



STAFF REPORT

PSPP-25-01904

Madera at Wellen Park Preliminary Subdivision Plat
Resolution No. 2025-R-71

From: Sherry Willette-Grondin, Planner III

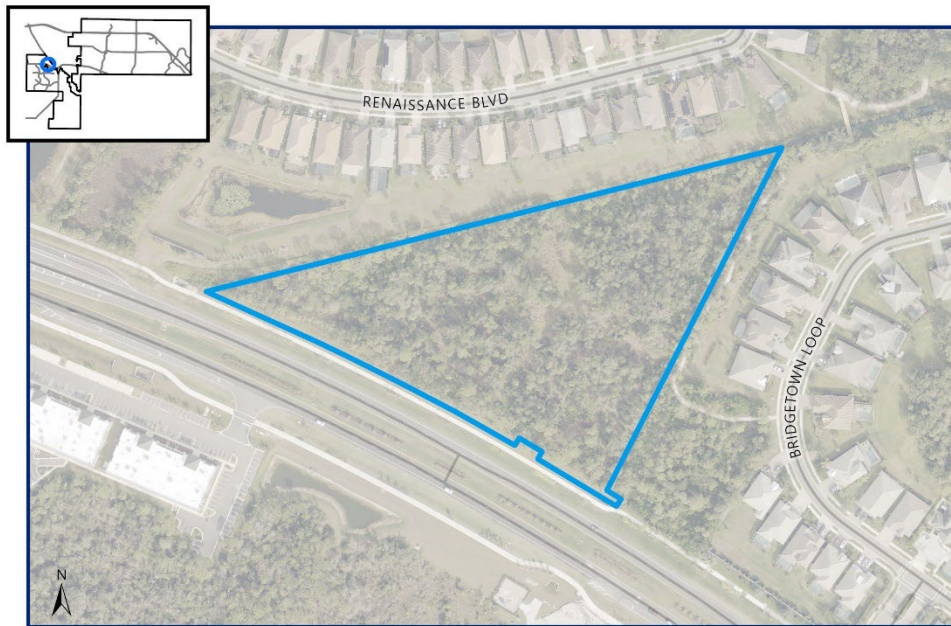
Thru: Lori Barnes, AICP, CPM, Deputy Development Services Director

Thru: Alaina Ray, AICP, Development Services Director

Thru: Jason Yarborough, ICMA-CM, Deputy City Manager

Thru: A. Jerome Fletcher II, ICMA-CM, MPA, City Manager

Date: November 6, 2025



PROJECT:	PSPP-25-01904; Preliminary Subdivision Plat of Madera at Wellen Park
REQUEST:	Consideration of Preliminary Subdivision Plat for Madera at Wellen Park
APPLICANT:	Christopher D. Jordan, PE, Stantec Consulting Services Inc. (Exhibit B, Affidavit)
OWNERS:	Thomas Ranch Land Partners Village I LLLP (Exhibit C, Warranty Deed)
LOCATION:	North of S Tamiami Trail and west of N River Road
PROPERTY SIZE:	± 8.6 acres
ZONING:	Village (V)

I. BACKGROUND & ANALYSIS

On April 21, 2025, the Planning & Zoning Division received a Preliminary Subdivision Plat petition from Christopher D. Jordan, PE, of Stantec Consulting Services Inc., for Madera at Wellen Park. The purpose of the petition is to create a 32-unit residential townhome subdivision with drainage and stormwater management facilities, landscaping, right-of-way, access points (ingress/egress), and utilities. The construction of the subdivision will include the 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.

The subject property is zoned Village (V) with a Future Land Use Designation of Village (V). The subject property is located within Village B in Neighborhood 2 (N2) within Wellen Park. With the addition of this project, 992 residential units will be permitted within Village B, which is under the total allowance of 1,200 residential units per the adopted West Villages Pattern Book. Inclusive of this project, the density for N2 will be under 4 dwelling units per acre, as required by the adopted Village B Pattern Plan. 60% of the project site is allocated as open space.

