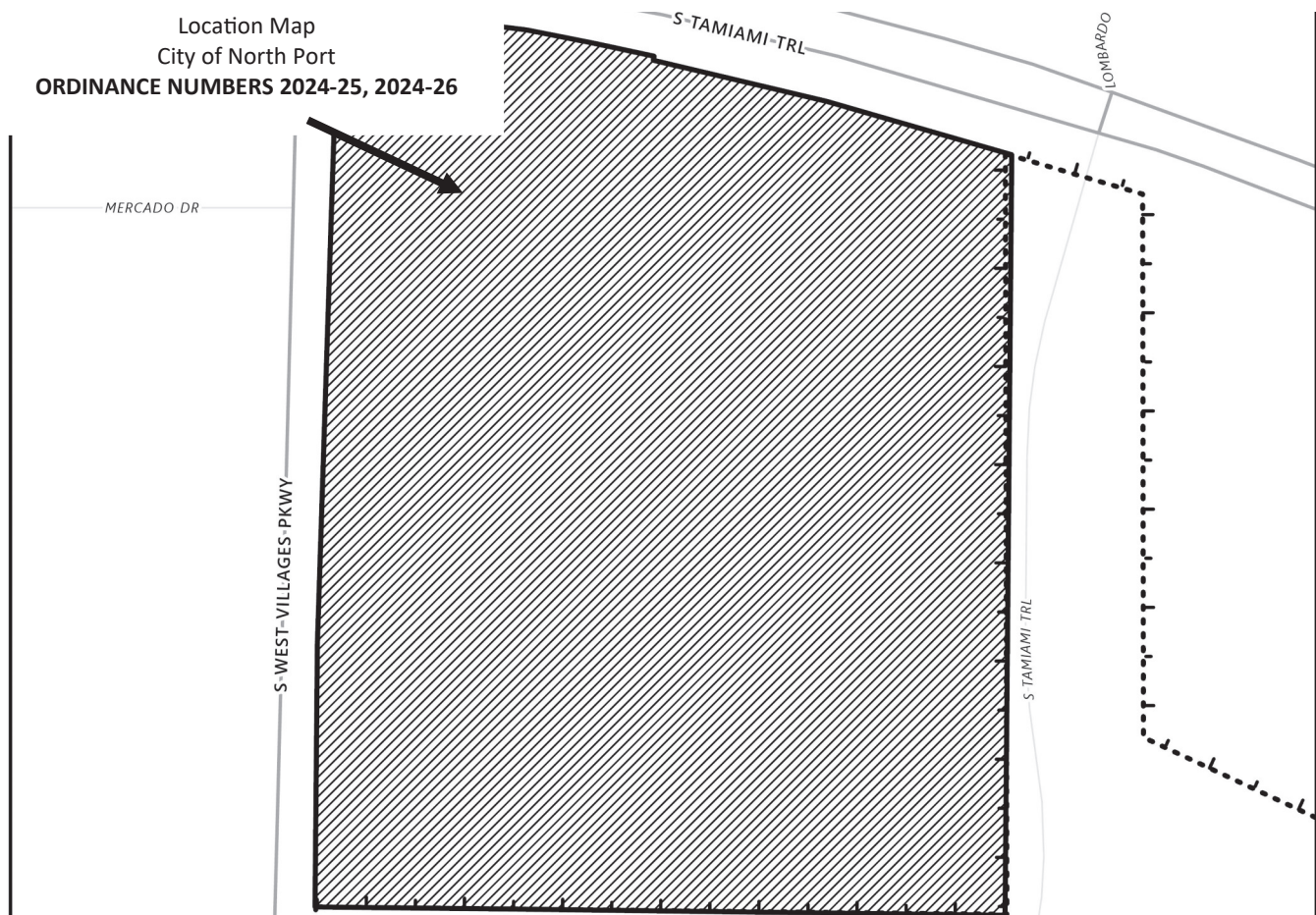
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SEDLOVSKY KENNETH A
 SEDLOVSKY SANDRA J
 33382 CANTERBURY RD
 AVON LAKE, OH 44012

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Location Map
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ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
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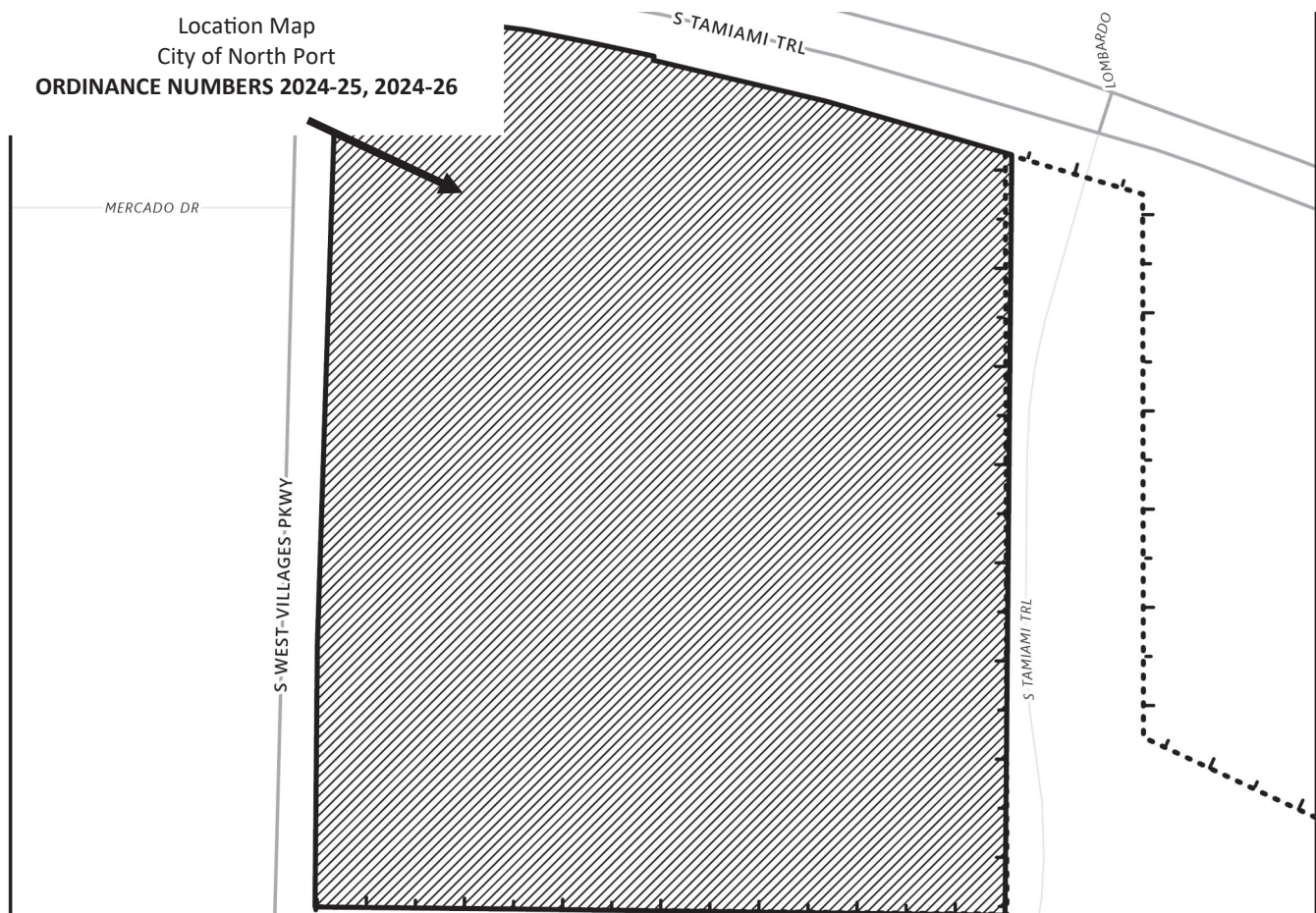
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FIFTH THIRD BANK NATIONAL ASSOCIATION

38 FOUNTAIN SQUARE PLZ MD 10903K

CINCINNATI, OH 45263

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
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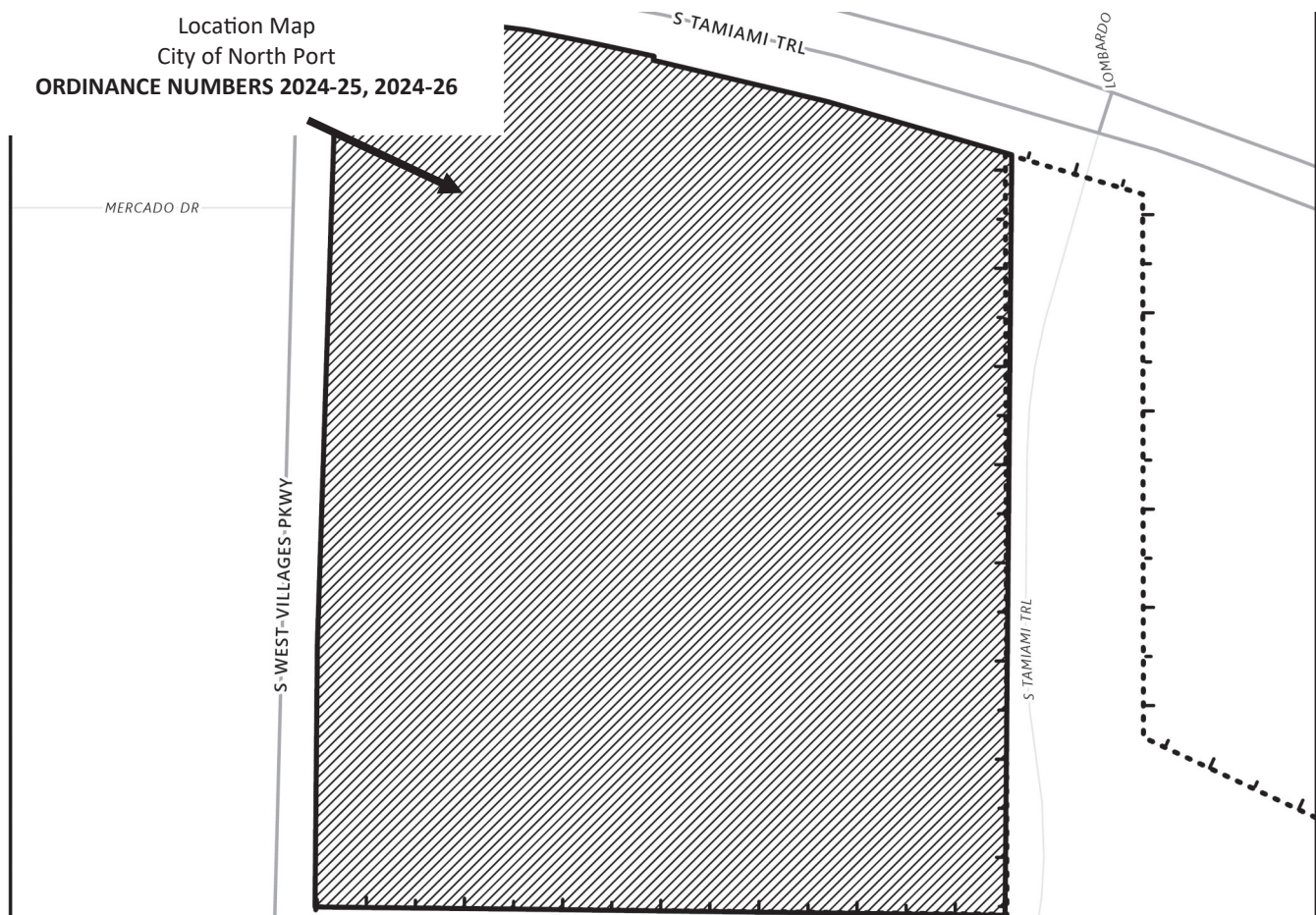
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STERN FAMILY REVOCABLE TRUST

126 COOPER RD

CHEPACHET, RI 02814

Location Map
 City of North Port
ORDINANCE NUMBERS 2024-25, 2024-26





City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
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**PUBLIC NOTICE - CITY OF NORTH PORT
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GOSNELL LINDA

2020 PANORAMIC WAY 101

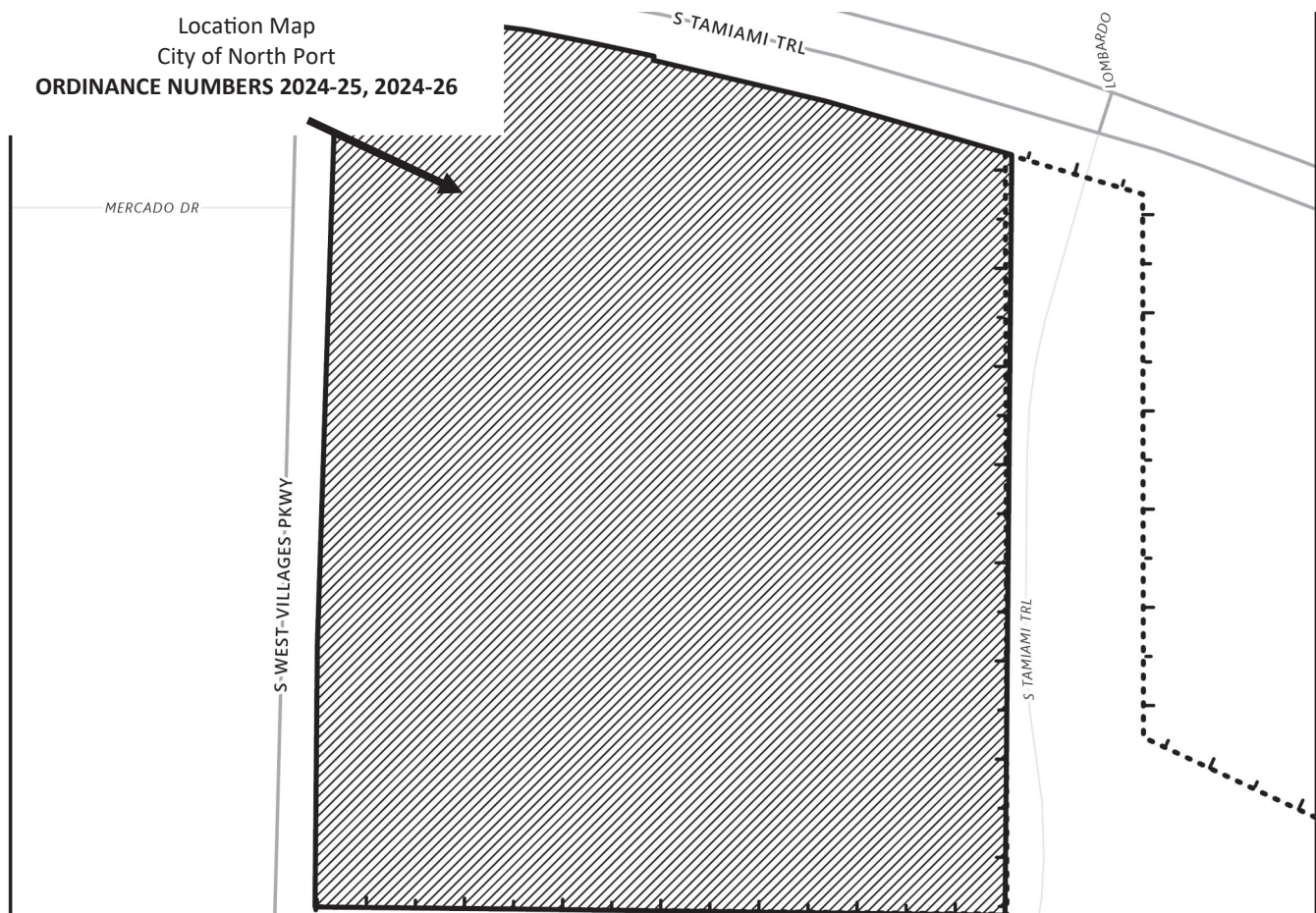
KNOXVILLE, TN 37932

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City of North Port
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**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARINGS
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FULBRIGHT HOLDINGS LLC

