



City of North Port

RESOLUTION NUMBER 2025-R-71

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT FOR MADERA AT WELLEN PARK, A 32-LOT RESIDENTIAL TOWNHOME SUBDIVISION ON APPROXIMATELY 8.6514 ACRES LOCATED NORTH OF TAMIAMI TRAIL (US-41) AND WEST OF NORTH RIVER ROAD; PROVIDING FOR FINDINGS; PROVIDING FOR PRELIMINARY SUBDIVISION PLAT APPROVAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on April 21, 2025, Thomas Ranch Land Partners Village I, LLLP (the “Applicant”) submitted an application to the City of North Port, Florida (the “City”) for approval of a Subdivision Preliminary Plat (the “Preliminary Plat”) for Madera at Wellen Park, (the “Property”); and

WHEREAS, the property described above has a Future Land Use Designation of Village, within a Village Zoning District; and

WHEREAS, townhomes are permitted uses in the Village Future Land Use Designation, Village Zoning District, and the Village B District Pattern Plan; and

WHEREAS, the proposed preliminary subdivision plat as submitted is consistent with the City’s Comprehensive Plan and, Unified Land Development Code (ULDC); and

WHEREAS, the applicant has submitted all applicable bylaws, covenants, deeds, articles of incorporation, dedications, and other legal documents regarding ongoing maintenance of subdivision common areas; and

WHEREAS, the Planning and Zoning Advisory Board, designated as the local planning agency, held a properly noticed public hearing on November 6, 2025, to receive public comment on the subject matter of this resolution and to make its recommendation to the City Commission; and

WHEREAS, the City Commission finds that approval of the requested preliminary subdivision plat does not violate the general intent and purpose of the Unified Land Development Code and is in the best interest of the public health, safety, and welfare.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

SECTION 1 - FINDINGS

- 1.01 The above recitals are true and correct and are incorporated in this resolution.
- 1.02 The preliminary subdivision plat is consistent with the approved Village B Pattern Plan.
- 1.03 The Development Review Committee reviewed the application and preliminary subdivision plat finding that proposed subdivision meets the requirements of 2.2.9.B.(3)a. of the Unified Land Development Code (ULDC), is consistent with the Comprehensive Plan, meets all applicable requirements in Chapter 1 through 6 of the ULDC, and that sufficient legal documentation has been provided to establish responsibility for ongoing maintenance of the subdivision common areas.

SECTION 2 – PRELIMINARY SUBDIVISION PLAT APPROVAL

- 2.01 That the City Commission approve the *Madera at Wellen Park, preliminary subdivision plat for a 32-lot residential townhome community on approximately 8.6514 acres*, as illustrated in Exhibit A. This project includes the construction of a stormwater management system, associated utilities, internal infrastructure, drainage, utility, landscape and street tree easements. The proposed Floor Area Ratio (FAR) is 0.22, with 60% allocated as open space and 107 parking spaces. The property is legally described as:

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

TRACT 102, MANASOTA BEACH RANGLANDS PLAT NO. 1, SECTION 8, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTHPORT, SARASOTA COUNTY, FLORIDA CONTAINING A CALCULATED AREA OF 4.77 ACRES, MORE OR LESS

SECTION 3 – CONDITIONS

- 3.01 That the preliminary subdivision plat shall be subject to the owner/developer complying with the following conditions:
 - a. Develop the property in accordance with the approved preliminary subdivision plat as referenced in Section 2 and attached hereto as Exhibit "A."
 - b. Obtain and provide copies of all applicable permits from other jurisdictional agencies as applicable prior to commencing construction.

SECTION 4 – CONFLICTS

- 4.01 In the event of any conflict between the provisions of this resolution and any other resolution, in whole or in part, the provisions of this resolution will prevail to the extent of the conflict.

SECTION 5 – SEVERABILITY

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

SECTION 6 – EFFECTIVE DATE

6.01 This resolution takes effect immediately.

ADOPTED by the City Commission of the City of North Port, Florida, in public session on November 18, 2025.

