

Wellen Park Relocation Guide



Melissa Helms



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WELCOME

Hello, I'm your Wellen Park REALTOR, Melissa Helms

Welcome to Wellen Park Florida!

Whether you're relocating for retirement, a new job, or simply a fresh start, this guide will provide everything you need to know about making the move to this vibrant Gulf Coast community.

Why Move to Wellen Park FL?

Wellen Park is one of Florida's top master-planned communities, offering a blend of beautiful neighborhoods, resort-style amenities, and a thriving lifestyle. Venice, known for its charming downtown, stunning beaches, and outdoor recreation, is the perfect backdrop for those seeking the ultimate Florida lifestyle.



As a dedicated Wellen Park Realtor, I specialize in helping buyers like you relocate seamlessly to this incredible community. With a deep love for this area and years of experience guiding clients through the home-buying process, my goal is to make your move exciting, stress-free, and rewarding.

- Melissa Helms

Getting to know Wellen Park

Downtown Wellen, a lively hub with lakefront dining, boutique shopping, live entertainment, and outdoor activities. Residents enjoy miles of walking and biking trails, golf courses, dog parks, kids playground, fountains, and scenic green spaces, making it easy to stay active and connected. CoolToday Park, the spring training home of the Atlanta Braves, adds to the area's appeal with exciting sporting events and community gatherings. With a variety of thoughtfully designed new home communities and established neighborhoods offering resale opportunities, Wellen Park has a home for every lifestyle. Conveniently located near I-75 and U.S. 41, residents have easy access to stunning Gulf Coast beaches, Sarasota, Fort Myers, and beyond. Whether you're seeking a new adventure, a vibrant social life, or a peaceful retreat, Wellen Park is the perfect place to call home.

What does it mean to live in a master-planned community?

Wellen Park is a next-generation community made up of dynamic districts, friendly neighborhoods, and a vibrant downtown. As a master-planned community, Wellen Park is being intentionally developed to maximize residential living with a robust offering of amenities for residents to enjoy, such as trails, parks, recreation, retail, restaurants, and more. Living in Wellen Park means you can enjoy an approachable, fun-loving experience that's focused on living well at every stage of life.

How large is Wellen Park?

Wellen Park covers 11,000 acres, including 7,000 acres of undeveloped land. At full buildout, the community will have 22,000 homes and more than 60,000 residents.

Continued

Wellen Park is more than just a place to live—it's a lifestyle. Nestled in a prime location, this thoughtfully designed master-planned community is built around connectivity, wellness, and adventure. Here, you'll find:

Diverse Neighborhoods – Whether you prefer a golf course community, waterfront living, or a 55+ active adult neighborhood, Wellen Park offers a variety of home styles to fit your needs.

Resort-Style Amenities – Enjoy access to state-of-the-art clubhouses, resort-style pools, fitness centers, pickleball and tennis courts, golf courses, and vibrant social events.

Outdoor Recreation & Natural Beauty – With miles of walking and biking trails, lush parks, lakes, and proximity to the Gulf of Mexico, you'll always have a way to stay active and enjoy nature.

Downtown Wellen & Local Attractions – A lively town center featuring lakefront dining, boutique shopping, entertainment, and community events—all just steps from your door.

Top-Notch Schools & Healthcare – Families can take comfort in highly rated public and private schools, while access to renowned healthcare facilities ensures peace of mind.

From the first time you visit Wellen Park, you'll understand why so many people are choosing to call this community home.

Downtown Wellen Park



NEIGHBORHOODS

New Builds

Brightmore at Wellen Park (55+ Active Adult Community):

Brightmore is the first 55+ active adult neighborhood in Wellen Park, designed for those seeking a dynamic and social lifestyle. This gated, low-maintenance community features resort-style amenities, including a state-of-the-art clubhouse, fitness center, lap pool, spa, pickleball courts, and a paw park. Residents can enjoy a full calendar of activities, events, and clubs to stay engaged and connected. Priced in the HIgh \$300's+, with additional HOA and CDD Fee.

