



City of North Port

ORDINANCE NO. 2024-25

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, REZONING ± 27.7816 ACRES OF LAND LOCATED SOUTH OF S. TAMIAMI TRAIL (US-41) EAST OF S. WEST VILLAGES PARKWAY IN SECTIONS 32 AND 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST OF SARASOTA COUNTY AND FURTHER DESCRIBED IN INSTRUMENT NO. 2015141220 IN OFFICIAL RECORDS OF SARASOTA COUNTY, FROM NO ZONING DESIGNATION DISTRICT (NZD) CLASSIFICATION TO VILLAGE (V) CLASSIFICATION; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR FINDINGS; PROVIDING FOR FILING OF APPROVED DOCUMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

1
2 **WHEREAS**, the subject property is currently zoned as No Zoning Designation (NZD), which is inconsistent
3 with the Future Land Use classification; and

4
5 **WHEREAS**, Petition REZ-24-079 (“Petition”) requests that the subject property be rezoned; and

6
7 **WHEREAS**, the public notice requirements provided in Florida Statutes Chapter 166 and the Unified Land
8 Development Code have been adhered to and satisfied; and

9
10 **WHEREAS**, the Planning and Zoning Advisory Board considered the Petition at a public hearing on July 11,
11 2024, and made its recommendation to the City Commission; and

12
13 **WHEREAS**, the City Commission held properly-noticed public hearings at the first and second reading of
14 this ordinance, at which time all interested parties had an opportunity to appear and be heard, and the
15 City Commission considered all relevant evidence presented, as well as the Planning & Zoning Advisory
16 Board’s recommendation; and

17
18 **WHEREAS**, the City Commission finds that competent substantial evidence supports the findings and
19 actions herein.

20
21 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:**
22 **SECTION 1 – FINDINGS**

23
24 1.01 The above recitals are true and correct and are incorporated in this ordinance by reference.

25 1.02 Pursuant to Florida Statutes Section 166.041(4)(c), a business impact estimate was not required
26 because this ordinance is enacted to implement Part II of Florida Statutes Chapter 163, relating
27 to growth policy, county and municipal planning, and land development regulation, including
28 zoning, development orders, development agreements, and development permits.
29

30 1.03 The City Commission finds this ordinance to be consistent with the adopted North Port
31 Comprehensive Plan and Unified Land Development Code.

32 1.04 All exhibits attached to this ordinance are incorporated in this ordinance by reference.
33

34 **SECTION 2 – REZONING**
35

36 2.01 The City Commission hereby changes the zoning classification of ± 27.7816 acre area located at
37 Sections 32 and 33, Township 39 South, Range 20 East of Sarasota County and further described
38 in Instrument No. 2015141220 in the Official Records of Sarasota County as shown on the
39 boundary survey attached as “Exhibit A,” currently zoned No Zoning Designation District (NZD) to
40 Village (V) for the parcel.
41

42 2.02 The City Commission approves the revised Official Zoning Map, attached as “Exhibit B,” reflecting
43 the zoning change approved in this ordinance.
44

45 **SECTION 3 – FILING OF APPROVED DOCUMENTS**
46

47 3.01 The City Clerk is directed to place in the City Clerk’s files an updated Official Zoning Map in
48 accordance with the requirements of Sections 53-14, 53-16, and 53-17 of the Unified Land
49 Development Code.
50

51 3.02 The City Clerk is directed to file this ordinance with the Clerk of the Circuit Court in and for
52 Sarasota County, Florida, and with the Florida Department of State in accordance with the
53 requirements of Section 1-36 of the Unified Land Development Code.
54

55 **SECTION 4 – SEVERABILITY**
56

57 4.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase,
58 or provision of this ordinance is for any reason invalid or unconstitutional, that provision will be
59 deemed a separate, distinct, and independent provision and will not affect the validity of the
60 remaining portions of the ordinance.
61

62 **SECTION 5 – CONFLICTS**
63

64 5.01 In the event of any conflict between the provisions of this ordinance and any other ordinance, in
65 whole or in part, the provisions of this ordinance will prevail to the extent of the conflict.
66

67 **SECTION 6 – EFFECTIVE DATE**
68

69 6.01 This ordinance takes effect immediately upon adoption.

70 READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida in public
71 session on July 23, 2024.

72
73 ADOPTED by the City Commission of the City of North Port, Florida on the second and final reading in
74 public session on August 6, 2024.

75
76 CITY OF NORTH PORT, FLORIDA

77
78

79
80 _____
81 ALICE WHITE
82 MAYOR

83 ATTEST

84
85

86 _____
87 HEATHER FAUST, MMC
88 CITY CLERK

89
90 APPROVED AS TO FORM AND CORRECTNESS

91
92

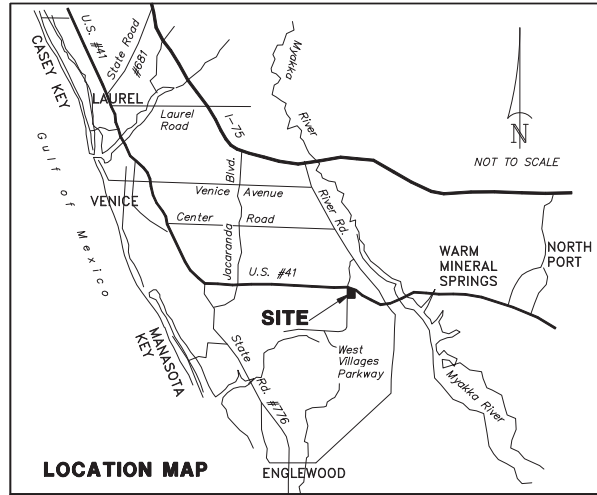
93 _____
94 AMBER L. SLAYTON, B.C.S.
95 CITY ATTORNEY

DESCRIPTION:

A parcel of land in Sections 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

Commence at the Northeast Corner of Section 32, Township 39 South, Range 20 East, the City of North Port, Sarasota County, Florida; thence N.89°41'04"W, along the North line of said Section 32, a distance of 177.57 feet; thence S.07°15'56"W, perpendicular to said North line of Section 32, a distance of 174.33 feet to a point on the Southerly Right of Way line of U.S. Highway No. 41 (State Road No. 45) per Order of taking recorded in Official Records Book 1034, of Page 762, Public Records of Sarasota County, Florida, for the POINT OF BEGINNING same being the Northeast corner of Parcel 721, a Gateway Feature Easement, per Official Records Instrument #2009155882, Public Records of Sarasota County, Florida; thence along the boundary of said Parcel 721, the following two (2) courses: (1) S.00°30'25"W, a distance of 85.70 feet; (2) thence N.82°34'07"W, a distance of 85.62 feet to the easterly Right of Way line of West Villages Parkway per Official Records Instrument #2009155882, Public Records of Sarasota County, Florida; thence along said easterly Right of Way line of West Villages Parkway, the following four (4) courses: (1) S.00°30'25"W, a distance of 29.83 feet; (2) thence S.14°00'10"W, a distance of 40.28 feet; (3) thence S.01°51'37"W, a distance of 787.66 feet; (4) thence S.00°30'25"W, a distance of 170.74 feet to the Northwest Corner of lands described in Official Records Book 1571, Page 2172, of the Public Records of Sarasota County, Florida; thence S.89°29'35"E, along the North line of said lands described in Official Records Book 1571, Page 2172, a distance of 992.99 feet to the West line of a 200-foot wide Access Easement per Official Records Book 1571, at Page 2172 and Official Records Book 2389, at Page 528, Public Records of Sarasota County, Florida; thence N.00°30'44"E, along the West line of said 200-foot wide Access Easement a distance of 1109.42 feet to said Southerly Right of Way line of U.S. Highway No. 41 (State Road No. 45), same being a point on a curve to the left having a radius of 5597.58 feet, a central angle of 4°30'43", a chord bearing of N.75°51'41"W, and a chord length of 440.69 feet; thence along said Southerly Right of Way line the following three (3) courses: (1) along the arc of said curve an arc length of 440.80 feet; thence N.12°32'57"E, a distance of 6.00 feet to a point on a curve to the left having a radius of 5603.58 feet, a central angle of 4°47'09", a chord bearing of N.74°50'37"W, and a chord length of 487.92 feet; (2) thence along the arc of said curve an arc length of 468.08 feet to the POINT OF BEGINNING.

Parcel contains 1,210,166 Square Feet, or 27.7816 Acres more or less.



REPORT OF SURVEY

- This plot represents a Boundary, Topographic, and Tree Survey showing visible improvements.
- Bearings shown hereon refer to an assumed meridian, the North line of Section 32-33-20 being N.89°41'04"W.
- There may exist other underground fixed interior improvements, which are not visible and are not a part of this survey.
- Description shown hereon prepared for this plot.
- Subject to easements and rights of way of record. Easements shown hereon are per Title Commitment furnished.
- This plot has been prepared with the benefit of a Commitment for Title Insurance, Fund File Number: 16-2015-198679-A1, dated June 16, 2015 at 11:00 PM. Prepared by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
- Parcel shown hereon is situated in Flood Zone "X", base flood elevation not determined, per Flood Insurance Rate Map 1211500365F, Index Map dated November 4, 2016.
- The Property and East access easement are contiguous with no gaps, gaps or holes.
- The Property has access to West Villages Parkway and US Highway 41/State Road 45, which are publicly dedicated rights of way.
- Elevations shown hereon refer to NAVD 88. Based on Sarasota County GPS Station Disk 066 (NSG 710-AG3505). Published Elevation = 7.83 feet (WVD08).

SHEET LEGEND:

- A-1 - Cover Sheet
- B-1 - Boundary Survey
- B-2 - B-5 - Topography Survey
- T-1 - T-4 - Tree Survey

DESCRIPTION: (East Easement Parcel):

A parcel of land in Section 33 of Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northwest corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°30'20"W, along the West line of said Section 33, a distance of 200.54 feet to the South Right of Way line of U.S. Highway No. 41 (State Road No. 45), same being a point on a curve to the right having a radius of 5603.58 feet, a central angle of 02°57'27", a chord bearing of S.78°55'46"E, and a chord length of 289.22 feet; thence along said South Right of Way line of U.S. Highway No. 41 the following three (3) courses: (1) along the arc of said curve an arc length of 289.25 feet; (2) thence S.12°32'57"W, a distance of 6.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 04°30'43", a chord bearing of S.75°51'41"E, and a chord length of 440.69 feet; (3) thence along the arc of said curve an arc length of 440.80 feet to the POINT OF BEGINNING same being the Northeast corner of a 200-foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Page 528, Public Records of Sarasota County, Florida; thence S.00°30'44"W, along the West line of said 200-foot wide Access Easement a distance of 1109.42 feet to the Southwest Corner of said Access Easement; thence N.89°29'35"E, along the South line of said 200-foot wide Access Easement, a distance of 100.55 feet; thence continue along said South line of a 200-foot wide Access Easement, S.87°14'42"E, a distance of 53.45 feet; thence N.00°30'44"E, along a line lying 150 feet easterly of and parallel with said West line of a 200-foot wide Access Easement, a distance of 1080.84 feet to said South Right of Way line of U.S. Highway No. 41, same being a point on a curve to the left having a radius of 5597.58 feet, a central angle of 1°36'31", a chord bearing of N.22°08'04"W, and a chord length of 157.15 feet; thence along the arc of said curve an arc length of 157.16 feet to the POINT OF BEGINNING.

