



City of North Port

RESOLUTION NUMBER 2025-R-73

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT FOR FIRE STATION 87 TO CREATE TWO PARCELS, PARCEL 1 FOR A PUBLIC SAFETY FACILITY AND PARCEL 2 AN OPEN-SPACE PARK ON APPROXIMATELY 4.77 ACRES LOCATED AT THE INTERSECTION OF THE NORTHEAST CORNER OF MANASOTA BEACH ROAD AND PRETO BOULEVARD; PROVIDING FOR FINDINGS; PROVIDING FOR PRELIMINARY SUBDIVISION PLAT APPROVAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 6, 2025, West Villages Improvement District (the "Applicant") submitted an application to the City of North Port, Florida (the "City") for approval of a Subdivision Preliminary Plat (the "Preliminary Plat") for Fire Station 87, (the "Property"); and

WHEREAS, the property described above has a Future Land Use Designation of Village, within a Village Zoning District; and

WHEREAS, public safety facilities and park/recreational facilities are permitted uses in the Village Future Land Use Designation, Village Zoning District, and the Village J District Pattern Plan; and

WHEREAS, the proposed preliminary subdivision plat as submitted is consistent with the City's Comprehensive Plan and, Unified Land Development Code (ULDC); and

WHEREAS, the applicant has submitted all applicable bylaws, covenants, deeds, articles of incorporation, dedications, and other legal documents regarding ongoing maintenance of subdivision common areas; and

WHEREAS, the Planning and Zoning Advisory Board, designated as the local planning agency, held a properly noticed public hearing on November 6, 2025, to receive public comment on the subject matter of this resolution and to make its recommendation to the City Commission; and

WHEREAS, the City Commission finds that approval of the requested preliminary subdivision plat does not violate the general intent and purpose of the Unified Land Development Code and is in the best interest of the public health, safety, and welfare.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

SECTION 1 - FINDINGS

- 1.01 The above recitals are true and correct and are incorporated in this resolution.
- 1.02 The preliminary subdivision plat is consistent with the approved Village J Pattern Plan.
- 1.03 The Development Review Committee reviewed the application and preliminary subdivision plat finding that proposed subdivision meets the requirements of 2.2.9.B.(3)a. of the Unified Land Development Code (ULDC), is consistent with the Comprehensive Plan, meets all applicable requirements in Chapter 1 through 6 of the ULDC, and that sufficient legal documentation has been provided to establish responsibility for ongoing maintenance of the subdivision common areas.

SECTION 2 – PRELIMINARY SUBDIVISION PLAT APPROVAL

- 2.01 That the City Commission approve the *Fire Station 87 subdivision plat* to create Two Parcels, Parcel 1 for a public safety facility and Parcel 2 for an open-space park on approximately 4.77 acres as illustrated in Exhibit A. This project includes the construction of a fire station, an open-space park, and a restroom facility for park visitors. It will also include designated parking areas, signage locations, a dumpster enclosure, and access points for entering and exiting the site. Additionally, the plan features site lighting, landscaping, and a reserved area for a future building. The proposed Floor Area Ratio (FAR) is 0.05, with 65.2% allocated as open space and 39 parking spaces. The property is legally described as:

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

TRACT 102, MANASOTA BEACH RANCLANDS PLAT NO. 1, SECTION 8, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTHPORT, SARASOTA COUNTY, FLORIDA CONTAINING A CALCULATED AREA OF 4.77 ACRES, MORE OR LESS

SECTION 3 – CONDITIONS

- 3.01 That the preliminary subdivision plat shall be subject to the owner/developer complying with the following conditions:
 - a. Develop the property in accordance with the approved preliminary subdivision plat as referenced in Section 2 and attached hereto as Exhibit "A."
 - b. Obtain and provide copies of all applicable permits from other jurisdictional agencies as applicable prior to commencing construction.

SECTION 4 – CONFLICTS

- 4.01 In the event of any conflict between the provisions of this resolution and any other resolution, in whole or in part, the provisions of this resolution will prevail to the extent of the conflict.

SECTION 5 – SEVERABILITY

5.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this resolution is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the resolution.

SECTION 6 – EFFECTIVE DATE

6.01 This resolution takes effect immediately.

ADOPTED by the City Commission of the City of North Port, Florida, in public session on November 18, 2025.

