

Sunstone Village F5, Phase 2 Final Plat

Petition No. PLF-22-229

Presented by: The Planning and
Zoning Division

Overview

Applicant: Chris Fisher, Clearview Land Design, P.L. on behalf of Mattamy Tampa/Sarasota, LLC

Property Owner: Mattamy Tampa/Sarasota, LLC

Request: Approval of Final Plat for Sunstone Village F5

Location: Within Village F; North of Manasota Beach Road, East of Preto Blvd and West of S. West Villages Parkway

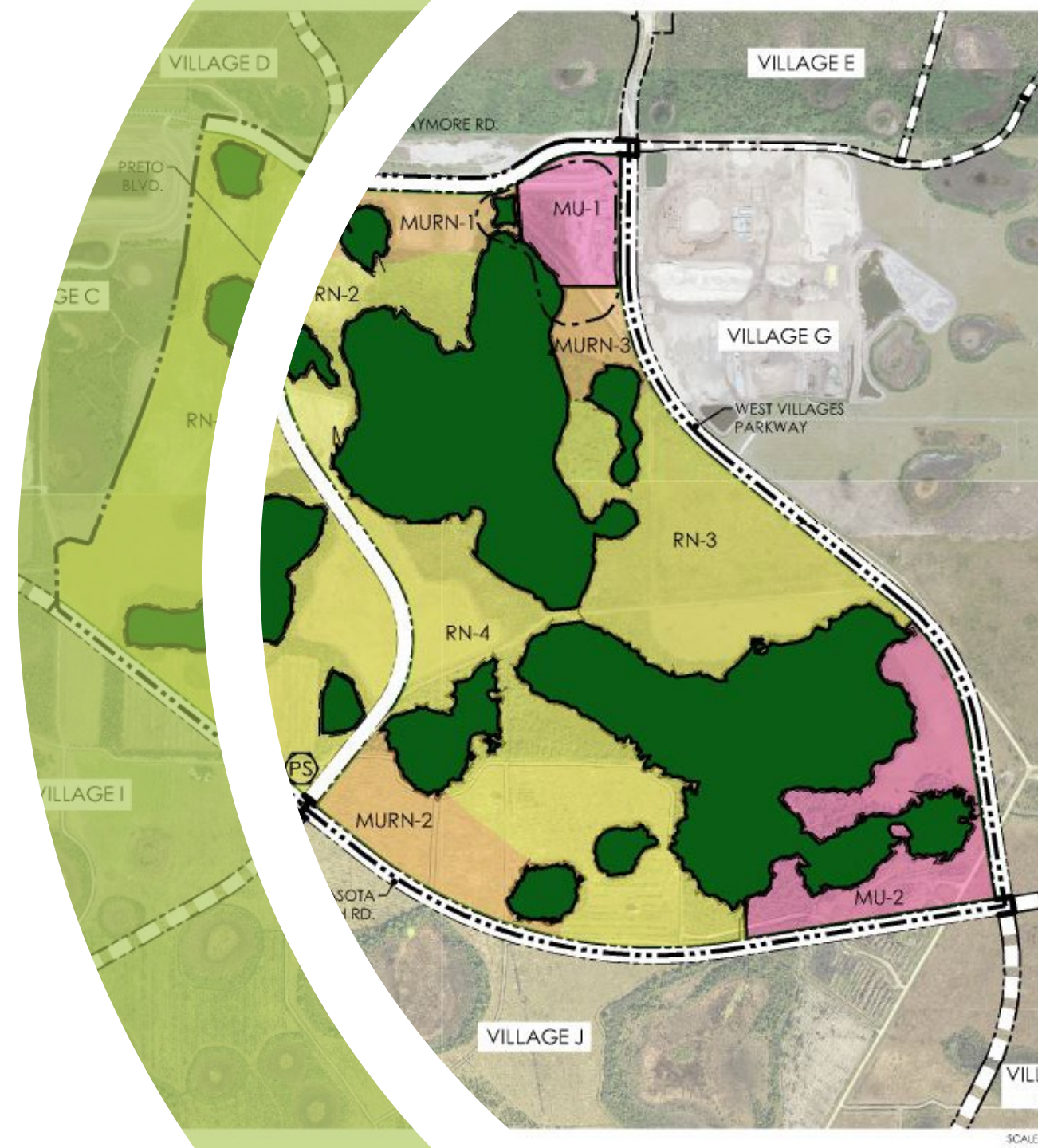
Comprises 102 residential lots, associated roadways, tracts, conservation areas, open space, access, drainage, utility, and street tree easements.

