

Madera at Wellen Park Preliminary Subdivision Plat

Petition No. PSPP-25-01904

Resolution No. 2025-R-71

Presented by: The Planning & Zoning Division

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Overview

Applicant: Christopher D. Jordan, PE,
Stantec Consulting Services Inc.

Owners: Thomas Ranch Land Partners
Village I LLLP

Location: North of S Tamiami Trail and
west of N River Road

Request: to create a 32-unit residential
townhome subdivision

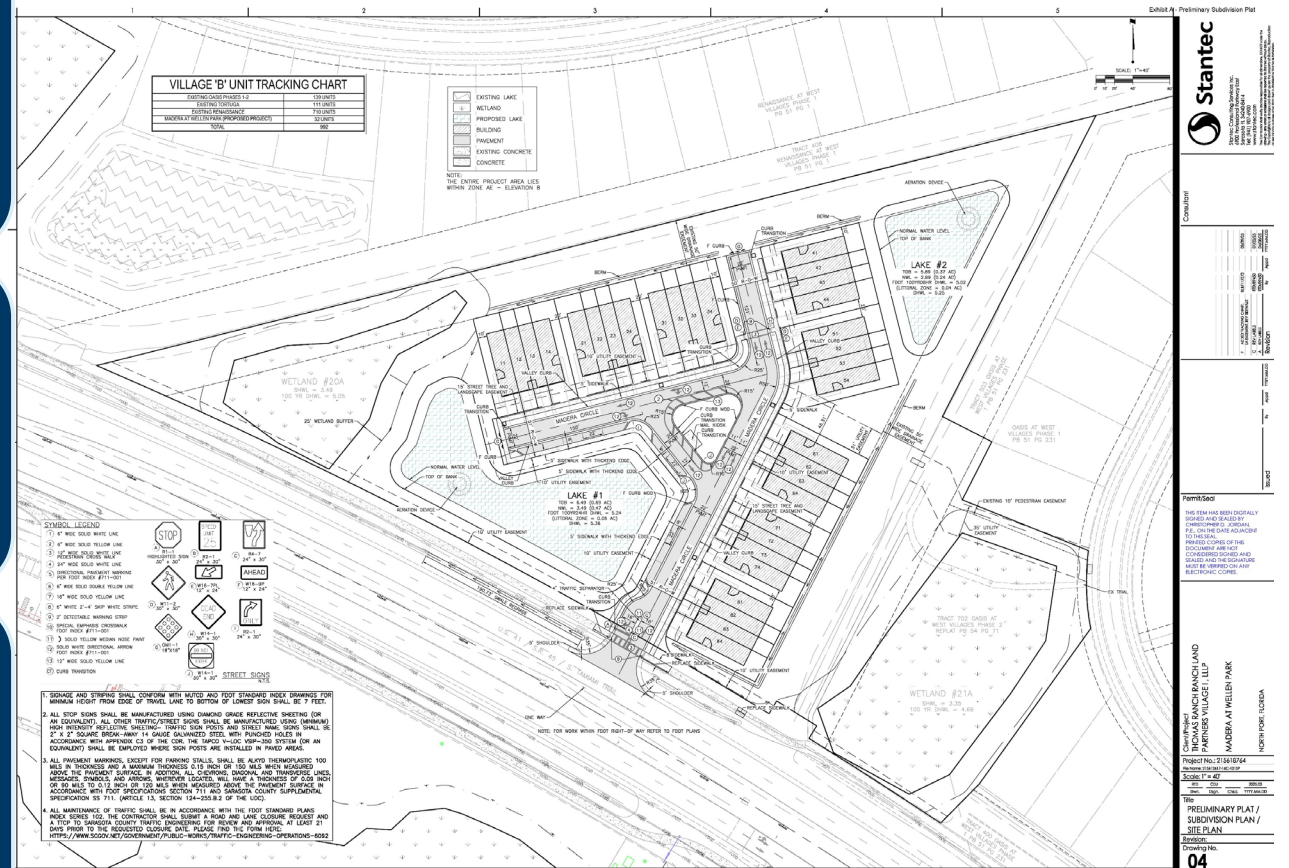
Impacted Area: $\pm$ 8.6 acres

Proposed Preliminary Subdivision Plat

Installation of all required infrastructure, including but not limited to water and sanitary lines, roadways, drainage, stormwater management areas, drainage, utility, landscape and street tree easements.

Residential units are within the total allowance for Village B

60% of the area allocated as open space.



**Consistency
With Florida
Statutes Chapter
177**

The preliminary plat meets the definition and requirements of Chapter 177.

The final plat must be consistent with the approved preliminary plat.

Compliance with the Comprehensive Plan

Consistent with Policy FLU 1.8.1 of the Comprehensive Plan. The preliminary plat application was submitted in accordance with the ULDC.

Policy Flu 2.1.1. Site And Subdivision Design - organized to include residential lots, roads, stormwater management ponds, and other features. It will not impact the wetlands on the site, which will be preserved with 25-foot buffers.

Transportation Element, Policy 5.5: Sidewalks and connectivity supporting bicycle/pedestrian system for future residents.

Public School Facility Element, Objective 1.6: Implement Public School Concurrency - A School Concurrency Determination Letter of Receipt has been provided.

Housing Element, Objective 1: To provide a variety of housing types and affordability levels to accommodate the present and future housing needs of North Port residents.

