



STAFF REPORT

PSPP-25-02711

West Lake Preliminary Subdivision Plat
Resolution No. 2025-R-72

From: Sherry Willette-Grondin, Planner III

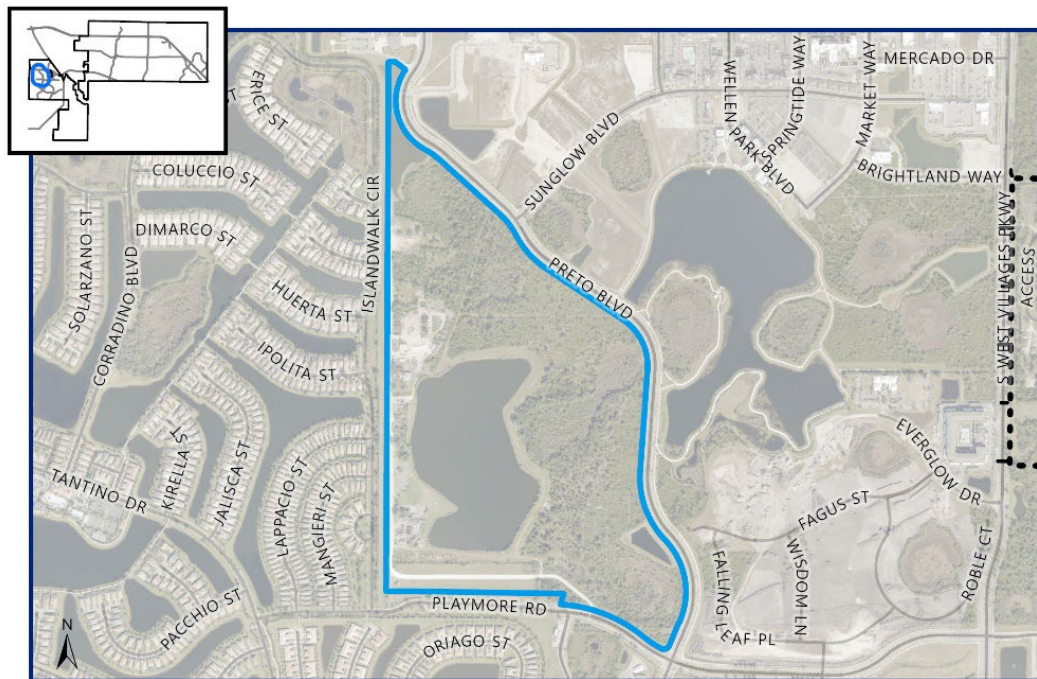
Thru: Lori Barnes, AICP, CPM, Deputy Development Services Director

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

Date: November 6, 2025



PROJECT:	PSPP-25-02711; Preliminary Subdivision Plat of West Lake
REQUEST:	Consideration of Preliminary Subdivision Plat for West Lake
APPLICANT:	Christopher D. Jordan, PE, Stantec Consulting Services Inc. (Exhibit B, Affidavit)
OWNERS:	Main Street Ranchlands, LLLP (Exhibit C, Warranty Deed)
LOCATION:	Southwest of Preto Boulevard and north of Playmore Road
PROPERTY SIZE:	± 164.48 acres
ZONING:	Village (V)

I. BACKGROUND

On June 18, 2025, the Planning & Zoning Division received a Preliminary Subdivision Plat petition from Christopher D. Jordan, PE, Stantec Consulting Services Inc., for West Lake. The purpose of the petition is to create a 156-lot single-family residential subdivision with drainage and stormwater management facilities, common areas, landscaping, right-of-way, access points (ingress/egress), signage, utilities. The construction of the subdivision will include the installation of all required infrastructure, including but not limited to water and sanitary lines, roadways, drainage, and stormwater management areas.

The subject property is zoned Village (V) with a Future Land Use Designation of Village (V). The subject property is located within in Residential Neighborhood (RN-1) of Village D within Wellen Park (see Figure 2 below). With addition of this project, 975 residential units will be permitted within Village D, which is under the total allowance of 2,500 residential units per the adopted West Villages Pattern Book. The proposed density is 0.95 dwelling units per acre, which is under the permitted density limit of 4 dwelling units per acre for Residential Neighborhoods per the adopted Village D Pattern Plan. 64% of the project area is allocated as open space.

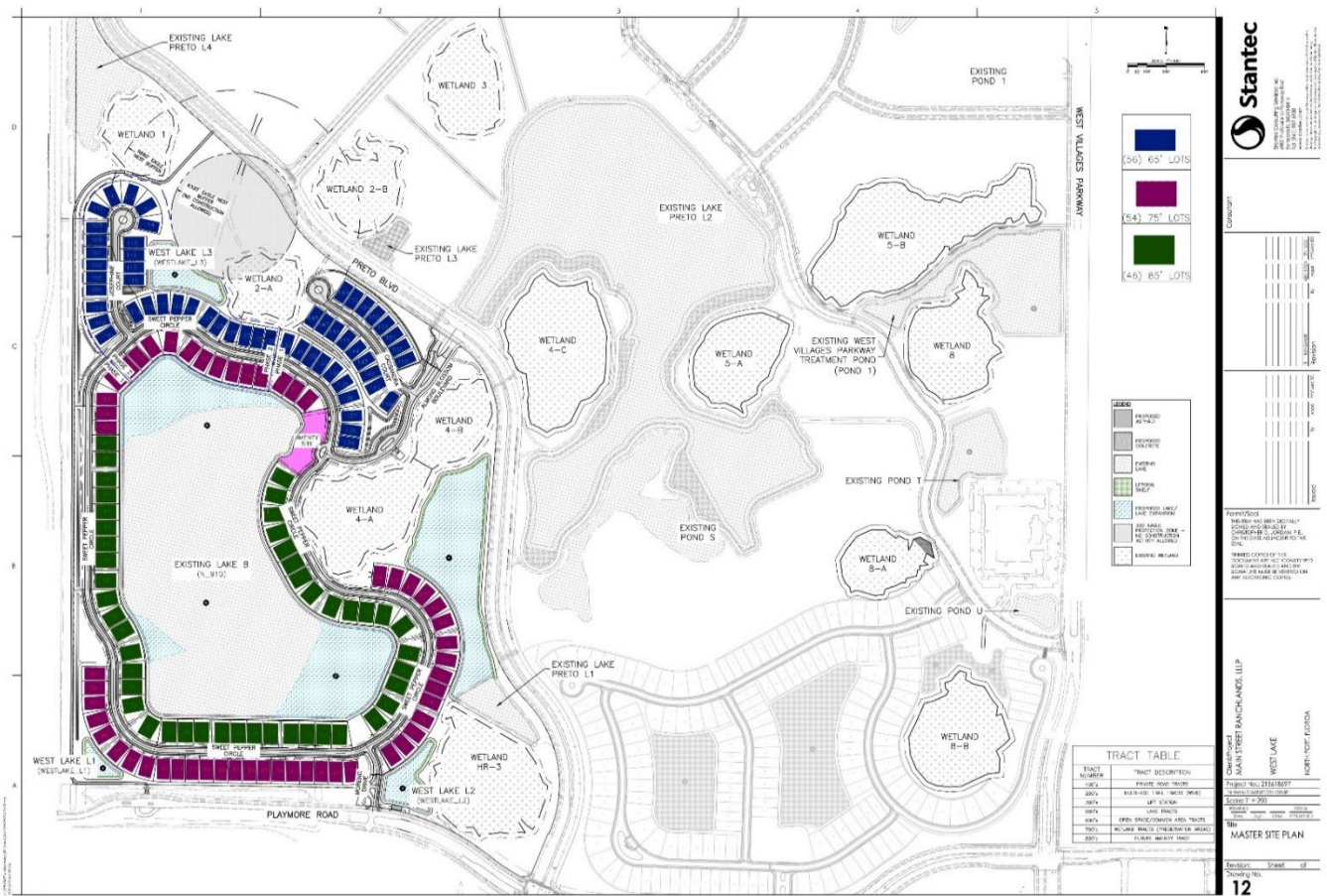


Figure 1. Proposed Preliminary Subdivision Plat, West Lake.

Figure 3.2.A

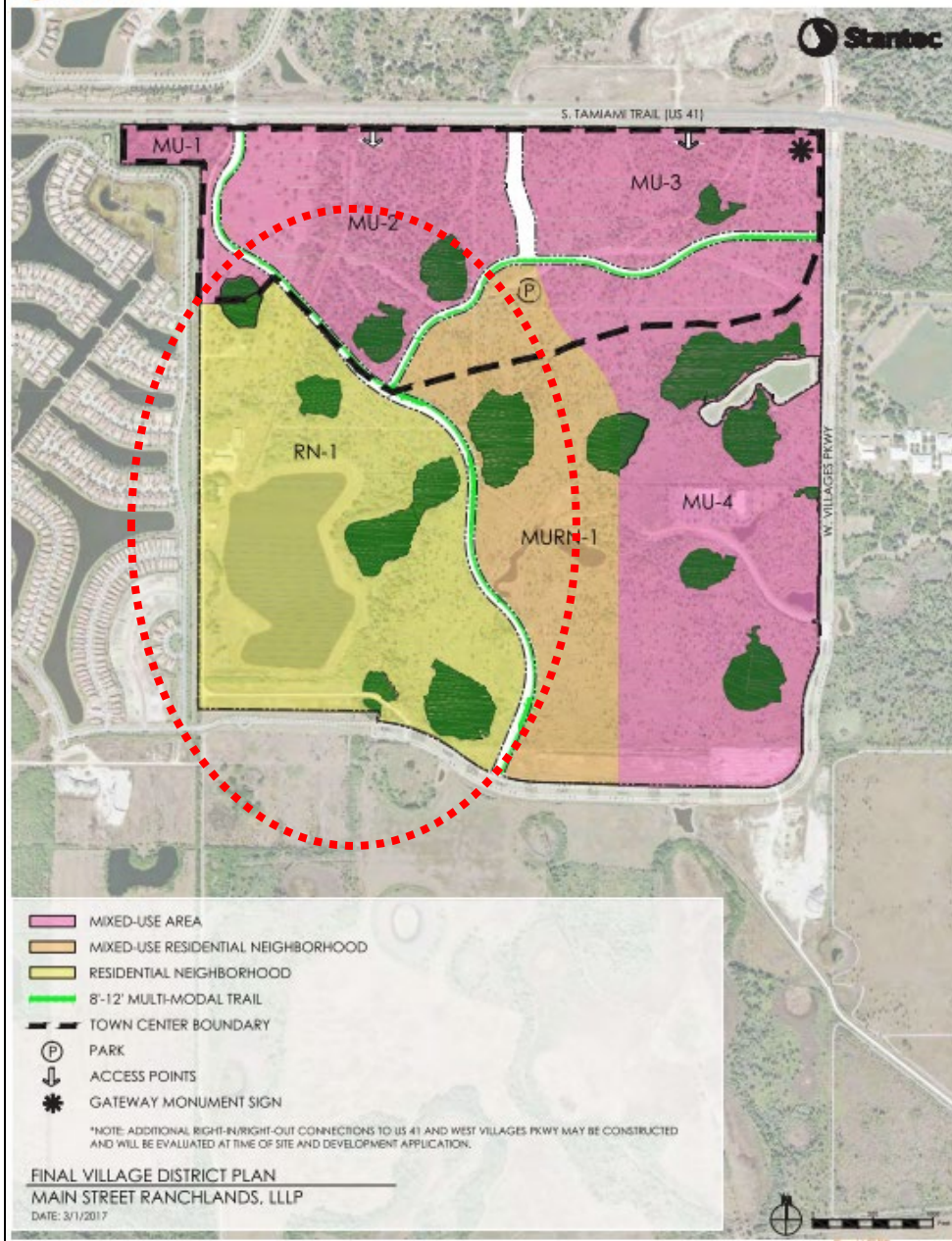


Figure 2. Final Village District Plan from the Adopted Village D VDPP

II. STAFF ANALYSIS

FLORIDA STATUTES CHAPTER 177

F.S. 177.073(1)(e): “Preliminary plat” means a map or delineated representation of the subdivision of lands that is a complete and exact representation of the residential subdivision or planned community and contains any additional information needed to be in compliance with the requirements of this chapter.

Findings: The subject preliminary plat meets the definition of a “preliminary plat” and contains all required information for compliance with Chapter 177. Any forthcoming final plat will be required to be consistent with the approved preliminary plat.

Conclusion: PSPP-25-02711 was reviewed and found to be in conformance with Chapter 177, Florida Statutes.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

POLICY FLU 1.8.1. IMPLEMENTING UNIFIED LAND DEVELOPMENT CODE

The City shall enforce creative, innovative land development regulations which contain specific provisions to implement the adopted Comprehensive Plan. Improvements to the land development regulation process shall focus on efficiency and effectiveness through a streamlining of procedures. Land development regulations shall, at a minimum:

1. Regulate the subdivision of land.

Findings: The subject preliminary plat application was submitted in accordance with the procedures of the ULDC and meets all requirements of the ULDC, implementing the vision of the Comprehensive Plan as required by the above Policy.

Conclusion: PSPP-25-02711 is consistent with Policy FLU 1.8.1 of the Comprehensive Plan.