Parcel contains 163263 Square Feet or 3.7480 Acres, more or less.



Digitally signed by RANDALL E BRITT
Date: 2022.11.17 13:27:18 -05'00'

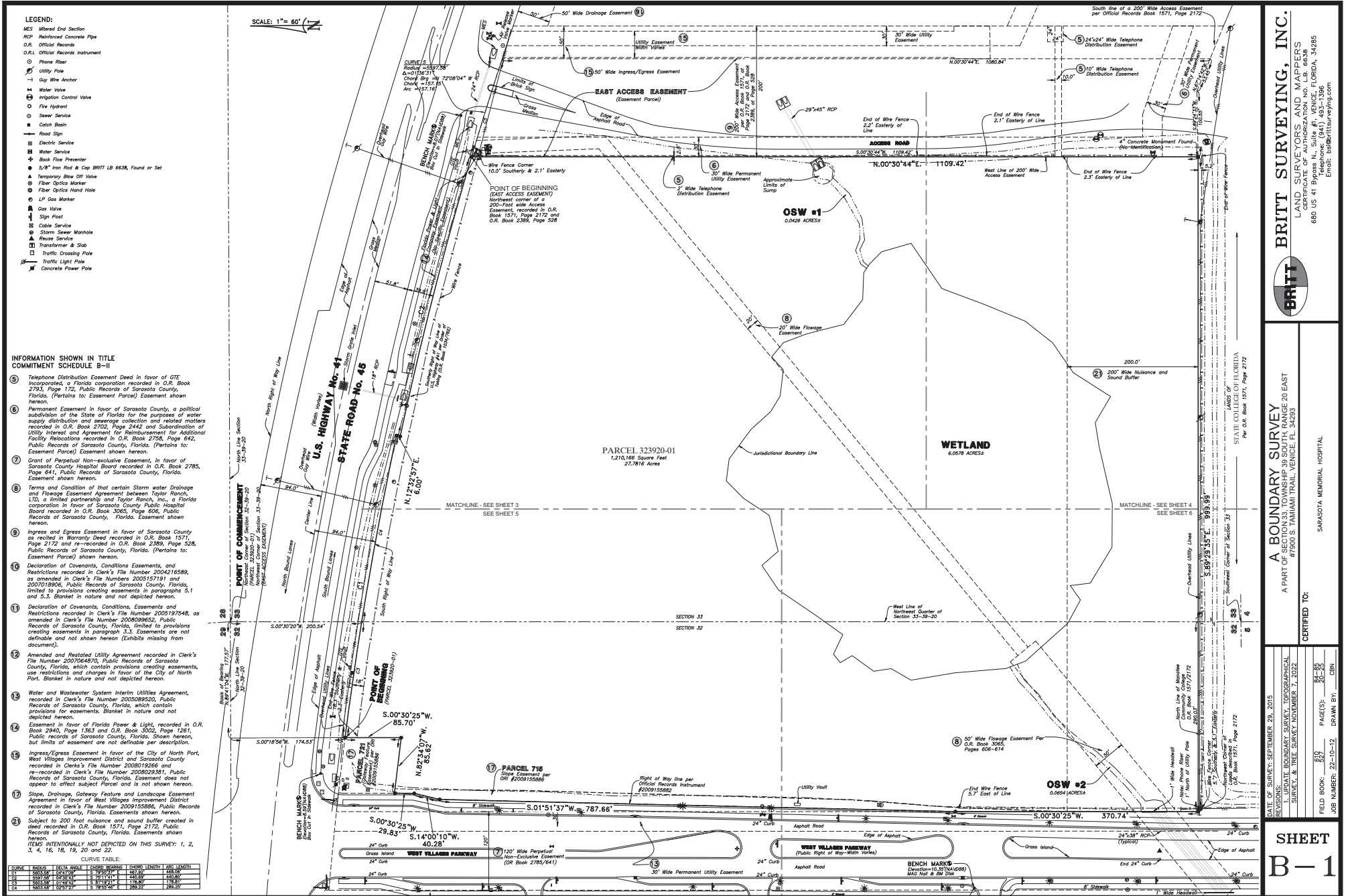
RANDALL E. BRITT, PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NUMBER 3919
NOTE: NOT VALID UNLESS IMPRINTED WITH EMBOSSED LAND SURVEYOR'S SEAL.

BRITT SURVEYING, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB 6638
Myakka River (SAR) 482-1386
680 US 41 Bypass
Email: br@brittsurveying.com

BRITT
A BOUNDARY, TOPOGRAPHICAL & TREE SURVEY
A PART OF SECTION 33, TOWNSHIP 39 SOUTH RANGE 20 EAST
#7560 S. TAMMAM TRAIL, VENICE, FL 34285
SARASOTA MEMORIAL HOSPITAL
CERTIFIED TO:

DATE OF SURVEY: SEPTEMBER 29, 2015	SCALE: AS SHOWN
REVISIONS: 1. UPDATE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, & TREE SURVEY, NOVEMBER 7, 2022	PAGE(S): 2/2
FIELD BOOK: 630	DRAWN BY: CSN
JOB NUMBER: 22-10-12	

SHEET
A-1



BRITT SURVEYING, INC.
 LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. LB 6638
 680 US 41 Bypass N., Suite #100, LUDLOW, FLORIDA, 34285
 Phone: (904) 493-9566
 Email: brittsur@brittsurveying.com

BRITT

A BOUNDARY SURVEY
 A PART OF SECTION 33, TOWNSHIP 38 SOUTH, RANGE 20 EAST
 #7900 S. TAMiami TRAIL, VENICE, FL 34293

SARASOTA MEMORIAL HOSPITAL

CERTIFIED TO:

DATE OF SURVEY: SEPTEMBER 28, 2015

REVISIONS:

1. UPDATE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, & TREE SURVEY, NOVEMBER 7, 2022

FIELD BOOK: 839 **PAGE(S): 81-85**

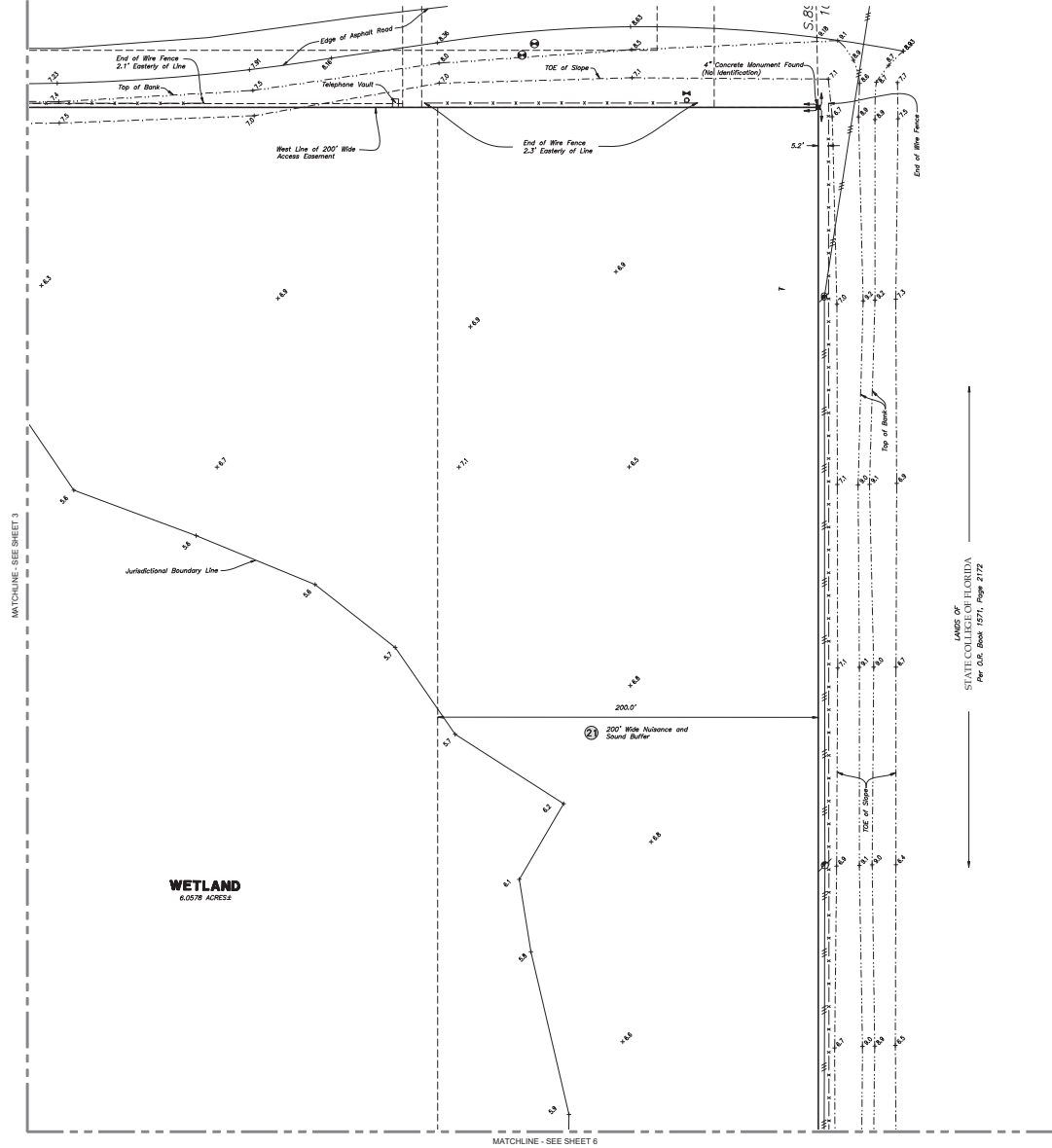
JOB NUMBER: 22-10-12 **DRAWN BY: GSK**

SHEET B-1

SCALE: 1" = 30'

LEGEND:

- MES Mitered End Section
- RCP Reinforced Concrete Pipe
- O.R. Official Records
- O.R.I. Official Records Instrument
- Phone Fiber
- Utility Pole
- Gas Wire Anchor
- Water Valve
- Irrigation Control Valve
- Fire Hydrant
- Sewer Service
- Catch Basin
- Road Sign
- Electric Service
- Water Service
- Back Flow Preventer
- 1/8" Iron Rod & Cap BRITL LB #638, Found or Set
- Temporary Blow Off Valve
- Fiber Optics Marker
- Fiber Optics Hand Hole
- LP Gas Marker
- Gas Valve
- Sign Post
- Cable Service
- Storm Sewer Manhole
- Reuse Service
- Transformer & Slab
- Traffic Crossing Pole
- Traffic Light Pole
- Concrete Power Pole



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 LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. LB 6638
 680 US 41 Bypass N., Suite #1, VENICE, FLORIDA, 34285
 Telephone: (941) 993-1396
 Email: britt@brittsurveying.com

