



Sunstone Village F5 Phase 2

Final Plat

STAFF REPORT

From: Sherry Willette-Grondin, Planner III

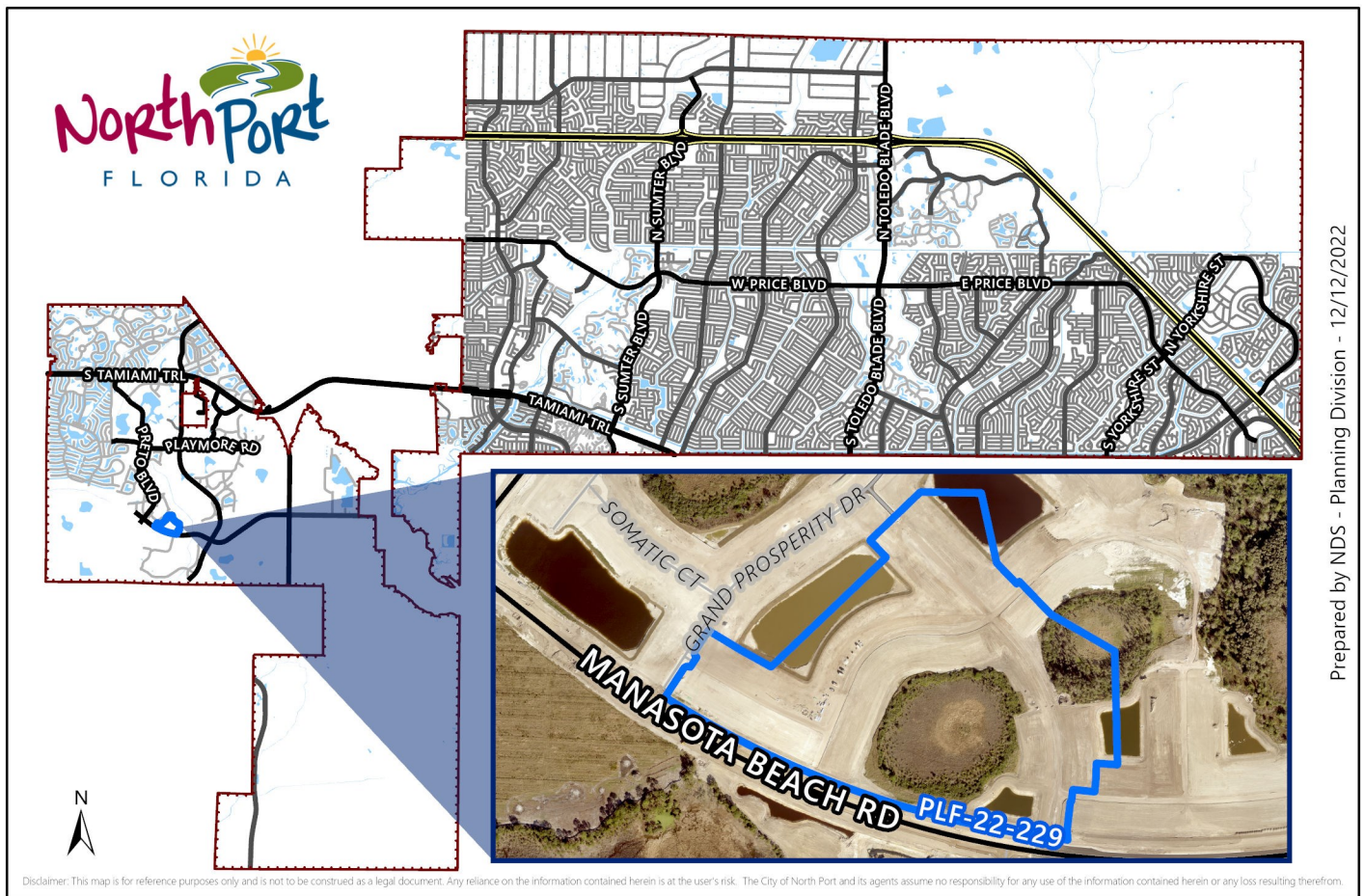
Thru: Lori Barnes, AICP, CPM, Planning & Zoning Division Manager

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: March 2, 2023



Prepared by NDS - Planning Division - 12/12/2022

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.

PROJECT:	PLF-22-229, Sunstone Village F5 Phase 2 (QUASI-JUDICIAL)
REQUEST:	Approval of Final Plat for Sunstone Village F5
APPLICANT:	Chris Fisher, Clearview Land Design, P.L. on behalf of Mattamy Tampa/Sarasota, LLC
OWNER:	Mattamy Tampa/Sarasota, LLC
LOCATION:	Within Village F; North of Manasota Beach Road, East of Preto Blvd and West of S. West Villages Parkway (Section 8, Township 40 South, Range 20 East, North Port, Florida.)

