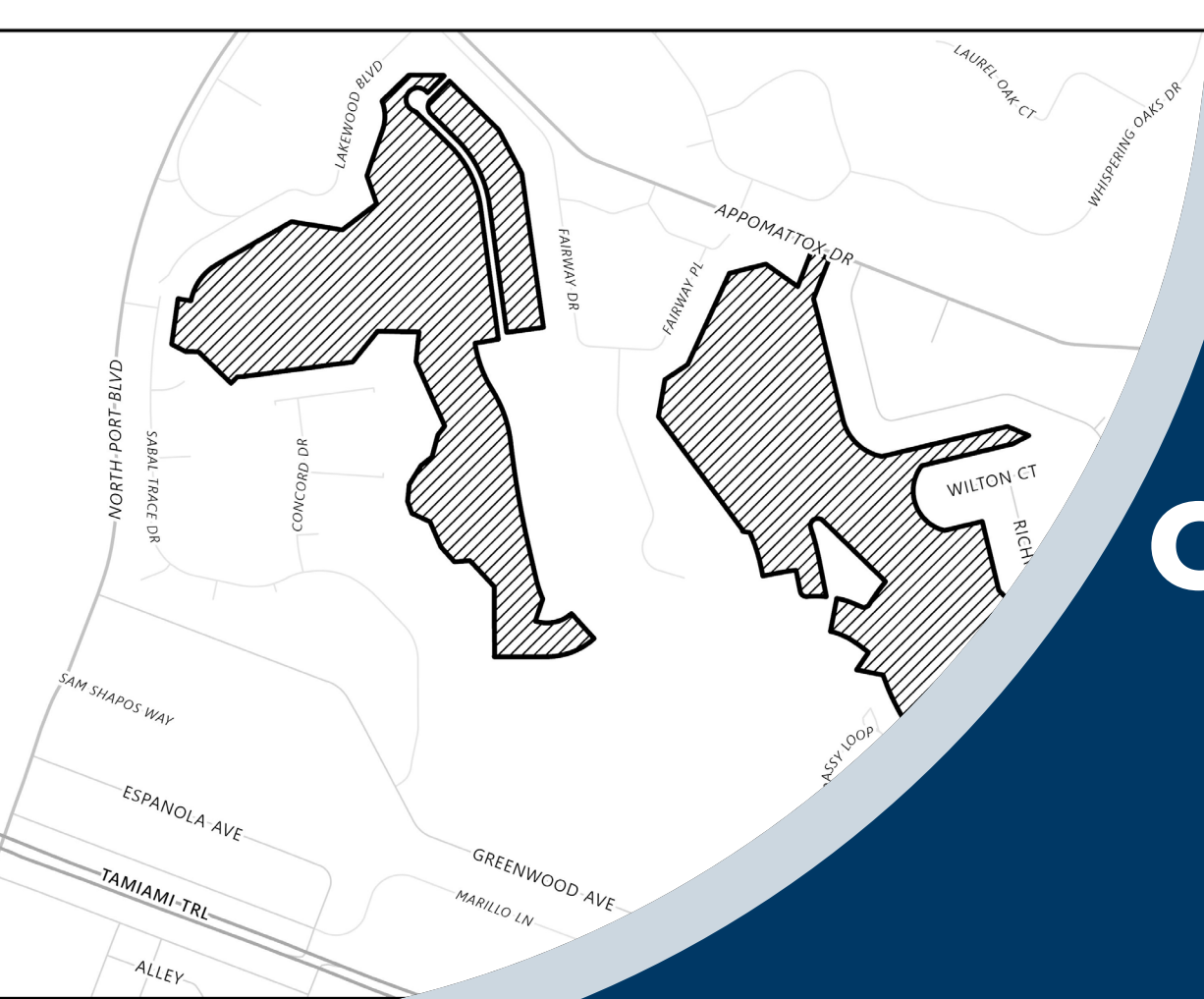




# Central Parc at North Port Phase 2, Final Plat

Petition No. PLF-24-145

Presented by: The Planning & Zoning Division



# Overview

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Applicant: Kim B. Fields, Auth. Member of Manager of Sabal Trace Development Partners, LLC