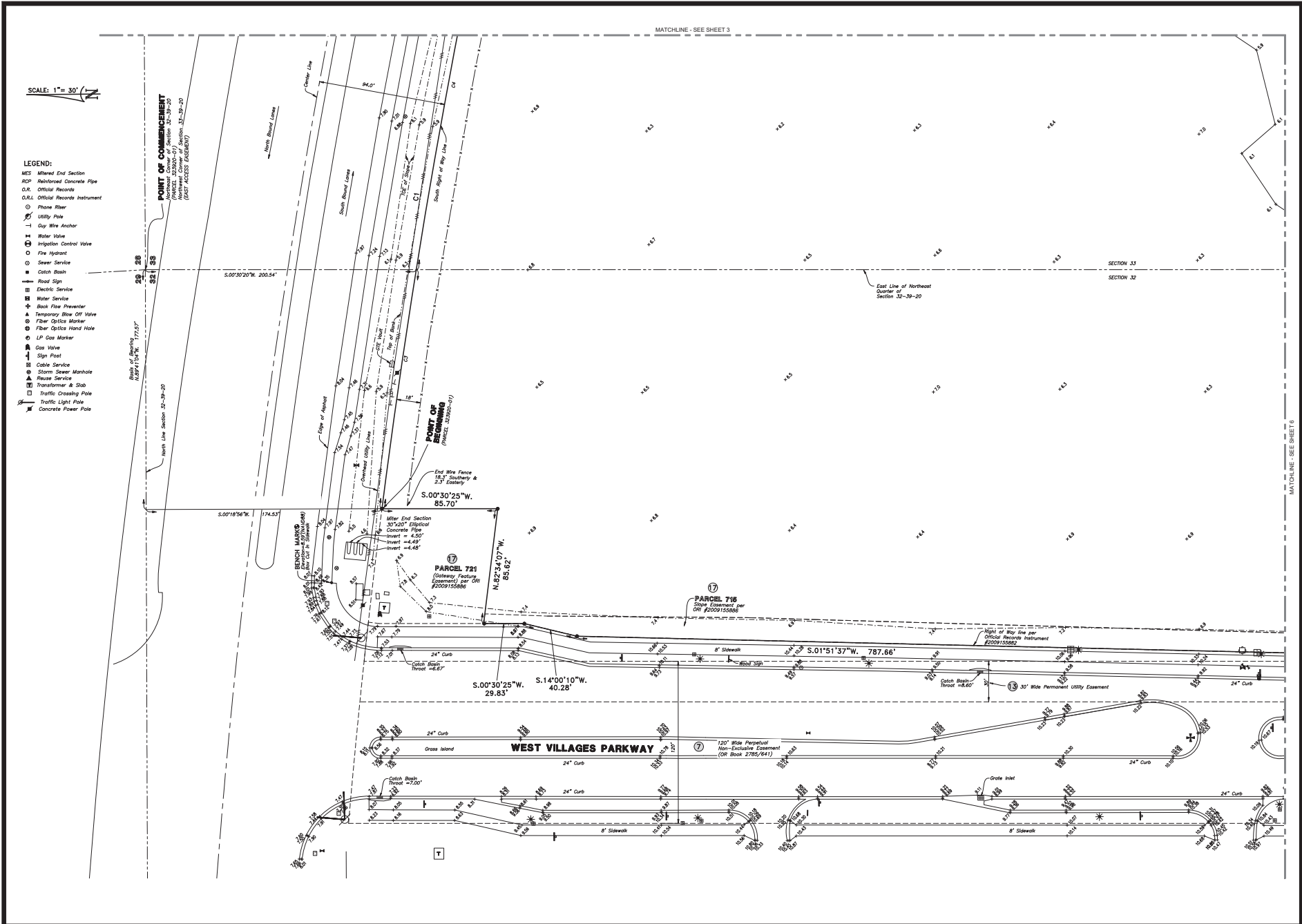
BRITT

A TOPOGRAPHIC SURVEY
 A PART OF SECTION 33, TOWNSHIP 38 SOUTH RANGE 28 EAST
 #7800 S. TAMIAAMI TRAIL, VENICE, FL 34293

CERTIFIED TO:
 SARASOTA MEMORIAL HOSPITAL

DATE OF SURVEY: SEPTEMBER 28, 2015	REVISIONS:
1. TITLE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, & TREE SURVEY, NOVEMBER 7, 2022	
FIELD BOOK: 10	PAGE(S): 84-85
JOB NUMBER: 22-10-12	DRAWN BY: CBN

SHEET
B - 3



SCALE: 1" = 30'

- LEGEND:**
- MES Mixed End Section
 - RCP Reinforced Concrete Pipe
 - O.R. Official Records
 - O.R.L. Official Records Instrument
 - Phone Pole
 - ⊕ Utility Pole
 - Guy Wire Anchor
 - ⊕ Water Valve
 - ⊕ Irrigation Control Valve
 - Fire Hydrant
 - Sewer Service
 - ⊕ Catch Basin
 - Road Sign
 - ⊕ Electric Service
 - ⊕ Water Service
 - ⊕ Back Flow Preventer
 - ⊕ Temporary Blow Off Valve
 - ⊕ Fiber Optics Marker
 - ⊕ Fiber Optics Hand Hole
 - ⊕ LP Gas Marker
 - ⊕ Gas Valve
 - ⊕ Sign Post
 - ⊕ Cable Service
 - ⊕ Storm Sewer Manhole
 - ⊕ Reuse Service
 - ⊕ Transformer & Stub
 - ⊕ Traffic Crossing Pole
 - ⊕ Traffic Light Pole
 - ⊕ Concrete Power Pole

POINT OF COMMENCEMENT
 Northwest Corner of Section 32-39-20
 Northeast Corner of Section 32-39-20
 (BEST ACCESS TAG#68097)

POINT OF BEGINNING
 (PARCEL 30000001)

PARCEL 721
 Gateway Feature Easement per Ord #2009155886

PARCEL 718
 30' x 25' Easement per Ord #2009155886

120' Wide Perpetual Non-Exclusive Easement
 (Ord Book 2785/641)

BRITT SURVEYING, INC.
 LAND SURVEYORS AND MAPPERS
 680 US 41 Bypass N, Suite #1, Venice, Florida, 34285
 Telephone: (941) 893-1396
 Email: bbs@brittsurveying.com

A TOPOGRAPHIC SURVEY
 A PART OF ORDINANCE NO. 2024-20 EAST
 #2900 S. TAMAMI TRAIL, VENICE, FL 34293

CERTIFIED TO:
 SARASOTA MEMORIAL HOSPITAL

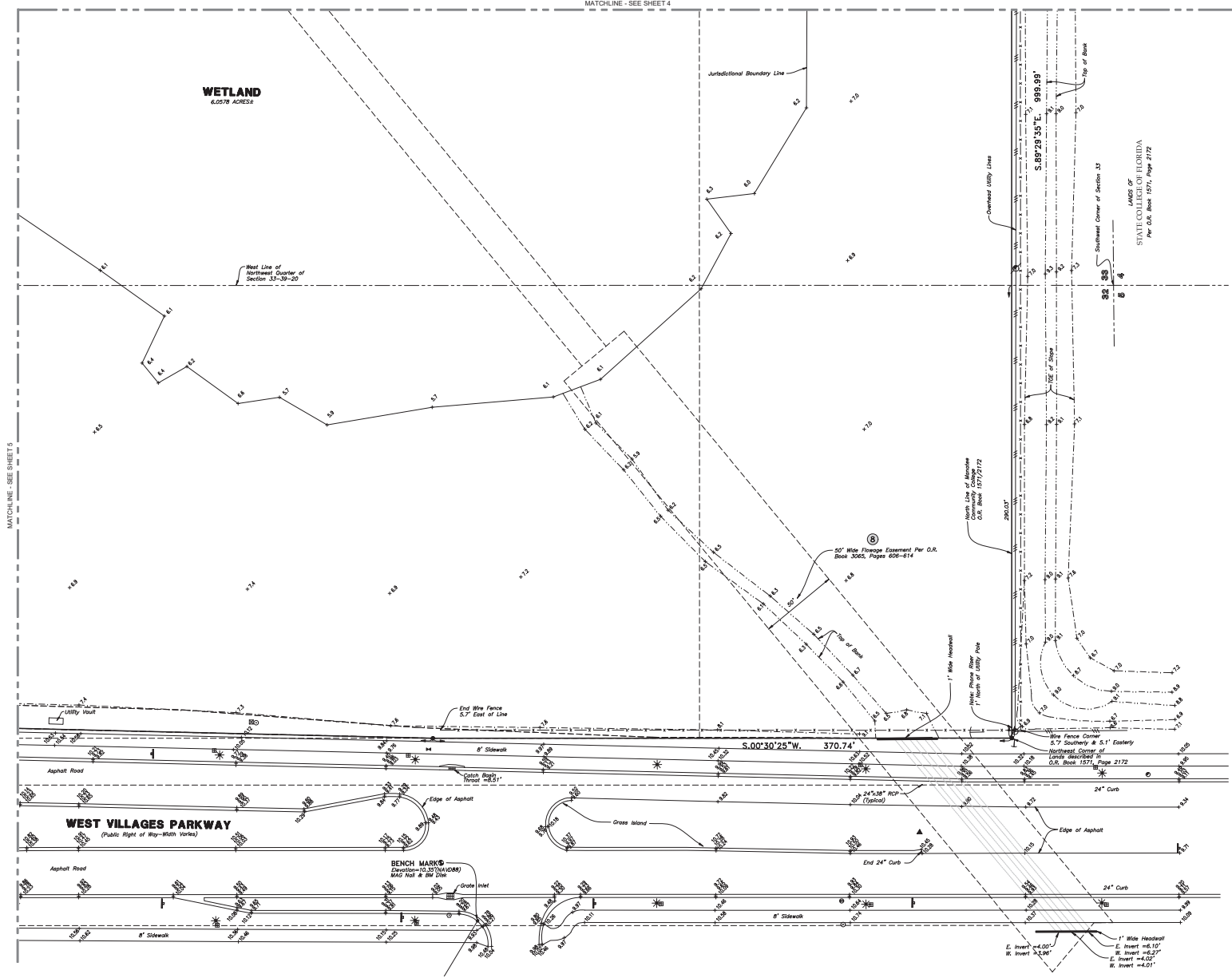
DATE OF SURVEY: SEPTEMBER 28, 2015
REVISIONS: 1. UPDATE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, & TREE SURVEY, NOVEMBER 17, 2022
FIELD BOOK: 559
JOB NUMBER: 22-10-12
PAGE(S): 82-83
DRAWN BY: CBN

SHEET
B-4

SCALE: 1" = 30'

