



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

PHIL STOKES
MAYOR

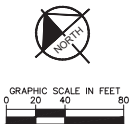
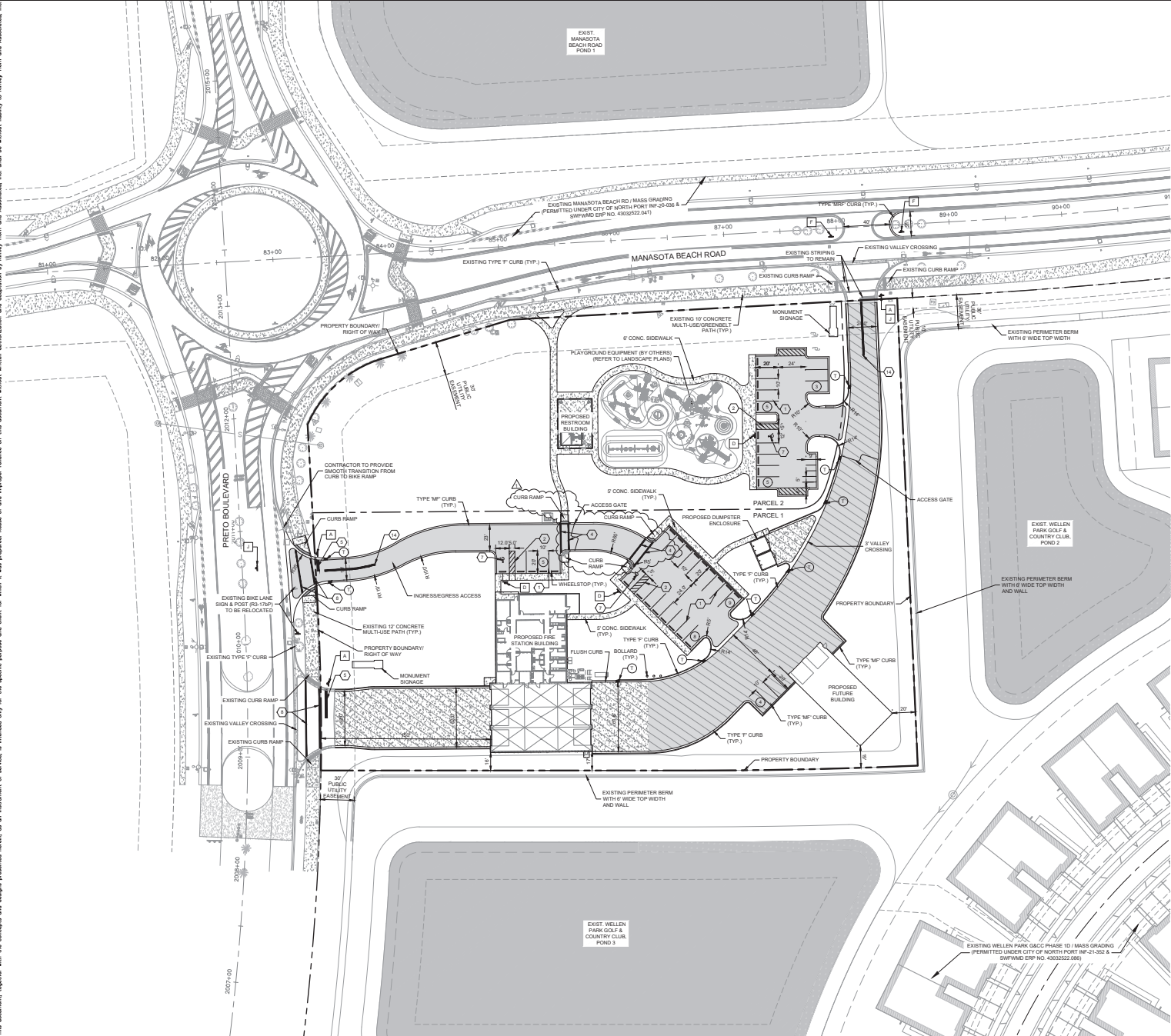
ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL FUINO, B.C.S.
CITY ATTORNEY