POLICY FLU 2.1.1. SITE AND SUBDIVISION DESIGN

The City shall require that site and subdivision designs are developed according to a process in which the design begins with consideration of connected, integrated open space, followed by definition of development areas and locations of streets and trails to minimize impacts to natural features and environmental systems, and concludes with the establishment of lots/lot lines.

Findings: The subject preliminary plat represents a subdivision that is designed in an orderly manner that proposes development areas including residential lots, and associated roadways, stormwater management ponds, and other elements outside of environmental systems.

The project anticipates shading impacts to a wetland for construction of a boardwalk, and some buffer impacts which will be compensated on site. There are some additional impacts depicted on the Preliminary Plat that have been previously permitted. Overall, impacts to on-site wetlands are minimized through the proposed site design.

Conclusion: PSPP-25-02711 is consistent with Policy FLU 2.1.1 of the Comprehensive Plan.

Transportation Element, Policy 5.5: The City shall continue to implement the land development regulations, implementing City standards which require developers to provide bicycle/pedestrian pathways, where appropriate, in new subdivision developments

Findings: There are 5' sidewalks on both sides of all internal roadways within the proposed subdivision. The internal sidewalk network connects to existing sidewalks along Preto Blvd and Playmore Road, ensuring a continuous bicycle/pedestrian system for future residents.

Conclusion: PSPP-25-02711 is consistent with Transportation Element, Policy 5.5 of the Comprehensive Plan.

Public School Facility Element, Objective 1.6: Implement Public School Concurrency

The City shall evaluate future land use changes, rezoning, and subdivision and site plan petitions for residential development to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

Findings: A School Concurrency Determination Letter of Receipt was submitted with the subject Preliminary Subdivision Plat application, consistent with the requirements of the ULDC and the processes of the Sarasota County School Board.

Conclusion: PSPP-25-02711 is consistent with Public School Facility

Element, Objective 1.6 of the Comprehensive Plan.

Housing Element, Objective 1: To provide a variety of housing types and affordability levels to accommodate the present and future housing needs of North Port residents.

Findings: The proposed 156-unit single-family residential subdivision will increase housing options within the City, consistent with the above Objective.

Conclusion: PSPP-25-02711 is consistent with Housing Element, Objective 1 of the Comprehensive Plan.

COMPLIANCE WITH ULDC

Chapter 4 Article XII-Subdivision Standards

1. *No subdivision shall be platted or recorded, no lot shall be sold, and no building or development permit be issued unless the subdivision meets all applicable laws of the state, this ULDC, and has been approved by the City in accordance with the requirements Chapter 2, Article II., Section 2.2.9. for Preliminary Subdivision Plat and Final Plat.*

Findings: The preliminary subdivision plat was reviewed for conformance with the ULDC.

Conclusion: PSPP-25-02711 was reviewed and found to be in conformance with the required lot sizes, easements and the right-of-way dimensions set forth within the Unified Land Development Code.

ENVIRONMENTAL

A formal environmental survey has been completed on the site. All permits will be issued in accordance with State and Federal standards.

FLOOD ZONE

The site is in a FEMA Flood Zone "AE" (1% annual chance flood for which base flood elevations (BFEs) have been determined) and "X" (0.2% Annual Chance Flood Hazard), according to Flood Insurance Rate Map for Sarasota County, Community Panel No. 12115C0362G, revised March 27, 2024.



III. STAFF REVIEW

The preliminary subdivision plat underwent a thorough review by the development review committee staff, who carefully examined its various components, including layout, zoning compliance, and environmental impact. After a detailed assessment, the committee identified no issues or concerns, indicating that the proposal meets all necessary guidelines and regulations for moving forward in the development process.

IV. LEGAL REVIEW

The City Attorney's Office reviewed and approved the proposed Resolution 2025-R-72 as to form and correctness.

V. STAFF RECOMMENDATION

Recommended Action:

Approve the preliminary plat as presented by the Applicant.

Commission Options:

Option 1: Approve the preliminary plat as presented by the Applicant.

Pros:

- **Consistent with the Village D Pattern Plan:** The project is located within Village D of Wellen Park, in an area planned for residential growth per the Village D VDPP and supports the city's intent to provide a range of housing options in proximity to the Wellen Park Town Center.
- **Stormwater Management:** The addition of 3 new lakes and expansion of 2 existing lakes provides on-site treatment and attenuation of stormwater runoff, designed within the Village D Master Infrastructure stormwater model for regional consistency.
- **Availability of Infrastructure:** The proposed development was anticipated through the VDPP process. Infrastructure including roadways, utilities, emergency services are available to serve the future residents of the project. Proposed utilities—including sanitary sewer and potable water mains—will be constructed to modern standards and conveyed to public entities (North Port Utilities and West Villages Improvement District), ensuring long-term maintenance and reliability.

Cons:

- **Traffic Impacts:** The addition of 156 single-family homes may increase vehicular trips in the area, impacting traffic flow on surrounding roadways.
- **Environmental Impacts:** Conversion of ±164 acres to residential use will result in the loss of pervious area and open space.

Option 2: Deny the preliminary plat as presented by the Applicant.

Pros:

- **Traffic Mitigation:** Denial avoids adding trips from 156 single-family homes, reducing potential impacts on surrounding roadways.
- **Environmental Preservation:** Retaining the ±164 acres in its current state preserves pervious surface area, open space, and existing wildlife activity.
- **Reduced Construction Impacts:** Construction may temporarily affect traffic flow and cause localized disturbance.

Cons:

- **Lost Housing Supply:** Denial would limit the provision of 156 single-family attached homes, affecting the city's housing supply.
- **Inefficient Land Use:** Leaves the parcel undeveloped, potentially underutilizing land within a planned growth area, adjacent to available infrastructure.

- **Interruption of Planned Development Pattern:** Creates a gap in the continuity of Wellen Park’s build-out and may undermine long-range planning objectives.

VI. PUBLIC NOTICE AND HEARING SCHEDULE

Notice of Public Hearings were mailed to the owner and property owners within a 1,320-foot radius of the subject property on **October 21, 2025**. The petition was also advertised in a newspaper of general circulation within the City of North Port on **October 26, 2025**, in accordance with the provisions of Section 166.041, Florida Statutes and Section 7.06 of the Charter of the City of North Port, and Chapter 2, Article II, Section 2.2.2 of the City’s Unified Land Development Code (ULDC) as amended (Exhibit E).

PUBLIC HEARING SCHEDULE	Planning & Zoning Advisory Board Public Hearing	November 6, 2025 9:00 AM or as soon thereafter
	City Commission Public Hearing	November 18, 2025 6:00 PM or as soon thereafter

VII. RECOMMENDED MOTIONS

PLANNING & ZONING ADVISORY BOARD—

Staff recommends **approval** of Petition No. PSPP-25-02711, West Lake Preliminary Subdivision Plat, as stated:

I move to recommend approval of Petition No. PSPP-25-02711 as presented and find that based on the competent substantial evidence, the Preliminary Subdivision Plat complies with all regulations set forth in the City of North Port Comprehensive Plan.

CITY COMMISSION—

The City Commission approve Resolution No. 2025-R-72, Petition No. PSPP-25-02711, West Lake Preliminary Subdivision Plat, as stated:

I move to approve Resolution No. 2025-R-72 as presented and find that based on the competent

substantial evidence, the Preliminary Subdivision Plat complies with all regulations set forth in the City of North Port Comprehensive Plan, Unified Land Development Code (ULDC).

VIII. ALTERNATIVE MOTIONS

Petition PSPP-25-02711 may be DENIED. If that were the case, new findings would need to be written to support that recommendation. The motion would be as follows:

PLANNING & ZONING ADVISORY BOARD—

Petition PSPP-25-02711 may be denied. If that were the case, new findings would need to be written to support that recommendation. The motion would be as follows:

MOTION TO DENY: I move to recommend denial of the West Lake Preliminary Subdivision Plat, Petition No. PSPP-25-02711, and that the City Commission find that, based on the competent and substantial evidence, the Preliminary Subdivision Plat:

1. Is NOT consistent with the North Port Comprehensive Plan because _____
[include explanation of how the Preliminary Subdivision Plat fails to meet each specific regulation]

CITY COMMISSION—

MOTION TO DENY: I move to deny Resolution No. 2025-R-72, West Lake Preliminary Subdivision Plat, Petition No. PSPP-25-02711, and find that, based on the competent and substantial evidence, the Preliminary Subdivision Plat:

[include all applicable factors below]

1. Is NOT consistent with the Unified Land Development Code because _____
[include explanation of how the preliminary subdivision plat fails to meet each specific regulation];

2. Is NOT consistent with the North Port Comprehensive Plan because _____
[include explanation of how the preliminary subdivision plat fails to meet each specific regulation].

IX. EXHIBITS

A.	Preliminary Subdivision Plat
B.	Affidavit
C.	Warranty Deed
D.	Title Assurance
E.	Public Notice



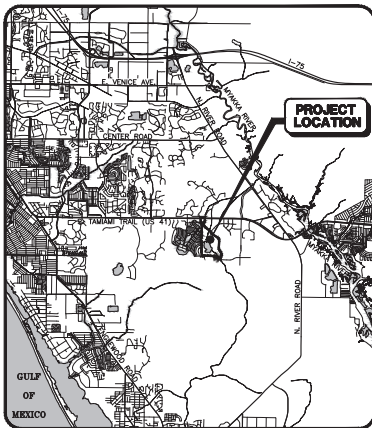
Stantec

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

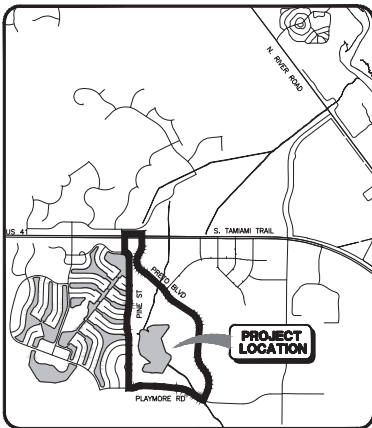
CONSTRUCTION PLANS FOR WEST LAKE SUBDIVISION (VILLAGE D)

LOCATED WITHIN SECTION 32
TOWNSHIP 39 SOUTH, RANGE 20 EAST
CITY OF NORTH PORT, FLORIDA

A DEVELOPMENT BY
MAIN STREET RANCHLANDS, LLLP
19503 SOUTH WEST VILLAGES PARKWAY STE 14
VENICE, FLORIDA



LOCATION MAP



SITE MAP

PROJECT DATA

OWNERSHIP
MAIN STREET RANCHLANDS, LLLP
19503 S. WEST VILLAGES PARKWAY, SUITE 14
VENICE, FLORIDA 34293

CHARACTER AND INTENDED USE
SINGLE-FAMILY RESIDENTIAL SUBDIVISION

ZONING
CURRENT ZONING IS VILLAGE PLANNED DEVELOPMENT (VPD).

PROJECT AREA
PROPERTY BOUNDARY: 126.18 AC
PROJECT AREA: 126.18 AC
IMPERVIOUS AREA: 35.76 AC

GROSS RESIDENTIAL DENSITY
TOTAL ACREAGE 164.48 ACRES / NUMBER OF UNITS: 156
156 DWELLING UNITS/164.48 ACRES = 0.95 UNITS/ACRE

TYPICAL YARDS
STREET YARD - 20 FT
SIDE YARD - 5 FT (20 FT MINIMUM BUILDING SEPARATION)
REAR YARD - 10 FT (BUILDING); 6 FT (POOL, DECK/SCREENED PATIO)

PROPOSED EASEMENTS
PROPOSED EASEMENTS FOR DRAINAGE, ACCESS, UTILITIES, & PRESERVATION AREAS ARE AS INDICATED WITHIN THE PLAN SET.
LOT LINE EASEMENTS PROPOSED: 10' FRONT, 2.5' SIDE AND 5' REAR. MINIMUM 20' WIDE UTILITY EASEMENTS FOR WATER/SEWER WILL BE LOCATED OFF THE ROADWAY (SEE PLANS FOR PROPOSED UTILITY EASEMENT WIDTHS).

FLOODPLAIN AREA DESIGNATION
FLOOD ZONE X & AE, ELEV 8 (NAVD 88) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANELS 1215003020 DATED MARCH 27, 2024.

MAINTENANCE OF STORMWATER FACILITIES AND COMMON AREAS
STORMWATER FACILITIES WITHIN THIS DEVELOPMENT SHALL BE MAINTAINED BY WEST VILLAGES IMPROVEMENT DISTRICT. COMMON AREAS SHALL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION.

MAINTENANCE OF ROADS
ALL PROPOSED ROADS WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.

WATER AND SEWER
WATER: POTABLE WATER SERVICE WILL BE PROVIDED BY CITY OF NORTH PORT UTILITIES. SEWER: WASTEWATER COLLECTION WILL BE PROVIDED BY CITY OF NORTH PORT UTILITIES. DEP WATER AND WASTEWATER PERMITS ARE REQUIRED.

DATUM
RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988. THE CONVERSION FACTOR TO NAVD88 IS +1.11' FEET.

