



City of North Port

RESOLUTION NO. 2025-R-30

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA; A REPLAT OF LOTS 234 AND 235 TO RELOCATE EASEMENTS, CONSISTING OF 0.4124 ACRES FOR THE WELLEN PARK GOLF & COUNTRY CLUB, PHASE 2-R LOCATED TO THE EAST OF TULUM LOOP AND TO THE WEST OF SANDPEARL ROAD; PROVIDING FOR FINDINGS; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on December 9, 2024, Darin McMurray; Lennar Homes, LLC, (the "Applicant") submitted an application to the City of North Port, Florida (the "City") for approval of a Subdivision Replat (the "Replat") for Wellen Park Golf & Country Club, Phase 2-R (the "Property"); and

WHEREAS, the Property's use(s) for Single-family Residential homes are permitted uses for the Property's Future Land Use Designation of Village and the Property's Zoning District of Village; and

WHEREAS, the City's review has determined the Replat is in compliance with Chapter 177 of the Florida Statutes; and

WHEREAS, the Replat as submitted is consistent with the North Port Comprehensive Plan, Unified Land Development Code ("ULDC") and Subdivision Concept Plan SCP-23-026; and

WHEREAS, the City Commission of the City of North Port, Florida finds that approval of the Replat does not violate the general intent and purpose of the ULDC 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 by reference.
- 1.02 The Replat is consistent with the approved Subdivision Concept Plan SCP-23-026.

- 1.03 The Replat complies with the requirements of Chapter 177 of the Florida Statutes.

SECTION 2 – FINAL PLAT APPROVAL

- 2.01 The City Commission approves the *Replat for the Wellen Park Golf & Country Club, Phase 2-R Subdivision*, attached as “Exhibit A”, and legally described as:

DESCRIPTION:

Lots 234 and 235, WELLEN PARK GOLF & COUNTRY CLUB PHASE 2, as recorded in Plat Book 57, Page 467, of the Public Records of Sarasota County, Florida; described as follows:

Commence at the Northwest Corner of Tract 611, WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1C, Plat Book 56, Page 512, of the Public Records of Sarasota County, Florida; thence along the boundary line of said Tract 611, S.17°15'33"E., a distance of 83.26 feet to the boundary line of Tract 505, WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A, Plat Book 56, Page 75, of the Public Records of Sarasota County, Florida; thence along said boundary line of Tract 505, the following five (5) courses: (1) S.06°25'42"E., a distance of 38.90 feet to a point on a curve to the right having: a radius of 685.00 feet, a central angle of 19°19'59", a chord bearing of S.86°45'42"E., and a chord length of 230.04 feet; (2) thence along the arc of said curve, an arc length of 231.14 feet; (3) thence S.77°05'43"E., a distance of 104.69 feet to a point on a curve to the right having: a radius of 630.00 feet, a central angle of 63°19'13", a chord bearing of S.45°26'06"E., and a chord length of 661.35 feet; (4) thence along the arc of said curve, an arc length of 696.24 feet; (5) thence S.13°46'29"E., a distance of 59.28 feet to the Southeast corner of Lot 236, WELLEN PARK GOLF & COUNTRY CLUB PHASE 2, recorded in Plat Book 57, Page 467, Public Records of Sarasota County, Florida, for the POINT OF BEGINNING; thence continue along said boundary line of Tract 505 for the following two (2) courses: (1) S.13°46'29"E., a distance of 93.19 feet, to a point on a curve to the left having: a radius of 110.00 feet, a central angle of 12°52'21", a chord bearing of S.20°12'39"E., and a chord length of 24.66 feet; (2) thence along the arc of said curve, an arc length of 24.71 feet to the Northeast corner of Lot 233, of said plat of WELLEN PARK GOLF & COUNTRY CLUB PHASE 2; thence S.63°21'10"W., along the northerly line of said Lot 233, a distance of 135.00 feet to the Northwest corner of said Lot 233, same being a point on a curve to the right having: a radius of 245.00 feet, a central angle of 12°52'21", a chord bearing of N.20°12'39"W., and a chord length of 54.93 feet; thence along the arc of said curve, same being the easterly line of Tract 103, of said plat of WELLEN PARK GOLF & COUNTRY CLUB PHASE 2, an arc length of 55.04 feet; thence continue along said easterly line of said Tract 103, N.13°46'29"W., a distance of 93.19 feet to the Southwest corner of said Lot 236; thence N.76°13'31"E., along the southerly line of said Lot 236, a distance of 135.00 feet to the POINT OF BEGINNING.