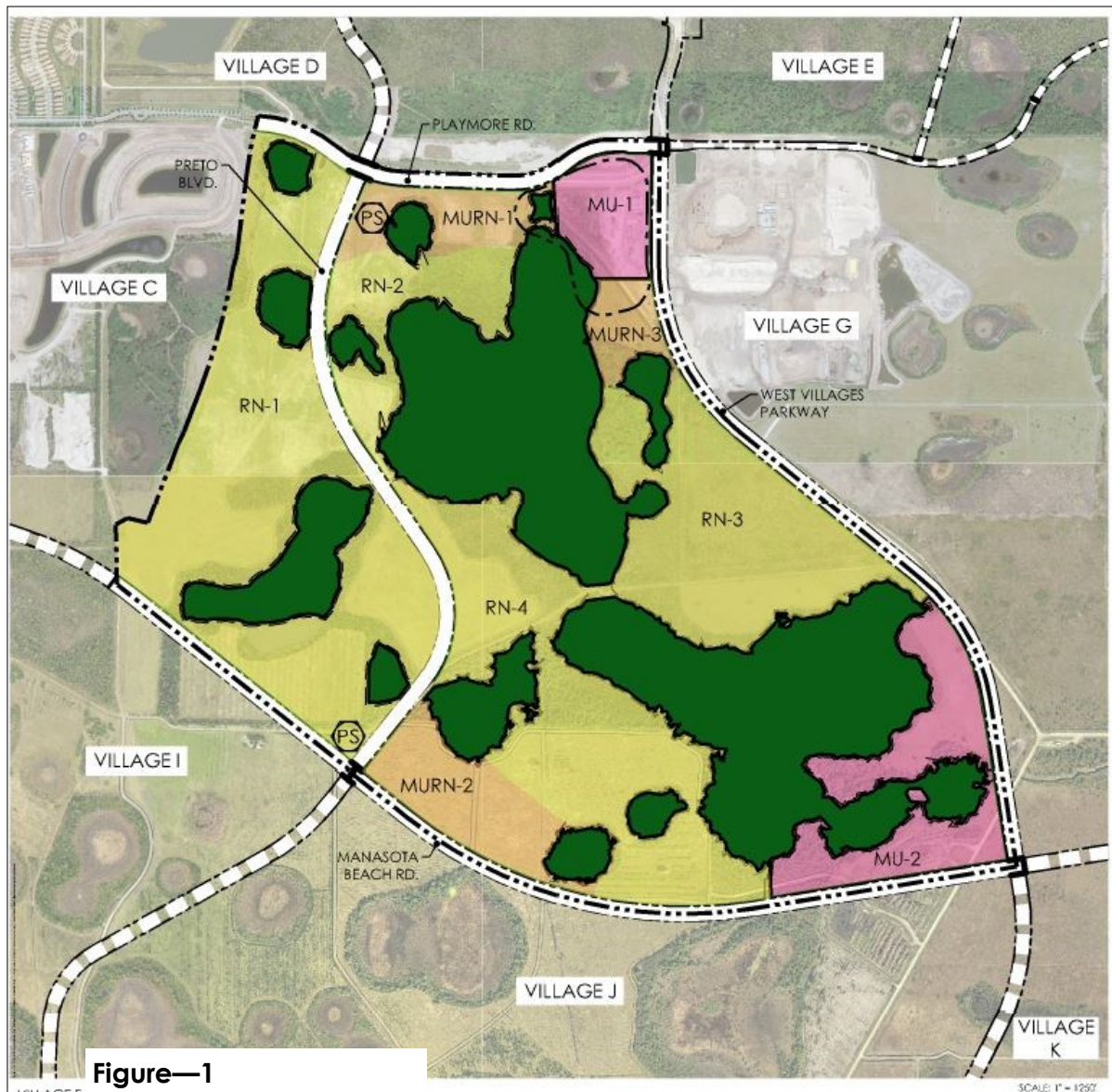
I. BACKGROUND

The plat of Sunstone Village F5 Phase 2 comprises 102 residential lots, associated roadways, tracts, conservation areas, open space, access, drainage, utility, and street tree easements. The number of proposed dwelling units falls within the allotted units for Village F. The entire site contains approximately \pm 34.308 acres.

The site is located within the Village F, West Villages Improvement District (Wellen Park) development in the MURN-2 (Mixed Use Residential Neighborhood), as shown in Figure 1 below, north of Manasota Beach Road, east of Preto Blvd and west of S. West Villages Parkway.

In June 2021, the infrastructure (INF-21-006) and subdivision (SCP-21-028) plans for Village F were approved by City staff.

The City received a surety bond of \$1,322,288 for onsite sanitary sewer and potable water. A bond of \$1,295,916.60 was received for Phase 2 Infrastructure improvements.



II. STAFF ANALYSIS & FINDINGS

2021 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-22-229 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 infrastructure (INF-21-006) and subdivision (SCP-21-028) plans for Wellen Park (AKA West Villages) F5.