Everly at Wellen Park (Luxury Living):

Everly offers an exclusive, private, gated community featuring elegant single-family homes nestled along a 50-acre lake and scenic natural preserves. This neighborhood provides a refined lifestyle with top-tier amenities, including a social hall with a kitchen and reception area, a resort-style pool and spa with cabanas, a fitness center, pickleball courts, an outdoor pavilion with a fireplace and grills, and a chip-and-putt golf area. Priced in the \$600's+, with additional HOA and CDD Fee.

Gran Place at Wellen Park (Luxury & Space):

Gran Place is a boutique, luxury neighborhood featuring estate-sized homes on larger lots, offering privacy and space in a tranquil setting. One of the most unique features of Gran Place is the option to have a personal casita on your property, ideal for guests, a home office, or additional entertainment space. With beautiful natural surroundings and high-end finishes, Gran Place is perfect for those looking for sophistication and exclusivity. Priced in the Mid \$700's+, with additional HOA and CDD Fee.

Lakespur at Wellen Park (Multigenerational & Family-Friendly Living):

Lakespur is designed with families of all sizes in mind, offering one- and two-story homes and condos with open-concept designs. This neighborhood embraces community connections and outdoor recreation, with scenic lakefront and preserve homesites. A future walkable school campus is planned, making Lakespur an ideal location for families looking for both convenience and a strong sense of community. Priced in the Mid \$400's+ for Single Family Homes and Low 300's for Condos with additional HOA and CDD Fee.

Neighborhoods continued

Palmera at Wellen Park (Resort-Style Living for Every Age):

Palmera offers a wide range of amenities designed to enhance the lifestyle of residents at every stage of life. This neighborhood is centered around a stunning, coastal-inspired clubhouse, featuring on-site dining, a gathering lawn, a fitness center, pickleball courts, a golf simulator, a resort-style pool with lap lanes, a splash pad, and a playground. Palmera is ideal for those looking for an active and vibrant lifestyle with endless opportunities for relaxation and recreation. Offering Single Family Homes priced in the Mid \$600's+, and Luxury Condos priced in 400's the with additional HOA and CDD Fee.

Sunstone at Wellen Park (Vibrant & Active Community):

Sunstone is a lively community featuring thoughtfully designed single-family homes and attached villas built by Mattamy Homes. This neighborhood boasts a resort-style amenity campus. This neighborhood has a boardwalk that connects to Sunstone Lakeside so you will have access to those amenities as well. Residents can choose from quick move-in homes or personalize their dream home. Sunstone is ideal for those looking for a balance of activity, relaxation, and modern convenience. Priced in the High \$300's+, with additional HOA and CDD Fee.

Sunstone Lakeside at Wellen Park (Vibrant & Active Community):

Sunstone Lakeside features thoughtfully designed single-family homes built by Mattamy Homes. This neighborhood boasts beach entry pool with lap lanes and spa, clubhouse with fitness center, pickleball courts, dog park, tot lot, indoor and outdoor gathering areas, event lawn and more. This neighborhood has a boardwalk that connects to Sunstone so you will have access to those amenities as well. Residents can choose from quick move-in homes or personalize their dream home. Sunstone is ideal for those looking for a balance of activity, relaxation, and modern convenience. Priced in the \$500's+, with additional HOA and CDD Fee.

Neighborhoods continued

Boca Royale Golf and Country Club: This gated community offers a 18-hole par 72 golf course. Neighborhood Amenities offer Country Club, Golf, Lifestyle Activities, Tiki Bar, Fitness Center, Club House, Card Rooms, Pickleball, Tennis Courts, Bocce, Croquet, Resort Pool, Lap Pool, Spa Services, Trails and a Dog Park. Offering Single Family Homes priced in the Mid \$300's+, and Villas priced in 400's the with additional HOA and CDD Fee.

