



STAFF REPORT

Solstice Phase 2 Replat

PLF-23-037

From: Carl Benge, AICP, Planner III

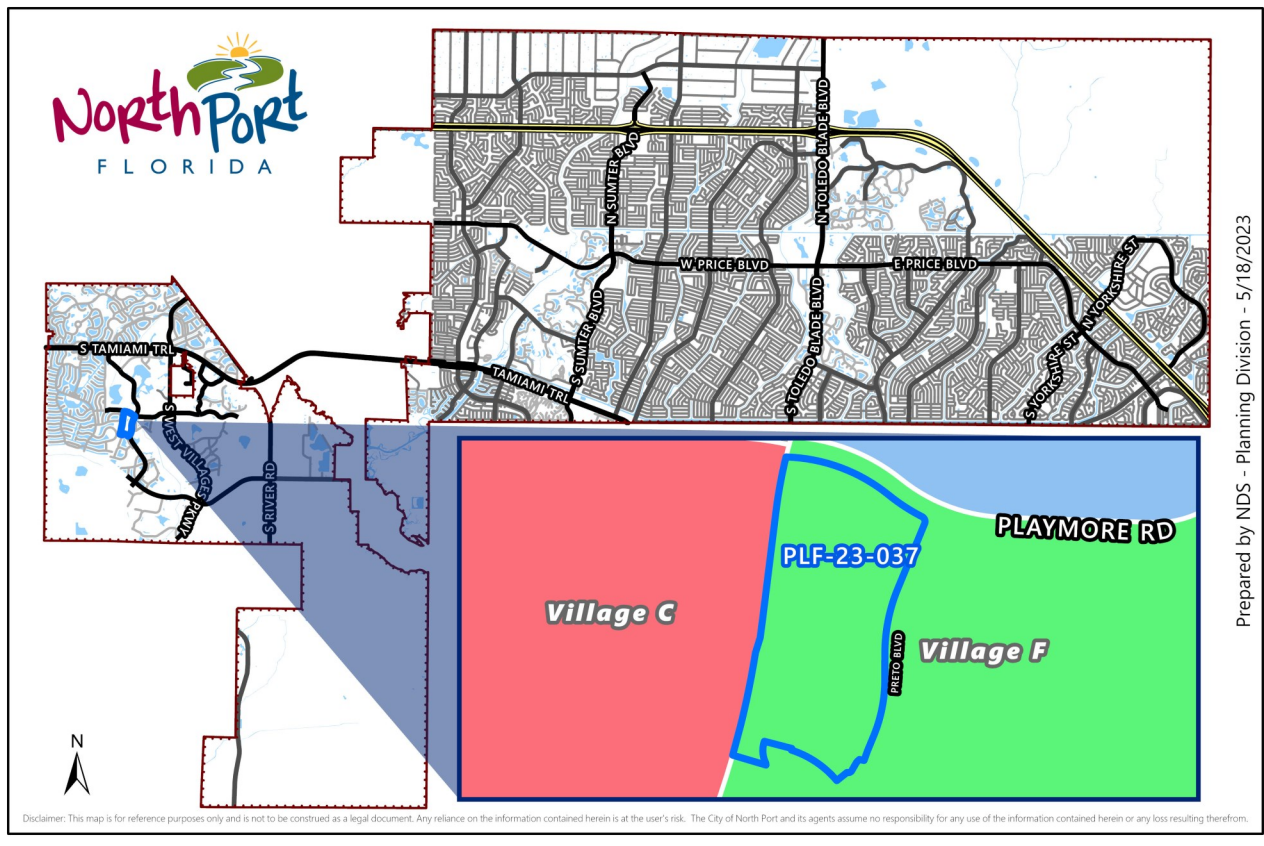
Thru: Lori Barnes, AICP, CPM, Planning & Zoning Division Manager

Thru: Alaina Ray, AICP, Neighborhood Development Services Director

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

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

Date: June 1, 2023



Prepared by NDS - Planning Division - 5/18/2023

PROJECT:	PLF-23-037, Solstice Phase 2 Replat QUASI-JUDICIAL)
REQUEST:	Approval of Solstice Phase 2 Replat
APPLICANT:	Brian O'Hara, Toll Brothers Division President
OWNERS:	Toll Southeast LP Company Inc
LOCATION:	Within Village F; South of Playmore Road, West of Village C, East of Preto Boulevard, and North of Manasota Beach Road (Section 5, Township 40 South, Range 20 East, North Port, Florida.)
PROPERTY SIZE:	± 17.21 Acres
ZONING:	Village (V)