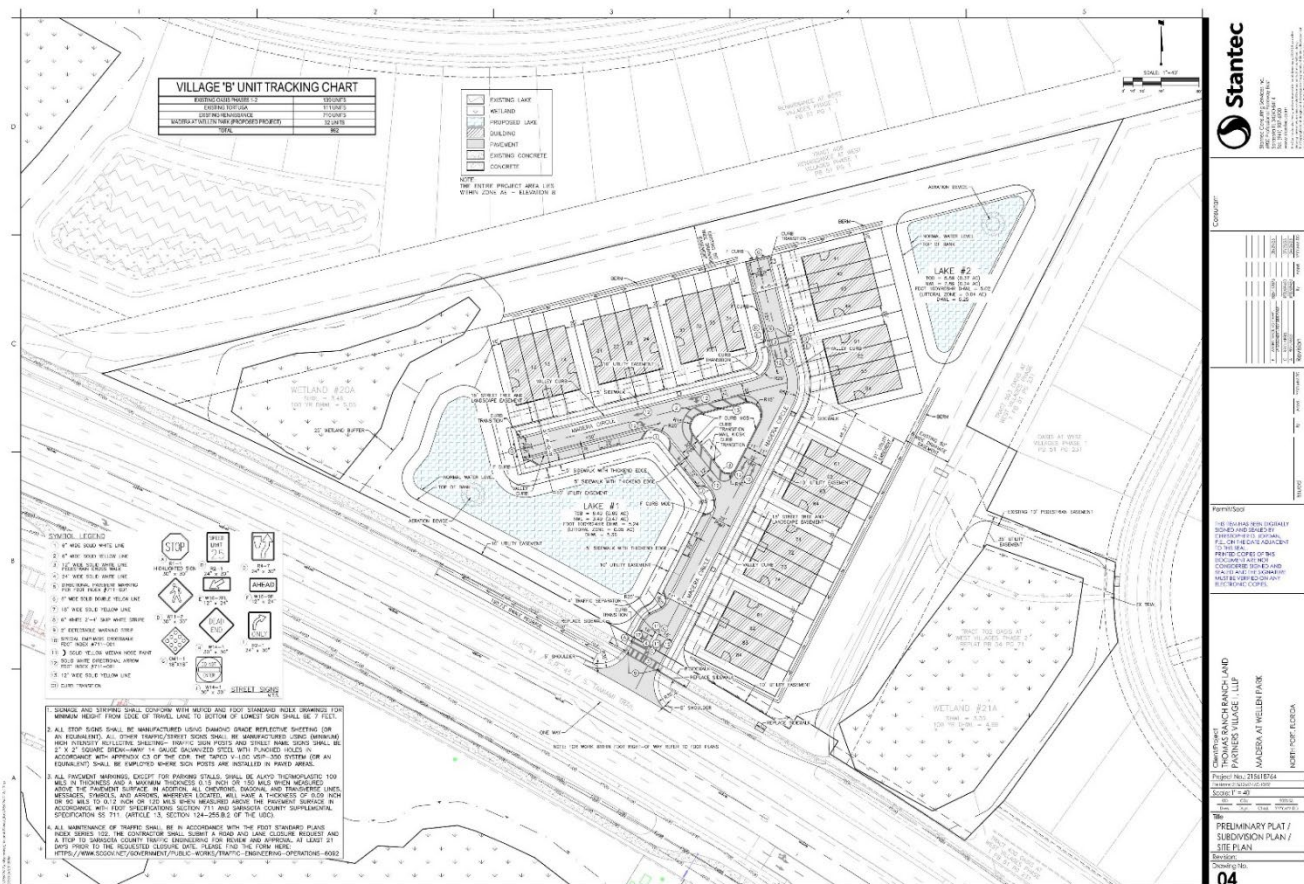


Figure 1. Proposed Preliminary Subdivision Plat, Madera at Wellen Park

Figure 3.3.A Proposed Village Neighborhood Plan

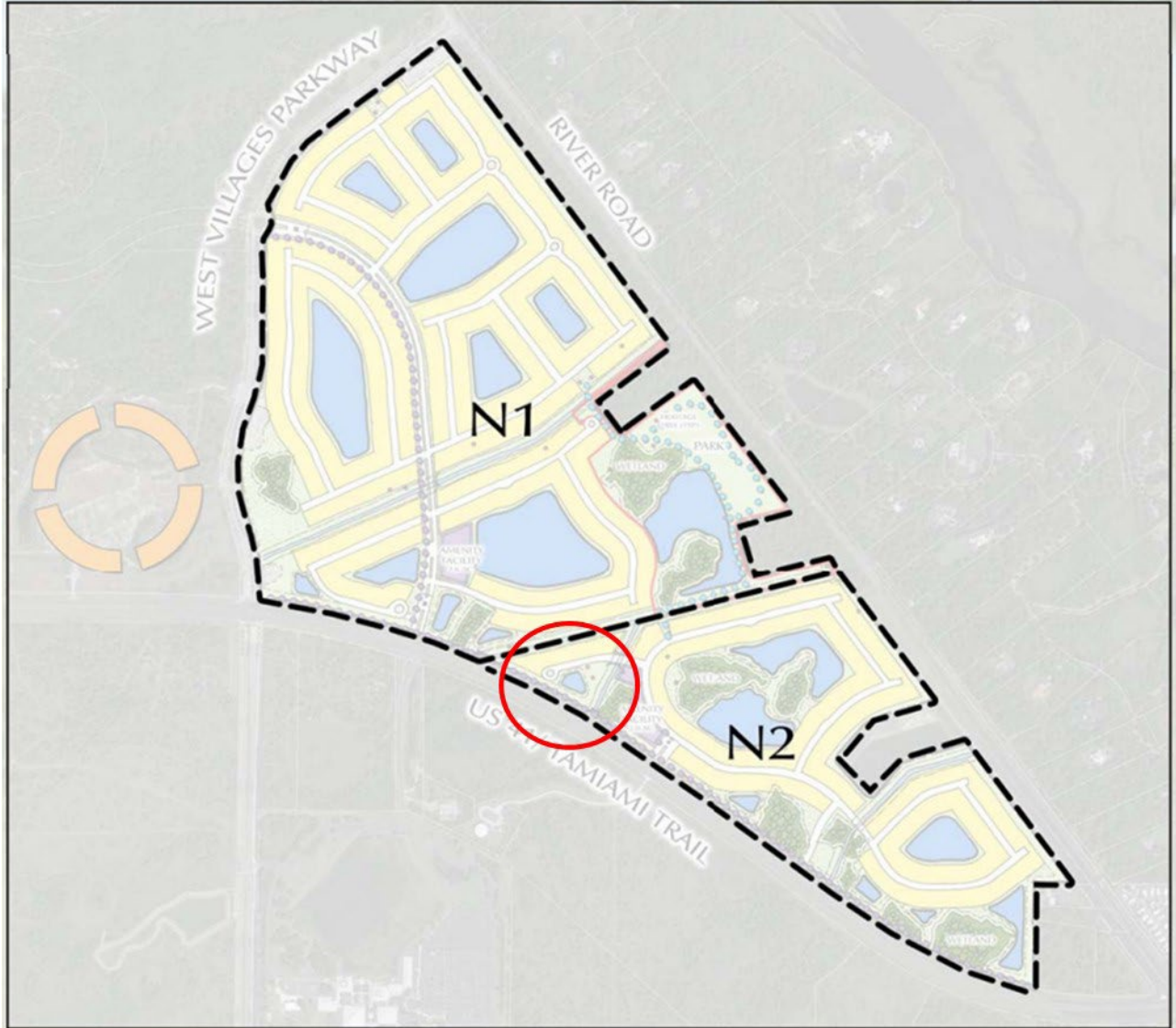


Figure 2. Neighborhood Plan from the adopted Village B VDPP

**FLORIDA STATUTES
CHAPTER 177**

F.S. 177.073(1)(e): "Preliminary plat" means a map or delineated representation of the subdivision of lands that is a complete and exact representation of the residential subdivision or planned community and contains any additional information needed to be in compliance with the requirements of this chapter.

Findings: The subject preliminary plat meets the definition of a "preliminary plat" and contains all required information for compliance with Chapter 177. Any forthcoming final plat will be required to be consistent with the approved preliminary plat.

Conclusion: PSPP-25-01904 was reviewed and found to be in conformance with Chapter 177, Florida Statutes.

**COMPLIANCE
WITH THE
COMPREHENSIVE
PLAN**

POLICY FLU 1.8.1. IMPLEMENTING UNIFIED LAND DEVELOPMENT CODE

The City shall enforce creative, innovative land development regulations which contain specific provisions to implement the adopted Comprehensive Plan. Improvements to the land development regulation process shall focus on efficiency and effectiveness through a streamlining of procedures. Land development regulations shall, at a minimum:

1. Regulate the subdivision of land.

Findings: The subject preliminary plat application was submitted in accordance with the procedures of the ULDC and meets all requirements of the ULDC, implementing the vision of the Comprehensive Plan as required by the above Policy.

Conclusion: PSPP-25-01904 is consistent with Policy FLU 1.8.1 of the Comprehensive Plan.

POLICY FLU 2.1.1. SITE AND SUBDIVISION DESIGN

The City shall require that site and subdivision designs are developed according to a process in which the design begins with consideration of connected, integrated open space, followed by definition of development areas and locations of streets and trails to minimize impacts to natural features and environmental systems, and concludes with the establishment of lots/lot lines.

Findings: The subject preliminary plat represents a subdivision that is designed in an orderly manner that proposes development areas including residential lots, and associated roadways, stormwater management ponds, and other elements outside of environmental

systems. No impacts are planned to on-site wetlands, which are proposed to be preserved with 25' wetland buffers.

Conclusion: PSPP-25-01904 is consistent with Policy FLU 2.1.1 of the Comprehensive Plan.

Transportation Element, Policy 5.5: The City shall continue to implement the land development regulations, implementing City standards which require developers to provide bicycle/pedestrian pathways, where appropriate, in new subdivision developments

Findings: There are 5' sidewalks on both sides of all internal roadways within the proposed subdivision. The internal sidewalk network connects to existing sidewalks along U.S. 41, ensuring a continuous bicycle/pedestrian system for future residents.

Conclusion: PSPP-25-01904 is consistent with Transportation Element, Policy 5.5 of the Comprehensive Plan.

Public School Facility Element, Objective 1.6: Implement Public School Concurrency

The City shall evaluate future land use changes, rezoning, and subdivision and site plan petitions for residential development to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

Findings: A School Concurrency Determination Letter of Receipt was submitted with the subject Preliminary Subdivision Plat application, consistent with the requirements of the ULDC and the processes of the Sarasota County School Board.

Conclusion: PSPP-25-01904 is consistent with Public School Facility Element, Objective 1.6 of the Comprehensive Plan.

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.

Findings: The proposed 32-unit townhome subdivision will increase housing options within the City, consistent with the above Objective.

Conclusion: PSPP-25-01904 is consistent with Housing Element, Objective 1 of the Comprehensive Plan.