Oakbend at Wellen Park:

This neighborhood offers spacious one and two story homes build by TollBrothers and ICI Homes. The amenity center will include a clubhouse, fitness center, gathering lawn, pickleball courts, park, bocce ball court, resort style pool, playground, and trails. This neighborhood is located close to downtown Wellen Park which offers great walkability. Prices starting in the upper \$600's with additional HOA and CDD Fee.

Esplanade at Wellen Park: Coming Soon!!!

Planned Amenities Include: The Venue, a state-of-the-art amenity center with facilities totaling approximately 16,800 square feet includes fitness center, group fitness rooms, a spa therapy suite, lockers and private showers. Tranquil outdoor spaces include a resort-style zero-entry pool, spa, outdoor kitchen area with grill, a relaxing sand beach, lush tropical landscape, shaded lounge chairs, poolside tables and covered cabanas, Bahama Bar & Grill, courts for Tennis, Pickleball & Bocce Ball, Dog Par, On-Site Lifestyle Manager and more! It will be located located right next door to Myakka Pines Golf Course, where you can enjoy a round of golf on a unique 27-hole course. While no membership is included or required, select homes will enjoy golf course views. It will offer SFH and Villas. Pricing coming soon! I'll keep you posted!

Neighborhoods continued

Wellen Park Golf & Country Club (Golf Enthusiast's Paradise):

For those who love golf and resort-style living, Wellen Park Golf & Country Club is a dream come true. This neighborhood offers bundled golf memberships and an 18-hole championship course with a driving range and golf pro shop. Additional upscale amenities include a luxurious clubhouse, resort-style pool with a bar and pool café, a fitness center, a full-service spa, tennis courts with a tennis pro shop, pickleball courts, bocce ball courts, and a dog park. The Condos Priced in the Low \$300's and Single Family Homes (limited) \$500's with additional HOA and CDD Fee.

Solstice at Wellen Park- Limited Opportunities Remaining:

Solstice is a beautifully designed neighborhood featuring 270 new homes, including attached villas and single-family residences. Built with the quality craftsmanship of Toll Brothers, Solstice provides residents with access to an array of resort-style amenities, including a resort-style pool, fitness center, tennis courts, pickleball courts, and a yoga and event lawn. This community is perfect for those seeking an upscale yet comfortable lifestyle in Wellen Park. Priced in the High \$300's+, with additional HOA and CDD Fee.

Renaissance - Limited Opportunities Remaining:

Start every day with a smile at Renaissance, a gated neighborhood featuring beautifully crafted single-family homes and paired villas. Residents enjoy fun-filled, resort-style amenities year-round, including a resort-style pool, pickleball courts, a fitness center, and a clubhouse. With a prime location near River Road and convenient access to I-75, Renaissance provides a vibrant and connected lifestyle. Priced in the Mid \$400's+, with additional HOA and CDD Fee.

Avelina - Limited Opportunities Remaining:

Avelina is an exclusive, gated community offering just 96 single-family homes. There are no amenities in this neighborhood. This neighborhood ensures a relaxed and luxurious Florida lifestyle. Priced in the High \$500's+, with additional HOA and CDD Fee.

Neighborhoods continued

Wysteria - Limited Opportunities Remaining:

Wysteria by Neal Communities is a vibrant, resort-style neighborhood featuring single-family homes and paired villas. With convenient access to shopping, dining, and the Atlanta Braves' spring training facility, Wysteria blends recreation and relaxation. Residents enjoy a community pool, pickleball courts, and scenic walking trails, making every day feel like a getaway. Priced in the Mid \$300's+, with additional HOA and CDD Fee.

Grand Palm - Limited Opportunities Remaining:

Grand Palm is a one-of-a-kind, nature-inspired community designed for resort-style living. With an on-site activities coordinator, a state-of-the-art fitness facility, a resort-style pool with water slides, and miles of nature trails, Grand Palm offers endless opportunities for adventure and relaxation. Limited homesites remain in this highly sought-after community—don't miss your chance to be part of it! Priced in the High \$300's+, with additional HOA and CDD Fee.