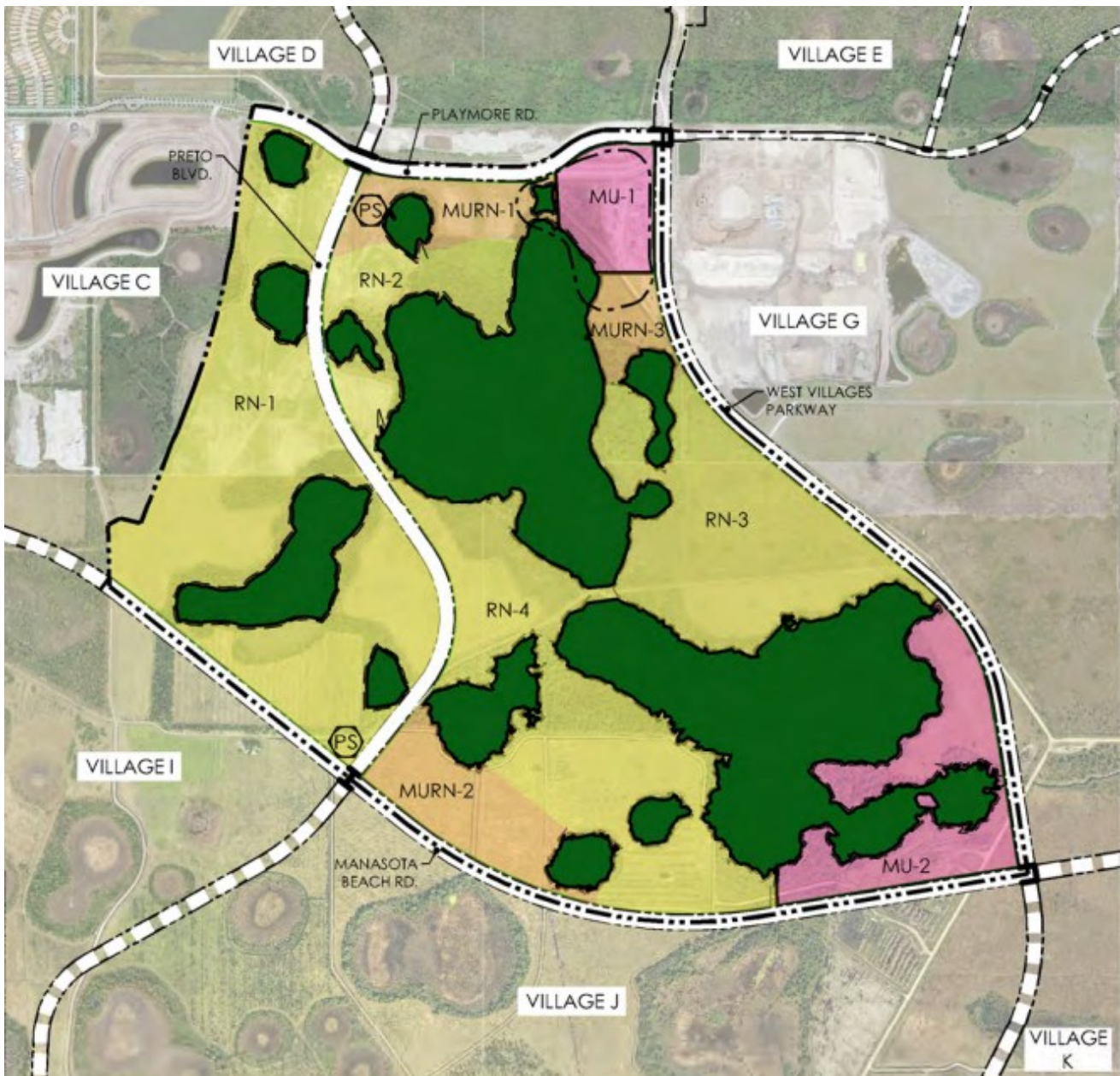
I. BACKGROUND

The proposed plat, PLF-23-037, includes the replat of Solstice Phase 2, which includes stormwater and utility tracts and easements. The purpose of this replat is continue the Solstice development into the phase 2 (**Exhibit A**). The Total plat area is approximately 17.21 acres.

Previously, the Solstice plat (PLF-21-113) identified phase 1, which consisted of 187 single-family units. The Solstice Phase 2 Replat consists of 87 additional units.

In October 2022, the Subdivision Concept (SCP-22-020) and Infrastructure Plans (INF-22-019) for Solstice Phase 2 were approved by staff.

The Solstice development is located to the west of Preto Boulevard.



Village F District Plan

II. STAFF ANALYSIS & FINDINGS

2022 FLORIDA STATUTES

Title XII MUNICIPALITIES, Chapter 177 LAND BOUNDARIES, Part I: PLATTING, Section 177.081 Dedication and approval.

(1) Prior to approval by the appropriate governing body, the plat shall be reviewed for conformity to this chapter by a professional surveyor and mapper either employed by or under contract to the local governing body, the costs of which shall be borne by the legal entity offering the plat for recordation, and evidence of such review must be placed on such plat.

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

Conclusion: PLF-23-037 meets the State's requirements for City review and approval of plats.

COMPLIANCE WITH ULDC

Chapter 37-Subdivision Regulations, Article II-Procedures for Securing Approvals, Section 37-8 Plat Submission Requirements.

B. Conformity with approved subdivision plans. The plat shall incorporate all stipulations, easements, changes and modifications required to make the approved subdivision plan and infrastructure plan conform to these regulations.

Findings: The final plat was reviewed for conformance with the approved Subdivision Concept Plan (SCP-22-020 for Solstice Phase 2, along with the infrastructure (INF-22-119).