The number of proposed dwelling units falls within the allotted units for Village F.

Located in MURN-2 (Mixed Use Residential Neighborhood).

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

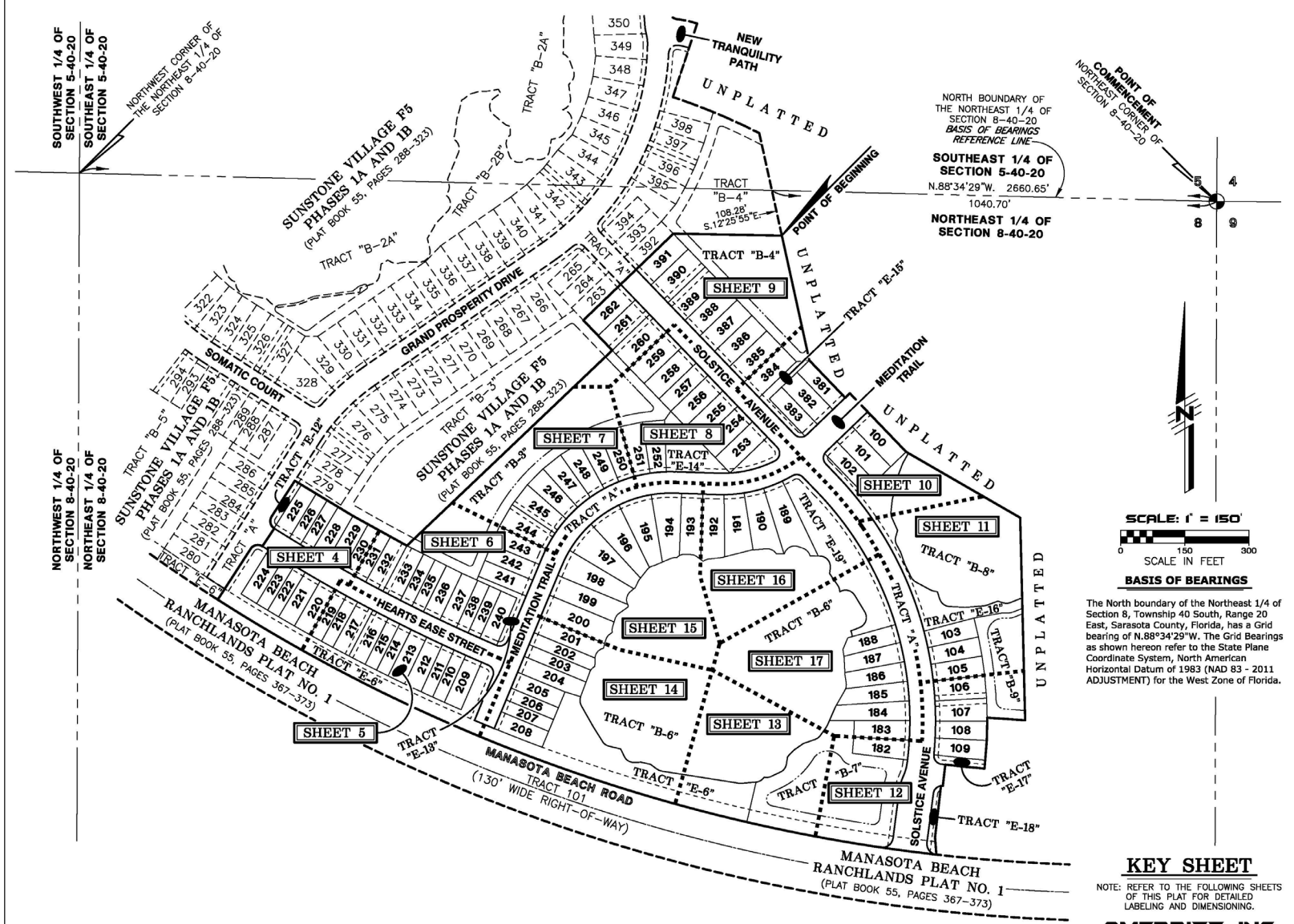
A Surety bond of \$1,322,288 for onsite sanitary sewer and potable water was received. A bond of \$1,295,916.60 was received for Phase 2 Infrastructure improvements.