Resale

Wellen Park offers a variety of established communities with resale opportunities, allowing buyers to move into beautifully designed homes with mature landscaping, established amenities, and vibrant neighborhood atmospheres. If you're looking for a home that's ready for you now, explore the resale options in these highly sought-after neighborhoods:

IslandWalk:

A premier, gated, resort-style community featuring scenic lakes and miles of walking trails. IslandWalk offers a variety of resale homes, including attached villas and single-family residences. Residents enjoy two clubhouses, multiple pools, a fitness center, pickleball and tennis courts, and a full calendar of social activities. Priced in the Mid \$300's+, with additional HOA and CDD Fee.

Gran Paradiso:

A stunning, Tuscan-inspired community offering a mix of luxury resale homes, including spacious single-family residences and maintenance-free villas. This gated neighborhood boasts a grand clubhouse, resort-style pool, fitness center, tennis and pickleball courts, and an extensive network of walking and biking trails. Priced in the \$300's+, with additional HOA and CDD Fee.

Neighborhoods continued

Sarasota National:

A golf lover's paradise, Sarasota National is a master-planned, gated community with resale opportunities that include single-family homes, coach homes, and attached villas. Homeowners enjoy an 18-hole championship golf course, resort-style amenities, dining, fitness center, pickleball and tennis courts, and breathtaking natural beauty with over 1,300 acres of preserved land. Priced in the High \$300's+, with additional HOA and CDD Fee.

Tortuga:

An intimate, coastal-inspired community offering maintenance-free, single-family homes with modern designs and open floor plans. With a focus on relaxed living, Tortuga provides a laid-back atmosphere while being close to Wellen Park's shopping, dining, and entertainment. Priced in the High \$300's+, with additional HOA and CDD Fee.

Oasis:

A boutique, gated neighborhood of luxury single-family homes on oversized homesites. Oasis offers a private and serene setting with high-end, open-concept home designs, beautiful preserve views, and close proximity to all that Wellen Park has to offer. Priced in the \$600's+, with additional HOA and CDD Fee.

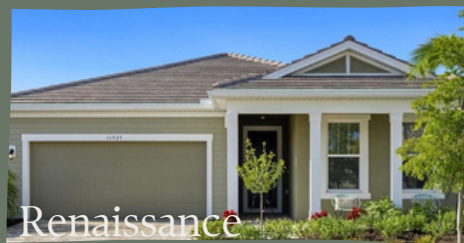
The Preserve:

A charming, gated community offering a mix of resale villas and single-family homes in a peaceful, nature-inspired setting. The Preserve features resort-style amenities, including a clubhouse, fitness center, heated pool, bocce, and pickleball courts, all while being conveniently located near Downtown Wellen and beautiful Gulf Coast beaches. Priced in the Mid \$400's+, with additional HOA and CDD Fee.

Antigua:

Set within a peaceful enclave, Antigua offers homes overlooking scenic ponds and lush park settings. This inviting neighborhood fosters a close-knit atmosphere where neighbors easily connect. The charming streetscapes and serene surroundings make Antigua a perfect place to call home. Priced in the High \$300's+, with additional HOA and CDD Fee.

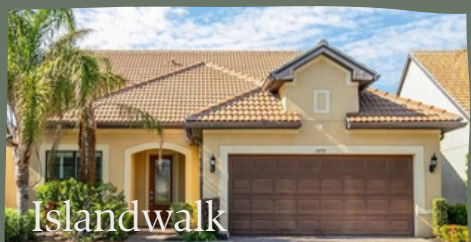
Neighborhoods Wellen Park



Neighborhoods Wellen Park



Neighborhoods Wellen Park



Cost of Living in Wellen Park

Cost of Living & Housing

Diverse Home Options: From maintenance-free villas to luxury custom homes, there's something for every lifestyle and budget.

Competitive Market: Home prices vary from the mid-\$300s to over \$1M, depending on location and features.