MATCHLINE - SEE SHEET 4

- LEGEND:**
- MS: Mitered End Section
 - RC: Reinforced Concrete Pipe
 - O.R.: Official Records
 - O.R.I.: Official Records Instrument
 - : Phone Meter
 - : Utility Pole
 - |-: Guy Wire Anchor
 - : Water Valve
 - ⊗: Irrigation Control Valve
 - : Fire Hydrant
 - : Sewer Service
 - : Catch Basin
 - : Road Sign
 - : Electric Service
 - : Water Service
 - : Back Flow Preventer
 - : 5/8" Iron Rod & Cap BRIT L8 6635, Found or Set
 - ▲: Temporary Blue Off Valve
 - : Fiber Optics Marker
 - : Fiber Optics Hand Hole
 - : LP Gas Marker
 - ▲: Gas Meter
 - : Sign Post
 - : Cable Service
 - : Storm Sewer Manhole
 - ▲: Grease Service
 - : Transformer & Stub
 - : Traffic Crossing Pole
 - : Traffic Light Pole
 - : Concrete Power Pole



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 LAND SURVEYORS AND MAPPERS
 680 US 41 Bypass N, Suite #1, Venice, Florida, 34285
 Telephone: (844) 893-1396
 Email: bsb@brittsurveying.com

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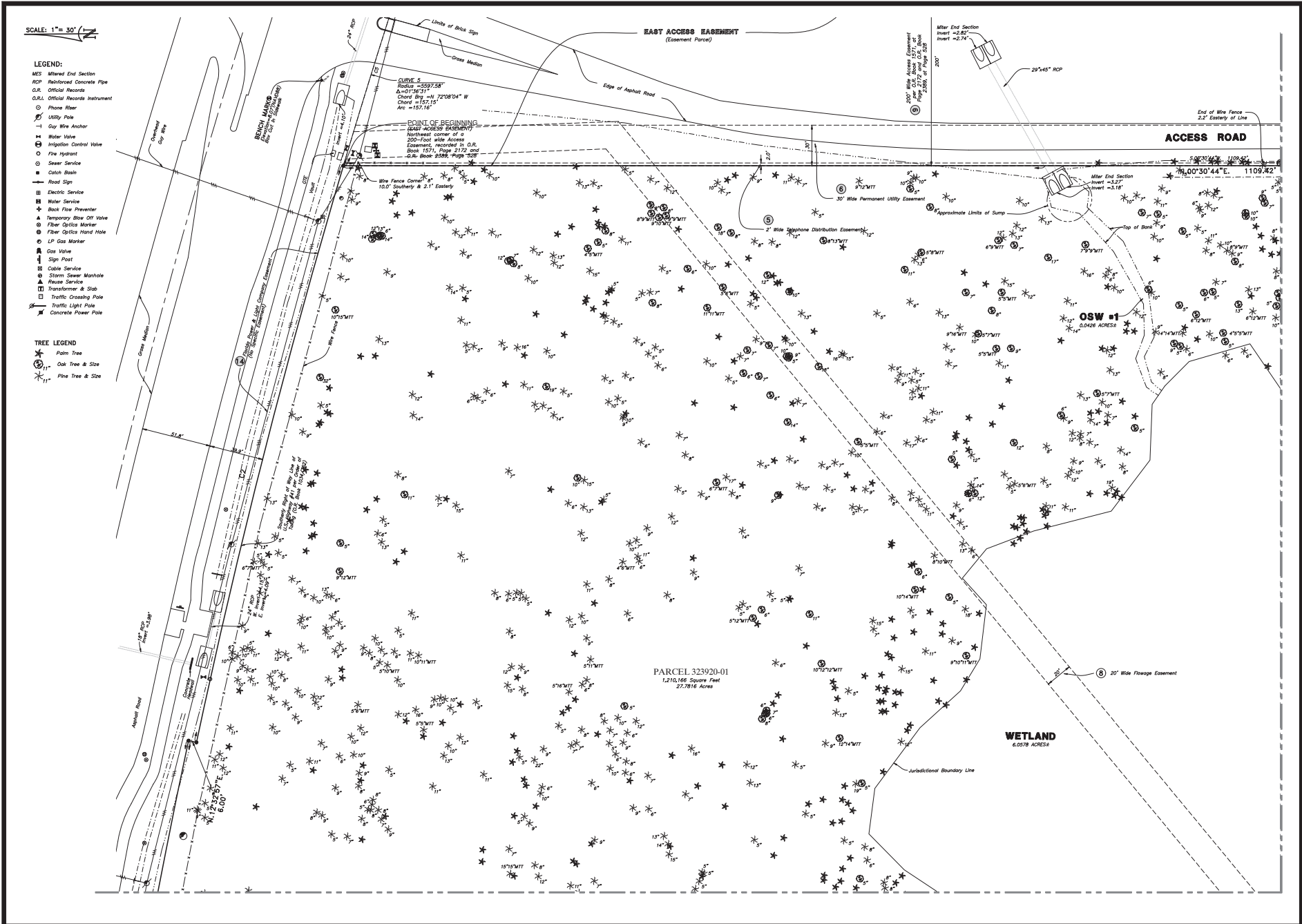
A TOPOGRAPHIC SURVEY
 A PART OF SECTION 20, TOWNSHIP 28 NORTH, RANGE 20 EAST
 #17800 S. TAMMAMITRAIL, VENICE, FL 34293

CERTIFIED TO:

SHASOTA MEMORIAL HOSPITAL

DATE OF SURVEY: SEPTEMBER 29, 2015
REVISIONS: S. UPDATE: BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, & TREE SURVEY, NOVEMBER 17, 2021
FIELD BOOK: 50
JOB NUMBER: 22-10-12
PAGE(S): 32-33
DRAWN BY: CBN

SHEET
B-5



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 LAND SURVEYORS AND MAPPERS
 680 US 41 Bypass N, Suite #1, VENICE, FLORIDA, 34285
 Telephone: (844) 493-1396
 Email: bsb@brittsurveying.com

A TREE SURVEY
 A PART OF SECTION 20, RANGE 20 EAST
 #7950 S. TAMMAMITRAIL, VENICE, FL. 34293

SHASOTA MEMORIAL HOSPITAL

DATE OF SURVEY: SEPTEMBER 29, 2015	
REVISIONS:	
1. UPDATE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, & TREE SURVEY, NOVEMBER 17, 2021	
FIELD BOOK: 803	PAGE(S): 85-95
JOB NUMBER: 22-10-12	DRAWN BY: CBN

SHEET
T-1

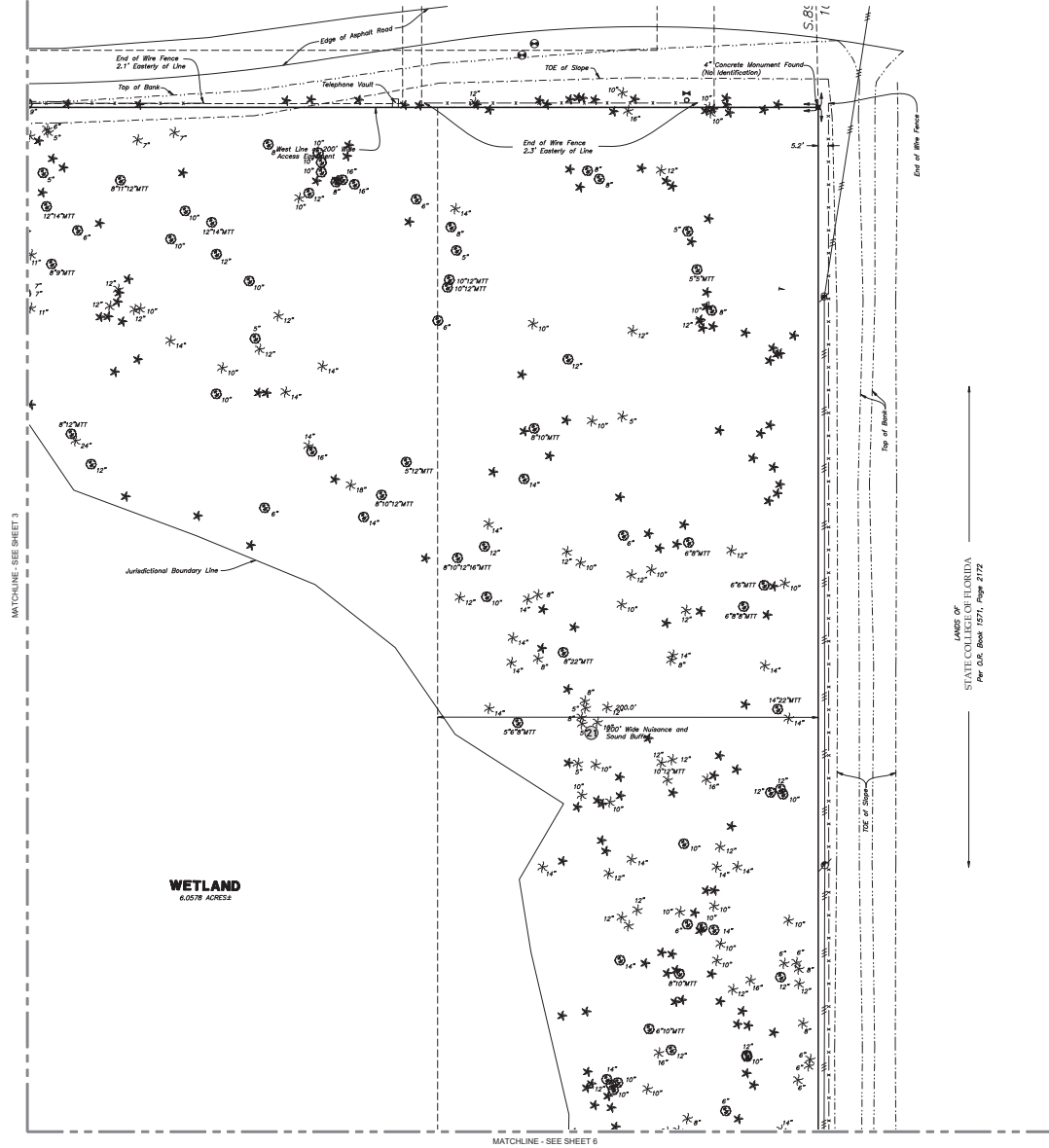
SCALE: 1" = 30'

LEGEND:

- MES Mired End Section
- RCR Reinforced Concrete Pipe
- O.R. Official Records
- O.R.I. Official Records Instrument
- Fibre Fibre
- Utility Pole
- Guy Wire Anchor
- W Water Valve
- ⊕ Irrigation Control Valve
- Fire Hydrant
- Sewer Service
- Catch Basin
- Road Sign
- ⊕ Electric Service
- ⊕ Water Service
- ⊕ Back Flow Preventer
- 1/8" Iron Rod & Cap BRITL LB 6638, Found or Set
- ▲ Temporary Blow Off Valve
- Fiber Optics Marker
- Fiber Optics Hand Hole
- LP Gas Marker
- ▲ Gas Valve
- ⊕ Sign Post
- ⊕ Cable Service
- Storm Sewer Manhole
- ▲ Reuse Service
- ⊕ Transformer & Stub
- ⊕ Traffic Crossing Pole
- ⊕ Traffic Light Pole
- ⊕ Concrete Power Pole

