

Natural Resources Division

Project Review Summary

April 2025

Prepared for the Environmental Advisory Board

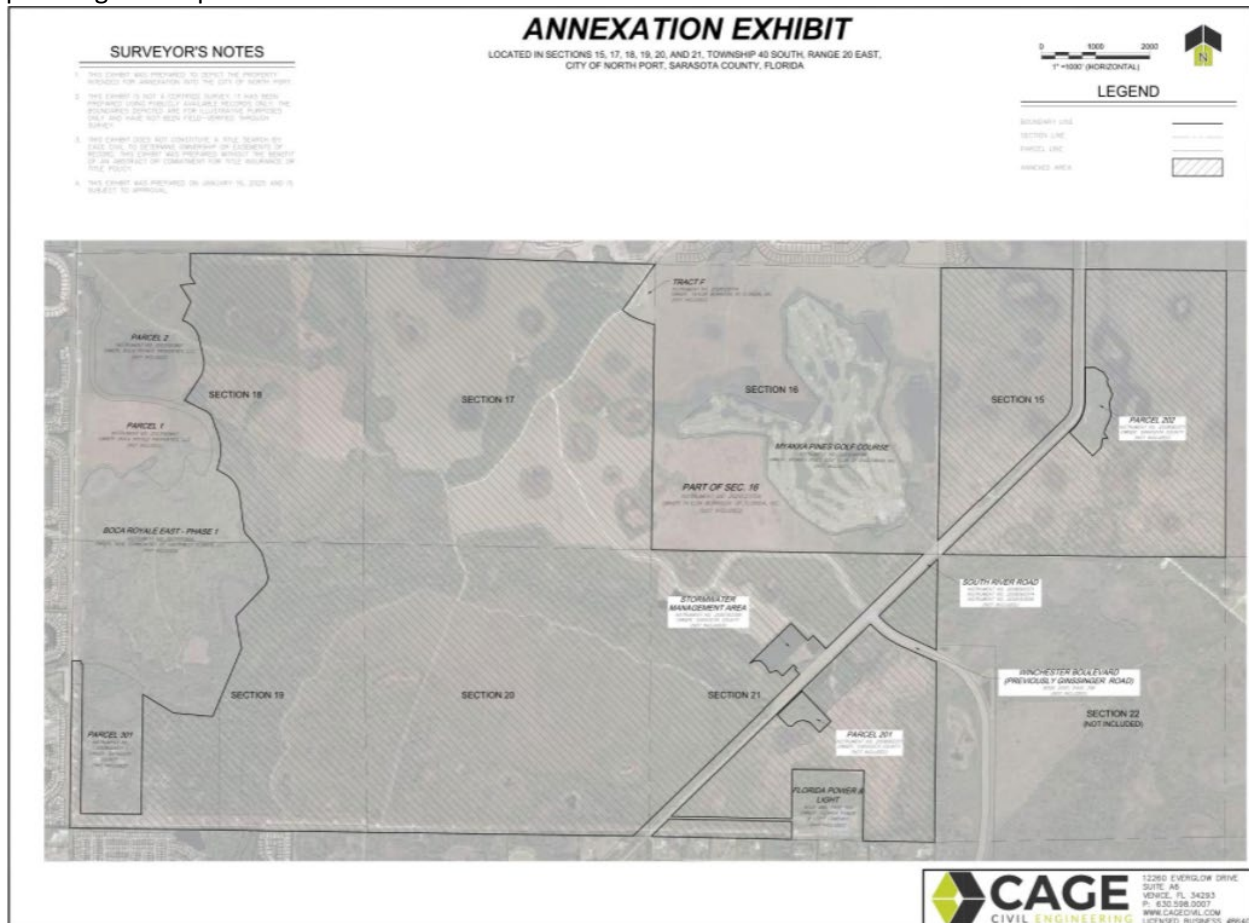
May 20, 2025

PAX-25-01290 - Winchester Florida Ranch, LLLP - Voluntary Annexation

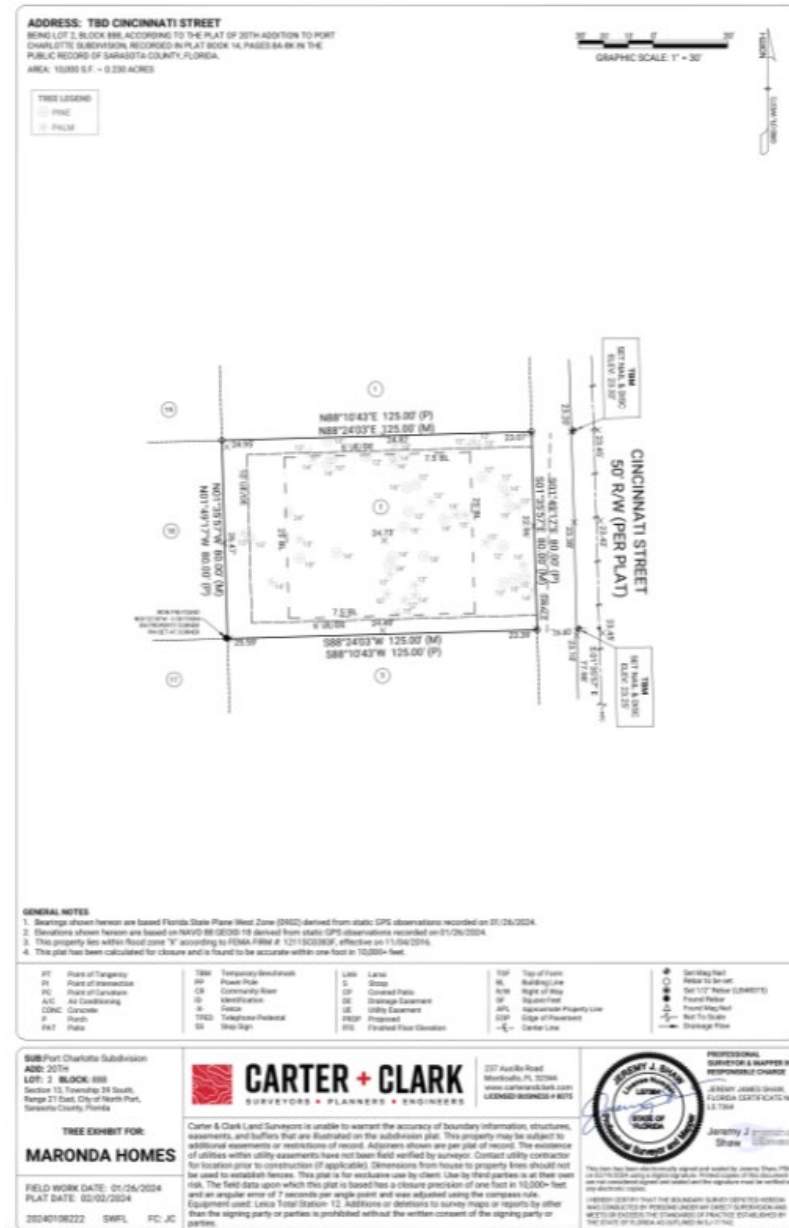
The Natural Resource Review presents several key recommendations for environmental assessments that applicants must complete when proposing individual projects. Essential requirements include:

1. Submission of a comprehensive Environmental Assessment conducted by a qualified professional.
2. Performance of wildlife and vegetation surveys.
3. Compliance with local regulations to ensure the protection of wetlands.
4. Preparation of a Tree Survey and Protection Plan to identify and preserve heritage trees.
5. Implementation of conservation easements to safeguard sensitive habitats.
6. Incorporation of Low-Impact Development features in landscape plans.
7. Adoption of measures for floodplain management and water quality protection.
8. Enhancement of wildlife connectivity.
9. Alignment of future land use with conservation objectives, with a preference for cluster development to minimize environmental impacts.

These recommendations aim to promote sustainable practices and protect natural resources in project planning and implementation.



Natural Resources raised no objections to the rezoning from Corridor Transitional to Single-Family.



