



# 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

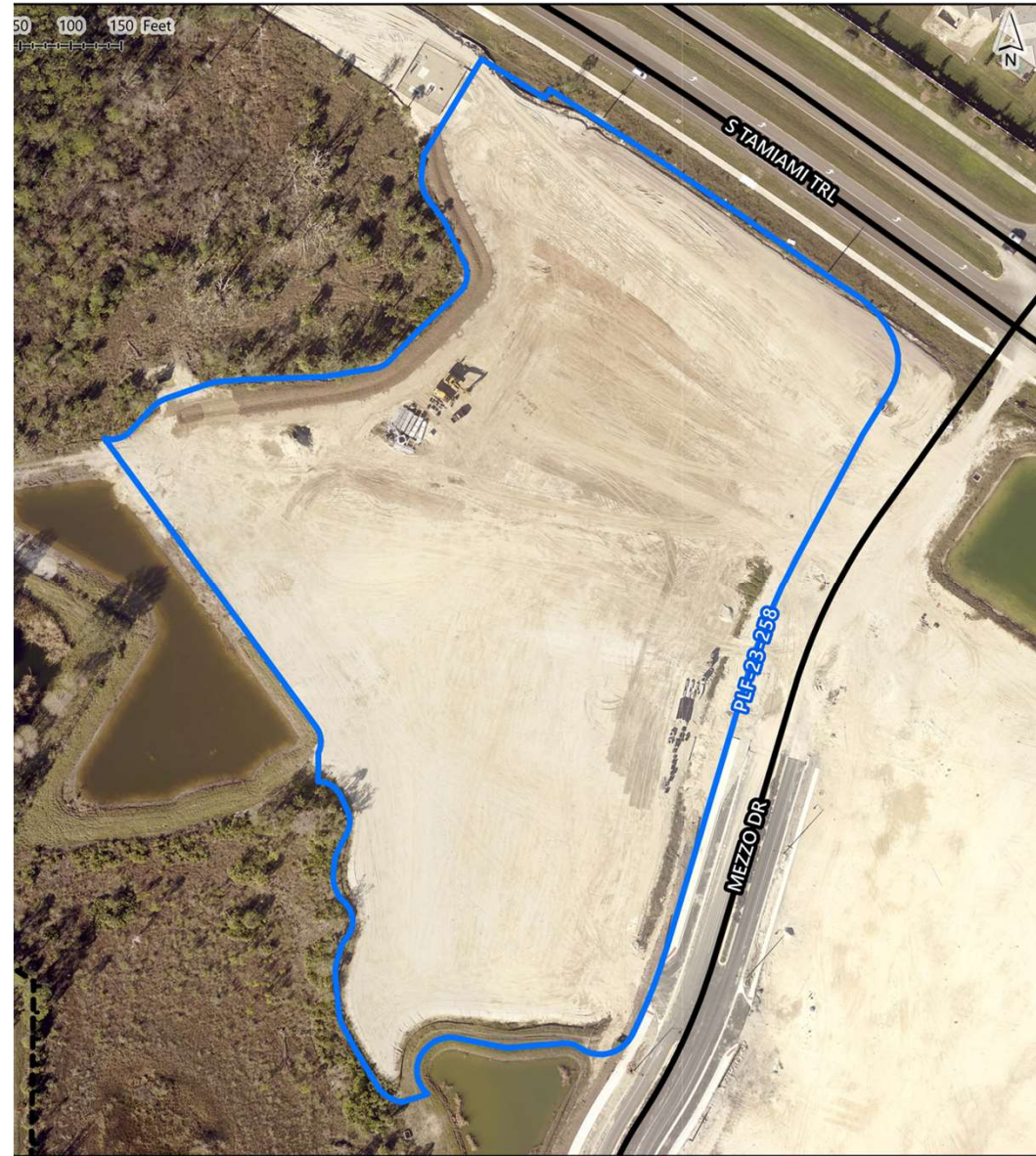
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Tract 3 is to be subdivided into four commercial lots

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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

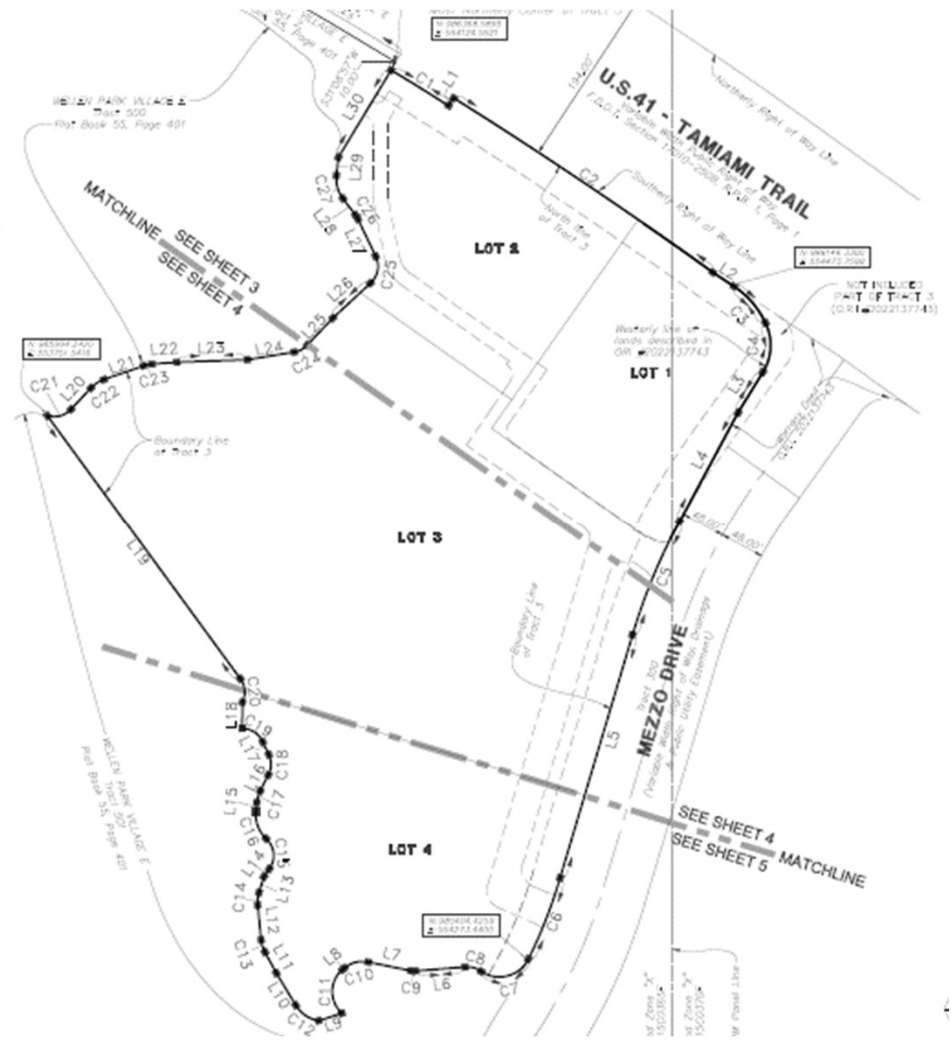
to Sheet  
This Sheet  
to the Sheet  
to West Zone

