



Wellen Park Village K Townhomes Preliminary Subdivision Plat

Petition No. PSPP-25-02596

Resolution No. 2025-R-45

Presented by: The Planning & Zoning Division

Overview

Applicant: John Luczynski, President, Manasota Beach Ranchlands, LLP

Property owner: Manasota Beach Ranchlands LLP

Request: Consideration of Wellen Park Village K Townhomes Preliminary Subdivision Plat

Location: Southwestern corner of the intersection of Manasota Beach Road and South River Road (P.I.D. 0811-00-5000)

Background

The purpose of the petition is to create a 146-lot townhome residential subdivision along with two commercial outparcel tracts (900 & 901).

Total area impacted is ± 34.3255 acres.

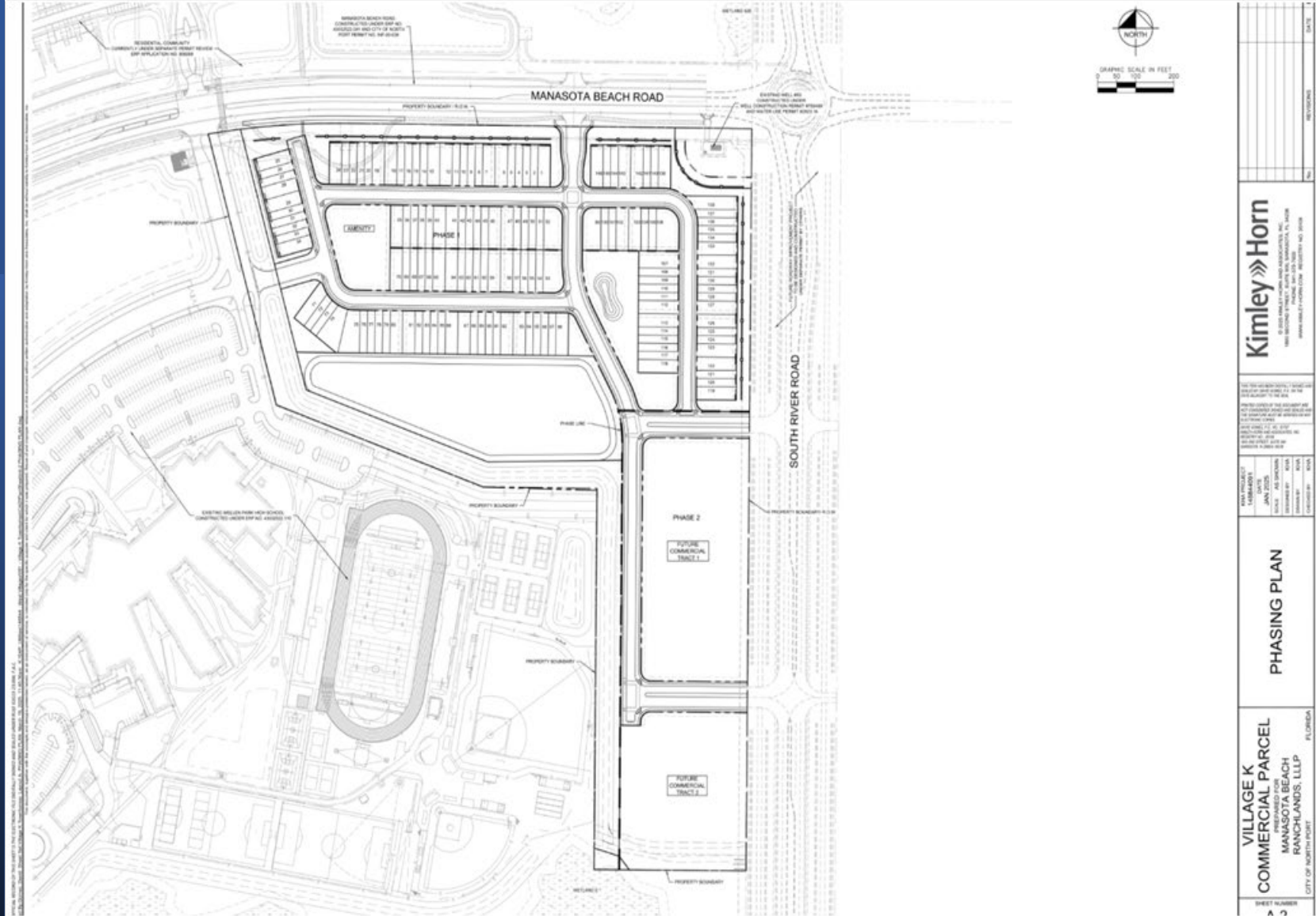


Proposed Preliminary Subdivision Plat

