



# Wellen Park Village E, Tract 3, Replat

Petition No. PLF-23-258

Presented by: The Planning & Zoning Division

# Overview

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Applicant: L. Jordan Draper, P.E.

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Property owner: Professional Resource Development, Inc.

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Request: Consideration of Wellen Park Village E, Tract 3, Replat of a portion of Wellen Park Village E.

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Location: Village E - Southwest corner of South Tamiami Trail and Mezzo Drive

# Background

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Wellen Park Village E Plat (PLF-21-200) for entire Village E approved November 2021, includes Tract B

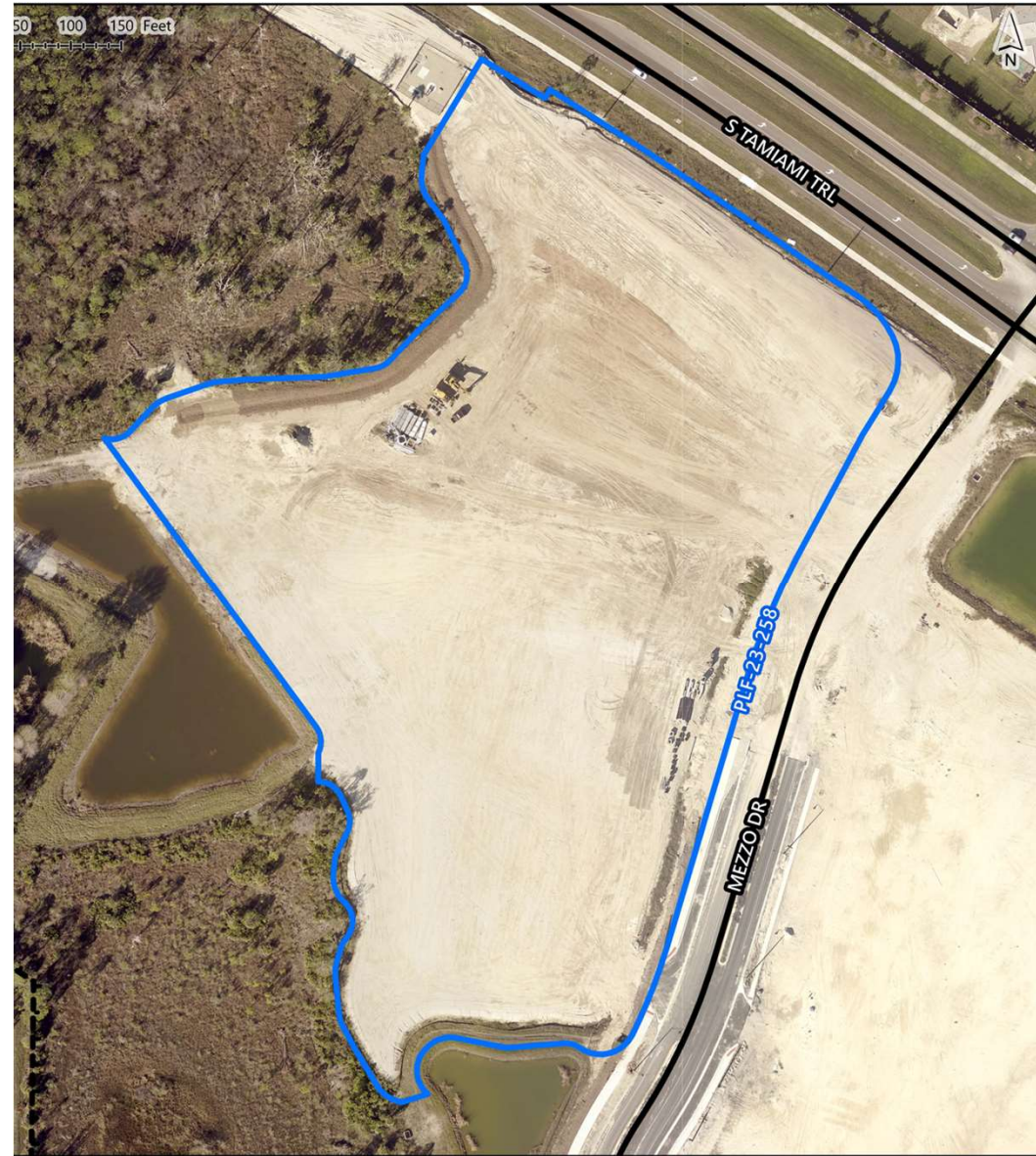
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Tract 3 is to be subdivided into four commercial lots