HOA & CDD Fees: Many communities include HOA fees covering amenities and maintenance; some also have Community Development District (CDD) fees.

What is a CDD Fee and who pays for it?

In Wellen Park, which is a master-planned community located in Sarasota County, Florida, the CDD fees are used to finance the development and ongoing maintenance of the community's infrastructure and amenities. These fees are typically assessed on an annual basis and are paid by the property owners within the CDD boundaries. The amount you'll have to pay for the CDD will come on your property tax bill, so it is paid along with your annual property taxes.

The specific CDD fees in Wellen Park can vary depending on the specific neighborhood or section of the community in which a property is located. The fees are typically based on factors such as the size of the property and the types of amenities and services provided. The CDD fees in Wellen Park may cover expenses related to things like road maintenance, street lighting, landscaping, parks and recreational facilities, stormwater management, and other community infrastructure needs.

Things to do in Wellen Park

Downtown Wellen's thoughtfully designed spaces create unique outdoor experiences – from intimate parks, a natural playground and a living room shaded by a decades-old relocated live oak tree to larger gathering spaces like the Great Lawn for community festivals, markets, celebrations and events, and the lakefront fountain and splashpad. Solis Hall, an elegant rental venue, features an outdoor stage, a lakefront patio and an easy flow from inside spaces to neighboring alfresco areas. The pedestrian-friendly downtown emphasizes heartfelt connections to community and nature and celebrates a waterfront vibe with the 80-acre Grand Lake providing a scenic backdrop and opportunities for fishing and paddle sports. Visitors can enjoy time on the water and along downtown's 3-mile lakefront trail with on-site bicycle, e-bike, kayak and paddleboard rentals at Kind Vibes Outfitters.

The Yard food park offers a playful outdoor environment with a dining area, games and activities. Casual food and beverage choices are served counter style from retrofitted shipping containers.

PHASE 2 IS CURRENTLY UNDER WAY, which means more stores and restaurants!

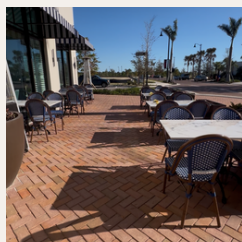


DINING

BANYAN HOUSE: Enjoy citrus wood-fired steaks, seafood, and pasta, in Downtown Wellen Park's Landmark Lakefront Restaurant.



AQUA PAZZA: Embrace the flavors of the Italian Riviera in Downtown Wellen Park. Enjoy delicious cuisine inspired by the food made famous in the Mediterranean and Adriatic regions of Italy.



VILLANI & CO: Steak Seafood and Raw Bar serves delicious experiences, where locals can enjoy exceptional dishes made of fresh and healthy ingredients.



Dining continued

OAK & STONE: a New American tavern featuring craft beer, artisanal pizza, and gourmet fare using only the freshest ingredients. Guests Craft Their Own Experience by pouring from the region's largest self-serve beer wall, featuring touchless RFID technology, and offering a selection of more than 50 rotating beers with an emphasis on American craft beers and hometown breweries.



Casual Outside Dining

LAKESIDE BITES: Lakeside Bites dishes up a variety of paninis and bowls, along with fresh-squeezed lemonade in a variety of flavors.

POPDAGWS: The Atlanta Braves are a huge part of our culture since the team's Spring Training home base, CoolToday Park, is located right here in Wellen Park. Pop Dawgs, features the best of CoolToday Park's ballpark fare, into The Yard.



COFFEE & ICE CREAM

FOXTAIL: Foxtail Coffee in Wellen Park is your go-to spot for expertly crafted coffee, delicious pastries, and a cozy atmosphere. Whether you're grabbing a quick cup on the go or relaxing with friends, this local favorite offers high-quality brews and a welcoming vibe in the heart of Wellen Park.