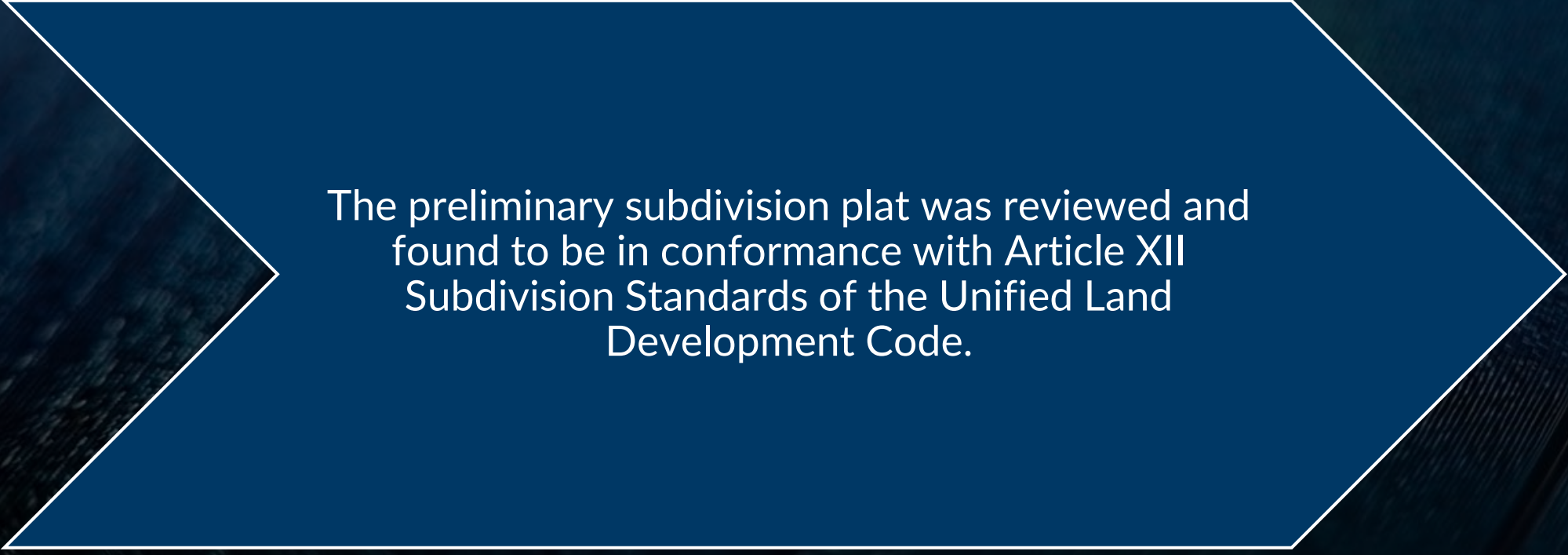
The subdivision will also include an amenity center tract, drainage and stormwater management facilities, common areas, landscaping, right-of-way, access points (ingress/egress), signage, and utilities.

53% of the area allocated as open space.

Proposed density is 4.25 dwelling units per acre.



Compliance with ULDC Article XII Subdivision Regulations



The preliminary subdivision plat was reviewed and found to be in conformance with Article XII Subdivision Standards of the Unified Land Development Code.



Staff Recommendations

- The Planning & Zoning Division recommends approval of Petition No. PSPP-25-02596 through Resolution No. 2025-R-45 Wellen Park Village K Townhomes, Preliminary Subdivision Plat.





Thank you!