COMPLIANCE WITH ULDC

Chapter 4 Article XII-Subdivision Standards

1. *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.*

Findings: The preliminary subdivision plat was reviewed for conformance with the ULDC.

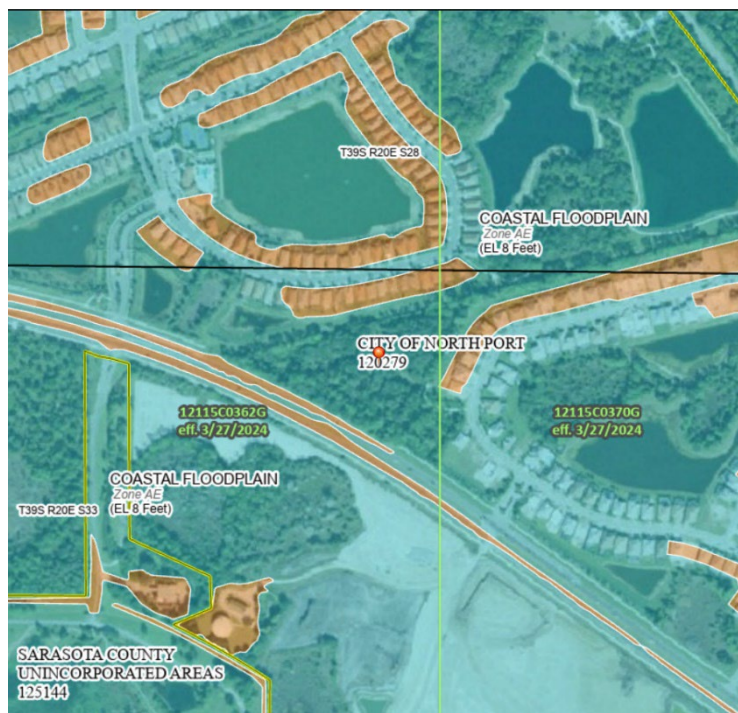
Conclusion: PSPP-25-01904 was reviewed and found to be in conformance with the required lot sizes, easements and the right-of-way dimensions set forth within the Unified Land Development Code.

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.



III. 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.

IV. LEGAL REVIEW

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

V. STAFF RECOMENDATION

Recommended Action:

Approve the preliminary plat as presented by the Applicant.

Commission Options:

Option 1: Approve the preliminary plat as presented by the Applicant.

Pros:

- The project is located within Wellen Park in Village B, an area planned for residential growth and supports the city's intent to provide a mix of housing options.
- Includes two new lakes designed to attenuate and treat runoff, ensuring compliance with water quality and flood control requirements.
- Provides 32 townhome units, diversifying housing stock and potentially supporting affordability goals

Cons:

- Additional residential units may contribute to increased traffic volumes along U.S. 41 and within the Wellen Park area, potentially requiring monitoring or future improvements.
- While mitigated through stormwater lakes, increased impervious surface could reduce pervious area and tree coverage.
- Construction in proximity to U.S. 41 may temporarily affect traffic flow and cause localized disturbance.

Option 2: Deny the preliminary plat as presented by the Applicant.

Pros:

- Denial would avoid adding new vehicle trips in the Wellen Park area and along U.S. 41.

- Retains existing pervious surface area and tree coverage.

Cons:

- Denial would limit the provision of 32 single-family attached homes, reducing diversity in the city's housing supply.
- Leaves the parcel undeveloped, potentially underutilizing land within a planned growth area, adjacent to available infrastructure.
- Creates a gap in the continuity of Wellen Park's build-out and may undermine long-range planning objectives.

VI. PUBLIC NOTICE AND HEARING SCHEDULE

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, 2024**. The petition was also advertised in a newspaper of general circulation within the City of North Port on **October 26, 2025**, in accordance with the provisions of Section 166.041, Florida Statutes and Section 7.06 of the Charter of the City of North Port, and Chapter 2, Article II, Section 2.2.2 of the City's Unified Land Development Code (ULDC) as amended (Exhibit E).

PUBLIC HEARING SCHEDULE	Planning & Zoning Advisory Board Public Hearing	November 6, 2025 9:00 AM or as soon thereafter
	City Commission Public Hearing	November 18, 2025 6:00 PM or as soon thereafter

VII. RECOMMENDED MOTIONS

PLANNING & ZONING ADVISORY BOARD—

Staff recommends **approval** of Petition No. PSPP-25-01904, Madera at Wellen Park Preliminary Subdivision Plat, as stated:

I move to recommend approval of Petition No. PSPP-25-01904 via Resolution No. 2025-R-71 as presented and find that based on the competent substantial evidence, the Preliminary Subdivision Plat complies with all regulations set forth in the City of North Port Comprehensive Plan.

CITY COMMISSION—

The City Commission approve Resolution No. 2025-R-71, Petition No. PSPP-25-01904, Madera at Wellen Park Preliminary Subdivision Plat, as stated:

I move to approve Resolution No. 2025-R-71 as presented and find that based on the competent substantial evidence, the Preliminary Subdivision Plat complies with all regulations set forth in the City of North Port Comprehensive Plan, Unified Land Development Code (ULDC).

VIII. ALTERNATIVE MOTIONS

Petition PSPP-25-01904 may be DENIED. If that were the case, new findings would need to be written to support that recommendation. The motion would be as follows:

PLANNING & ZONING ADVISORY BOARD—

Petition PSPP-25-01904 may be denied. If that were the case, new findings would need to be written to support that recommendation. The motion would be as follows:

MOTION TO DENY: I move to recommend denial of the Madera at Wellen Park Preliminary Subdivision Plat, Petition No. PSPP-25-01904 via Resolution No. 2025-R-71 and that the City Commission find that, based on the competent and substantial evidence, the Preliminary Subdivision Plat:

1. Is NOT consistent with the Unified Land Development Code because _____
[include explanation of how the plat fails to meet each specific regulation];

CITY COMMISSION—

MOTION TO DENY: I move to deny Resolution No. 2025-R-71, Madera at Wellen Park Preliminary Subdivision Plat, Petition No. PSPP-25-01904, and find that, based on the competent and substantial evidence, the Preliminary Subdivision Plat:

[include all applicable factors below]

1. Is NOT consistent with the Unified Land Development Code because _____
[include explanation of how the plat fails to meet each specific regulation];

2. Is NOT consistent with the North Port Comprehensive Plan because _____
[include explanation of how the plat fails to meet each specific regulation].

