



Consent to Acquisition of Real Property

West Villages Improvement District (WVID)

CTA-23-225

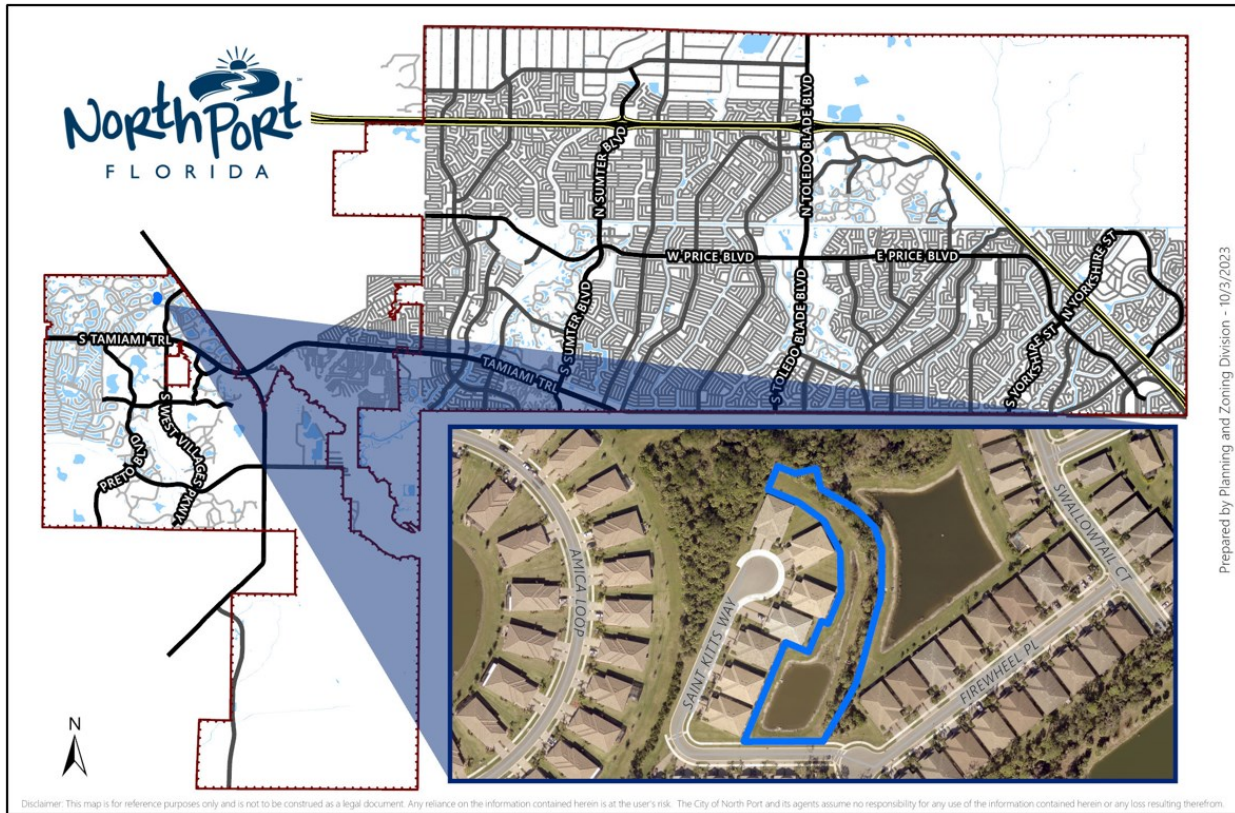
STAFF REPORT

From: David Brown, Planner I

Thru: Lori Barnes, AICP, CPM, Development Services Assistant Director

Thru: Alaina Ray, AICP, Development Services Director

Date: December 12, 2023



PROJECT: CTA-23-233

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: West Villages Parkway West Associates LLLP

LOCATION: Tract 507. Preserve at West Villages, Phase 3, Parcel IDs 0777-01-2100

PROPERTY SIZE: ±1.44 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 ±1.44 acres of Tract 507, Preserve at West Villages, Phase 3Plat (EXHIBIT A). The requested consent includes parcel ID 0777012100.