Lot	North	East	South	West
L1	2133.81	100.00	100.00	100.00
L2	100.00	100.00	100.00	100.00
L3	100.00	100.00	100.00	100.00
L4	100.00	100.00	100.00	100.00
L5	100.00	100.00	100.00	100.00
L6	100.00	100.00	100.00	100.00
L7	100.00	100.00	100.00	100.00
L8	100.00	100.00	100.00	100.00
L9	100.00	100.00	100.00	100.00
L10	100.00	100.00	100.00	100.00
L11	100.00	100.00	100.00	100.00
L12	100.00	100.00	100.00	100.00
L13	100.00	100.00	100.00	100.00
L14	100.00	100.00	100.00	100.00
L15	100.00	100.00	100.00	100.00
L16	100.00	100.00	100.00	100.00
L17	100.00	100.00	100.00	100.00
L18	100.00	100.00	100.00	100.00
L19	100.00	100.00	100.00	100.00
L20	100.00	100.00	100.00	100.00
L21	100.00	100.00	100.00	100.00
L22	100.00	100.00	100.00	100.00
L23	100.00	100.00	100.00	100.00
L24	100.00	100.00	100.00	100.00
L25	100.00	100.00	100.00	100.00
L26	100.00	100.00	100.00	100.00
L27	100.00	100.00	100.00	100.00
L28	100.00	100.00	100.00	100.00
L29	100.00	100.00	100.00	100.00
L30	100.00	100.00	100.00	100.00
L31	100.00	100.00	100.00	100.00
L32	100.00	100.00	100.00	100.00
L33	100.00	100.00	100.00	100.00
L34	100.00	100.00	100.00	100.00
L35	100.00	100.00	100.00	100.00
L36	100.00	100.00	100.00	100.00
L37	100.00	100.00	100.00	100.00
L38	100.00	100.00	100.00	100.00
L39	100.00	100.00	100.00	100.00
L40	100.00	100.00	100.00	100.00

**NOT TO SCALE**

Lot	North	East	South	West
L1	100.00	100.00	100.00	100.00
L2	100.00	100.00	100.00	100.00
L3	100.00	100.00	100.00	100.00
L4	100.00	100.00	100.00	100.00
L5	100.00	100.00	100.00	100.00
L6	100.00	100.00	100.00	100.00
L7	100.00	100.00	100.00	100.00
L8	100.00	100.00	100.00	100.00
L9	100.00	100.00	100.00	100.00
L10	100.00	100.00	100.00	100.00
L11	100.00	100.00	100.00	100.00
L12	100.00	100.00	100.00	100.00
L13	100.00	100.00	100.00	100.00
L14	100.00	100.00	100.00	100.00
L15	100.00	100.00	100.00	100.00
L16	100.00	100.00	100.00	100.00
L17	100.00	100.00	100.00	100.00
L18	100.00	100.00	100.00	100.00
L19	100.00	100.00	100.00	100.00
L20	100.00	100.00	100.00	100.00
L21	100.00	100.00	100.00	100.00
L22	100.00	100.00	100.00	100.00
L23	100.00	100.00	100.00	100.00
L24	100.00	100.00	100.00	100.00
L25	100.00	100.00	100.00	100.00
L26	100.00	100.00	100.00	100.00
L27	100.00	100.00	100.00	100.00
L28	100.00	100.00	100.00	100.00
L29	100.00	100.00	100.00	100.00
L30	100.00	100.00	100.00	100.00
L31	100.00	100.00	100.00	100.00
L32	100.00	100.00	100.00	100.00
L33	100.00	100.00	100.00	100.00
L34	100.00	100.00	100.00	100.00
L35	100.00	100.00	100.00	100.00
L36	100.00	100.00	100.00	100.00
L37	100.00	100.00	100.00	100.00
L38	100.00	100.00	100.00	100.00
L39	100.00	100.00	100.00	100.00
L40	100.00	100.00	100.00	100.00

lot on the West  
is, having a  
located in Wood  
Agency  
Final Plat  
since Plat Map  
vers 1211500365K  
November 4,  
by of North Plat  
Map are subject  
to laws are stated  
inmate. The Area  
requirement of  
if Land  
of North Plat



# 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!**