CITY OF NORTH PORT, FLORIDA

PHIL STOKES
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL FUINO, B.C.S.
CITY ATTORNEY



CONSTRUCTION PLANS FOR

(F.K.A. OASIS AT WELLEN PARK PHASE 3)

FDOT DRIVEWAY ACCESS #: 2025-A-194-00013

FDOT DRAINAGE PERMIT #: 2025-D-194-00014

A PORTION OF N-2 NEIGHBORHOOD 2 OF THE VILLAGE "B" VDPP OF
WEST VILLAGES LOCATED IN SECTION 33, TOWNSHIP 39 SOUTH,
RANGE 20 EAST, CITY OF NORTH PORT, FLORIDA

A DEVELOPMENT BY

THOMAS RANCH LAND PARTNERS
VILLAGE I, LLLP

19503 S WEST VILLAGES PARKWAY, SUITE 14
VENICE, FLORIDA 34293



DATE: 2025.03
PROJECT NUMBER: 215618764

PROJECT DATA

WATER: POTABLE WATER SERVICE WILL BE PROVIDED BY CITY OF NORTH PORT UTILITIES.
SEWER: WASTEWATER COLLECTION WILL BE PROVIDED BY CITY OF NORTH PORT UTILITIES.
DEP WATER AND WASTEWATER PERMITS ARE REQUIRED.

MADERA TOWNHOMES PARKING CALCULATION TABLE

CODE REFERENCE	PARKING REQUIRED	PROPOSED PARKING
2 SPACES PER TOWNHOME UNIT	64	48 (DRIVEWAY) 48 (GARAGE)
1 GUEST SPACE PER 2 TOWNHOME UNITS	16	0
ON STREET PARKING	0	11
* REQUIRED PARKING BASED ON 32 PROPOSED TOWNHOME UNITS		
TOTAL	80	107