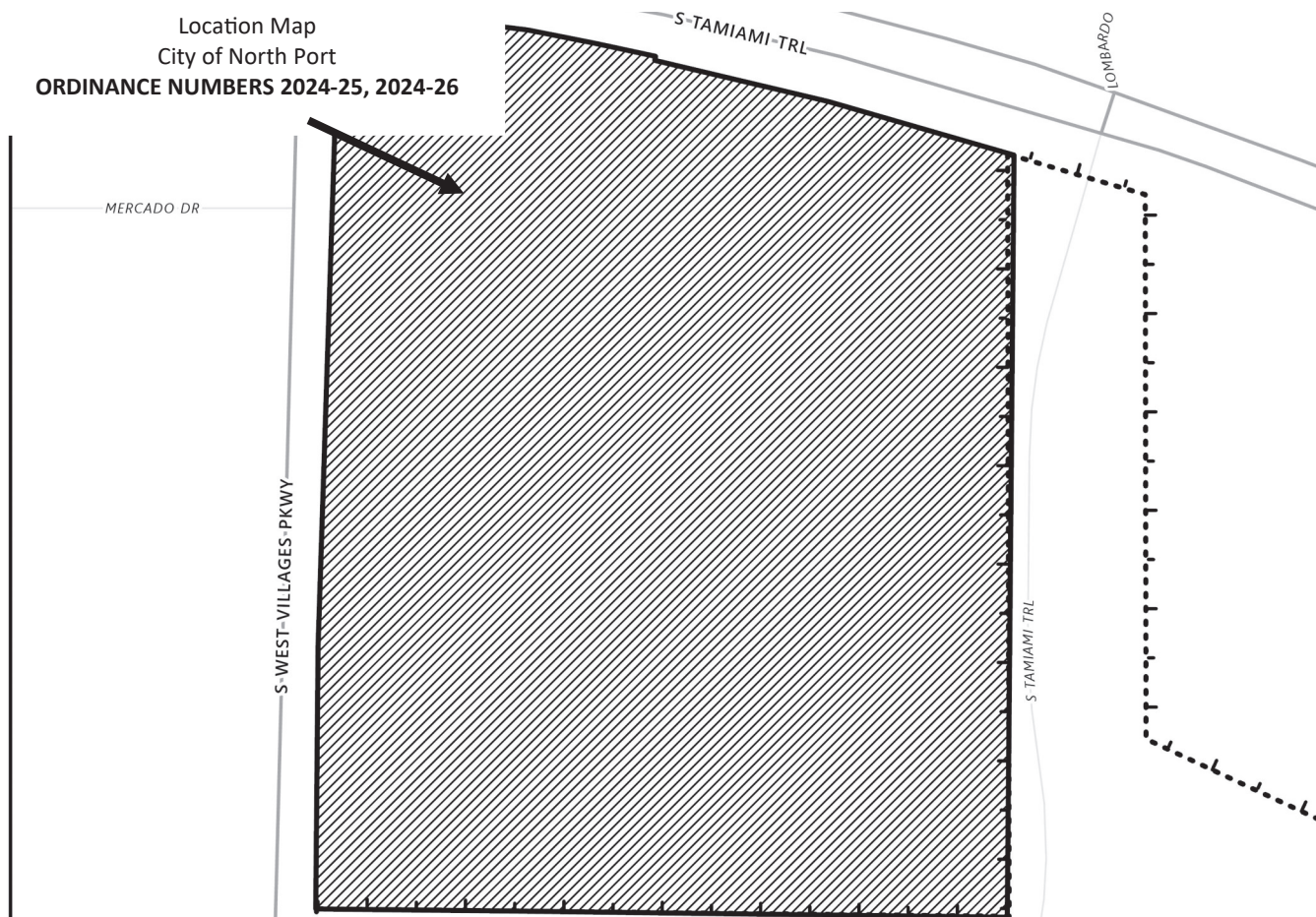
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C/O 7-ELEVEN INC
 PO BOX 711
 DALLAS, TX 75221-0711

