



Brightmore at Wellen Park

Phases 1A-1C, 2A, and 3 - Replat of lots
81-94, and a portion of Tract 606



Petition No. PLF-23-013

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 lots 81-94, and a portion of Tract 606

Location: Within Village G (MURN-1); North of Manasota Beach Road, East of S. West Villages Parkway

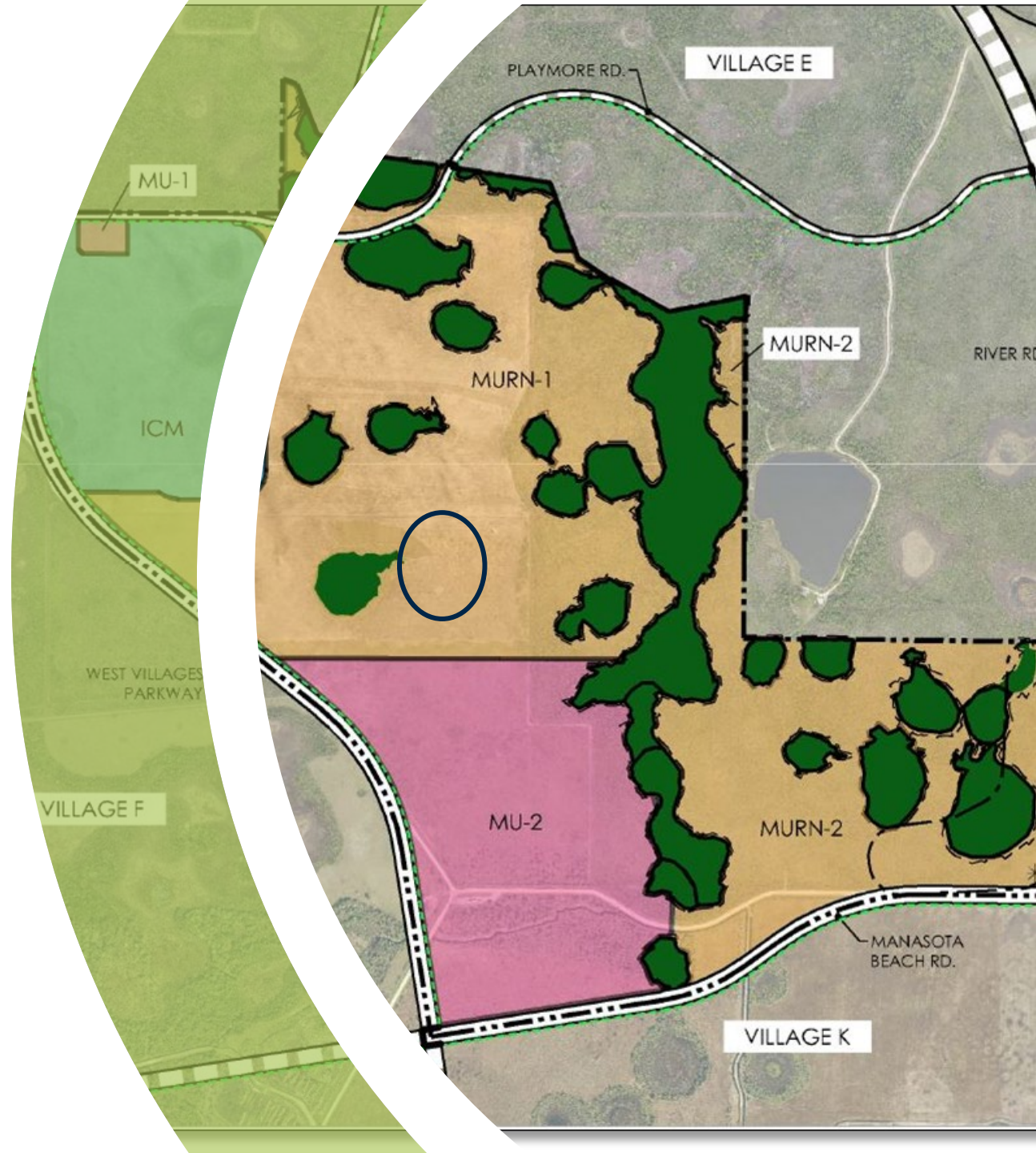
Reconfigure lot lines for lots 81-94

Decreasing the number of lots from 14 to 12

Reducing a portion of Tract 606

Increasing the lot sizes to accommodate model home prototypes

Total of ± 1.9718 acres impacted



BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A, AND 3, REPLAT OF LOTS 81-94 AND TRACT 606

A REPLAT OF A LOTS 81-94 AND TRACT 606, 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.