TREE LEGEND

- * Palm Tree
- Oak Tree & Size
- * Pine Tree & Size

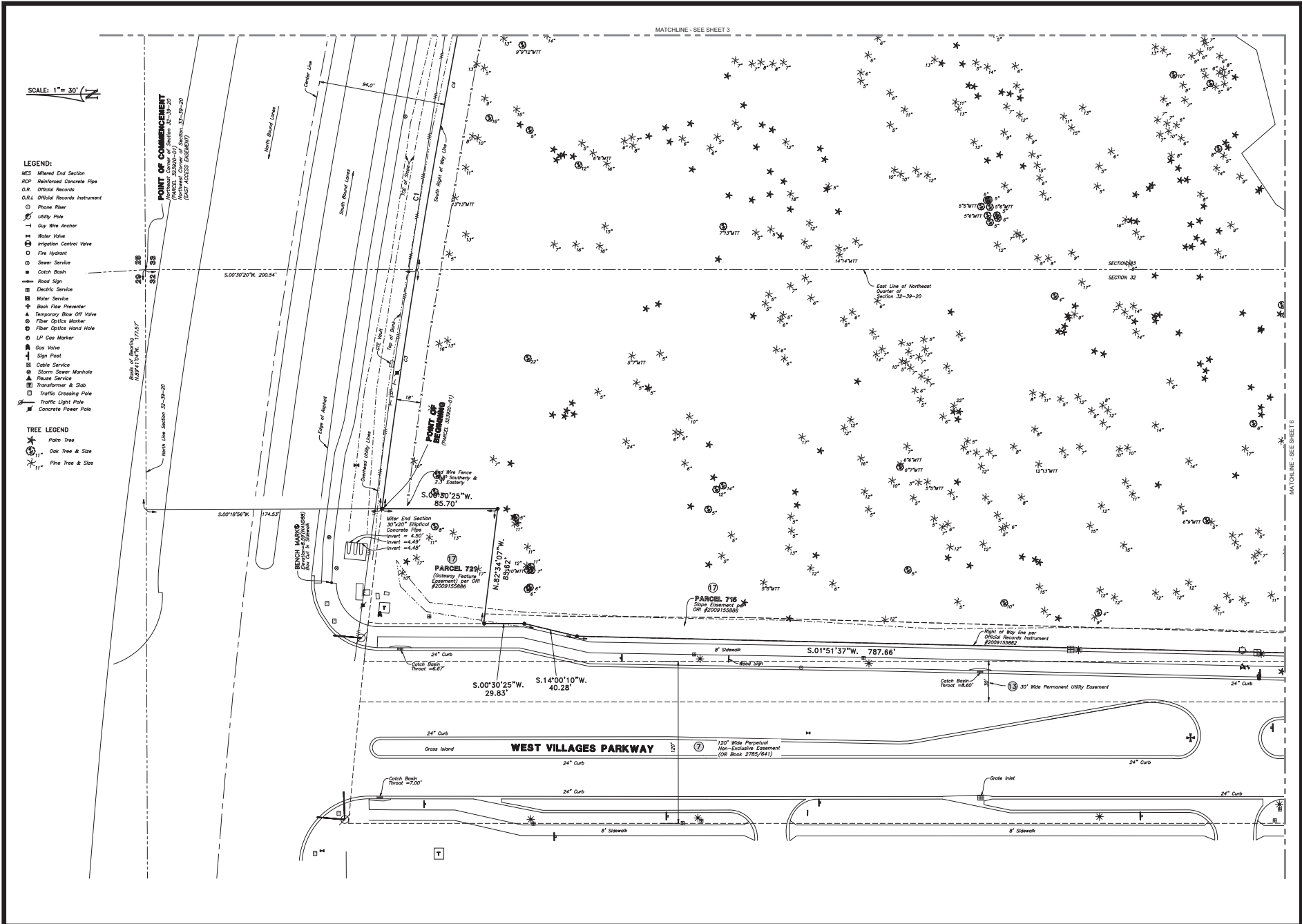


BRITL SURVEYING, INC.
 LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. LB 6638
 680 US 41 Bypass N., Suite #1, VENICE, FLORIDA, 34285
 Telephone: (941) 993-1396
 Email: britt@brittsurveying.com

A TREE SURVEY
 A PART OF SECTION 33, TOWNSHIP 38 SOUTH, RANGE 20 EAST
 #7800 S. TAMIAHI TRAIL, VENICE, FL 34293
 CERTIFIED TO:
 SARASOTA MEMORIAL HOSPITAL

DATE OF SURVEY: SEPTEMBER 29, 2015	PAGE(S): 84-85
REVISIONS: SITE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, & TREE SURVEY NOVEMBER 7, 2022	JOB NUMBER: 22-10-12
FIELD BOOK: 327	DRAWN BY: CBN

SHEET
T-2



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 LAND SURVEYORS AND MAPPERS
 680 US 41 Bypass N, Suite #1, Venice, Florida, 34285
 Telephone: (941) 893-1396
 Email: bbs@brittsurveying.com

BRITT

A TREE SURVEY RANGE 20 EAST
 A PART OF SECTION 28, 29, & 30, T. 28 N., R. 18 W.,
 #2009 S. TAMAMI TRAIL, VENICE, FL 34293

CERTIFIED TO:
 SHASOTA MEMORIAL HOSPITAL

DATE OF SURVEY: SEPTEMBER 29, 2015
 REVISIONS:
 1. UPDATE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, & TREE SURVEY (NOVEMBER 17, 2021)

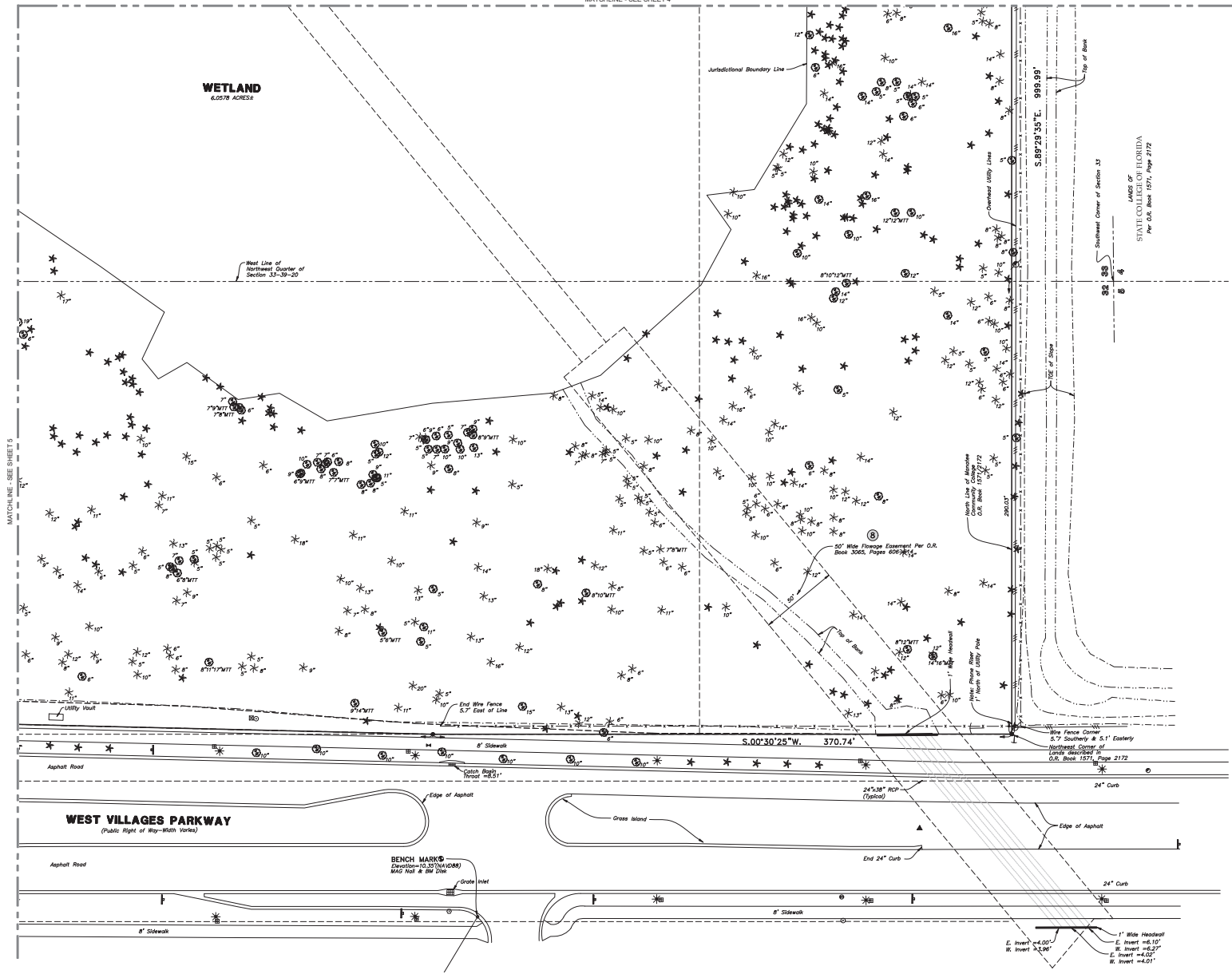
FIELD BOOK: 559 PAGE(S): 82-93
 JOB NUMBER: 22-10-12 DRAWN BY: CBN

SHEET
T-3

SCALE: 1" = 30'

MATCHLINE - SEE SHEET 4

- LEGEND:**
- MES Mitered End Section
 - RCR Reinforced Concrete Pipe
 - O.R. Official Records
 - O.R.L. Official Records Instrument
 - Phone Meter
 - Utility Pole
 - |-| Guy Wire Anchor
 - W Water Valve
 - ⊕ Irrigation Control Valve
 - Fire Hydrant
 - Sewer Service
 - Catch Basin
 - Road Sign
 - ⊖ Electric Service
 - ⊖ Water Service
 - ⊖ Back Flow Preventer
 - 5/8" Iron Rod & Cap BRIT L8 6635, Found or Set
 - ▲ Temporary Blue Off Valve
 - Fiber Optics Marker
 - Fiber Optics Hand Hole
 - LP Gas Marker
 - ▲ Gas Valve
 - ⊖ Sign Post
 - ⊖ Cable Service
 - ⊖ Storm Sewer Manhole
 - ▲ Grease Service
 - ⊖ Transformer & Stab
 - ⊖ Traffic Crossing Pole
 - ⊖ Traffic Light Pole
 - ⊖ Concrete Power Pole



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 LAND SURVEYORS AND MAPPERS
 680 US 41 Bypass N, Suite #1, Venice, Florida, 34285
 Telephone: (844) 893-1396
 Email: bsd@brittsurveying.com

BRITT

A TREE SURVEY
 A PART OF SECTION 20, TOWNSHIP 28S, RANGE 20 EAST
 #7800 S. TAMAMI TRAIL, VENICE, FL 34293

CERTIFIED TO:
 SHASOTA MEMORIAL HOSPITAL

DATE OF SURVEY: SEPTEMBER 29, 2015
REVISIONS: 1. UPDATE BOUNDARY SURVEY TO GEOGRAPHICAL SURVEY & TREE SURVEY (NOVEMBER 17, 2021)
FIELD BOOK: 557
PAGE(S): 22-25
JOB NUMBER: 22-10-12
DRAWN BY: CBN