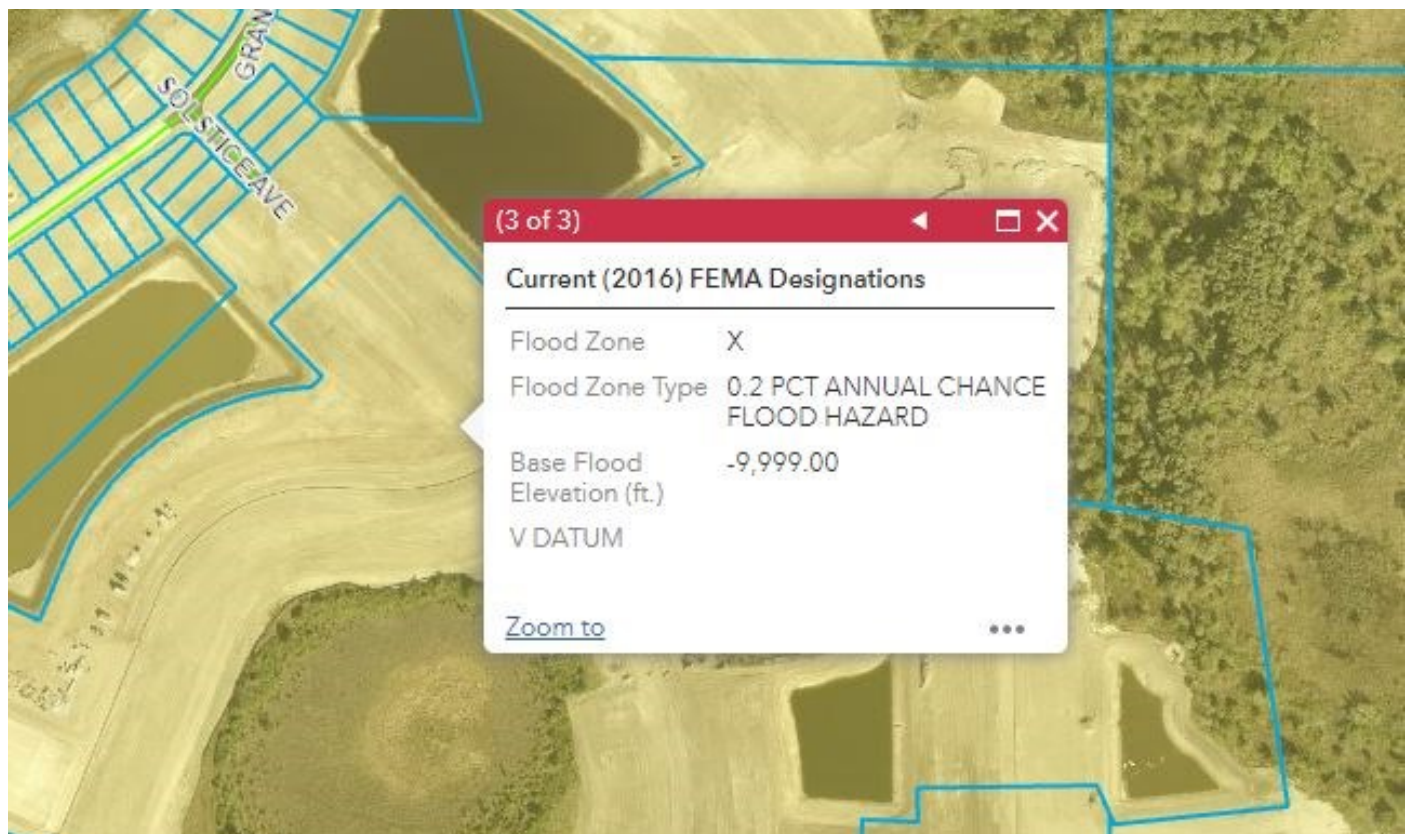
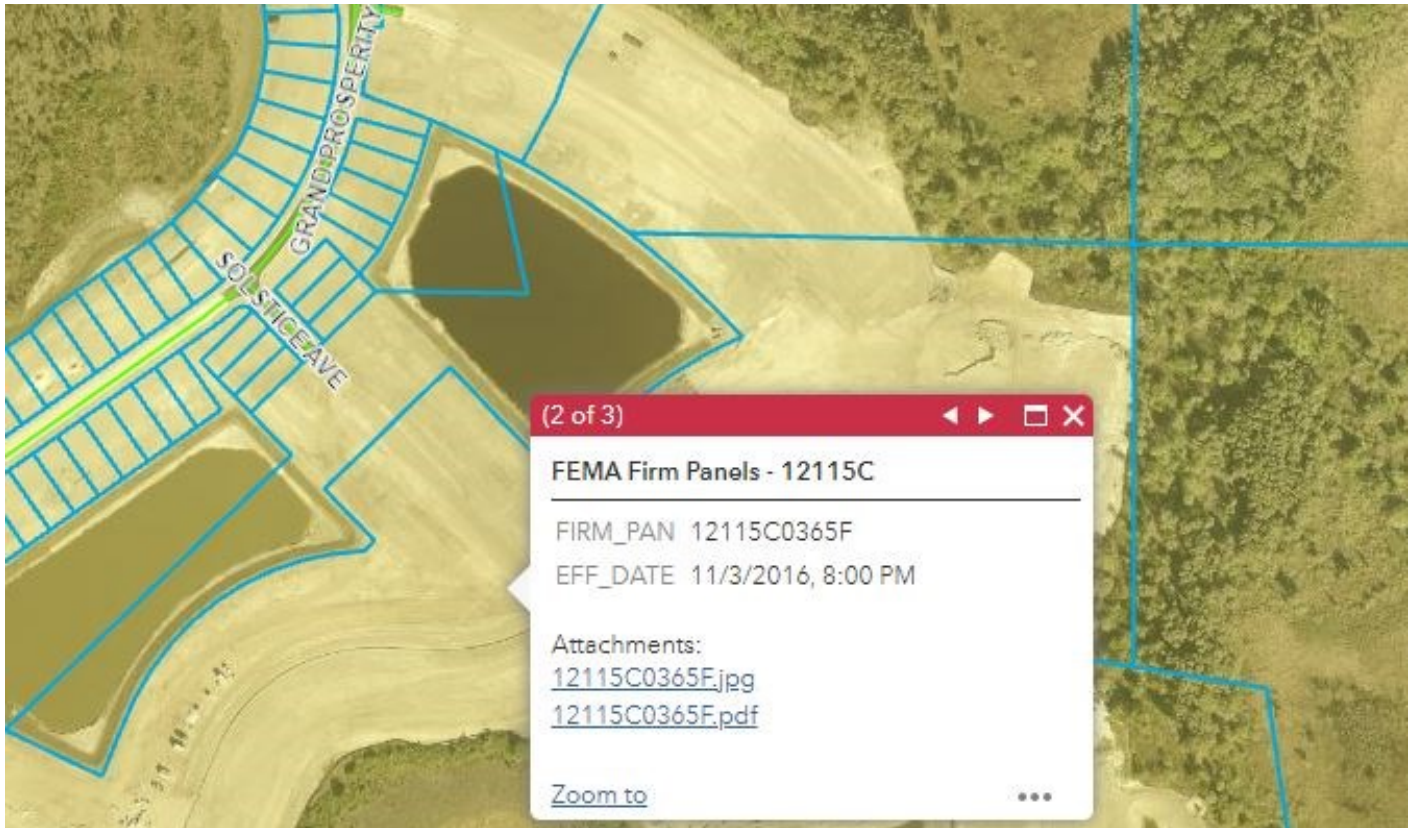
Conclusion: PLF-22-229 conforms with the ULDC.

