

# **Wellen Park Fire Station No. 87 Preliminary Subdivision Plat**

Petition No. PSPP-25-03327

Resolution No. 2025-R-73

Presented by: The Planning & Zoning Division

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# Overview

Applicant: John Luczynski, Chairman, West Villages Improvement District & David Gomez, PE

Owners: West Villages Improvement District (WVID)

Location: Intersection of the northeast corner of Manasota Beach Road and Preto Boulevard

Request: To subdivide Tract 102 of Manasota Beach Ranchlands Plat No. 1 into two (2) parcels.

Parcel 1 for a public safety facility (Fire Station #87) ( $\pm 3.011$  acres)

Parcel 2 for a playground area ( $\pm 1.757$  acres)

Impacted Area:  $\pm 4.77$  acres

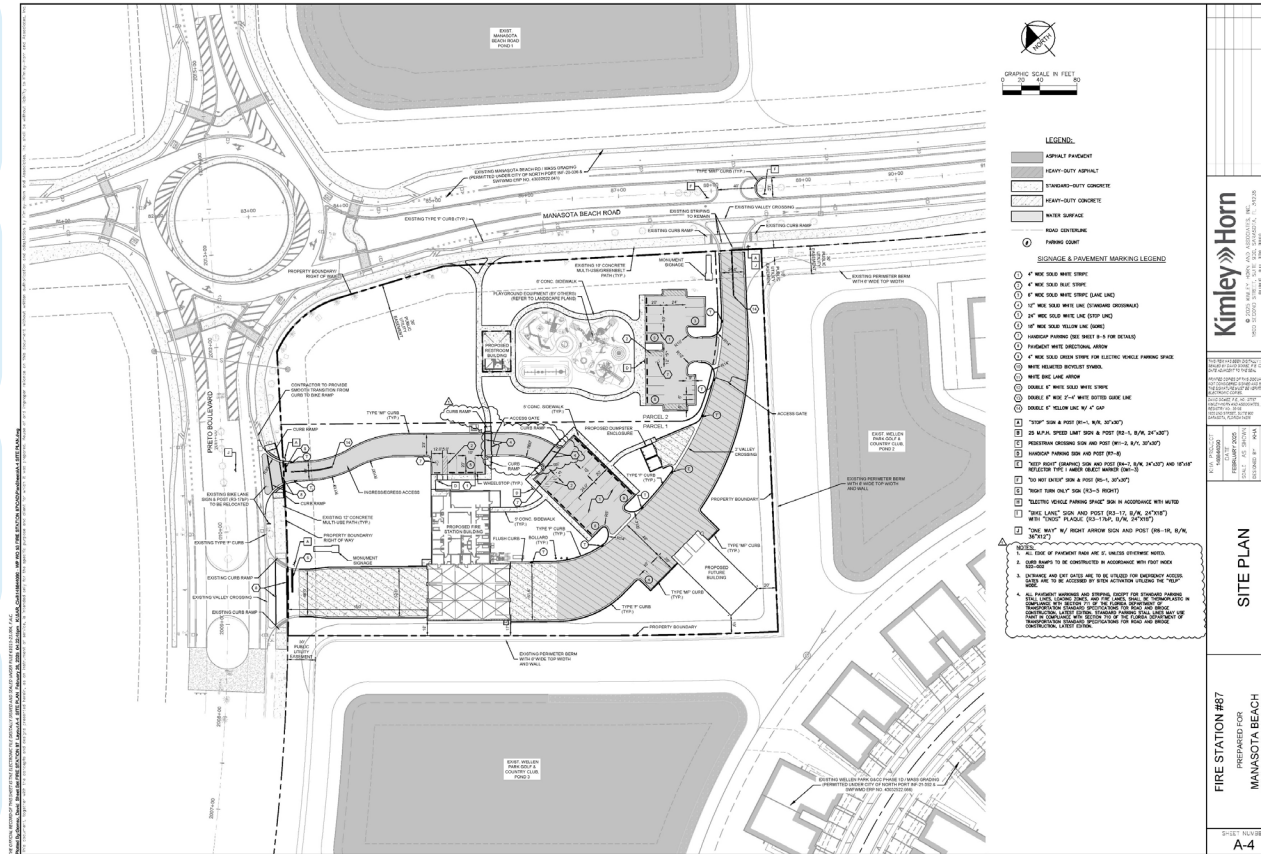
# Proposed Preliminary Subdivision Plat

The construction of the Fire Station and playground sites will include the installation of all required infrastructure, including but not limited to water and sanitary lines, access drives, drainage, and stormwater management areas

Site lighting, landscaping and a reserve area for a future building on the Fire Station No. 87 site.

53% of the area allocated as open space.

Proposed Floor Area Ratio (FAR) is 0.05, with 65.2 % allocated as open space.



**Consistency  
With Florida  
Statutes Chapter  
177**

The preliminary plat meets the definition and requirements of Chapter 177.

The final plat must be consistent with the approved preliminary plat.

## **Compliance with the Comprehensive Plan**

Consistent with Policy FLU 1.8.1 of the Comprehensive Plan. The preliminary plat application was submitted in accordance with the ULDC.

Housing Element, Policy 1.9: Consistent with the Future Land Use Element and the Capital Improvement Element, housing should be located within areas where supporting infrastructure is available or planned including: Emergency services.

Recreation and Open Space Element, Goal 1 of the Comprehensive Plan. Playground area provides additional recreational resources for the public.