SHEET
T-4



BRITT SURVEYING, INC.
 LAND SURVEYORS AND MAPPING ENGINEERS
 CORPORATION
 680 US 41 Bypass N., Suite #1, Venice, Florida, 34285
 Telephone: (941) 493-1396
 Email: info@brittsurveying.com

A SPECIFIC PURPOSE SURVEY
 A PART OF SECTION 33, TOWNSHIP 30 SOUTH, RANGE 20 EAST
 #7300 S. TAMAMI TRAIL, VENICE, FL 34293

DATE OF SURVEY: SEPTEMBER 29, 2015
 REVISIONS: SEE REVISION SURVEY DESCRIPTION
 SURVEY & TREE SURVEY NUMBER: 7, 2022

CERTIFIED TO:
 SARASOTA MEMORIAL HOSPITAL

FIELD BOOK: 520 PAGE(S): 82-88
 JOB NUMBER: 22-10-12 DRAWN BY: CBN

SHEET
1 OF 5

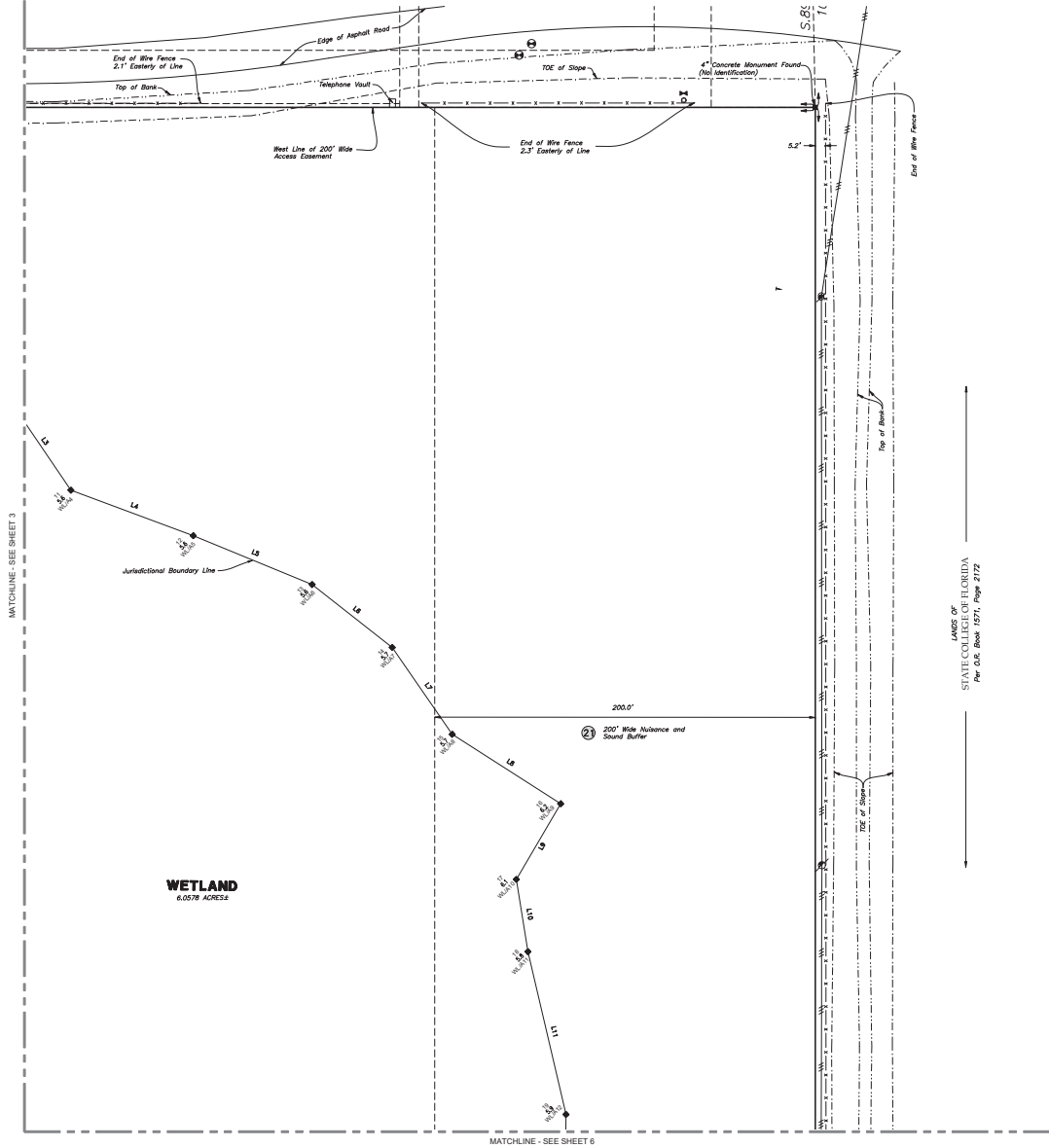
SCALE: 1" = 30'

LEGEND:

- MES Mitered End Section
- RCP Reinforced Concrete Pipe
- O.R. Official Records
- D.R.I. Official Records Instrument
- Phone Fiber
- Utility Pole
- Guy Wire Anchor
- Water Valve
- ⊕ Irrigation Control Valve
- Fire Hydrant
- Sewer Service
- Catch Basin
- Road Sign
- ⊕ Electric Service
- ⊕ Water Service
- ⊕ Back Flow Preventer
- 1/8" Iron Rod & Cap BRITL LB #638, Found or Set
- ▲ Temporary Blow Off Valve
- Fiber Optics Marker
- Fiber Optics Hand Hole
- LP Gas Marker
- ⊕ Gas Valve
- ⊕ Sign Post
- ⊕ Cable Service
- Storm Sewer Manhole
- ▲ Reuse Service
- ⊕ Transformer & Stub
- ⊕ Traffic Crossing Pole
- ⊕ Traffic Light Pole
- ⊕ Concrete Power Pole

WETLAND POINT TABLE			
POINT NUMBER	EASTING	NORTHING	DESCRIPTION
11	882324.13	552277.99	WU/24
12	882702.05	552623.50	WU/23
13	882102.81	552209.50	WU/24
14	882066.03	552563.84	WU/27
15	882034.90	552217.87	WU/24
16	882278.20	552480.88	WU/20
17	882051.91	552441.85	WU/20
18	882098.13	552403.27	WU/21
19	882276.93	552317.26	WU/22

WETLAND LINE TABLE			
LINE NUMBER	EASTING	NORTHING	DESCRIPTION
L1	S 58°19'47" W	83.78	
L2	S 72°20'00" W	18.00	
L3	S 89°20'00" W	17.00	
L4	S 89°20'00" W	17.00	
L5	S 55°34'41" W	25.51	
L6	S 55°34'41" W	17.00	
L7	N 55°34'41" W	16.10	
L8	S 81°14'41" W	18.50	
L9	S 77°24'48" W	87.83	



LANDS OF STATE COLLEGE OF FLORIDA
 For Use Book 1571, Page 2172

BRITT SURVEYING, INC.
 LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. LB 6638
 680 US 41 Bypass N., Suite #1, Venice, Florida, 34285
 Telephone: (941) 993-1396
 Email: britt@brittsurveying.com

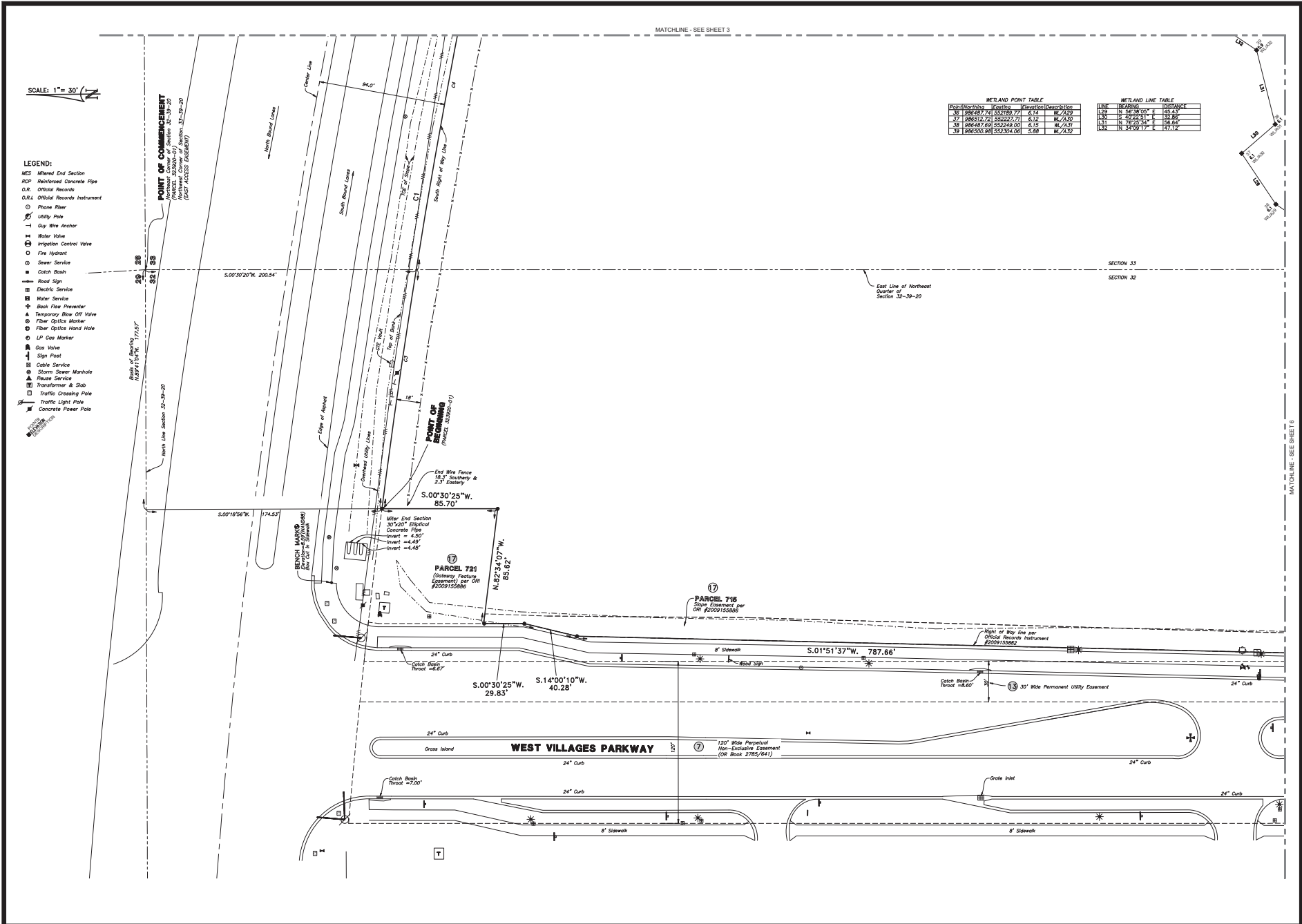
A SPECIFIC PURPOSE SURVEY
 A PART OF SECTION 33, TOWNSHIP 38 SOUTH, RANGE 24 EAST
 #7800 S. TAMiami TRAIL, VENICE, FL 34293