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Total of ±9.37 acres

On May 2, 2024 the Planning and Zoning Advisory Board voted unanimously to approve PLF-23-258



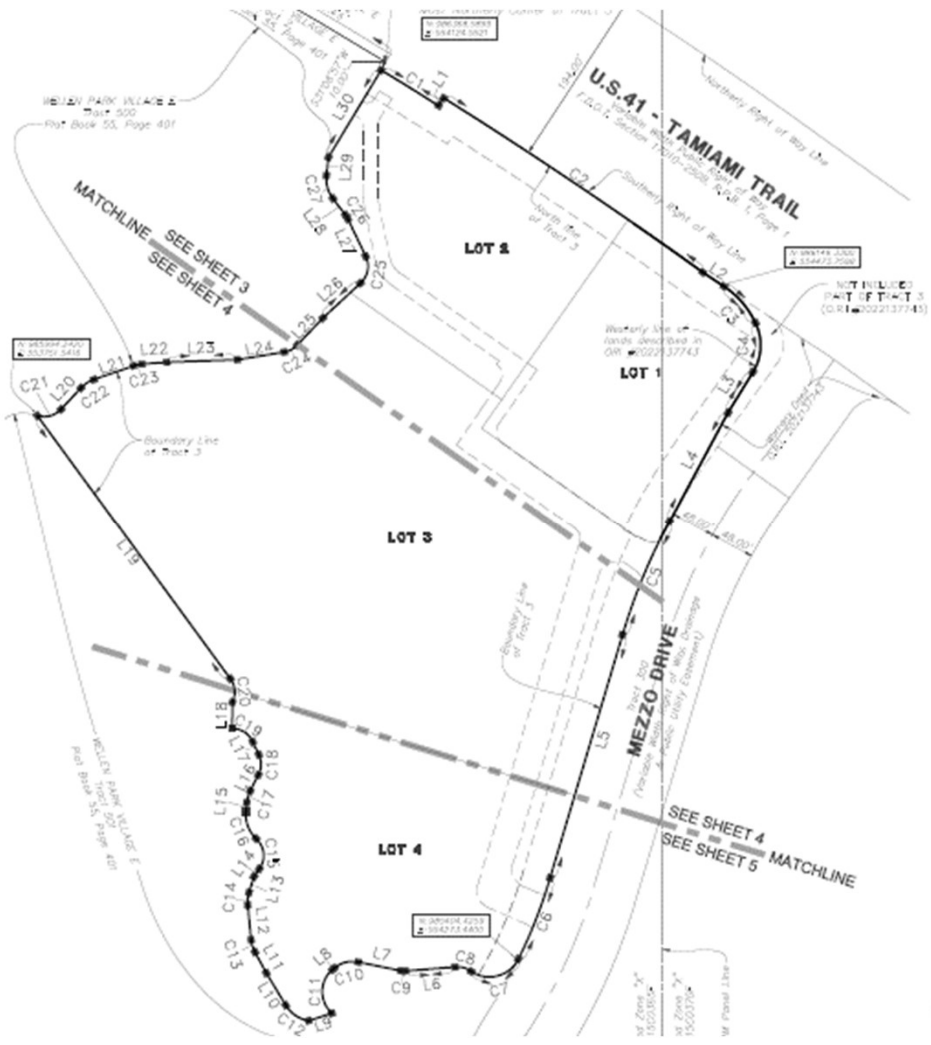
# Proposed Final Plat

is Sheet  
This Sheet  
As the State  
is Absent Zone

Lot	Area	Acres	Area
L1	0.0000	0.0000	0.0000
L2	0.0000	0.0000	0.0000
L3	0.0000	0.0000	0.0000
L4	0.0000	0.0000	0.0000
L5	0.0000	0.0000	0.0000
L6	0.0000	0.0000	0.0000
L7	0.0000	0.0000	0.0000
L8	0.0000	0.0000	0.0000
L9	0.0000	0.0000	0.0000
L10	0.0000	0.0000	0.0000
L11	0.0000	0.0000	0.0000
L12	0.0000	0.0000	0.0000
L13	0.0000	0.0000	0.0000
L14	0.0000	0.0000	0.0000
L15	0.0000	0.0000	0.0000
L16	0.0000	0.0000	0.0000
L17	0.0000	0.0000	0.0000
L18	0.0000	0.0000	0.0000
L19	0.0000	0.0000	0.0000
L20	0.0000	0.0000	0.0000
L21	0.0000	0.0000	0.0000
L22	0.0000	0.0000	0.0000
L23	0.0000	0.0000	0.0000
L24	0.0000	0.0000	0.0000
L25	0.0000	0.0000	0.0000
L26	0.0000	0.0000	0.0000
L27	0.0000	0.0000	0.0000
L28	0.0000	0.0000	0.0000
L29	0.0000	0.0000	0.0000
L30	0.0000	0.0000	0.0000
L31	0.0000	0.0000	0.0000
L32	0.0000	0.0000	0.0000
L33	0.0000	0.0000	0.0000
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L35	0.0000	0.0000	0.0000
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L39	0.0000	0.0000	0.0000
L40	0.0000	0.0000	0.0000
L41	0.0000	0.0000	0.0000
L42	0.0000	0.0000	0.0000
L43	0.0000	0.0000	0.0000
L44	0.0000	0.0000	0.0000
L45	0.0000	0.0000	0.0000
L46	0.0000	0.0000	0.0000
L47	0.0000	0.0000	0.0000
L48	0.0000	0.0000	0.0000
L49	0.0000	0.0000	0.0000
L50	0.0000	0.0000	0.0000
L51	0.0000	0.0000	0.0000
L52	0.0000	0.0000	0.0000
L53	0.0000	0.0000	0.0000
L54	0.0000	0.0000	0.0000
L55	0.0000	0.0000	0.0000
L56	0.0000	0.0000	0.0000
L57	0.0000	0.0000	0.0000
L58	0.0000	0.0000	0.0000
L59	0.0000	0.0000	0.0000
L60	0.0000	0.0000	0.0000
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L67	0.0000	0.0000	0.0000
