



City of North Port

RESOLUTION NUMBER 2025-R-45

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT FOR THE VILLAGE K TOWNHOMES, A 146-LOT RESIDENTIAL TOWNHOME SUBDIVISION ALONG WITH TWO FUTURE COMMERCIAL OUTPARCEL TRACTS 900 & 901 ON APPROXIMATELY 34.3255 ACRES LOCATED AT SOUTHWESTERN CORNER OF THE INTERSECTION OF MANASOTA BEACH ROAD AND SOUTH RIVER ROAD; PROVIDING FOR FINDINGS; PROVIDING FOR PRELIMINARY SUBDIVISION PLAT APPROVAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 6, 2025, John Luczynski, President, Manasota Beach Ranchlands, LLLP (the "Applicant") submitted an application to the City of North Port, Florida (the "City") for approval of a Subdivision Preliminary Plat (the "Preliminary Plat") for Village K Townhomes, (the "Property"); and

WHEREAS, the property described above has a Future Land Use Designation of Village, within a Village Zoning District; and

WHEREAS, Townhomes are permitted uses in the Village Future Land Use Designation and Village Zoning District; and

WHEREAS, the proposed preliminary subdivision plat as submitted is consistent with the City's Comprehensive Plan and, Unified Land Development Code (ULDC); and

WHEREAS, the applicant has submitted all applicable bylaws, covenants, deeds, articles of incorporation, dedications, and other legal documents regarding ongoing maintenance of subdivision common areas; and

WHEREAS, the City Commission finds that approval of the requested preliminary subdivision plat does not violate the general intent and purpose of the Unified Land Development Code and is in the best interest of the public health, safety, and welfare.

NOW THEREFORE, BE IT RESOLVED 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 resolution.

- 1.02 The preliminary subdivision plat is consistent with the approved Village K Pattern Book.
- 1.03 The Development Review Committee reviewed the application and preliminary subdivision plat finding that proposed subdivision meets the requirements of 2.2.9.B.(3)a. of the Unified Land Development Code (ULDC), is consistent with the Comprehensive Plan, meets all applicable requirements in Chapter 1 through 6 of the ULDC, and that sufficient legal documentation has been provided to establish responsibility for ongoing maintenance of the subdivision common areas.

SECTION 2 – PRELIMINARY SUBDIVISION PLAT APPROVAL

- 2.01 That the City Commission approves *Village K Townhome preliminary subdivision plat* for a 146-lot residential townhome community situated on a 34.3255-acre mixed-use development, as illustrated in Exhibit A. This project includes 146 townhomes, an amenity center tract, drainage and stormwater management facilities, common areas, landscaping, right-of-way, access points (ingress/egress), signage, utilities, and two commercial outparcel tracts (900 and 901) designated for future commercial development. The proposed density is 4.25 dwelling units per acre, with 53% of the area allocated as open space. The property is legally described as:

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

PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST;

THENCE SOUTH 77°28'45" WEST, A DISTANCE OF 214.84 FEET TO THE INTERSECTION OF THE SOUTHERLY LINE OF MANASOTA BEACH ROAD, MANASOTA BEECH RANCLANDS PLAT NO. 1 ACCORDING TO THE PLAT RECORDED IN BOOK 55, PAGE 367 AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH RIVER ROAD ACCORDING TO THE WARRANTY DEED RECORDED IN INSTRUMENT NO. 2008060371 BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°28'30" WEST, A DISTANCE OF 1,827.66 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LAKESPUR AT WELLEN PARK ACCORDING TO THE PLAT RECORDED IN BOOK 57, PAGE 107;

THENCE NORTH 89°31'30" WEST, A DISTANCE OF 400.00 FEET ALONG SAID NORTH BOUNDARY LINE TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 2021094420;

THENCE ALONG EASTERLY BOUNDARY OF SAID SPECIAL WARRANTY DEED FOR THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 00°28'30" EAST, A DISTANCE OF 938.34 FEET;
- 2) NORTH 89°17'37" WEST, A DISTANCE OF 300.00 FEET;
- 3) NORTH 69°38'16" WEST, A DISTANCE OF 580.51 FEET;
- 4) NORTH 15°02'48" WEST, A DISTANCE OF 691.12 FEET TO LAST SAID SOUTHERLY LINE BEING A POINT ON A TANGENT CURVE;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,135 FEET, A CENTRAL ANGLE OF 9°41'44", A CHORD BEARING OF NORTH 85°51'31" EAST, AND A CHORD LENGTH OF 360.85 FEET, AN ARC DISTANCE OF 361.29 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°17'37" EAST, A DISTANCE OF 1,071.16 FEET ALONG SAID SOUTHERLY LINE AND TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,495,220 SQUARE FEET OR 34.3255 ACRES, MORE OR LESS