RESIDENTIAL INTENSITY
F.A.R.
TOTAL FLOOR AREA / TOTAL AREA:
24.25 ACRES / 164.48 ACRES = 0.15

OPEN SPACE / PARK CALCULATIONS
OPEN SPACE / TOTAL AREA:
105 ACRES / 164.48 ACRES = 64%

PARKING DATA
REQUIRED PARKING = 2 SPACES PER DWELLING UNIT
2 SPACES / DU = 156 DU = 312 SPACES

PROVIDED PARKING
2 GARAGE SPACES / DU = 312 SPACES

BUILDING
MAX BUILDING HEIGHT FOR SINGLE FAMILY PER VILLAGE D VDPF = 42 FT

NOTES

1. THE PROJECT AREA IS 126.18 ACRES. THIS PROJECT IS A PART OF PARCEL ID. #0781001000 & #0783001000 IN THE CITY OF NORTH PORT, FLORIDA.
2. SINCE THE PROJECT IS LOCATED WITHIN THE MYAKKA RIVER WATERSHED, 100% OF THE REQUIRED SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFMD) STORMWATER TREATMENT VOLUME IS PROVIDED.
3. BOUNDARY DATA SHOWN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
4. THE SWFMD PROJECT AREA IS 126.18 ACRES.
5. THE DEVELOPMENT SHALL BE LANDSCAPED IN ACCORDANCE WITH CHAPTER 4 OF THE UNIFIED LAND DEVELOPMENT CODE OF NORTH PORT. SEE LANDSCAPE PLANS FOR DETAILS AND SPECIFICATIONS.
6. THE SITE IS PRESENTLY UNDEVELOPED.
7. THERE ARE NO EXISTING RIGHTS-OF-WAYS, STREETS, BUILDINGS AND/OR HISTORIC SITES ON THIS SITE.
8. ALL PROPOSED STREETS SHALL BE CONSTRUCTED TO CITY OF NORTH PORT TRAFFIC & STORMWATER STANDARDS, LATEST EDITION. THE PROPOSED DRIVE ADJACENT AND INTERIOR STREETS SHALL BE PRIVATELY OWNED AND MAINTAINED AS INDICATED ON THE PLANS.
9. ALL EXISTING WATER AND SEWER WILL BE PROVIDED AND MAINTAINED BY CITY OF NORTH PORT UTILITIES. THE BUILDINGS WILL BE SPRINKLED FOR FIRE PROTECTION. A MINIMUM 1000 GPM FIRE FLOW WILL BE PROVIDED AT ALL HYDRANTS.
10. THE IRRIGATION SYSTEM SHALL BE PRIVATELY OWNED AND MAINTAINED. THE IRRIGATION SOURCE WILL BE PROVIDED BY WEST VILLAGES IMPROVEMENT DISTRICT. NON-POTABLE WATER LINES SHALL BE PURPLE IN COLOR.
11. ALL WATER, SANITARY SEWER AND IRRIGATION CONSTRUCTION SHALL MEET OR EXCEED CITY OF NORTH PORT UTILITY STANDARDS. CITY OF NORTH PORT STANDARDS ARE THE MINIMUM ALLOWABLE WATER, IRRIGATION AND/OR WASTEWATER CONSTRUCTION STANDARDS. WHERE ANY NOTE OR DETAIL ON THESE PLANS CONFLICT WITH CITY OF NORTH PORT UTILITY STANDARDS THE MORE STRINGENT INTERPRETATION, AS DETERMINED BY THE CITY INFRASTRUCTURE INSPECTOR, SHALL BE APPLIED.
12. DEVELOPMENT CONSTRUCTION SHALL COMMENCE IN SEPT 2025 AND IS TO CONTINUE THROUGH SEPT 2026.
13. ALL TOPOGRAPHY IS COMPLETED FROM LIDAR INFORMATION AND FIELD INFORMATION COLLECTED BY STANTEC. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988. THE CONVERSION FACTOR TO NAVD 1929 IS +1.11 FEET.
14. NOTIFY "SUNSHINE 811", CITY OF NORTH PORT PUBLIC WORKS, FLORIDA POWER & LIGHT, COMCAST, TEECO AND ANY OTHER UTILITIES (GAS COMPANIES, CABLE TV, ETC.) PRIOR TO CONSTRUCTION OPERATION AND PRIOR TO ANY CONNECTION TO EXISTING UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE.
15. ALL COMMON IMPROVEMENTS AND OPEN SPACE WILL BE PRIVATELY MAINTAINED.
16. THE STORMWATER MANAGEMENT SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH CITY OF NORTH PORT REQUIREMENTS, 60-25 F.A.C. REQUIREMENTS AND 400-4 F.A.C. REQUIREMENTS. THE STORMWATER MANAGEMENT SYSTEM WILL BE MAINTAINED BY THE WEST VILLAGES IMPROVEMENT DISTRICT.
17. ALL REQUIRED SITE IMPROVEMENTS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF NORTH PORT UNIFIED LAND DEVELOPMENT CODE.
18. THERE ARE NO KNOWN EXISTING COVENANTS OR DEED RESTRICTIONS WHICH WOULD AFFECT THE PROPOSED DEVELOPMENT.
19. THERE ARE NO PUBLIC USE WEAVERS REQUIRED OR PROPOSED FOR THIS SITE.
20. THIS PROJECT HAS BEEN DESIGNED TO PROVIDE REASONABLE ASSURANCE THAT ALL APPLICABLE PERMITS CAN BE OBTAINED.
21. THERE ARE NO KNOWN WELLS ON THE SITE. IF ANY WELLS ENCOUNTERED ON THE SITE NOT NOTED ON PLANS, CONTRACTOR TO NOTIFY ENGINEER OF RECORD FOR DIRECTION. IF DETERMINED THAT WELLS SHOULD BE ABANDONED THEY SHALL BE PLUGGED WITH NEAT CEMENT FROM BOTTOM TO TOP BY A FLORIDA LICENSED WELL DRILLER PRIOR TO DEVELOPMENT OR EXCAVATION.
22. SOLID WASTE SERVICE WILL BE BY ROLL OUT DUMPSTER SERVICE PROVIDED BY THE CITY OF NORTH PORT. SEE THE SITE PLAN FOR ROLL OUT DUMPSTER STAGING AREAS.
23. LIGHTING IS REQUIRED FOR THIS PROJECT. ALL LIGHT FIXTURES ON POLES, WALLS, CANOPIES, AND OTHERWISE OUTDOORS WILL HAVE FULL HORIZONTAL CUT-OFF OPTICS.
24. FINISHED FLOOR ELEVATIONS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION A-1.3 TECHNICAL STANDARDS OF THE CITY OF NORTH PORT UNIFIED LAND DEVELOPMENT CODE.
25. ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND FOOT DESIGN STANDARDS, TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE CITY OF NORTH PORT PUBLIC WORKS DEPARTMENT WITHIN PUBLICLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
26. POOL, BACKWASH/WASTEWATER WILL DISCHARGE TO SANITARY SYSTEM.
27. A CITY OF NORTH PORT UTILITIES CONSTRUCTION PERMIT IS REQUIRED.
28. A FOOTWATER CONNECTION AND WASTEWATER CONSTRUCTION PERMIT IS REQUIRED.
29. A FOOT DRIVEWAY CONNECTION, DRAINAGE CONNECTION, AND UTILITY PERMIT WILL BE REQUIRED.
30. THE PROPER BACKFLOW PREVENTION DEVICE MUST BE INSTALLED AND CERTIFIED ON THE CENTRAL WATER CONNECTION.
31. A CITY OF NORTH PORT RIGHT-OF-USE PERMIT IS REQUIRED FOR UTILITY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY.
32. CITY OF NORTH PORT UTILITIES OPERATIONS PERSONNEL AND THE CITY OF NORTH PORT UTILITY INSPECTOR SHALL BE NOTIFIED 48 HOURS (2 BUSINESS DAYS) PRIOR TO SANITARY SEWER CONNECTION.
33. A TREE REMOVAL AND CLEARING PERMIT HAS ALREADY BEEN ISSUED AS PART OF THE VILLAGE D INFRASTRUCTURE APPROVAL.
34. THERE ARE NO KNOWN STIPULATIONS PLACED ON THIS SITE BY THE CITY COMMISSION.

LOCAL UTILITY PROVIDERS

DATA AND CABLE TELEVISION SERVICE PROVIDED BY FRONTIER COMMUNICATIONS

WATER AND SEWER SERVICE PROVIDED BY CITY OF NORTH PORT UTILITIES
6644 W. PRICE BLVD.
NORTH PORT, FLORIDA 34291
Tel. 941-240-8000
www.cityofnorthport.com/government

ELECTRICAL SERVICE PROVIDED BY FLORIDA POWER AND LIGHT
JULIAN MONTENEGRO
2245 MURPHY CT.
NORTH PORT, FLORIDA 34289
Tel. 941-423-4833

GAS SERVICE PROVIDED BY TECO PEOPLES GAS
2602 CONSTITUTION BLVD.
SARASOTA, FLORIDA 34231
Tel. 941-526-9397
www.tecogas.com

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12	MASTER SITE PLAN
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21	MASTER DRAINAGE PLAN
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SUPPLEMENTAL PLANS

NO.	DATE	DESCRIPTION	BY
10/17/25	REV SHEETS 30, 34, 35, 37 & 38 PER CONP		RTD/89450
09/15/25	REV SHEETS 03-21, 23-30, 32-54, 56, 60-62, 68-69		BLB/117073
08/15/25	REV SHEETS 54 & 58 PER SWFMD COMMENTS		BLB/117073

REVISIONS



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

PROJECT MANAGER CHRISTOPHER D. JORDAN, P.E. FLORIDA LIC. NO. 68891	PROJECT ENGINEER DANA DRISCOLL, E.I.	PROJECT SURVEYOR JOE KELLY, P.S.M.
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Christopher D. Jordan
2025.10.17
11:32:21-0400
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY

RESERVED FOR STATUS AND DATE STAMPS

INDEX NUMBER
20250807-001-0001

DATE: 08/2025
PROJECT NUMBER: 215618697

VILLAGE D UNIT TRACKING TABLE				
	City SDR Application Number(s)	Dwelling Units	Commercial	Office
TOTAL DWELLING UNITS APPROVED		2,400		
Preto Boulevard	INF-17-128	0		
<i>Marketplace Project Tracts:</i>				
West Villages Marketplace Publix (Lot 7)	MAS-18-013	0		
Update 20230908"	MAS-19-062	0		
Out Parcel 2 Tract (Lot 2)		0		
Out Parcel 3 Tract (Lot 3)		0		
Heartland Dental (Lot 4)	MAS-18-186	0		
Out Parcel 5 Tract (Lot 5)		0		
Chase Bank at West Villages Marketplace (Lot 6)	MAS-19-282	0		
<i>Wellen Park Downtown Phase 1 Tracts:</i>				
Davis Wellen Park Multi-Family (Tract 1)	MAS-20-197	129		
Davis Wellen Park Multi-Family (Tract 2)	MAS-20-197	150		
Davis Wellen Park II Multi-Family	MAS-22-147	359		
Tract 3		0		
Tract 4		0		
Tract 5		0		
Tract 6		0		
Tract 7	SCP-20-050	0		
Tract 8		0		
Tract 9		0		
Tract 10	MAS-19-035; SCP-20-050	0		
Tract 11	SCP-20-050	0		
Primrose School at Wellen Park (Tract 13)	MAS-23-140	0	13800 SF	
Oak Bend Subdivision	INF-24-169; SCP-24-170	181	0	0
Michael Saunders (Tract 14)	PDSP-25-00426	0	17002	5788
West Lake Subdivision		156	0	0
VILLAGE D TOTALS		975		

[illegible]

THIS ITEM HAS BEEN
DIGITALLY SIGNED AND
SEALED BY CHRISTOPHER D.
ORDAN, P.E., ON THE DATE
ADJACENT TO THIS SEAL.

PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY

MAIN STREET RANCHLANDS, LLP

WOMAN, I LOVE YOU

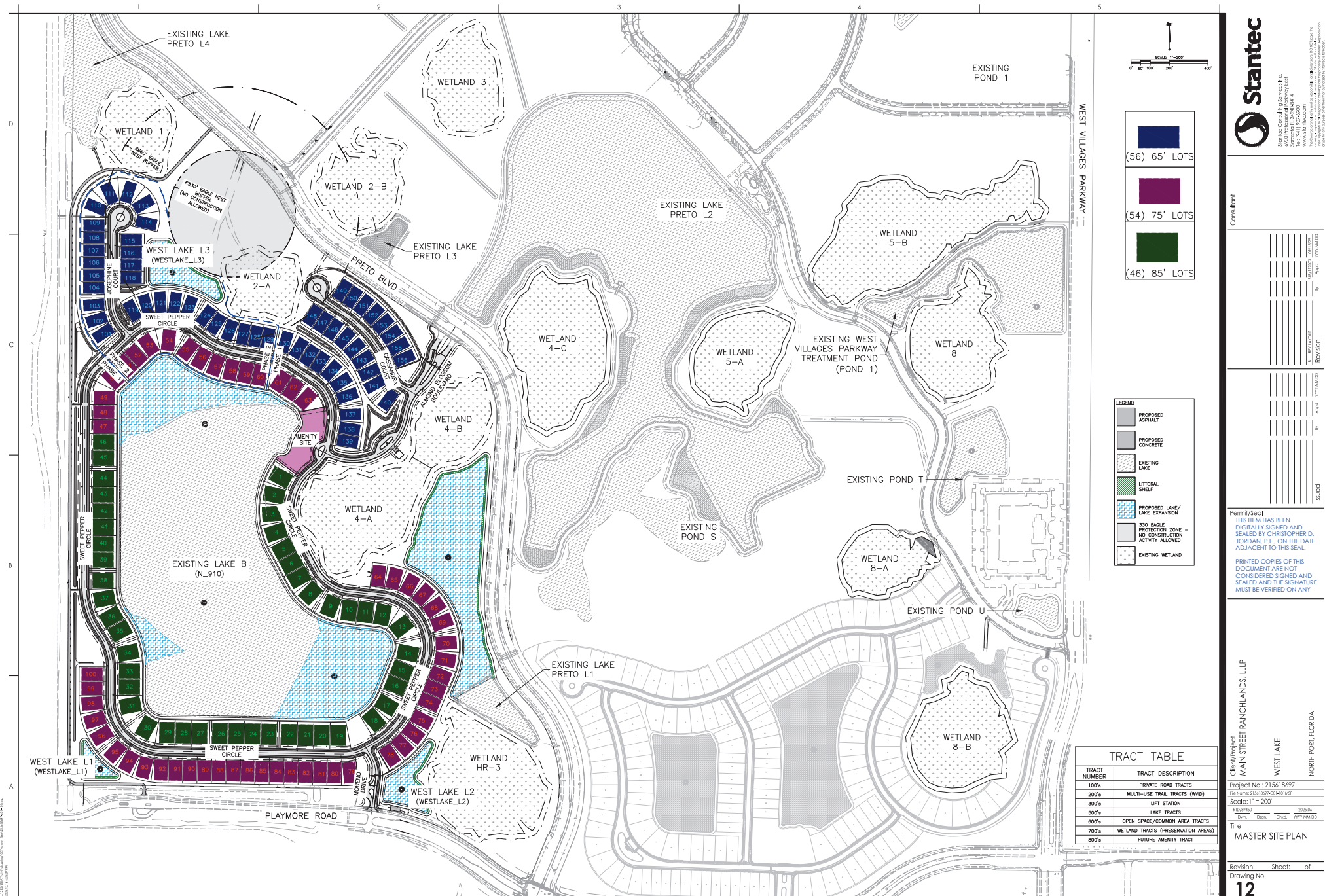
Project No.: 215618697

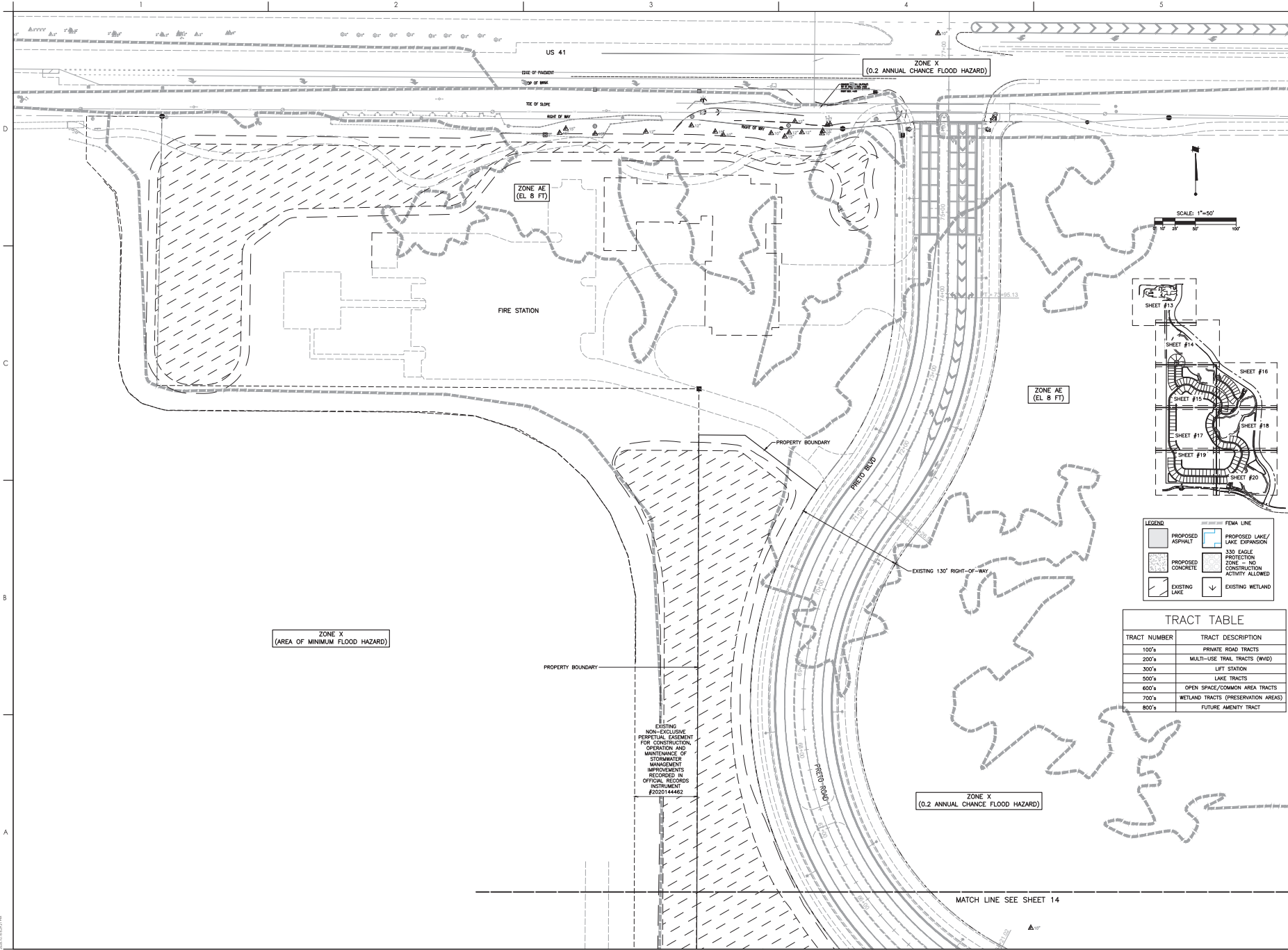
AS NOTED

189450 2025.06
Don Don Chris YYYY-MM-DD

AND USE TRACKING

Division: _____ Sheet: _____ of _____
Drawing No. _____





Consultant	
Project No.	215618697
Scale	1"=50'
Drawn	CHN
Checked	YTY/AMJ
Permit/Seal	
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHRISTOPHER D. JORDAN, P.E., ON THE DATE ADJACENT TO THIS SEAL.	
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY	

Permit/Seal

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Client/Project
MAIN STREET RANCHLANDS, LLP

