



Brightmore at Wellen Park

Phases 1A-1C, 2A, and 3 – Replat Tract
514 and Tract 608

Petition No. PLF-23-010

Presented by: The Planning & Zoning Division

Overview

Applicant: John Luczynski, Vice President of Manasota Beach Ranchlands, LLLP

Property Owner: Manasota Beach Ranchlands, LLLP

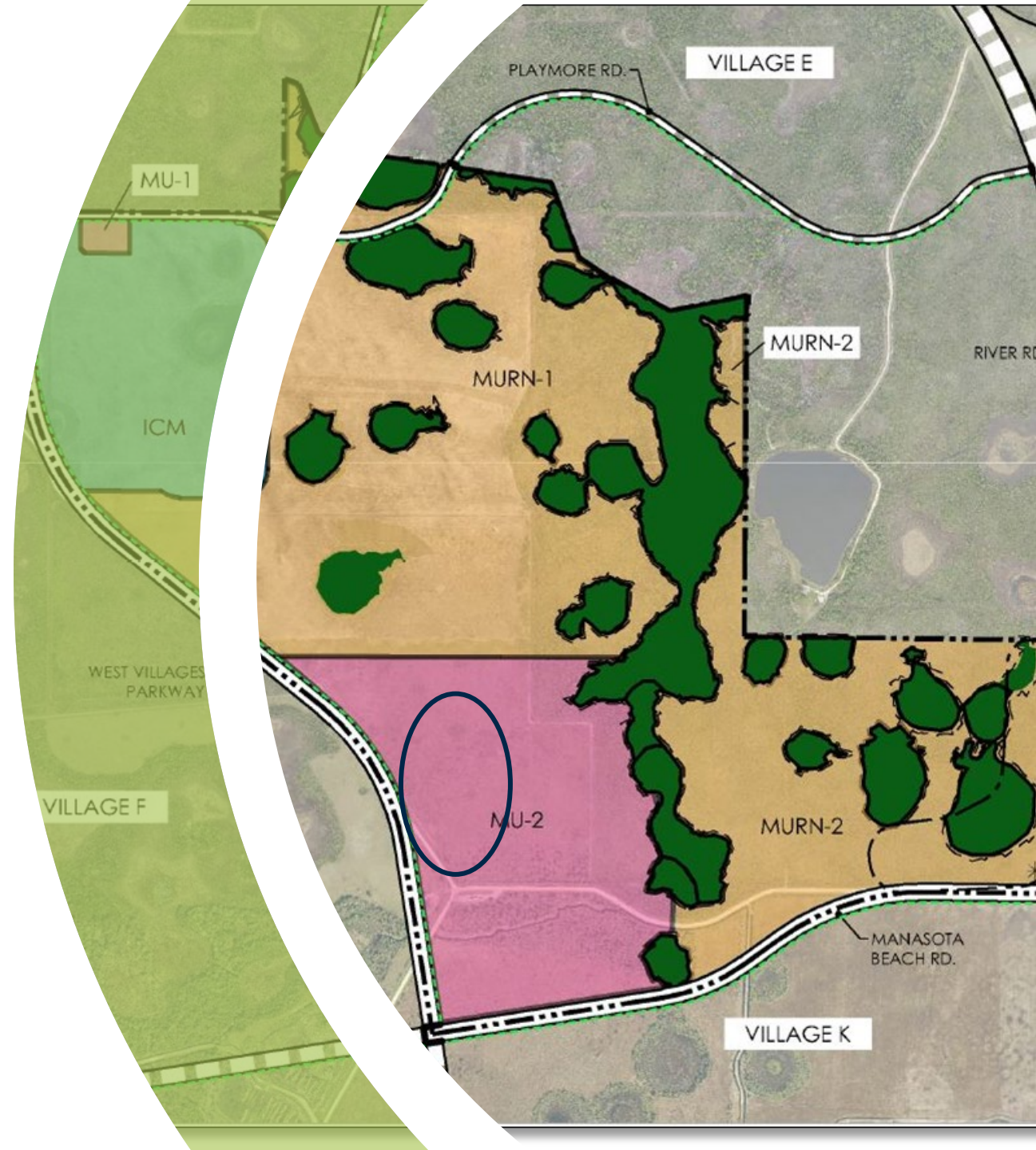
Request: Approval of replatting a portion of Tract 514 and 608