All being in Section 8, Township 40 South, Range 20 East, City of North Port, Sarasota County, Florida.

Parcel contains 17964 square feet, or 0.4124 acres, more or less.

2.02 All identified exhibits are incorporated in this resolution by reference.

SECTION 3 – RECORDING

3.01 Pursuant to ULDC Section 2.2.9.D., the applicant must record the Replat and associated covenants and deed restrictions in the Public Records of Sarasota County and provide the City with the Official Record Book and Page and/or Plat Book and Page(s) information of the recorded documents and plat.

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.

(This space intentionally left blank; signature page follow)

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

CITY OF NORTH PORT, FLORIDA

PHIL STOKES
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL GOLEN, CPM
INTERIM CITY ATTORNEY

WELLEN PARK GOLF & COUNTRY CLUB, PHASE 2-R
A REPLAT OF LOTS 234 AND 235, WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 2, RECORDED IN PLAT BOOK 57, PAGE 467, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SECTION 8, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK ____ PAGE____
SHEET 1 OF 2

"NOTICE: This Plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the Plat. There may be additional restrictions that are not recorded on this Plat that may be found in the public records of Sarasota County, Florida.

TRACT DESIGNATIONS

- 1) The Declaration of Covenants, Conditions, Easements and Restrictions for Wellen Park Golf and Country Club, (The Declaration) is recorded with this plat in the Official Records as Instrument Number _____, Public Records of Sarasota County, Florida.
- 2) Owner retains and reserves ownership of all Property, Easements, and Interests set forth on this plat that have not otherwise been conveyed and/or dedicated to another party.
- 3) The site lies within the boundaries of Flood Zone "AE", base flood zone elevation =12.4 feet NAVD88, and Flood Zone "X" base flood elevation "Not Determined", per Flood Insurance Rate Map Panel 12115C0364G. Index Map dated March 27, 2024.

EASEMENTS

RESERVATION OF EASEMENTS

There are hereby expressly reserved to LENNAR HOMES, LLC., A Florida Limited Liability Company (THE "OWNER"), its successor or assigns, easements of ten (10) feet in width along all front lot lines, five (5) feet in width along each rear lot line, and two and one half (2.5) feet along each side lot line, are hereby created and dedicated for the purpose of accommodating drainage, utilities, and irrigation in, over, under, and upon such encumbered real property. All platted utility easements are also created for the construction, installation, maintenance, and operation of electric, cable television, and related utility services. Where an area greater the one lot is used as a building site, the outside boundary of said site shall be to the lot line easements.

UTILITY EASEMENT

The Owner does hereby grant non-exclusive easements to the CITY OF NORTH PORT; Florida Power and Light Company; and other authorized utility companies for the installation and maintenance of underground power, gas, telephone, water, sewer, electric, cable television, and other utilities, lines, and facilities under each area depicted on this plat as a "Public Utility Easement". All utility easements shown hereon shall also be for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility, or with the facilities or other improvements constructed therein.

DRAINAGE

The undersigned, LENNAR HOMES, LLC., A Florida Limited Liability Company, as the fee simple owner, dedicates and conveys all drainage easements shown on this plat to the West Villages Improvement District for access and drainage purposes and other purposes incidental thereto.