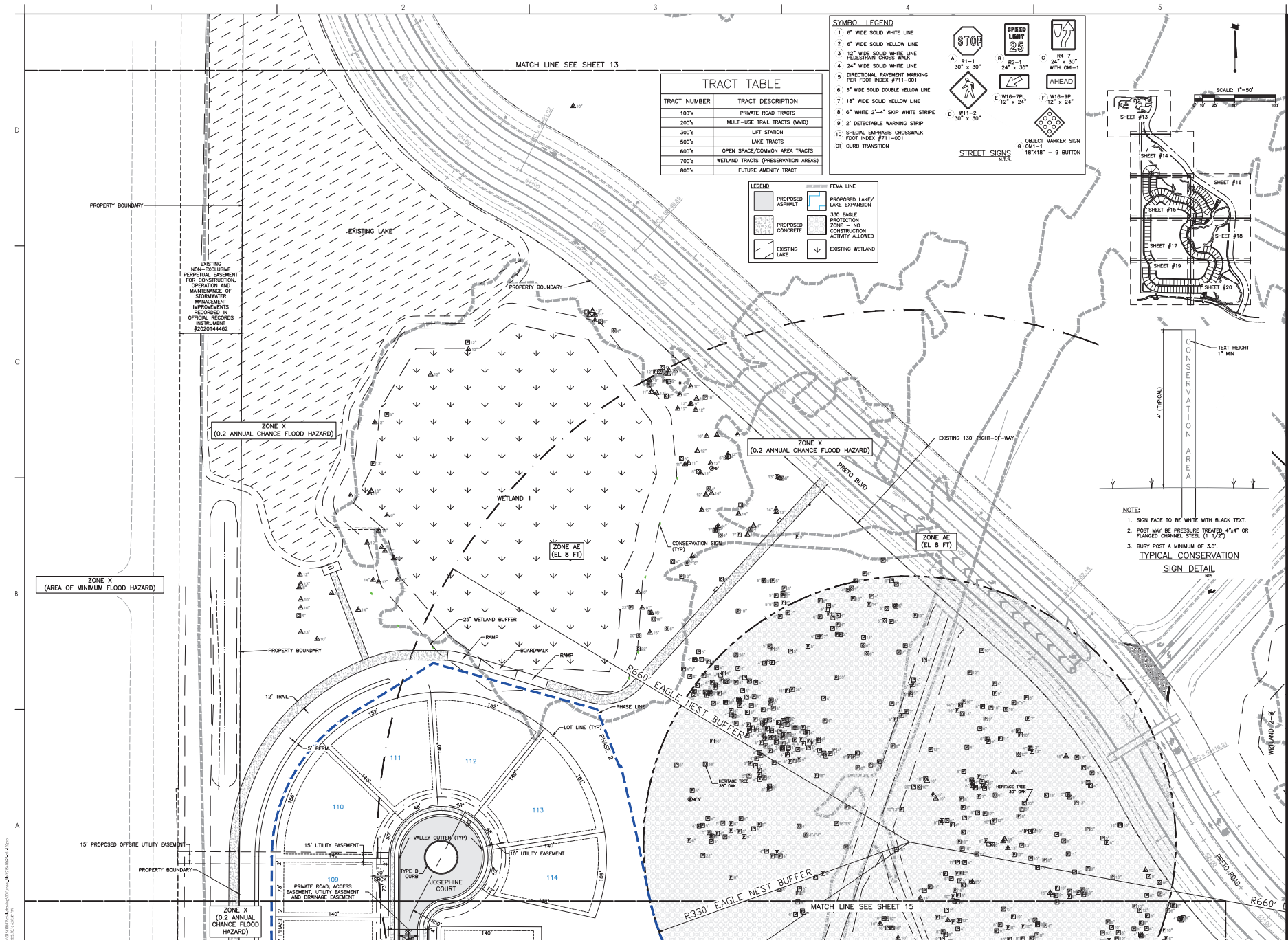
WEST LAKE
NORTH PORT, FLORIDA

Project No.: 215618697
Scale: 1"=50'
Drawn: CHN
Checked: YTY/AMJ

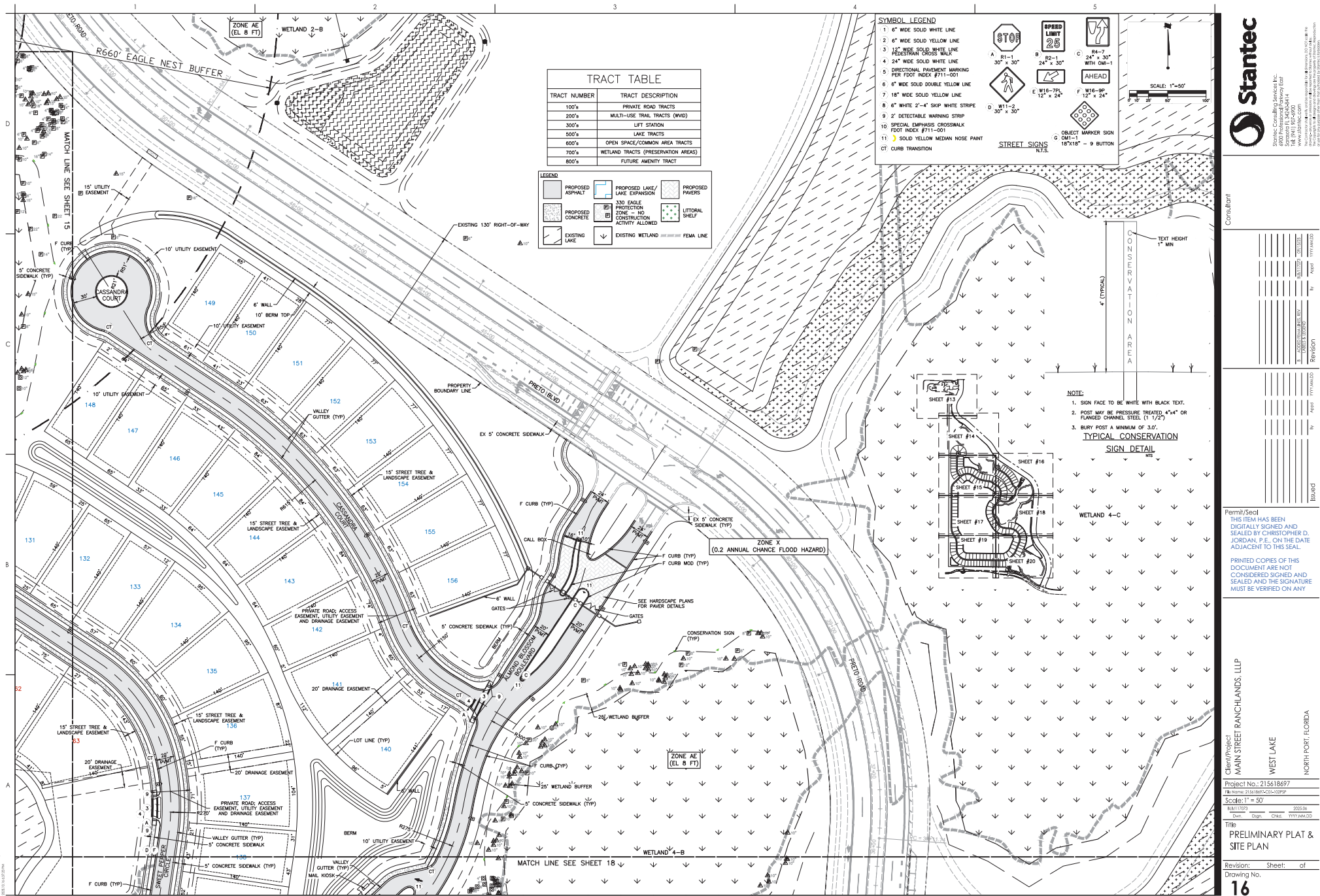
Title
PRELIMINARY PLAT & SITE PLAN

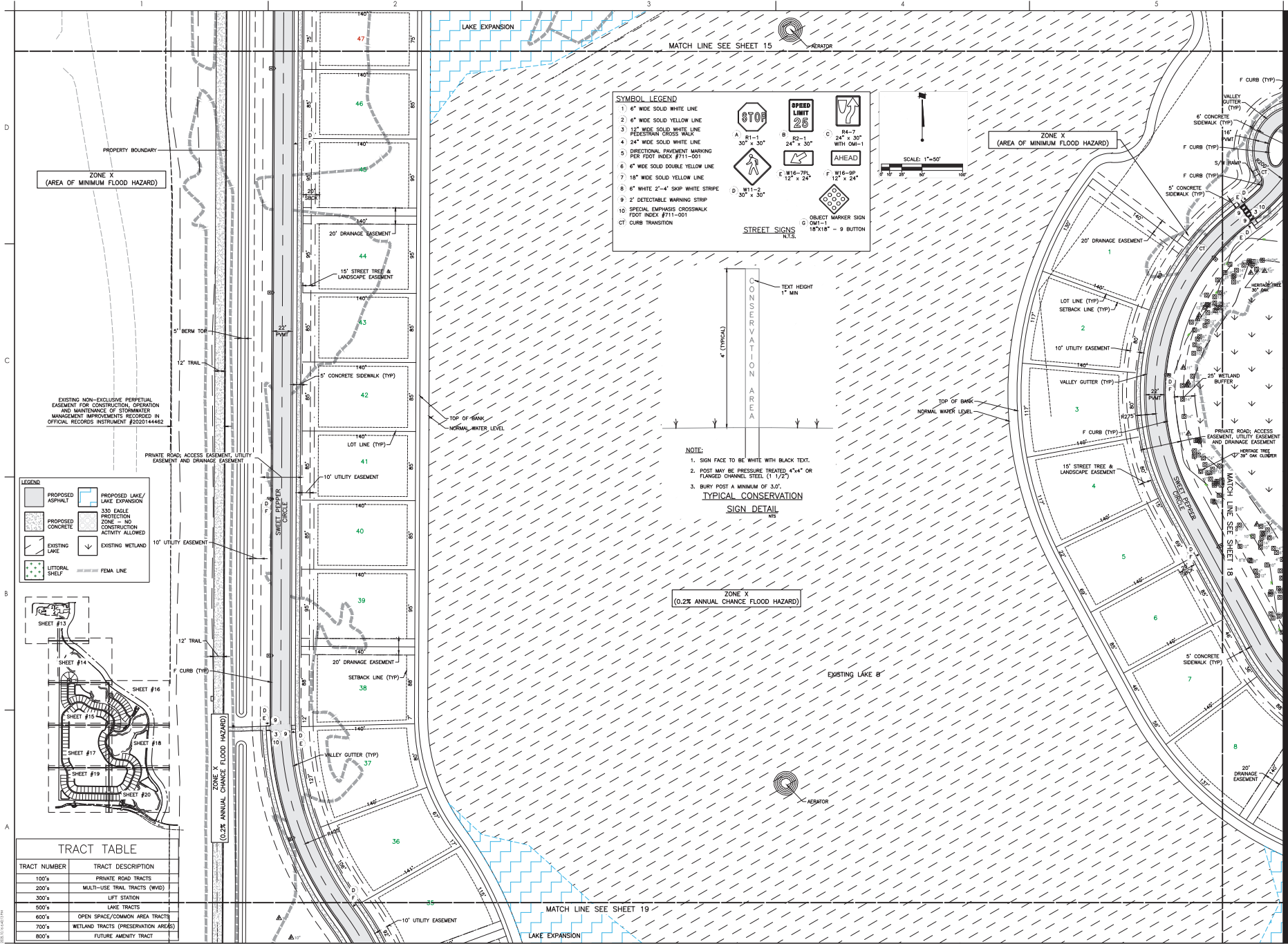
Revision: Sheet: of
Drawing No.

13









Stantec Consulting Services Inc.
6902 International Parkway East
Suite 100
Richmond, BC V6X 4K4
Tel: (604) 271-4500
www.stantec.com

Consultant

REVISION	BY	DATE	DESCRIPTION
1	MM	2023.06	ISSUED FOR PERMIT

Permit/Seal

THIS ITEM HAS BEEN
DIGITALLY SIGNED AND
SEALED BY CHRISTOPHER D.
JORDAN, P.E., ON THE DATE
ADJACENT TO THIS SEAL.

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MUST BE VERIFIED ON ANY

Client/Project

MAIN STREET RANCHLANDS, LLP

WEST LAKE

NORTH PORT, FLORIDA

Project No.: 215618697

File Name: 215618697-01-0000

Scale: 1" = 50'

Rev: 1/1/2023

Drawn: CHL

Checked: TTT/AM/20

2023.06

Title

PRELIMINARY PLAT &
SITE PLAN

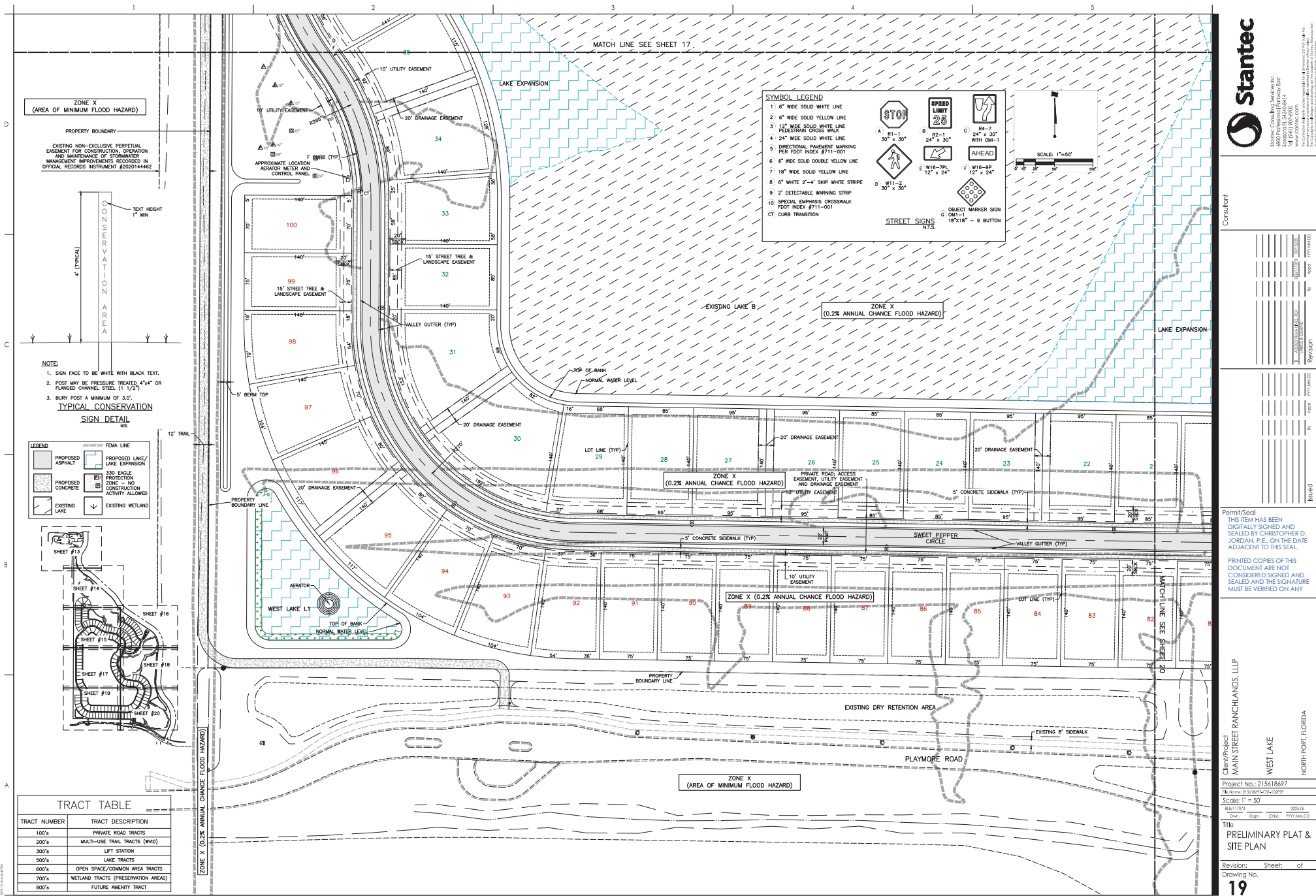
Revision: Sheet: of

Drawing No.

17



TRACT TABLE	
TRACT NUMBER	TRACT DESCRIPTION
100's	PRIVATE ROAD TRACTS
200's	MULTI-USE TRAIL TRACTS (WVD)
300's	LIFT STATION
500's	LAKE TRACTS
600's	OPEN SPACE/COMMON AREA TRACTS
700's	WETLAND TRACTS (PRESERVATION AREAS)
800's	FUTURE AMENITY TRACT



Consultant	
Project No.	215618697
Scale	1" = 50'
Drawn	CHS
Check	CHS
Design	CHS
Reviewed	CHS
Approved	CHS
Issued	CHS

Permit/Seal
THIS ITEM HAS BEEN
DIGITALLY SIGNED AND
SEALED BY CHRISTOPHER D.
JORDAN, P.E., ON THE DATE
ADJACENT TO THIS SEAL.

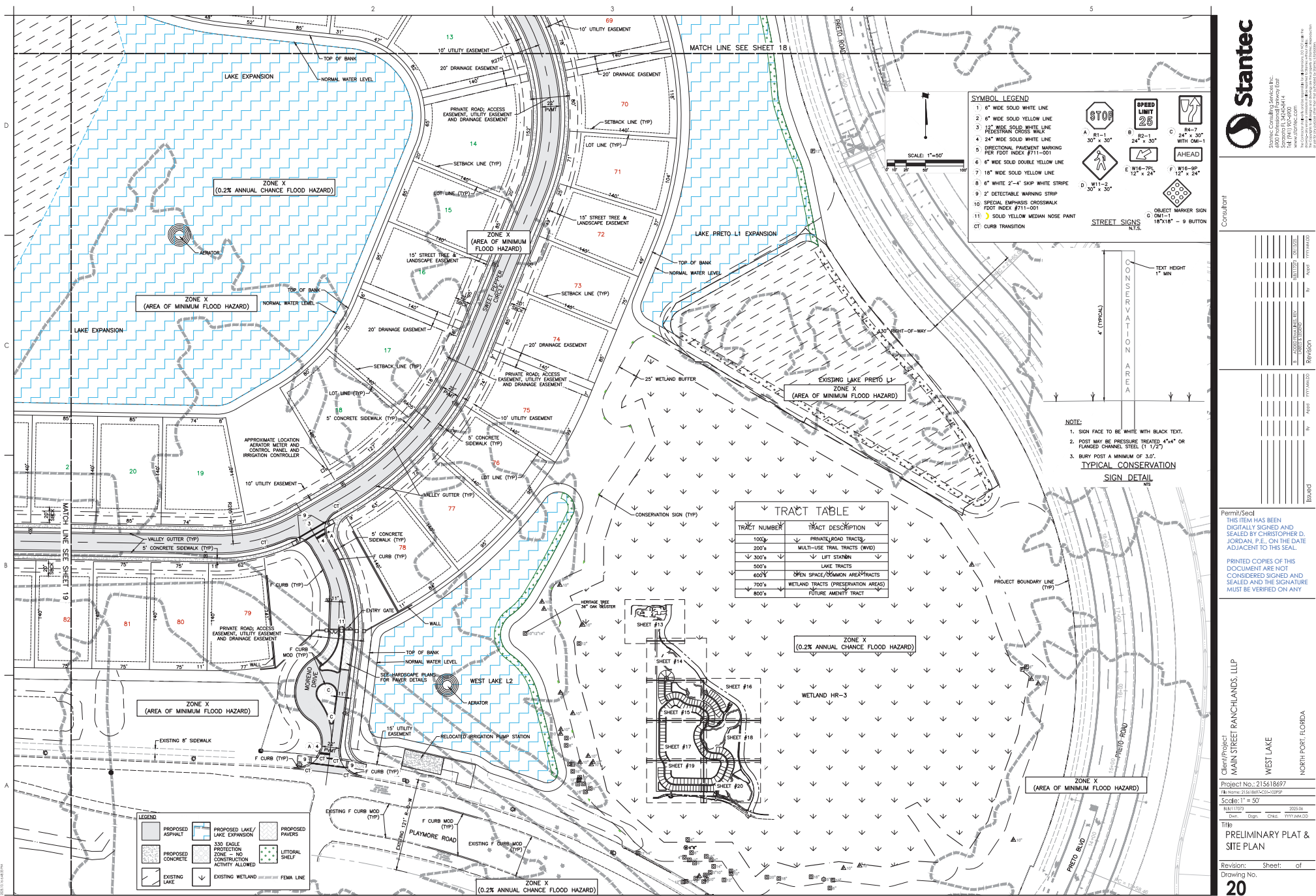
PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY

Client/Project
MAIN STREET RANCHLANDS, LLP
WEST LAKE
NORTH PORT, FLORIDA

Project No.: 215618697
Scale: 1" = 50'
Date: 10/11/2024

Title
PRELIMINARY PLAT &
SITE PLAN

Revision: Sheet: of
Drawing No.