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Property owner: Sabal Trace Development Partners, LLC


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Request: Consideration of Central Parc at North Port Phase 2, Final Plat

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Location: North of Greenwood Avenue and west of South Sumter Boulevard, (Section 29, Township 39 South, Range 21 East)


# Background



Central Parc development is a comprehensive mixed-use project encompassing approximately 207 acres, which has been classified as a brownfield area designated for rehabilitation and development.




Phase 2 comprise of  $\pm$  69.24 acres.



Approved for 500 low-density dwelling units and 100 medium-density units, as detailed in the approved Development Master Plan (DMP-18-071).



188 low-density residential lots will remain for the future Central Parc Phases 3 and 4 plats



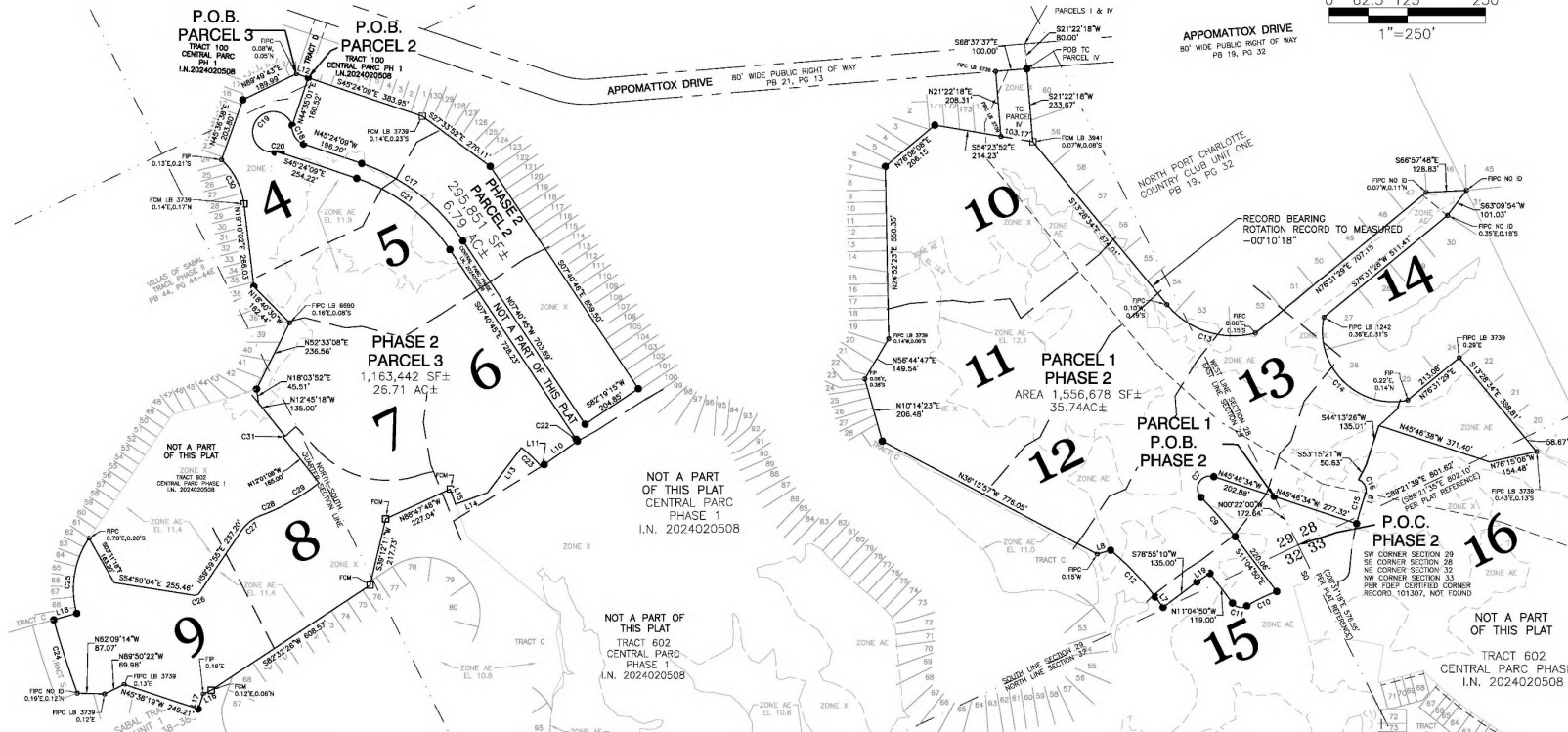
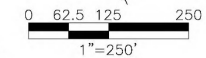
The Central Parc Phase 2 final plat includes 208 residential lots, which consist of 96 single-family homes and 112 villas.