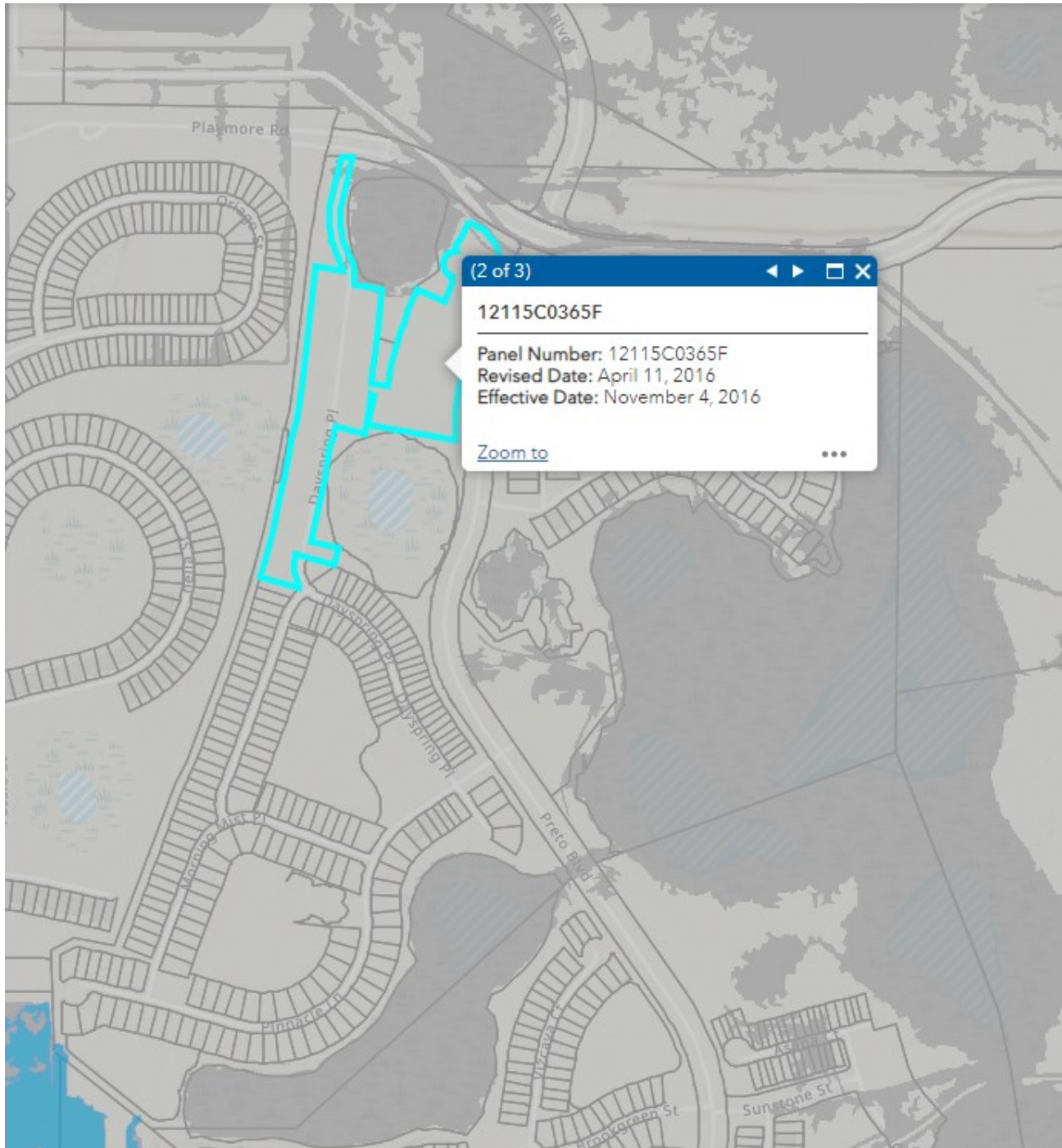
Conclusion: PLF-23-037 conforms with the approved subdivision plan and the ULDC.

ENVIRONMENTAL

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

FLOOD ZONE

Flood Zone X (Areas of minimal flood hazard), According to Flood Insurance Rate Map No. 12115C0365F for Sarasota County, Community No. 120279, City of North Port, FL effective November 4, 2016.



III. RECOMMENDED MOTION

Staff recommends **APPROVAL** of Petition No. PLF-23-037, Solstice Phase 2 Replat:

I move to find Petition No. PLF-23-037, Solstice Phase 2 Replat, consistent with the City of North Port Comprehensive Plan based on the competent substantial evidence as presented and recommended the City Commission approve PLF-23 -037.

IV. ALTERNATIVE MOTIONS

Denial of petition No. PLF-23-037, Solstice Phase 2 Replat. The motion would be as follows:

I move to recommend denial of Petition No. PLF-23-037 and find that, based on the competent substantial evidence shows that the proposed Plat does not comply with the Unified Land Development Code (ULDC) and Florida Statutes Chapter 177.

V. PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	June 1, 2023 9:00 AM or as soon thereafter
City Commission Public Hearing	June 13, 2023 10:00 AM or as soon thereafter