IX. EXHIBITS

A.	Preliminary Subdivision Plat
B.	Affidavit
C.	Warranty Deed
D.	Title Assurance
E.	Public Notice

Consultant

[illegible]

Permit/Seal

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
CHRISTOPHER D. JORDAN,
P.E., ON THE DATE ADJACENT
TO THIS SEAL.
PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

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

MADERA AT WELLEN PARK

NORTH PORT, FLORIDA

Project No.: 215618764

File Name: 215612617-16C-002P

Scale: 1" = 100'

RTD	CDJ	2025.03	
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
AERIAL SITE PLAN

Revision: _____
Drawing No _____

02

02

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

[illegible]

Issued	By	Apple	YTT/AM/DD
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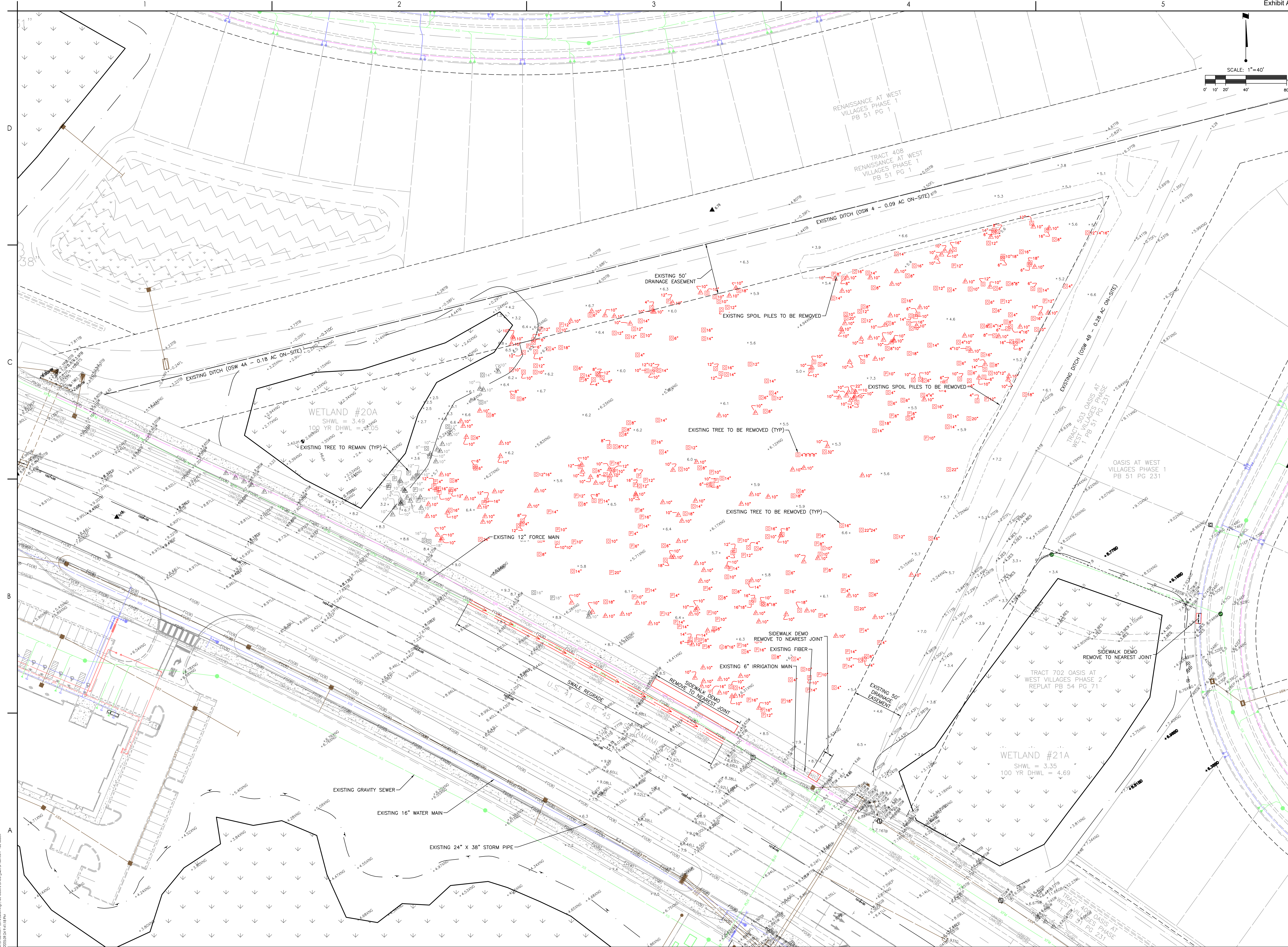
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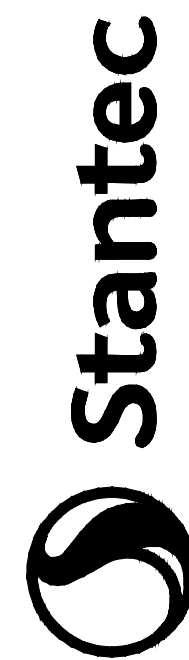
NORTH PORT, FLORIDA

File Name: 215612617-16C-003E

RTD	CDJ	2025.03	
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

03





Stantec Consulting Services Inc.
5900 Highway 101, Suite 100
St. John's, NL A1B 3X4
Tel: (902) 571-6900
www.stantec.com

Consultant

Revision	By	Appd	Issued
1	YYT/AM/DD		
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NORTH PORT, FLORIDA

Project No.: 215618764

File Name: 215618764-101SP

Scale: 1" = 40'

Rev.	CDJ	Chd.	2025.03
1			YYT/AM/DD

Title

PRELIMINARY PLAT /
SUBDIVISION PLAN /
SITE PLAN

Revision:

Drawing No.

04

VILLAGE 'B' UNIT TRACKING CHART

EXISTING OASIS PHASES 1-2	139 UNITS
EXISTING TORTUGA	111 UNITS
EXISTING RENAISSANCE	710 UNITS
MADERA AT WELLEN PARK (PROPOSED PROJECT)	32 UNITS
TOTAL	992

	EXISTING LAKE
	WETLAND
	PROPOSED LAKE
	BUILDING
	PAVEMENT
	EXISTING CONCRETE
	CONCRETE

NOTE:
THE ENTIRE PROJECT AREA LIES
WITHIN ZONE AE - ELEVATION 8

SCALE: 1"=40'

SYMBOL LEGEND

- 6" WIDE SOLID WHITE LINE
- 6" WIDE SOLID YELLOW LINE
- 12" WIDE SOLID WHITE LINE
PEDESTRIAN CROSS WALK
- 24" WIDE SOLID WHITE LINE
- DIRECTIONAL PAVEMENT MARKING
PER FDOT INDEX #711-001
- 6" WIDE SOLID DOUBLE YELLOW LINE
- 18" WIDE SOLID YELLOW LINE
- 6" WHITE 2'-4' SKIP WHITE STRIPE
- 2' DETECTABLE WARNING STRIP
- SPECIAL EMPHASIS CROSSWALK
FDOT INDEX #711-001
- SOLID YELLOW MEDIAN NOSE PAINT
- SOLID WHITE DIRECTIONAL ARROW
FDOT INDEX #711-001
- 12" WIDE SOLID YELLOW LINE
- CURB TRANSITION

A R1-1 HIGHLIGHTED SIGN 30" x 30"	B R2-1 30" x 30"	C R4-7 24" x 30"
D W11-2 30" x 30"	E W16-7PL 12" x 24"	F W16-9P 12" x 24"
H W14-1 30" x 30"	I R2-1 24" x 30"	
	J W14-1 30" x 30"	
G OM1-1 18" x 18"		
		STREET SIGNS N.T.S.

- 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.
- 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 C3 OF THE CDR. THE TAPCO V-LOC VSIP-350 SYSTEM (OR AN EQUIVALENT) SHALL BE EMPLOYED WHERE SIGN POSTS ARE INSTALLED IN PAVED AREAS.
- 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, MESSAGES, SYMBOLS, AND ARROWS, WHEREVER LOCATED, WILL HAVE A THICKNESS OF 0.09 INCH OR 90 MILS TO 0.12 INCH OR 120 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).
- ALL MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE FDOT STANDARD PLANS INDEX SERIES 102. THE CONTRACTOR SHALL SUBMIT A ROAD AND LANE CLOSURE REQUEST AND A TTOP TO 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>

NOTE: FOR WORK WITHIN FDOT RIGHT-OF WAY REFER TO FDOT PLANS

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF SARASOTA
CITY OF NORTH PORT

BEFORE ME, the undersigned authority personally appeared John Luczynski,
who being by me first duly sworn on oath, deposes and says:

1. That he/she is the fee-simple owner of the property legally described and attached to this application.
2. That he/she desires Site and Infrastructure Permits through the City of North Port
approval to accomplish the above desired request, as stated on Page 1 of this Application.
3. That he/she has appointed Christopher D. Jordan, PE of Stantec Consulting Services Inc. to act as Agent and/or Applicant in their behalf to accomplish the above.


