

Wellen Park Brightmore East Preliminary Subdivision Plat

Petition No. PSPP-25-03579

Resolution No. 2026-R-05

Presented by: The Planning & Zoning Division

Overview

Applicant: Ty E. Gremaux, P.E., Kimley-Horn and Associates, Inc.

Owners: Manasota Beach Ranchlands, LLLP

Location: North of Manasota Beach Road and East of S. West Villages Parkway

Request: Consideration of Preliminary Subdivision Plat for Brightmore East

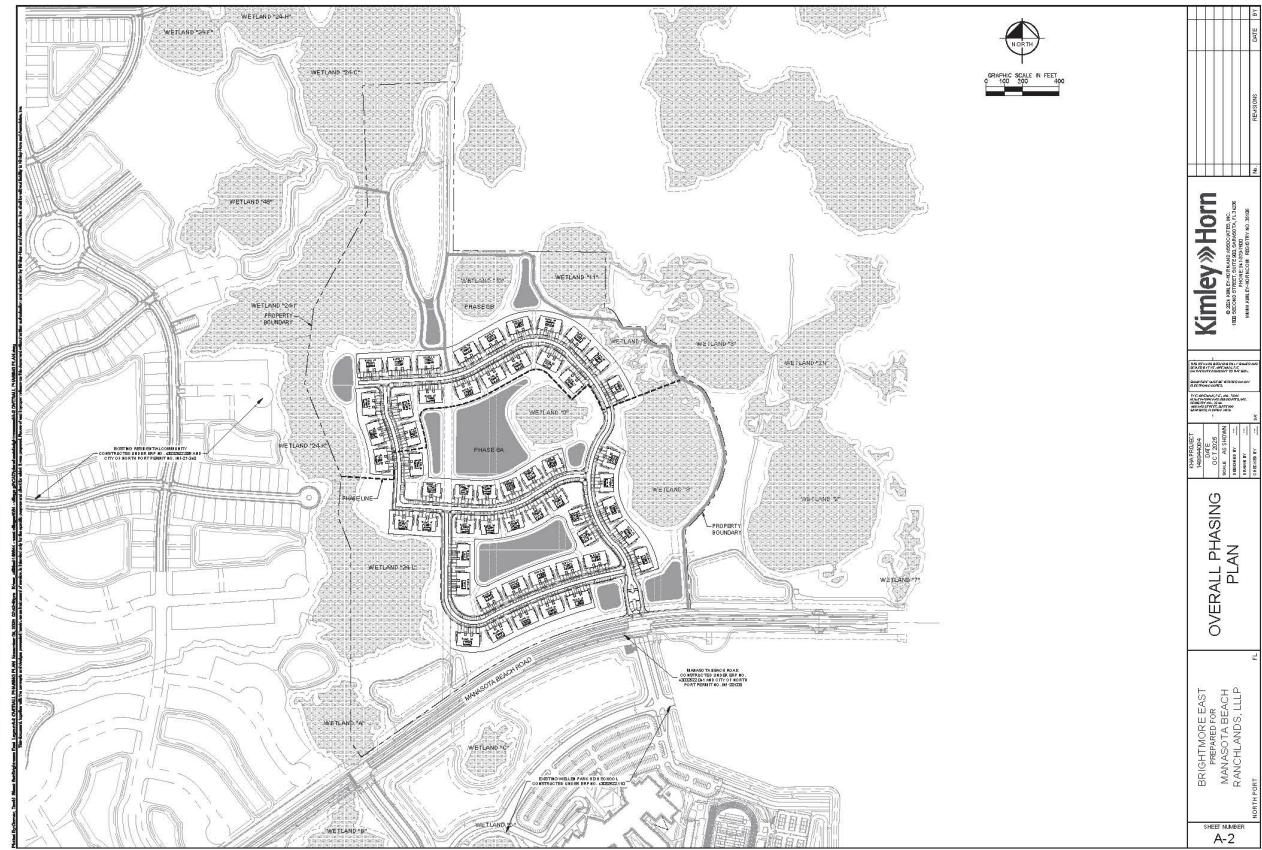
Impacted Area: ± 108.8 acres

Proposed Preliminary Subdivision Plat

290 units, divided into 37 six-unit buildings and 17 four-unit buildings.

The proposed density for this site is 2.67 dwelling units per acre, with 67% of the area designated as open space, 580 parking spaces, and a maximum building height of 35 feet.

Include installation of essential infrastructure, such as water and sanitary lines, roadways, drainage systems, and stormwater management areas.