VI. EXHIBITS

A.	Map Gallery
B.	Affidavit
C.	Title Assurance
D.	City Surveyor's Approval



City of North Port

Prepared on 5/19/2023
by NDS / Planning Division

Aerial Location Map
PLF-23-037, Solstice Phase 2 Replat



0 200 400 Feet

 Petition Boundary
 Streets

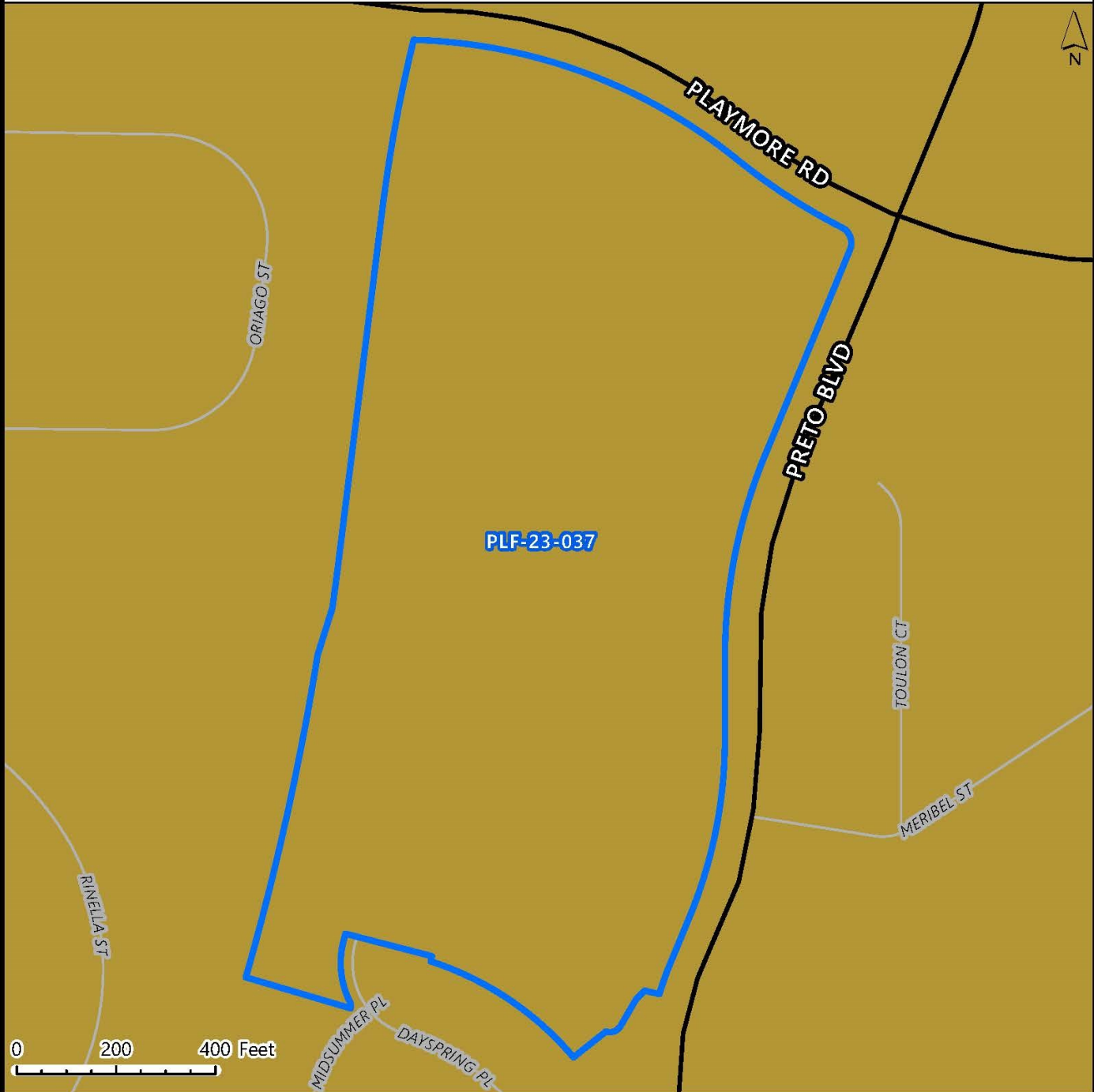


Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.



Current Zoning
(V) Village
PLF-23-037, Solstice Phase 2 Replat

- Petition Boundary
- (V) Village



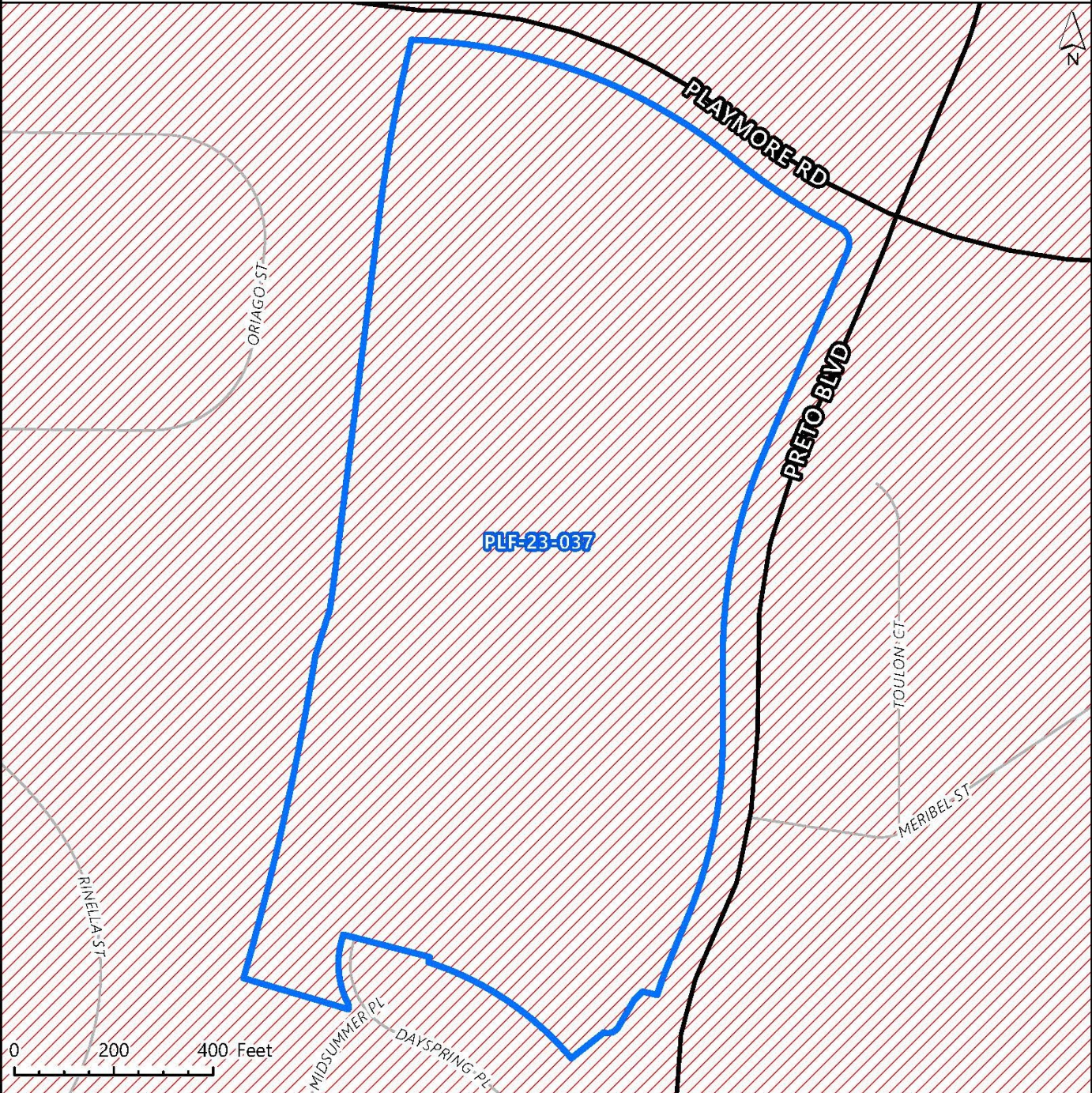
NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF NORTH PORT COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 97-27, AS SAME AS MAY BE AMENDED FROM TIME TO TIME.