STREET TREES & LANDSCAPE

The undersigned, LENNAR HOMES, LLC., A Florida Limited Liability Company, as the fee simple owner, hereby grants non-exclusive street tree and landscape easements to Wellen Park Golf and Country Club Master Homeowners' Association, Inc., and to the City of North Port, Florida ("City"), over and across the areas fifteen feet (15') in width along the exterior boundaries of Tract 103. Tree maintenance and pruning shall be the responsibility of the property owner. It is acknowledged that the City has no maintenance obligations associated with these easements.

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I, Karen E. Rushing, County Clerk of Sarasota County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book____, Page____, Public Records of Sarasota County, Florida, this _____ day of _____, A.D., 2025.

Karen E. Rushing,
Clerk of the Circuit Court
Sarasota County, Florida

By: _____
Deputy Clerk

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

It is hereby certified that this plat has been reviewed for conformity with the current subdivision ordinance of the City of North Port, Sarasota County, Florida.

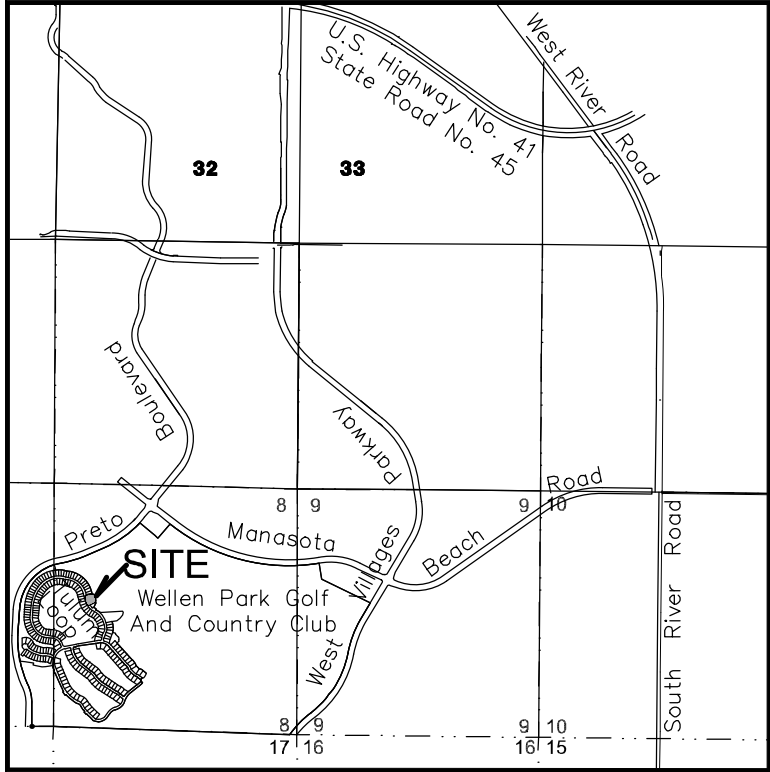
BY: _____
City Engineer Date

CERTIFICATE OF APPROVAL OF CITY SURVEYOR & MAPPER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I hereby certify that this plat has been reviewed for conformity with the requirements of Chapter 177, Part One, of the Florida Statutes.

City Surveyor & Mapper Date
Steven M. Watts, Professional Surveyor and Mapper
Florida Registration No. 4588



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL OF NORTH PORT CITY COMMISSION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

It is hereby certified that this plat has been officially approved for recording by the North Port City Commission, County of Sarasota, Florida, This _____ day of _____, A.D. 2025.

APPROVED BY: _____
Mayor, North Port City Commission

ATTEST: _____
City Clerk

CERTIFICATE OF APPROVAL OF THE CITY OF NORTH PORT PLANNING AND ZONING ADVISORY BOARD

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I the undersigned, hereby certify that this plat has been officially approved for recording, this _____ day of _____, A.D. 2025.

BY: _____
Chairperson

CERTIFICATE OF APPROVAL OF NORTH PORT CITY ATTORNEY

I the undersigned, hereby certify that I have examined and approved this plat for recording, this _____ day of _____, A.D. 2025.