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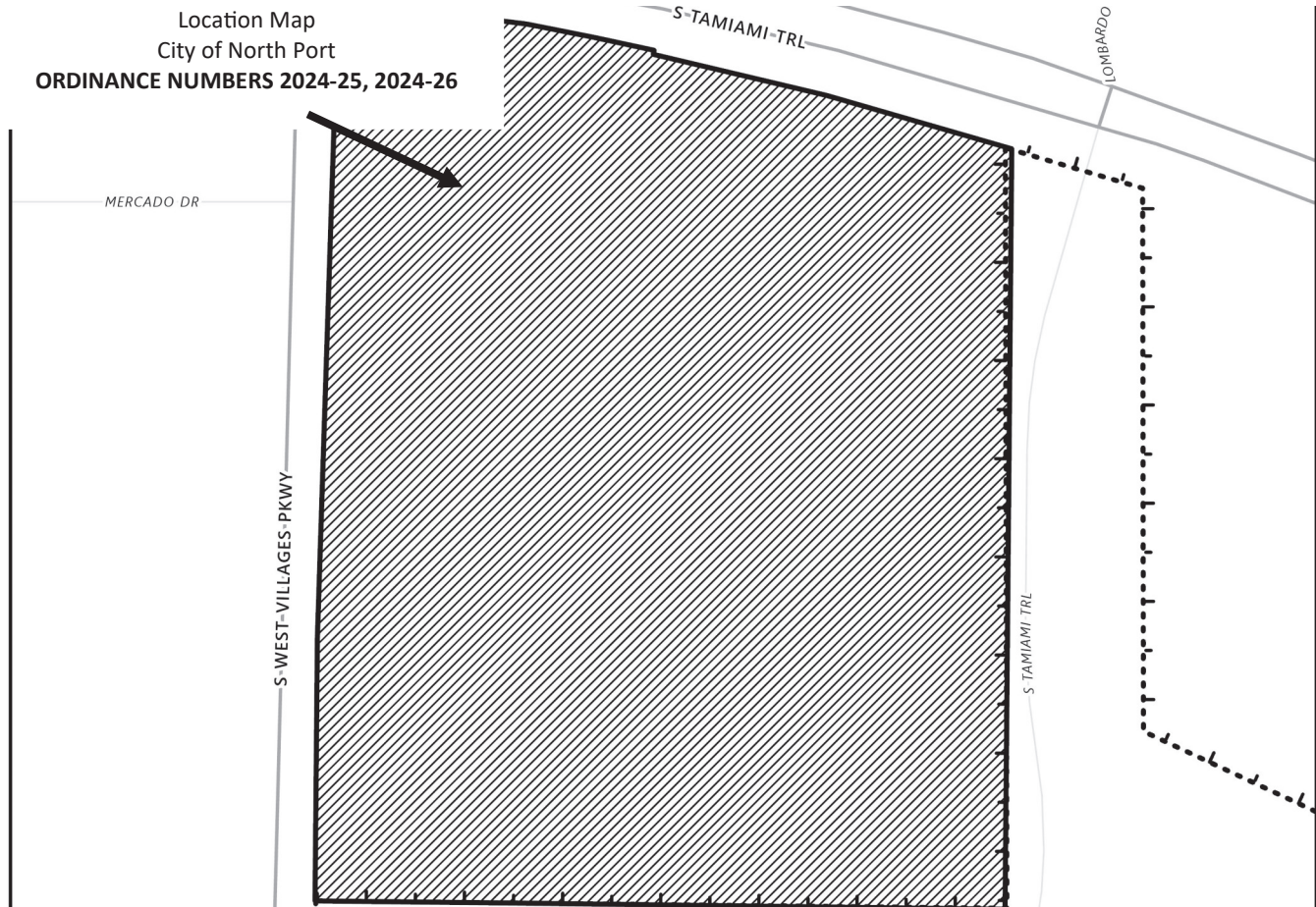
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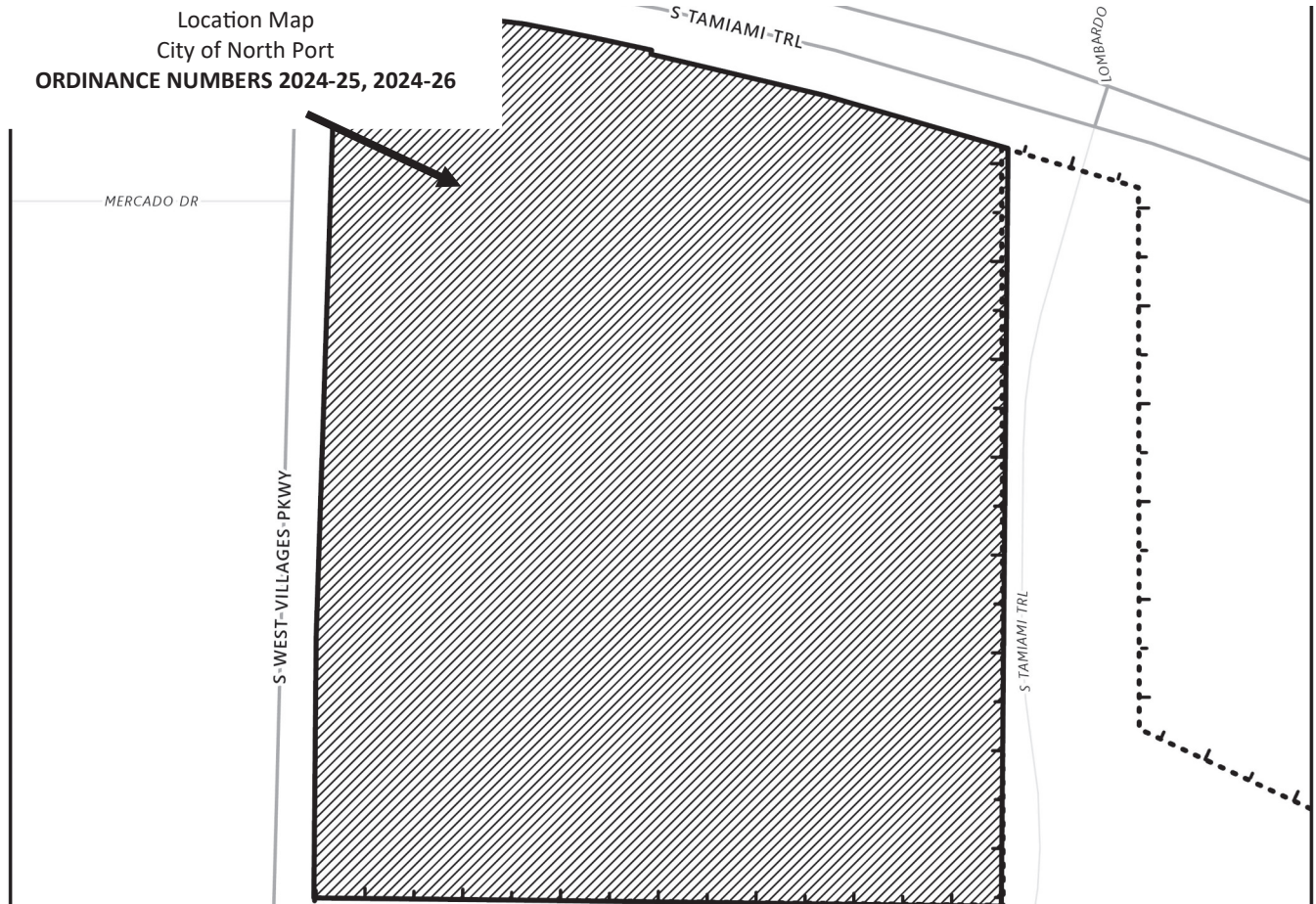
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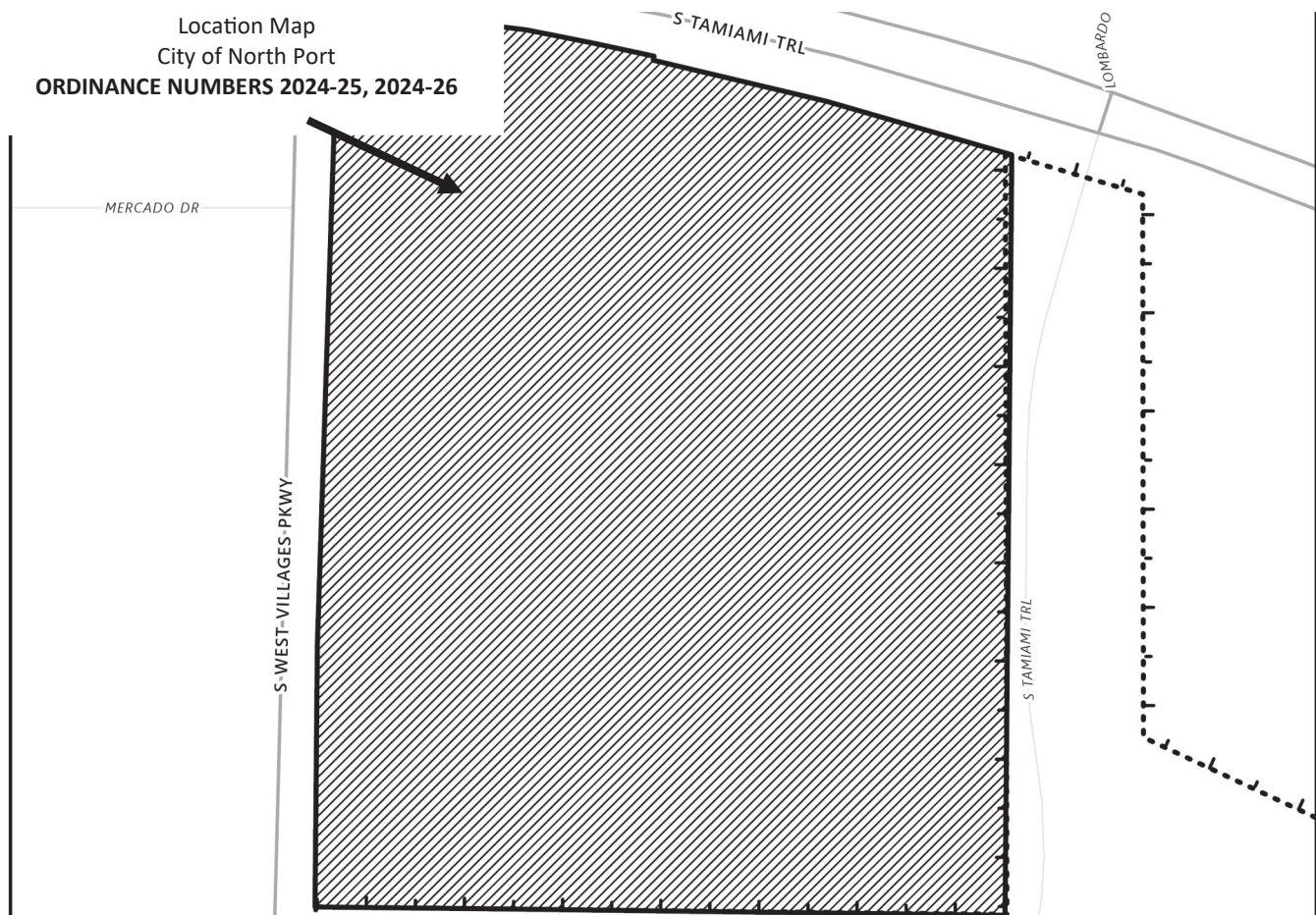
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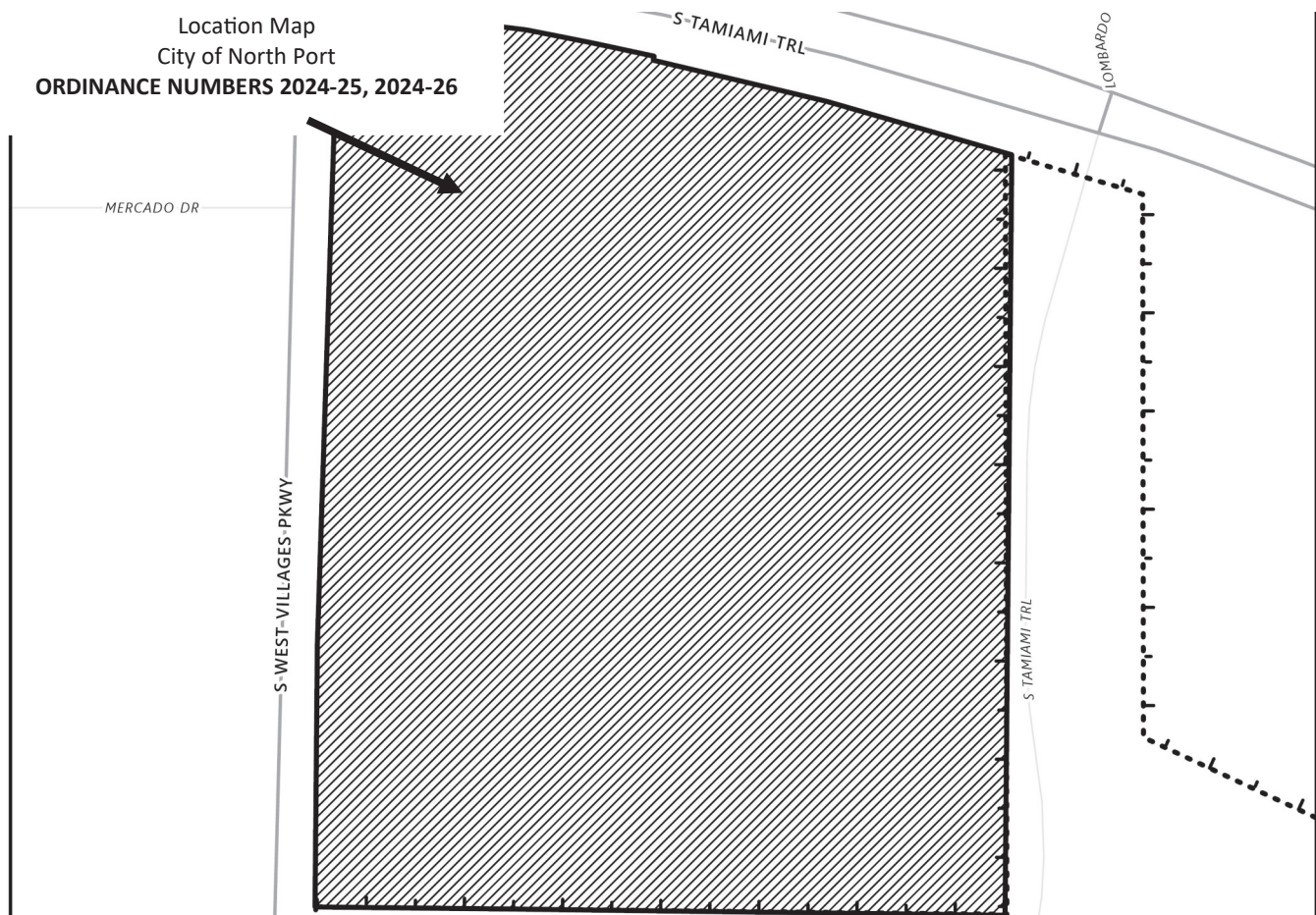
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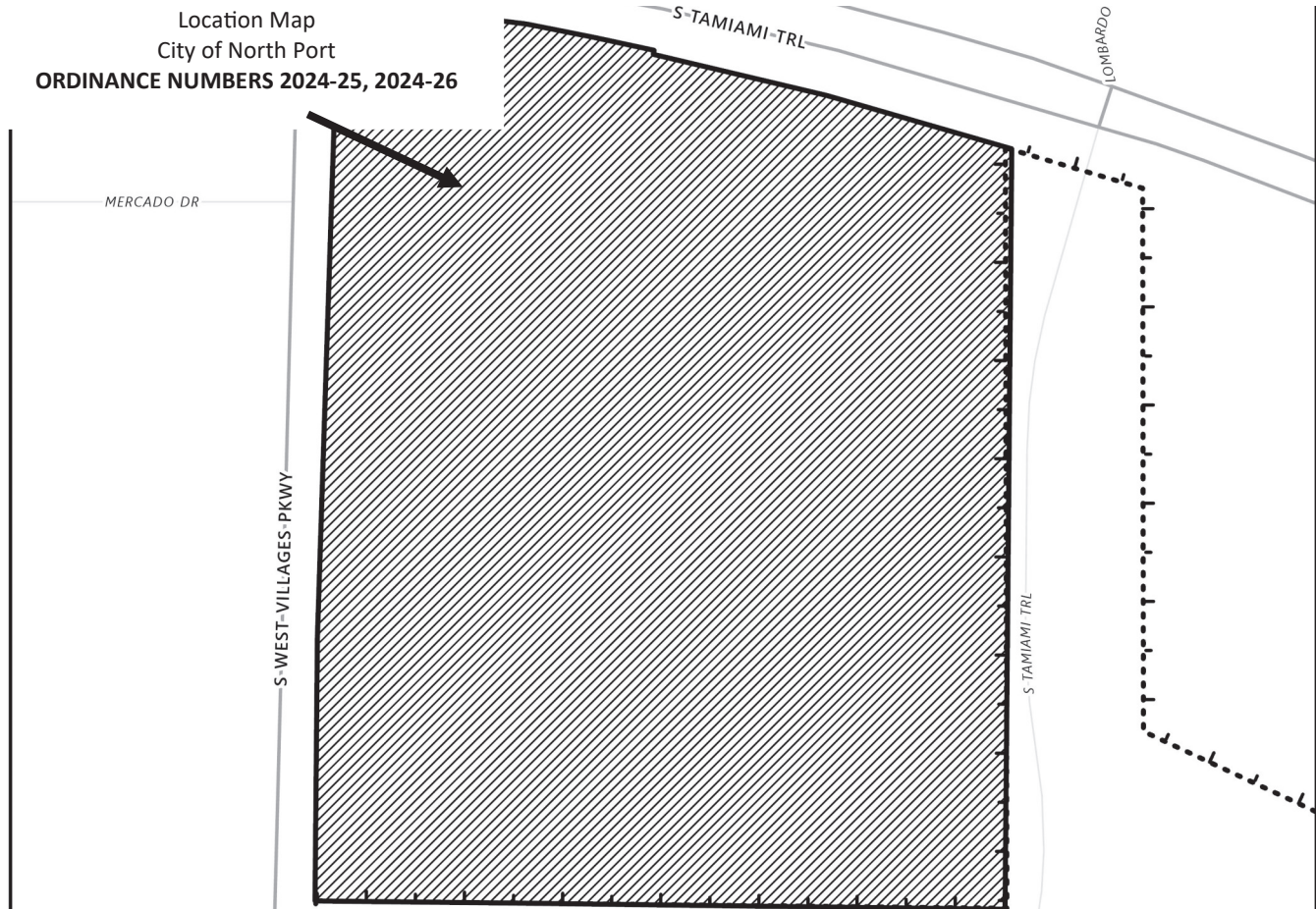
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 Planning & Zoning Division