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.

Pursuant to the enacting language, the WVID formally notified the City of the intent to purchase property that includes the recently completed South West Villages Parkway from the southern extent of the existing West Villages Parkway to the proposed Manasota Beach Road extension consistent with the adopted West Villages Index Map (EXHIBIT B).

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	December 12, 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

**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. The 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 acquire real property within the City, bearing Sarasota County Property Appraiser Parcel Identification Number 0777012100, and further described in the legal description attached as Exhibit “A” (the “Property”). The Property contains Tract 507, Preserve at West Villages, Phase 3, Infrastructure Plat (Plat Book 53, Page 6).
4. The 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

ALICE WHITE
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

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

Exhibit A

Tract 507, Preserve at West Villages, Phase 3, according to the plat thereof recorded in Plat Book 53, Page 6, of the Public Records of Sarasota County, Florida

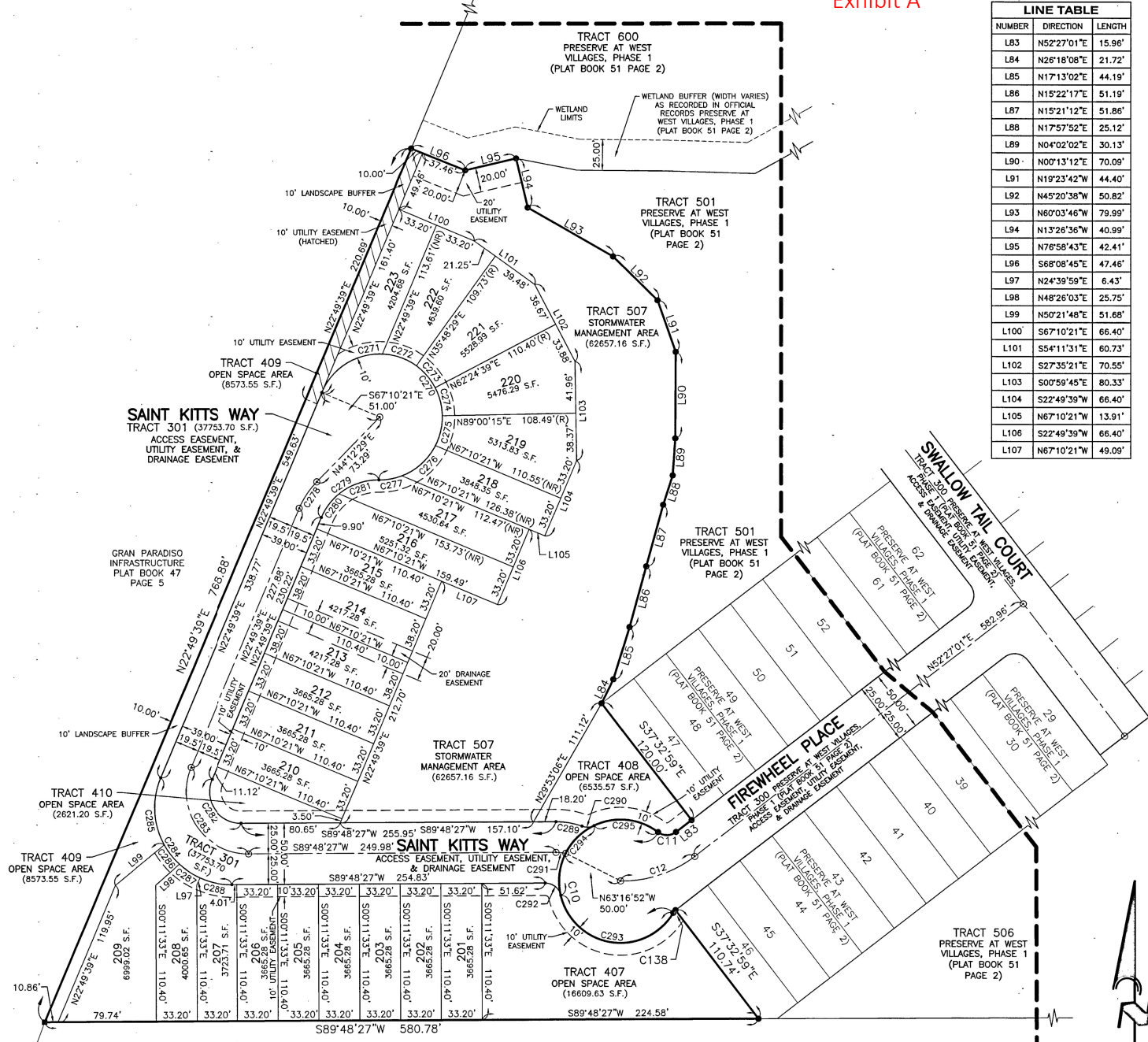
PRESERVE AT WEST VILLAGES, PHASE 3
 A REPLAT OF TRACT 703, PRESERVE AT WEST VILLAGES, PHASE 1, AS RECORDED IN
 PLAT BOOK 51, PAGES 2, 2A THRU 2K, PUBLIC RECORDS OF SARASOTA COUNTY,
 FLORIDA AND LYING IN SECTION 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
 CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