ENVIRONMENTAL

A formal environmental survey has been completed on the site with the approved infrastructure plan, and the site has been cleared. 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 3, 2016.



III. RECOMMENDED MOTION

Staff recommends **APPROVAL** of Petition No. PLF-22-229, Sunstone Village F5 Phase 2:

I move to find Petition No. PLF-22-229, the Sunstone Village F5 Phase 2, consistent with the City of North Port Comprehensive Plan based on the competent substantial evidence as presented and recommend the City Commission approve the petition.

IV. ALTERNATIVE MOTIONS

Petition PLF-22-229 could be DENIED. If that were the case, new findings would need to be written to support that recommendation. The motion would be as follows:

I move to find Petition No. PLF-22-229, the Sunstone Village F5 Phase 2, is not consistent with the City of North Port Comprehensive Plan based on the competent substantial evidence as presented and recommend the City Commission deny the petition.

V. PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	March 2, 2023 9:00 AM or as soon thereafter
City Commission Public Hearing	March 30, 2023 6:00 PM 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 12/12/2022
by NDS / Planning Division

Exhibit A - Map Gallery

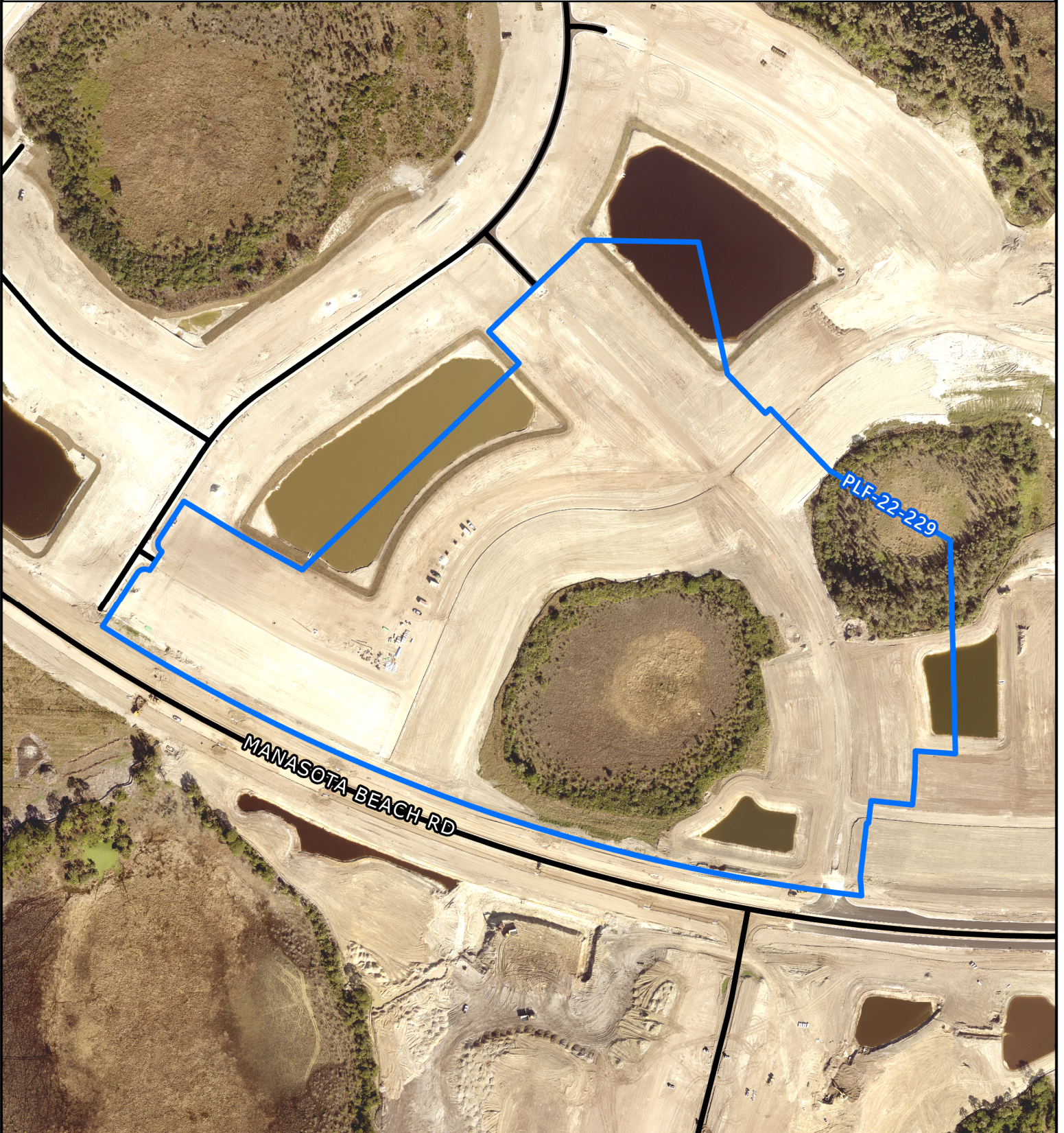
Aerial Location Map

PLF-22-229, Sunstone F5 PH 2



0 200 400 Feet

 Petition Boundary





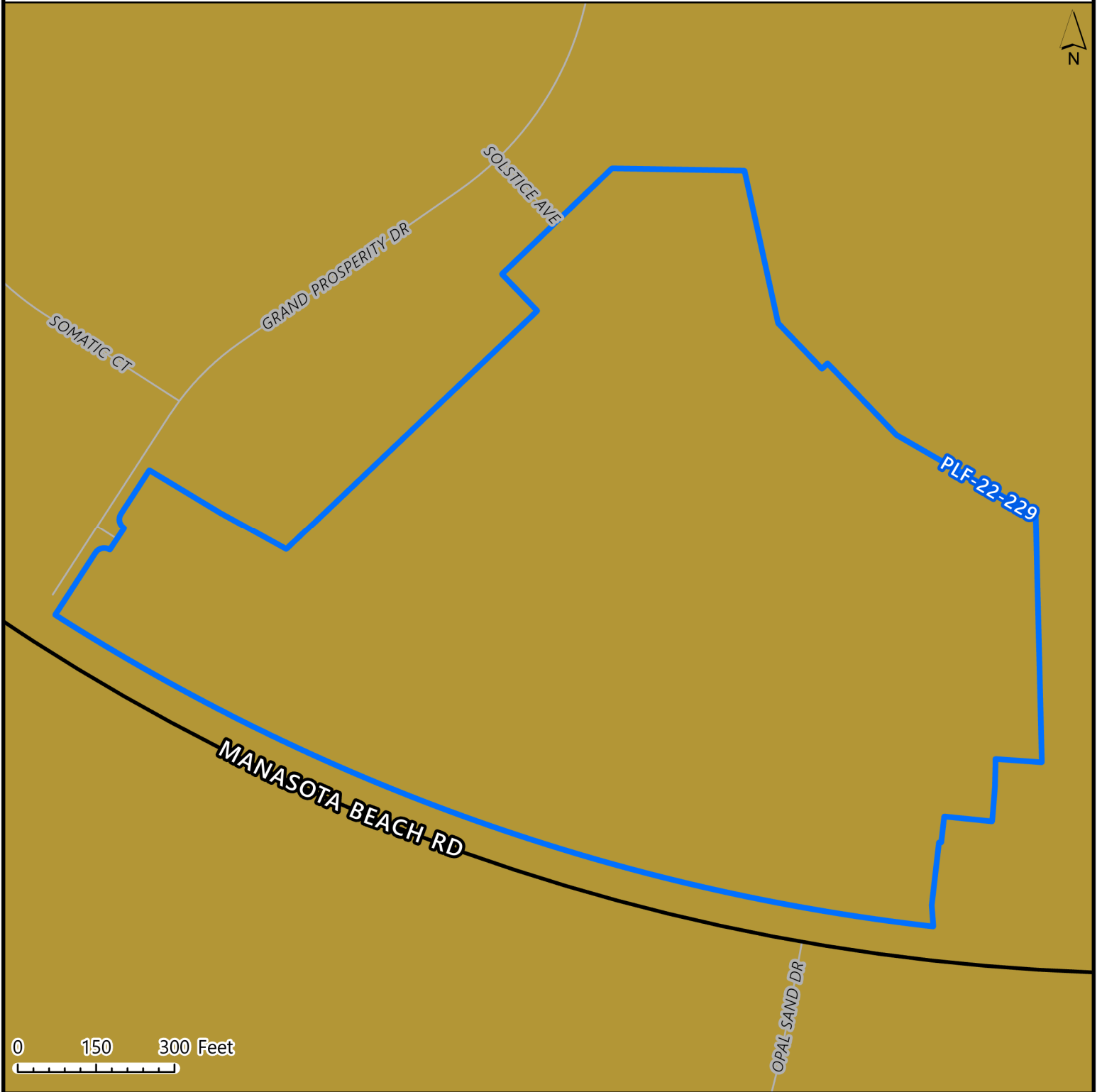
Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting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