(Owner's Signature)

STATE OF FLORIDA
COUNTY OF SARASOTA
CITY OF NORTH PORT

The foregoing instrument was acknowledged before me this 18th day of March, 2025, by
John E. Luczynski, who is personally known to me or who has produced
— as identification.


Notary Public (Signature)

(SEAL)


Print or type Notary Name



MARIA COPPINGER
Notary Public
State of Florida
Comm# HH587775
Expires 8/28/2028

Commission (serial) Number HH587775

My Commission Expires: 8/28/2028

NOTE:

All applications shall be signed by the Owner(s) of the Property, or some person duly authorized by the Owner to sign. The authority authorizing such person other than the Owner to sign MUST be attached.

AGENT/APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF SARASOTA
CITY OF NORTH PORT

BEFORE ME, the undersigned authority personally appeared Christopher D. Jordan of Stantec Consulting Services Inc.
who being by me first duly sworn on oath, deposes and says:

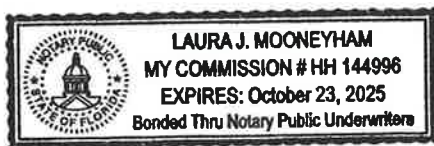
1. That he/she Affirms and Certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of the City of North Port, and that all statements and diagrams submitted herewith and attached hereto, are true and accurate to the best of their knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the City of North Port, Florida, and are **Not Returnable**.
2. That he/she desires Site and Infrastructure Permits through the City of North Port approval for the use of property as proposed, for the property legally described on this Application.
3. That the submittal requirements for this Application, which are attached hereto, have been completed and attached hereto as part of this Application.


(Agent/Applicant's Signature)

STATE OF FLORIDA
COUNTY OF SARASOTA
CITY OF NORTH PORT

The foregoing instrument was acknowledged before me this 20 day of March, 2025, by
Christopher D. Jordan, PE, who is personally known to me or who has
produced _____ as identification.

(SEAL)




Notary Public (Signature)

Laura J Mooneyham
Print or type Notary Name

Commission (serial) Number HH 144996

My Commission Expires: October 23, 2025

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014062916 6 PG(S)
May 29, 2014 12:19:24 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Purchase Price: \$3,355,000
Additional Consideration: \$328,000
Doc Tax: \$25,781
Record: \$ 52.50

Doc Stamp-Deed: \$25,781.00



Prepared by and return to:
Patrick W. Ryskamp, Esq.
Williams Parker Harrison Dietz & Getzen
200 S. Orange Avenue
Sarasota, FL 34236

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of May 28, 2014, by and between **FOURTH QUARTER PROPERTIES XXXII, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantor"), having an address of 45 Ansley Drive, Newnan, Georgia 30263, and **THOMAS RANCH LAND PARTNERS VILLAGE I, LLLP**, a Florida limited liability limited partnership (hereinafter referred to as "Grantee"), having an address of 400 Park Avenue S., Suite 220, Winter Park, Florida 32789, Attn: David Koon.

WITNESSETH:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns, all that tract or parcel of land lying and being in Sarasota County, Florida, and being more fully described in **Exhibit "A"**, attached hereto and made a part hereof by reference (the "**Property**").

Tax Parcel Identification Numbers: 0762-00-3030, 0775-00-2000, 0785-00-1000, 0787-12-0001.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements which are more fully described in the **Exhibit "B,"** attached hereto and made a part hereof by reference, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any, affecting the Property (the "**Permitted Exceptions**").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good, right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, subject to the Permitted Exceptions.

[Signatures appear on the following page]

IN WITNESS WHEREOF, Grantor has signed and sealed these presents as of the date first set forth above.

GRANTOR:

Signed, sealed and delivered in the presence of:

FOURTH QUARTER PROPERTIES XXXII, LLC, a Georgia limited liability company

L. L. Leberman
Print
Name: Lesi L. Leberman

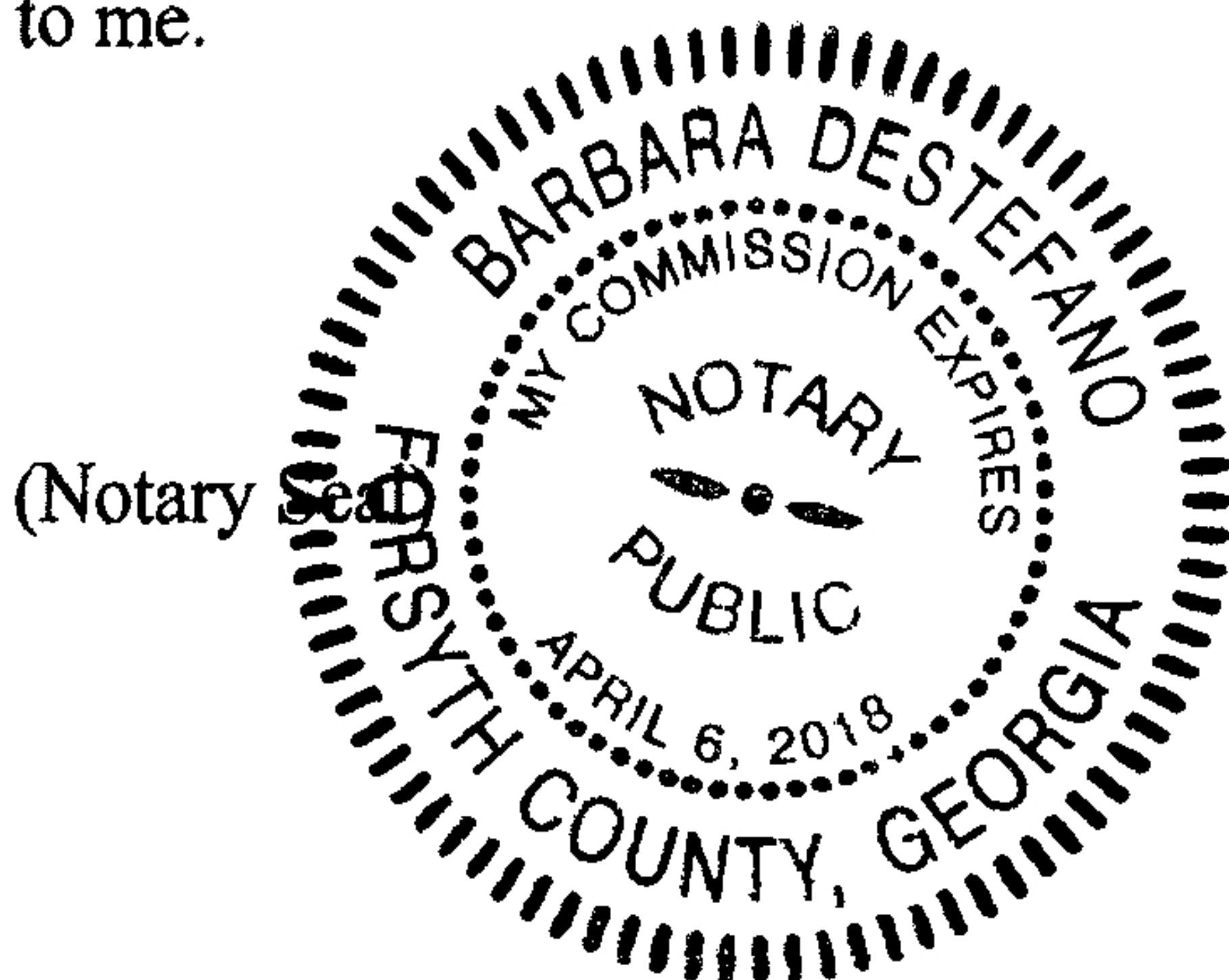
By: *[Signature]* (SEAL)
Name: Stanley E. Thomas
Title: Manager

Lori L. Scott
Print
Name: Lori L. Scott

STATE OF GEORGIA

COUNTY OF Fulton

The foregoing instrument was acknowledged before me this 22 day of MAY 2014 by Stanley E. Thomas, as Manager of **FOURTH QUARTER PROPERTIES XXXII, LLC**, a Georgia limited liability company on behalf of the company. The above-named person is personally known to me ~~or has produced~~ _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.