**RWA**  
**ENGINEERING**  
 12800 UNIVERSITY DRIVE, SUITE 175  
 FORT MYERS, FLORIDA 33907  
 PHONE: (239) 597-0575 FAX: (239) 597-0578  
 FLORIDA CERTIFICATE OF AUTHORIZATION # LB-6952  
 PREPARED BY  
 MICHAEL A. WARD, PLS LS 5301

**CENTRAL PARC PHASE 2**  
 A SUBDIVISION LYING IN SECTIONS 28, 29, 32 AND 33,  
 TOWNSHIP 39 SOUTH, RANGE 21 EAST,  
 CITY OF NORTH PORT  
 SARASOTA COUNTY, FLORIDA

INSTRUMENT NO. \_\_\_\_\_

SHEET 3 OF 16



**Proposed  
 Final Plat**

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C7	106.89'	40.00'	153°06'29"	S57°40'11"W	77.81'
C8	166.16'	1220.00'	7°48'13"	S14°58'57"E	166.03'
C9	105.84'	550.00'	11°01'32"	N89°40'52"W	105.67'
C10	51.38'	35.00'	84°06'47"	N5°08'14"W	46.89'
C11	51.38'	35.00'	84°06'47"	N5°08'14"W	46.89'
C12	207.00'	900.00'	13°10'40"	N17°40'10"W	206.54'
C13	313.81'	275.00'	65°22'53"	S46°09'59"E	297.06'
C14	446.86'	225.00'	113°47'34"	S19°18'50"E	376.96'
C15	83.94'	1050.00'	4°34'50"	S41°56'01"W	83.92'
C16	54.98'	35.00'	90°00'00"	S00°46'34"E	49.50'
C17	414.79'	630.00'	37°43'24"	N26°32'27"W	407.34'
C18	74.26'	56.93'	74°44'13"	N05°19'15"W	69.11'
C19	291.41'	65.00'	256°52'04"	S58°44'43"W	101.83'
C20	20.35'	48.00'	24°17'09"	S57°32'44"E	20.19'
C21	381.87'	580.00'	37°43'24"	S26°32'27"E	375.01'
C22	6.77'	545.00'	0°42'41"	S08°02'06"E	6.77'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C23	89.12'	405.00'	12°36'30"	N20°36'17"W	88.94'
C24	246.18'	3136.58'	4°29'49"	N08°10'15"E	246.12'
C25	250.94'	290.00'	49°34'45"	N35°12'32"E	243.19'
C26	23.90'	20.00'	68°28'02"	S85°52'31"E	22.50'
C27	80.40'	130.00'	35°26'04"	N77°42'57"E	79.12'
C28	102.22'	705.00'	8°18'28"	S88°43'15"E	102.13'
C29	112.51'	705.00'	9°08'38"	N82°33'11"E	112.39'
C30	161.79'	230.00'	40°18'09"	N00°59'03"W	158.47'
C31	6.70'	520.00'	0°44'16"	N81°48'36"E	6.70'

