



STAFF REPORT

Consent to Acquisition of Real Property

West Villages Improvement District (WVID)

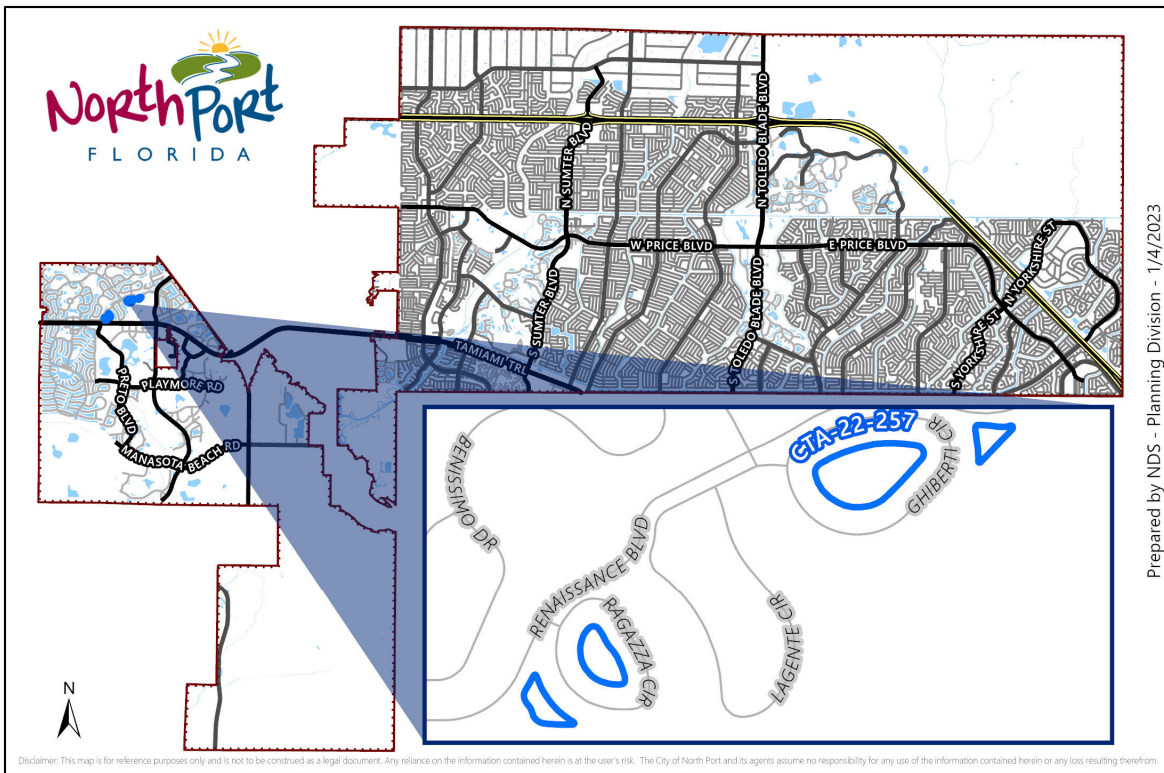
CTA-22-257

From: Noah Fossick, AICP, Planner II

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

Thru: Alaina Ray, AICP, Neighborhood Development Services Director

Date: May 9, 2023



PROJECT:	CTA-22-257
REQUEST:	Approval of Conveyance of Real Property to the West Village Improvement District for property located within its jurisdictional boundary
APPLICANT:	West Villages Improvement District
OWNERS:	Lennar Homes LLC
LOCATION:	Lakes 61, 63, 69, and 70 in the Coach Homes at Gran Paradiso community identified as PIDs 0778010316, 0778010318, & 0778010320.
PROPERTY SIZE:	±26.9231 acres

I. BACKGROUND

A requisite step in the process to acquire real property by the West Villages Improvement District is to receive consent from the North Port City Commission. The requested consent is for ±26.9231 acres of Tract 312, Gran Paradiso, Infrastructure Plat (EXHIBIT A) for lakes 61, 63, 69, and 70. The requested consent includes parcel IDs 0778010316, 0778010318, and 0778010320.

II. STAFF ANALYSIS

COMPLIANCE WITH LEGISLATION

Chapter 2004-456, House Bill No. 1567 is the enacting legislation for the West Villages Improvement District within the City of North Port, providing for the amendment process, the powers and duties, a governing board process, and general obligation bonds. It is also specific to the district boundaries as shown below:

(d) To acquire by grant, loan, purchase, gift, transfer, exchange, dedication, lease, devise, or, when reasonably necessary for the implementation of district-authorized public infrastructure works, facilities, or services by means of the exercise of the right of eminent domain pursuant to the laws of the state and in accordance with section 12 of this act, all property, real or personal, or any easement, license, estate, or interest therein necessary, desirable, or convenient for the purposes of this act, and to sell, convey, transfer, gift lease, rent, dedicate, forfeit, abandon, exchange, or assign all or any part thereof to or with other entities, including governmental entities and agencies, and to exercise all of its powers and authority with respect thereto. The district shall not have the right of eminent domain outside of the boundaries of the district. Notwithstanding anything contained herein, the district shall not obtain fee simple title to any real property within the district except by dedication on an approved plat, with the approval of the City of North Port Commission or its designee, or if otherwise required by another governmental entity or agency. Any property interests owned by the district which are used for nonpublic or private commercial purposes shall be subject to all ad valorem taxes, intangible personal property taxes, or non-ad valorem assessments, as would be applicable if said property were privately owned.

CITY SERVICES & ENVIRONMENTAL

Water and Sewer Services

Water and sewer services are provided by the City of North Port Utilities.

Conservation

The site is not located within the Conservation Restricted Overlay.

Flood Zone

X, Firm Panels 12115C0365F , Community 120279.

III. REVIEW PROCESS

The City Attorney reviewed and approved a template for the approval of consent documents as to their form and correctness. This Consent to Acquisition of Real Property was prepared with the approved template.