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Future Land Use
VILLAGE
PLF-23-037, Solstice Phase 2 Replat

- Petition Boundary
- 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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AFFIDAVIT

I (the undersigned), Brian O'Hara 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 10th day of January, 20 23

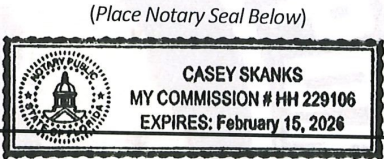
[Signature]
Signature of Applicant or Authorized Agent

Brian O'Hara, Division President
Print Name and Title

STATE OF Florida COUNTY OF Hillsborough

The foregoing instrument was acknowledged by me this 10th day of January, 20 23, by Brian O'Hara who is personally known to me or has produced _____ as identification.

[Signature]
Signature - Notary Public



AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT

I, Brian O'Hara, Division President, property owner, hereby authorize RWA, Inc. to act as Agent on our behalf to apply for this application on the property described as (legal description) _____

[Signature] Owner Date 1/10/23

STATE OF Florida COUNTY OF Hillsborough

The foregoing instrument was acknowledged by me this 10th day of January, 20 23, by Brian O'Hara who is personally known to me or has produced _____ as identification.

[Signature]
Signature - Notary Public

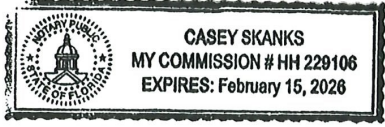


Exhibit C for PLF-23-037
RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2021000943 4 PG(S)

1/4/2021 4:45 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2609119

CONSIDERATION \$8,222,000.00
DOC TAX \$57,554.00
RECORD \$35.50

Doc Stamp-Deed: \$57,554.00

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.

SPECIAL WARRANTY DEED

THIS INDENTURE made December 23, 2020, by and between MANASOTA BEACH RANGLANDS, LLLP, a Florida limited liability limited partnership, f/k/a Thomas Ranch Land Partners North Port, LLLP, a Florida limited liability limited partnership, hereinafter referred to as Grantor, whose post office address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811, and TOLL SOUTHEAST LP COMPANY, INC., a Delaware corporation, hereinafter referred to as Grantee, whose post office address is 1140 Virginia Drive, Fort Washington, PA 19044.

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, its heirs and assigns forever, the following described property situated in Sarasota County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO.

Subject to applicable real estate taxes and assessments for 2020 and subsequent years; governmental regulations; and covenants, restrictions, reservations, and easements of record.

together with all rights and appurtenances thereto, including rights of ingress and egress, any and all air space rights and subsurface rights, mineral rights, timber rights, and riparian and littoral rights (which shall not include the water rights described in the water restriction recorded in the Official Records as Instrument Number 2018128694, Public Records of Sarasota County, Florida), together with all pertinent rights and interest pertaining to adjacent streets and roadways. 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.

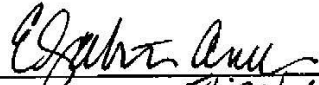
WITNESSES:

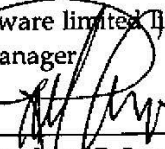
MANASOTA BEACH RANCLANDS, LLLP, a Florida limited liability limited partnership

By: Thomas Ranch Villages GP, LLC, a Delaware limited liability company, as General Partner


Witness Name: CHRISTINE MASLEY

By: Thomas Ranch Manager, LLC, a Delaware limited liability company, as Manager


Witness Name: ELIZABETH ANDREWS

By: 
Richard P. Severance, as its Vice President

STATE OF FLORIDA
COUNTY OF SARASOTA

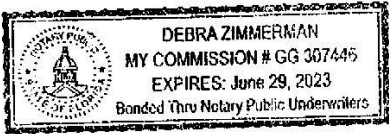
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of December 2020 by Richard P. Severance, as Vice President of Thomas Ranch Manager, LLC, a Delaware limited liability company, the manager of Thomas Ranch Villages GP, LLC, a Delaware limited liability company, the general partner of MANASOTA BEACH RANCLANDS, LLLP, a Florida limited liability limited partnership, on behalf of the companies and the partnership. He has produced a _____ as identification. If no identification is indicated, the above-named person is personally known to me.


Signature of Notary Public

(Notary Seal)

Debra Zimmerman
Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on 6/29/23



recorded in Plat Book 52, Page 443, said Public Records; thence along said West line and the West line of Islandwalk at West Villages, Phase 5 as recorded in Plat Book 51, Page 190, said Public Records for the following four (4) calls: (1) thence N.17°23'11"E., non-tangent to the last stated curve, a distance of 98.66 feet to the point of curvature of a non-tangent curve to the right having a radius of 5,594.58 feet and a central angle of 01°03'18"; (2) thence Northerly along the arc of said curve, a distance of 103.01 feet to the point of tangency of said curve, (3) thence N.07°05'12"E., a distance of 704.37 feet to 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 06°41'50"; (4) thence Northerly along the arc of said curve, a distance of 350.64 feet. said curve having a chord bearing and distance of N.10°26'07"E., 350.44 feet to the point of curvature of a non-tangent curve to the right, having a radius of 1,082.00 feet and a central angle of 37°25'19", said point also being on the abovementioned South right-of-way line of Playmore Drive; thence along said South right-of-way line for the following two (2) calls: (1) thence Easterly along the arc of said curve, a distance of 706.69 feet, said curve having a chord bearing and distance of S.69°42'25"E., 694.20 feet, to the point of reverse curvature of a curve to the left having a radius of 1,210.00 feet and a central angle of 11°56'48"; (2) thence Southeasterly along the arc of said curve, a distance of 252.29 feet to the POINT OF BEGINNING.