BY: _____
City Attorney

CERTIFICATE OF SURVEYOR

I, the undersigned Florida Professional Land Surveyor, hereby certify that this plat is a true and correct representation of the lands surveyed, was made under my responsible direction and supervision, that the survey data complies with all the requirements of Chapter 177, Part One, Florida Statutes and the City of North Port Unified Land Development Code, as amended and that the Permanent Reference Monuments (PRM's), were installed on _____. The permanent Control Points (PCP's), Bench Marks (BM's) and lot boundary corners installation date will be certified by a recorded affidavit.

Date
Collin B. Naaman, Professional Surveyor and Mapper
Florida Certificate No. 7527
Britt Surveying
Certificate of Authorization No. L.B. 8601
680 US 41 Bypass N., Suite #1
Venice Florida 34285

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

1. LENNAR HOMES, LLC., A FLORIDA LIMITED LIABILITY COMPANY, ("Owner") licensed to do business in the State of Florida, certifies ownership of the property described hereon and has caused this plat entitled "WELLEN PARK GOLF & COUNTRY CLUB, PHASE 2", to be made and does hereby dedicate the following:

To the CITY OF NORTH PORT, its successors and/or assigns:

(A) All public utility and access easements along adjacent to Tract 103 without responsibility for maintenance.

(B) All Street Tree and Landscape easements as shown on this plat without responsibility for maintenance.

2. To the WEST VILLAGES IMPROVEMENT DISTRICT ("WVID"), its successors and/or assigns.

(A) The undersigned, LENNAR HOMES, LLC., A FLORIDA LIMITED LIABILITY COMPANY, dedicates and conveys to the West Villages Improvement District all Drainage Easements shown hereon for access, stormwater management and other lawful purposes.

3. To the WELLEN PARK GOLF AND COUNTRY CLUB MASTER HOMEOWNERS' ASSOCIATION, INC., A Florida not for profit corporation, its successors and/or assigns:

(A) All Street Tree and Landscape easements as shown on this plat.

4. LENNAR HOMES, LLC., a Florida limited liability company will reserve:

(A) All residential lots.

OWNERS ACCEPTANCE BLOCK

LENNAR HOMES, LLC.,
A FLORIDA LIMITED LIABILITY COMPANY,

WITNESS: _____

Print Name: _____

WITNESS: _____

BY: _____

Print Name: _____

STATE OF FLORIDA)
COUNTY OF LEE) SS

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2025, by _____, as _____ of LENNAR HOMES, LLC., a Florida limited liability company who ☐ is personally known by me or ☐ has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Print Name of Notary Public
I am a Notary Public of the State of Florida,
and my commission expires on _____.

Signature of Notary Public

WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE

The WEST VILLAGES IMPROVEMENT DISTRICT (WVID) hereby accepts the dedication of the Drainage, Easements, as shown on this Plat.

William Crosley, Assistant Secretary

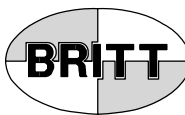
John Luczynski, Chairman

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by John Luczynski, as Chairman of the West Villages Improvement District, for and on behalf of the West Villages Improvement District.

Type of Identification Produced _____

Notary Public



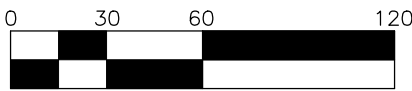
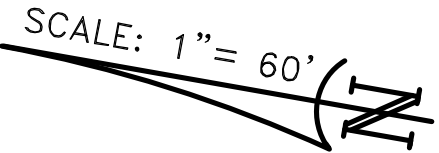
BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 8601
680 US 41 Bypass N., Suite #1 VENICE, FLORIDA, 34285
Telephone: (941) 493-1396
Email: bsi@brittsurveying.com