SUNSTONE VILLAGE F5 PHASE 2

SECTION 8, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 3 OF 17 SHEETS



- LEGEND**
- 1. O.R.I. - Official Records Instrument Number
 - 2. INST. - Instrument
 - 3. (HOA) - Sunstone Homeowners Association, Inc.
 - 4. (DISTRICT) - West Villages Improvement District

SCALE: 1" = 150'

0 150 300
SCALE IN FEET

BASIS OF BEARINGS

The North boundary of the Northeast 1/4 of Section 8, Township 40 South, Range 20 East, Sarasota County, Florida, has a Grid bearing of N.88°34'29"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azalea Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

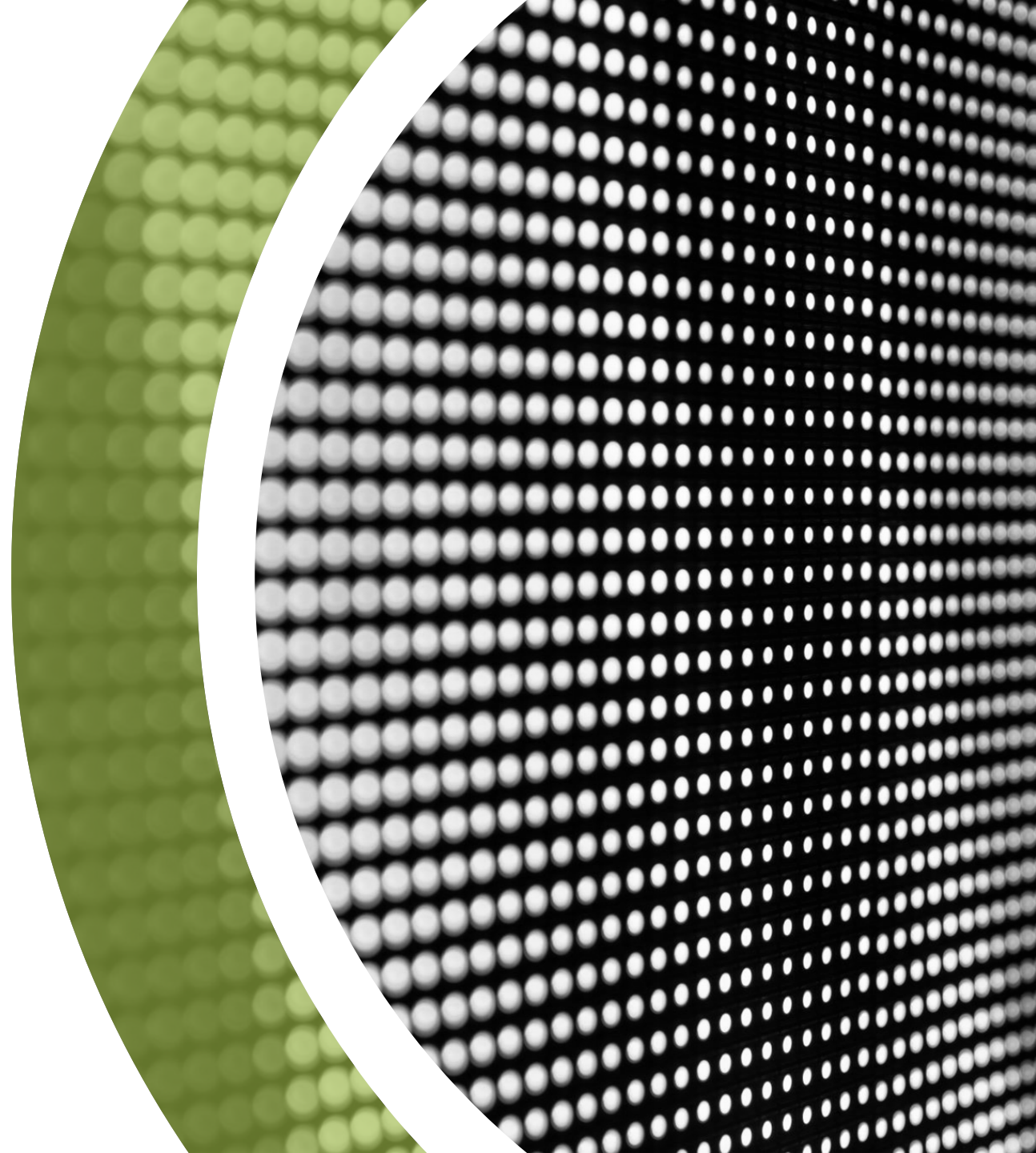
Compliance with Florida Statutes and ULDC Chapter 37 Subdivision Regulations

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

Staff Recommendations

The Planning & Zoning Division recommends approval of Petition No. PLF-22-229, Sunstone Village F5 Phase 2 Final plat.



Thank you!