Consultant	Project No.	215618697
Client/Project	Main Street Ranchlands, LLP	Scale: 1" = 50'
West Lake	North Port, Florida	Date: 08/11/2020
Revision	Sheet: 13 of 20	Drawn: CMC
Issued		Checked: YYY/AM/20

Permit/Seal
THIS ITEM HAS BEEN
DIGITALLY SIGNED AND
SEALED BY CHRISTOPHER D.
JORDAN, P.E., ON THE DATE
ADJACENT TO THIS SEAL.

PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY

Project No.: 215618697
Scale: 1" = 50'
Date: 08/11/2020
Drawn: CMC
Checked: YYY/AM/20
Title: PRELIMINARY PLAT & SITE PLAN
Revision: Sheet: 13 of 20
Drawing No.

OWNER'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF SARASOTA
CITY OF NORTH PORT**

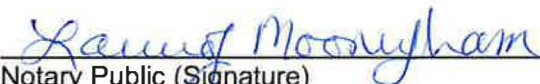
BEFORE ME, the undersigned authority personally appeared John Luczynski,
who being by me first duly sworn on oath, deposes and says:

1. That he/she is the fee-simple owner of the property legally described and attached to this application.
2. That he/she desires Preliminary Plat for the West Lake Development
approval to accomplish the above desired request, as stated on Page 1 of this Application.
3. That he/she has appointed Christopher D. Jordan, PE of Stantec Consulting Services Inc. to act as Agent and/or Applicant in their behalf to accomplish the above.


(Owner's Signature)

**STATE OF FLORIDA
COUNTY OF SARASOTA
CITY OF NORTH PORT**

The foregoing instrument was acknowledged before me this 3 day of June, 2025, by
John Luczynski, who is personally known to me or who has produced
_____ as identification.


Notary Public (Signature)

(SEAL)

Laura J Mooneyham
Print or type Notary Name



Commission (serial) Number HH 144996

My Commission Expires: October 23, 2025

NOTE:

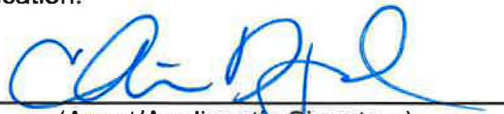
All applications shall be signed by the Owner(s) of the Property, or some person duly authorized by the Owner to sign. The authority authorizing such person other than the Owner to sign MUST be attached.

AGENT/APPLICANT'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF SARASOTA
CITY OF NORTH PORT**

BEFORE ME, the undersigned authority personally appeared Christopher D. Jordan, PE of Stantec Consulting Services Inc.
who being by me first duly sworn on oath, deposes and says:

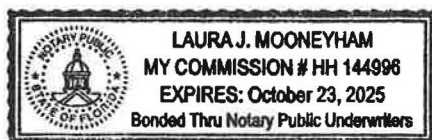
1. That he/she Affirms and Certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of the City of North Port, and that all statements and diagrams submitted herewith and attached hereto, are true and accurate to the best of their knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the City of North Port, Florida, and are **Not Returnable**.
2. That he/she desires Preliminary Plat for the West Lake Development approval for the use of property as proposed, for the property legally described on this Application.
3. That the submittal requirements for this Application, which are attached hereto, have been completed and attached hereto as part of this Application.

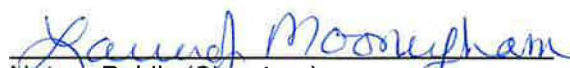

(Agent/Applicant's Signature)

**STATE OF FLORIDA
COUNTY OF SARASOTA
CITY OF NORTH PORT**

The foregoing instrument was acknowledged before me this 3 day of June, 2025, by Christopher D. Jordan, who is personally known to me or who has produced _____ as identification.

(SEAL)




Notary Public (Signature)

Laura J Mooneyham
Print or type Notary Name

Commission (serial) Number HH 144996

My Commission Expires: October 23, 2025

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014062919 6 PG(S)
May 29, 2014 12:19:24 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Purchase Price: \$4,497,000
Additional Consideration: \$440,000
Doc Tax: \$34,559
Record: \$ 52.50

Doc Stamp-Deed: \$34,559.00



✓ Prepared by and return to:
Patrick W. Ryskamp, Esq.
Williams Parker Harrison Dietz & Getzen
200 S. Orange Avenue
Sarasota, FL 34236

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of May 28, 2014, by and between **FOURTH QUARTER PROPERTIES XXXII, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantor"), having an address of 45 Ansley Drive, Newnan, Georgia 30263, and **THOMAS RANCH LAND PARTNERS VILLAGE 2A, LLLP**, a Florida limited liability limited partnership (hereinafter referred to as "Grantee"), having an address of 400 Park Avenue S., Suite 220, Winter Park, Florida 32789, Attn: David Koon.

WITNESSETH:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns, all that tract or parcel of land lying and being in Sarasota County, Florida, and being more fully described in **Exhibit "A"**, attached hereto and made a part hereof by reference (the "**Property**").

Tax Parcel Identification Numbers: 0781-00-1000, 0783-00-1000, 0801-00-1000.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements which are more fully described in the **Exhibit "B,"** attached hereto and made a part hereof by reference, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any, affecting the Property (the "**Permitted Exceptions**").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good, right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, subject to the Permitted Exceptions.

[Signatures appear on the following page]

IN WITNESS WHEREOF, Grantor has signed and sealed these presents as of the date first set forth above.

GRANTOR:

Signed, sealed and delivered in the presence of:

FOURTH QUARTER PROPERTIES XXXII, LLC, a Georgia limited liability company

Lesli L. Leberman
 Print
 Name: Lesli L. Leberman

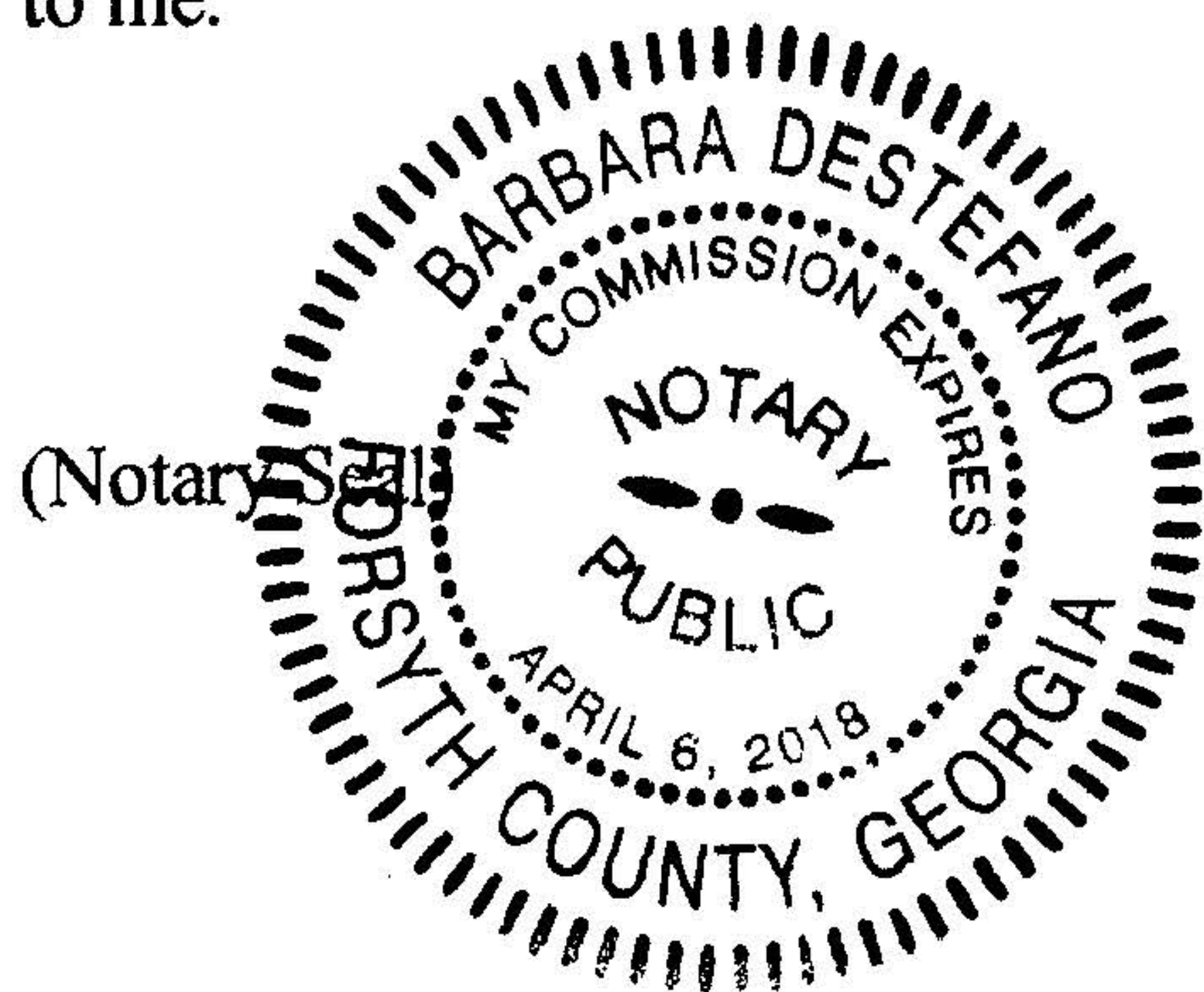
By: *Stanley E. Thomas* (SEAL)
 Name: Stanley E. Thomas
 Title: Manager

Lori L. Scott
 Print
 Name: Lori L. Scott

STATE OF GEORGIA

COUNTY OF Fulton

The foregoing instrument was acknowledged before me this 22 day of MAY 2014 by Stanley E. Thomas, as Manager of **FOURTH QUARTER PROPERTIES XXXII, LLC**, a Georgia limited liability company on behalf of the company. The above-named person is personally known to me or has produced as identification. If no type of identification is indicated, the above-named person is personally known to me.



Barbara DeStefano
 Signature of Notary Public
BARBARA DESTEFANO
 Print Name of Notary Public

I am a Notary Public of the State of Georgia,
 and my commission expires on 4/6/18.

EXHIBIT "A"**Tract E****LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:**

All of Section 31, less and except the following:

The right-of-way for U.S. Highway No. 41 (State Road No. 45), pursuant to Order of Taking recorded in Official Records Book 1039, Page 762, of the Public Records of Sarasota County, Florida;

Lands conveyed to DiVosta & Company, Inc, recorded in Official Records Instrument No. 2003259292, of the Public Records of Sarasota County, Florida.

All of Section 32, lying westerly and northerly of West Villages Parkway as described in Official Records Instrument No.: 2007188871; 2009155882; 2010059621; and 2013134805, of the Public Records of Sarasota County, Florida, less and except the following:

The right-of-way for U.S. Highway No. 41 (State Road No. 45), pursuant to Order of Taking recorded in Official Records Book 1039, Page 762, of the Public Records of Sarasota County, Florida;

Lands conveyed to Sarasota County Public Hospital Board, recorded in Official Records Book 2785, Page 634, of the Public Records of Sarasota County, Florida;

Lands conveyed to DiVosta and Company, Inc. recorded in Official Records Instrument No. 2003259292, of the Public Records of Sarasota County, Florida.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That part of Section 5, lying northerly of West Villages Parkway as described in Official Records Instrument No. 2007188871, of the Public Records of Sarasota County, Florida.

Tract Contains 495.6995 Acres, more or less.

EXHIBIT "B"

Permitted Exceptions for Tract E

Taxes for the year 2014 and subsequent years, not yet due and payable.