Exhibit A - Map Gallery Current Zoning

PLF-22-229, Sunstone F5 PH 2 V, Village

-  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.

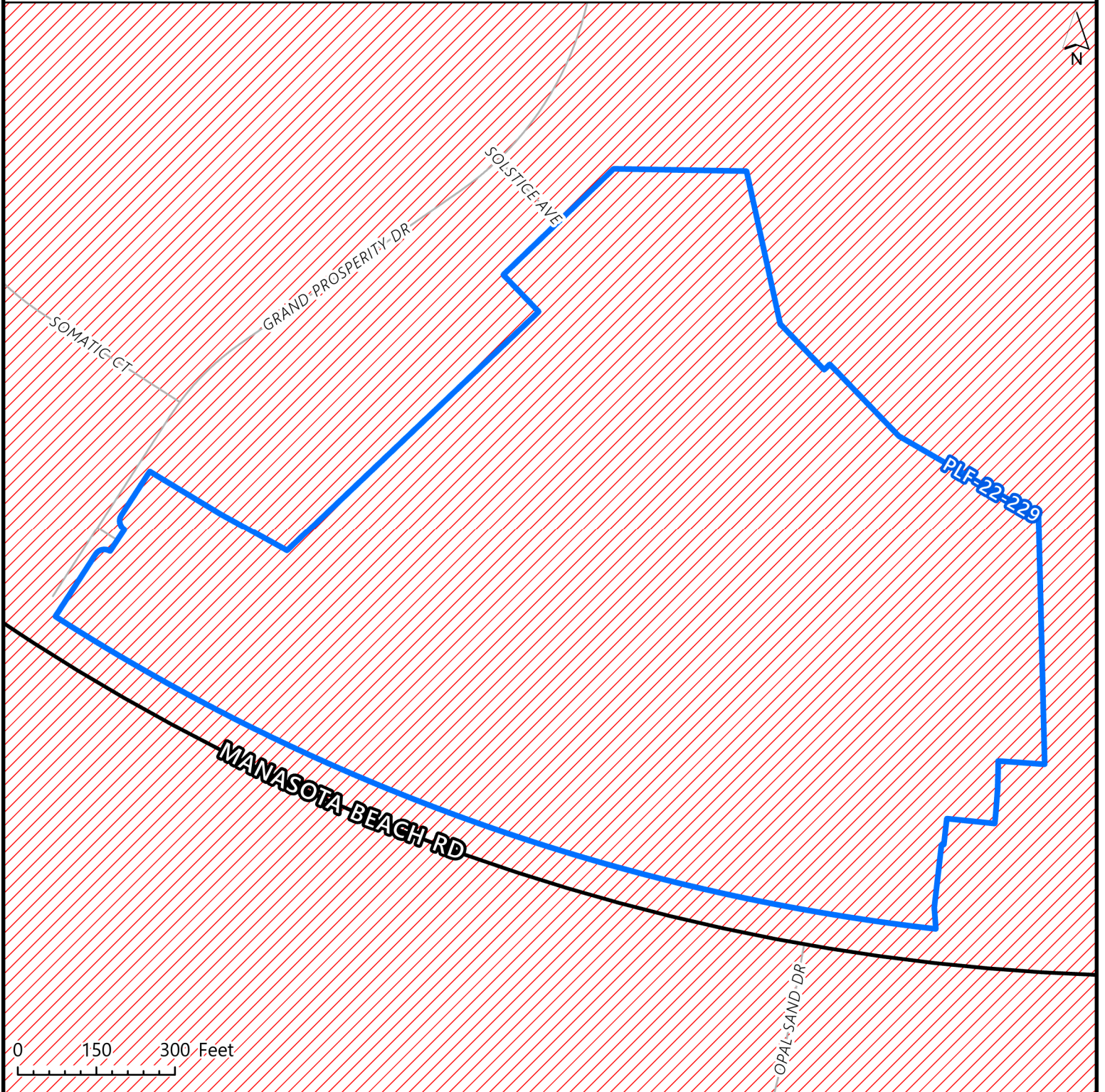
Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting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



Exhibit A - Map Gallery Future Land Use

PLF-22-229, Sunstone F5 PH 2 VILLAGE

-  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.

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.

AFFIDAVIT

Exhibit B - Affidavit

I (the undersigned), Thomas Griggs, VP, Mattamy Tampa/Sarasota, LLC 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 13 day of October, 2022

[Signature]

Signature of Applicant or Authorized Agent

Thomas Griggs, VP, Mattamy Tampa/Sarasota, LLC

Print Name and Title

STATE OF Florida COUNTY OF Hillsborough

The foregoing instrument was acknowledged by me this 13 day of October, 2022, by Thomas Griggs, VP, Mattamy Tampa/Sarasota, LLC who is personally known to me or has produced _____ as identification.