IV. PUBLIC NOTICE & HEARING SCHEDULE

PUBLIC HEARING SCHEDULE

City Commission Public Hearing	May 9, 2023 10:00 AM or soon thereafter
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V. RECOMMENDED ACTION

Staff recommends that the City Commission approve/consent to the acquisition of real property by the West Villages Improvement District.

VI. EXHIBITS

A	Consent to Acquisition and Legal Descriptions
B	West Villages Index Map

Exhibit A

CONSENT BY THE CITY OF NORTH PORT, FLORIDA TO THE ACQUISITION OF REAL PROPERTY BY THE WEST VILLAGES IMPROVEMENT DISTRICT

The City of North Port, a Florida municipal corporation, acknowledges and consents to the following:

1. The West Villages Improvement District (“WVID”) is an independent special district of the State of Florida, organized and operating in accordance with the provisions of Chapter 2004-456, Laws of Florida, as amended and supplemented (together the “Act”).
2. WVID’s jurisdiction encompasses real property, a substantial portion of which is located within the jurisdictional boundaries of the City of North Port, Florida (the “City”). The Act provides that WVID shall not obtain fee simple title to any real property located within the City without first obtaining the approval of the City Commission for such acquisition.
3. The WVID has informed the City that it plans to purchase real property within the City, bearing Sarasota County Property Appraiser Parcel Identification Numbers 0778010316, 0778010318, and 0778010320, and further described in the legal description attached as Exhibit “A” (the “Property”). The Property contains certain portions of Tract 312, Gran Paradiso, Infrastructure Plat (Plat Book 47, Page 5).
4. WVID will record this instrument in the public records of Sarasota County, Florida, at its expense.

NOW, THEREFORE, the City of North Port, Florida, hereby consents to West Villages Improvement District’s acquisition of the Property.

Approved by the City Commission of the City of North Port, Florida on _____, 20__.

CITY OF NORTH PORT, FLORIDA

BARBARA LANGDON
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

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

SKETCH OF DESCRIPTION

COACH HOMES AT GRAN PARADISO WATER MANAGEMENT TRACT (LAKE #61)

DESCRIPTION:

A part of Tract 312, Gran Paradiso, Infrastructure, recorded in Plat Book 47, Page 5, Public Records of Sarasota County, Florida, described as follows:

Commence at the intersection of the North Right of Way Line of U.S. Highway No. 41 (State Road No. 45) and the West Line of Section 29, Township 39 South, Range 20 East; thence S.89°38'31"E., along said North Right of Way line of U.S. Highway No. 41, a distance of 641.10 feet; thence N.00°21'29"E., perpendicular to said North Right of Way line of U.S. Highway No. 41, a distance of 110.00 feet, for the POINT OF BEGINNING; thence along the Southwest Boundary line of Coach Homes II at Gran Paradiso, per declaration of Condominium recorded in Official Records Instrument No. 2016129832, of the Public Records of Sarasota County, Florida, the following three (3) courses: (1) N.00°21'29"E., a distance of 53.51 feet to a point on a non-tangent curve to the right, having: a radius of 541.50 feet, a central angle of 48°18'41", a chord bearing of N.39°16'38"W., and a chord length of 443.18 feet; (2) thence along the arc of said curve, an arc length of 456.59 feet; (3) thence N.66°14'43"W., a distance of 66.19 feet, to a point on the northeasterly Line of Tract 312, Gran Paradiso, Infrastructure, recorded in Plat Book 47, Page 5 of the Public Records of Sarasota County, Florida; thence along said northeasterly line of Tract 312, the following two (2) courses: (1) S.23°45'17"W., a distance of 26.35 feet to a point on a non-tangent curve to the right, having: a radius of 674.36 feet, a central angle of 16°06'22", a chord bearing of S.31°52'15"W., and a chord length of 188.94 feet; (2) thence along the arc of said curve, an arc length of 189.57 feet, to a point of cusp of a non-tangent curve to the right, having: a radius of 25.00 feet, a central angle of 137°47'03", a chord bearing of S.71°10'11"E., and a chord length of 46.65 feet; thence leaving said Boundary Line of Tract 312, along the arc of said curve, an arc length of 60.12 feet, to a point on a reverse curve to the left, having: a radius of 95.00 feet, a central angle of 46°14'48", a chord bearing of S.25°24'04"E., and a chord length of 74.62 feet; thence along the arc of said curve, an arc length of 76.68 feet returning to said Boundary Line of Tract 312 same being a point on a reverse curve to the right, having: a radius of 100.00 feet, a central angle of 36°47'10", a chord bearing of S.30°07'53"E., and a chord length of 63.11 feet; thence along said Boundary Line of Tract 312, the following four (4) courses: (1) along the arc of said curve, an arc length of 64.20 feet, to a point on a reverse curve to the left, having: a radius of 115.00 feet, a central angle of 73°03'05", a chord bearing of S.48°15'50"E., and a chord length of 136.89 feet; (2) thence along the arc of said curve, an arc length of 146.62 feet; (3) thence S.87°15'02"E., a distance of 215.24 feet; (4) thence S.89°38'31"E. a distance of 26.21 feet to the POINT OF BEGINNING.

Containing 83,656 Square Feet, 1.9205 acres more or less.