6005285.v4



Order Number: 10816859

December 6, 2022

Addressee:

PLAT PROPERTY INFORMATION REPORT

Revised: Revised 12/6/22 TG

Proposed Plat of: Solsitce Phase Two

In accordance with Section 177.041, Florida Statutes this will certify that Chicago Title Insurance Company has made a search of the Public Records of Sarasota County, Florida, through November 29, 2022 at 8:00 AM on real property described and shown on the proposed plat which description reads as follows:

See Exhibit A attached hereto for Legal Description

As of the effective date of this report, the record title to the land described and shown on the proposed plat is in the name of Toll Southeast LP Company, Inc., a Delaware limited liability company, by virtue of Corrective Special Warranty Deed recorded in Official Records Instrument No. 2021104650 and The West Villages Improvement District, by virtue of dedication recorded in Plat Book 55, Page 380.

The search has revealed the following:

Said search discloses the following mortgages not satisfied or released of record nor otherwise terminated by law:

None

The following restrictions, easements and other encumbrances, with the exception of mortgages and liens, against the said real property recorded in the aforesaid Public Records have been found:

1. Declaration of Covenants, Conditions, Easements and Restrictions, recorded November 12, 2004 in Instrument No. 2004216589, as affected by First Amendment to Declaration of Covenants, Conditions, Easements and Restrictions recorded November 17, 2005 in Instrument No. 2005257191 and First Amendment to Declaration of Covenants, Conditions, Easement and Restrictions recorded February 2, 2007 in Instrument No. 2007018906, Public Records of Sarasota County, Florida.
2. Water and Wastewater System Interim Utilities Agreement by and between the City of North Port, Florida and Fourth Quarter Properties XXXII, LLC, a Georgia limited liability company recorded April 29, 2005 in Instrument No. 2005089520, Public Records of Sarasota County, Florida.
3. Declaration of Covenants, Conditions, Easements and Restrictions, recorded September 1, 2005 in Instrument No. 2005197548, as affected by First Amendment to Declaration of Covenants, Conditions, Easements and Restrictions recorded July 22, 2008 in Instrument No. 2008099652, Public Records of Sarasota County, Florida.
4. Amended and Restated Utility Agreement by and between Fourth Quarter Properties XXXII, LLC, a Georgia limited liability company, West Villages Improvement District and



the City of North Port, Florida recorded April 20, 2007 in Instrument No. 2007064870, Public Records of Sarasota County, Florida.

5. Easement Agreement granted to West Villages Improvement District recorded October 1, 2007 in Instrument No. 200715024, Public Records of Sarasota County, Florida.
6. Real Property Dedication Agreement by and between The School Board Of Sarasota County, Florida and Manasota Beach Ranchlands, LLLP, a Florida limited liability limited partnership recorded November 2, 2016 in Instrument No. 2016136666, as affected by First Amendment to Real Property Dedication Agreement recorded June 30, 2017 in Instrument No. 2017082888, including subsequent Assignments of Educational System Impact Fee Credits recorded in Instrument No(s). 2017110721; 2017117935; 2017127518; 2017130231; 2017154368; 2018010588; 2018030963; 2018037575; 2018049097; 2018121028; 2018141014; 2019007128; 2019034485; 2019038734; 2019042028; 2019061327; 2019076299; and, 2019139692, Public Records of Sarasota County, Florida.
7. Easement (Business) granted to Florida Power & Light Company recorded January 17, 2018 in Instrument No. 2018007026, Public Records of Sarasota County, Florida.
8. Agreement Relating to Additional Wastewater Capacity for West Villages recorded January 26, 2018 in Instrument No. 2018010761, Public Records of Sarasota County, Florida.
9. Terms and conditions for Restrictive Covenant by and between Main Street Ranchlands, LLLP, a Florida limited liability limited partnership; Manasota Beach Ranchlands, LLLP, a Florida limited liability limited partnership; Winchester Florida Ranch, LLLP, a Florida limited liability limited partnership; Myakka River Club, LLLP, a Florida limited liability limited partnership; Timber Forest Ranch, LLLP, a Florida limited liability limited partnership; The Ranch Land Operations, LLLP, a Florida limited liability limited partnership; and Thomas Ranch Intangibles, LLLP, a Florida limited liability limited partnership, as Trustee under Water Rights Trust Agreement dated December 12, 2017 and terms of Restrictive Covenant recorded September 27, 2018 in Instrument No. 2018128694, Public Records of Sarasota County, Florida.
10. Terms and conditions for Resolution 2018-22 of the Board of Supervisors of the West Villages Improvement District designation "West Villages Improvement District Unit Of Development No. 7" recorded November 27, 2018 in Instrument No. 2018154491, as affected by Notice of Establishment of The West Villages Improvement District Unit of Development No. 7 recorded December 19, 2018 in Instrument No. 2018164671 and Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments (Unit Of Development No. 7-Master Infrastructure) recorded April 17, 2019 in Instrument No. 2019048577 and Collateral Assignment and Assumption of Development Rights Relating to Unit of Development No. 7-Master Infrastructure recorded April 17, 2019 in Instrument No. 2019048579 and Agreement Regarding The True-Up and Payment of Special Assessments for Special Assessment Revenue Bonds (Unit of Development No. 7), Series 2019 (Master Infrastructure) recorded April 17, 2019 in Instrument No. 2019048581 and West Villages Improvement District Unit of Development No. 7 Notice of Series 2019 Special Assessments (Master Infrastructure) and Government Lien of Record recorded April 25, 2019 in Instrument No. 2019052599, Collateral Assignment and Assumption of Development Rights Relating to Unit of Development No. 7 - Series 2021 Bonds, in Instrument No. 2021072091, Declaration of Consent to Jurisdiction of West Villages Improvement District and to



