



# **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  $\pm 34.3255$  acres.

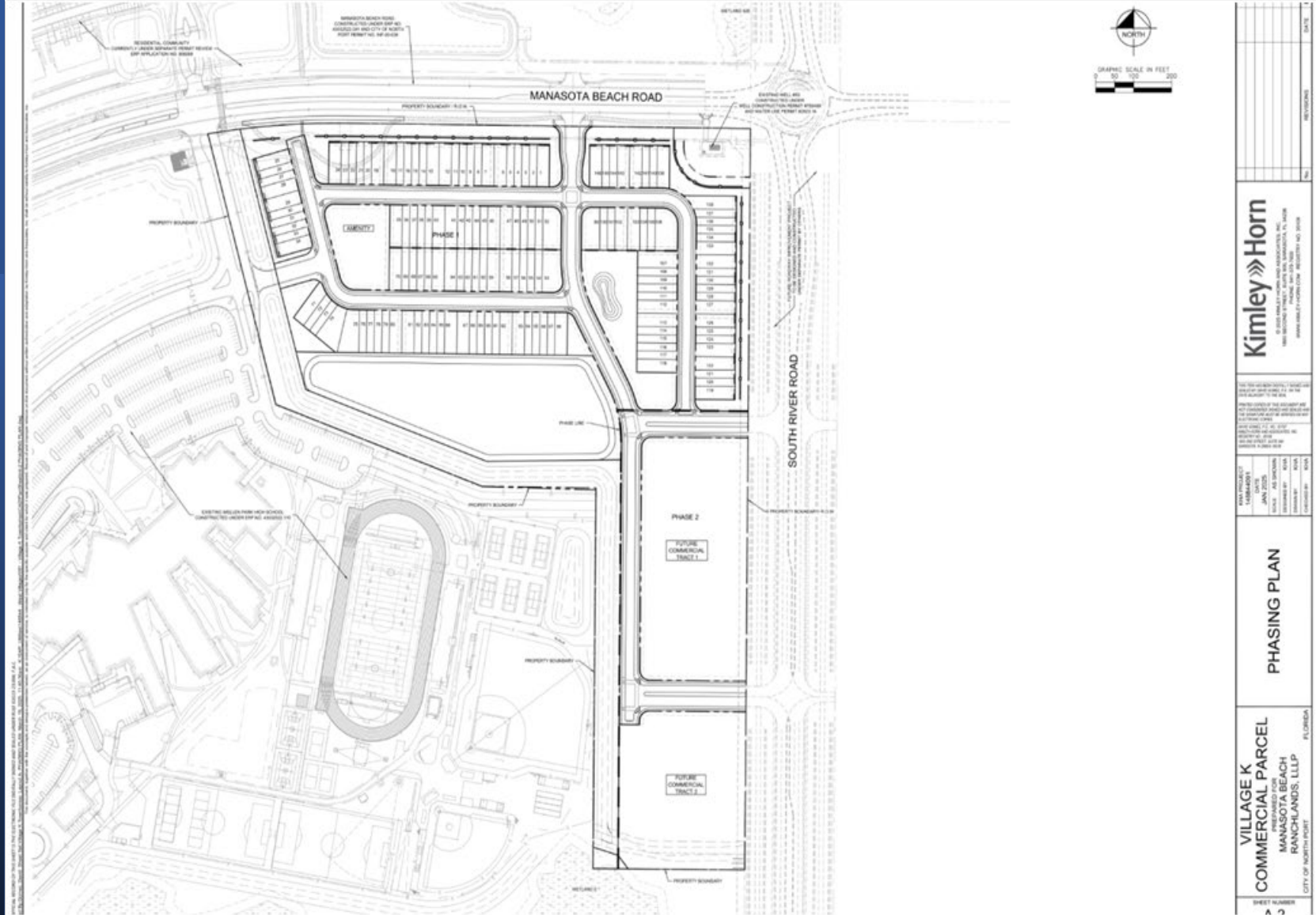


# Proposed Preliminary Subdivision Plat

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!**