PLAT BOOK _____ PAGE _____

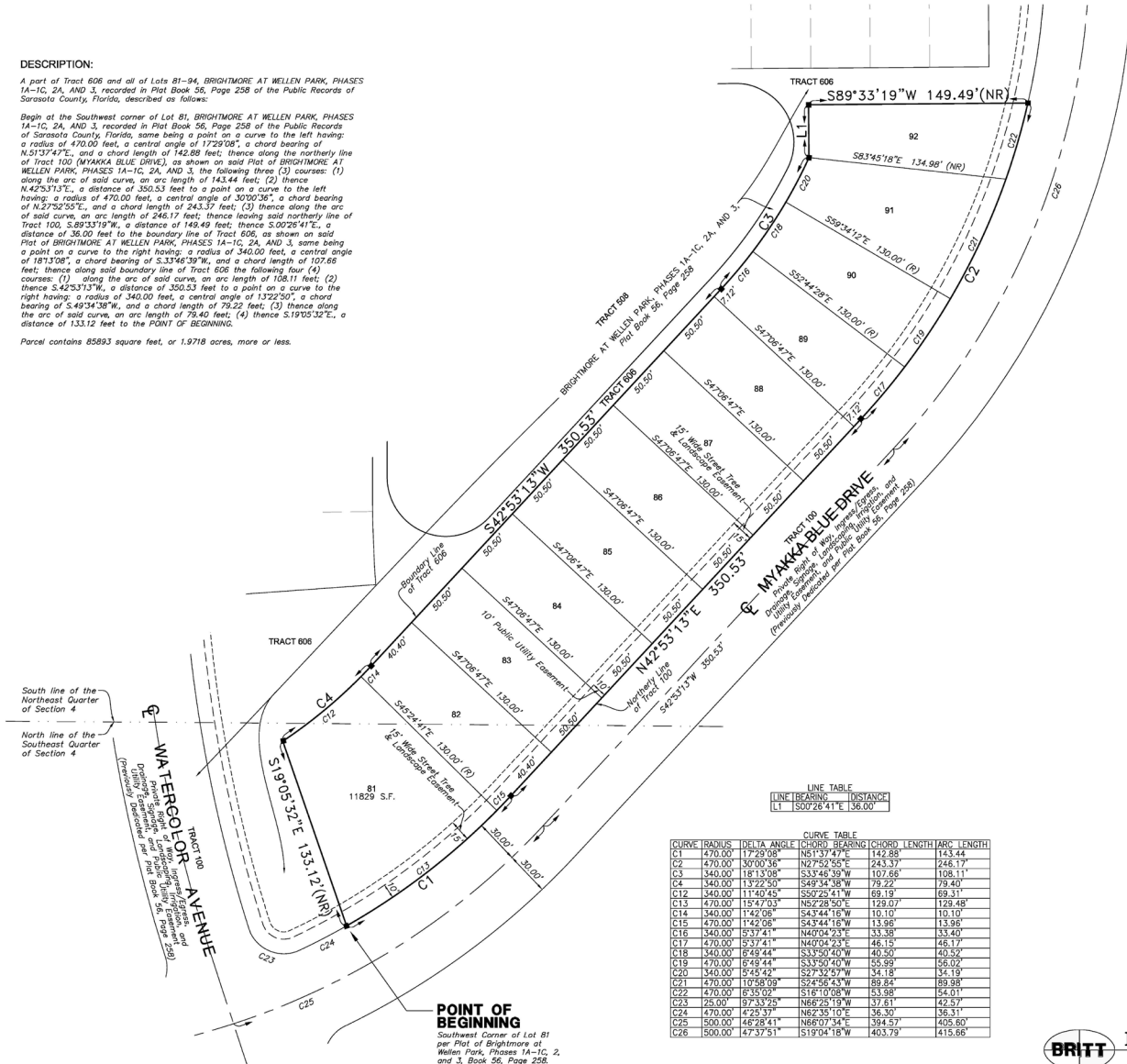
SHEET 2 OF 2

DESCRIPTION:

A part of Tract 606 and all of Lots 81-94, 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, described as follows:

Begin at the Southwest corner of Lot 81, 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, same being a point on a curve to the left having: a radius of 470.00 feet, a central angle of 17°29'08", a chord bearing of N51°37'47"E, and a chord length of 142.88 feet; thence along the northerly line of Tract 100 (MYAKKA BLUE DRIVE), as shown on said Plat of BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A, AND 3, the following three (3) courses: (1) along the arc of said curve, an arc length of 143.44 feet; (2) thence N42°53'13"E, a distance of 350.53 feet to a point on a curve to the left having: a radius of 470.00 feet, a central angle of 30°30'36", a chord bearing of N27°25'55"E, and a chord length of 243.37 feet; (3) thence along the arc of said curve, an arc length of 142.88 feet; thence along the northerly line of Tract 100, S89°33'19"W, a distance of 149.49 feet; thence S.00°26'41"E, a distance of 38.00 feet to the boundary line of Tract 606, as shown on said Plat of BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A, AND 3, same being a point on a curve to the right having: a radius of 340.00 feet, a central angle of 18°13'08", a chord bearing of S33°48'39"W, and a chord length of 107.66 feet; thence along said boundary line of Tract 606 the following four (4) courses: (1) along the arc of said curve, an arc length of 108.11 feet; (2) thence S42°53'17"W, a distance of 350.53 feet to a point on a curve to the right having: a radius of 340.00 feet, a central angle of 13°22'50", a chord bearing of S49°34'38"W, and a chord length of 79.22 feet; (3) thence along the arc of said curve, an arc length of 79.40 feet; (4) thence S19°05'32"E, a distance of 133.12 feet to the POINT OF BEGINNING.

Parcel contains 85893 square feet, or 1.9718 acres, more or less.



LEGEND:

- S. F. Square Feet
- w --- 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, Mag 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

NOTES:

1. Bearings shown hereon refer to an assumed meridian, North line of Section 4, as having a bearing of - N89°35'52"W.
2. 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 121503363F, and 121503370F, Maps Dated November 4, 2018, incorporated into the City of North Port Community Map, 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.
3. Elevations shown hereon are NAVD 85 and refer to FLDPE Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 85), National Geodetic Survey Data Sheet PD0=02690.

LINE TABLE

LINE	BEARING	DISTANCE
LT	S00°28'41"E	136.00'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	470.00	17°29'08"	N51°37'47"E	142.88'	143.44'
C2	470.00	30°30'36"	N27°25'55"E	243.37'	246.17'
C3	340.00	18°13'08"	S33°48'39"W	107.66'	108.11'
C4	340.00	13°22'50"	S49°34'38"W	79.22'	79.40'
C12	340.00	11°40'45"	S50°25'41"W	69.19'	69.31'
C14	470.00	10°47'03"	N27°28'10"E	129.07'	129.48'
C14	340.00	1°42'08"	S43°44'18"W	10.10'	10.10'
C15	470.00	1°42'08"	S43°44'18"W	13.96'	13.96'
C16	340.00	5°37'41"	N40°04'23"E	33.38'	33.40'
C17	470.00	5°37'41"	N40°04'23"E	46.15'	46.17'
C18	340.00	6°49'44"	S33°50'40"W	40.50'	40.52'
C19	470.00	6°49'44"	S33°50'40"W	55.99'	56.02'
C20	340.00	5°45'42"	S27°52'57"W	34.18'	34.19'
C21	470.00	10°58'09"	S24°56'43"W	89.84'	89.98'
C22	470.00	8°59'09"	S18°10'08"W	53.98'	54.01'
C23	25.00'	97°33'25"	N86°25'19"W	37.61'	42.57'
C24	470.00	4°25'57"	N62°35'10"E	36.30'	36.31'
C25	500.00	14°28'41"	N66°07'56"E	194.93'	405.60'
C26	500.00	47°57'51"	S19°04'18"W	403.79'	415.66'

POINT OF BEGINNING
Southwest Corner of Lot 81 per Plat of Brightmore at Wellen Park, Phases 1A-1C, 2, and 3, Book 56, Page 258.

BRITT SURVEYING, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB- 6638
680 US 41 Bypass N., Suite #1 VENICE, FLORIDA, 34285
Telephone: (841) 493-1396
Email: bs@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-23-013 Brightmore at Wellen Park, Phases 1A-1C, 2A, and 3 - Replat of lots 81- 94, and a portion of Tract 606.



Thank you!