SECTION 3 – CONDITIONS

- 3.01 That the preliminary subdivision plat shall be subject to the owner/developer complying with the following conditions:
- a. Develop the property in accordance with the approved preliminary subdivision plat as referenced in Section 2 and attached hereto as Exhibit "A."
 - b. Obtain and provide copies of all applicable permits from other jurisdictional agencies as applicable prior to commencing construction.

SECTION 4 – CONFLICTS

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

SECTION 5 – SEVERABILITY

- 5.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this resolution 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 resolution.

SECTION 6 – EFFECTIVE DATE

- 6.01 This resolution takes effect immediately.

ADOPTED by the City Commission of the City of North Port, Florida, in public session on July 22, 2025.

CITY OF NORTH PORT, FLORIDA

PHIL STOKES
MAYOR

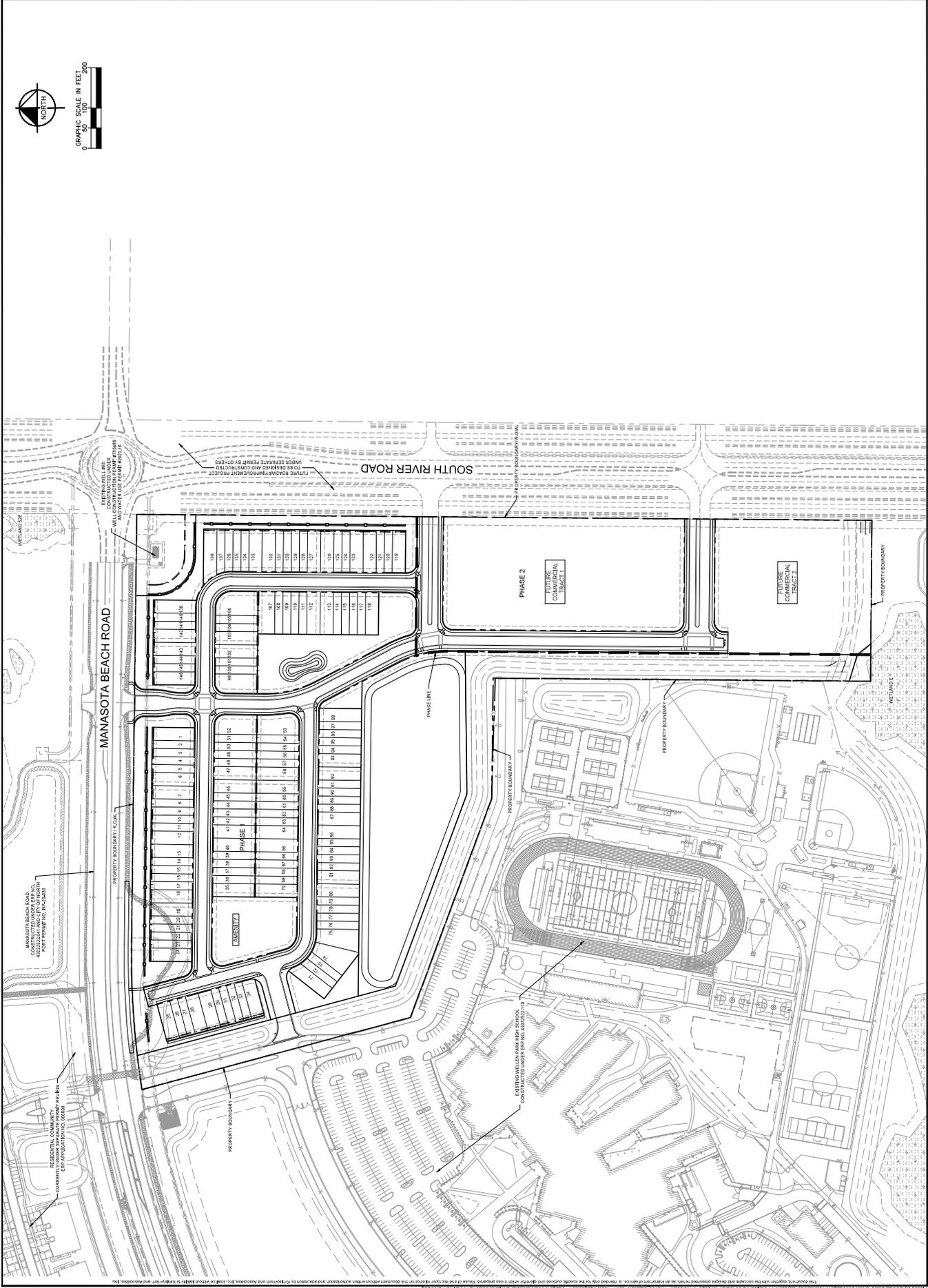
ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