Randall E. Britt, Professional Land Surveyor
Florida Certification Number 3979

NOTE: NOT VALID UNLESS IMPRINTED WITH EMBOSSED LAND SURVEYOR'S SEAL OR VALIDATED SURVEYOR'S DIGITAL SIGNATURE ON PORTABLE DOCUMENT FILE

NOT A BOUNDARY SURVEY:

PREPARED FOR:
Lennar Homes

DATE: 04/12/2023

JOB NUMBER: 22-11-15



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
680 U.S. 41 Bypass North, Suite 1, Venice Florida 34285
Telephone: (941) 493-1396 Fax: (941) 484-5766
Email: BSI@Brittsurveying.com

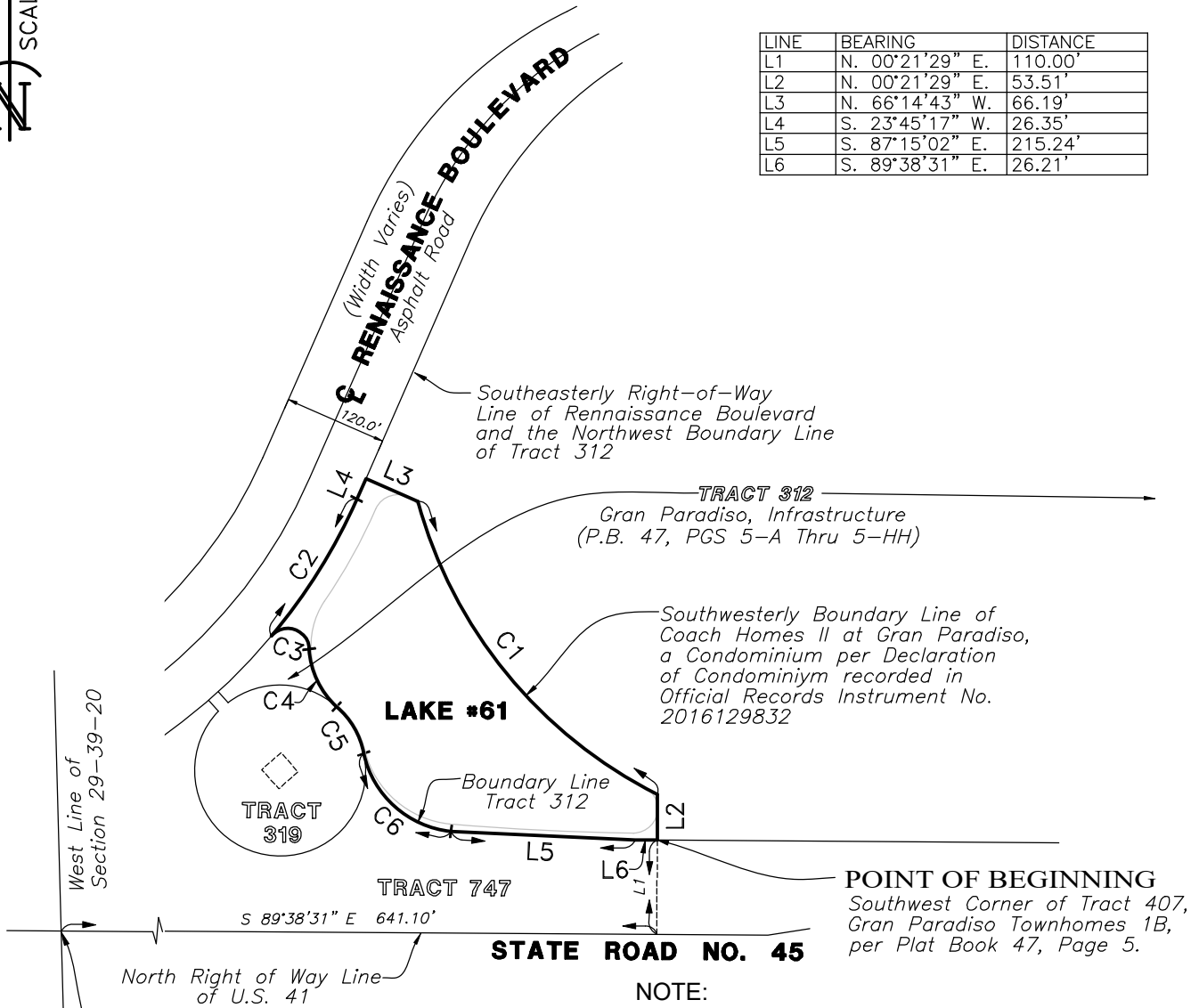
SKETCH OF DESCRIPTION

COACH HOMES AT GRAN PARADISO WATER MANAGEMENT TRACT (LAKE #61)



CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	541.50'	48°18'41"	N. 39°16'38" W.	443.18'	456.59'
C2	674.36'	16°06'22"	S. 31°52'15" W.	188.94'	189.57'
C3	25.00'	137°47'03"	S. 71°10'11" E.	46.65'	60.12'
C4	95.00'	46°14'48"	S. 25°24'04" E.	74.62'	76.68'
C5	100.00'	36°47'10"	S. 30°07'53" E.	63.11'	64.20'
C6	115.00'	73°03'05"	S. 48°15'50" E.	136.89'	146.62'

LINE	BEARING	DISTANCE
L1	N. 00°21'29" E.	110.00'
L2	N. 00°21'29" E.	53.51'
L3	N. 66°14'43" W.	66.19'
L4	S. 23°45'17" W.	26.35'
L5	S. 87°15'02" E.	215.24'
L6	S. 89°38'31" E.	26.21'



NOTE:

1. This sketch does not represent a Boundary Survey. The purpose of this sketch is to graphically depict the description shown hereon, said description has been prepared for this sketch.
2. The bearings shown hereon refer to an assumed meridian. Plat bearing for the South Line of Section 29-39-20 = S.89°41'04"E.

PREPARED FOR:
Lennar Homes

DATE: 11/16/2022

JOB NUMBER: 22-11-15



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 680 U.S. 41 Bypass North, Suite 1, Venice Florida 34285
 Telephone: (941) 493-1396 Fax: (941) 484-5766
 Email: bsi@brittsurveying.com

SKETCH OF DESCRIPTION

SHEET 1 OF 3

**COACH HOMES AT GRAN PARADISO
WATER MANAGEMENT TRACT (LAKE #63)**

DESCRIPTION:

A part of Tract 312, Gran Paradiso, Infrastructure, recorded in Plat Book 47, Page 5, Public Records of Sarasota County, Florida, described as follows:

Commence at the Southwest corner of Section 29, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida; thence S 89°41'04" E, along the South line of said Section 29, Township 39 South, Range 20 East, a distance of 866.32 feet; thence N 00°18'56" E, perpendicular to the South line of Section 29, Township 39 South, Range 20 East, a distance of 453.86 feet to the POINT OF BEGINNING, same being a point on a non-tangent curve to the right having: a radius of 267.00 feet; a central angle of 126°09'10"; a chord bearing of N 23°53'28" W; and a chord length of 476.12 feet; thence along the arc of said curve an arc length of 587.88 feet, to a point on a compound curve to the right having: a radius of 80.00 feet; a central angle of 105°24'13"; a chord bearing of S 88°06'47" E; and a chord length of 127.28 feet; thence along the arc of said curve an arc length of 147.17 feet, to a point on a compound curve to the right having: a radius of 487.51 feet; a central angle of 07°33'05"; a chord bearing of S 31°38'07" E; and a chord length of 64.21 feet; thence along the arc of said curve an arc length of 64.25 feet, to a point on a reverse curve to the left having: a radius of 832.00 feet; a central angle of 08°13'24"; a chord bearing of S 31°58'17" E; and a chord length of 119.31 feet; thence along the arc of said curve an arc length of 119.41 feet, to a point on a reverse curve to the right having: a radius of 500.00 feet; a central angle of 26°07'24"; a chord bearing of S 23°01'17" E; and a chord length of 226.00 feet; thence along the arc of said curve an arc length of 227.97 feet, to a point on a compound curve to the right having: a radius of 60.00 feet; a central angle of 102°59'33"; a chord bearing of S 41°32'11" W; and a chord length of 93.91 feet; thence along the arc of said curve an arc length of 107.85 feet; thence N 86°58'02" W, a distance of 57.43 feet, to the POINT OF BEGINNING.

Containing 116,361 Square Feet 2.6713 Acres more or less.



Digitally signed by
RANDALL E BRITT
Date: 2022.11.30
13:24:57 -05'00'

Randall E. Britt, Professional Land Surveyor

Florida Certification Number 3979

Note: Not Valid Unless Imprinted With Embossed Land Surveyor's Seal

NOT A BOUNDARY SURVEY:

PREPARED FOR:
Lennar Homes

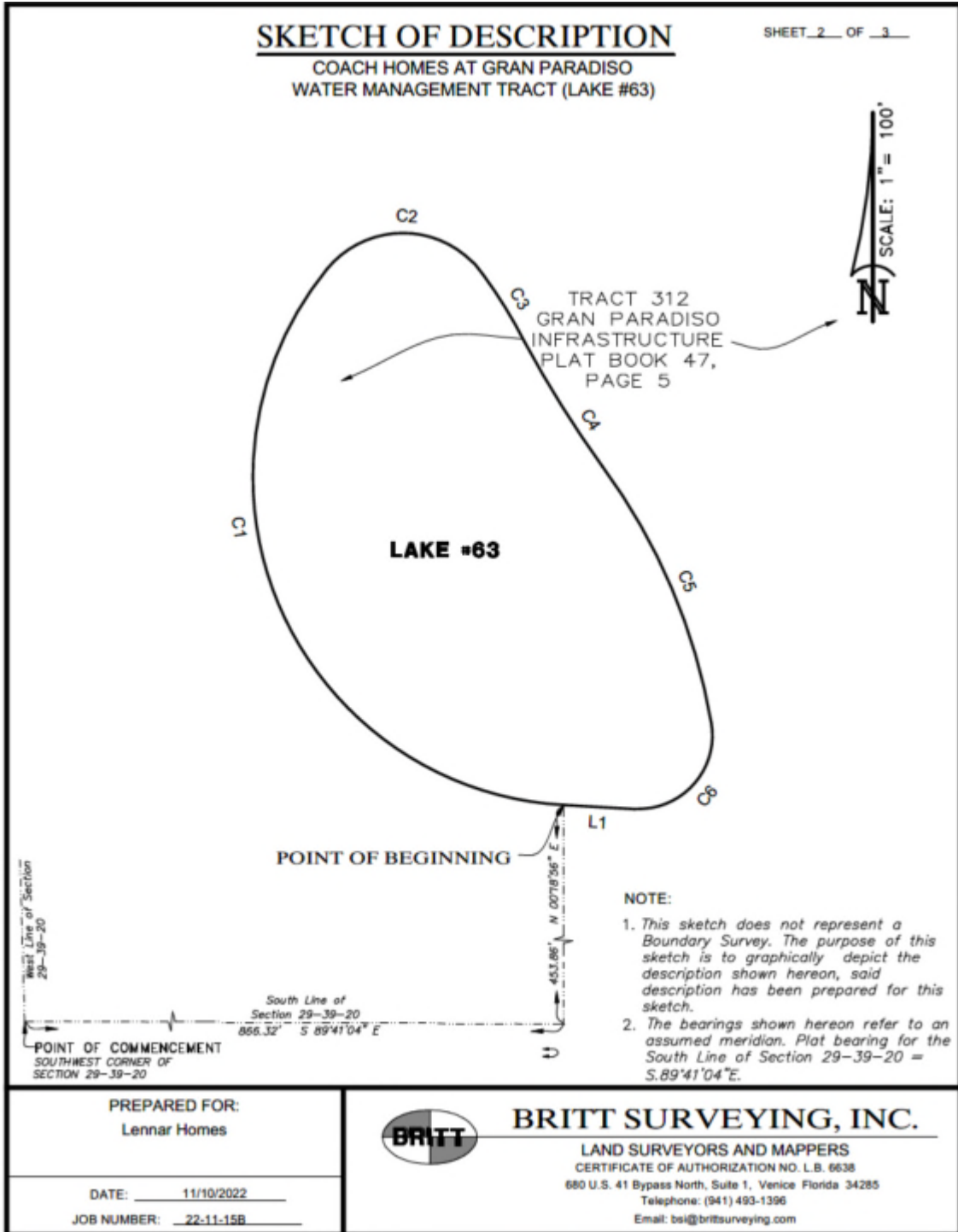
DATE: 11/10/2022
JOB NUMBER: 22-11-15B



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CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
680 U.S. 41 Bypass North, Suite 1, Venice Florida 34285
Telephone: (941) 493-1396
Email: bs1@brittsurveying.com