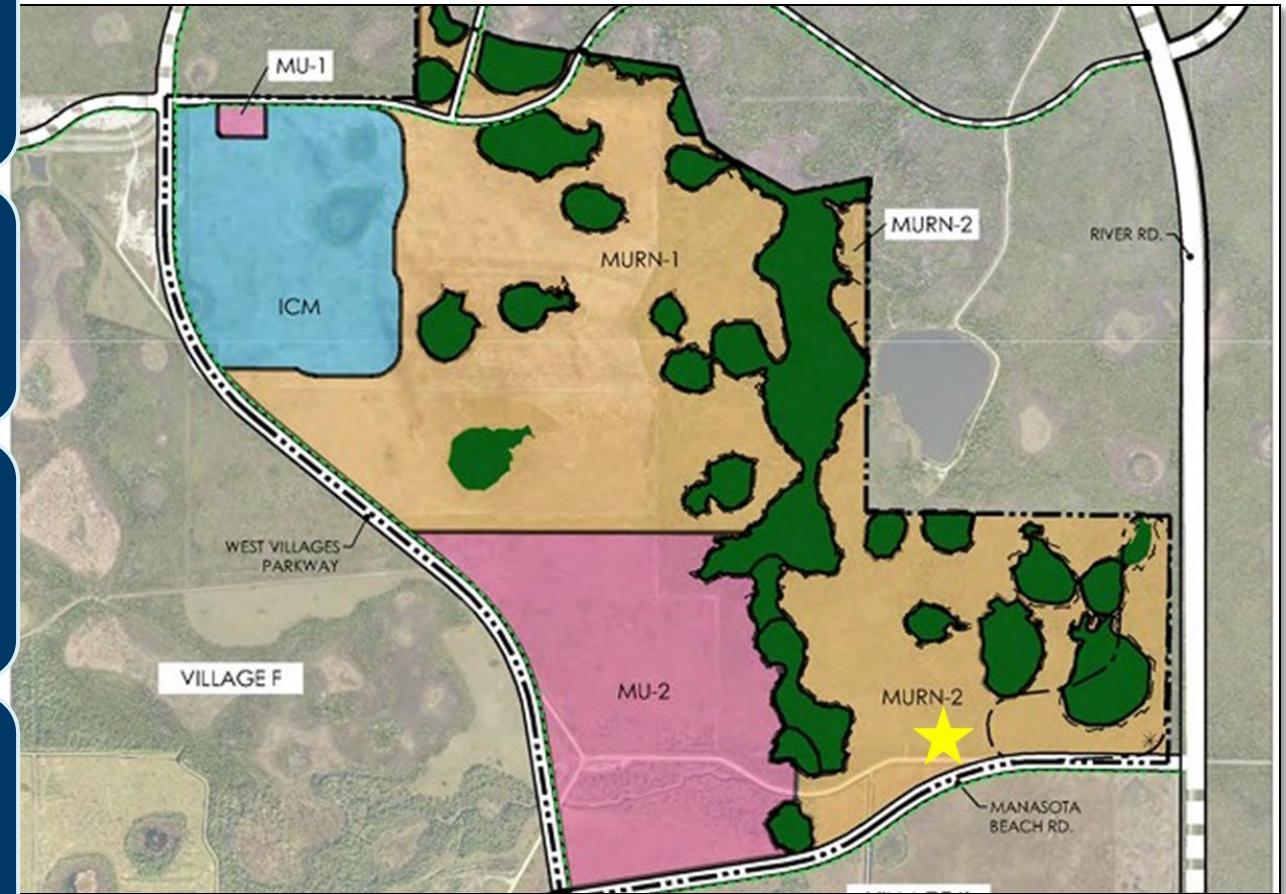
Proposed Preliminary Subdivision Plat

Located in Village G Mixed-Use Residential Neighborhood 2 (MURN-2).

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

The subject property is zoned Village (V) with a Future Land Use Designation of Village (V).

Total number of permitted residential units in Village G to 1,218 (1,800 cap)



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.