WELLEN PARK GOLF & COUNTRY CLUB, PHASE 2-R

A REPLAT OF LOTS 234 AND 235, WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 2, RECORDED IN PLAT BOOK 57, PAGE 467, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SECTION 8, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET 2 OF 2



CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	685.00'	19°19'59"	S.86°45'42"E.	230.04'	231.14'
C2	630.00'	63°19'13"	S.45°26'06"E.	661.35'	696.24'
C3	110.00'	12°52'21"	S.20°12'39"E.	24.66'	24.71'
C4	245.00'	12°52'21"	N.20°12'39"W.	54.93'	55.04'

LEGEND:

- S.F. Square Feet
- (R) Radial Line
- Bench Mark
- Permanent Reference Monument, 5/8" Iron Rod with Stainless Steel Cap, Stamped PRM LB 8601 Found or Set. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 8601 Found or Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet

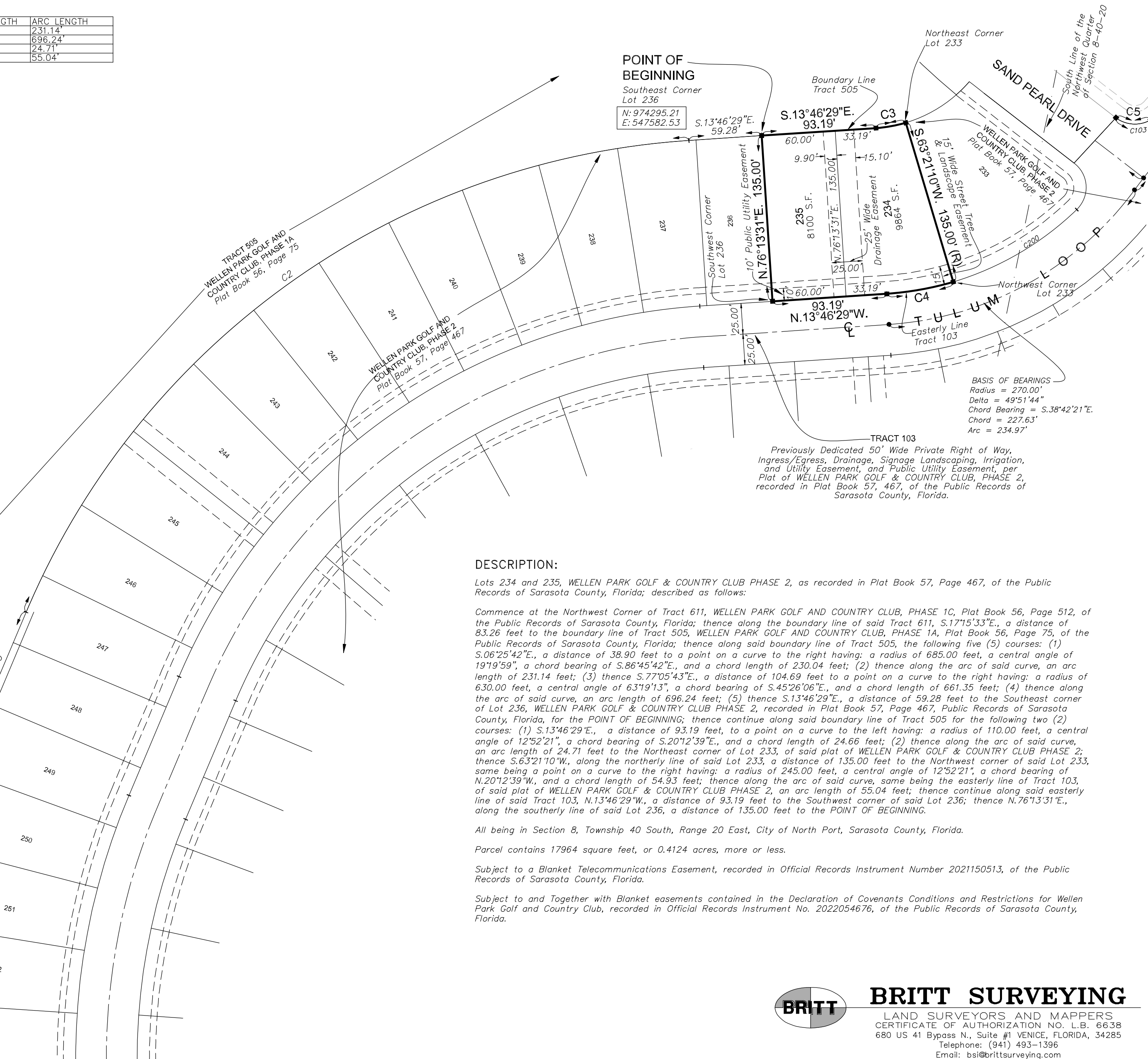
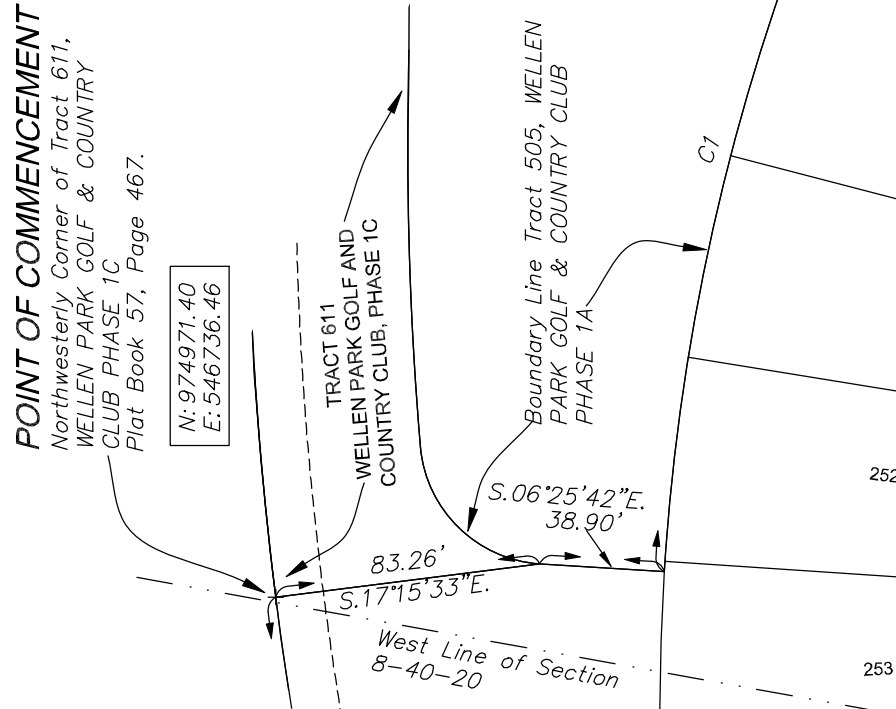
N: 974971.40
E: 546736.46
Denotes State Plane Coordinate.
Florida West Zone, NAD83 (2011).
U.S. Survey feet.