DETAIL SHEET

Exhibit A

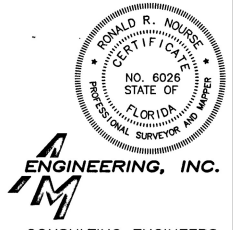
LINE TABLE		
NUMBER	DIRECTION	LENGTH
L83	N52°27'01"E	15.96'
L84	N26°18'08"E	21.72'
L85	N17°13'02"E	44.19'
L86	N15°22'17"E	51.19'
L87	N15°21'12"E	51.86'
L88	N17°57'52"E	25.12'
L89	N04°02'02"E	30.13'
L90	N00°13'12"E	70.09'
L91	N19°23'42"W	44.40'
L92	N45°20'38"W	50.82'
L93	N60°03'46"W	79.99'
L94	N13°26'36"W	40.99'
L95	N76°58'43"E	42.41'
L96	S68°08'45"E	47.46'
L97	N24°39'59"E	6.43'
L98	N48°26'03"E	25.75'
L99	N50°21'48"E	51.68'
L100	S67°10'21"E	66.40'
L101	S54°11'31"E	60.73'
L102	S27°35'21"E	70.55'
L103	S00°59'45"E	80.33'
L104	S22°49'39"W	66.40'
L105	N67°10'21"W	13.91'
L106	S22°49'39"W	66.40'
L107	N67°10'21"W	49.09'

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C10	50.00'	27°11'50"	241.03'	66.78'	S10°40'03"E
C11	12.00'	74°58'51"	15.70'	14.61'	N89°56'27"E
C12	96.12'	38°32'12"	64.65'	63.44'	N71°43'07"E
C138	10.00'	16°13'43"	2.83'	2.82'	S39°20'53"W
C270	51.00'	247°53'57"	220.66'	84.61'	N33°13'22"W
C271	51.00'	69°34'22"	61.93'	58.19'	S57°36'50"W
C272	51.00'	33°24'28"	29.74'	29.32'	N70°53'45"W
C273	51.00'	26°36'10"	23.68'	23.47'	N40°53'26"W
C274	51.00'	26°35'36"	23.67'	23.46'	N14°17'33"W
C275	51.00'	28°11'13"	25.09'	24.84'	N13°05'52"E
C276	51.00'	42°16'39"	37.63'	36.78'	N48°19'48"E
C277	51.00'	21°15'29"	18.92'	18.81'	N80°05'52"E
C278	69.50'	21°22'50"	25.93'	25.78'	S33°31'04"W
C279	50.00'	67°53'57"	59.25'	55.85'	S56°46'38"W
C280	50.00'	27°46'23"	24.23'	24.00'	S36°42'51"W
C281	50.00'	40°07'34"	35.02'	34.31'	S70°39'49"W
C282	26.00'	113°01'12"	51.29'	43.37'	S33°40'57"E
C283	51.00'	113°01'13"	100.60'	85.07'	S33°40'57"E
C284	63.00'	113°01'12"	124.27'	105.08'	S33°40'57"E
C285	63.00'	51°37'42"	56.77'	54.87'	S02°59'12"E
C286	63.00'	18°15'59"	20.08'	20.00'	S37°56'02"E
C287	63.00'	18°15'59"	20.08'	20.00'	S56°12'01"E
C288	63.00'	24°51'32"	27.34'	27.12'	S77°45'47"E
C289	62.00'	19°57'40"	21.60'	21.49'	N80°12'43"W
C290	13.00'	45°13'03"	10.26'	10.00'	N87°09'36"E
C291	37.00'	12°19'33"	7.96'	7.94'	N84°01'46"W
C292	13.00'	76°40'41"	17.40'	16.13'	N51°51'12"W
C293	50.00'	135°15'06"	118.03'	92.47'	S81°08'25"E
C294	50.00'	78°03'56"	68.13'	62.98'	S25°31'06"W
C295	50.00'	62°52'48"	54.87'	52.16'	N84°00'32"W