CONDITIONS OF APPROVAL: DEVELOPMENT SERVICES DEPARTMENT – NATURAL RESOURCES

Approve with Conditions

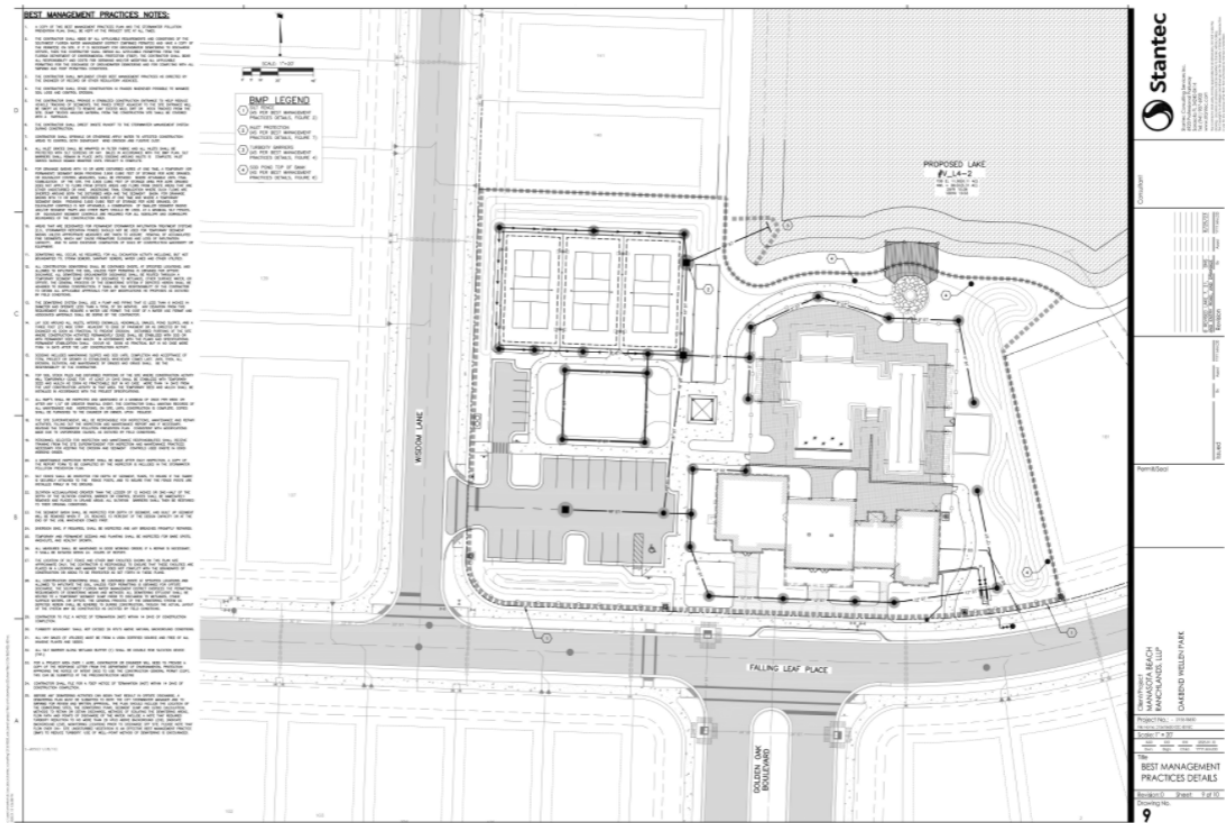
Due to the push for issuance of the Development Order, the applicant did not meet the landscape requirements before receiving approval; therefore, this was conditioned into the permit. The project will require a revision before breaking ground.

1. All gopher tortoise burrows found on-site must be avoided with a required 25 ft radius. If gopher tortoises are proposed to be relocated, an FWC relocation permit is needed, and a copy of the survey and permit must be provided to the City prior to the Pre-Construction meeting. FWC guidelines require a 100% gopher tortoise survey before conducting capture and relocation activities. After the relocation actions are completed, submit a summary After Action report to the City identifying the total number of tortoises relocated to the designated property. The summary After Action Report will be required prior to the Pre-Construction Meeting. If site construction/land clearing does not commence within 90 days from the date of the most recent 100% gopher tortoise survey or start of capture activities, a new gopher tortoise burrow survey must be completed to ensure gopher tortoises have not moved in and, if found, a valid permit must be obtained, amended, or acted on to capture and relocate all tortoises prior to commencing any site clearing. Immediately following relocation, the gopher tortoise agent shall evaluate the need for installation of a well-constructed silt fence to prevent gopher tortoise reentry. In the case where zero (0) gopher tortoise burrows are located during an initial limited or 100% gopher tortoise survey, an additional 100% gopher tortoise survey may be required within 90 days of the Pre-Construction Meeting and within 90 days of issuing land clearing authorization (Certificate of Zoning Compliance).

2. To comply with the landscape requirements outlined in the Unified Land Development Code (ULDC) Section 4.3.12, an updated landscape plan must be submitted. This plan must include Type E buffers, which require three canopy trees, two understory trees, and 50 shrubs for every 100 linear feet, with a minimum buffer width of 10 feet. Additionally, the site plan must meet the landscaping requirements for fences and walls as specified in Section 4.3.10, this includes the use of shrubs and understory trees, ensuring that no blank facades exceed 16 linear feet without breaks.

3. All protected understory vegetation and preserved trees must be inspected for tree protection barricade prior to the pre-construction meeting. To coordinate the inspection, please contact the City Arborist Jeremy Rogus at jrogus@northportfl.gov or 941-429-7055 or the Natural Resources Division at naturalresources@northportfl.gov.

