



Engineers, Planners & Development Consultants

75 Park Place Development Master Plan (DMP-24-041)

**City of North Port
Planning and Zoning Board**

Thursday, March 5, 2026

THE TEAM

ASHLEY BLOOM

Applicant – 5000 Chamberlain LLC

FRANK J. FEENEY, P.E.

Engineer – Quattrone & Associates, Inc.

JACKSON R. BOONE, ESQ.

Attorney - Boone, Boone, & Boone, P.A.

PRESENTATION OUTLINE

- I. The Request
- II. Area Location Map
- III. Subject and Surrounding Zoning
- IV. Project Zoning
- V. Project Access & Landscape Buffers
- VI. Water Management
- VII. Conclusion

THE REQUEST

- Approval of Development Master Plan for a Mini Storage/Personnel Storage facility on ± 6.37-acres owned by 5000 Chamberlain LLC.

► **Staff Found the request consistent with City of North Port Zoning requirements.**



AREA LOCATION MAP



The overall site consists of 1 parcel with a total of 6.37 acres.

The subject property is located at the end of North Chamberlain Drive (East side of Road) immediately adjacent to the Interstate 75 right of way.

SUBJECT & SURROUNDING PROPERTIES



▶ Subject Property

▶ ± 6.37-Acres zoned CG

▶ Vacant

The subject property consists of 1 parcel that is 6.37 acres and located at the end of North Chamberlain Road adjacent to the Interstate 75 right of way. The property is in Section 01, Township 46 South, Range 25 East, Lee County, Florida.

West

The Property to the West is zoned General Commercial (CG) and is undeveloped land.

North

Properties to the North are zoned RSF-2 (Residential) and several of the Single-Family lots have existing Homes built along Greenley Road.