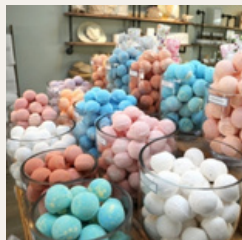


BRIGHT ICE SCOOPS SHOP: Bright Ice Scoop Shop in Wellen Park takes ice cream to the next level with unique flavors infused with unexpected ingredients and bold tastes. From fresh herbs to spices and handcrafted mix-ins, every scoop is a delicious adventure, making it the perfect spot for ice cream lovers looking for something beyond the ordinary!



SHOPPING

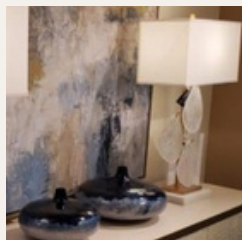
NAPLES SOAP COMPANY: High quality skin and hair care products made with natural and organic ingredients



DANA TYLER: High-quality jewelry at a fair and attractive price point. The brand's costume jewelry appeals to all ages, offering customers the opportunity to update their collections with the latest looks without the expense of fine jewelry.



BREAKWATER HOME FASHIONS: Breakwater Home Fashions brings coastal elegance to your home with a carefully curated selection of accent furniture, lighting, wall art, and décor. From stylish side tables to statement chandeliers and plush rugs, every piece is designed to enhance your space with warmth and charm.



PAMPERING

PAINT NAIL BAR: Fume-free environment is expertly designed with elegant decor, large selection of premium products + accessories and high sterilization standards ensure the utmost perfection in aesthetic, comfort + cleanliness. Oh, and complimentary mimosas are just the cherry on top!



FLORIDA LAKES SPA: Customized treatment plans for any and all of your skin and body concerns



EDUCATION & SCHOOLS

This website will give you all the school information for Sarasota county including every school in the county and information about that school.

COMING SOON!

Wellen Park High School is set to open its doors to students in August 2026, marking an exciting new chapter for education in Sarasota County. Located in the Wellen Park community, this state-of-the-art campus will span 81 acres, featuring a modern three-story, 325,000-square-foot academic building and a comprehensive athletic complex. With amenities such as a synthetic turf football field, a nine-lane running track, multiple courts, and fields for various sports, Wellen Park High School will offer a dynamic environment for academic excellence and extracurricular achievement. Wellen Park High School promises to be a beacon of opportunity, fostering innovation, learning, and community pride.

For more information, check out:
Sarasotacountyschools.net

LIFESTYLE

Downtown Wellen is a vibrant hub of shopping, dining, and entertainment, designed to bring people together in a dynamic, walkable setting. Whether you're enjoying a meal by the water, watching the sunset, or letting the kids play in the splash pad, this lively destination offers something for everyone.

With a vision to create a true gathering place, Wellen Park's development team thoughtfully planned Downtown Wellen to blend modern convenience with natural beauty. Inspired by diverse architectural styles, the design brings a unique charm and welcoming atmosphere to the community. Every detail—from the bike-friendly streets to the scenic outdoor spaces—was crafted to foster connection and a sense of belonging.

Lifestyle continued

What truly makes Wellen Park special is its collection of thoughtfully designed neighborhoods, each offering unique home styles, amenities, and lifestyles. From vibrant 55+ communities to family-friendly neighborhoods with resort-style pools and parks, Wellen Park provides something for everyone. The blend of these communities, combined with the energy of Downtown Wellen, creates a connected, thriving environment where residents can live, work, and play.

Downtown Wellen is more than just a place to shop or dine; it's a destination where residents and visitors can enjoy a mix of experiences, from exciting events to peaceful waterfront views. Whether you're relocating or just visiting, you'll find that Wellen Park captures the essence of Florida living at its finest.

*** MANASOTA BEACH RD EXTENSION has been approved, giving the Wellen Park area a direct road to the beach cutting drive time in half!!! Set to be completed around 8/2026, the same time as the new Wellen Park High School!***

Meet Your Dream Home Through Me!



WELLEN PARK WHERE LIFE IS BETTER!



MELISSA *Helms*

MEET YOUR DREAM HOME THROUGH ME!

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