Imposition of Special Assessments (Unit of Development No. 7 - Series 2021 Bonds) in Instrument No. 2021072092, Agreement regarding the True-Up and Payment of Special Assessments for Special Assessment Revenue Bonds (Unit of Development No. 7), Series 2021 Bonds in Instrument No. 2021072093, Amended and Restated Notice of Establishment of the West Villages Improvement District Unit of Development No. 7 recorded in Instrument No. 2022121329, Public Records of Sarasota County, Florida.

11. Easement (Business) granted to Florida Power & Light Company recorded April 1, 2019 in Instrument No. 2019039997, Public Records of Sarasota County, Florida.
12. Temporary Construction Easement recorded in Official Records Instrument Number 2019070106, Public Records of Sarasota County, Florida.
13. Recorded Notice of Environmental Resource Permit recorded in Official Records Instrument Number 2019126330, Public Records of Sarasota County, Florida.
14. Recorded Notice of Environmental Resource Permit recorded in Official Records Instrument Number 2020031687, Public Records of Sarasota County, Florida.
15. West Villages Developer Agreement (Post Annexation) recorded in Official Records Instrument Number 2020042302, Public Records of Sarasota County, Florida.
16. Matters as contained on the plat of Solstice Phase One, as recorded in Plat Book 55, Pages 380 - 398 and recorded in Official Records Instrument No. 2021189677, Public Records of Sarasota County, Florida.
17. Memorandum of Repurchase Option between Manasota Beach Ranchlands, LLLP and Toll Southeast LP Company, Inc., recorded January 4, 2021, in Official Records Instrument No. 2021000944, Public Records of Sarasota County, Florida.
18. Memorandum of Right of First Refusal between Manasota Beach Ranchlands, LLLP and Toll Southeast LP Company, Inc., recorded January 4, 2021, in Official Records Instrument No. 2021000945, Public Records of Sarasota County, Florida.
19. Grant of Telecommunications Easement to Hotwire Communications, LTD, recorded in Official Records Instrument No. 2021114713, Public Records of Sarasota County, Florida.
20. Declaration of Covenants, Conditions and Restrictions of Solstice at Wellen Park, recorded July 22, 2021, in Official Records Instrument No. 2021124057 and as re-recorded October 19, 2021, in Official Records Instrument No. 2021189676, Public Records of Sarasota County, Florida.

NOTE: taxes for the year 2022 and all prior years are paid.

NOTE: Notice of Commencements are not shown herein.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.


This report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein;



nor have the contents of any such documents been examined for references to other liens or encumbrances. This report is not to be construed as an opinion, warranty, or guarantee of title or other similar assurance, nor as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the above Addressee only, and it may not be used or relied upon by any other party. This Report may not be used for the purpose of issuing a title insurance commitment or policy.

This Report is not 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 by name in the property information report as the recipient(s) of the property information report.

File No.: 10816859

By: 

Mollie F. McDonald, Authorized Signature



Order Number: 10816859

Exhibit "A"

SOLSTICE PHASE 2 - LEGAL DESCRIPTION

SOLSTICE PHASE 2
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST, AND SECTION 32, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
 COMMENCE AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST OF SAID SARASOTA COUNTY; THENCE ALONG THE NORTH LINE OF SAID SECTION 5, N.89°05'29" W. A DISTANCE OF 3,268.65 FEET; THENCE DEPARTING SAID NORTHERLY FRACTIONAL LINE, S.00°54'31"W. A DISTANCE OF 325.93 FEET TO THE NORTHEAST CORNER OF TRACT OS-4 OF SOLSTICE PHASE ONE, AS RECORDED IN PLAT BOOK 55, PAGES 380 THROUGH 398 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND TO THE POINT OF BEGINNING;
 THENCE SOUTHERLY 52.17 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET THROUGH A CENTRAL ANGLE OF 85°23'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.20°14'33"E. FOR 47.47 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF PRETO BOULEVARD (130 FOOT WIDE) AS RECORDED IN INSTRUMENT NUMBER 200715241 OF THE PUBLIC RECORDS OF SAID SARASOTA COUNTY;
 THENCE ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING SIX (6) COURSES:
 1) S.22°27'27"W., FOR 447.66 FEET TO A POINT OF CURVATURE;
 2) THENCE SOUTHERLY 416.12 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,065.00 FEET THROUGH A CENTRAL ANGLE OF 22°23'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.11°15'50"W. FOR 413.48 FEET;
 3) THENCE S.00°04'14"W., FOR 168.57 FEET TO A POINT OF CURVATURE;
 4) THENCE SOUTHERLY 365.33 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 935.00 FEET THROUGH A CENTRAL ANGLE OF 22°23'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.11°15'50"W. FOR 363.01 FEET;
 5) THENCE S.22°27'27"W., FOR 102.99 FEET TO A POINT OF CURVATURE;
 6) THENCE SOUTHERLY 64.53 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 665.00 FEET THROUGH A CENTRAL ANGLE OF 05°33'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.19°40'39"W. FOR 64.51 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY CORNER OF TRACT OS-41A, OF SAID SOLSTICE PHASE ONE;
 THENCE LEAVING SAID WESTERLY RIGHT OF WAY, N.77°32'17"W., FOR 30.09 FEET;
 THENCE S.46°03'37"W., FOR 20.09 FEET TO A POINT OF CURVATURE;
 THENCE SOUTHWESTERLY 6.95 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 15°55'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.38°06'04"W. FOR 6.92 FEET;
 THENCE S.30°08'31"W., FOR 59.55 FEET TO A POINT OF CURVATURE;
 THENCE WESTERLY 34.10 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 78°09'44" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.69°13'22"W. FOR 31.52 FEET;
 THENCE S.51°28'26"W., FOR 83.57 FEET TO A POINT ON A CURVE TO AN INTERSECTION WITH THE NORTHEASTERLY CORNER OF LOT 179 OF SAID SOLSTICE PHASE ONE;



THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF LOTS 179 THROUGH 186 OF SAID SOLSTICE PHASE ONE, FOR 351.22 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 630.00 FEET THROUGH A CENTRAL ANGLE OF 31°56'32" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.56°05'41"W. FOR 346.69 FEET TO A POINT ON A CURVE, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF LOT 187 OF SAID SOLSTICE PHASE ONE;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 187 NORTHERLY 10.68 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 5,930.00 FEET THROUGH A CENTRAL ANGLE OF 00°06'11" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.14°37'54"E. FOR 10.68 FEET TO THE NORTHEASTERLY CORNER OF LOT 187 OF SAID SOLSTICE PHASE ONE PLAT;

THENCE N.75°25'12"W., ALONG THE NORTHERLY LINE OF SAID LOT 187 FOR 180.00 FEET TO A POINT ON A CURVE;

THENCE SOUTHERLY 14.95 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 5,750.00 FEET THROUGH A CENTRAL ANGLE OF 00°08'56" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.14°39'16"W. FOR 14.95 FEET TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHERLY 126.09 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET THROUGH A CENTRAL ANGLE OF 41°16'53" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.05°54'42"E. FOR 123.38 FEET TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHERLY 13.52 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 38°44'30" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.07°10'54"E. FOR 13.27 FEET TO THE NORTHWESTERLY CORNER OF LOT 117 OF SAID SOLSTICE PHASE ONE PLAT;

THENCE N.73°30'48"W., ALONG THE WESTERLY LINE OF SAID LOT 117 FOR 220.28 FEET TO A POINT ON A CURVE AND AN INTERSECTION WITH THE WESTERLY BOUNDARY OF SAID SOLSTICE PHASE ONE PLAT;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING SIX (6) COURSES:

- 1) NORTHERLY 196.11 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 5,579.64 FEET THROUGH A CENTRAL ANGLE OF 02°00'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.14°57'53"E. FOR 196.10 FEET TO A POINT OF COMPOUND CURVATURE;
- 2) THENCE NORTHERLY 469.02 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 5,579.58 FEET THROUGH A CENTRAL ANGLE OF 04°48'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.11°32'59"E. FOR 468.88 FEET;
- 3) THENCE N.17°23'11"E., FOR 98.66 FEET TO A POINT ON A CURVE;
- 4) THENCE NORTHERLY 103.01 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 5,594.58 FEET THROUGH A CENTRAL ANGLE OF 01°03'18" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.07°36'51"E. FOR 103.01 FEET;
- 5) THENCE N.07°05'12"E., FOR 704.37 FEET TO A POINT ON A CURVE;
- 6) THENCE NORTHERLY 350.64 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 2,999.79 FEET THROUGH A CENTRAL ANGLE OF 06°41'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.10°26'29"E. FOR 350.44 FEET TO A POINT ON A CURVE TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY OF PLAYMORE DRIVE (128 FOOT WIDE RIGHT OF WAY) AS RECORDED IN INSTRUMENT NUMBER 2007150241 OF SAID PUBLIC RECORDS OF SARASOTA COUNTY, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID SOLSTICE PHASE ONE PLAT;

THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY AND NORTHERLY PLAT LINE THE 706.69 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,082.00 FEET THROUGH A CENTRAL ANGLE OF 37°25'19" AND BEING



SUBTENDED BY A CHORD WHICH BEARS S.69°42'25"E. FOR 694.20 FEET TO A POINT ON A CURVE;
THENCE CONTINUE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY AND NORTHERLY PLAT LINE 252.26 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,210.00 FEET THROUGH A CENTRAL ANGLE OF 11°56'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.56°58'03"E. FOR 251.80 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;
PARCEL CONTAINS 1,536,150 SQUARE FEET OR 35.27 ACRES, MORE OR LESS.

From: [Alan Fish](#)
To: [Joy McRae-Fox](#)
Cc: [Planning Info](#)
Subject: [EXTERNAL] RE: PLF-23-037, Solstice Phase 2 Replat
Date: Thursday, April 27, 2023 12:47:37 PM



Joy,

I have performed a second review of the above referenced Plat. I found the resubmittal of the Plat to be in conformance with Chapter 177, Part 1, Florida Statutes.

Alan K. Fish, PSM

From: Joy McRae-Fox <jmcraefox@northportfl.gov>
Sent: Friday, April 21, 2023 2:07 PM
To: Alan Fish <alanvbfa@gmail.com>; 'Robert Breedlove' <rbreedlove@vbfainc.com>
Cc: Carl Bengel <cbenge@northportfl.gov>; Justin Bryde <jbryde@northportfl.gov>
Subject: PLF-23-037, Solstice Phase 2 Replat

Dear Alan and Robert.

Attached are files for review on the above-referenced resubmittal. Please let us know if you need any additional information.

They will be sending CAD and SHAPE files shortly.

Planning and Zoning Division
941-429-7018