



## 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

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PHIL STOKES  
MAYOR

ATTEST

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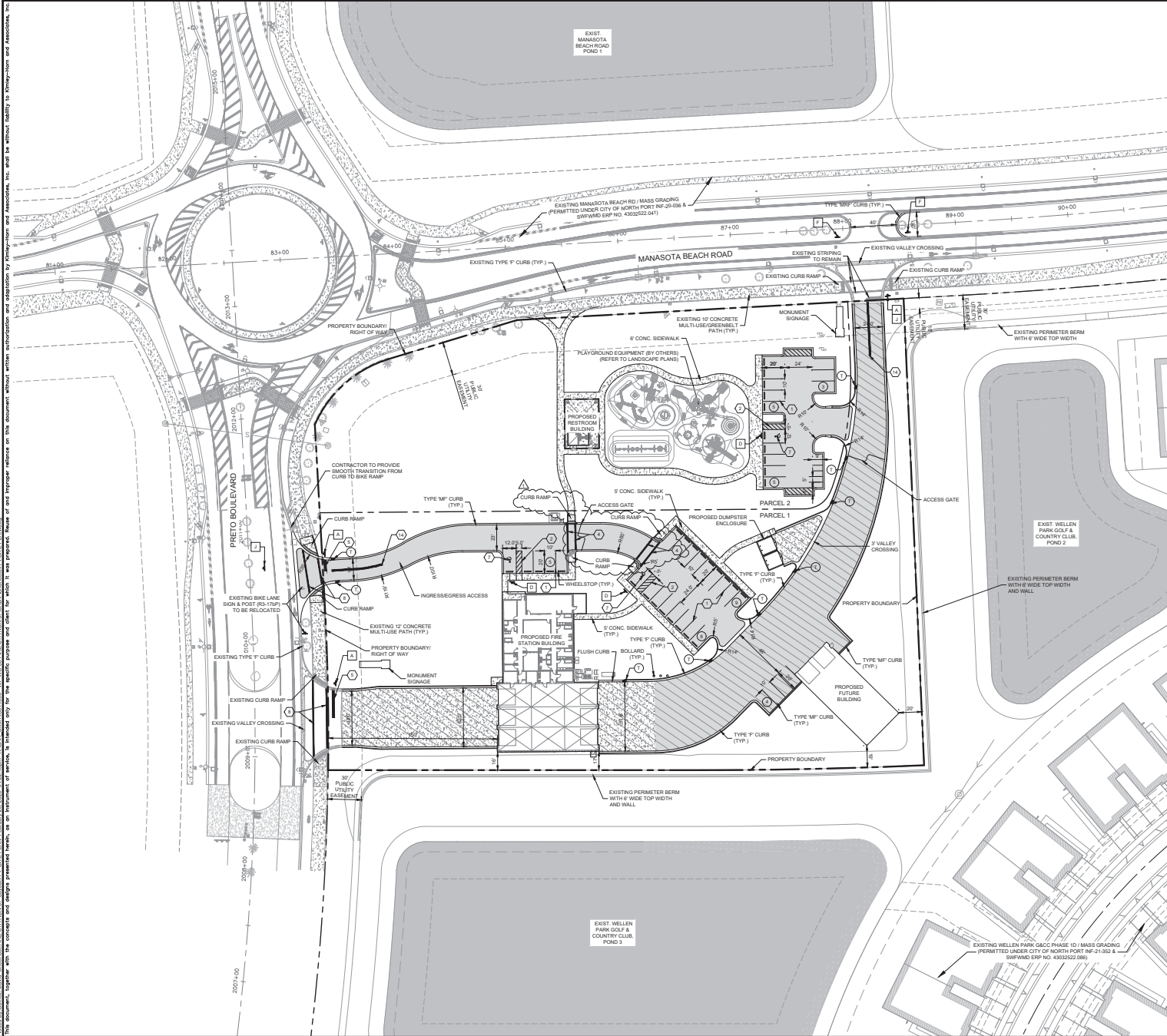
HEATHER FAUST, MMC  
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

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MICHAEL FUINO, B.C.S.  
CITY ATTORNEY





GRAPHIC SCALE IN FEET



A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '20' at the first black segment boundary, and '40' at the second black segment boundary.