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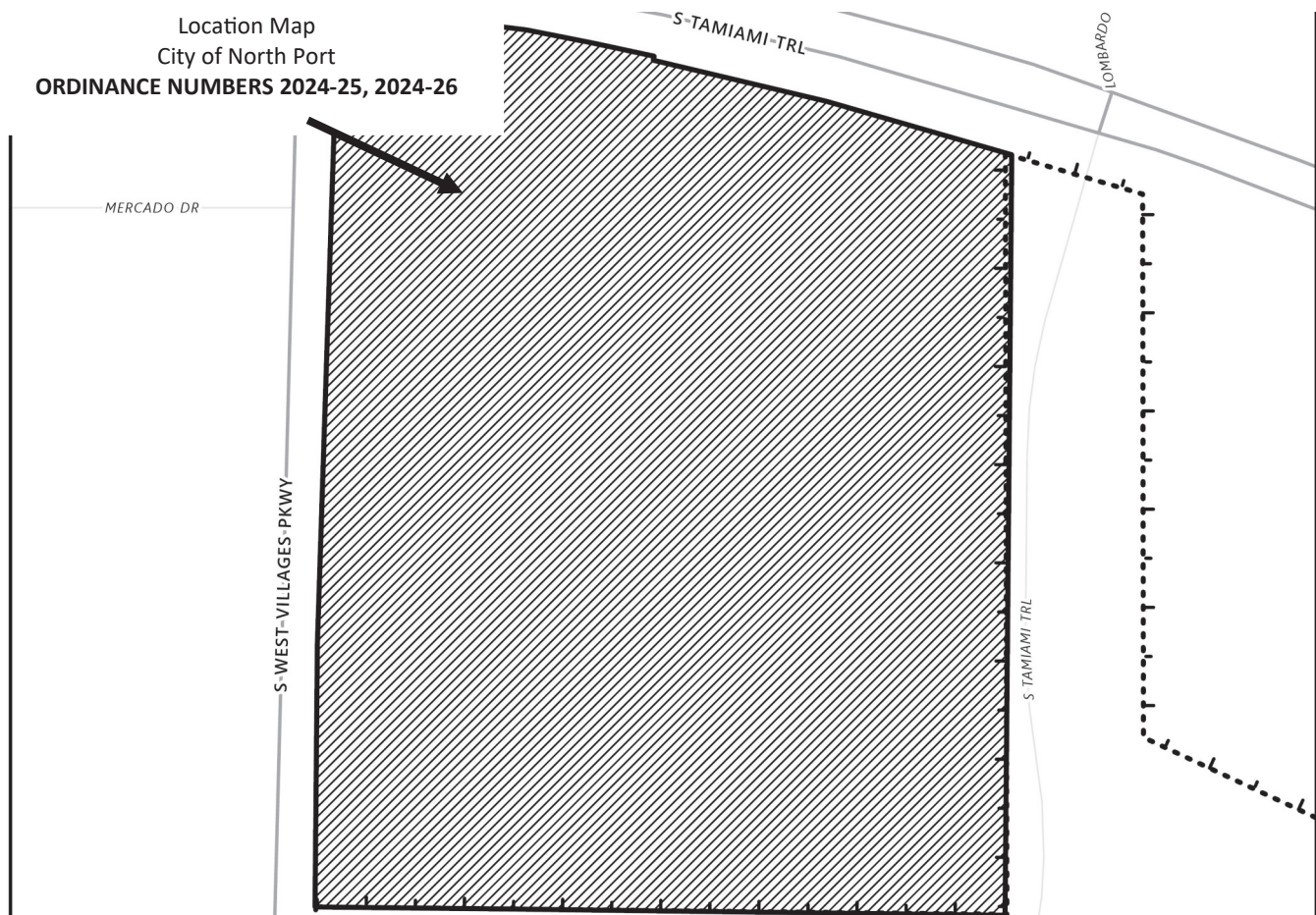
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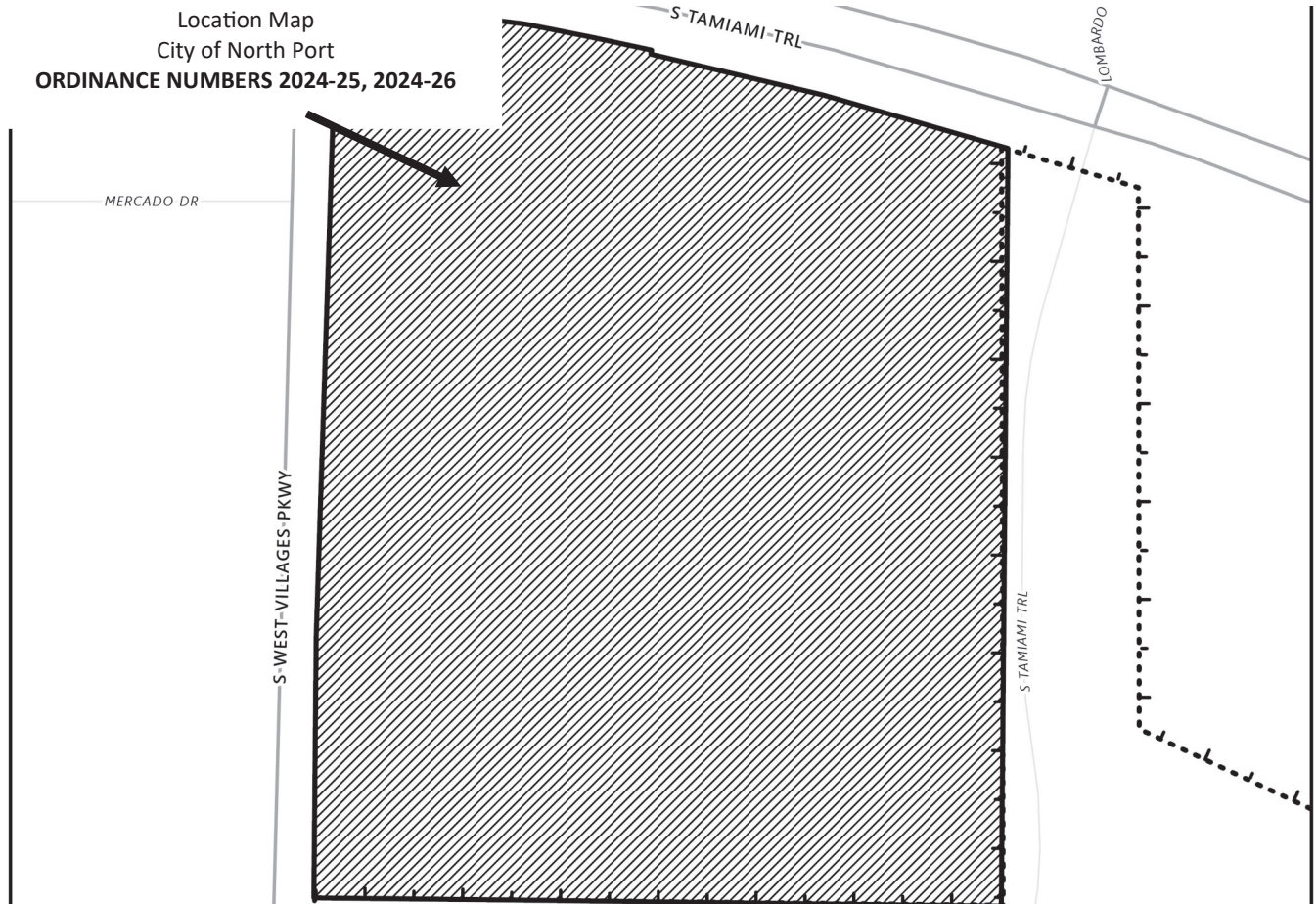
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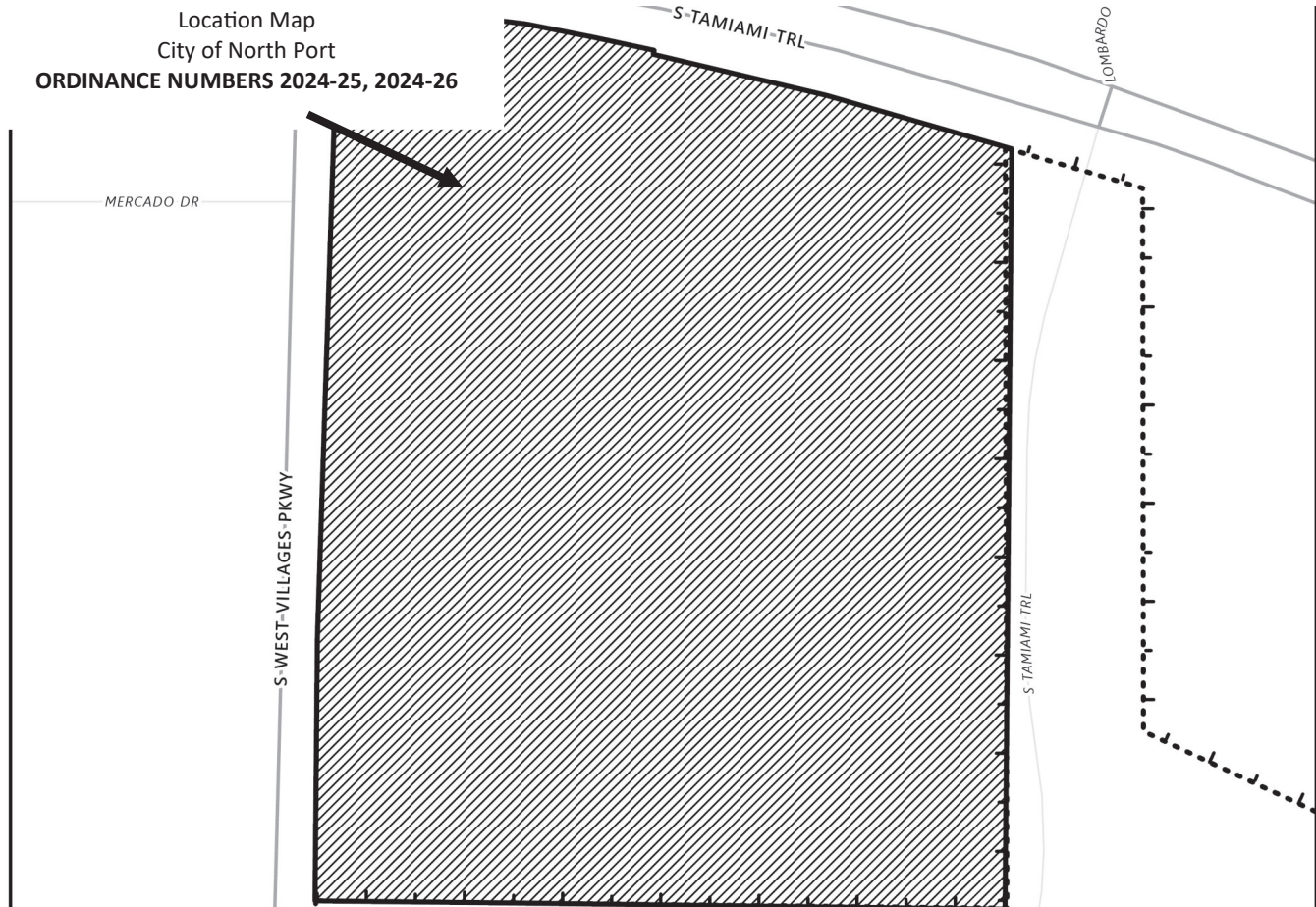
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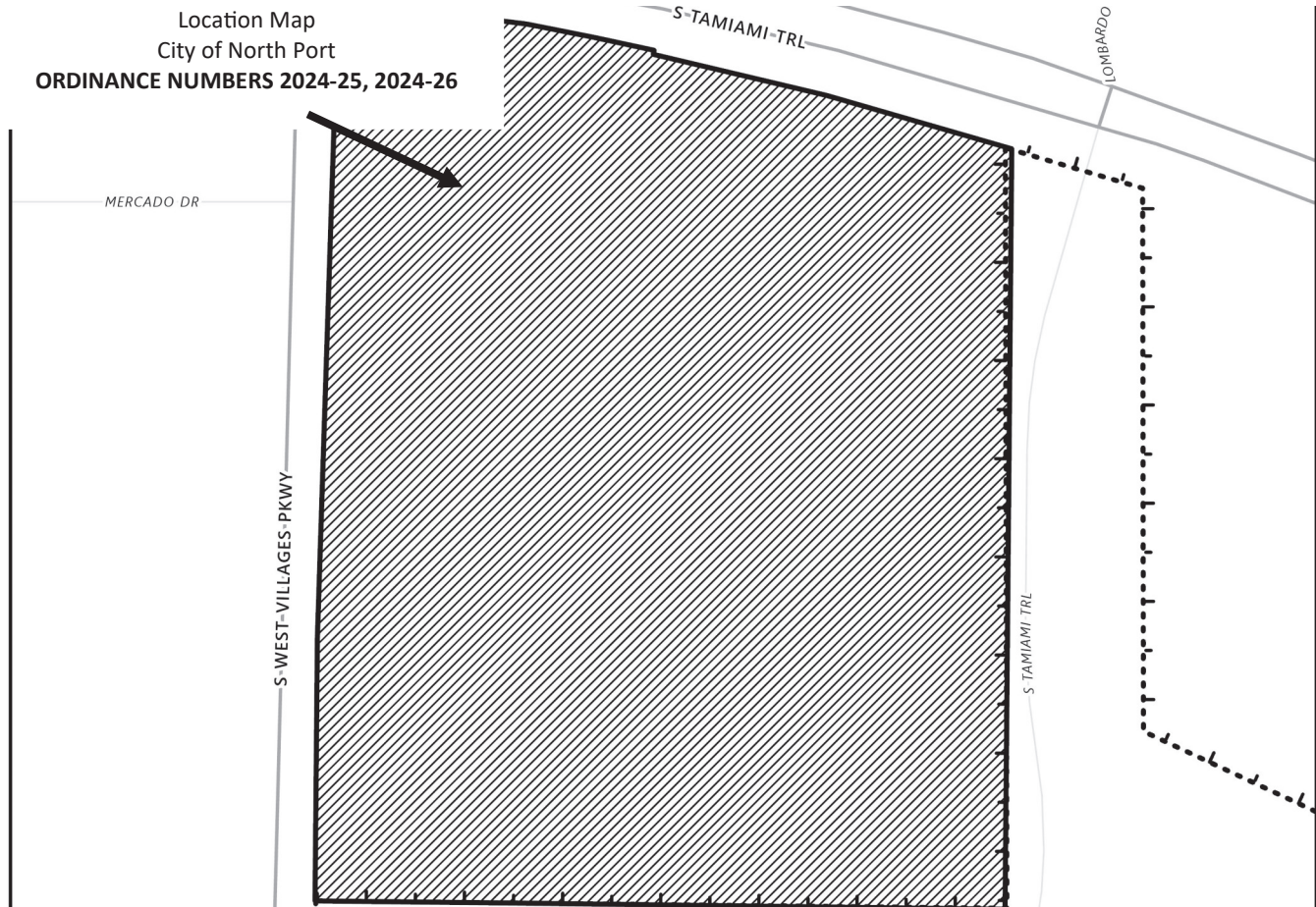
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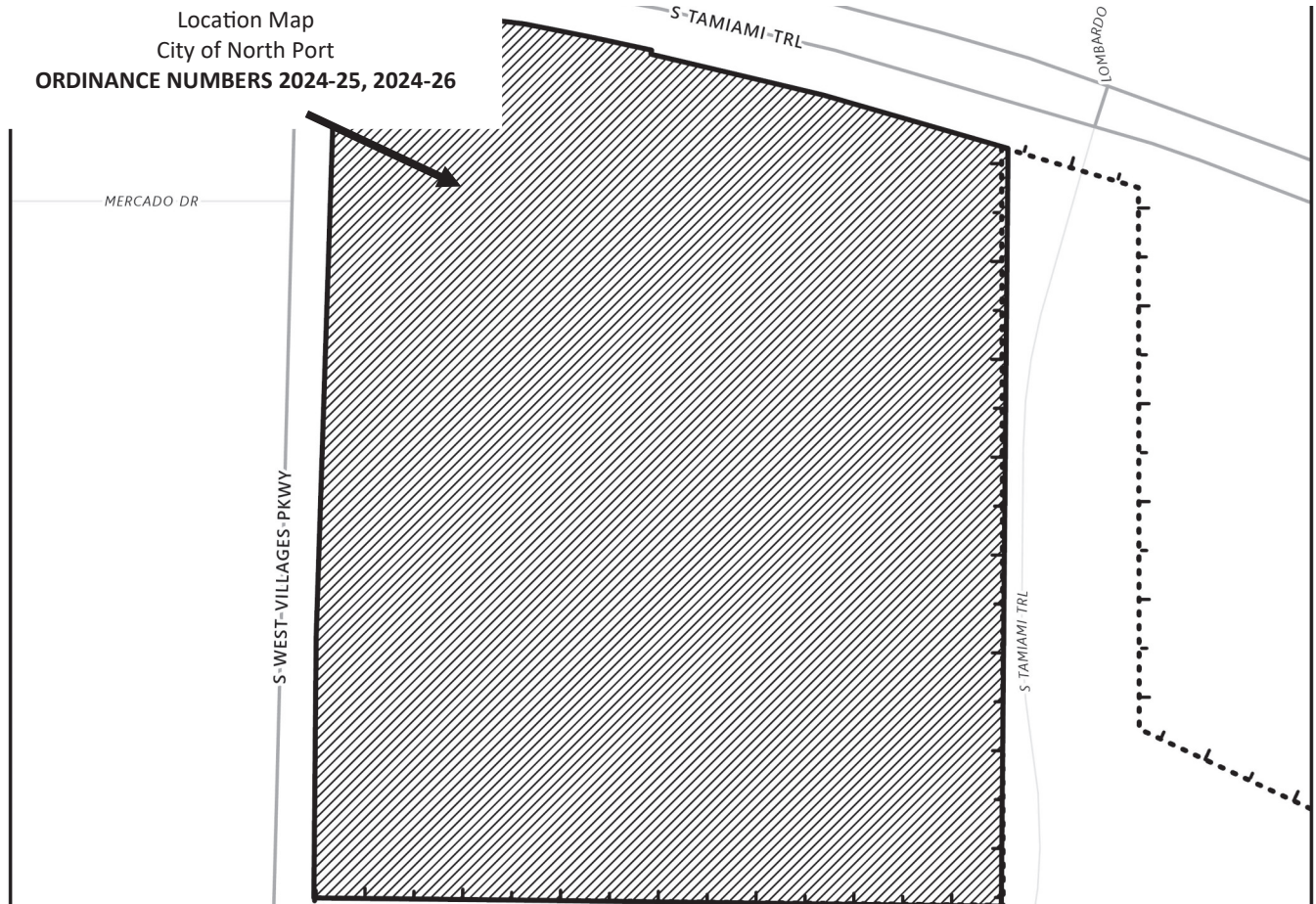
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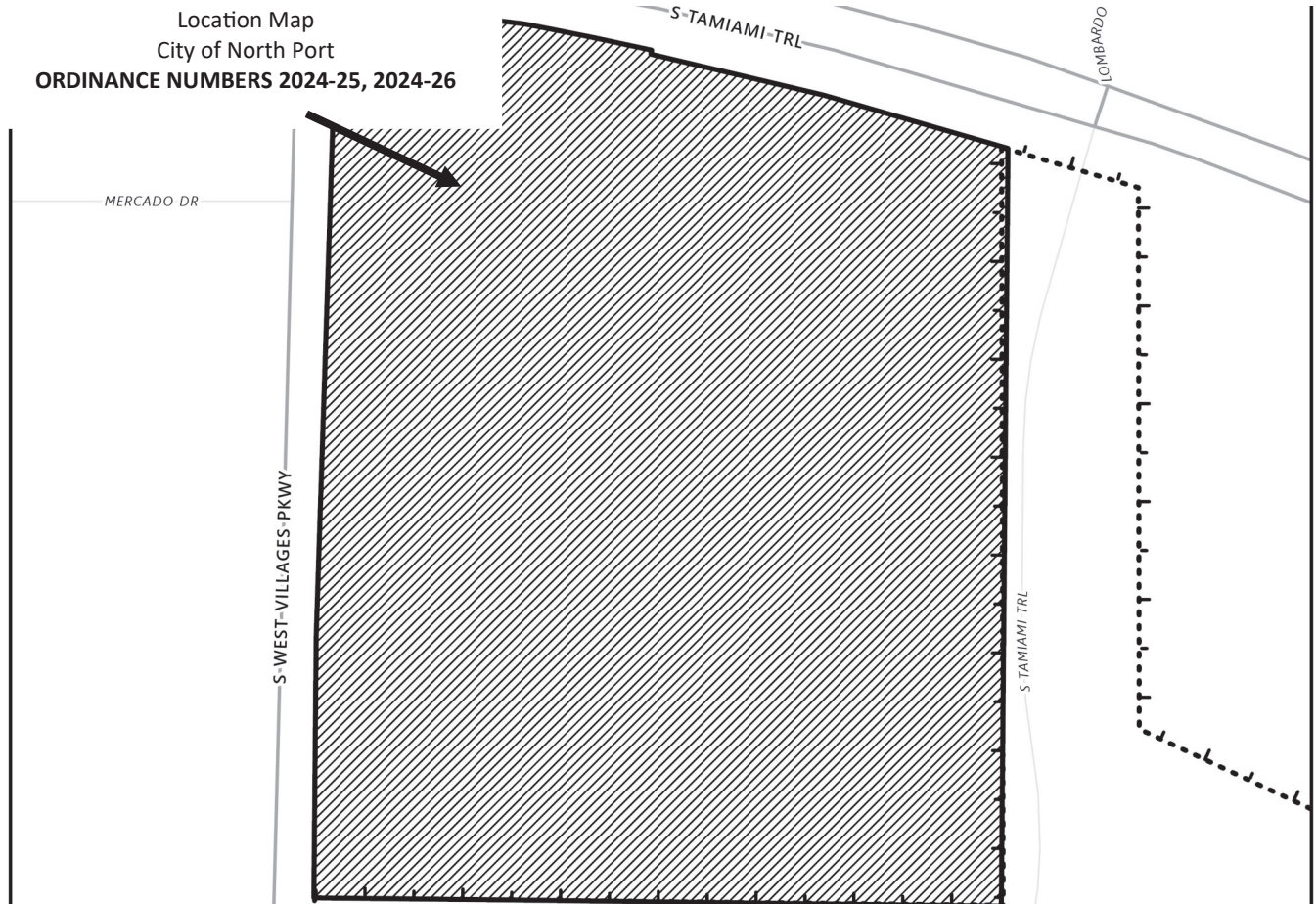