NOTES

1. THE PROJECT AREA IS 6.91 ACRES. THIS PROJECT IS A PART OF PARCEL ID. #0785001000 IN THE CITY OF NORTH PORT, FLORIDA.
2. SINCE THE PROJECT IS LOCATED WITHIN THE MYAKKA RIVER WATERSHED, 100% OF THE REQUIRED SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFMD) STORMWATER TREATMENT VOLUME IS PROVIDED.
3. BOUNDARY DATA SHOWN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
4. THE SWFMD PROJECT AREA IS 6.91 ACRES.
5. THE DEVELOPMENT SHALL BE LANDSCAPED IN ACCORDANCE WITH CHAPTER 21 OF THE UNIFIED LAND DEVELOPMENT CODE OF NORTH PORT. SEE LANDSCAPE PLANS FOR DETAILS AND SPECIFICATIONS.
6. THE SITE IS PRESENTLY UNDEVELOPED.
7. THERE ARE NO EXISTING RIGHTS-OF-WAYS, STREETS, BUILDINGS AND/OR HISTORIC SITES ON THIS SITE.
8. ALL PROPOSED STREETS SHALL BE CONSTRUCTED TO CITY OF NORTH PORT TRAFFIC & STORMWATER STANDARDS, LATEST EDITION, THE PROPOSED DRIVE AISLES AND INTERIOR STORMS AND SHALL BE PRIVATELY OWNED AND MAINTAINED AS INDICATED ON THE PLANS.
9. ALL ONSITE WATER AND SEWER WILL BE PROVIDED AND MAINTAINED BY CITY OF NORTH PORT UTILITIES. THE BUILDINGS WILL BE SPRINKLER FOR FIRE PROTECTION. A MINIMUM 1000 GPM FIRE FLOW WILL BE PROVIDED AT ALL HYDRANTS.
10. THE IRRIGATION SYSTEM SHALL BE PRIVATELY OWNED AND MAINTAINED. THE IRRIGATION SOURCE WILL BE PROVIDED BY WEST VILLAGES IMPROVEMENT DISTRICT. NON-POTABLE WATER LINES SHALL BE PURPLE IN COLOR.
11. ALL WATER, SANITARY SEWER AND IRRIGATION CONSTRUCTION SHALL MEET OR EXCEED CITY OF NORTH PORT UTILITY STANDARDS. CITY OF NORTH PORT STANDARDS ARE THE MINIMUM ALLOWABLE. WATER, IRRIGATION AND/OR WASTEWATER CONSTRUCTION STANDARDS, WHERE ANY NOTE OR DETAIL ON THESE PLANS CONFLICT WITH CITY OF NORTH PORT UTILITY STANDARDS THE MORE STRINGENT INTERPRETATION, AS DETERMINED BY THE CITY INFRASTRUCTURE INSPECTOR, SHALL BE APPLIED.
12. DEVELOPMENT CONSTRUCTION SHALL COMMENCE IN JUNE 2025 AND IS TO CONTINUE THROUGH JUNE 2026.
13. ALL TOPOGRAPHY IS COMPLETED FROM LIDAR INFORMATION AND FIELD INFORMATION COLLECTED BY STATISTIC. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAD) 1988. THE CONVERSION FACTOR TO NAD 1929 IS +1.11 FEET.
14. NOTIFY "SUNSHINE 811", CITY OF NORTH PORT PUBLIC WORKS, FLORIDA POWER & LIGHT, COMCAST, TELECOM AND ANY OTHER UTILITIES (GAS COMPANIES, CABLE TV, ETC.) PRIOR TO CONSTRUCTION OPERATION AND PRIOR TO ANY CONNECTION TO EXISTING UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE.
15. ALL COMMON IMPROVEMENTS AND OPEN SPACE WILL BE PRIVATELY MAINTAINED.
16. THE STORMWATER MANAGEMENT SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH CITY OF NORTH PORT REQUIREMENTS, 62-25 F.A.C. REQUIREMENTS AND 400-4 F.A.C. REQUIREMENTS. THE STORMWATER MANAGEMENT SYSTEM WILL BE MAINTAINED BY THE WEST VILLAGES IMPROVEMENT DISTRICT.
17. ALL REQUIRED SITE IMPROVEMENTS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF NORTH PORT UNIFIED LAND DEVELOPMENT CODE.
18. THERE ARE NO KNOWN EXISTING COVENANTS OR DEED RESTRICTIONS WHICH WOULD AFFECT THE PROPOSED DEVELOPMENT.
19. THERE ARE NO PUBLIC USE AREAS REQUIRED OR PROPOSED FOR THIS SITE.
20. THIS PROJECT HAS BEEN DESIGNED TO PROVIDE REASONABLE ASSURANCE THAT ALL APPLICABLE PERMITS CAN BE OBTAINED.
21. THERE ARE NO KNOWN WELLS ON THE SITE. IF ANY WELLS ENCOUNTERED ON THE SITE NOT NOTED ON PLANS, CONTRACTOR TO NOTIFY ENGINEER OF RECORD FOR DIRECTION. IF DETERMINED THAT WELLS SHOULD BE ABANDONED THEY SHALL BE PLUGGED WITH NEAT CEMENT FROM BOTTOM TO TOP BY A FLORIDA LICENSED WELL DRILLER PRIOR TO DEVELOPMENT OR EXCAVATION.
22. SOLID WASTE SERVICE WILL BE BY ROLL OUT DUMPSTER SERVICE PROVIDED BY THE CITY OF NORTH PORT. SEE THE SITE PLAN FOR ROLL OUT DUMPSTER STAGING AREAS.
23. LIGHTING IS REQUIRED FOR THIS PROJECT. ALL LIGHT FIXTURES ON POLES, WALLS, CANOPIES, AND OTHERWISE OUTDOORS WILL HAVE FULL HORIZONTAL CUT-OFF OPTICS.
24. FINISHED FLOOR ELEVATIONS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 18-10.B. OF THE CITY OF NORTH PORT UNIFIED LAND DEVELOPMENT CODE.
25. ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND FDOT DESIGN STANDARDS, TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE CITY OF NORTH PORT PUBLIC WORKS DEPARTMENT WITHIN PUBLICLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
26. POOL BACKWASH/WASTEWATER WILL DISCHARGE TO SANITARY SYSTEM.
27. A CITY OF NORTH PORT UTILITIES CONSTRUCTION PERMIT IS REQUIRED.
28. A FDEP WATER CONSTRUCTION AND WASTEWATER CONSTRUCTION PERMIT IS REQUIRED.
29. A FDOT DRAINAGE CONNECTION, DRAINAGE CONNECTION, AND UTILITY PERMIT WILL BE REQUIRED.
30. THE PROPER BACKFLOW PREVENTION DEVICE MUST BE INSTALLED AND CERTIFIED ON THE CENTRAL WATER CONNECTION.
31. A CITY OF NORTH PORT RIGHT-OF-USE PERMIT IS REQUIRED FOR UTILITY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY.
32. CITY OF NORTH PORT UTILITIES OPERATIONS PERSONNEL AND THE CITY OF NORTH PORT UTILITY INSPECTOR SHALL BE NOTIFIED 48 HOURS (2 BUSINESS DAYS) PRIOR TO SANITARY SEWER CONNECTION.
33. A TREE REMOVAL AND CLEARING PERMIT WILL BE REQUIRED.
34. THERE ARE NO KNOWN STIPULATIONS PLACED ON THIS SITE BY THE CITY COMMISSION.
35. ALL DISTURBED AREAS IN THE FDOT RIGHT-OF-WAY WILL BE SOODED