KUTAKROCK



SKETCH OF DESCRIPTION

SHEET 3 OF 3

COACH HOMES AT GRAN PARADISO
WATER MANAGEMENT TRACT (LAKE #63)

LINE	BEARING	DISTANCE
L1	N 86°58'02" W	57.43'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	267.00'	126°09'10"	N 23°53'28" W	476.12'	587.88'
C2	80.00'	105°24'13"	S 88°06'47" E	127.28'	147.17'
C3	487.51'	7°33'05"	S 31°38'07" E	64.21'	64.25'
C4	832.00'	8°13'24"	S 31°58'17" E	119.31'	119.41'
C5	500.00'	26°07'24"	S 23°01'17" E	226.00'	227.97'
C6	60.00'	102°59'33"	S 41°32'11" W	93.91'	107.85'

PREPARED FOR:
Lennar Homes

DATE: 11/10/2022
JOB NUMBER: 22-11-15B



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KUTAKROCK

SKETCH OF DESCRIPTION

SHEET 18 OF 2

COACH HOMES AT GRAN PARADISO WATER MANAGEMENT TRACT (LAKE #69)

DESCRIPTION:

A part of Tract 312, Gran Paradiso, Infrastructure, as recorded in Plat Book 47, Page 5, Public Records of Sarasota County, Florida, described as follows:

COMMENCE at the Southeast corner of TRACT 747, GRAN PARADISO INFRASTRUCTURE, as recorded in Plat Book 47, Page 5, of the Public Records of Sarasota County, Florida; thence N.13°10'59"E, a distance of 85.47 feet to the Southeast corner of TRACT 312, of said GRAN PARADISO INFRASTRUCTURE; thence along the southeasterly line of said TRACT 312 the following four (4) courses: (1) N.28°34'57"E, a distance of 815.30 feet; (2) thence N.32°40'52"E, a distance of 218.86 feet; (3) thence N.44°11'28"E, a distance of 636.94 feet; (4) thence N.43°11'09"E, a distance of 167.29 feet, thence N.46°48'51"W, perpendicular to said southeasterly line of TRACT 312, a distance of 401.11 feet to the POINT OF BEGINNING; thence S.44°04'38"W, a distance of 167.30 feet to a point on a curve to the right having a radius of 334.00 feet, a central angle of 122°57'52", a chord bearing of N.74°26'25"W, and a chord length of 586.95 feet; thence along the arc of said curve an arc length of 716.81 feet to a point on a compound curve to the right having a radius of 88.00 feet, a central angle of 70°06'40", a chord bearing of N.22°05'51"E, and a chord length of 101.09 feet; thence along the arc of said curve an arc length of 107.68 feet to a point on a compound curve to the right having a radius of 983.11 feet, a central angle of 42°49'00", a chord bearing of N.78°33'42"E, and a chord length of 717.70 feet; thence along the arc of said curve an arc length of 734.67 feet; to a point on a compound curve to the right having a radius of 93.00 feet, a central angle of 123°22'12", a chord bearing of S.18°20'42"E, and a chord length of 163.75 feet; thence along the arc of said curve an arc length of 200.25 feet; thence S.43°20'23"W, a distance of 162.00 feet to the POINT OF BEGINNING.

Parcel contains 291713 square feet, or 6.6968 acres more or less.

Being in Section 29, Township 39 South, Range 20 East, Sarasota County, Florida.



Digitally signed by
RANDALL E BRITT
Date: 2022.11.30
13:30:23 -05'00'

Randall E. Britt, Professional Land Surveyor
Florida Certification Number 3979

Note: Not Valid Unless Imprinted With Embossed Land Surveyor's Seal

NOT A BOUNDARY SURVEY:

PREPARED FOR:
LENNAR HOMES

DATE: 11/10/2022

JOB NUMBER: 22-11-15C



BRITT SURVEYING, INC.

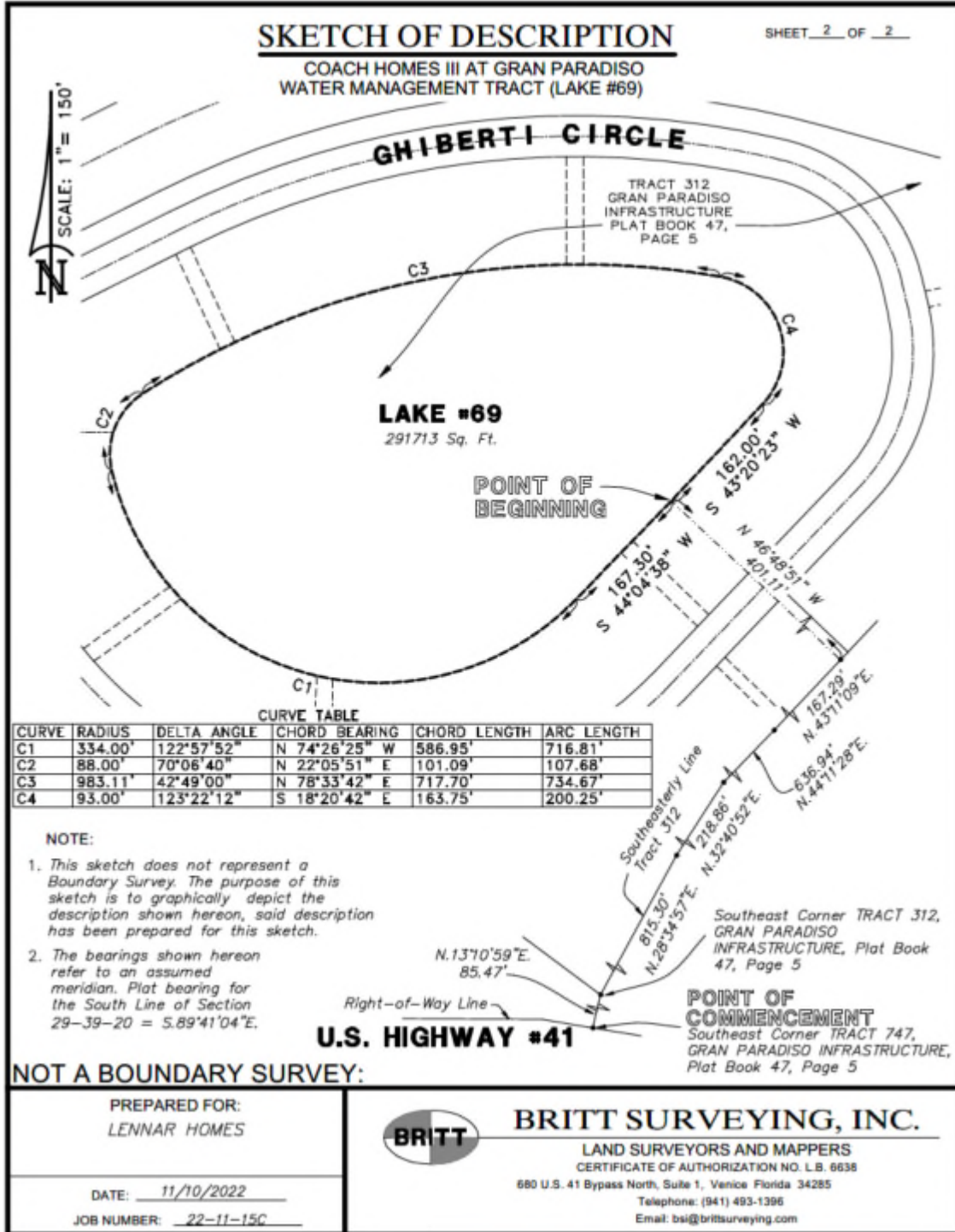
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Email: bsi@brittsurveying.com