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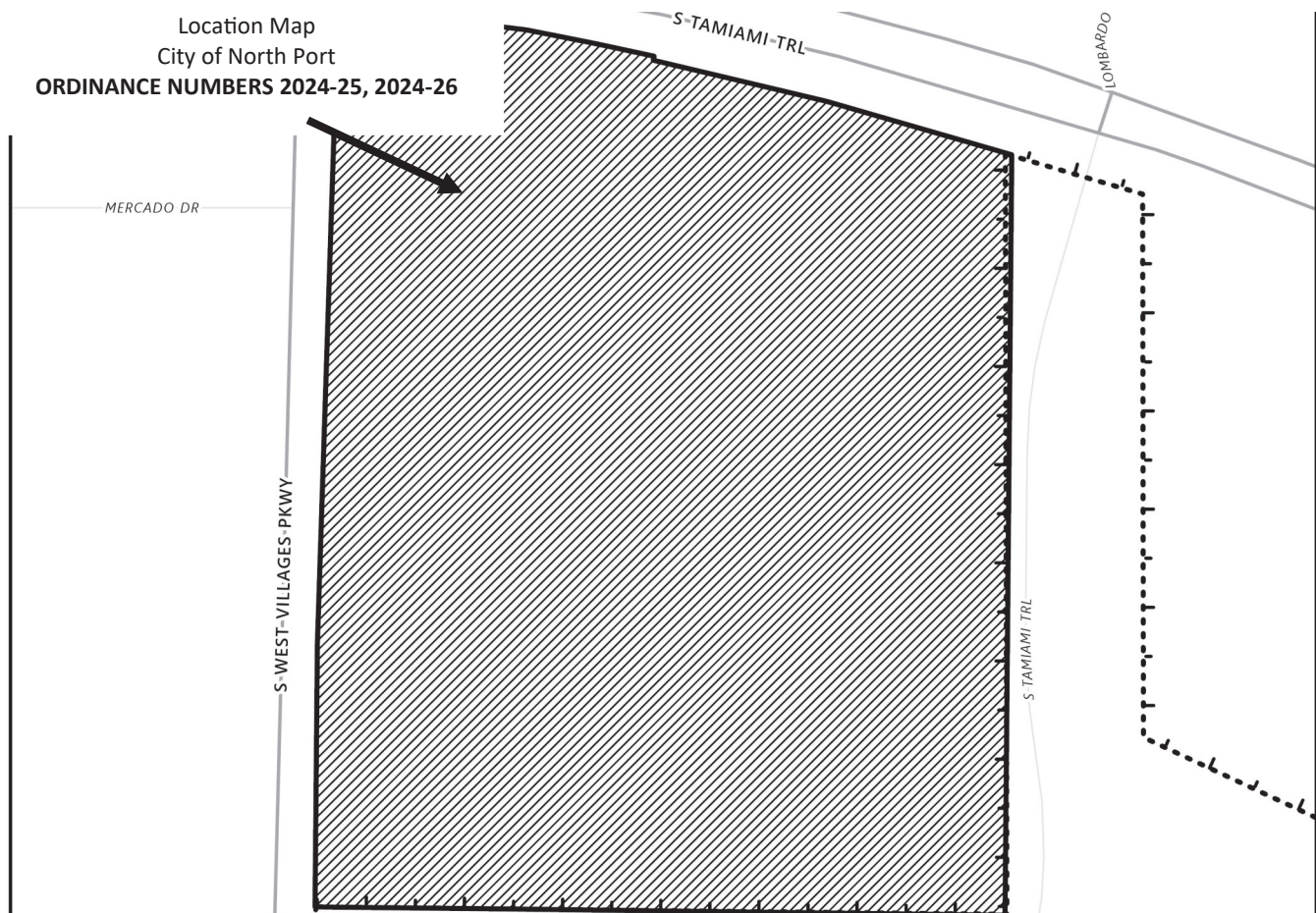
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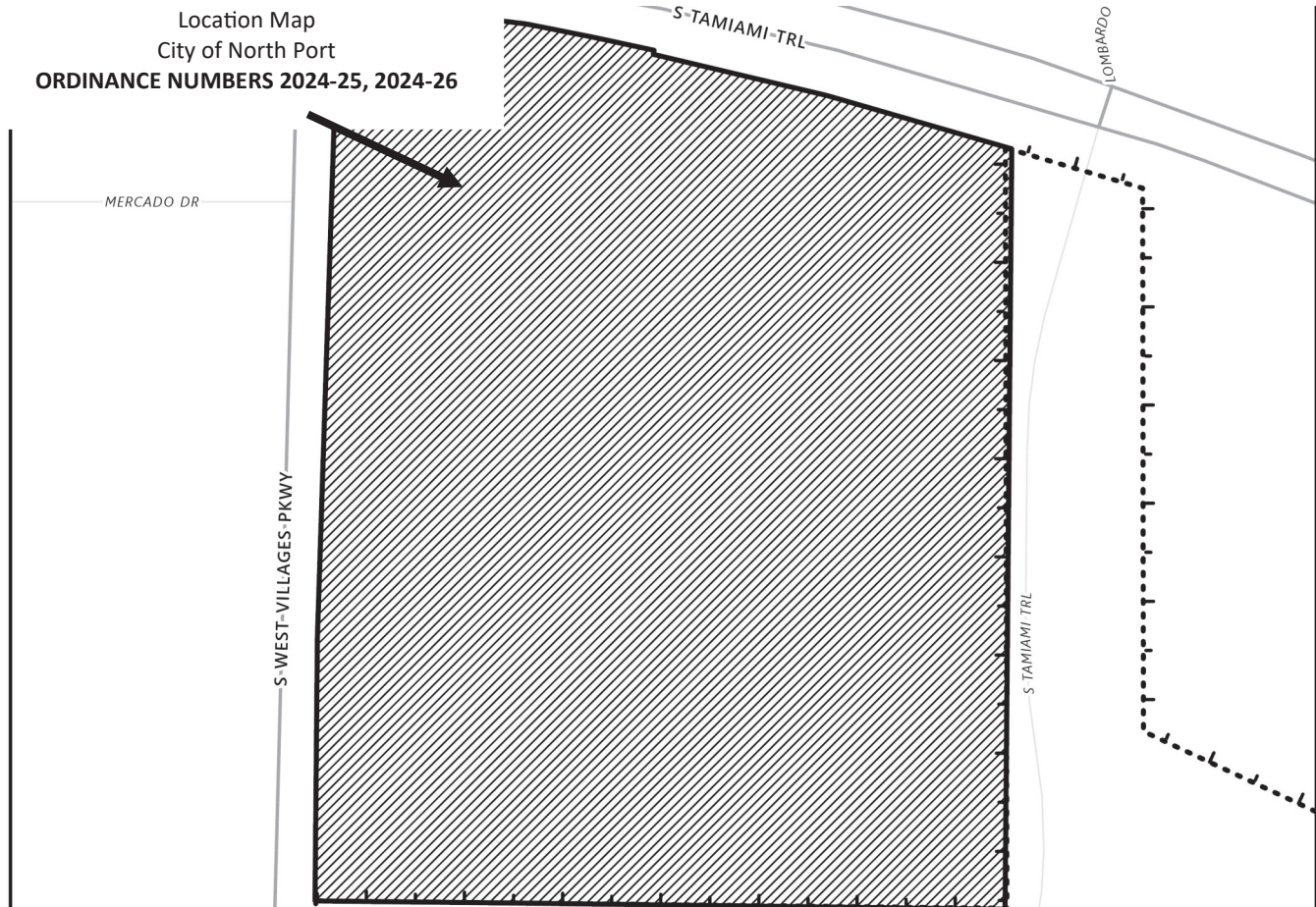
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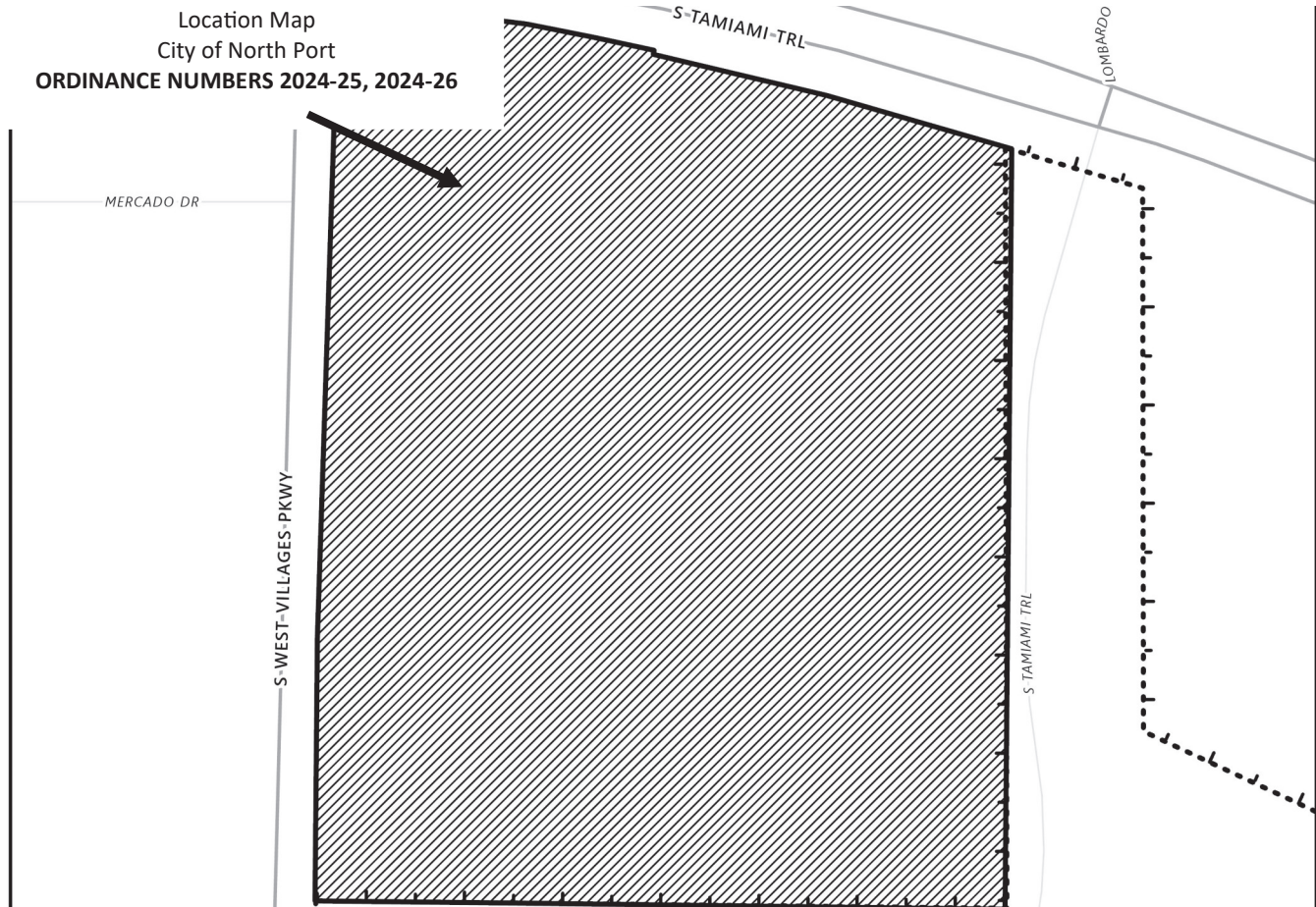
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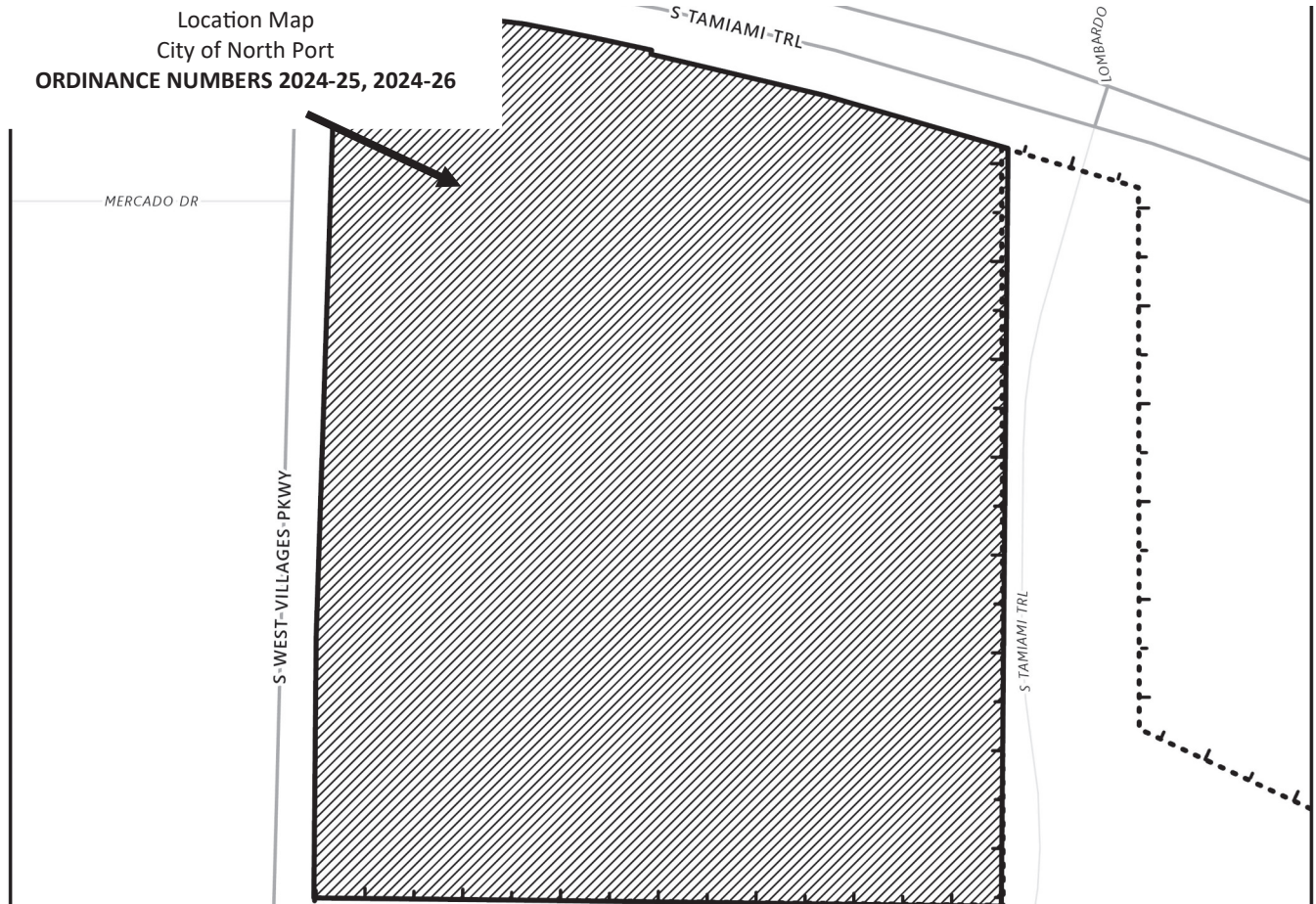
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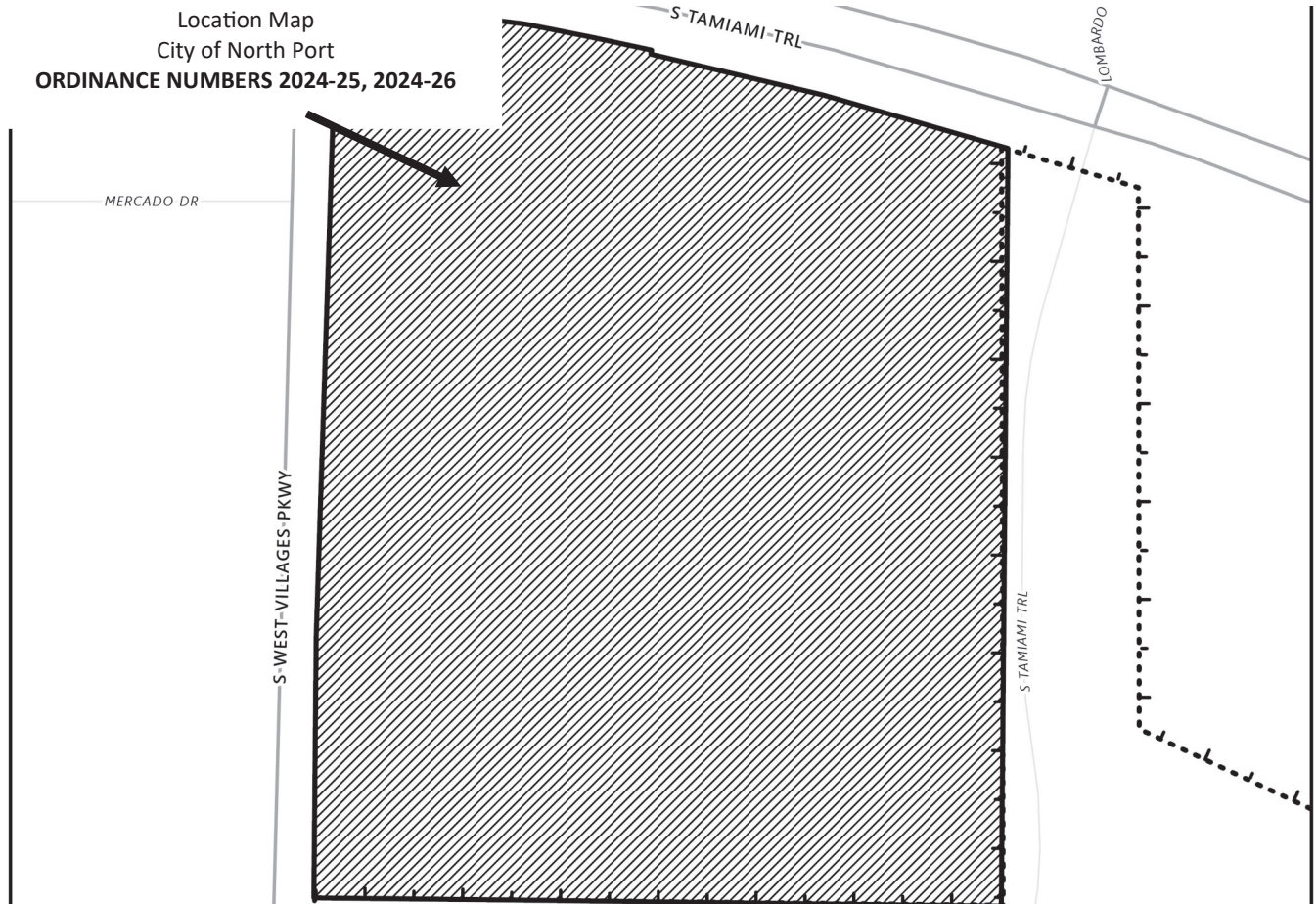