Policy FLU 2.1.1 Site and Subdivision Plan

Transportation Element,
Policy 5.5

Conservation Element,
Policy 1.8

Public School Facility
Element Objective 1.6

Housing Element, Objective
1

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

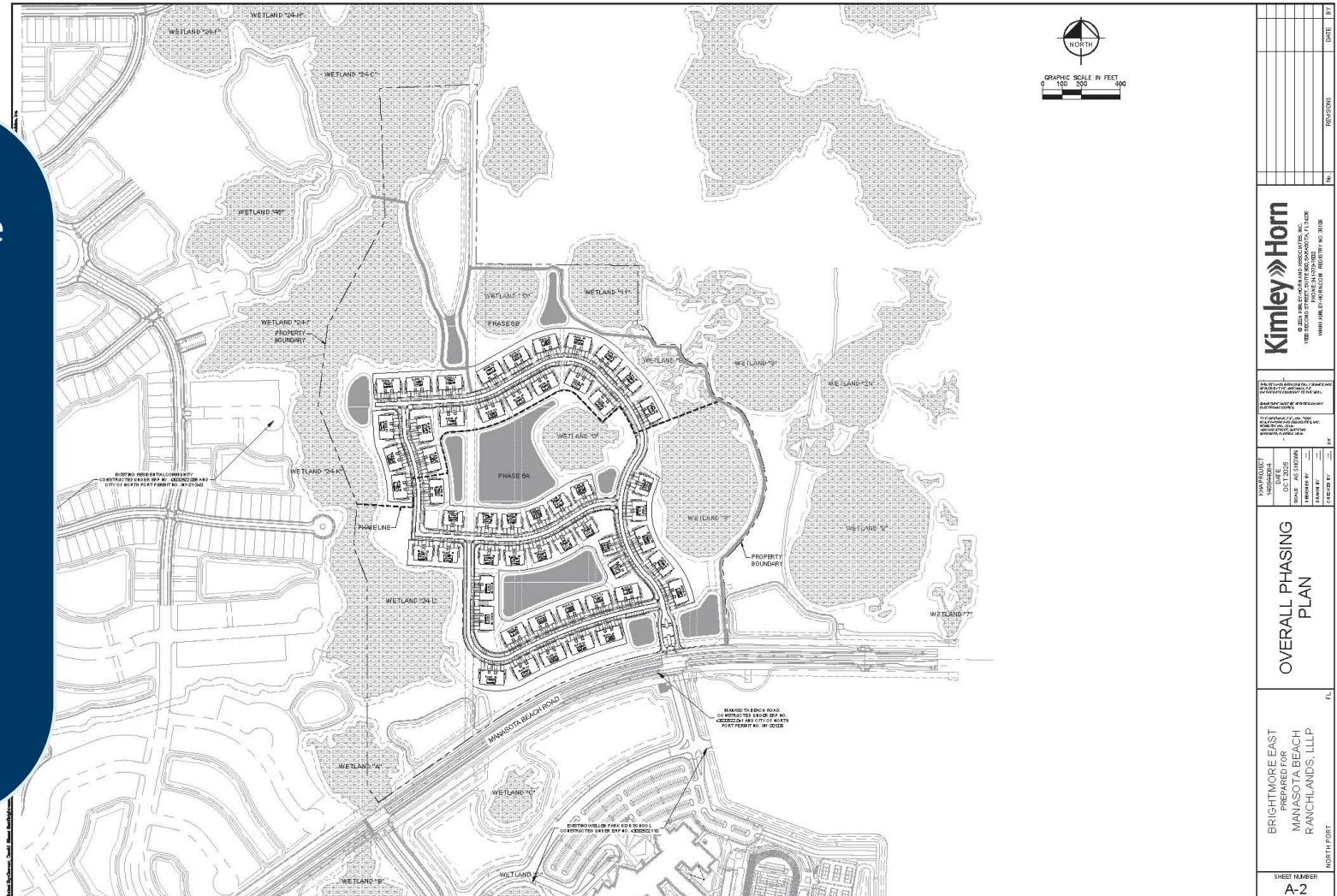
A formal environmental survey has been completed on the site. All permits will be issued in accordance with State and Federal standards.

Flood Zone

The site is in a FEMA Flood Zone “AE” (1% annual chance flood for which base flood elevations) have been determined) according to Flood Insurance Rate Map for Sarasota County, Community Panel No. 12115C0370G, 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 1,200-foot radius of the subject property on December 30, 2025.

The petition was also advertised in a newspaper of general circulation within the City of North Port on January 30, 2026.

Legal Review

Resolution 2026-R-05 has been reviewed by the City Attorney and it is legally correct as to form.

Staff Recommendations

Planning & Zoning Advisory Board:

Recommend that the City Commission approve Petition No. PSPP-25-03579 via Resolution No. 2026-R-05, Brightmore East Preliminary Subdivision Plat.

City Commission:

Approve Resolution No. 2026-R-05, Petition No. PSPP-25-03579 Brightmore East Preliminary Subdivision Plat.



Questions?