KUTAKROCK



SKETCH OF DESCRIPTION

SHEET 1 OF 2

**COACH HOMES AT GRAN PARADISO
WATER MANAGEMENT TRACT (LAKE #70)**

DESCRIPTION:

A part of Tract 312, Gran Paradiso, Infrastructure, recorded in Plat Book 47, Page 5, Public Records of Sarasota County, Florida, described as follows:

Commence at the Southwest corner of Section 29, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida; thence S.89°41'04"E., along the South line of said Section 29, Township 39 South, Range 20 East, a distance of 2582.62 feet; thence N.00°18'56"E., perpendicular to the South line of Section 29, Township 39 South, Range 20 East, a distance of 946.69 feet; thence along the southeasterly line of Tract 312 per said Plat the following four (4) courses: (1) N.32°41'20"E., a distance of 136.94 feet; (2) thence N.44°11'28"E., a distance of 636.94 feet; (3) thence N.43°11'09"E., a distance of 379.89 feet; (4) thence N.43°53'57"E., a distance of 197.82 feet; thence N.46°06'03"W., perpendicular to said southeasterly line of Tract 312, a distance of 99.88 feet to the POINT OF BEGINNING, thence N.43°53'57"E. a distance of 338.97 feet; to a point on a curve to the left having: a radius of 40.00 feet, a central angle of 147°00'41", a chord bearing of N.29°36'24"W., a chord length of 76.71 feet; thence along the arc of said curve, an arc length of 102.63 feet to a point on a reverse curve to the right having: a radius of 237.00 feet, a central angle of 18°13'55", a chord bearing of S.86°00'13"W., a chord length of 75.10 feet; thence along the arc of said curve, an arc length of 75.42 feet; thence N.84°52'49"W. a distance of 12.61 feet to a point on a non-tangent curve to the right having: a radius of 720.00 feet, a central angle of 14°21'22", a chord bearing of S.89°27'34"W., a chord length of 179.93 feet; thence along the arc of said curve and along the southerly Right-of-Way line of Renaissance Boulevard as described in Plat Book 47, Page 5, Public Records of Sarasota County, Florida, an arc length of 180.40 feet; thence S.06°18'04"E. a distance of 212.64 feet to a point on a curve to the right having: a radius of 197.05 feet, a central angle of 19°22'22", a chord bearing of S.03°23'07"W., a chord length of 66.31 feet; thence along the arc of said curve, an arc length of 66.63 feet to a point on a reverse curve to the left having: a radius of 30.00 feet, a central angle of 149°10'21", a chord bearing of S.61°30'53"E., a chord length of 57.84 feet; thence along the arc of said curve, an arc length of 78.11 feet to the POINT OF BEGINNING.

Containing 603,03 Square Feet, 1.3844 Acres more or less.

Being in Section 29, Township 39 South, Range 20 East, Sarasota County, Florida.



Digitally signed by
RANDALL E BRITT
Date: 2022.11.30
13:26:45 -05'00'

Randall E. Britt, Professional Land Surveyor
Florida Certification Number 3979

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NOT A BOUNDARY SURVEY:

PREPARED FOR:
Lennar Homes

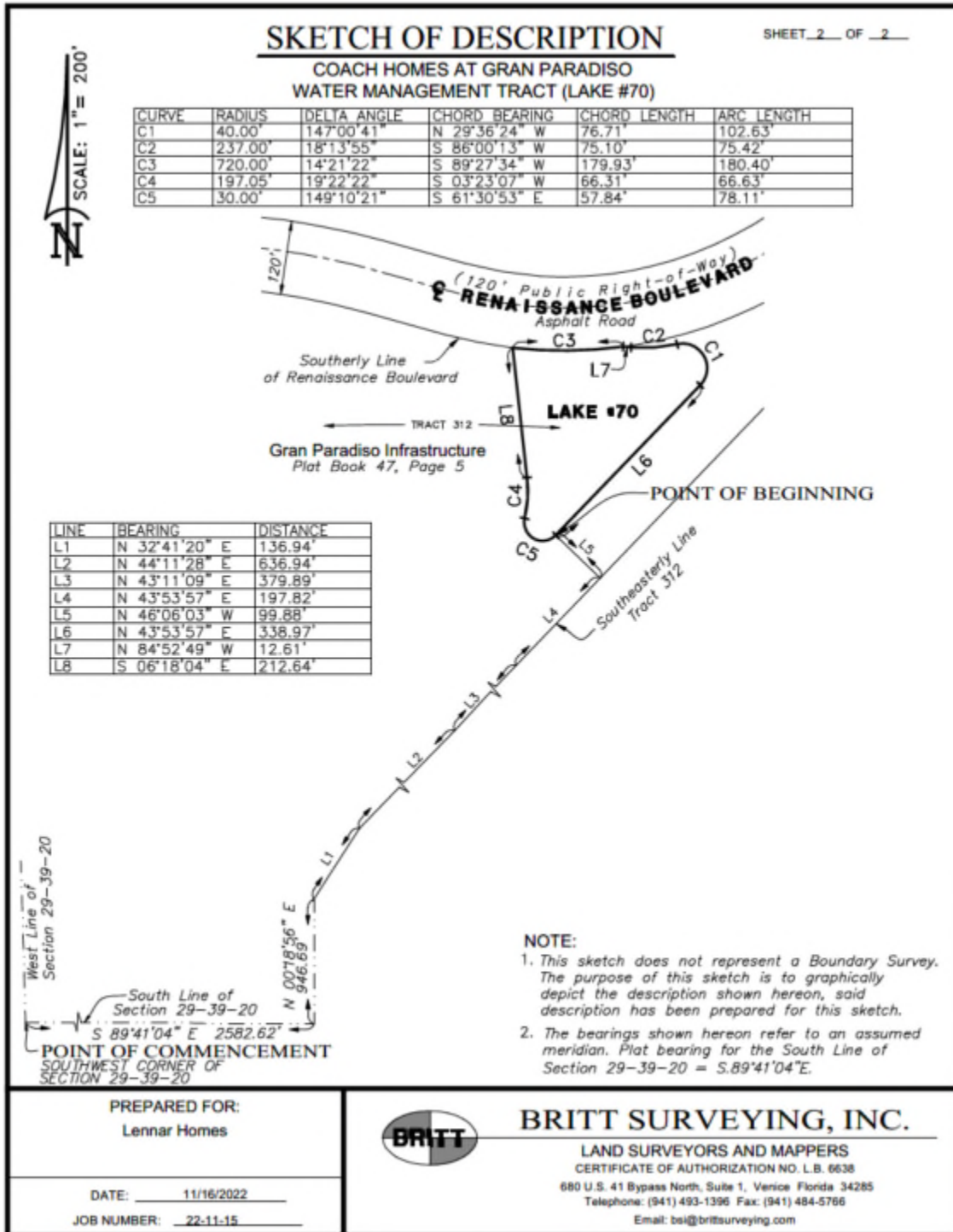
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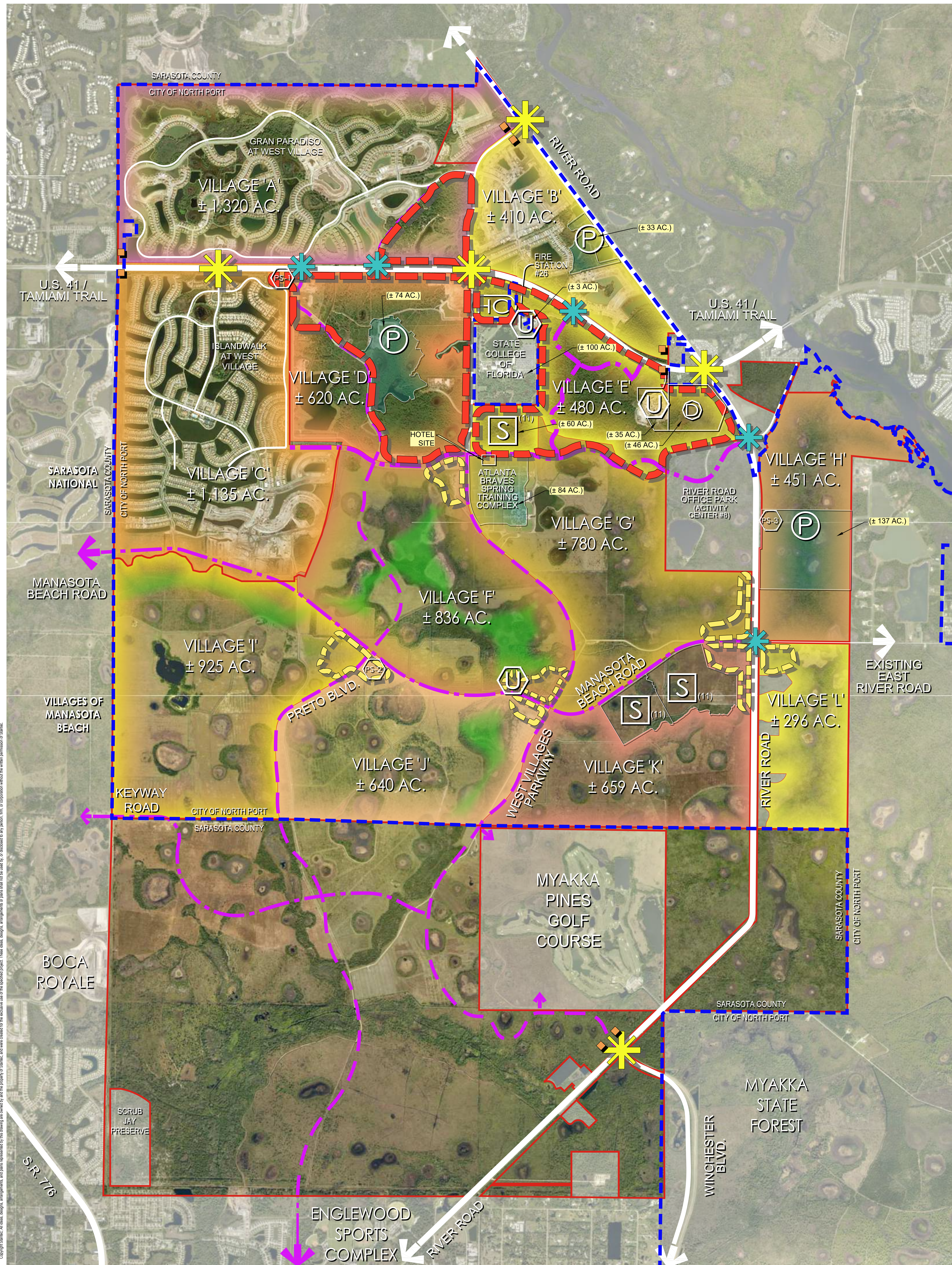
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KUTAKROCK



