



Updated July 10, 2024
June 10, 2024

Mr. Jackson R. Boone, Esq.
Boone, Boone & Boone, P.A.
1001 Avenida Del Circo
Vence, FL 34285

Re: Sarasota Memorial Hospital - PID 0785003010

Dear Jackson:

This letter shall confirm that Wellen Park, LLLP and our affiliates will cooperate & work with Sarasota Memorial Hospital (“SMH”) as they work through the City of North Port approval process for the subject property. I am sure as the process evolves, Wellen Park will need to address additional items specifically, at this moment, I would like to specifically address the following items:

- **Village Design Pattern Plan (“VDPP”):**
 - Wellen Park is in the process of amending the VDPP for Village E, our amendment will include an updated legal description to include the subject property within the boundaries of Village E
 - The Village E amendment that Wellen Park is currently processing with the City of North Port will make provisions to accommodate a future Village E VDPP amendment that SMH will process through the City North Port.

- **Village Design Pattern Book (“VDPB”):**
 - It is my understanding that the West Villages VDPB may need to be amended to accommodate SMH’s need for additional Commercial/Office/Institutional & Civic Use square footage. It is our understanding that SMH has discussed with the City of North Port a development of approximately 370,000 square feet but would like the flexibility to add additional square footage. I believe the VDPP provisions of an overall Village E FAR of 1.0 provides SMH the needed flexibility for the added square footage. Please keep in mind should the actual square footage increase the need for SMH to complete more extensive off-site roadway improvements would also increase, that is an issue for the time of final engineering and site plan approvals.

- **College Entrance Road – PID 0785001050:**
 - The roadway currently owned by Manasota Beach Ranchlands, LLLP, an affiliate of Wellen Park. I have previously discussed with representatives of SMH the desire to turn this roadway over to SMH for ownership and perpetual maintenance and the SMH representatives have been accepting this request, based on the presumption that SMH would use this roadway as a point on increase & egress to their property. Presuming that access is in fact needed, we would require for the conveyance of this roadway property to occur concurrently to formal City of North Port & West Villages Improvement District (“WVID”) development approval.

- **West Villages Design Review Committee (“DRC”):**
 - It is my understanding from the City of North Port, that SMH wants to carve themselves out of the requirement for DRC approval, this is not something Wellen Park can or will agree to. The DRC is not part of the West Villages Improvement District (“WVID”), it is a Master Developer controlled committee, which Rick Severance, Christine Masney, our Vice President of Marketing, and I sit. The whole goal of the DRC is not to make approvals overly onerous, but to ensure the quality of the Wellen Park community.

Furthermore, knowing the subject property lies within the boundaries of the West Villages Improvement District, I have asked Lindsay Whelan, of Kutak Rock LLP, to write a letter regarding WVID specific items, such as the requirements for any access to WVID roadways like West Villages Parkway, Irrigation Water, pond ownership & maintenance.

We look forward to working with SMH and the Boone law firm as SMH’s plans evolve for the subject property.

Sincerely,



John E. Luczynski,
Sr. Vice President, Land Development

Cc: Rick Severance, Wellen Park
Jeff Boone Esq., Boone, Boone & Boone
Lindsay Whelan, Kutak Rock
Hank Flores, City of North Port Planning Manager
Sherry Whillett-Gordin, City of North Port Sr. Planner
Katie LaBarr AICP, Stantec
Kris Wilhoit P.E., Stantec