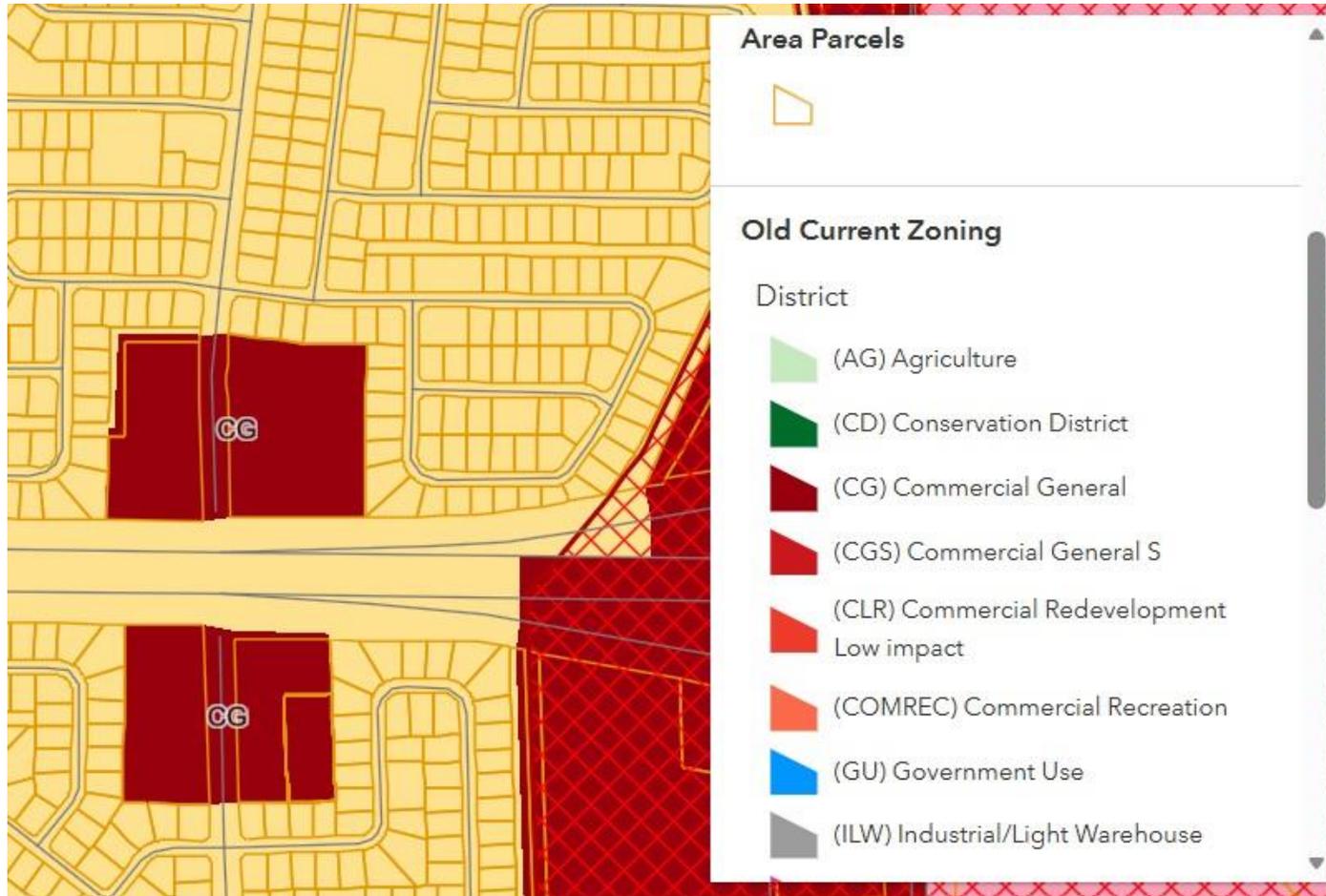
East

Properties to the East are zoned RSF-2 (Residential) and several of the Single-Family lots have existing Homes built along Greenley Circle.

South

The Property to the South is the Interstate 75 right of way.

PROJECT ZONING



- 75 Park Place Development Master Plan was initially submitted to the City of North Port February 21, 2024.
- Project Zoned CG at time of submittal
- City of North Port adopted new ULDC on September 24, 2024.
- City Staff approved moving forward under the Old ULDC.