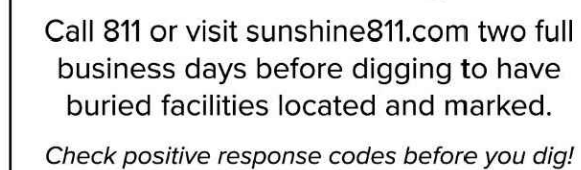
LOCAL UTILITY PROVIDERS

2602 CONSTITUTION BLVD.
SARASOTA, FLORIDA 34231
Tel. 941-926-9397
www.peoplesgas.com

INDEX TO SHEETS

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REVISIONS



PROJECT MANAGER CHRISTOPHER D. JORDAN, P.E. FLORIDA LIC. NO. 58651	PROJECT ENGINEER DANA DRISCOLL, E.I.	PROJECT SURVEYOR JOE KELLY, P.L.S.
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CHRISTOPHER D. JORDAN,
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RESERVED FOR STATUS AND DATE STAMPS

INDEX NUMBER
215612617-16C-001CV

Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota FL 34240-8414
Tel: (941) 907-6900
www.stantec.com

Consultant

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Client/Project
THOMAS RANCH RANCH LAND
PARTNERS VILLAGE I, LLLP

MADDERA AT WELLEN PARK

NORTH PORT, FLORIDA

Project No.: 215618764

File Name: 215612617-16C-002F

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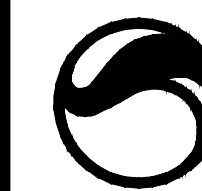
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Title
AERIAL SITE PLAN

Revision:

Drawing No.

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Client/Project
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PARTNERS VILLAGE I, LLLP

MADERA AT WELLEN PARK

NORTH PORT, FLORIDA

Project No.: 215618764

File Name: 215612617-16C-003E

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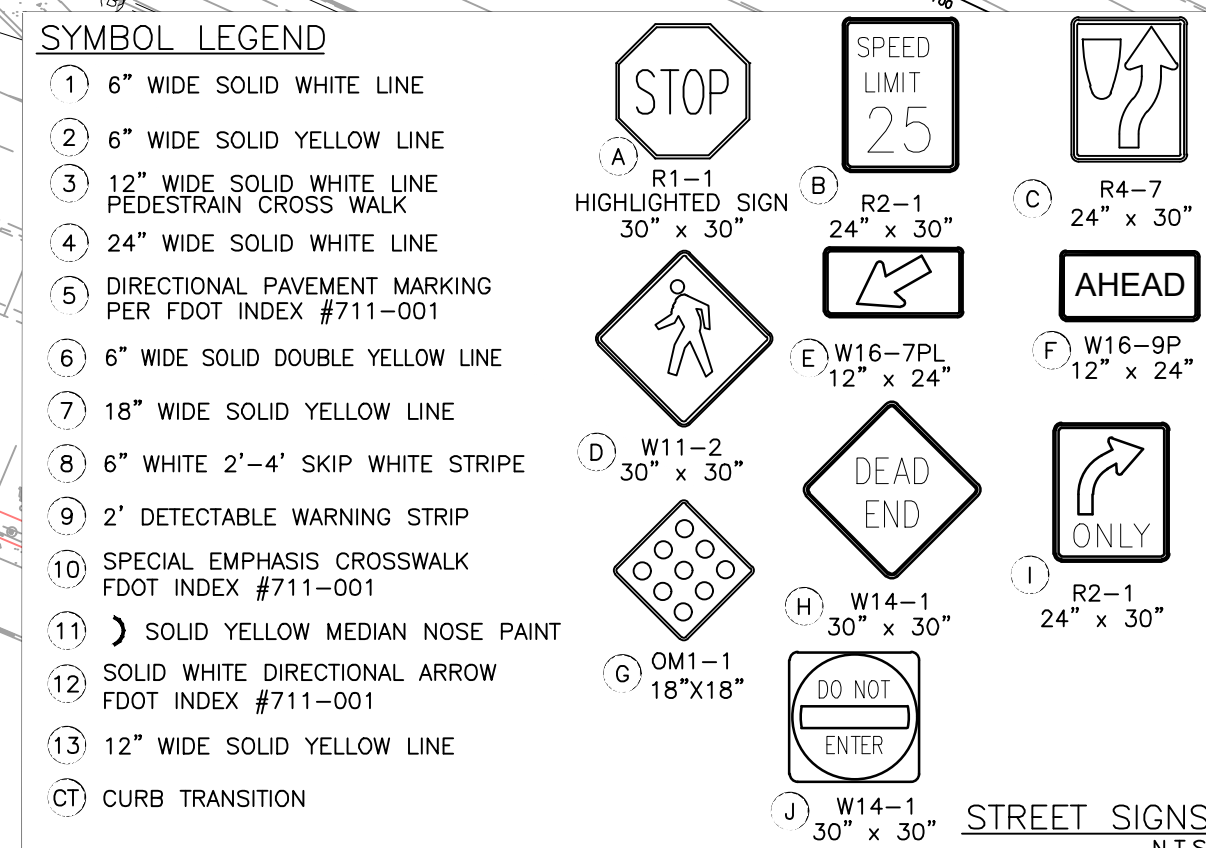
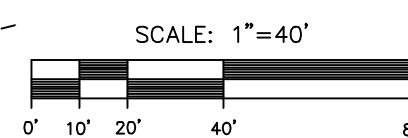
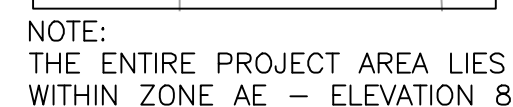
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Title
EXISTING
CONDITIONS

