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Wellen Park Phase 5 Preliminary Subdivision Replat

Petition No. PSPP-25-03102

Resolution No. 2025-R-76

Presented by: The Planning & Zoning Division

Overview

Applicant: Joseph A. Kelly, PSM, Stantec Consulting Services, Inc

Owners: Manasota Beach Ranchlands

Location: West of West Villages Parkway and east of Preto Boulevard

Request: Replat Main Street Ranchlands Plat No. 1 to extend the Wellen Park Boulevard right-of-way and to create preservation/conservation area, stormwater management, open space, and future development tracts

Impacted Area: ± 76.7308 acres

Proposed Preliminary Subdivision Replat

Extend the Wellen Park Boulevard right-of-way and to create preservation/conservation area, stormwater management, open space, and future development tracts.

The project is located in Village D.



**Consistency
With Florida
Statutes Chapter
177**

The preliminary subdivision replat meets the definition and requirements of Chapter 177.

The final plat must be consistent with the approved preliminary subdivision replat.

**Compliance with
the
Comprehensive
Plan**

Consistent with Policy FLU 1.8.1 of the Comprehensive Plan. The preliminary subdivision replat application was submitted in accordance with the ULDC.

The extension of the Wellen Park Boulevard right-of-way completes the street network to support future residential and mixed-use growth in the area. Transportation Element, Goal 1.

Compliance with the ULDC

Chapter 4 Article XII-Subdivision Standards -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.

Environmental

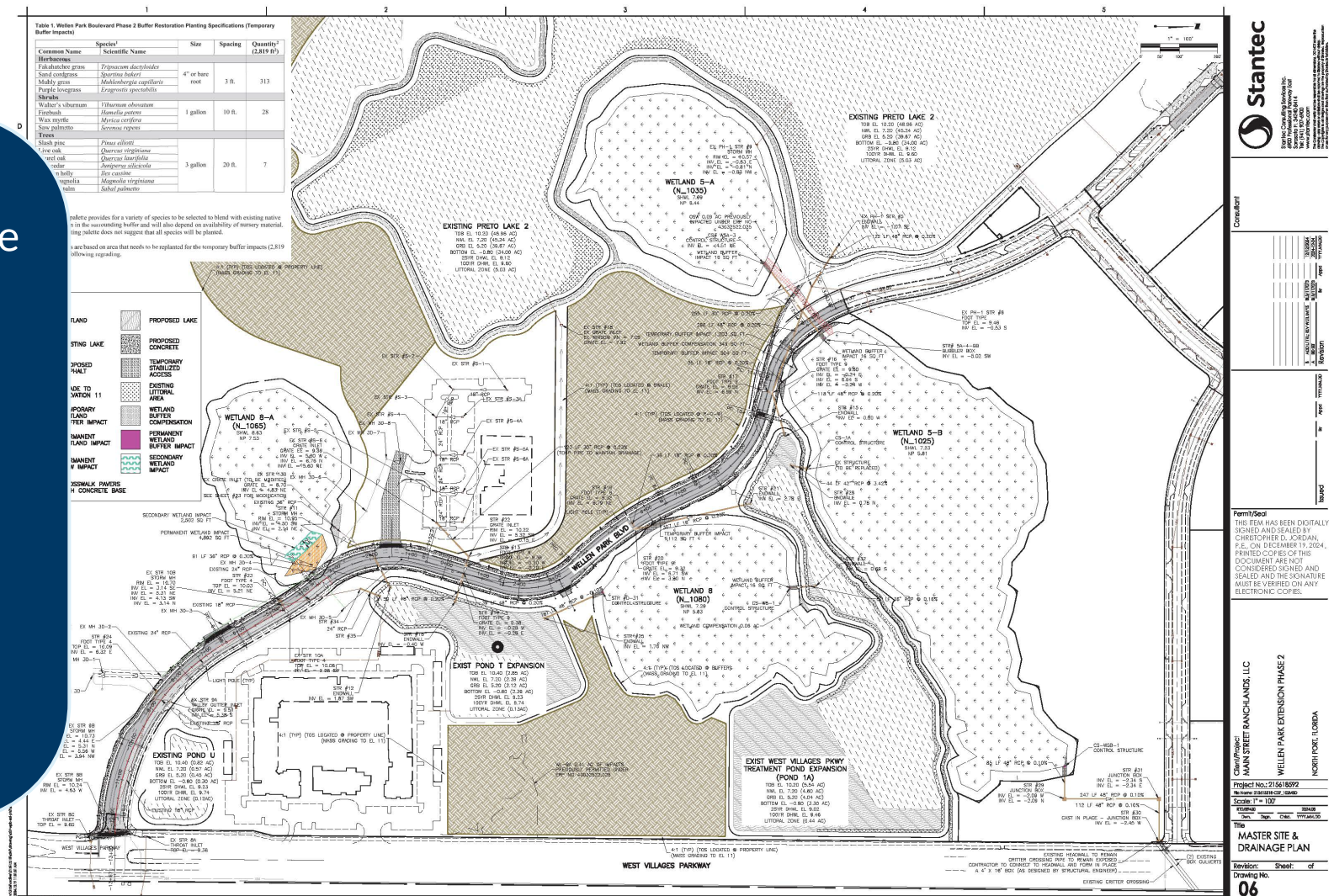
A formal environmental survey has been completed on the site. All permits will be issued in accordance with State and Federal standards.

Flood Zone

The site is in a FEMA Flood Zone “X” (0.2% Annual Chance Flood Hazard), according to Flood Insurance Rate Map for Sarasota County, Community Panel No. 12115C0362G, revised March 27, 2024.

Staff Review

The preliminary subdivision replat 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.



Public Notice

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, 2025.

The petition was also advertised in a newspaper of general circulation within the City of North Port on October 26, 2025.

Legal Review

The City Attorney's Office reviewed and approved the proposed Resolution 2025-R-76 as to form and correctness.

Staff Recommendations

Planning & Zoning Advisory Board:

Approve Petition No. PSPP-25-0312
via Resolution No. 2025-R-76, Wellen
Park Downtown Phase 5 Preliminary
Subdivision Replat.

City Commission:

Approve Resolution No. 2025-R-76,
Petition No. PSPP-25-0312, Wellen
Park Downtown Phase 5 Preliminary
Subdivision Replat.



Questions?