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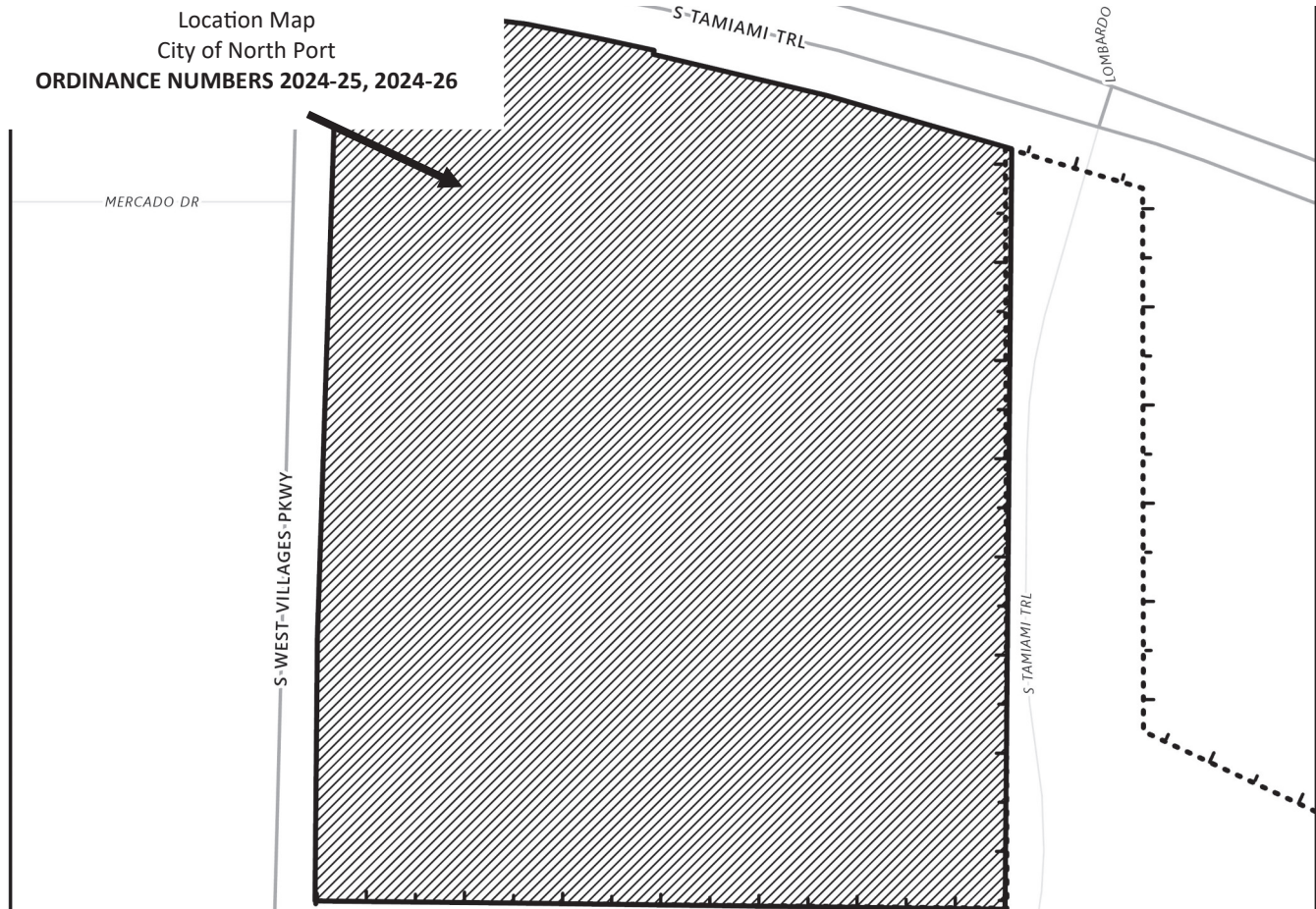
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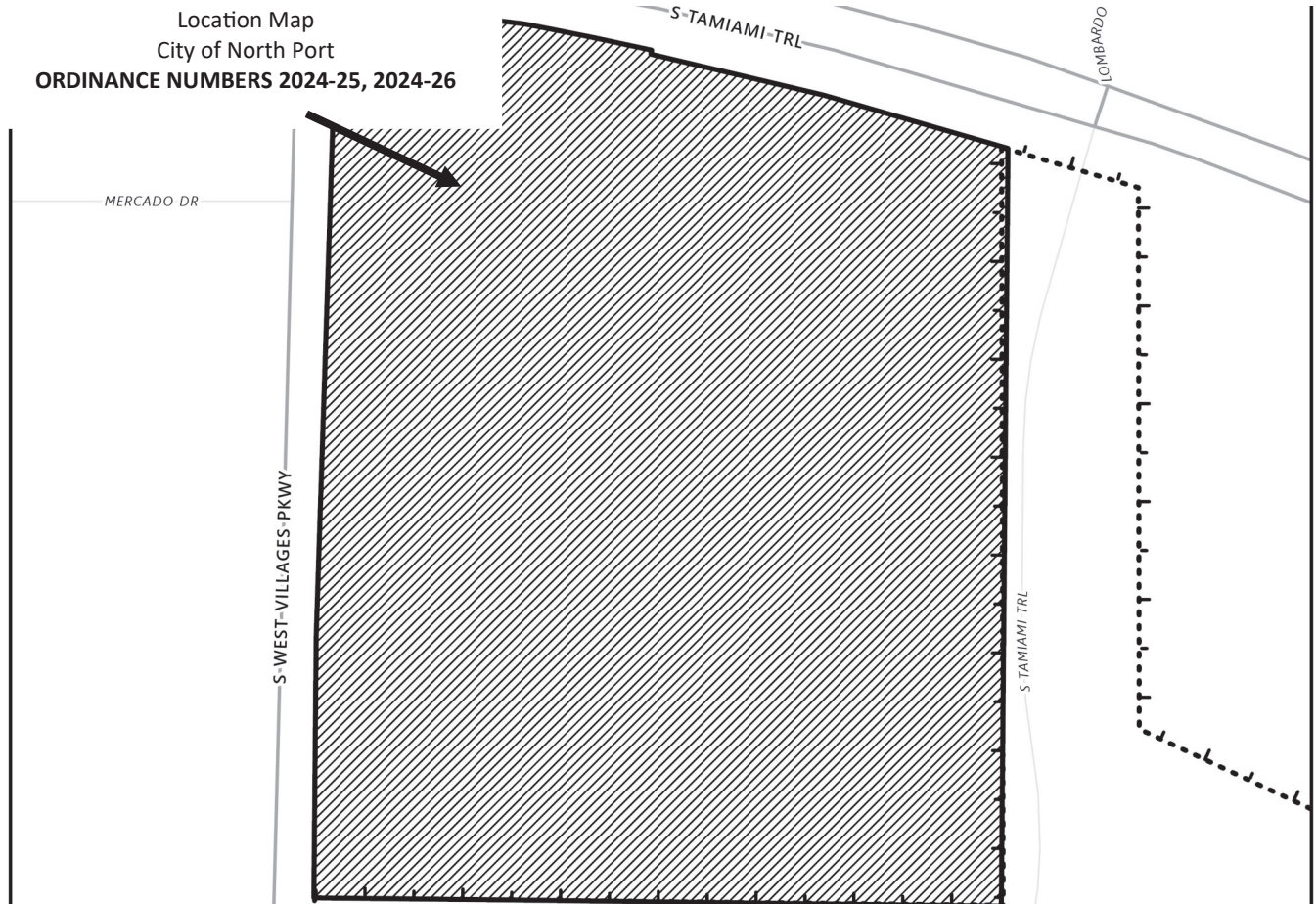
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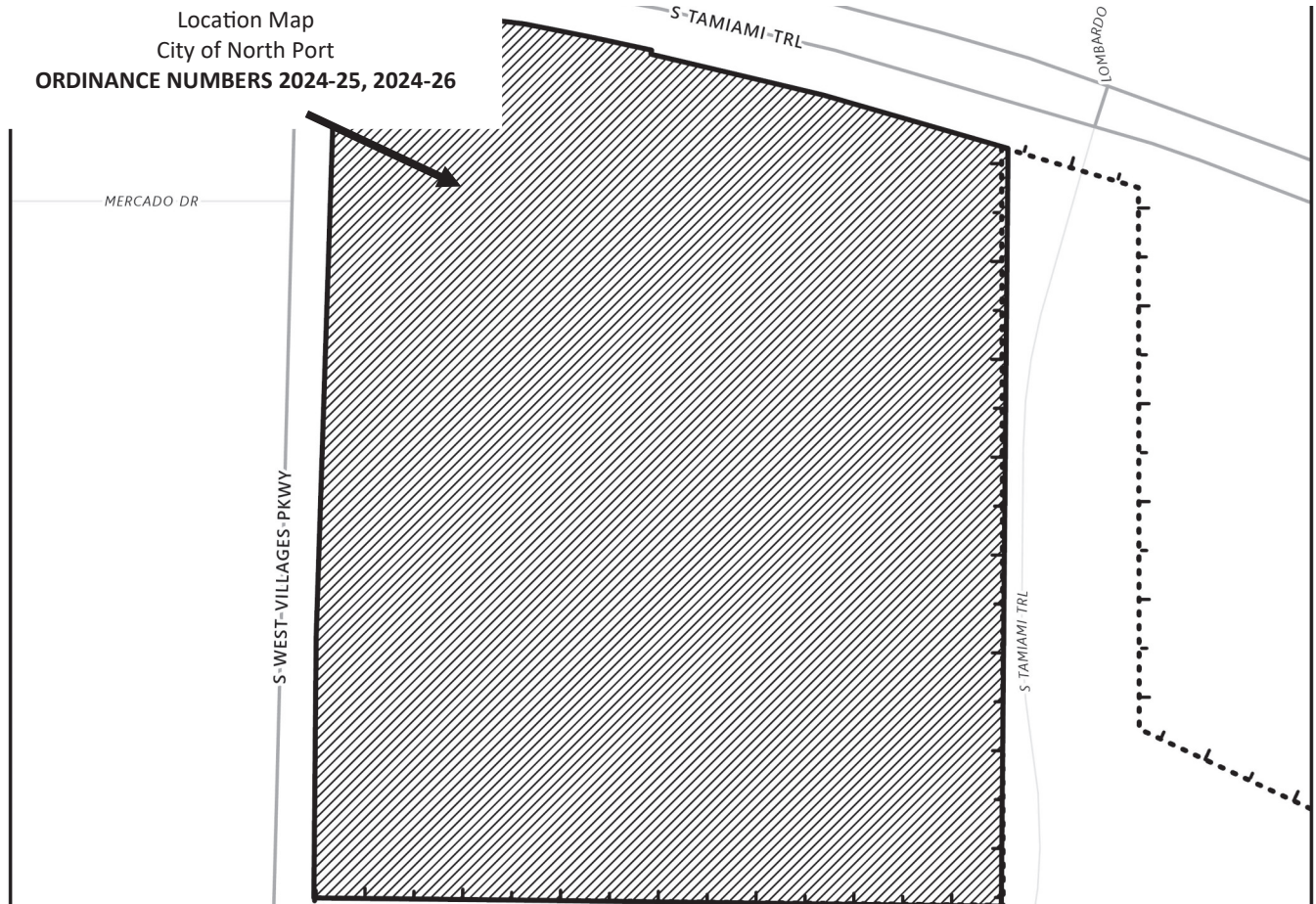
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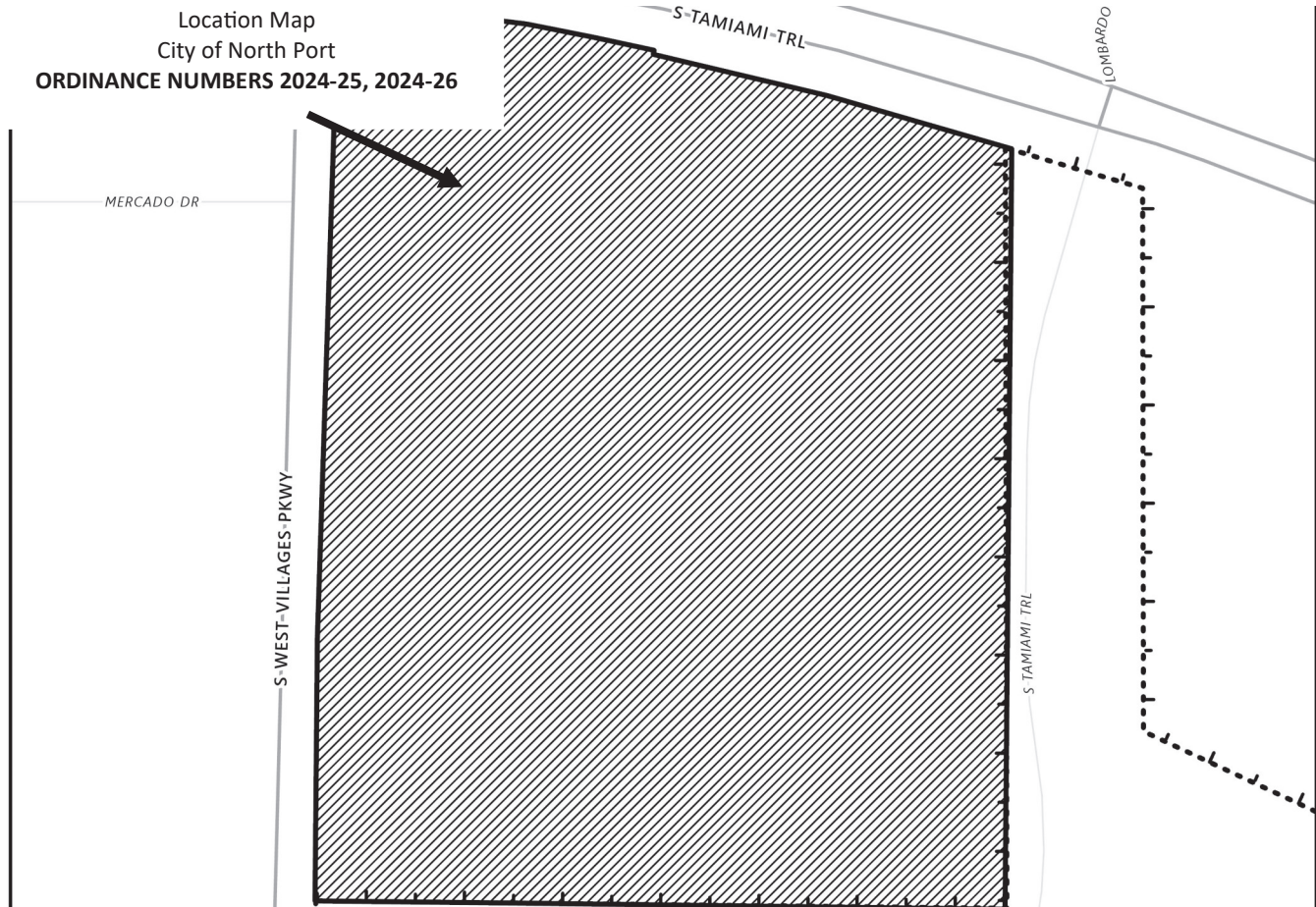
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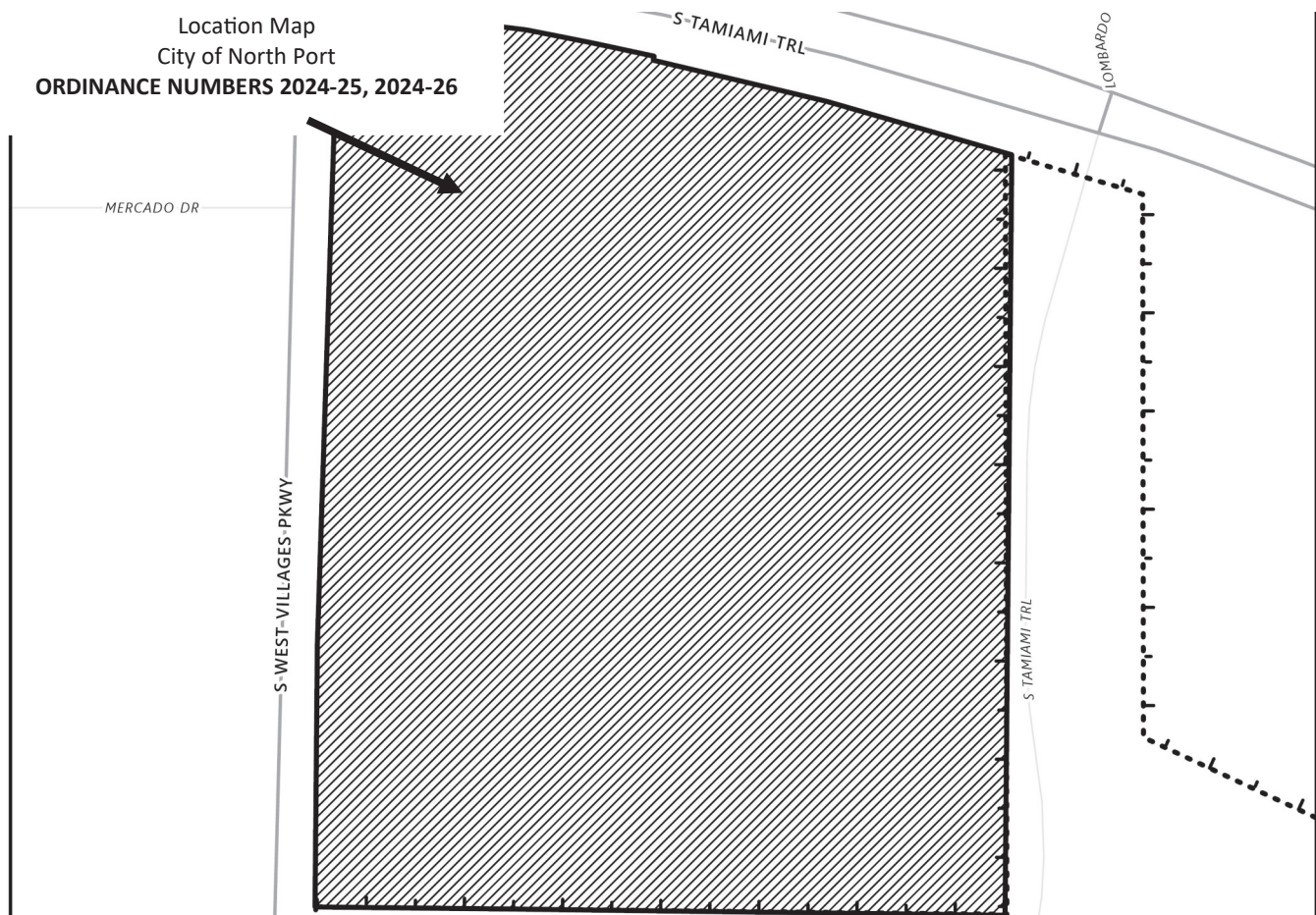
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ORDINANCE NUMBERS 2024-25, 2024-26