- SYMBOL LEGEND**
- 4"x4" CONCRETE MONUMENT STAMPED "AM ENG INC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED
 - MAGNETIC NAIL WITH 2" ALUMINUM DISK STAMPED "AM ENG INC LB 4334 PCP SURVEY MARKER" OR AS OTHERWISE NOTED
 - 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "AM ENG INC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED
 - INDICATES CHANGE IN DIRECTION OF RIGHT OF WAY

- ABBREVIATION LEGEND**
- (S.F.) SQUARE FEET
 - PRM PERMANENT REFERENCE MARKER
 - PCP PERMANENT CONTROL POINT
 - (L.B.) LICENSE BUSINESS
 - (NR) NON-RADIAL
 - (R) RADIAL

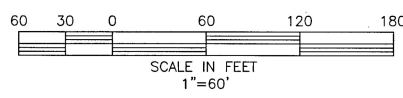


**A
M
ENGINEERING, INC.**

CONSULTING ENGINEERS
& SURVEYORS, L.B. 4334

8340 CONSUMER COURT
SARASOTA, FLORIDA, 34240
PHONE (941) 377-9178
FAX 378-3786

DRAWING FILE: TRLP02PH3P3.DWG
DETAIL SHEET 3-PLOTTED DATE 12/13/2018



GRAN PARADISO
INFRASTRUCTURE
PLAT BOOK 47
PAGE 5

TRACT 409
OPEN SPACE AREA
(8573.55 S.F.)

SAINT KITTS WAY
TRACT 301 (37753.70 S.F.)
ACCESS EASEMENT,
UTILITY EASEMENT, &
DRAINAGE EASEMENT

TRACT 501
PRESERVE AT WEST
VILLAGES, PHASE 1
(PLAT BOOK 51
PAGE 2)

SMALLOW TAIL COURT
TRACT 300 PRESERVE AT WEST VILLAGES, PHASE 1
ACCESS & DRAINAGE EASEMENT
(PLAT BOOK 51 PAGE 2)

FIREWHEEL PLACE
TRACT 300 PRESERVE AT WEST VILLAGES, PHASE 1
ACCESS & DRAINAGE EASEMENT
(PLAT BOOK 51 PAGE 2)

TRACT 506
PRESERVE AT WEST
VILLAGES, PHASE 1
(PLAT BOOK 51
PAGE 2)

TRACT 600
PRESERVE AT WEST
VILLAGES, PHASE 1
(PLAT BOOK 51 PAGE 2)

TRACT 501
PRESERVE AT WEST
VILLAGES, PHASE 1
(PLAT BOOK 51
PAGE 2)

TRACT 507
STORMWATER
MANAGEMENT AREA
(62657.16 S.F.)

TRACT 408
OPEN SPACE AREA
(6535.57 S.F.)