[Signature]

Signature - Notary Public



**AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT**

I, Thomas Griggs, VP, Mattamy Tampa/Sarasota, LLC, property owner, hereby authorize Clearview Land Design, P.L. to act as Agent on our behalf to apply for this application on the property described as (legal description) Sunstone (AKA Wellen Park) Phase 2

[Signature]

Owner

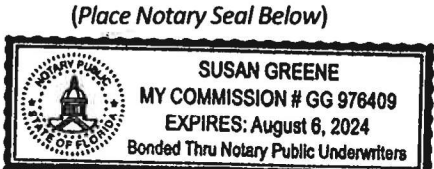
10/13/22
Date

STATE OF Florida COUNTY OF Hillsborough

The foregoing instrument was acknowledged by me this 13 day of October, 2022, by Thomas Griggs, VP, Mattamy Tampa/Sarasota, LLC who is personally known to me or has produced _____ as identification.

[Signature]

Signature - Notary Public



PLAT PROPERTY INFORMATION REPORT

Showing Information Required by F.S. 177.041 Prior to Platting Lands

Issuer: Attorneys' Title Fund Services, LLC and Williams Parker Harrison Dietz & Getzen, PLLC
Recipient: Mattamy Tampa/Sarasota LLC

Fund File Number: 1315323

Provided For: Williams Parker Harrison Dietz & Getzen, PLLC **Agent's File Reference:** Sunstone Village F5 Phase 2

Effective Date of Search: September 1, 2022 at 11:00 PM

Description of Real Property Situated in Sarasota County, Florida:

DESCRIPTION: A parcel of land lying in Section 8, Township 40 South, Range 20 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 8, run thence along the North boundary of the Northeast 1/4 of said Section 8, N.88°34'29"W., 1040.70 feet to a point on the Easterly boundary of SUNSTONE VILLAGE F5 PHASES 1A AND 1B, according to the plat thereof, as recorded in Plat Book 55, Pages 288 through 323 inclusive, of the Public Records of Sarasota County, Florida; thence along said Easterly boundary of SUNSTONE VILLAGE F5 PHASES 1A AND 1B, S.12°25'55"E., 108.28 feet to the POINT OF BEGINNING; thence along the Southeasterly prolongation of said Easterly boundary of SUNSTONE VILLAGE F5 PHASES 1A AND 1B, continue S.12°25'55"E., 298.84 feet; thence S.43°52'00"E., 121.00 feet; thence N.46°08'00"E., 15.00 feet; thence S.43°52'00"E., 190.00 feet; thence S.60°00'00"E., 307.92 feet; thence S.01°25'00"E., 473.84 feet; thence N.85°55'21"W., 89.15 feet; thence S.01°37'00"E., 8.03 feet; thence S.01°22'00"W., 45.36 feet; thence S.04°30'26"W., 46.16 feet; thence S.05°06'15"W., 20.00 feet to a point on a curve; thence Westerly, 92.12 feet along the arc of a curve to the right having a radius of 3735.00 feet and a central angle of 01°24'47" (chord bearing N.84°11'21"W., 92.11 feet); thence S.06°31'02"W., 50.00 feet to a point on a curve; thence Westerly, 4.40 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 12°35'49" (chord bearing N.89°46'52"W., 4.39 feet); thence S.06°35'00"W., 120.93 feet; thence S.04°21'33"E., 40.73 feet to a point on a curve on the Northerly boundary of right-of-way for MANASOTA BEACH ROAD, according to the plat of MANASOTA BEACH RANGLANDS PLAT NO. 1, as recorded in Plat Book 55, Pages 367 through 373 inclusive, of the Public Records of Sarasota County, Florida; thence along said Northerly boundary of right-of-way for MANASOTA BEACH ROAD, Westerly, 1798.81 feet along the arc of a curve to the right having a radius of 3946.41 feet and a central angle of 26°06'57" (chord bearing N.70°28'16"W., 1783.27 feet) to the Southerlymost corner of the aforesaid SUNSTONE VILLAGE F5 PHASES 1A AND 1B; thence along the aforesaid Easterly boundary of SUNSTONE VILLAGE F5 PHASES 1A AND 1B, the following eleven (11) courses: 1) N.32°57'00"E., 141.61 feet to a point of curvature; 2) Easterly, 31.18 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 89°19'21" (chord bearing N.77°36'40"E., 28.12 feet); 3) N.33°29'55"E., 50.01 feet to a point on a curve; 4) Northerly, 31.66 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°41'39" (chord bearing N.12°23'49"W., 28.46 feet) to a point of tangency; 5) N.32°57'00"E., 99.73 feet; 6) S.58°51'00"E., 159.01 feet; 7) S.61°05'00"E., 144.04 feet; 8) N.46°25'38"E., 662.85 feet; 9) N.43°52'00"W., 97.50 feet; 10) N.46°08'00"E., 292.00 feet; 11) S.89°00'00"E., 253.76 feet to the POINT OF BEGINNING.