Revision: _____
Drawing No _____

03

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1. SIGNAGE AND STRIPING SHALL CONFORM WITH MUTCD AND FDOT STANDARD INDEX DRAWINGS FOR MINIMUM HEIGHT FROM EDGE OF TRAVEL LANE TO BOTTOM OF LOWEST SIGN SHALL BE 7 FEET.
2. ALL STOP SIGNS SHALL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING (OR AN EQUIVALENT). ALL OTHER TRAFFIC/STREET SIGNS SHALL BE MANUFACTURED USING (MINIMUM) HIGH INTENSITY REFLECTIVE SHEETING-- TRAFFIC SIGN POSTS AND STREET NAME SIGNS SHALL BE 2' X 2' SQUARE BREAK-AWAY 14 GAUGE GALVANIZED STEEL WITH PUNCHED HOLES IN ACCORDANCE WITH APPENDIX C OF THE TCPO VADSP-35 SYSTEM (OR AN EQUIVALENT) SHALL BE EMPLOYED WHERE SIGN POSTS ARE INSTALLED IN PAVED AREAS.
3. ALL PAVEMENT MARKINGS, EXCEPT FOR PARKING STALLS, SHALL BE ALKYD THERMOPLASTIC 100 MILS IN THICKNESS AND A MAXIMUM THICKNESS 0.15 INCH OR 150 MILS WHEN MEASURED ABOVE THE PAVEMENT SURFACE. IN ADDITION, ALL CHEVRONS, DIAGONAL AND TRANSVERSE LINES, SYMBOLS, AND LETTERS, SHALL BE 4 INCHES WIDE AND 4 INCHES HIGH. LETTERS SHALL BE 4 INCH OR 30 MILS TO 1.1 INCH OR 121 MILS WHEN MEASURED ABOVE THE PAVEMENT SURFACE IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTION 711 AND SARASOTA COUNTY SUPPLEMENTAL SPECIFICATION SS 711. (ARTICLE 13, SECTION 124--255.B.2 OF THE UDC).
4. ALL MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE FDOT STANDARD PLANS INDEX SERIES 102. THE CONTRACTOR SHALL SUBMIT A ROAD AND AN CLOSURE REQUEST AND A TTCPO SARASOTA COUNTY TRAFFIC ENGINEERING FOR REVIEW AND APPROVAL AT LEAST 21 DAYS PRIOR TO THE REQUESTED CLOSURE DATE. PLEASE FIND THE FORM HERE: <https://www.scgov.net/government/public-works/traffic-engineering-operations-6092>