



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Agenda

Planning & Zoning Advisory Board

Thursday, November 6, 2025

9:00 AM

City Commission Chambers

Amended to add attachments to Item NO. PSPP-25-03102.

MEETING PROCEDURE: By submitting a "Request to Speak" card to the City Clerk, the Public may comment during the course of the meeting. Comments on all scheduled Agenda Items will be heard immediately following the presentation by the Staff or Petitioner. Please wait until you are recognized by the Presiding Officer, state your name and address so that your comments may be properly recorded and limit your remarks to a period of three (3) minutes or less. The Board will act on an Agenda Item after comments from the Staff, Petitioner and Public have been heard.

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

5. APPROVAL OF MINUTES

- A. [25-2853](#) Approve the September 18, 2025, Planning and Zoning Advisory Board Meeting Minutes.

Attachments: [Minutes](#)

6. PUBLIC HEARING

- A. [PSPP-25-02711](#) Consideration of Petition No. PSPP-25-02711 via Resolution No. 2025-R-72 to Approve a Preliminary Subdivision Plat for West Lake; a 156-Lot Residential Single-Family Subdivision on Approximately 164.48 Acres Located South and West of Preto Boulevard and North of Playmore Road. (QUASI-JUDICIAL)

Attachments: [Resolution 2025-R-72](#)
[Staff Report with Exhibits](#)
[Staff Presentation](#)

- B. [PSPP-25-03327](#) Consideration of Petition No. PSPP-25-03327 via Resolution No. 2025-R-73 to Approve a Preliminary Subdivision Plat for Fire Station 87 to Create Two Parcels, Parcel 1 for a Public Safety Facility and Parcel 2 for an Open-Space Park on Approximately 4.77 Acres Located at the Intersection of the Northeast Corner of Manasota Beach Road and Preto Boulevard. (QUASI-JUDICIAL)

Attachments: [Resolution 2025-R-73](#)
 [Staff Report with Exhibits](#)
 [Staff Presentation](#)

- C. [PSPP-25-03102](#) Consideration of Petition No. PSPP-25-03102 via Resolution No. 2025-R-76 to Approve a Preliminary Subdivision Replat for Wellen Park Downtown Phase 5, Extending Wellen Park Boulevard Right of Way and Creating Preservation/Conservation Area, Stormwater Management, Open Space and Future Development Tracts on Approximately 76.7308 Acres Located West of West Villages Parkway and East of Preto Boulevard. (QUASI-JUDICIAL)

Attachments: [Resolution No. 2025-R-76](#)
 [Staff Report with Exhibits](#)
 [Staff Presentation](#)

- D. [PSPP-25-01904](#) Consideration of Petition No. PSPP-25-01904 via Resolution No. 2025-R-71 to Approve a Preliminary Subdivision Plat as Presented by the Applicant, 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. (QUASI-JUDICIAL)

Attachments: [Resolution 2025-R-71](#)
 [Staff Report with Exhibits](#)
 [Staff Presentation](#)

7. GENERAL BUSINESS

- A. [25-2896](#) Discussion and Possible Action Regarding Approval of the Planning and Zoning Advisory Board Meeting Schedule for 2026.

Attachments: [Schedule](#)

8. FUTURE AGENDA ITEMS

9. PUBLIC COMMENT

10. ADJOURNMENT

No stenographic record by a certified court reporter is made of these meetings. Accordingly, anyone seeking to appeal any decisions involving the matters herein will be responsible for making a verbatim record of the meeting/testimony and evidence upon which any appeal is to be based. (SEE: F.S. 286.0105) Note: Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's office 48 hours in advance of the meeting. (SEE F.S. 286.26)

NONDISCRIMINATION: The City of North Port does not discriminate on the basis of race, color, national origin, sex, age, disability, family or religious status in administration of its programs, activities or services.

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