Barbara DeStefano
Signature of Notary Public
BARBARA DESTEFANO
Print Name of Notary Public

I am a Notary Public of the State of Georgia,
and my commission expires on 4/6/18.

EXHIBIT "A"**Tract B**

That part of Section 21, Township 39 South, Range 20 East, Sarasota County, Florida, lying Southwesterly of COUNTY ROAD NO. 777 (West River Road).

That part of Section 28, Township 39 South, Range 20 East, Sarasota County, Florida, lying Southwesterly of COUNTY ROAD NO. 777 (West River Road), less and except lands conveyed to West Villages Improvement District recorded in Official Records Instrument No. 2008031552, and Instrument No. 2009155882, and lands conveyed to Sarasota County in Official Records Instrument No. 2008060371, of the Public Records of Sarasota County, Florida.

That part of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, lying North of U.S. Highway No. 41 (State Road No. 45) and West of COUNTY ROAD NO. 777, less and except the following:

The right-of-way for U.S. Highway No. 41 (State Road No. 45), pursuant to Order of Taking recorded in Official Records Book 1039, Page 762, of the Public Records of Sarasota County, Florida;

Lands conveyed to West Villages Improvement District in Official Records Instrument No. 2005281157 and Instrument No. 2009155882 of the Public Records of Sarasota County, Florida; Lands conveyed to Sarasota County, recorded in Official Records Instrument No. 2008060371, of the Public Records of Sarasota County, Florida.

That part of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 34, lying west of County Road No. 777, less and except the following:

Lands conveyed to Sarasota County, recorded in Official Records Instrument No. 2008060371 of the Public Records of Sarasota County, Florida;

Tract contains 370.3096 Acres, more or less.

EXHIBIT "B"

Permitted Exceptions for Tract B

Taxes for the year 2014 and subsequent years, not yet due and payable.

The following matters (which are reflected in the title commitment 16-2014-000351 issued through Old Republic National Title Insurance Company):

4. (Intentionally omitted).
5. (Intentionally omitted)
6. (Intentionally omitted).
7. (Intentionally omitted).
8. (Intentionally omitted)
9. (Intentionally omitted)
10. (Intentionally omitted)
11. (Intentionally omitted).
12. (Intentionally omitted).
13. (Intentionally omitted)
14. (Intentionally omitted)
15. (Intentionally omitted).
16. (Intentionally omitted)
17. (Intentionally omitted)
18. (Intentionally omitted)
19. Easements in favor of River Road Office Park, Inc., a Florida corporation recorded in Instrument # 2000002796 (33-39-20) of the Public Records of Sarasota County, Florida.
20. (Intentionally omitted).
21. (Intentionally omitted).
22. (Intentionally omitted).
23. Declaration of Covenants, Conditions, Easements and Restrictions recorded in Instrument # 2004216589, as amended in Instrument # 2005257191 and 2007018906 of the Public Records of Sarasota County, Florida.
24. Declaration of Covenants, Conditions, Easements and Restrictions recorded in Instrument # 2005197548 as amended under Instrument # 2008099652 of the Public Records of Sarasota County, Florida.
25. Amended and Restated Utility Agreement recorded in Instrument # 2007064870 of the Public records of Sarasota County, Florida.
26. Water and Wastewater Interim Utilities Agreement recorded in Instrument # 2005089520, Public Records of Sarasota County, Florida.
27. (Intentionally omitted).
28. (Intentionally omitted).

29. (Intentionally omitted)
30. (Intentionally omitted).
31. (Intentionally omitted).
32. (Intentionally omitted).
33. (Intentionally omitted).
34. (Intentionally omitted).
35. (Intentionally omitted).
36. (Intentionally omitted).
37. (Intentionally omitted).
38. (Intentionally omitted).
39. (Intentionally omitted).
40. (Intentionally omitted).
41. (Intentionally omitted).
42. (Intentionally omitted).
43. (Intentionally omitted).
44. Easement in favor of West Villages Improvement District recorded in Instrument # 2008026591, of the Public Records of Sarasota County, Florida.
45. (Intentionally omitted).
46. Notice of Establishment of West Villages Improvement District, Declaration of Consent to Jurisdiction, Agreement between West Villages Improvement District and Fourth Quarter Properties XXXII, LLC, and other instruments pertaining to said District recorded in Instrument #s 2004223490, 2005023829, 2005032617, 2005149323, 2006023618, 2006023619, 2007048565, 2007086622, 2007086623, 2007176566, 2008055051, 2008055052 and 2008055053, of the Public Records of Sarasota County, Florida.
47. (Intentionally omitted).
48. (Deleted)
49. (Intentionally omitted).
50. Subject to Terms, Conditions and Restrictive Covenants contained in that certain Memorandum of Lease between Fourth Quarter Properties XXXII, LLC and Publix Super Markets, Inc., recorded in Instrument # 2008122233; together with First Amendment to Lease and to Memorandum of Lease recorded in Instrument # 2009037412 and re-recorded in Instrument # 2009044358, of the Public Records of Sarasota County, Florida.
51. Drainage Easement to Sarasota County recorded in Instrument # 2012030631, Public Records of Sarasota County, Florida.
52. (Intentionally omitted).
53. (Intentionally omitted).
54. Any and all boundary inconsistencies, encroachments and other matters shown on the survey certified by Britt Surveying, Inc. dated March 28, 2014, Job Number 08-09-08A.
55. (Deleted)
56. Common law drainage rights in the streams and watercourses on the property.
57. (Intentionally omitted).
58. (Intentionally omitted).
59. (Intentionally omitted).

60. (Intentionally omitted).
61. Riparian and littoral rights.
62. (Deleted).
63. (Deleted).
64. (Deleted).
65. General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated June 26, 2006; First Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated June 9, 2008; Second Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated February 23, 2009; Third Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated January 26, 2010; Fourth Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated January 30, 2012.
66. (Deleted).
67. (Deleted).
68. Assignment of Leases and Rents recorded in Instrument # 2002164320, as modified in First Modification Agreement in Instrument # 2004126454, further modified in Second Modification in Instrument # 2005011686, Third Modification in Instrument # 2007054545, Fourth Modification in Instrument # 2008053030, Fifth Modification Agreement in Instrument # 2008060376, , Seventh Modification recorded in Instrument # 2009030319, Amendment to Mortgage Deed and Security Agreement and Amendment to Assignment of Leases and Rents in Instrument # 2009030320, Amended and Restated Mortgage and Security Agreement in Instrument # 2010039123, Modification Agreements in Instrument # 2011013257, 2011030279, 2012051784, 2012095624, 2012132626, and 2013097933, re-recorded in Instrument # 2013106487, and Amended and Restated Assignment of Leases and Rents recorded in Instrument # 2010039124, all of the Public Records of Sarasota County, Florida.