WEST VILLAGES INDEX MAP



LEGEND

	EXISTING ROADWAY		APPROXIMATE SCHOOL LOCATION (K-12) (11)		RECREATIONAL / OPEN SPACE / RECREATIONAL TRAIL SYSTEM		APPROXIMATE TOWN CENTER LOCATION (2)
	4 LANE W/ NEV & 8' SIDEWALKS		SARASOTA MEMORIAL HOSPITAL - HEALTH CARE SERVICES ± 28 AC.		POTENTIAL ROADWAY CONNECTION TO ADJACENT COMMUNITY		EXISTING TRAFFIC SIGNAL
	2 LANE W/ NEV, 8' SIDEWALK, & 5' SIDEWALK		APPROXIMATE UTILITIES / PUBLIC FACILITIES LOCATION (10)		STATE COLLEGE OF FLORIDA		APPROXIMATE FUTURE FULL MEDIAN OPENINGS; TRAFFIC CONTROL T.B.D.
	2 LANE W/ NEV, & 5' SIDEWALKS		APPROXIMATE PARK LOCATION (10)		APPROXIMATE VILLAGE CENTER LOCATION (2)		CITY OF NORTH PORT - CITY LIMITS
	POTENTIAL WEST VILLAGES GATEWAY LOCATIONS		DIOCESE OF VENICE LOCATION		FIRE/ POLICE STATION LOCATIONS		

NOTES

- ACREAGES ARE APPROXIMATE. FINAL ACREAGE LOCATIONS SUBJECT TO REFINEMENT BASED UPON EXISTING SITE CONDITIONS AND FINAL VILLAGE DISTRICT PATTERN PLANS.
- AREAS DEFINED WITHIN THIS DESIGNATION WILL INCLUDE 300-1,000 ACRES OF TOWN CENTER AND MAY INCLUDE VILLAGE DEVELOPMENT AT THE DENSITY / INTENSITY ESTABLISHED IN THE V.D.P.B., CONSISTENT WITH SECTION 53-212 U.L.D.C. FINAL LOCATIONS WILL BE DETERMINED DURING THE V.D.P.P. PROCESS.
- THE INDEX MAP DEPICTS THE GREENBELT FRAMEWORK BY IDENTIFYING VILLAGE EDGES ADJACENT TO MAJOR ENVIRONMENTAL FEATURES OR ROADWAYS AND MULTI-USE PATHWAYS. ADDITIONALLY, THIS FRAMEWORK CONNECTS VILLAGE CENTERS AND TOWN CENTERS, CONSISTENT WITH COMPREHENSIVE PLAN POLICY 13.8 AND SEC. 53-216 OF THE U.L.D.C. COMPLIANCE WITH THESE POLICIES WILL BE FURTHER DEMONSTRATED WITH FUTURE VILLAGE DISTRICT PATTERN PLANS.
- LOCATION AND CONFIGURATION OF PARKS SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT, FLORIDA, IN ACCORDANCE WITH THE WEST VILLAGES DEVELOPER AGREEMENT (POST ANNEXATION).
- MULTI-MODAL TRAILS MAY BE SATISFIED BY AN 8' SIDEWALK AND 4' BIKE LANES, AND SHALL BE FURTHER REFINED WITH FUTURE VILLAGE DISTRICT PATTERN PLANS.
- 8' - 12' TRAILS WILL BE DELINEATED ON V.D.P.P., AND MAY BE COMBINED WITH INTERNAL ROADWAYS.
- THE WEST VILLAGES IMPROVEMENT DISTRICT WILL COORDINATE WITH THE APPLICABLE GOVERNING AUTHORITY TO ESTABLISH ACCESS MANAGEMENT CRITERIA.
- FINAL LOCATIONS OF TOWN CENTERS, PUBLIC FACILITY SITES, SCHOOL SITES, VILLAGE BOUNDARIES AND ROADWAY CORRIDORS SHALL BE DETERMINED DURING THE V.D.P.P. PROCESS AND/OR DEVELOPERS AGREEMENT.
- FINAL ALIGNMENT OF CORRIDORS / ROADWAYS IS SUBJECT TO FINAL APPROVAL OF JURISDICTIONAL AGENCIES.
- FINAL SIZE, LOCATION, AND CONFIGURATION OF UTILITIES/PUBLIC FACILITIES SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT, FLORIDA.
- SCHOOL SITE SHOWN IN VILLAGE E WILL BE REMOVED IN FAVOR OF SCHOOL SITES SHOWN IN VILLAGE K (130+/- AC.) UPON APPROVAL OF AN AGREEMENT WITH SARASOTA COUNTY SCHOOL BOARD. THE TRANSACTION TO CONVEY LAND IN VILLAGE K AND ACQUIRE LAND IN VILLAGE E WILL BE A CONCURRENT TRANSACTION.
- THE PROPERTY WITHIN VILLAGE "C" IS OUTSIDE OF THE OWNERSHIP OF WEST VILLAGES LLP OR ITS AFFILIATES. THEREFORE, THAT PORTION OF MANASOTA BEACH ROAD SHALL BE CONSTRUCTED BY OTHERS. THE WVVD AND CITY OF NORTH PORT ARE NOT REQUIRED TO CONSTRUCT THIS SEGMENT OF ROAD.

Adopted on March 2, 2021
 ORDINANCE 2021-13
 PETITION NUMBER VIA-20-222

West Villages Index Map