TRACT 507
STORMWATER
MANAGEMENT AREA
(62657.16 S.F.)

TRACT 301
OPEN SPACE AREA
(37753.70 S.F.)

TRACT 407
OPEN SPACE AREA
(16609.63 S.F.)

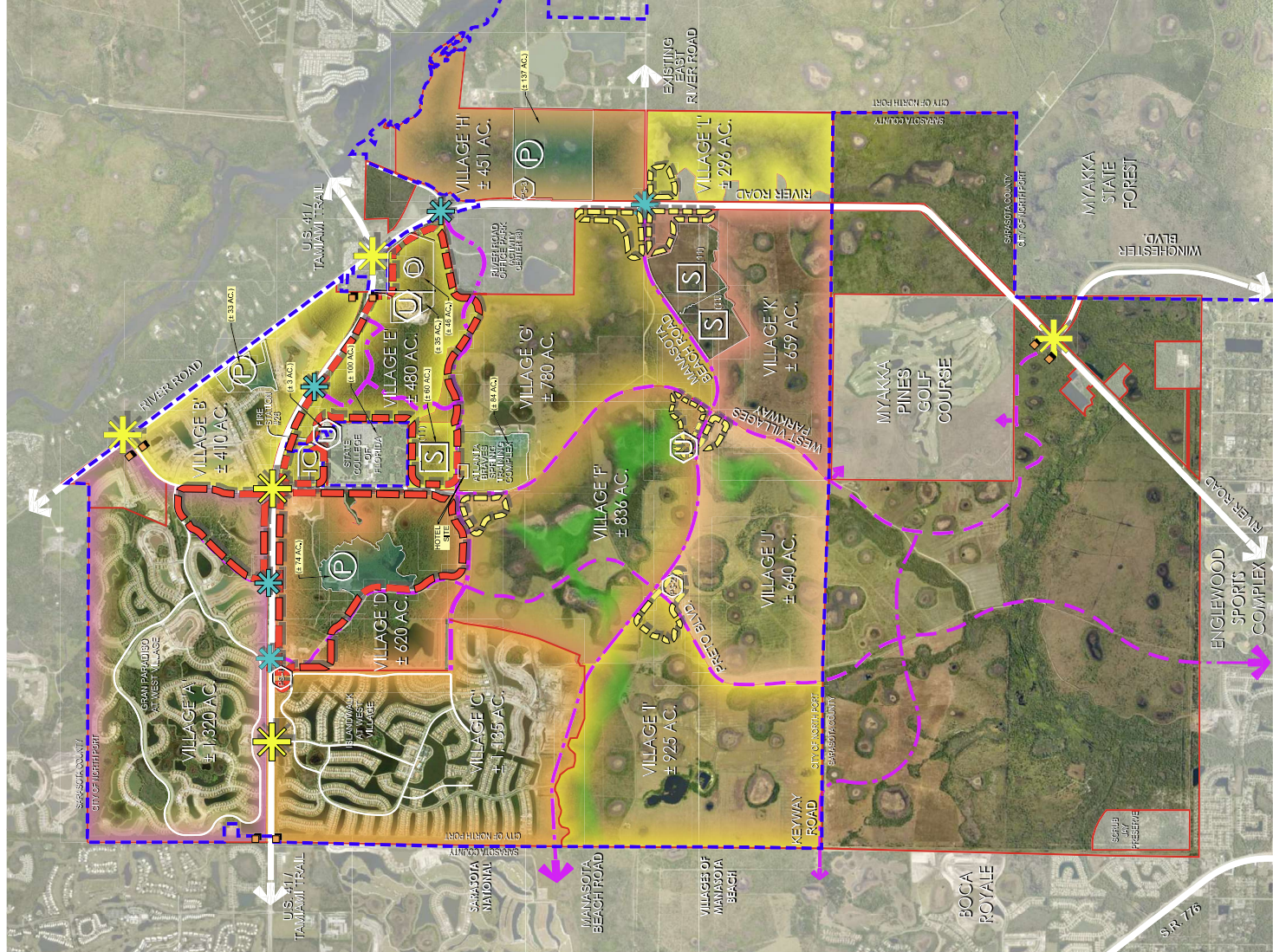
TRACT 409
OPEN SPACE AREA
(8573.55 S.F.)