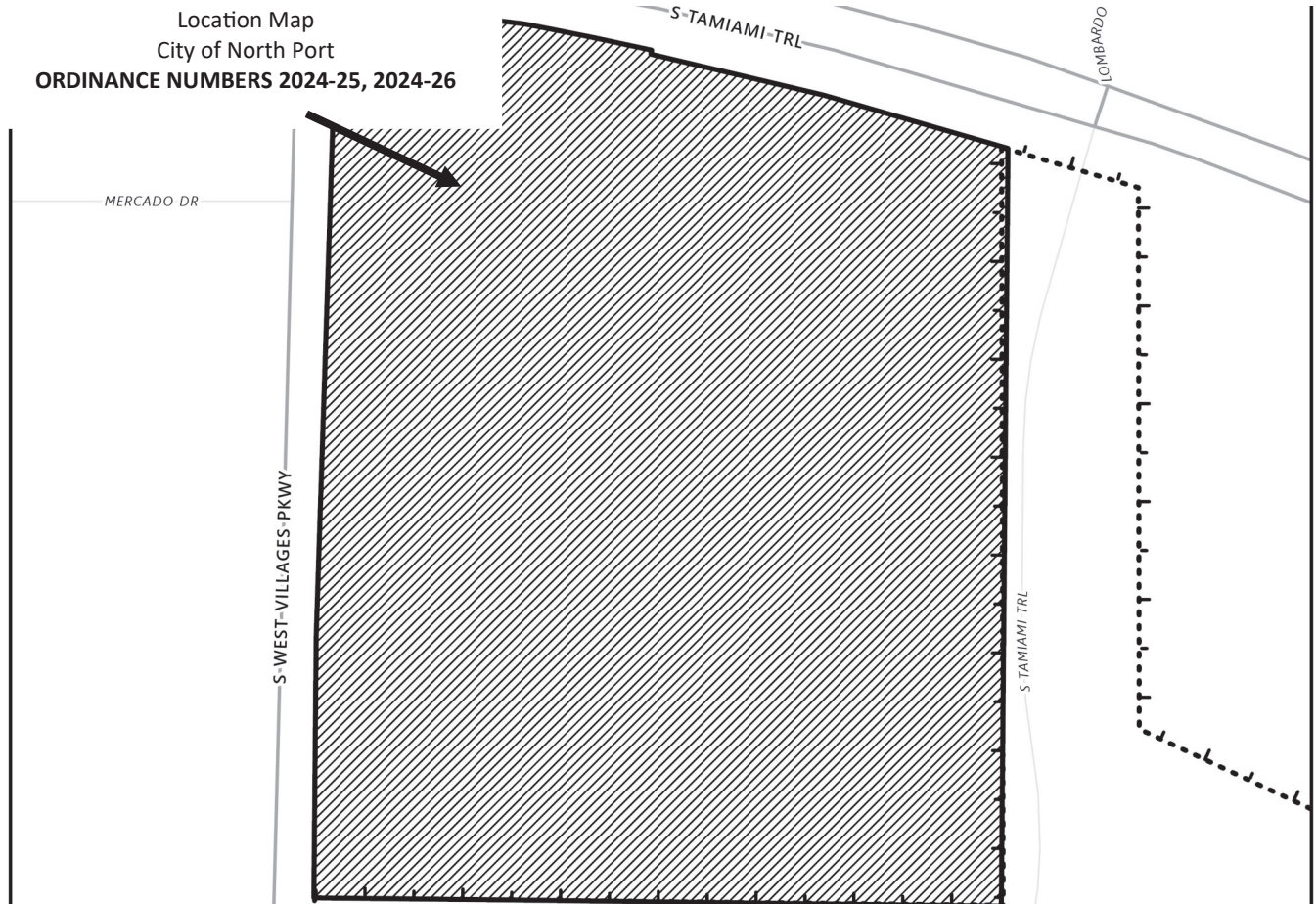
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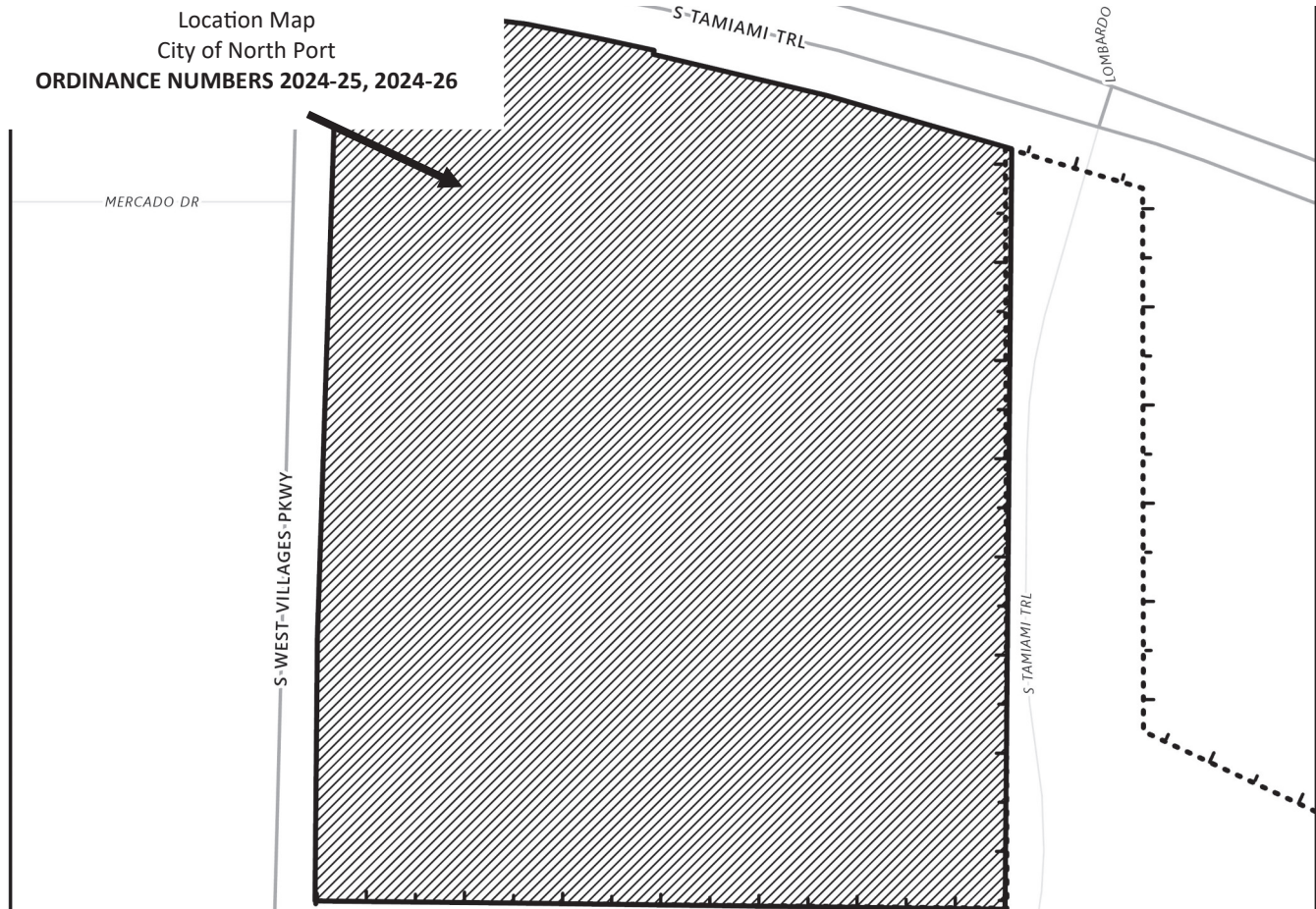
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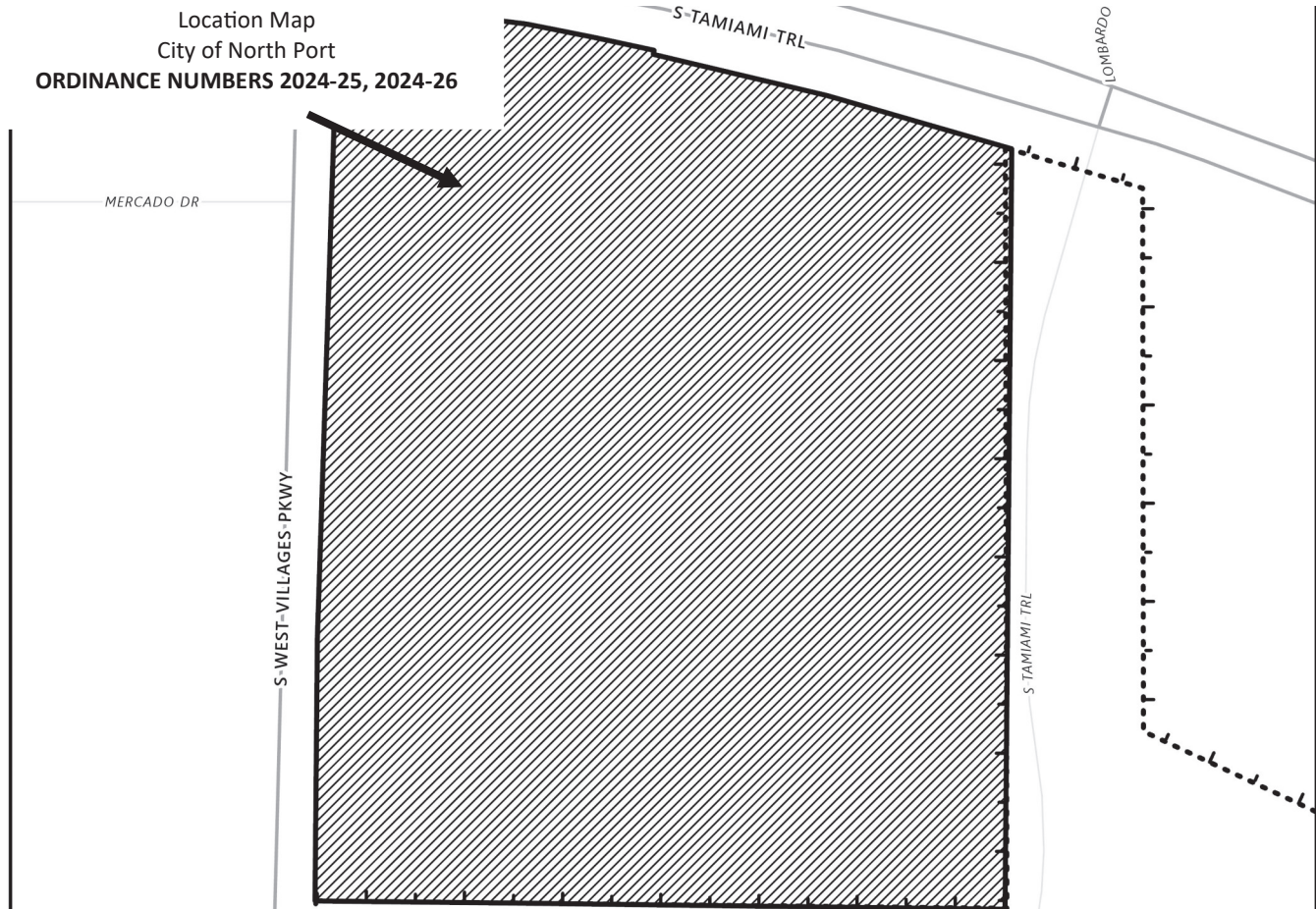
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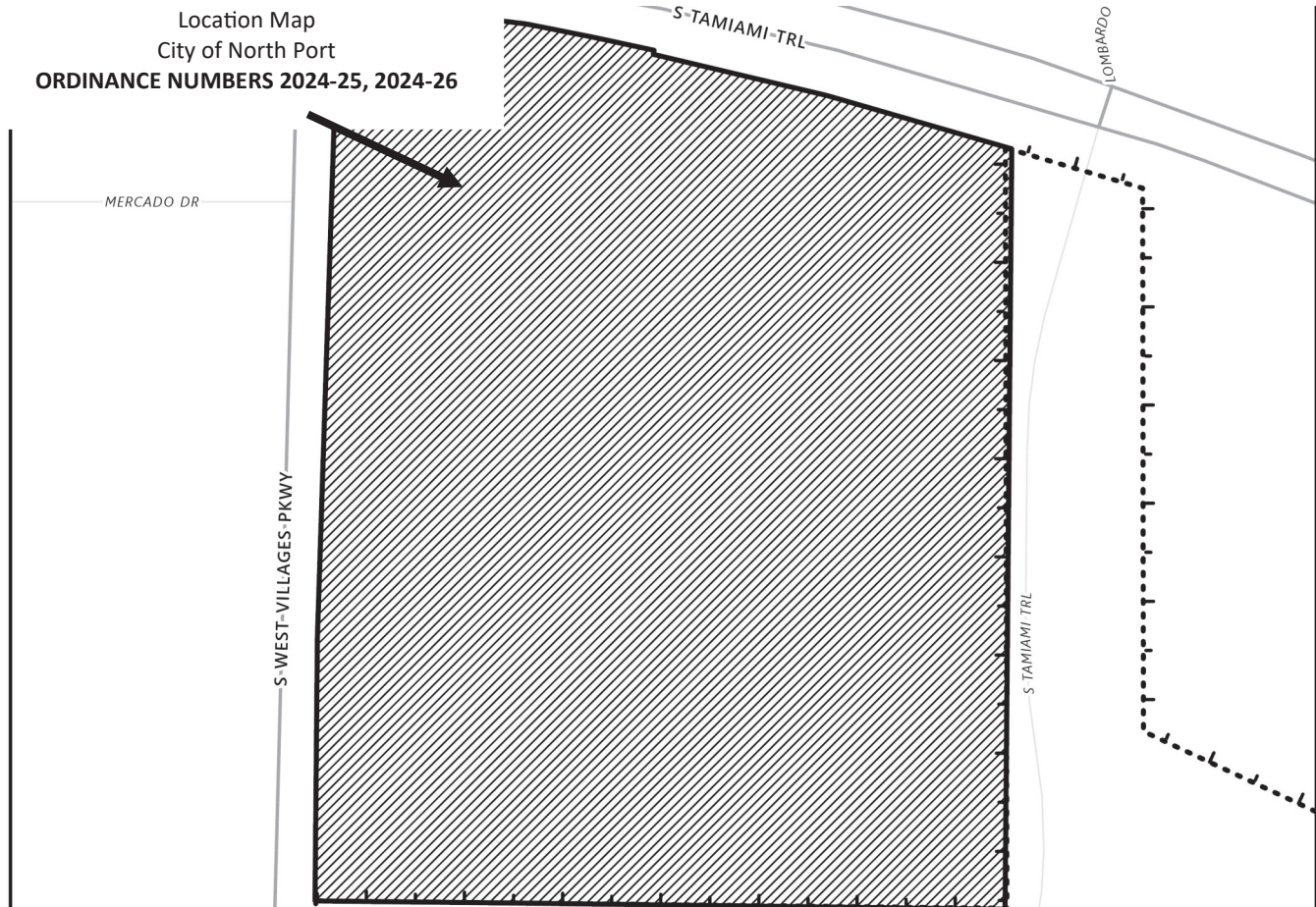
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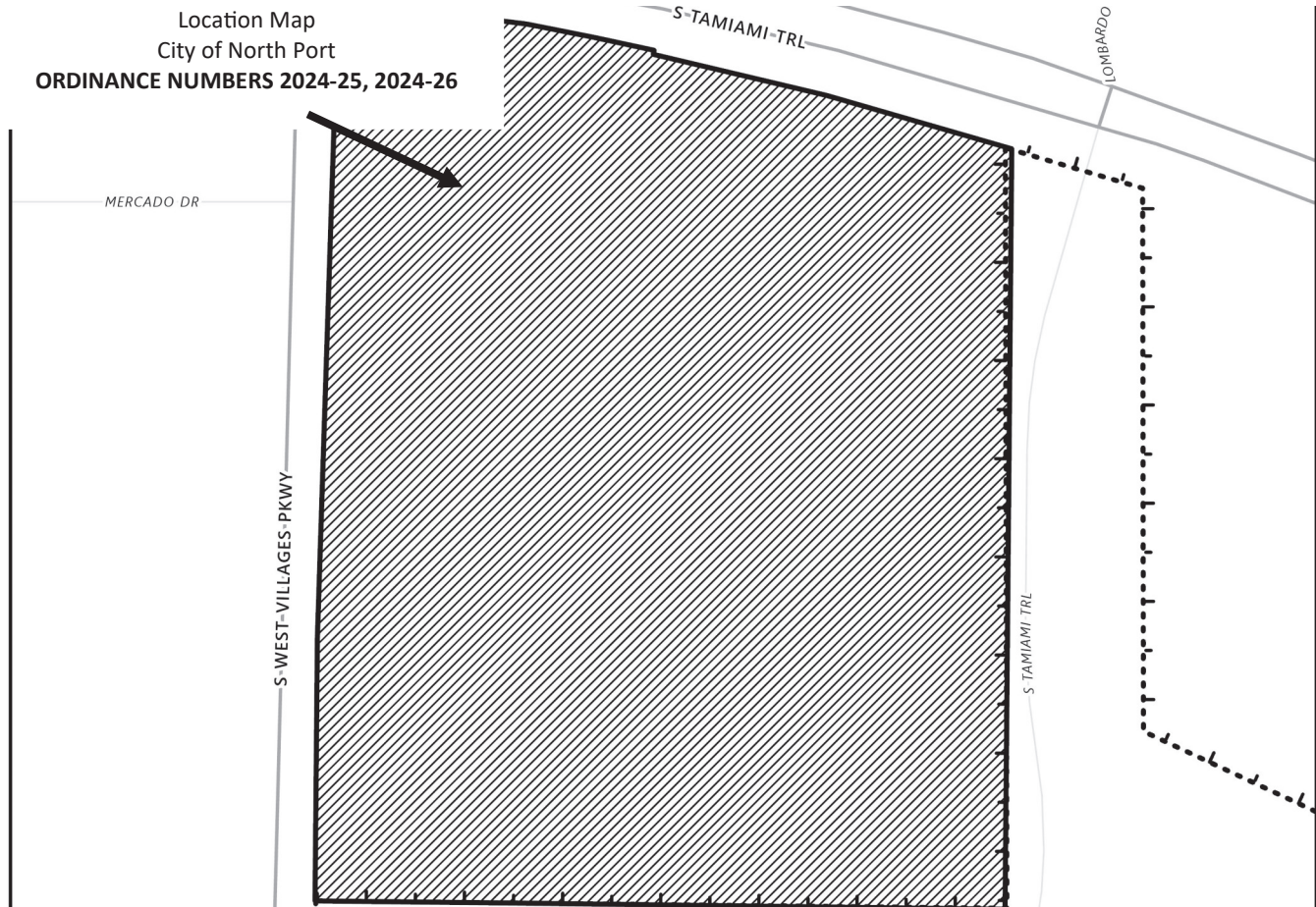
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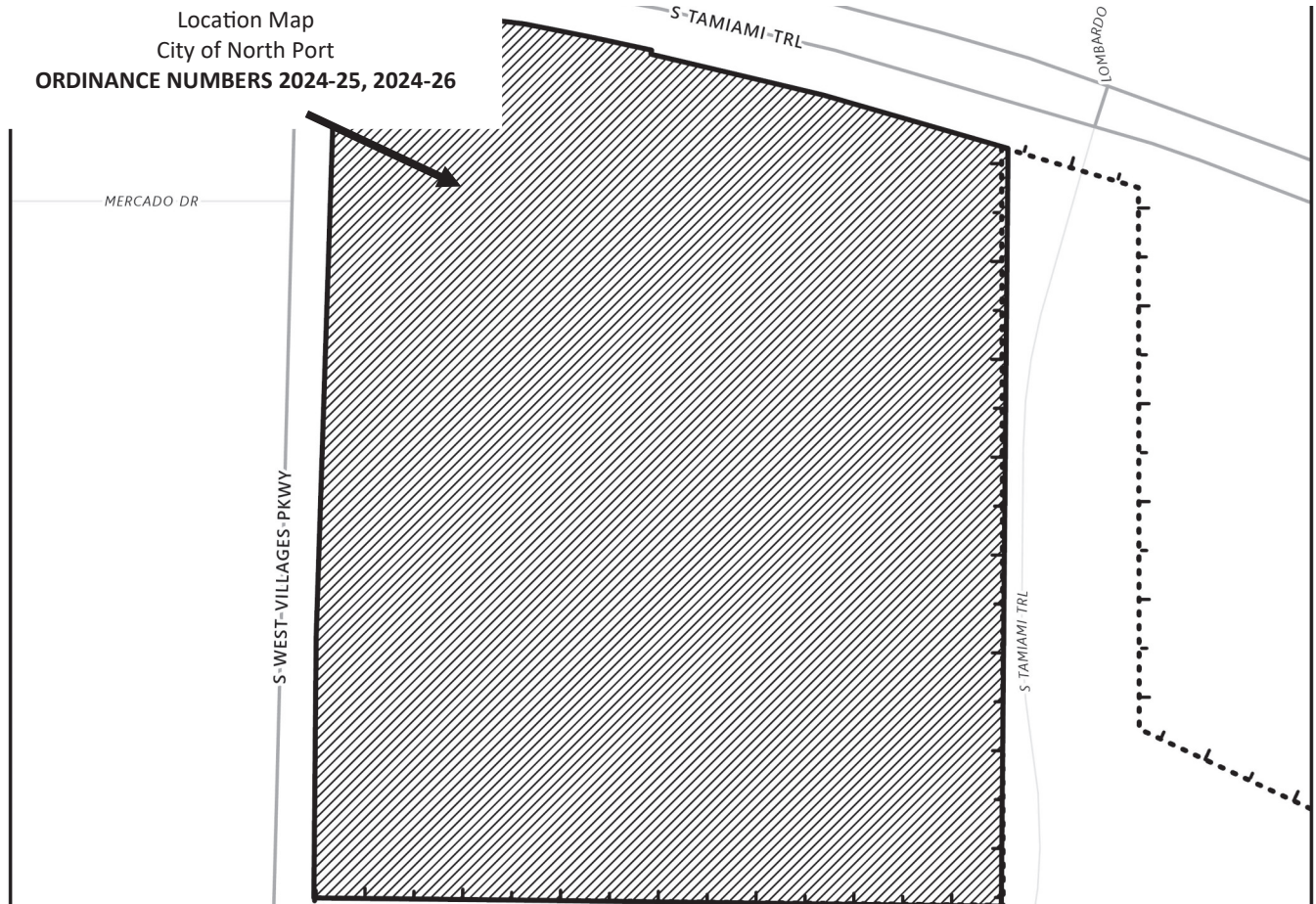
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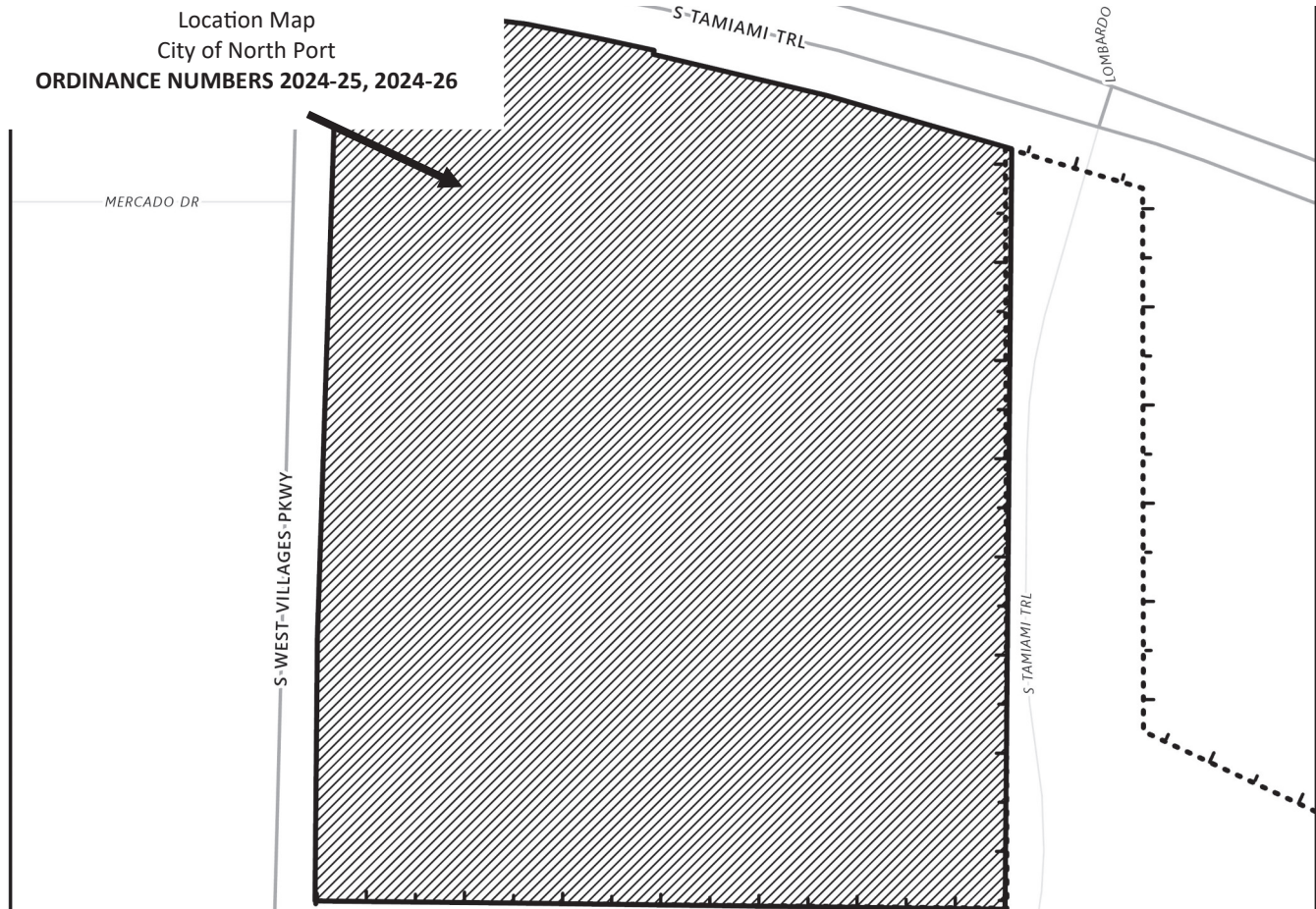
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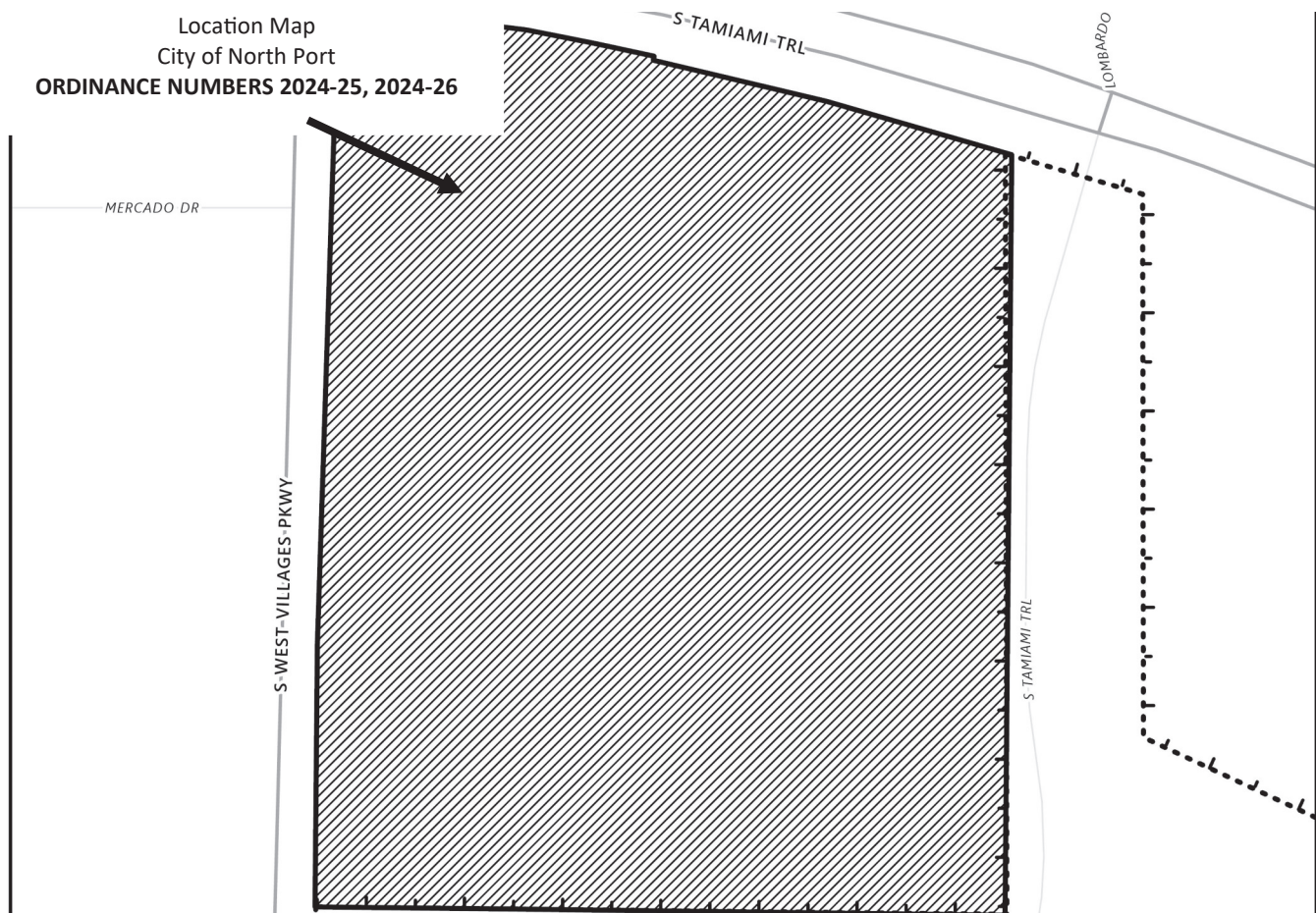
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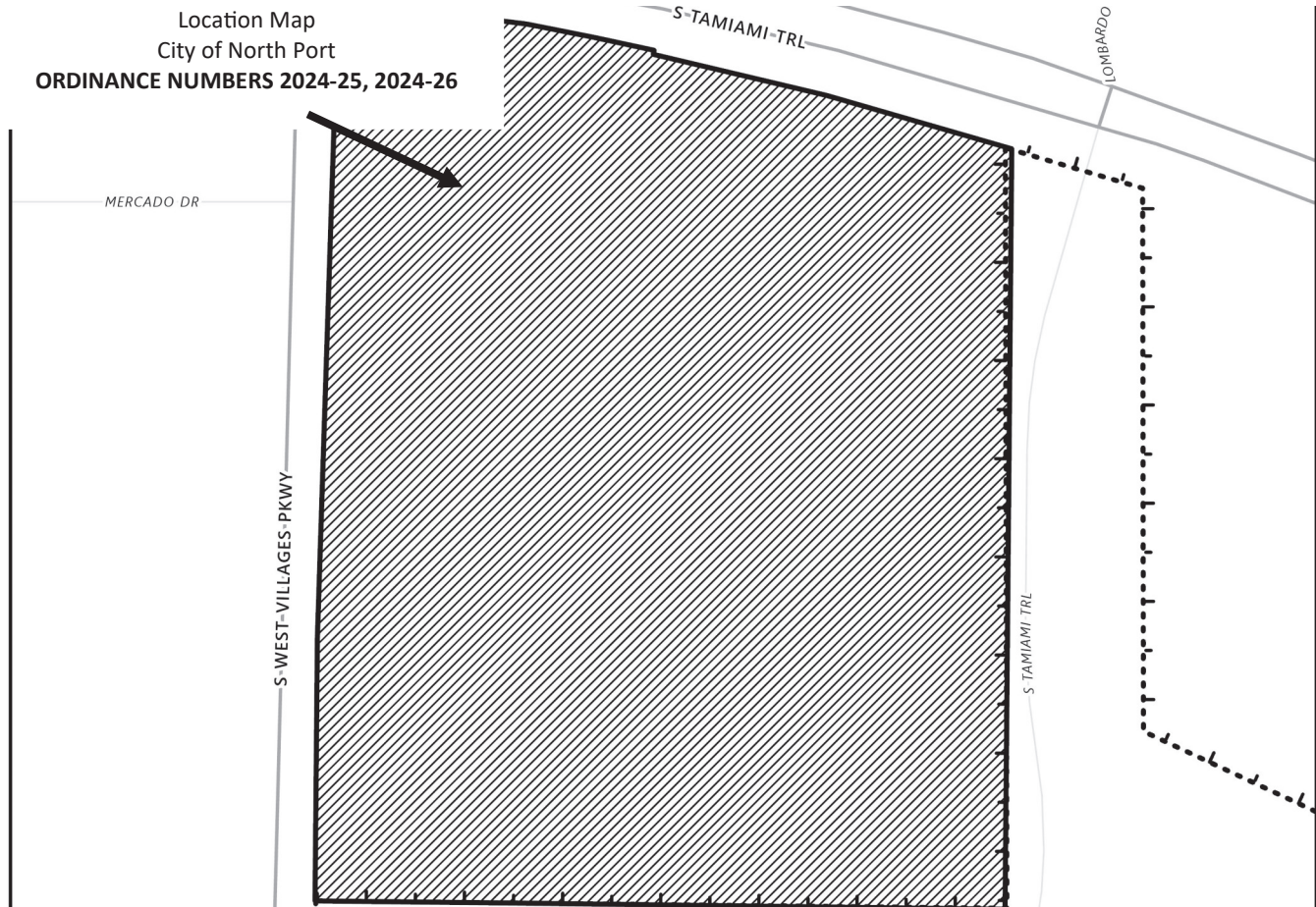
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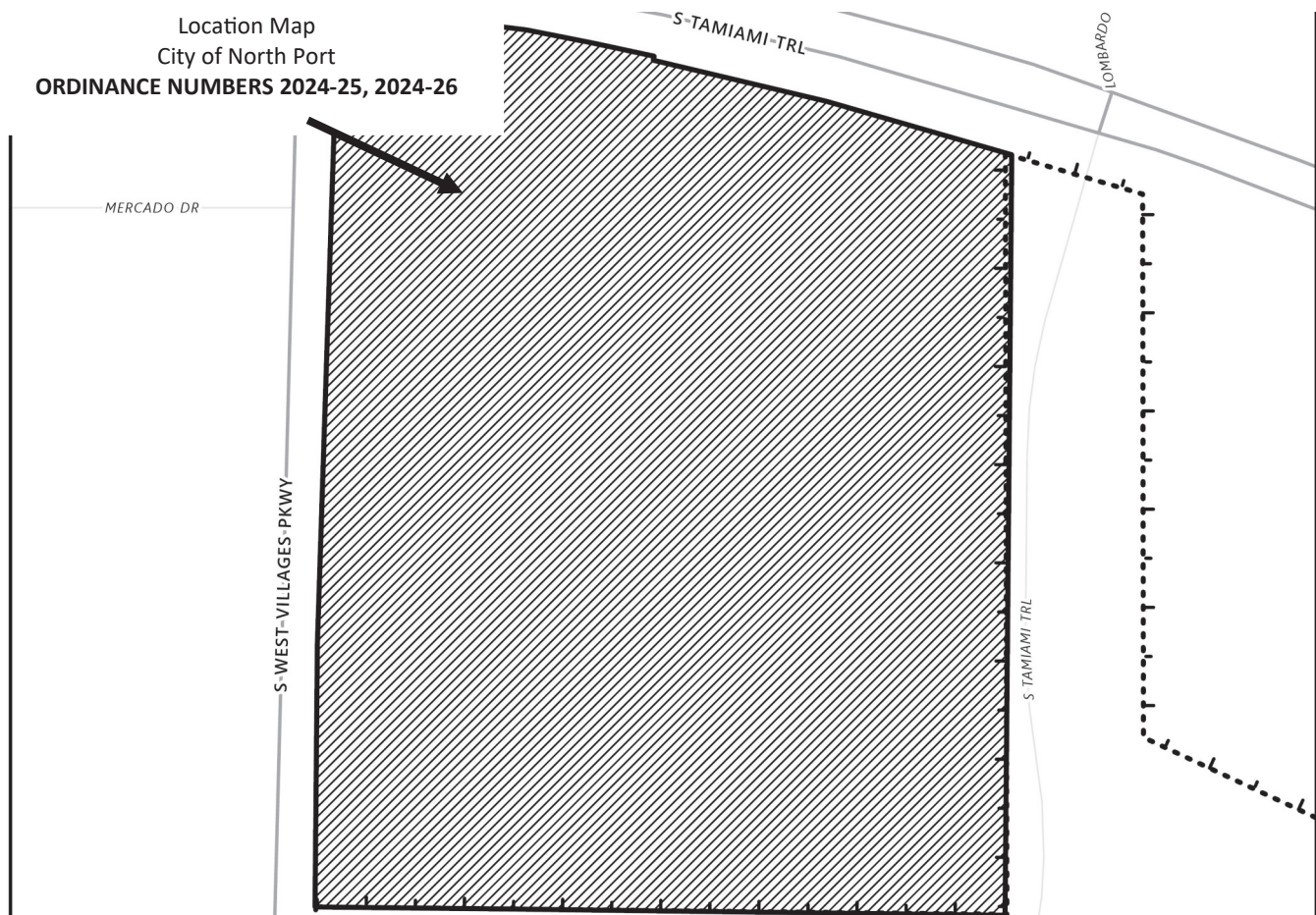
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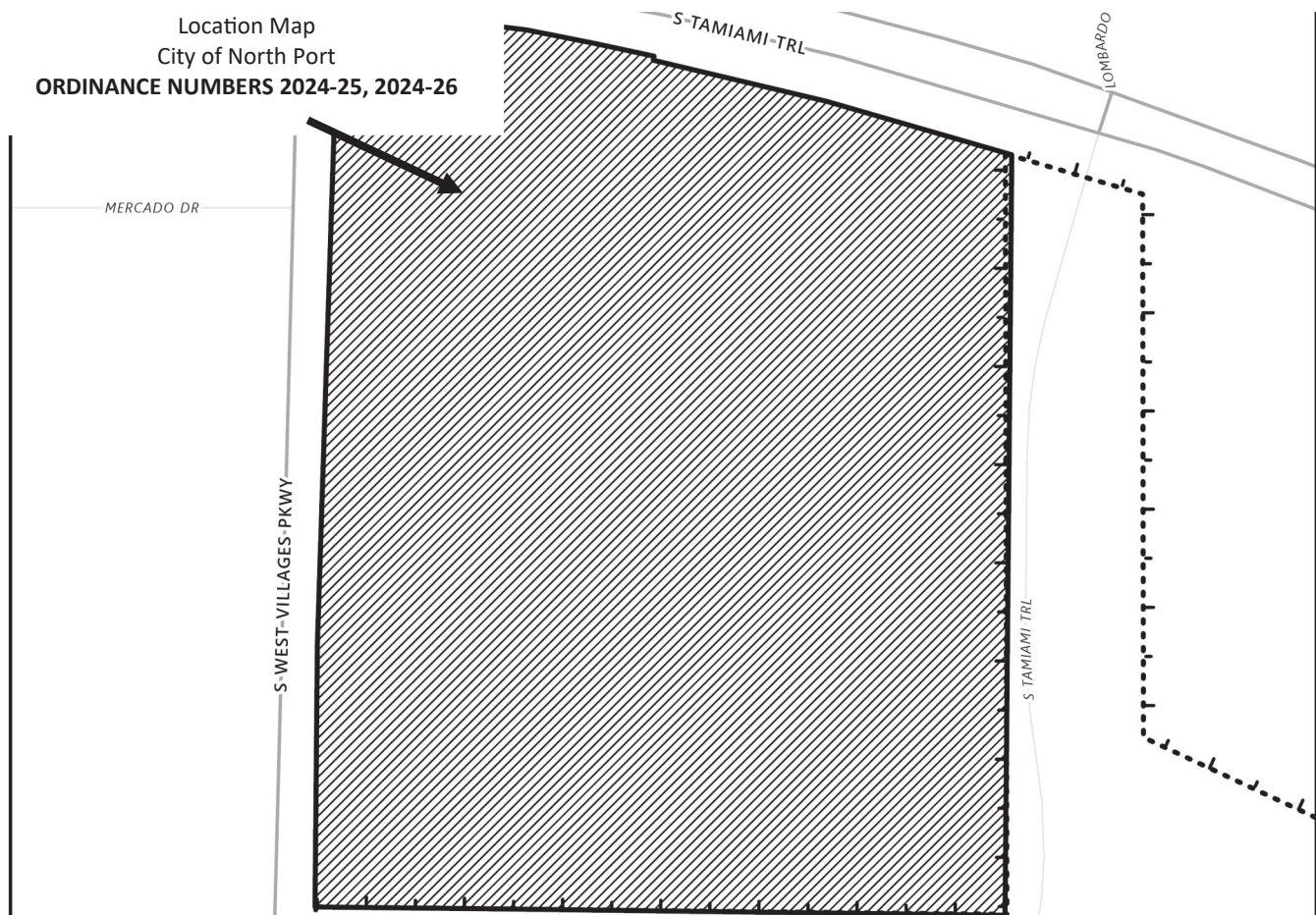
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 2024-25, 2024-26
 (REZ-24-079, VPA-24-078)**