The following matters (which are reflected in the title commitment 16-2014-000351 issued through Old Republic National Title Insurance Company):

4. Easements in favor of Florida Power & Light Company recorded in Official Records Book 1656, Page 183; Official Records Book 1720, Page 1854; Official Records Book 1727, Page 1939, and Official Records Book 3080, Page 1346, all of the Public Records of Sarasota County, Florida.
5. (Intentionally omitted).
6. (Intentionally omitted).
7. Easements in favor of Sarasota County Public Hospital Board recorded in Official Records Book 2785, Page 646; Official Records Book 3065, Page 606 and Official Records Book 3108, Page 2455 together with Amendment recorded under Instrument # 2007026896, and Partial Release of Easement recorded in Instrument # 2007102547, of the Public Records of Sarasota County, Florida.
8. Right of Reverter in favor of Florida Power & Light Company contained in that certain Quit Claim Deed recorded in Official Records Book 1021, Page 1908, of the Public Records of Sarasota County, Florida.
9. (Intentionally omitted).
10. Access and Drainage Easements, and use restrictions in favor of the District Board of Trustees of Manatee Junior College as set forth in that certain Warranty Deed recorded in Official Records Book 1571, Page 2172, of the Public Records of Sarasota County, Florida.
11. Notice of Stipulations and Limitations Encumbering Real Property Pursuant to the Sarasota County Zoning Code recorded in Official Records Book 1823, Page 2263 of the Public Records of Sarasota County, Florida.
12. (Intentionally omitted).
13. Terms and conditions contained in that certain Easement Agreement (Stormwater Drainage and Flowage) in favor of TAYLOR RANCH, LTD., a Florida limited partnership recorded in Official Records Book 3065, Page 615, of the Public Records of Sarasota County, Florida.
14. Reclaimed Water Agreement by and between TAYLOR RANCH, LTD., a Florida limited partnership and TAYLOR RANCH, INC., a Florida corporation and Sarasota County Public Hospital Board recorded in Official Records Book 3108, Page 2433, together with Affidavit recorded in Instrument # 2005257196, as amended in Instrument # 2007026896, of the Public Records of Sarasota County, Florida.
15. Declaration of Utility Easement by TAYLOR RANCH, INC., a Florida corporation recorded in Instrument # 1998166153, of the Public Records of Sarasota County, Florida.
16. (Intentionally omitted).
17. Terms and conditions contained in that certain Grant of Perpetual Non-Exclusive Easement In favor of TAYLOR RANCH, LTD., a Florida limited partnership; TAYLOR RANCH, INC., a Florida corporation and Venetian Development, Inc., a Florida corporation, for the purposes of access and underground utilities recorded in Instrument # 1999044368, of the Public Records of Sarasota County, Florida.
18. (Intentionally omitted).
19. (Intentionally omitted).
20. (Intentionally omitted).

21. (Intentionally omitted).
22. Notice of Option to Purchase Lands in Section 32-39-20 in favor of SARASOTA COUNTY PUBLIC HOSPITAL BOARD, as Buyer, recorded in Official Records Book 2785, Page 650, of the Public Records of Sarasota County, Florida.
23. Declaration of Covenants, Conditions, Easements and Restrictions recorded in Instrument # 2004216589, as amended in Instrument # 2005257191 and 2007018906 of the Public Records of Sarasota County, Florida.
24. Declaration of Covenants, Conditions, Easements and Restrictions recorded in Instrument # 2005197548 as amended under Instrument # 2008099652 of the Public Records of Sarasota County, Florida.
25. Amended and Restated Utility Agreement recorded in Instrument # 2007064870 of the Public records of Sarasota County, Florida.
26. Water and Wastewater Interim Utilities Agreement recorded in Instrument # 2005089520, Public Records of Sarasota County, Florida.
27. Easement Agreement recorded in Instrument # 2007150241, of the Public Records of Sarasota County, Florida.
28. (Intentionally omitted).
29. (Intentionally omitted).
30. (Intentionally omitted).
31. (Intentionally omitted).
32. (Intentionally omitted).
33. Easements in favor of Florida Power & Light Company recorded in Official Records Book 2940, Page 1363 and Official Records Book 3002, Page 1261, of the Public Records of Sarasota County, Florida.
34. (Intentionally omitted).
35. (Intentionally omitted).
36. (Intentionally omitted).
37. (Intentionally omitted).
38. (Intentionally omitted).
39. (Intentionally omitted).
40. Easement in favor of the City of North Port recorded in Instrument # 2007158249, of the Public Records of Sarasota County, Florida.
41. (Intentionally omitted).
42. (Intentionally omitted).
43. (Intentionally omitted).
44. (Intentionally omitted).
45. (Intentionally omitted).
46. Notice of Establishment of West Villages Improvement District, Declaration of Consent to Jurisdiction, Agreement between West Villages Improvement District and Fourth Quarter Properties XXXII, LLC, and other instruments pertaining to said District recorded in Instrument #s 2004223490, 2006023618, 2007048565, 2007086623, 2007176566, 2008055051, of the Public Records of Sarasota County, Florida.
47. Water Main Easement in favor of the City of North Port recorded in Instrument # 2008152439, of the Public Records of Sarasota County, Florida.
48. (Deleted)
49. Slope, Drainage, Gateway Feature and Landscape Easement Agreement recorded in Instrument # 2009155886, of the Public Records of Sarasota County, Florida.

50. Subject to Terms, Conditions and Restrictive Covenants contained in that certain Memorandum of Lease between Fourth Quarter Properties XXXII, LLC and Publix Super Markets, Inc., recorded in Instrument # 2008122233; together with First Amendment to Lease and to Memorandum of Lease recorded in Instrument # 2009037412 and re-recorded in Instrument # 2009044358, of the Public Records of Sarasota County, Florida.
51. (Intentionally omitted).
52. Slope Easement to West Villages Improvement District recorded in Instrument # 2013134806, Public Records of Sarasota County, Florida.
53. Landscape, Irrigation and Lighting Easement recorded in Instrument # 2008121063, Public Records of Sarasota County, Florida.
54. Any and all boundary inconsistencies, encroachments and other matters shown on the survey certified by Britt Surveying, Inc. dated March 28, 2014, Job Number 08-09-08A.
55. (Deleted)
56. Common law drainage rights in the streams and watercourses on the property.
57. (Intentionally omitted).
58. (Intentionally omitted).
59. (Intentionally omitted).
60. (Intentionally omitted).
61. Riparian and littoral rights.
62. (Deleted).
63. (Deleted).
64. (Deleted.)
65. General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated June 26, 2006; First Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated June 9, 2008; Second Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated February 23, 2009; Third Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated January 26, 2010; Fourth Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated January 30, 2012.
66. (Intentionally omitted).
67. (Intentionally omitted).
68. Assignment of Leases and Rents recorded in Instrument # 2002164320, as modified in First Modification Agreement in Instrument # 2004126454, further modified in Second Modification in Instrument # 2005011686, Third Modification in Instrument # 2007054545, Fourth Modification in Instrument # 2008053030, Fifth Modification Agreement in Instrument # 2008060376, , Seventh Modification recorded in Instrument # 2009030319, Amendment to Mortgage Deed and Security Agreement and Amendment to Assignment of Leases and Rents in Instrument # 2009030320, Amended and Restated Mortgage and Security Agreement in Instrument # 2010039123, Modification Agreements in Instrument # 2011013257, 2011030279, 2012051784, 2012095624, 2012132626, and 2013097933, re-recorded in Instrument # 2013106487, and Amended and Restated Assignment of Leases and Rents recorded in Instrument # 2010039124, all of the Public Records of Sarasota County, Florida.

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

PARCEL ID NO.: 0784004000 & 0784010001

✓ Prepared by and return to:

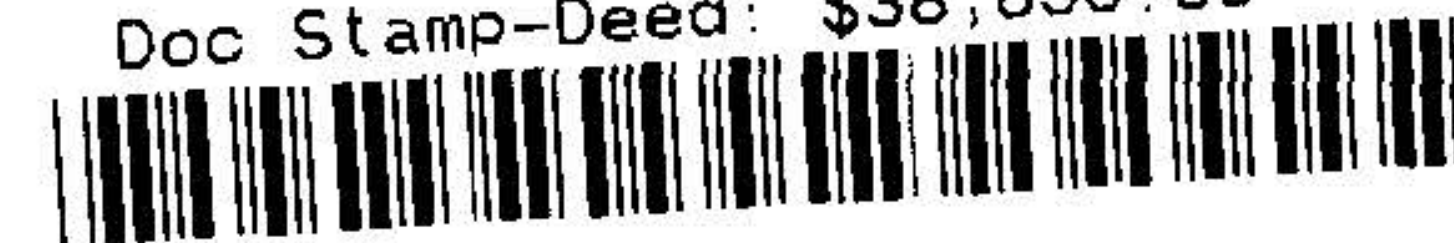
WILLIAMS PARKER
 HARRISON DIETZ & GETZEN

200 South Orange Avenue
 Sarasota, Florida 34236
 (941) 366-4800

Attention: Patrick W. Ryskamp, Esq.

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

Doc Stamp-Deed: \$38,850.00



SPECIAL WARRANTY DEED

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

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

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

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

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

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

The aforesaid lands also being described as:

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

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

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

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

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

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

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

Barbara Moretto
Witness Name: Barbara Moretto

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

Karen Marshall
Witness Name: Karen Marshall

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

STATE OF FLORIDA
COUNTY OF SARASOTA

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

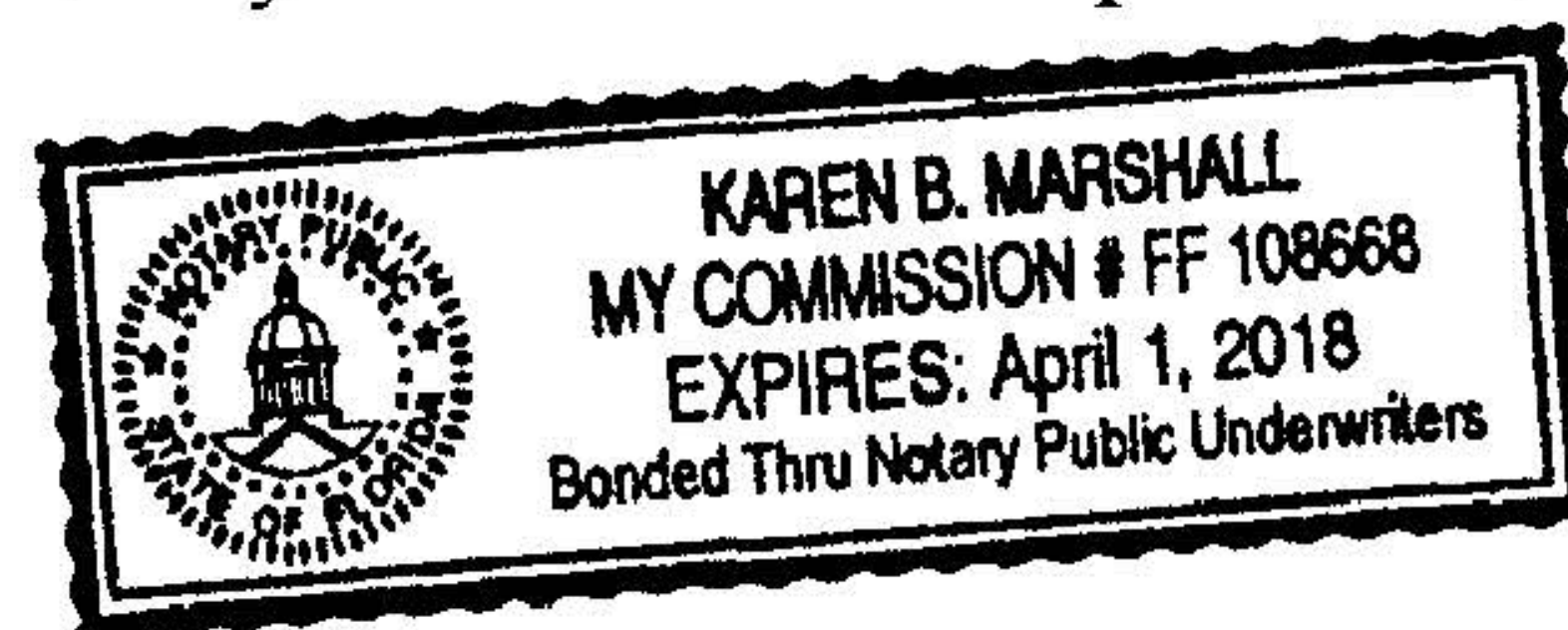
Karen B. Marshall
Signature of Notary Public

Print Name of Notary Public

(Notary Seal)

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

3475256.v1





First American Title™

First American Title Insurance Company
10210 Highland Manor Drive, Ste 120
Tampa, FL 33610
Phone: (813)261-3450
Fax:

**CERTIFICATE OF TITLE INFORMATION FOR THE FILING
OF A SUBDIVISION PLAT IN
Sarasota County, Florida**

FATIC File No.: 2240-2819168

A search of the Public Records of Sarasota County, Florida, through May 02, 2025 at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the subdivision plat of WEST LAKE (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof:

The last deed of record was dated May 28, 2014 and recorded May 29, 2014 in Official Records Instrument No. [2014062919](#), Public Records of Sarasota County, Florida.

The record title holder is Main Street Ranchlands, LLLP, a Florida limited liability limited partnership f/k/a Thomas Ranch Land Partners Village 2A, LLLP, a Florida limited liability limited partnership.

The name(s) of the record title holder coincides with the name(s) shown as owner(s) on the unrecorded plat of WEST LAKE.

Unsatisfied mortgages or liens encumbering said property are as follows:

NONE

Underlying rights of way, easements or plats affecting said property are as follows:

1. Easement granted to Florida Power & Light Company by instrument recorded in [Book 2940, Page 1363](#) and [Book 3002, Page 1261](#) .
2. Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Instrument No. [2004216589](#) as amended in Instrument No. [2005257191](#) and Instrument No. [2007018906](#) , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Instrument No. [2005197548](#) as amended in Instrument No. [2008099652](#) , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Easement Agreement as recorded in Instrument No. [2007150241](#).
5. Water Main Easement as recorded in Instrument No. [2008152439](#).