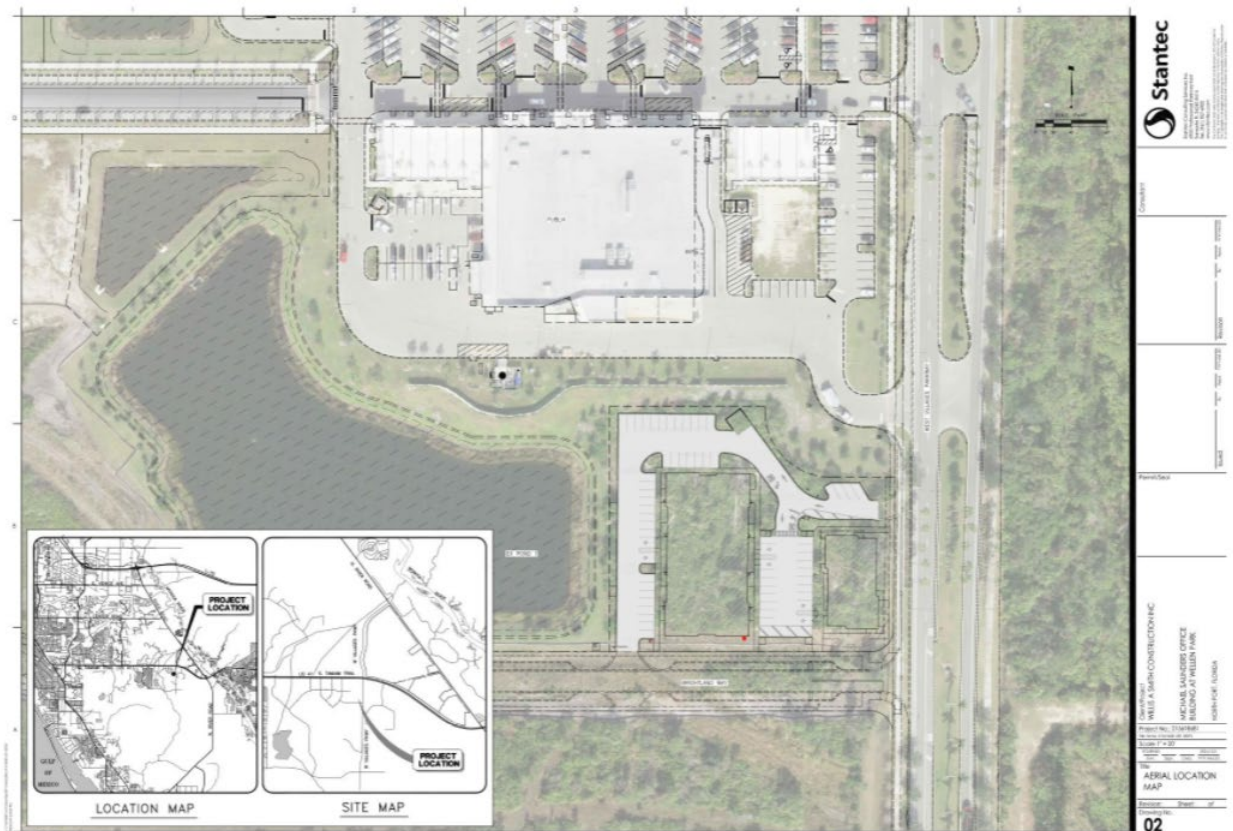
A Gopher Tortious resurvey shall be required within 90 days of development commencement, including land or underbrush clearing.



PSDP-25-00426 - Michael Saunders Office Building

Approved With Conditions

1. All gopher tortoise burrows found on-site must be avoided with a required 25 ft radius.
2. If gopher tortoises are proposed to be relocated, an FWC relocation permit for the relocation is needed, and a copy of the survey and permit provided to the City prior to issuing a Notice to Proceed (NTP). FWC guidelines require a 100% gopher tortoise survey before conducting capture and relocation activities. On completion of the relocation actions, submit a summary After Action report to the City that identifies the total number of tortoises relocated to the designated property. The summary After Action Report will be required prior to issuing a Notice to Proceed (NTP).
4. If site construction/land clearing does not commence within 90 days from the date of the most recent 100% gopher tortoise survey or start of capture activities, a new gopher tortoise burrow survey must be completed to ensure gopher tortoises have not moved in and, if found, a valid permit must be obtained, amended, or acted on to capture and relocate all tortoises prior to commencing any site clearing.
5. Immediately following relocation, the gopher tortoise agent shall evaluate the need for installation of a well-constructed silt fence to prevent gopher tortoise reentry.
6. In the case where zero (0) gopher tortoise burrows are located during an initial limited or 100% gopher tortoise survey an additional 100% gopher tortoise survey may be required within 90 days of issuing a Notice to Proceed (NTP) and within 90 days of issuing a land clear permit.



PSDP-25-00629-Boca Chica Park

This project is for the development and construction of Boca Chica Neighborhood Park, located on Boca Chica Avenue between Ponds Street and Oceanside Street on 4.67 acres in the City of North Port.

Approved with Conditions:

Applicant is not proposing removal of any protected, native, or heritage trees. If applicant encounters protected, native, or heritage trees which require removal during construction a Tree Removal and Protection Plan is required.