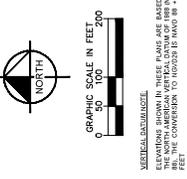
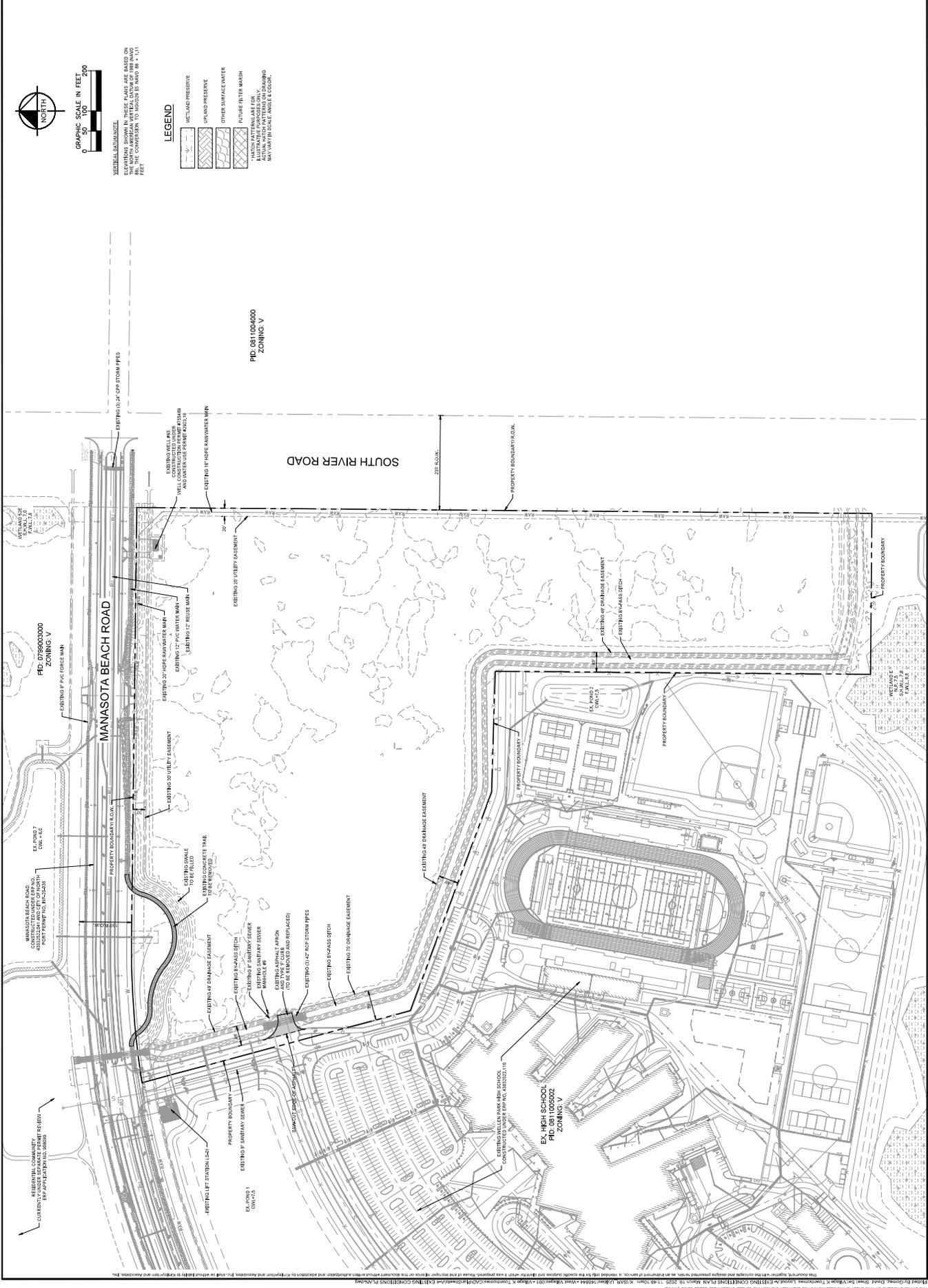
MICHAEL GOLEN, CPM
INTERIM CITY ATTORNEY