CERTIFIED TO:
 SARASOTA MEMORIAL HOSPITAL

DATE OF SURVEY: SEPTEMBER 28, 2015
 REVISIONS:
 1. TITLE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, & TREE SURVEY, NOVEMBER 7, 2022

FIELD BOOK: 102 PAGE(S): 84-85
 JOB NUMBER: 22-10-12 DRAWN BY: CBN

SHEET
3 OF 5



BRITT SURVEYING, INC.
 LAND SURVEYORS AND MAPPERS
 680 US 41 Bypass N, Suite #1, Venice, Florida, 34285
 Telephone: (841) 893-1396
 Email: bsb@brittsurveying.com

BRITT

A SPECIFIC PURPOSE SURVEY
 A PART OF PARCEL 10, TRAIL, VENICE, FL 34293
 17800 S. TAMAMI TRAIL, VENICE, FL 34293

CERTIFIED TO:
 SARASOTA MEMORIAL HOSPITAL

DATE OF SURVEY: SEPTEMBER 28, 2015

REVISIONS:

- UPDATE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, & TREE SURVEY, NOVEMBER 17, 2022

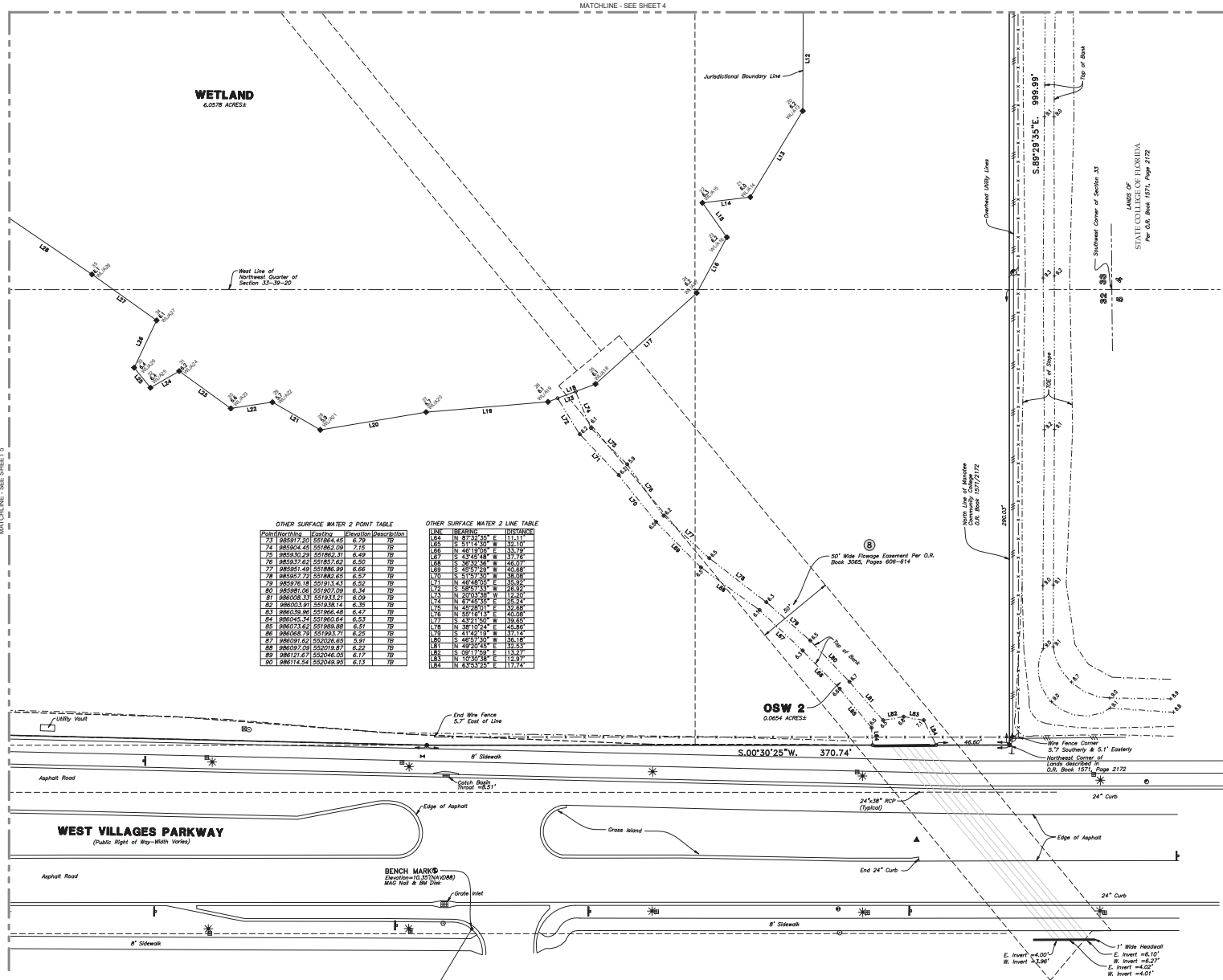
FIELD BOOK: 559 **PAGE(S): 82-83**

JOB NUMBER: 22-10-12 **DRAWN BY: CBN**

SHEET 4 of 5

SCALE: 1" = 30'

- LEGEND:**
- MCS Matted End Section
 - RCR Reinforced Concrete Pipe
 - O.R. Official Records
 - O.R.L. Official Records Instrument
 - Phone Risers
 - Utility Pole
 - City Wire Anchor
 - Water Valve
 - Irrigation Control Valve
 - Fire Hydrant
 - Sewer Service
 - Catch Basin
 - Road Sign
 - Electric Service
 - Water Service
 - Back Flow Preventer
 - 5/8" Iron Rod & Cap BRITL LB 6636, Found or Set
 - Temporary Rise Off Valve
 - Fiber Optics Marker
 - Fiber Optics Hand Hole
 - LP Gas Marker
 - Soil Valve
 - Sign Post
 - Cable Service
 - Storm Sewer Manhole
 - Manhole Service
 - Transformer & Slab
 - Traffic Crossing Pole
 - Traffic Light Pole
 - Concrete Power Pole



WETLAND LINE TABLE

LINE	DESCRIPTION	START POINT	END POINT
L12	N 89°38'29" W	188.20	188.20
L13	N 89°38'29" W	188.20	188.20
L14	N 89°38'29" W	188.20	188.20
L15	N 89°38'29" W	188.20	188.20
L16	N 89°38'29" W	188.20	188.20
L17	N 89°38'29" W	188.20	188.20
L18	N 89°38'29" W	188.20	188.20
L19	N 89°38'29" W	188.20	188.20
L20	N 89°38'29" W	188.20	188.20
L21	N 89°38'29" W	188.20	188.20
L22	N 89°38'29" W	188.20	188.20
L23	N 89°38'29" W	188.20	188.20
L24	N 89°38'29" W	188.20	188.20
L25	N 89°38'29" W	188.20	188.20
L26	N 89°38'29" W	188.20	188.20

WETLAND POINT TABLE

Point	Northing	Easting	Elevation	Description
20	188577.24	152250.63	6.54	HW 2113
21	188577.76	152250.07	6.04	HW 2114
22	188582.17	152250.63	6.38	HW 2115
23	188582.88	152270.62	6.18	HW 2116
24	188586.71	152275.31	6.20	HW 2117
25	188577.35	152277.24	6.12	HW 2118
26	188541.69	152266.88	6.77	HW 2119
27	188579.34	152261.05	5.99	HW 2120
28	188578.74	152256.33	5.88	HW 2121
29	188577.15	152256.83	5.74	HW 2122
30	188543.56	152264.52	6.56	HW 2123
31	188576.15	152268.14	6.24	HW 2124
32	188534.56	152278.12	6.38	HW 2125
33	188534.41	152269.37	6.43	HW 2126
34	188530.25	152270.70	6.10	HW 2127
35	188543.16	152250.61	6.14	HW 2128

OTHER SURFACE WATER 2 POINT TABLE

Point	Northing	Easting	Elevation	Description
73	188572.20	152286.45	6.79	TR
74	188584.43	152282.09	7.15	TR
75	188535.29	152282.31	6.49	TR
76	188537.63	152287.62	6.50	TR
77	188537.44	152286.99	6.66	TR
78	188537.72	152288.65	6.57	TR
79	188537.74	152293.43	6.52	TR
80	188538.06	152287.09	6.34	TR
81	188538.51	152293.21	6.39	TR
82	188533.91	152283.14	6.35	TR
83	188538.51	152286.48	6.47	TR
84	188545.54	152286.64	6.53	TR
85	188538.62	152289.89	6.27	TR
86	188538.74	152293.71	6.25	TR
87	188537.63	152292.65	5.97	TR
88	188537.29	152297.87	6.22	TR
89	188537.67	152296.55	6.17	TR
90	188514.54	152294.95	6.13	TR

OTHER SURFACE WATER 2 LINE TABLE

LINE	DESCRIPTION	START POINT	END POINT
L24	N 89°38'29" E	111.11	111.11
L25	S 53°14'30" E	133.12	133.12
L26	N 48°10'20" E	133.79	133.79
L27	S 53°14'30" E	133.79	133.79
L28	N 89°38'29" E	133.79	133.79
L29	S 53°14'30" E	133.79	133.79
L30	N 89°38'29" E	133.79	133.79
L31	S 53°14'30" E	133.79	133.79
L32	N 89°38'29" E	133.79	133.79
L33	S 53°14'30" E	133.79	133.79
L34	N 89°38'29" E	133.79	133.79
L35	S 53°14'30" E	133.79	133.79
L36	N 89°38'29" E	133.79	133.79
L37	S 53°14'30" E	133.79	133.79
L38	N 89°38'29" E	133.79	133.79
L39	S 53°14'30" E	133.79	133.79
L40	N 89°38'29" E	133.79	133.79
L41	S 53°14'30" E	133.79	133.79
L42	N 89°38'29" E	133.79	133.79
L43	S 53°14'30" E	133.79	133.79
L44	N 89°38'29" E	133.79	133.79
L45	S 53°14'30" E	133.79	133.79
L46	N 89°38'29" E	133.79	133.79
L47	S 53°14'30" E	133.79	133.79
L48	N 89°38'29" E	133.79	133.79
L49	S 53°14'30" E	133.79	133.79
L50	N 89°38'29" E	133.79	133.79
L51	S 53°14'30" E	133.79	133.79
L52	N 89°38'29" E	133.79	133.79
L53	S 53°14'30" E	133.79	133.79
L54	N 89°38'29" E	133.79	133.79
L55	S 53°14'30" E	133.79	133.79
L56	N 89°38'29" E	133.79	133.79
L57	S 53°14'30" E	133.79	133.79
L58	N 89°38'29" E	133.79	133.79
L59	S 53°14'30" E	133.79	133.79
L60	N 89°38'29" E	133.79	133.79
L61	S 53°14'30" E	133.79	133.79
L62	N 89°38'29" E	133.79	133.79
L63	S 53°14'30" E	133.79	133.79
L64	N 89°38'29" E	133.79	133.79
L65	S 53°14'30" E	133.79	133.79
L66	N 89°38'29" E	133.79	133.79
L67	S 53°14'30" E	133.79	133.79
L68	N 89°38'29" E	133.79	133.79
L69	S 53°14'30" E	133.79	133.79
L70	N 89°38'29" E	133.79	133.79
L71	S 53°14'30" E	133.79	133.79
L72	N 89°38'29" E	133.79	133.79
L73	S 53°14'30" E	133.79	133.79
L74	N 89°38'29" E	133.79	133.79
L75	S 53°14'30" E	133.79	133.79
L76	N 89°38'29" E	133.79	133.79
L77	S 53°14'30" E	133.79	133.79
L78	N 89°38'29" E	133.79	133.79
L79	S 53°14'30" E	133.79	133.79
L80	N 89°38'29" E	133.79	133.79
L81	S 53°14'30" E	133.79	133.79
L82	N 89°38'29" E	133.79	133.79
L83	S 53°14'30" E	133.79	133.79
L84	N 89°38'29" E	133.79	133.79
L85	S 53°14'30" E	133.79	133.79
L86	N 89°38'29" E	133.79	133.79
L87	S 53°14'30" E	133.79	133.79
L88	N 89°38'29" E	133.79	133.79
L89	S 53°14'30" E	133.79	133.79
L90	N 89°38'29" E	133.79	133.79
L91	S 53°14'30" E	133.79	133.79
L92	N 89°38'29" E	133.79	133.79
L93	S 53°14'30" E	133.79	133.79
L94	N 89°38'29" E	133.79	133.79
L95	S 53°14'30" E	133.79	133.79
L96	N 89°38'29" E	133.79	133.79
L97	S 53°14'30" E	133.79	133.79
L98	N 89°38'29" E	133.79	133.79
L99	S 53°14'30" E	133.79	133.79
L100	N 89°38'29" E	133.79	133.79