LINE TABLE		
LINE	BEARING	LENGTH
L7	N11°04'50"W	41.73'
L8	N80°13'18"W	44.37'
L9	S44°13'26"W	16.15'
L10	S80°33'29"W	130.02'
L11	S75°41'58"W	11.28'
L12	S45°24'09"E	40.00'
L13	S63°05'28"W	180.00'
L14	N83°54'31"W	107.99'
L15	N06°05'29"E	51.51'
L16	S89°28'03"W	28.34'
L17	S44°31'46"W	50.00'
L18	S79°34'51"E	76.59'
L19	N83°04'04"E	50.13'

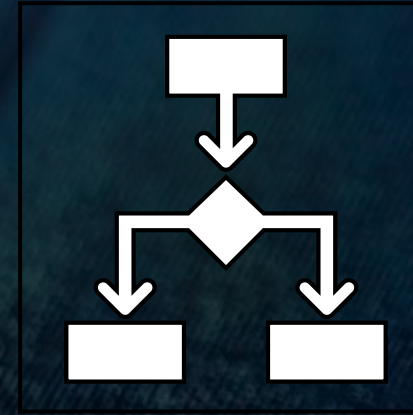
- ABBREVIATIONS**
- AE = PRIVATE ACCESS EASEMENT
  - DE = PRIVATE DRAINAGE EASEMENT
  - FCM = FOUND CONCRETE MONUMENT, AS NOTED
  - FIP = FOUND IRON PIN, AS NOTED
  - FIPC = FOUND CAPPED IRON PIN, AS NOTED
  - FPKD = FOUND PK NAIL AND DISC, AS NOTED
  - IE = IRRIGATION EASEMENT
  - I.N. = INSTRUMENT NUMBER
  - LBE = LANDSCAPE BUFFER EASEMENT
  - LME = LAKE MAINTENANCE AND ACCESS EASEMENT
  - OR = OFFICIAL RECORD BOOK
  - PB = PLAT BOOK
  - PG = PAGE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - PUE = PUBLIC UTILITY EASEMENT
  - R/W = RIGHT OF WAY

- GENERAL NOTES:**
- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
  - BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE NORTH AMERICAN DATUM 1983 (NAD83, 2011 ADJUSTMENT) WHERE THE WEST LINE OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PLAT BOOK 19, PAGE 32-32C BEARS S.13°28'34"E (MEASURED) (RECORD S.13°38'52"E) A CLOCKWISE BEARING ROTATION OF 00°10'18" (RECORD TO MEASURED). BEARINGS FOR ANY ENCUMBRANCES HAVE BEEN ROTATED TO MATCH THE ROTATED LEGAL DESCRIPTION BEARINGS.
  - ALL LINES ARE RADIAL TO CIRCULAR CURVE UNLESS NOTED AS NON-RADIAL. RADIAL REFERENCES TO INDIVIDUAL LOT OR TRACT LINES REFER TO THE FRONT RIGHT-OF-WAY LINE AND DO NOT REFERENCE THE RADIAL RELATIONSHIP OF THE REAR OR SIDELOT/TRACT LINES.
  - THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A ONE HUNDRED-YEAR BASE FLOOD EVENT. YOU SHOULD CHECK THE LATEST FIRM MAPS ON THE FEMA WEBSITE AND CONTACT LOCAL BUILDING AND ZONING AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

# Compliance with Florida Statutes and ULDC Chapter 37 Subdivision Regulations



The final plat was reviewed and approved by the contracted City Surveyor for conformance with the Florida Statutes Chapter 177 Part I



The final plat was reviewed for conformance with the approved Subdivision Concept (SCP-20-047) and Infrastructure (INF-20-048) plans.



# Staff Recommendations

- The Planning & Zoning Division recommends approval of Petition No. PLF-24-145, Central Parc at North Port Phase 2, Final Plat.





**Thank you!**