CITY OF NORTH PORT, FLORIDA

PHIL STOKES
MAYOR

ATTEST

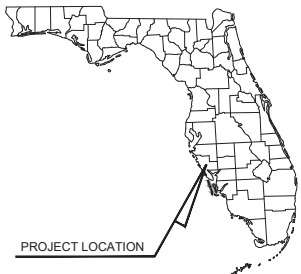
HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL FUINO, B.C.S.
CITY ATTORNEY

MAJOR SITE AND DEVELOPMENT PLANS FOR FIRE STATION 87

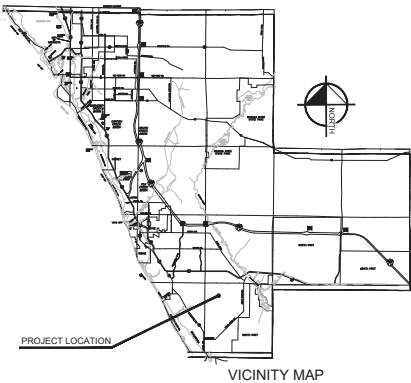
SECTION 03, TOWNSHIP 40 S, RANGE 20 E
NORTH PORT, FLORIDA
FEBRUARY 2025



PROJECT LOCATION

GENERAL CONSTRUCTION NOTES:

1. THERE SHALL BE NO CHANGE OR DEVIATION FROM THESE PLANS UNLESS APPROVED BY THE ENGINEER.
2. ALL CLEARING AND GRUBBING DEBRIS TO BE BURNED OR REMOVED FROM SITE AND IS PART OF CLEARING AND GRUBBING ITEM.
3. IT IS THE INTENT OF THE OWNER THAT CERTAIN TREES BE DESIGNATED TO BE SAVED AND PROTECTED BY THE CONTRACTOR. IT IS ASSUMED THESE TREES ARE HEALTHY AND ARE EXPECTED TO BE PART OF THE LANDSCAPE DEVELOPMENT. THEREFORE, IF ANY TREE(S) DAMAGED BY CONSTRUCTION OPERATION OR BY OTHER MEANS (EXCLUDING LIGHTNING, WINDSTORM AND OTHER ACTS OF GOD) PERISHES WITHIN THE CONSTRUCTION PERIOD, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND DISPOSE OF THOSE TREES. NO ADDITIONAL COMPENSATION WILL BE MADE BY THE OWNER FOR THE LABOR, MATERIAL OR MACHINERY REQUIRED TO REMOVE SAID TREES.
4. WHERE EXCAVATIONS ARE IN CLOSE PROXIMITY OF TREES, THE CONTRACTOR SHALL USE EXTREME CARE IN NOT DAMAGING THE ROOT SYSTEM, NO EQUIPMENT, SUPPLIES OR VEHICLES SHALL BE STORED OR PARKED WITHIN THE DRP LINE OF TREES TO REMAIN AND BE PRESERVED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL OF HIS EMPLOYEES AND SUBCONTRACTORS OF THIS REQUIREMENT AND TO ENFORCE SAME.
5. LAY 500 AROUND ALL INLETS, MITERED ENDWALLS, HEADWALLS, SWALES, LAKE SLOPES, AND TWO FEET (2') WIDE STRIP ADJACENT TO ALL CURBING, AND AS DIRECTED BY THE ENGINEER. ALL PROPOSED GROUND ELEVATIONS ARE FINISHED 500 ELEVATIONS. FINISH EARTHWORK GRADING WILL BE 0.2 FEET BELOW ELEVATIONS SHOWN TO ALLOW FOR 500 THICKNESS. SOODING INCLUDES MAINTAINING SLOPES AND 500 UNITS. COMPLETION AND ACCEPTANCE OF TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST. ALL EROSION SILLATION AND MAINTAINING GRADES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THEN.
6. CALL "SUNSHINE" (1-800-432-4770), COMCAST, FPL, WEST VILLAGES IMPROVEMENT DISTRICT, CITY OF NORTH PORT UTILITIES DEPARTMENT, TECO, AND FRONTIER PRIOR TO CONSTRUCTION AND CONNECTION TO EXISTING UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE.
7. ALL UTILITY LINES, STORM DRAIN LINES AND ACCESSORIES SUCH AS, BUT NOT LIMITED TO MANHOLES, CLEANOUTS, SEWER AND WATER SERVICES, VALVES, FIRE HYDRANTS AND INLETS WILL BE CONSTRUCTED TO ALIGNMENT AND LOCATIONS SHOWN ON PLANS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
8. CLEARING, GRUBBING, STRIPPING, AND COMPACTION WILL BE INSPECTED BY THE ENGINEER PRIOR TO FILLING.
9. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, CONSERVATION/PRESERVE AREAS, EXISTING LAKES & WATERWAYS WITHIN AND ADJOINING THE AREA OF CONSTRUCTION ACTIVITY SHALL BE PROTECTED BY ERECTION OF TREE PROTECTION BARRICADES AND/OR SALT BARRIERS. TREE PROTECTION BARRICADES SHALL MEET THE STANDARDS OF THE CITY OF NORTH PORT AND / OR SARASOTA COUNTY TREE PROTECTION ORDINANCE. SALT BARRIERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND THE DETAILS SHOWN ON DWGS. THE ENGINEER WILL DETERMINE THE EXTENT AND TYPE OF PROTECTIVE MEASURES TO BE CONSTRUCTED FOR PROTECTION OF CONSERVATION/PRESERVE AREAS. ADDITIONAL BMP MEASURES MAY BE NECESSARY TO ENSURE THAT TURBID WATER IS NOT DISCHARGED FROM THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING COMPLIANCE WITH THE STORMWATER POLLUTION PLAN, THE NPDES PERMIT, THE ENVIRONMENTAL RESOURCE PERMIT, AND THE CITY OF NORTH PORT DEVELOPMENT PERMIT. THE ENGINEER SHALL BE NOTIFIED WHEN PRESERVE AREA BARRICADES AND BARRIERS ARE IN PLACE.
10. TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION PROVIDED BY CAGE ENGINEERING, INC.
11. THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILES WILL BE FURNISHED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN THE AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.
12. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.
13. IN THE EVENT THAT THE CONSTRUCTION SITE IS ABANDONED PRIOR TO THE PROJECT COMPLETION, ALL CONSTRUCTION AND VEGETATIVE DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED LANDFILL FACILITY AT THE CONTRACTOR'S EXPENSE.
14. ALL DETAILS AND SPECIFICATIONS SHALL ADHERE TO THE CITY OF NORTH PORT STANDARDS, LATEST REVISIONS.
15. THE BEST MANAGEMENT PRACTICES (BMPs) MANUAL SHALL GOVERN THE ASPECTS OF DEVELOPMENT ACTIVITY THROUGHOUT ALL THE PHASES OF THIS PROJECT.
16. ELEVATION INFORMATION SHOWN ON THESE PLANS IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
17. IF THE CONTRACTOR ENCOUNTERS A CONFINING SOIL LAYER (CLAYEY SOILS) DURING EXCAVATION AND CONSTRUCTION OF THE PROPOSED STORMWATER PONDS, THE CONTRACTOR SHALL STOP EXCAVATION ACTIVITIES IN THE AREA AND NOTIFY THE ENGINEER WITHIN 24 HOURS.
18. CONTRACTOR TO MAINTAIN ALL-WEATHER EMERGENCY ACCESS TO THE SITE THROUGHOUT CONSTRUCTION.
19. ALL CONTRACTOR VEHICLES AND DUMPSTERS SHALL BE PARKED ON ONLY ONE SIDE OF THE STREET TO MAINTAIN A 12' WIDE MINIMUM CLEARANCE FOR EMERGENCY VEHICLES THROUGHOUT CONSTRUCTION.
20. STAND ALONE BUILDING PERMITS ARE REQUIRED ON PRIMARY STRUCTURES, SIGNS, WALLS, FENCES, DUMPSTER CORRALS, STREET LIGHTING, IRRIGATION SYSTEMS, LIFT STATIONS AND ANY OTHER ACCESSORY STRUCTURES.
21. ALL SIDEWALKS TO HAVE EXPANSION JOINTS AT A MINIMUM SPACING OF 100 FEET AND CONTRACTION JOINTS AT INTERVALS EQUAL TO THE WIDTH OF THE SLAB, BUT NOT MORE THAN 10 FEET. NO JOINTS SHALL BE CLOSER THAN 4 FEET.
22. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS THAT MEET OR EXCEED THE REQUIREMENTS OF THE SWINAD ERP INFORMATION MANUAL, LATEST EDITION, CITY OF NORTH PORT UNIFIED LAND DEVELOPMENT CODE AND THE CITY OF NORTH PORT WATER AND WASTEWATER CODE, LATEST EDITION.