VILLAGE K COMMERCIAL PARCEL PREPARED FOR MANASOTA BEACH RANCHLANDS, LLLP FLORIDA		PHASING PLAN		SHEET NUMBER A-2
CITY OF NORTH PORT		RHA PROJECT 148644091		CHECKED BY KH/A
DATE JAN 2025		DESIGNED BY KH/A		DRAWN BY KH/A
SCALE AS SHOWN		WWW.MLE+KHEN.COM REGISTRY NO. 29106		REGISTERED PROFESSIONAL ENGINEER STATE OF FLORIDA REGISTRATION NO. 12458
REVISIONS		Kimley»Horn 1900 SECOND STREET, SUITE 300, SARASOTA, FL 34238 PHONE 941.293.8000		NO.
DATE	BY			



THE ORIGINAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61E15-23.004, F.A.C. THE SIGNATURE, EMAIL, SIGNATURE ID NUMBER, AND DATE OF THE ORIGINAL RECORD IS: KHEN, KIMLEY-HORN, 148644091, 2025-01-15 11:45:20AM. THE SIGNATURE, EMAIL, SIGNATURE ID NUMBER, AND DATE OF THE ORIGINAL RECORD IS: KHEN, KIMLEY-HORN, 148644091, 2025-01-15 11:45:20AM. THE SIGNATURE, EMAIL, SIGNATURE ID NUMBER, AND DATE OF THE ORIGINAL RECORD IS: KHEN, KIMLEY-HORN, 148644091, 2025-01-15 11:45:20AM. THE SIGNATURE, EMAIL, SIGNATURE ID NUMBER, AND DATE OF THE ORIGINAL RECORD IS: KHEN, KIMLEY-HORN, 148644091, 2025-01-15 11:45:20AM.

<h2 style="margin: 0;">EXISTING CONDITIONS PLAN</h2>	<p>VILLAGE K COMMERCIAL PARCEL PREPARED FOR MANASOTA BEACH RANCHLANDS, LLLP FLORIDA</p>	<p>CITY OF NORTH PORT SHEET NUMBER A-4</p>	<p>NOA PROJECT DATE JAN 2025 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY KHA</p>
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- LEGEND**
- WETLAND PRESERVE
 - RIPARIAN PRESERVE
 - OTHER SURFACE WATER
 - FUTURE FILTER MARSH
 - MATCH LINE (THIS AREA FOR EXISTING CONDITIONS IS NOT TO BE CONSIDERED AS AN ACTUAL MATCH LINE. MATCHING POINTS ON DRAWING MAY VARY IN SCALE, ANGLE & COLOR.)

Kimley-Horn

© 2025 MANASOTA BEACH RANCHLANDS, LLLP
 1800 SECOND STREET, SUITE 200, SAN ANTONIO, TX 78208
 PHONE: 214.343.8000
 WWW.MHLEHORN.COM REGISTRY NO. 39106

THIS PLAN IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. (KHA) AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KHA. THE DATE OF THIS PLAN IS JANUARY 2025.

THE ORIGINAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE. THE DIGITAL FILE HAS BEEN SIGNED AND SEALED UNDER SEAL NO. 6515-2004, F.S. 409.014. THE ORIGINAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE. THE DIGITAL FILE HAS BEEN SIGNED AND SEALED UNDER SEAL NO. 6515-2004, F.S. 409.014. THE ORIGINAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE. THE DIGITAL FILE HAS BEEN SIGNED AND SEALED UNDER SEAL NO. 6515-2004, F.S. 409.014.