BRITT SURVEYING, INC.
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 680 US 41 Bypass N, Suite #1, Venice, Florida, 34285
 Telephone: (844) 893-1396
 Email: bsd@brittsurveying.com

BRITT

A SPECIFIC PURPOSE SURVEY
 TO BE USED FOR THE
 #17800 S. TAMMAM TRAIL, VENICE, FL 34293

CERTIFIED TO:
 SHARASOTA MEMORIAL HOSPITAL

DATE OF SURVEY: SEPTEMBER 29, 2015
 REVISIONS:
 1. UPDATE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, & TREE SURVEY, NOVEMBER 17, 2021

FIELD BOOK: 507 PAGE(S): 82-92
 JOB NUMBER: 22-10-12 DRAWN BY: CBN

SHEET
5 OF 5

DESCRIPTION:

A parcel of land in Sections 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

Commence at the Northeast Corner of Section 32, Township 39 South, Range 20 East, the City of North Port, Sarasota County, Florida; thence N.89°41'04"W., along the North line of said Section 32, a distance of 177.57 feet; thence S.00°18'56"W., perpendicular to said North line of Section 32, a distance of 174.53 feet to a point on the Southerly Right of Way line of U.S. Highway No. 41 (State Road No. 45) per Order of taking recorded in Official Records Book 1034, at Page 762, Public Records of Sarasota County, Florida, for the POINT OF BEGINNING same being the Northeast corner of Parcel 721, a Gateway Feature Easement, per Official Records Instrument #2009155886, Public Records of Sarasota county, Florida; thence along the boundary of said Parcel 721, the following two (2) courses: (1) S.00°30'25"W., a distance of 85.70 feet; (2) thence N.82°34'07"W., a distance of 85.62 feet to the easterly Right of Way line of West Villages Parkway per Official Records Instrument #2009155882, Public Records of Sarasota County, Florida; thence along said easterly Right of Way line of West Villages Parkway, the following four (4) courses: (1) S.00°30'25"W., a distance of 29.83 feet; (2) thence S.14°00'10"W., a distance of 40.28 feet; (3) thence S.01°51'37"W., a distance of 787.66 feet; (4) thence S.00°30'25"W., a distance of 370.74 feet to the Northwest Corner of lands described in Official Records Book 1571, Page 2172, of the Public Records of Sarasota County, Florida; thence S.89°29'35"E., along the North line of said lands described in Official Records Book 1571, Page 2172, a distance of 999.99 feet to the West line of a 200-foot wide Access Easement per Official Records Book 1571, at Page 2172 and Official Records Book 2389, at Page 528, Public Records of Sarasota County, Florida; thence N.00°30'44"E., along the West line of said 200-foot wide Access easement a distance of 1109.42 feet to said Southerly Right of Way line of U.S. Highway No. 41 (State Road No. 45), same being a point on a curve to the left having a radius of 5597.58 feet, a central angle of 4°30'43", a chord bearing of N.75°11'41"W., and a chord length of 440.69 feet; thence along said Southerly Right of Way line the following three (3) courses: (1) along the arc of said curve an arc length of 440.80 feet; (2) thence N.12°32'57"E., a distance of 6.00 feet to a point on a curve to the left having a radius of 5603.58 feet, a central angle of 4°47'09", a chord bearing of N.79°50'37"W., and a chord length of 467.92 feet; (3) thence along the arc of said curve an arc length of 468.06 feet to the POINT OF BEGINNING.

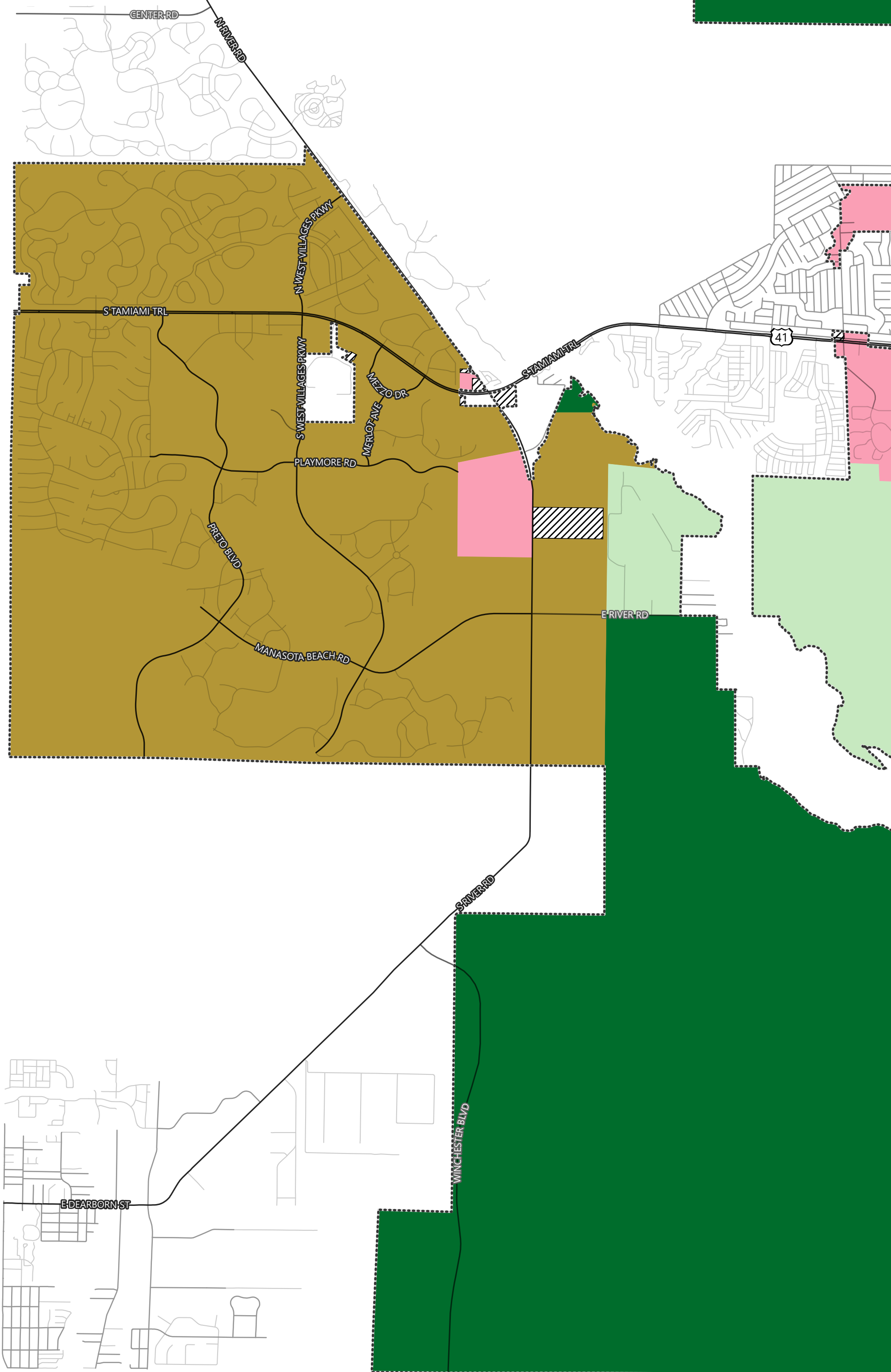
3410713.v1
Tosmh

This is to certify that this is page 1 of the Official Zoning Map referred to and adopted by reference by Ordinance No. 2010-15 of the City of North Port, Florida adopted June 14, 2010

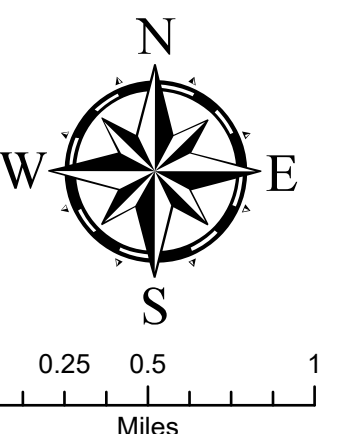
On _____ by Ordinance No. 2024-25 of the City of North Port, the Official Zoning Map was changed as shown on this page.

Attested by the City Clerk _____

City Mayor _____



City of North Port, Florida Official Zoning Map



Current Zoning

District

- (AG) Agriculture
- (CD) Conservation District
- (CG) Commercial General
- (CGS) Commercial General S
- (CLR) Commercial Redevelopment Low impact
- (COMREC) Commercial Recreation
- (GU) Government Use
- (ILW) Industrial/Light Warehouse
- (NC) Neighborhood Commercial

- (OPI) Office/Professional/Institutional
- (PCD) Planned Community Development
- (RMF) Residential Multi-Family
- (RMH) Residential Manufactured Housing
- (ROS) Recreation/Open Space
- (RSF-2) Residential Single Family 2
- (RSF-3) Residential Single Family 3
- (RTF) Residential Two Family
- (UIC) Utility Industrial Corridor
- (V) Village

Other

- No Zoning Designation
- City of North Port**
- City Boundary
- Streets**
- Primary Arterial
- Arterial
- Collector
- Local
- Private

Note: For description of zoning districts, see City of North Port Unified Land Development Code.

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.