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE ORIGINALLY SIGNED AND SEALED UNDER RULE 60S-2.03(2)(a), F.S. AND THE ELECTRONIC FILE ORIGINALLY SIGNED AND SEALED UNDER RULE 60S-2.03(2)(b), F.S. ANY OTHER SIGNATURE OR SEAL ON THIS SHEET IS UNOFFICIAL AND DOES NOT CONSTITUTE A SIGNATURE OR SEAL FOR THE PURPOSES OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RECORDS. THIS SHEET IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. (KHA) AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM KHA. ANY REPRODUCTION OR TRANSMISSION OF THIS SHEET WITHOUT PERMISSION IS A VIOLATION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RECORDS ACT, CHAPTER 348, F.S. AND MAY BE SUBJECT TO PENALTY UNDER THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RECORDS ACT, CHAPTER 348, F.S. THIS SHEET IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. (KHA) AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM KHA. ANY REPRODUCTION OR TRANSMISSION OF THIS SHEET WITHOUT PERMISSION IS A VIOLATION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RECORDS ACT, CHAPTER 348, F.S. AND MAY BE SUBJECT TO PENALTY UNDER THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RECORDS ACT, CHAPTER 348, F.S.



- LEGEND:**
- ASPHALT PAVEMENT
 - HEAVY-DUTY ASPHALT
 - STANDARD-DUTY CONCRETE
 - HEAVY-DUTY CONCRETE
 - WATER SURFACE
 - ROAD CENTERLINE
 - PARKING COUNT
- SIGNAGE & PAVEMENT MARKING LEGEND**
- 4" WIDE SOLID WHITE STRIPE
 - 4" WIDE SOLID BLUE STRIPE
 - 6" WIDE SOLID WHITE STRIPE (LANE LINE)
 - 12" WIDE SOLID WHITE LINE (STANDARD CROSSWALK)
 - 24" WIDE SOLID WHITE LINE (STOP LINE)
 - 18" WIDE SOLID YELLOW LINE (GORE)
 - HANDICAP PARKING (SEE SHEET B-5 FOR DETAILS)
 - PAVEMENT WHITE DIRECTIONAL ARROW
 - 4" WIDE SOLID GREEN STRIPE FOR ELECTRIC VEHICLE PARKING SPACE
 - WHITE HELMETED BICYCLIST SYMBOL
 - WHITE BIKELANE ARROW
 - DOUBLE 6" WHITE SOLID WHITE STRIPE
 - DOUBLE 6" WIDE 2'-4" WHITE DOTTED GUIDE LINE
 - DOUBLE 6" YELLOW LINE W/ 4" GAP
 - "STOP" SIGN & POST (R1-1, W/R, 30"x30")
 - 25 M.P.H. SPEED LIMIT SIGN & POST (R2-1, B/W, 24"x30")
 - PEDESTRIAN CROSSING SIGN & POST (W11-2, B/W, 30"x30")
 - HANDICAP PARKING SIGN & POST (R7-8)
 - "KEEP RIGHT" (GRAPHIC) SIGN AND POST (R4-7, B/W, 24"x30") AND 18"x18" REFLECTOR TYPE 1 AMBER OBJECT MARKER (OM1-3)
 - "DO NOT ENTER" SIGN & POST (R5-1, 30"x30")
 - "RIGHT TURN ONLY" SIGN (R3-5, 30"x30")
 - "ELECTRIC VEHICLE PARKING SPACE" SIGN IN ACCORDANCE WITH MUTCD
 - "BIKE LANE" SIGN AND POST (R3-17, B/W, 24"x18") WITH "DODGY" PLAQUE (R3-17P, B/W, 24"x18")
 - "ONE WAY" W/ RIGHT ARROW SIGN AND POST (R6-1R, B/W, 36"x12")
- NOTES:**
- ALL EDGE OF PAVEMENT RADI ARE 5', UNLESS OTHERWISE NOTED.
 - CURB RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH FOOT INDEX 552-002.
 - ENTRANCE AND EXIT GATES ARE TO BE UTILIZED FOR EMERGENCY ACCESS. GATES ARE TO BE ACCESSED BY SITE ACTIVATION UTILIZING THE "HELP" MODE.
 - ALL PAVEMENT MARKINGS AND STRIPING, EXCEPT FOR STANDARD PARKING, SHALL BE THERMOPLASTIC IN COMPLIANCE WITH SECTION 711 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. STANDARD PARKING STRIPES MAY USE PAINT IN COMPLIANCE WITH SECTION 710 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

Kimley»Horn

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1800 SECOND STREET, SUITE 400, SARASOTA, FL 34236
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
FIRE STATION #87	FEBRUARY 2025	1"=20'	AS SHOWN	KHA	KHA	KHA

SITE PLAN

FIRE STATION #87

PREPARED FOR
MANASOTA BEACH RANCHLANDS, LLLP

NORTH PORT

SHEET NUMBER
A-4