## **Compliance with the ULDC**

Chapter 4 Article XII-Subdivision Standards -No subdivision shall be platted or recorded, no lot shall be sold, and no building or development permit be issued unless the subdivision meets all applicable laws of the state, this ULDC, and has been approved by the City in accordance with the requirements Chapter 2, Article II., Section 2.2.9.for Preliminary Subdivision Plat and Final Plat.

## **Environmental**

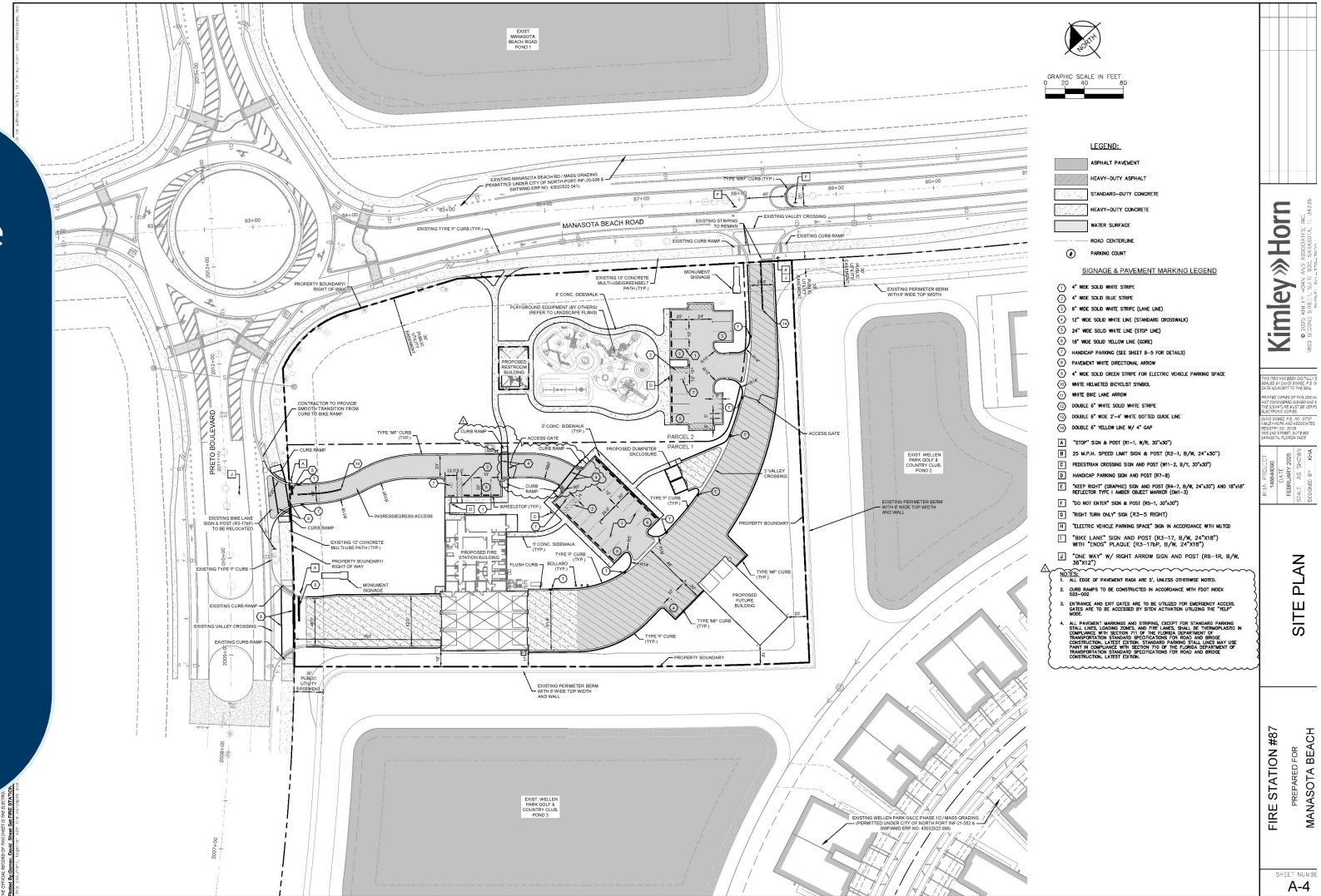
A formal environmental survey has been completed on the site. All permits will be issued in accordance with State and Federal standards.

## **Flood Zone**

Site is in a FEMA Flood Zone “X” (0.2% Annual Chance Flood Hazard), according to Flood Insurance Rate Map for Sarasota County, Community Panel No. 12115C0364G, revised March 27, 2024.

# Staff Review

The preliminary subdivision plat underwent a thorough review by the development review committee staff, who carefully examined its various components, including layout, zoning compliance, and environmental impact. After a detailed assessment, the committee identified no issues or concerns, indicating that the proposal meets all necessary guidelines and regulations for moving forward in the development process.



## **Public Notice**

Notice of Public Hearings were mailed to the owner and property owners within a 1,320-foot radius of the subject property on October 21, 2025.

The petition was also advertised in a newspaper of general circulation within the City of North Port on October 26, 2025.

## **Legal Review**

The City Attorney's Office reviewed and approved the proposed Resolution 2025-R-73 as to form and correctness.

## **Staff Recommendations**

### Planning & Zoning Advisory Board:

Recommend that the City Commission approve Petition No. PSPP-25-03327 via Resolution No. 2025-R-73, Fire Station 87 Preliminary Subdivision Plat.

### City Commission:

Approve Resolution No. 2025-R-73, Petition No. PSPP-25-03327 Fire Station 87 Preliminary Subdivision Plat.



**Questions?**