PROJECT DATA:

FIRE STATION NO. PROJECT AREA: 4.77± AC.
PROPOSED OPEN SPACE AREA: 3.11± AC. (INCLUDES LAKES & WETLANDS)
OPEN SPACE %: 65.2% (BASED ON PROJECT AREA)
PROJECT FAR CALCULATION: 0.05
REQUIRED PARKING CALCULATIONS (VILLAGE J VDDP):
FIRE STATION:
REQUIRED SPACES: 13,745 SF X 1 SPACE/500 SF = 28 SPACES
PROVIDED SPACES: 39 SPACES
BUILDING HEIGHT:
ALLOWABLE BUILDING HEIGHT PER VILLAGE J VDDP = 120 FT
PROPOSED MAX. BUILDING HEIGHT = 35 FT

Sheet List Table	
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A-1	GENERAL NOTES
A-2	GENERAL SITE PLAN
A-3	EXISTING CONDITIONS PLAN
A-4	SITE PLAN
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B-2	BEST MANAGEMENT PRACTICES
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L-50	LANDSCAPE SPECIFICATIONS
L-51	LANDSCAPE DETAILS

DEVELOPER:
MANASOTA BEACH RANCHLANDS, LLLP
19503 S. WEST VILLAGES PKWY, UNIT #14
VENICE, FL 34293
PH: (941)890-4822
CONTACT: JOHN LUCZYNSKI

LANDSCAPE ARCHITECTURE:
KIMLEY-HORN AND ASSOCIATES, INC.
1800 2ND STREET, SUITE 900
SARASOTA, FL 34236
PH: (941)379-7600
CONTACT: CHRISTOPHER CIANFAGLIONE

SURVEYOR:
CAGE ENGINEERING, INC.
12280 EVERGLOW DRIVE, SUITE A6
VENICE, FL 34293
PH: 630-532-3367

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
1800 2ND STREET, SUITE 900
SARASOTA, FL 34236
PH: (941)379-7600
CONTACT: DAVID GOMEZ, P.E.

ENVIRONMENTAL:
MONARCH ECOLOGY GROUP
3431 SUITE VALLEY DRIVE
SARASOTA, FL 34239
PH: 941-374-6339
CONTACT: KERRI MACNUTT

WATER AND WASTEWATER:
CITY OF NORTH PORT UTILITIES DEPT
6644 WEST PRICE BOULEVARD
NORTH PORT, FL 34291
(941) 240-3010

ELECTRIC:
FLORIDA POWER & LIGHT
2245 MURPHY CT.
NORTH PORT, FL 34289
(941) 947-4238

LIST OF UTILITY CONTACTS:
TELEPHONE:
FRONTIER
1701 RINGLING BLVD.
SARASOTA, FL 34236
(941) 952-5624

CATV:
COMCAST CABLE
5205 FRUITVILLE ROAD
SARASOTA, FL 34232
(941) 342-3577

PREPARED BY
Kimley»Horn

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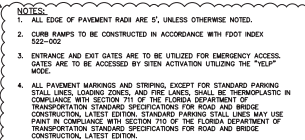
DAVID GOMEZ, P.E.
FLA. P.E. LICENSE # 97757
REGISTRY NO. 35106



DATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE FOR THE STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTION 336.076(1) AND (4), FLORIDA STATUTES AND THE CITY OF NORTH PORT LAND DEVELOPMENT REGULATIONS.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND
SEALED BY DAVID GOMEZ, P.E.
ON THE DATE INDICATED TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED AND
THEY SHOULD NOT BE VERIFIED ON ANY
ELECTRONIC COPIES.
DAVID GOMEZ, P.E. No. 97757
REGISTERED PROFESSIONAL ENGINEER, INC.
1800 SECOND STREET, SUITE 900
SARASOTA, FLORIDA 34236



SHEET NUMBER
A-4