 ASPHALT PAVEMENT  
 HEAVY-DUTY ASPHALT  
 STANDARD-DUTY CONCRETE  
 HEAVY-DUTY CONCRETE  
 WATER SURFACE  
 ROAD CENTERLINE  
 PARKING COUNT

- ① 6" WIDE SOLID WHITE STRIPE
- ② 6" WIDE SOLID BLUE STRIPE
- ③ 6" WIDE SOLID WHITE STRIPE (LANE LINE)
- ④ 12" WIDE SOLID WHITE LINE (STANDARD CROSSWALK)
- ⑤ 24" WIDE SOLID WHITE LINE (STOP LINE)
- ⑥ 18" WIDE SOLID YELLOW LINE (DOSE)
- ⑦ HANDCAP PARKING (SEE SHEET B-5 FOR DETAILS)
- ⑧ PAVEMENT WHITE DIRECTIONAL ARROW
- ⑨ 6" WIDE SOLID GREEN STRIPE FOR ELECTRIC VEHICLE PARKING SPACE
- ⑩ WHITE HELMETED BICYCLIST SYMBOL
- ⑪ WHITE BIKE LANE ARROW
- ⑫ DOUBLE B / WHITE SOLID DOTTED LINE
- ⑬ DOUBLE 6" WIDE Z-4" WHITE DOTTED DASH LINE
- ⑭ DOUBLE 6" YELLOW LINE W / 4" GAP

|   |                                                                                                            |
|---|------------------------------------------------------------------------------------------------------------|
| A | "STOP" SIGN (POST (R-1), 8"/R, 30"x30")                                                                    |
| B | 25 M.P.H. SPEED LIMIT SIGN & POST (R-2-1, 8"/R, 24"x30")                                                   |
| C | PEDESTRIAN CROSSING SIGN AND POST (W1-1, 8"/R, 30"x30")                                                    |
| D | HANDCAP PARKING SIGN AND POST (W1-8)                                                                       |
| E | "KEEP RIGHT" (GRAPHIC) SIGN AND POST (R-4-7, 8"/R, 24"x30") AND REFLECTOR TIE (ARROW OBJECT MARKER (OM-3)) |
| F | "DO NOT ENTER" SIGN & POST (R-5-1, 30"x30")                                                                |
| G | "RIGHT TURN ONLY" SIGN (R-3-5, RIGHT)                                                                      |
| H | "ELECTRIC VEHICLE PARKING SPACE" SIGN IN ACCORDANCE WITH MUTCD                                             |
| I | "BIKE LANE" SIGN & POST (R-3-17, 8"/R, 24"x18")                                                            |
| J | "ONE WAY" SIGN (R-5-7, 8"/R, 24"x18")                                                                      |
| K | "ONE WAY" W / RIGHT ARROW SIGN AND POST (R-6-1R, 8"/R, 36"x12")                                            |

**NOTES:**

1. ALL EDGE OF PAVEMENT RADI ARE 5', UNLESS OTHERWISE NOTED.
2. CURB RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX 522-002
3. ENTRANCE AND EXIT GATES ARE TO BE UTILIZED FOR EMERGENCY ACCESS. GATES ARE TO BE ACCESSED BY STEM ACTIVATION UTILIZING THE "YELP" MODE.
4. ALL PAVEMENT MARKINGS AND STRIPING, EXCEPT FOR STANDARD PARKING LANE LINES, LOADING ZONES, AND FIRE LINES, SHALL BE THERMOPLASTIC COMPLIANCE WITH SECTION 711 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. STANDARD PARKING LANE LINES MAY USE PAINT IN COMPLIANCE WITH SECTION 710 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

|     |           |      |    |                                                | DG      |
|-----|-----------|------|----|------------------------------------------------|---------|
|     |           |      |    |                                                | 0275028 |
| No. | REVISIONS | DATE | BY | ADDED CURB RAMPS, STORAGE, STRIPING, AND NOTES |         |
| 1   |           |      |    |                                                |         |

**Kimley»»Horn**  
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PHONE: 941-379-7600  
WWW.KIMLEY-HORN.COM    REGISTRY NO. 35106

THIS ITEM HAS BEEN DIGITALLY SIGNED AND  
 VERIFIED BY DAVID GOMEZ, P.E. ON THE  
 DATE ADJACENT TO THE SEAL.

UNTESTED COPIES OF THIS DOCUMENT ARE  
 NOT CONSIDERED SIGNED AND SEALED AND  
 THE SIGNATURE MUST BE VERIFIED ON ANY  
 ELECTRONIC COPIES.

|           |               |             |          |
|-----------|---------------|-------------|----------|
| 148844090 | DATE          | SCALE       | AS SHOWN |
|           | FEBRUARY 2025 | DESIGNED BY | KHA      |
|           |               | DRAWN BY    | KHA      |
|           |               | CHECKED BY  | KHA      |

## SITE PLAN

PREPARED FOR  
MANASOTA BEACH  
RANCHLANDS, LLLP  
PORT

SHEET NUMBER  
A-4