Compliance with the ULDC

Chapter 4 Article XII-Subdivision Standards -No subdivision shall be platted or recorded, no lot shall be sold, and no building or development permit be issued unless the subdivision meets all applicable laws of the state, this ULDC, and has been approved by the City in accordance with the requirements Chapter 2, Article II., Section 2.2.9.for Preliminary Subdivision Plat and Final Plat.

Environmental

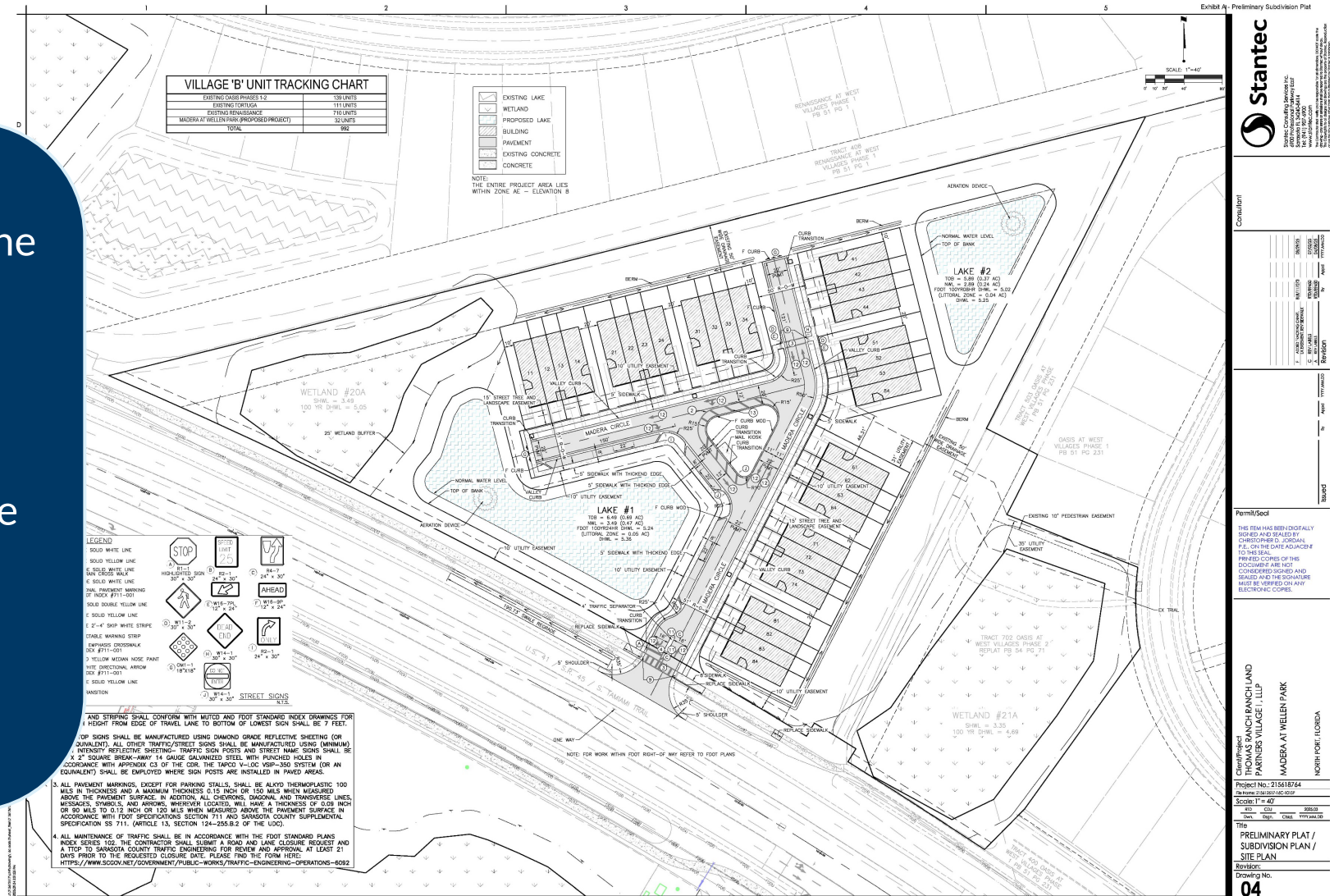
A formal environmental survey has been completed on the site. All permits will be issued in accordance with State and Federal standards.

Flood Zone

The site is in a FEMA Flood Zone “AE” (1% annual chance flood for which base flood elevations (BFEs) have been determined) according to Flood Insurance Rate Map for Sarasota County, Community Panel No. 12115C0370G, revised March 27, 2024.

Staff Review

The preliminary subdivision plat underwent a thorough review by the development review committee staff, who carefully examined its various components, including layout, zoning compliance, and environmental impact. After a detailed assessment, the committee identified no issues or concerns, indicating that the proposal meets all necessary guidelines and regulations for moving forward in the development process.



Public Notice

Notice of Public Hearings were mailed to the owner and property owners within a 1,320-foot radius of the subject property on October 21, 2025.

The petition was also advertised in a newspaper of general circulation within the City of North Port on October 26, 2025.

Legal Review

The City Attorney's Office reviewed and approved the proposed Resolution 2025-R-71 as to form and correctness.

Staff Recommendations

Planning & Zoning Advisory Board:

Recommend the City Commission approve Petition No. PSPP-25-01904 via Resolution No. 2025-R-71, Madera at Wellen Park Preliminary Subdivision Plat.

City Commission:

Approve Resolution No. 2025-R-71, Petition No. PSPP-25-01904, Madera at Wellen Park Preliminary Subdivision Plat.



Questions?