NOTES:

- Bearings shown hereon refer to an assumed meridian, record plat bearing for the centerline of Tulum Loop = S.38°42'21"E.
- The lands shown hereon are situated in Flood Zone "X" & "AE" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community—Panel Number 12115C0364G. Index Map dated March 27, 2024. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.

POINT OF COMMENCEMENT
Northwestern Corner of Tract 611,
WELLEN PARK GOLF & COUNTRY
CLUB PHASE 1C,
Plat Book 57, Page 467.

N: 974971.40
E: 546736.46



POINT OF BEGINNING
Southeast Corner
Lot 236

N: 974295.21
E: 547582.53

BASIS OF BEARINGS
Radius = 270.00'
Delta = 49°51'44"
Chord Bearing = S.38°42'21"E
Chord = 227.63'
Arc = 234.97'

Previously Dedicated 50' Wide Private Right of Way,
Ingress/Egress, Drainage, Signage Landscaping, Irrigation,
and Utility Easement, and Public Utility Easement, per
Plat of WELLEN PARK GOLF & COUNTRY CLUB, PHASE 2,
recorded in Plat Book 57, 467, of the Public Records of
Sarasota County, Florida.

DESCRIPTION:

Lots 234 and 235, WELLEN PARK GOLF & COUNTRY CLUB PHASE 2, as recorded in Plat Book 57, Page 467, of the Public Records of Sarasota County, Florida; described as follows:

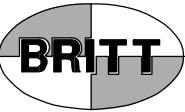
Commence at the Northwest Corner of Tract 611, WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1C, Plat Book 56, Page 512, of the Public Records of Sarasota County, Florida; thence along the boundary line of said Tract 611, S.17°15'33"E., a distance of 83.26 feet to the boundary line of Tract 505, WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A, Plat Book 56, Page 75, of the Public Records of Sarasota County, Florida; thence along said boundary line of Tract 505, the following five (5) courses: (1) S.06°25'42"E., a distance of 38.90 feet to a point on a curve to the right having: a radius of 685.00 feet, a central angle of 19°19'59", a chord bearing of S.86°45'42"E., and a chord length of 230.04 feet; (2) thence along the arc of said curve, an arc length of 231.14 feet; (3) thence S.77°05'43"E., a distance of 104.69 feet to a point on a curve to the right having: a radius of 630.00 feet, a central angle of 63°19'13", a chord bearing of S.45°26'06"E., and a chord length of 661.35 feet; (4) thence along the arc of said curve, an arc length of 696.24 feet; (5) thence S.13°46'29"E., a distance of 59.28 feet to the Southeast corner of Lot 236, WELLEN PARK GOLF & COUNTRY CLUB PHASE 2, recorded in Plat Book 57, Page 467, Public Records of Sarasota County, Florida, for the POINT OF BEGINNING; thence continue along said boundary line of Tract 505 for the following two (2) courses: (1) S.13°46'29"E., a distance of 93.19 feet, to a point on a curve to the left having: a radius of 110.00 feet, a central angle of 12°52'21", a chord bearing of S.20°12'39"E., and a chord length of 24.66 feet; (2) thence along the arc of said curve, an arc length of 24.71 feet to the Northeast corner of Lot 233, of said plat of WELLEN PARK GOLF & COUNTRY CLUB PHASE 2; thence S.63°21'10"W., along the northerly line of said Lot 233, a distance of 135.00 feet to the Northwest corner of said Lot 233, same being a point on a curve to the right having: a radius of 245.00 feet, a central angle of 12°52'21", a chord bearing of N.20°12'39"W., and a chord length of 54.93 feet; thence along the arc of said curve, same being the easterly line of Tract 103, of said plat of WELLEN PARK GOLF & COUNTRY CLUB PHASE 2, an arc length of 55.04 feet; thence continue along said easterly line of said Tract 103, N.13°46'29"W., a distance of 93.19 feet to the Southwest corner of said Lot 236; thence N.76°13'31"E., along the southerly line of said Lot 236, a distance of 135.00 feet to the POINT OF BEGINNING.

All being in Section 8, Township 40 South, Range 20 East, City of North Port, Sarasota County, Florida.

Parcel contains 17964 square feet, or 0.4124 acres, more or less.

Subject to a Blanket Telecommunications Easement, recorded in Official Records Instrument Number 2021150513, of the Public Records of Sarasota County, Florida.

Subject to and Together with Blanket easements contained in the Declaration of Covenants Conditions and Restrictions for Wellen Park Golf and Country Club, recorded in Official Records Instrument No. 2022054676, of the Public Records of Sarasota County, Florida.



BRITT SURVEYING

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
680 US 41 Bypass N., Suite #1 VENICE, FLORIDA, 34285
Telephone: (941) 493-1396
Email: bsi@brittsurveying.com