Location: Within Village G (MU-2); North of Manasota Beach Road, East of S. West Villages Parkway

Modify a portion of Tract 514 and Tract 608 and to slightly change the shape of pond 9 to accommodate the enhanced monument sign and the entry features

New pond shape will match previous pond area to eliminate stormwater impacts

Total of ± 0.6021 acres impacted



BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A, AND 3, REPLAT OF TRACT 514 AND TRACT 608

PLAT BOOK _____ PAGE _____

SHEET 3 OF 3

A REPLAT OF A PORTION OF TRACTS 514 AND 608, BRIGHTMORE AT WELLEN PARK PHASES 1A-1C, 2A, AND 3, RECORDED IN PLAT BOOK 56, PAGE 258, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LYING IN SECTION 4, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

TRACT LEGEND

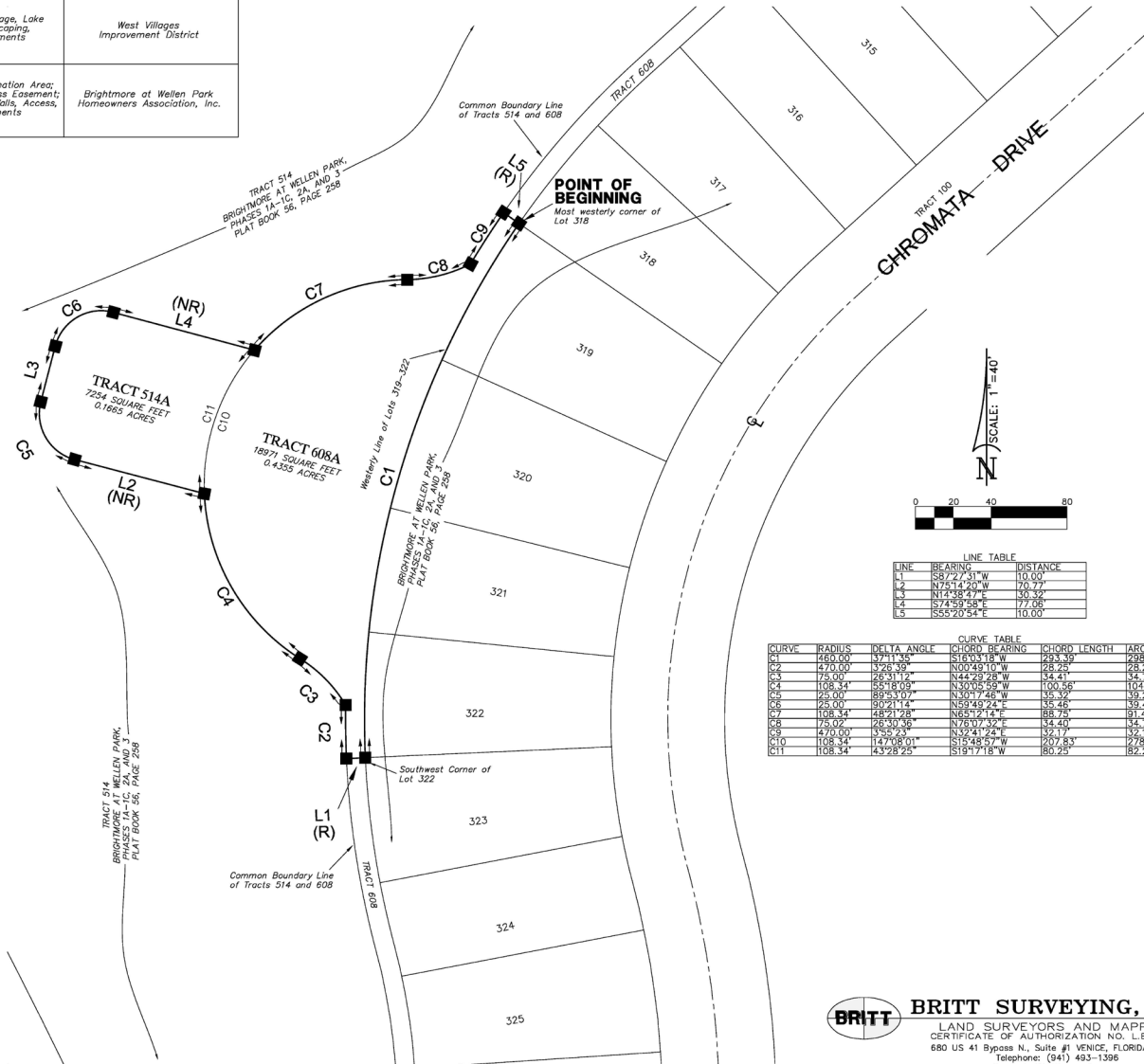
NUMBER	DESCRIPTION	OWNERSHIP
514A	Stormwater Tract; Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements	West Villages Improvement District
608A	Private Common Area and Recreation Area; Drainage, Lake Maintenance Access Easement; Private Landscaping, Irrigation, Walls, Access, Signage and Utility Easements	Brightmore at Wellen Park Homeowners Association, Inc.