L68	0.0000	0.0000	0.0000
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L77	0.0000	0.0000	0.0000
L78	0.0000	0.0000	0.0000
L79	0.0000	0.0000	0.0000
L80	0.0000	0.0000	0.0000
L81	0.0000	0.0000	0.0000
L82	0.0000	0.0000	0.0000
L83	0.0000	0.0000	0.0000
L84	0.0000	0.0000	0.0000
L85	0.0000	0.0000	0.0000
L86	0.0000	0.0000	0.0000
L87	0.0000	0.0000	0.0000
L88	0.0000	0.0000	0.0000
L89	0.0000	0.0000	0.0000
L90	0.0000	0.0000	0.0000
L91	0.0000	0.0000	0.0000
L92	0.0000	0.0000	0.0000
L93	0.0000	0.0000	0.0000
L94	0.0000	0.0000	0.0000
L95	0.0000	0.0000	0.0000
L96	0.0000	0.0000	0.0000
L97	0.0000	0.0000	0.0000
L98	0.0000	0.0000	0.0000
L99	0.0000	0.0000	0.0000
L100	0.0000	0.0000	0.0000

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L30	0.0000	0.0000	0.0000
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L56	0.0000	0.0000	0.0000
L57	0.0000	0.0000	0.0000
L58	0.0000	0.0000	0.0000
L59	0.0000	0.0000	0.0000
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L61	0.0000	0.0000	0.0000
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L93	0.0000	0.0000	0.0000
L94	0.0000	0.0000	0.0000
L95	0.0000	0.0000	0.0000
L96	0.0000	0.0000	0.0000
L97	0.0000	0.0000	0.0000
L98	0.0000	0.0000	0.0000
L99	0.0000	0.0000	0.0000
L100	0.0000	0.0000	0.0000

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located in Wood  
Agency  
Final Plat  
since Plat Map  
vers 1211500365K  
November 4,  
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ida are subject  
to these are stated  
conditions. The Area  
is requirement of  
if Land  
of North Flor.



# 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 Subdivision Concept (SCP-23-131) and Infrastructure (INF-23-130) plans.





# Staff Recommendations

- The Planning & Zoning Division recommends approval of petition No. PLF-23-258 Wellen Park Village E, Tract 3, Replat.





**Thank you!**