6. Temporary Construction and Maintenance Easement Agreement as recorded in Instrument No. [2018031434](#).
7. Restrictive Covenant as recorded in Instrument No. [2018128694](#).

Other information regarding said property includes:

8. Notice of Establishment of West Villages Improvement District, Declaration of Consent to Jurisdiction, Agreement between West Villages Improvement District and Fourth Quarter Properties XXXII, LLC, and other instruments pertaining to said District recorded in Instrument No. [2004223490](#), Instrument No. [2006023618](#), Instrument No. [2007048565](#), Instrument No. [2007086623](#), Instrument No. [2007176566](#), Instrument No. [2008055051](#), Instrument No. [2017111575](#), Instrument No. [2017111576](#), Instrument No. [2017111578](#), Instrument No. [2017111579](#), Instrument No. [2017111582](#), Instrument No. [2018000839](#), Instrument No. [2022121327](#), Instrument No. [2022198138](#).
9. Water and Wastewater Interim Utilities Agreement as set forth in instrument recorded in Instrument No. [2005089520](#).
10. Amended and Restated Utility Agreement as set forth in instrument recorded in Instrument No. [2007064870](#).
11. Recorded Notice of Environmental Resource Permit as recorded in Instrument No. [2018070339](#).
12. West Villages Developer Agreement (Post Annexation) as recorded in Instrument No. [2020042302](#) as amended in Instrument No. [2024156163](#).
13. 2024 Utilities Agreement - Water Supply as recorded in Instrument No. [2024152165](#).

Ad valorem taxes on said property are PAID for Tax Parcel I. D. Number [0781001000](#), [0783001005](#), [0784004000](#), [0801001200](#).

**CERTIFICATE OF TITLE INFORMATION FOR THE FILING
OF A SUBDIVISION PLAT IN
Sarasota County, Florida**

This property information report is made for the purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the Land Development Code. This search of a minimum of 30 years has been prepared expressly for the appropriate governing body as defined by Chapter 177.071 FS and it is not to be relied upon by any other group or person for any other purpose. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company



By: _____
Kara Stachel

Dated: May 08, 2025

Exhibit "A"

A tract of land of lying in Sections 31 & 32, Township 39 South, Range 20 East and Section 5, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Begin at the southwest corner of Preto Boulevard (variable width public right-of-way) per Official Records Instrument Number 2020005361 of the Public Records of Sarasota County, Florida, said point being the point of curvature of a curve to the right, having a radius of 1,082.00 feet and a central angle of 09°55'51"; the following two (2) calls are along the north line of Playmore Road (variable width public right-of-way) per Official Records Instrument Number 2007188871 of said Public Records: (1) thence Northwesterly along the arc of said curve, a distance of 187.54 feet, said curve having a chord bearing and distance of N.55°57'49"W., 187.30 feet to a point of curvature of a reverse curve to the left having a radius of 1,210.00 feet and a central angle of 23°17'32"; (2) thence Northwesterly along the arc of said curve, a distance of 491.90 feet, to the point of tangency of said curve; thence continue Westerly along said curve and along the north line of said Playmore Road per Official Records Instrument Number 2013134805 of said Public Records, having a radius of 1,210.00 feet and a central angle of 12°41'08", a distance of 267.90 feet, to a point on the east boundary line of Islandwalk at West Villages, Phase 5 recorded in Plat Book 51, Page 190 of said Public Records, also being the point of curvature of a non-tangent curve to the right, having a radius of 2,999.79 feet and a central angle of 01°46'15"; thence Northerly along the arc of said curve and along said east boundary line of Islandwalk at West Villages, Phase 5, a distance of 92.71 feet, said curve having a chord bearing and distance of N.17°10'20"E., 92.70 feet, to the end of said curve; the following two (2) calls are along the north boundary line of said Islandwalk at West Villages, Phase 5: (1) thence N.89°05'35"W., a distance of 1,251.87 feet; (2) thence S.89°54'47"W., a distance of 259.05 feet; thence N.00°14'53"E. along the east boundary line of Islandwalk at the West Villages, Phase 1C recorded in Plat Book 47, Page 22 of said Public Records and Islandwalk at the West Villages, Phase 1B recorded in Plat Book 46, Page 10 of said Public Records and Islandwalk at the West Villages, Phase 1A recorded in Plat Book 45, Page 37 of said Public Records, a distance of 4,493.66 feet; the following two (2) calls are along the south boundary line of Wellen Park Public Safety Complex recorded in Plat Book 55, Page 324 of said Public Records: (1) thence S.89°38'39"E., a distance of 56.65 feet; (2) thence S.52°38'39"E., a distance of 110.70 feet to a point on the west right-of-way line of abovementioned Preto Boulevard, also being the point of curvature of a non-tangent curve to the left, having a radius of 465.00 feet and a central angle of 96°42'05"; the following fourteen (14) calls are along said west right-of-way line of Preto Boulevard: (1) thence Southerly along the arc of said curve, a distance of 784.81 feet, said curve having a chord bearing and distance of S.13°53'13"E., 694.92 feet, to the point of curvature of a reverse curve to the right having a radius of 630.00 feet and a central angle of 14°22'16"; (2) thence Southeasterly along the arc of said curve, a distance of 158.02 feet, to the point of tangency of said curve; (3) thence S.47°52'00"E., a distance of 684.51 feet to a point of curvature of a curve to the right having a radius of 630.00 feet and a central angle of 20°21'07"; (4) thence Southeasterly along the arc of said curve, a distance of 223.78 feet, to the point of curvature of a reverse curve to the left having a radius of 760.00 feet and a central angle of 28°53'12"; (5) thence Southeasterly along the arc of said curve, a distance of 383.17 feet, to the point of tangency of said curve; (6) thence S.56°24'04"E., a distance of 787.81 feet to a point of curvature of a curve to the right having a radius of 470.00 feet and a central angle of 60°32'51"; (7) thence Southeasterly along the arc of said curve, a distance of 496.68 feet, to the point of tangency of said curve; (8) thence S.04°08'47"W., a distance of 862.25 feet to a point of curvature of a curve to the left having a radius of 760.00 feet and a central angle of 48°10'58"; (9) thence Southerly along the arc of said curve, a distance of 639.12 feet, to the point of curvature of a reverse curve to the right having a radius of 630.00 feet and a central angle of 66°29'38"; (10) thence Southerly along the arc of said curve, a distance of 731.14 feet, to the point of tangency of said curve; (11) thence S.22°27'27"W., a distance of 21.87 feet; (12) thence N.67°32'33"W., a distance of 4.00 feet; (13) thence S.22°27'27"W., a distance of 214.49 feet to a point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 96°36'49"; (14) thence Westerly along the arc of said curve, a distance of 84.31 feet, to the POINT OF BEGINNING.

Containing 7,164,860 square feet or 164.4826 acres, more or less.



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 HEARING
FOR RESOLUTION NO. 2025-R-72
(PPSP-25-02711)**

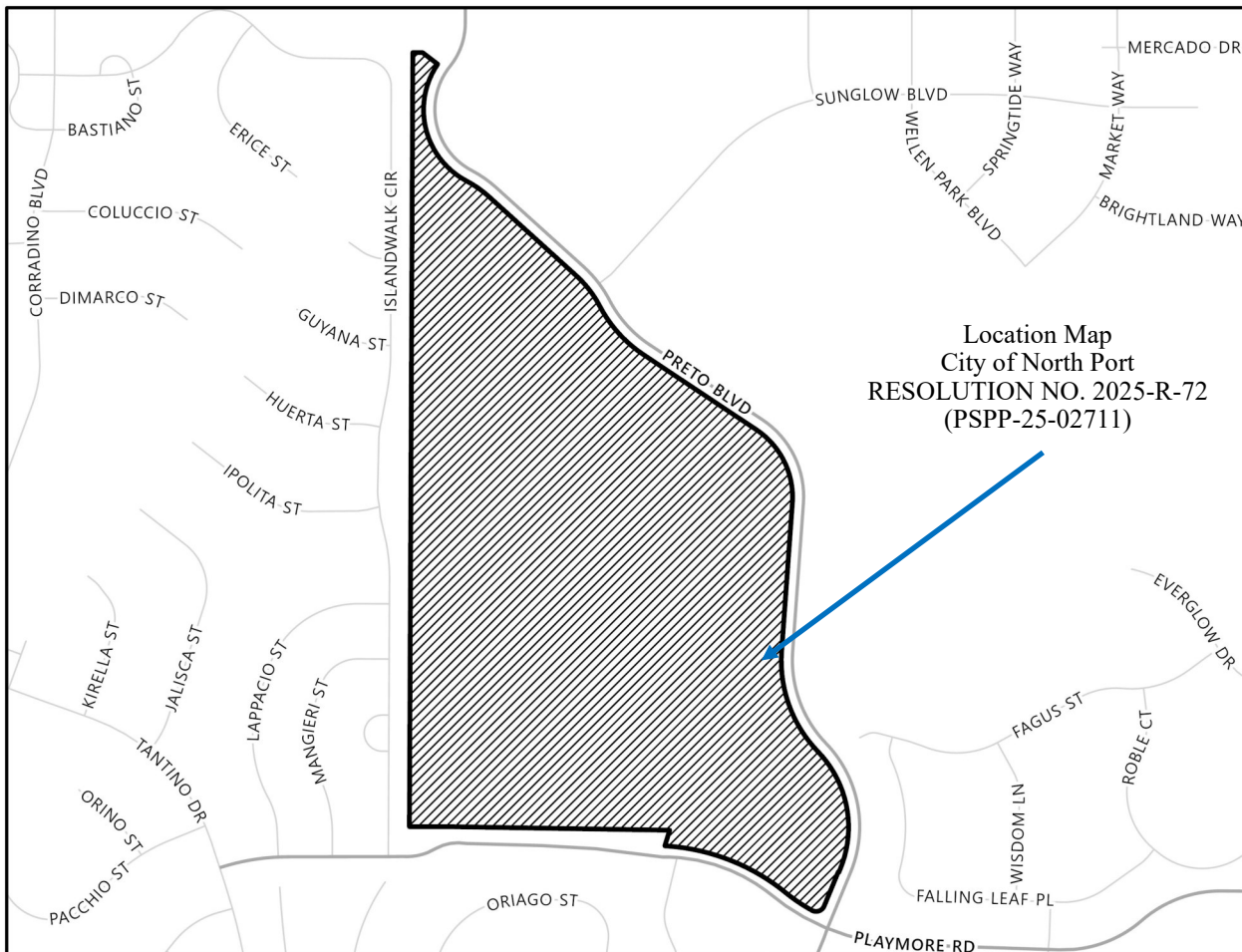
NOTICE IS HEREBY GIVEN, pursuant to Florida State Statute 166.041(3)(c) that the City Commission of the City of North Port proposes to approve the following:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT FOR WEST LAKE A 156-LOT RESIDENTIAL SINGLE-FAMILY SUBDIVISION ON APPROXIMATELY 164.48 ACRES LOCATED SOUTH AND WEST OF PRETO BOULEVARD AND NORTH OF PLAYMORE ROAD; PROVIDING FOR FINDINGS; PROVIDING FOR PRELIMINARY SUBDIVISION PLAT APPROVAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE .

«NAME1»
«NAME_ADD2»
«NAME_ADD3»
«NAME_ADD4»
«NAME_ADD5»
«CITY», «STATE» «ZIP»
«COUNTRY»

A Public Hearing will be held before the Planning and Zoning Advisory Board , designated as the Local Planning Agency (LPA), at **9:00 a.m.** or shortly thereafter, on **Thursday, November 6, 2025**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon Resolution No. 2025-R-72 (PSPP-25-02711).

A Public Hearing for the first reading will be held before the City Commission of the City of North Port at **6:00 p.m.**, or shortly thereafter, on **Tuesday, November 18, 2025**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon the following proposed City Resolution No. 2025-R-72.





PUBLIC HEARING - Public Notice
NOTICE OF INTENT TO CONSIDER
PRELIMINARY SUBDIVISION PLAT PETITION NO.
PSPP-25-02711
RESOLUTION NO. 2025-R-72

NOTICE IS HEREBY GIVEN, that the Planning and Zoning Advisory Board, designated as the Local Planning Agency (LPA) will hold a public hearing at **9:00 a.m.** or shortly thereafter, on **Thursday, November 6, 2025**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon Petition No. PSPP-25-02711.

NOTICE IS HEREBY GIVEN, that the City Commission of the City of North Port will hold a public hearing at **6:00 p.m.** or shortly thereafter, on **Tuesday, November 18, 2025**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon the following proposed City Resolution No. 2025-R-72:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT FOR WEST LAKE A 156-LOT RESIDENTIAL SINGLE-FAMILY SUBDIVISION ON APPROXIMATELY 164.48 ACRES LOCATED SOUTH AND WEST OF PRETO BOULEVARD AND NORTH OF PLAYMORE ROAD; PROVIDING FOR FINDINGS; PROVIDING FOR PRELIMINARY SUBDIVISION PLAT APPROVAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The proposed Resolution is on file in the Office of the City Clerk for inspection by the public between the hours of 8 a.m. to 4 p.m., Monday through Friday. 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 Resolution.

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