Record Title Vested in:

PLAT PROPERTY INFORMATION REPORT

Showing Information Required by F.S. 177.041 Prior to Platting Lands

Fund File Number: 1315323

MATTAMY TAMPA/SARASOTA LLC, a Delaware limited liability company, by Special Warranty Deeds recorded in Instrument Number 2020135796 and Instrument Number 2022053898, Public Records of Sarasota County, Florida.

Prepared Date: September 9, 2022

Attorneys' Title Fund Services, LLC

Prepared by: Peggy Frook, Senior Examiner

Phone Number: (800) 228-8137 x6604

Email Address: PFrook@TheFund.com

PLAT PROPERTY INFORMATION REPORT

Fund File Number: 1315323

The following mortgages are all the mortgages of record that have not been satisfied or released of record nor otherwise terminated by law:

1. Nothing Found

Other encumbrances affecting the title:

1. 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 Numbers 2004223490, 2006023618, 2007048565, 2007086623, 2007176566, 2008055051, 2017111575, 2017111576, 2017111580, 2018000839, 2018084717, 2018142894, 2018154491, 2018164671, 2019007882, 2019048577, 2019048579, 2019048581, 2019052599, 2021072090, 2021072094, 2021072095, 2021072096, 2021074039, 2022119302, 2022121327, and 2022121329, Public Records of Sarasota County, Florida, which contain provisions creating assessments, which assessments would apply as to any owner of the land subsequent to the insured.
2. Restrictive Covenant recorded in Instrument Number 2018128694, as amended by Amendment to Restrictive Covenant recorded in Instrument Number 2021097941, Public Records of Sarasota County, Florida.
3. Irrigation Water Supply Agreement recorded in Instrument Number 2018159052, together with First Amendment to Irrigation Water Supply Agreement recorded in Instrument Number 2021205095, and Second Amendment to Irrigation Water Supply Agreement recorded in Instrument Number 2022123786, Public Records of Sarasota County, Florida.
4. 2019 Amended and Restated Utilities Agreement recorded in Instrument Number 2019125013, Public records of Sarasota County, Florida, which contain provisions creating easements, use restrictions, and charges in favor of the City of North Port.
5. Temporary Construction and Maintenance Easement Agreement recorded in Instrument Number 2019070106, and Temporary Construction Easement recorded in Instrument Number 2020135800, Public Records of Sarasota County, Florida.
6. All terms and conditions contained in the Special Warranty Deed recorded in Instrument Number 2020135796, as affected by Termination of Repurchase Option recorded in Instrument Number 2022114038, Public Records of Sarasota County, Florida.
7. Covenant recorded in Instrument Number 2020135797, Public Records of Sarasota County, Florida.
8. Marketing Fee Agreement recorded in Instrument Number 2020135798, as amended in Instrument Number 2022053901, Public Records of Sarasota County, Florida.
9. Grant of Telecommunications Easement to Hotwire Communications, Ltd., and its successors and assigns, recorded in Instrument Number 2021075722, Public Records of Sarasota County, Florida.
10. Note: Recorded Notices of Environmental Resource Permits recorded in Instrument Number 2019126330, Instrument Number 2020031687, Instrument Number 2021182177, and Instrument Number 2021182183, Public Records of Sarasota County, Florida.
11. West Villages Developer Agreement (Post Annexation) recorded in Instrument Number 2020042302, Public Records of Sarasota County, Florida, together with Joinder and Consent to the West Villages Developer Agreement (Post Annexation) and to Dedications, Reservations, Covenants, Restrictions and Obligations to Convey recorded in Instrument Number 2020042589,

PLAT PROPERTY INFORMATION REPORT

Fund File Number: 1315323

- and Memorandum of Agreement for West Villages Developer Agreement (Post Annexation) and Joinder and Consent recorded in Instrument Number 2020042654, which contains provisions for dedications, reservations, covenants, restrictions and obligations to convey and grant easements.
12. Option to Repurchase and all other terms and conditions contained in the Special Warranty Deed recorded in Instrument Number 2022053898, Public Records of Sarasota County, Florida.
 13. Covenant recorded in Instrument Number 2022053899, Public Records of Sarasota County, Florida.
 14. Memorandum of Right of First Refusal recorded in Instrument Number 2022053900, Public Records of Sarasota County, Florida.
 15. Taxes, liens and assessments presently due to the West Villages Improvement District, or which may become due in the future.

This search is provided pursuant to the requirements of section 177.041, F.S. for the uses and purposes specifically stated therein and is not to be used as the basis for issuance of an insurance commitment and/or policy.

The information contained herein is furnished for information only.

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.

Exhibit D - City Surveyor Approval

From: [Alan Fish](#)
To: [Planning Info](#)
Cc: [Joy McRae-Fox](#)
Subject: [EXTERNAL] Proposed Record Plat of "Sunstone Village F5 Phase 2".
Date: Monday, January 23, 2023 2:29:42 PM



Sherry,

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

Alan K. Fish, PSM
Van Buskirk & Fish, Surveying & Mapping, Inc.
12450 S. Tamiami Trail, Unit D
North Port, FL. 34287
Ph-941 426 0681