NOTES:

- Bearings shown hereon refer to an assumed meridian, North line of Section 4, as having a bearing of = N.89°39'52"W.
- The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Numbers 12115C03655, and 12115C0370F, Maps Dated November 4, 2016. 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.
- Elevations shown hereon are NAVD 88 and refer to FDEP Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.

LEGEND:

- S. F. Square Feet
- Match Line
- (R) Radial Line
- (NR) Non-Radial Line
- ⊕ Bench Mark
- ORI Official Records Instrument
- Permanent Reference Monument, 5/8" Iron Rod with Stainless Steel Cap, Stamped FRM LB 6638 Found or Set. (Unless Otherwise Noted)
- Permanent Control Point, Map Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet



LINE	BEARING	DISTANCE
L1	S87°2'31"W	10.00
L2	N75°14'20"W	70.77
L3	N14°38'4"E	50.32
L4	S74°59'58"E	77.06
L5	S55°20'54"E	110.00

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	450.00	137°15"	S16°03'18"W	285.39	295.61
C2	470.00	132°35"	N0°43'10"W	265.25	275.25
C3	75.00	26°31'12"	N44°29'28"W	34.41	34.71
C4	108.34	55°18'09"	N00°05'50"W	100.58	104.57
C5	25.00	88°53'07"	N30°17'48"W	35.32	35.92
C6	25.00	89°21'14"	N8°49'24"E	35.46	35.42
C7	108.34	48°21'28"	N63°14'14"E	88.75	91.44
C8	75.00	26°30'36"	N78°07'32"E	34.40	34.71
C9	470.00	135°21"	N°41'23"E	271.17	278.14
C10	108.34	147°08'01"	S15°48'57"W	207.83	211.14
C11	108.34	143°28'25"	S19°17'18"W	80.25	82.20

BRITT BRITT SURVEYING, INC.
 LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. LS-8638
 680 US 41 Bypass N., Suite #1 VENICE, FLORIDA, 34285
 Telephone: (941) 493-1396
 Email: bsi@brittsurveying.com

Compliance with Florida Statutes and ULDC Chapter 37 Subdivision Regulations

The final plat was reviewed and approved by the contracted City Surveyor for conformance with the Florida Statutes Chapter 177 Part I.

The final plat was reviewed for conformance with the approved revised infrastructure (REV-23-049) and subdivision (REV-23-050) plans for Brightmore at Wellen Park, Village G Phases 1A-1C, 2A, and 3.

Staff Recommendations

The Planning & Zoning Division recommends approval of Petition No. PLF-23-010 Brightmore at Wellen Park, Phases 1A-1C, 2A, and 3 - Replat of a portion of Tract 514 and Tract 608.



Thank you!