NOTICE IS HEREBY GIVEN, pursuant to Chapters 166 and 163 of the Florida Statutes, Section 7.01 (c) of the Charter of the City of North Port, Florida that the City of North Port proposes to adopt Ordinance 2024-25, rezoning ± 27.7816 acres of land from No Zoning Designation District (NZD) Classification To Village (V) Classification by amending the City of North Port Zoning Map for property located south of S. Tamiami trail (US-41), east of S. West Villages Parkway in sections 32 and 33, township 39 south, range 20 east of Sarasota County, and further described in instrument no. 2015141220 in official records of Sarasota County, Ordinance 2024-26 amending the Village E Village District Pattern Plan (West Villages AKA Wellen Park) and amending the Unified Land Development Code to reference the amended Village District Pattern Plan.

A Public Hearing will be held before the Planning and Zoning Advisory Board designated as the Local Planning Agency (LPA) on **Thursday, July 11, 2024, at 9:00 a.m.** in the **City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286** to consider these two petitions.

A Public Hearing for the first reading of Ordinance 2024-25, and 2024-26 will be held before the North Port City Commission on **Tuesday, July 23, 2024, at 10:00 a.m.**, in the **City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286**. The second and final reading will be held before the North Port City Commission in Commission Chambers on **Tuesday, August 6, 2024, at 6:00 p.m.** to consider enactment of Ordinance 2024-25 and 2024-26.