First American Title™

First American Title Insurance Company
10210 Highland Manor Drive, Ste 120
Tampa, FL 33610
Phone: (813)261-3450
Fax:

**CERTIFICATE OF TITLE INFORMATION FOR THE FILING
OF A SUBDIVISION PLAT IN
Sarasota County, Florida**

FATIC File No.: 2240-2817856

A search of the Public Records of Sarasota County, Florida, through April 02, 2025 at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the subdivision plat of MADERA AT WELLEN PARK (F/K/A OASIS 3) (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof:

The last deed of record was dated May 28, 2014 and recorded May 29, 2014 in Official Records Instrument No. [2014062916](#), Public Records of Sarasota County, Florida.

The record title holder is Thomas Ranch Land Partners Village I, LLLP, a Florida limited liability limited partnership.

The name(s) of the record title holder coincides with the name(s) shown as owner(s) on the unrecorded plat of MADERA AT WELLEN PARK (F/K/A OASIS 3).

Unsatisfied mortgages or liens encumbering said property are as follows:

NONE

Underlying rights of way, easements or plats affecting said property are as follows:

1. Plat of Oasis at West Villages, Phase 2 Replat recorded in Plat [Book 54, Pages 71 through 74](#).
2. Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Instrument No. [2004216589](#) as amended in Instrument No. [2005257191](#) and Instrument No. [2007018906](#) , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Instrument No. [2005197548](#) as amended in Instrument No. [2008099652](#) , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Drainage Easement as recorded in Instrument No. [2012030631](#).

5. Public/Private Stormwater and Recreation Area Easement and Maintenance Agreement as recorded in Instrument No. [2016158364](#) as affected by Assignment and Assumption Agreement as recorded in Instrument No. [2020075294](#).
6. Construction and Maintenance Easement Agreement as recorded in Instrument No. [2017001563](#).
7. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Instrument No. [2017159438](#) as amended in Instrument No. [2018037578](#), Instrument No. [2019103106](#) and Instrument No. [2020034752](#) , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
8. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. [2018128694](#), but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
9. Utility Easement Agreement as recorded in Instrument No. [2019044386](#) and Instrument No. [2019044387](#).

Other information regarding said property includes:

10. Notice of Establishment of West Villages Improvement District, Declaration of Consent to Jurisdiction, Agreement between West Villages Improvement District and Fourth Quarter Properties XXXII, LLC and other instruments pertaining to said District recorded in Instrument No. [2004223490](#), Instrument No. [2006023618](#), Instrument No. [2007176566](#), and Instrument No. [2008055051](#).
11. Water and Wastewater System Interim Utilities Agreement as recorded in Instrument No. [2005089520](#).
12. Amended and Restated Utility Agreement as recorded in Instrument No. [2007064870](#).
13. Ordinance No. 2015-19 as recorded in Instrument No. [2015072676](#).
14. Development Agreement as recorded in Instrument No. [2016078402](#).
15. West Villages Improvement District Unit of Development No. 1 Notice of Series 2017 Special Assessments and Government Lien of Record as recorded in Instrument No. [2017111575](#); Collateral Assignment and Assumption of Development Rights (Unit of Development No. 1), as recorded in Instrument No. [2017111576](#); Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments (Unit of Development No. 1), as recorded in Instrument No. [2017111577](#), Instrument No. [2017111578](#) and Instrument No. [2017111579](#).
16. Ordinance No. 2018-08 as recorded in Instrument No. [2018105750](#).
17. Notice of Amended Boundary of the West Villages Improvement District as recorded in Instrument No. [2022121327](#).
18. Ordinance No. 2024-25 as recorded in Instrument No. [2024108814](#).
19. Notice of Environmental Resource Permit as recorded in Instrument No. [2015143658](#).
20. Notice of Environmental Resource Permit as recorded in Instrument No. [2016060419](#).

21. Notice of Environmental Resource Permit as recorded in Instrument No. [2019151697](#).
22. Notice of Environmental Resource Permit as recorded in Instrument No. [2020116923](#).
23. West Villages Developer Agreement (Post Annexation) recorded in Instrument No. [2020042302](#) as amended in Instrument No. [2024156163](#).
24. 2024 Utilities Agreement - Water Supply recorded in Instrument No. [2024152165](#).

Ad valorem taxes on said property are PAID for Tax Parcel I. D. Number [0785001000](#), [0785011000](#).

**CERTIFICATE OF TITLE INFORMATION FOR THE FILING
OF A SUBDIVISION PLAT IN
Sarasota County, Florida**

This property information report is made for the purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the Land Development Code. This search of a minimum of 30 years has been prepared expressly for the appropriate governing body as defined by Chapter 177.071 FS and it is not to be relied upon by any other group or person for any other purpose. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company

A handwritten signature in dark ink, appearing to read "Leslie Lambert", is written over a horizontal line.

By: _____
Leslie Lambert, as Sr. VP

Dated: April 09, 2025

Exhibit "A"

A tract of land including Tract 702 of Oasis at West Villages, Phase 2 Replat recorded in Plat [Book 54, Page 71](#) of the Public Records of Sarasota County, Florida, and lying in Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Begin at the southeast corner of Tract 702 of Oasis at West Villages, Phase 2 Replat recorded in Plat [Book 54, Page 71](#) of the Public Records of Sarasota County, Florida, said point also being on the northerly right-of-way line of U.S. 41, Section 17010-2508 (State Road 45/South Tamiami Trail, variable width public right-of-way), said point being the point of curvature of a curve to the left, having a radius of 5,791.58 feet and a central angle of $01^{\circ}40'38''$; the following five (5) calls are along said northerly right-of-way line of U.S.41: (1) thence Northwesterly along the arc of said curve, a distance of 169.54 feet, said curve having a chord bearing and distance of $N.57^{\circ}15'29''W.$, 169.53 feet, to the end of said curve; (2) thence $N.31^{\circ}53'06''E.$, a distance of 16.00 feet to the point of curvature of a non-tangent curve to the left, having a radius of 5,807.58 feet and a central angle of $00^{\circ}30'09''$; (3) thence Northwesterly along the arc of said curve, a distance of 50.93 feet, said curve having a chord bearing and distance of $N.58^{\circ}20'53''W.$, 50.93 feet, to the end of said curve; (4) thence $S.31^{\circ}21'44''W.$, a distance of 16.00 feet to the point of curvature of a non-tangent curve to the left, having a radius of 5,791.58 feet and a central angle of $08^{\circ}06'39''$; (5) thence Northwesterly along the arc of said curve, a distance of 819.85 feet, said curve having a chord bearing and distance of $N.62^{\circ}39'17''W.$, 819.17 feet, to the end of said curve; thence $N.75^{\circ}58'37''E.$ along the southeasterly boundary line of Renaissance at West Villages, Phase 1 recorded in Plat [Book 51, Page 1](#) of said Public Records, a distance of 1,114.60 feet; thence $S.27^{\circ}03'27''W.$ along the northwesterly boundary line of Oasis at West Villages, Phase 1 recorded in Plat [Book 51, Page 231](#) of said Public Records, a distance of 365.25 feet to the northwesterly corner of said Tract 702; thence $S.63^{\circ}00'09''E.$ along the northerly line of said Tract 702, a distance of 59.98 feet; the following two (2) calls are along the westerly and southerly line of Lot 93 of said Oasis at West Villages, Phase 2 Replat: (1) thence $S.27^{\circ}03'27''W.$, a distance of 70.39 feet; (2) thence $S.68^{\circ}05'48''E.$, a distance of 147.05 feet to a point on the westerly line of Bridgestone Loop as shown in said Oasis at West Villages, Phase 1, said point being the point of curvature of a non-tangent curve to the left, having a radius of 275.00 feet and a central angle of $17^{\circ}39'07''$; thence Southerly along the arc of said curve and along said westerly line, a distance of 84.72 feet, said curve having a chord bearing and distance of $S.01^{\circ}41'27''E.$, 84.39 feet, to the end of said curve; the following two (2) calls are along the southeasterly line of said Tract 702: (1) thence $S.35^{\circ}37'29''W.$, a distance of 206.71 feet; (2) thence $S.44^{\circ}36'45''W.$, a distance of 59.41 feet to the POINT OF BEGINNING.