GRAN PARADISO
INFRASTRUCTURE
PLAT BOOK 47
PAGE 5

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/ NEW & 8' SIDEWALKS		SARASOTA MEMORIAL HOSPITAL - HEALTH CARE SERVICES ± 28 AC.		POTENTIAL ROADWAY CONNECTION TO ADJACENT COMMUNITY		EXISTING TRAFFIC SIGNAL
	2 LANE W/ NEW, 5' SIDEWALK & 5' SIDEWALKS		APPROXIMATE UTILITIES / PUBLIC FACILITIES LOCATION (10)		STATE COLLEGE OF FLORIDA		APPROXIMATE FUTURE FULL MEDIAN OPENINGS; TRAFFIC CONTROL 13.D.
	2 LANE W/ NEW, 5' SIDEWALKS		APPROXIMATE PARK LOCATION (10)		CITY OF NORTH PORT - CITY LIMITS		CITY OF NORTH PORT - CITY LIMITS
	POTENTIAL WEST VILLAGES GATEWAYS LOCATIONS		DIOCESE OF VENICE LOCATION		FIRE/ POLICE STATION LOCATIONS		



- ### NOTES
- (1) ACRES ARE APPROXIMATE. FINAL ACREAGE LOCATIONS SUBJECT TO REFINEMENT BASED UPON EXISTING SITE CONDITIONS AND FINAL VILLAGE DISTRICT PATTERN PLANS.
 - (2) 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.P., CONSISTENT WITH SECTION 63-212 U.L.D.C. FINAL LOCATIONS WILL BE DETERMINED DURING THE V.D.P.P. PROCESS.
 - (3) THE INDEX MAP PERFORMS THE GREENBELT FRAMEWORK BY IDENTIFYING VILLAGE EDGES AND LOCATING TO MANAGE ENVIRONMENTAL FEATURES OR ROADWAYS AND UTILIZE PATHWAYS. ADDITIONALLY, THIS FRAMEWORK CONNECTS VILLAGE CENTERS AND TOWN CENTERS, CONSISTENT WITH COMPREHENSIVE PLAN POLICY 13.8 AND SEC. 63-214 OF THE U.L.D.C. COMPLIANCE WITH THESE POLICIES WILL BE FURTHER DEMONSTRATED WITH FUTURE VILLAGE DISTRICT PATTERN PLANS.
 - (4) LOCATION AND CONFIGURATION OF PARKS SHALL BE DETERMINED BY THE WEST VILLAGES DEVELOPER IN CONJUNCTION WITH THE CITY OF NORTH PORT AND THE CITY OF MANASOTA BEACH IN CONFORMANCE WITH THE WEST VILLAGES DEVELOPER AGREEMENT (POST ANNEXATION).
 - (5) 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.
 - (6) 8' - 12' TRAILS WILL BE DELINEATED ON V.D.P.P., AND MAY BE COMBINED WITH INTERNAL ROADWAYS.
 - (7) THE WEST VILLAGES IMPROVEMENT DISTRICT WILL COORDINATE WITH THE APPLICABLE GOVERNING AUTHORITY TO ESTABLISH ACCESS MANAGEMENT CRITERIA.
 - (8) 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.
 - (9) FINAL ALIGNMENT OF CORRIDORS / ROADWAYS IS SUBJECT TO FINAL APPROVAL OF JURISDICTIONAL AGENCIES.
 - (10) FINAL SITE, LOCATION, AND CONFIGURATION OF UTILITIES/PUBLIC FACILITIES SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT, FLORIDA.
 - (11) SCHOOL SITES SHOWN IN VILLAGE E WILL BE REMOVED IN FAVOR OF SCHOOL SITES SHOWN IN VILLAGE K (1304' ± 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.
 - (12) 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 WVD 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



Approximate location of the parcel circled in red