Containing 376,854 square feet or 8.6514 acres, more or less.



City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARING
 FOR RESOLUTION NO. 2025-R-71
 (PSPP-25-01904)**

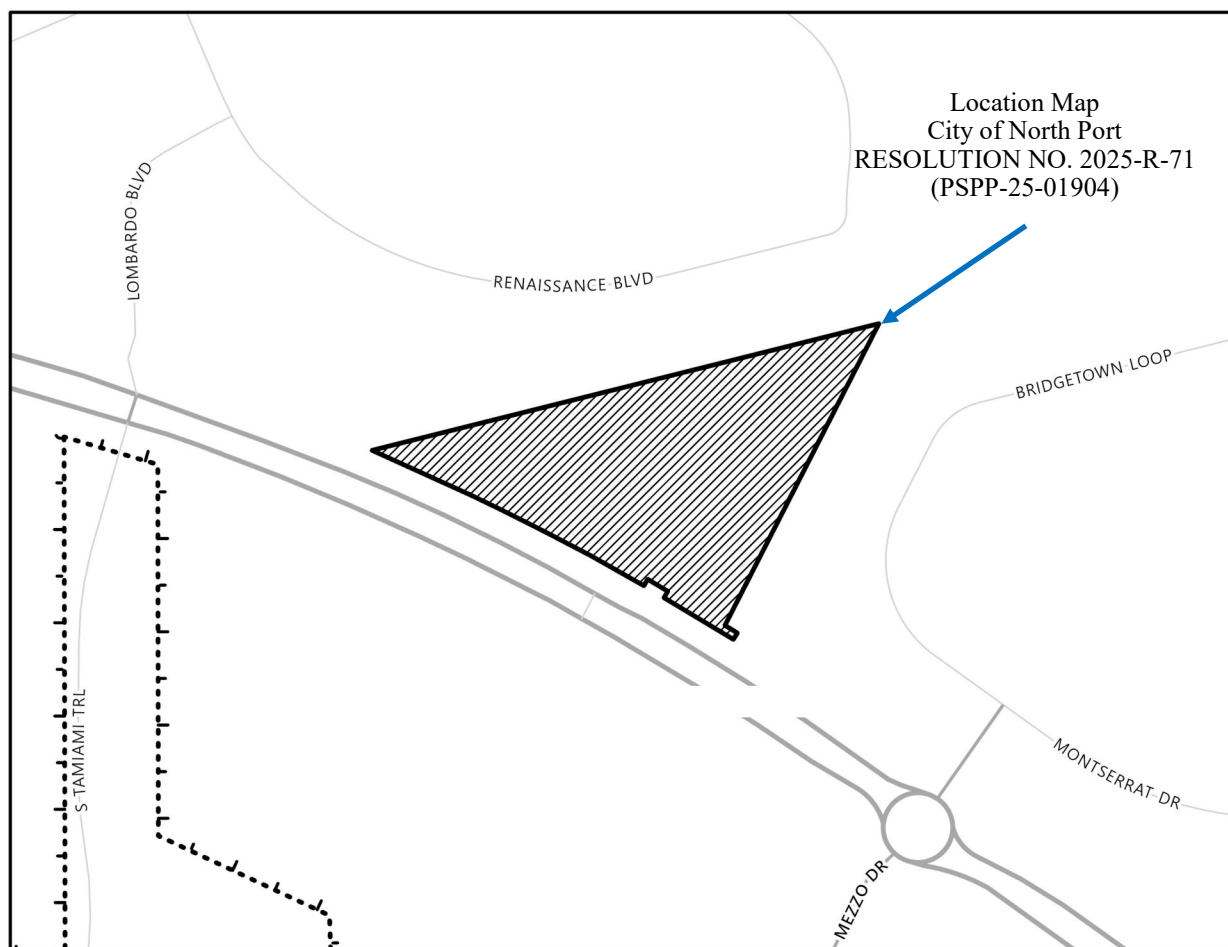
NOTICE IS HEREBY GIVEN, pursuant to Florida State Statute 166.041(3)(c) that the City Commission of the City of North Port proposes to approve the following:

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.

A Public Hearing will be held before the Planning and Zoning Advisory Board, designated as the Local Planning Agency (LPA), at **9:00 a.m.** or shortly thereafter, on **Thursday, November 6, 2025**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon Resolution No. 2025-R-71 (PSPP-25-01904).

A Public Hearing will be held before the City Commission of the City of North Port at **6:00 p.m.**, or shortly thereafter, on **Tuesday, November 18, 2025**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon the following proposed City Resolution No. 2025-R-71.

«NAME1»
 «NAME_ADD2»
 «NAME_ADD3»
 «NAME_ADD4»
 «NAME_ADD5»
 «CITY», «STATE» «ZIP»
 «COUNTRY»





PUBLIC HEARING
NOTICE OF INTENT TO CONSIDER
PRELIMINARY SUBDIVISION PLAT PETITION NO.
PSPP-25-01904
RESOLUTION NO. 2025-R-71

NOTICE IS HEREBY GIVEN, that the Planning and Zoning Advisory Board, designated as the Local Planning Agency (LPA) will hold a public hearing at **9:00 a.m.** or shortly thereafter, on **Thursday, November 6, 2025**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon Petition No. PSPP-25-01904.

NOTICE IS HEREBY GIVEN, that the City Commission of the City of North Port will hold a public hearing at **6:00 p.m.** or shortly thereafter, on **Tuesday, November 18, 2025**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon the following proposed City Resolution No. 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.

The proposed Resolution is on file in the Office of the City Clerk for inspection by the public between the hours of 8 a.m. to 4 p.m., Monday through Friday. The documents pertinent to the proposed Petition are on file in the Development Services Department, Planning & Zoning Division for inspection by the public between the hours of 8 a.m. to 4 p.m., Monday through Friday.

All interested parties may attend the hearing and be heard with respect to the proposed Resolution.

This public hearing may be continued from time to time.

No stenographic record by a certified court reporter is made of these meetings. If a person decides to appeal any decisions made with respect to any matter considered at the meeting(s) or hearing(s) noticed herein, he/she will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which any appeal is to be based.

The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties may contact the City Clerk to obtain a hearing device for use during meetings. Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to submit such a request at least 48 hours before the meeting by contacting the City Clerk's Office via email (cityclerk@northportfl.gov), fax (941-429-7008), or telephone (941-429-7270; this telephone voice number can be reached by persons using TTY/TDD equipment via the Florida Relay Service at 711).

/s/

Heather Faust, MMC
 City Clerk