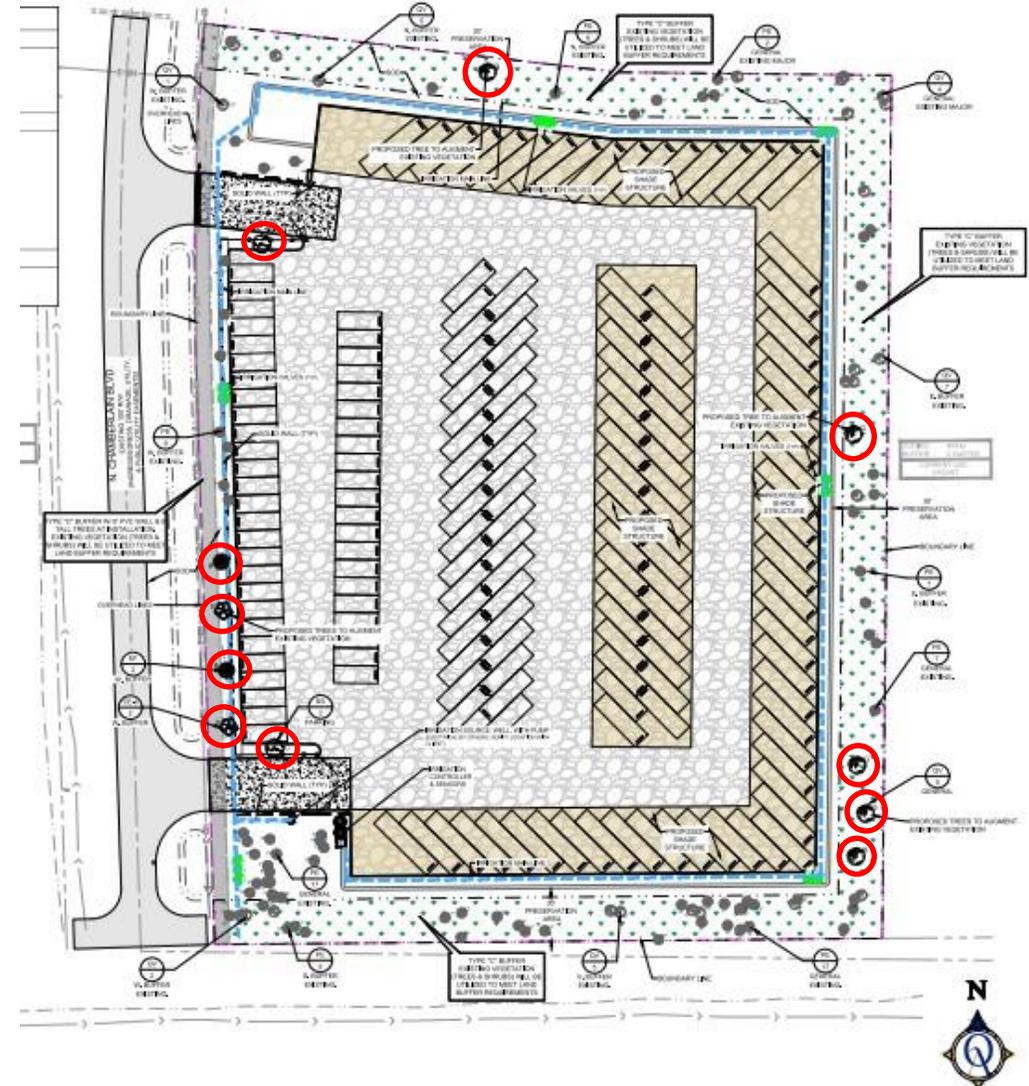
PROJECT ACCESS AND LANDSCAPE BUFFERS

City of North Port Unified Land Development Code requires native vegetation preservation and landscape buffers along project boundaries:

- 30 ft wide Native vegetation buffer along North, West, & Southern property boundaries.
- Native area to have additional trees added to augment existing vegetation to provide thicker buffer. (Highlighted in Red)
- Florida Native plant species are proposed.
- Type “C” buffer with 8’ PVC wall proposed along North Chamberlain.
- Type “C” buffer is proposed along North, West, and Southern property limits. The Shade Structure outer wall will provide visual screening.

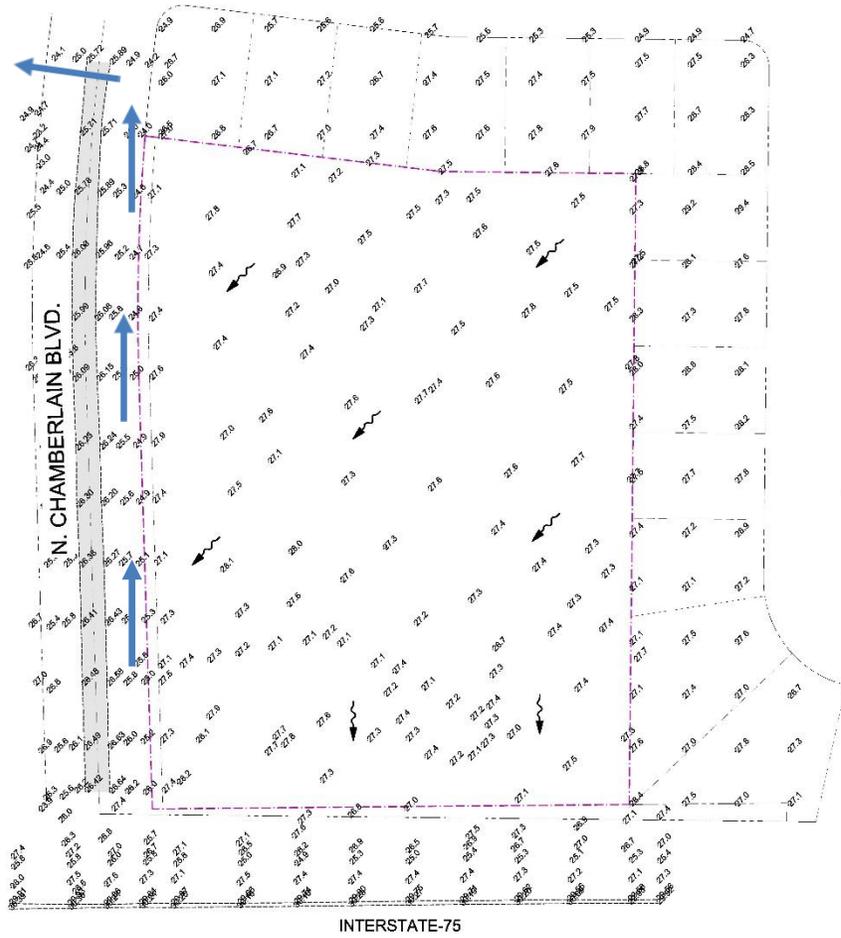
Property will have access off of North Chamberlain via 2 concrete driveways into an internal porous gravel area. Project access will be through an electronically controlled gate for security purposes.

Project is not a trip generator and will not have an impact on the surrounding roadway system.

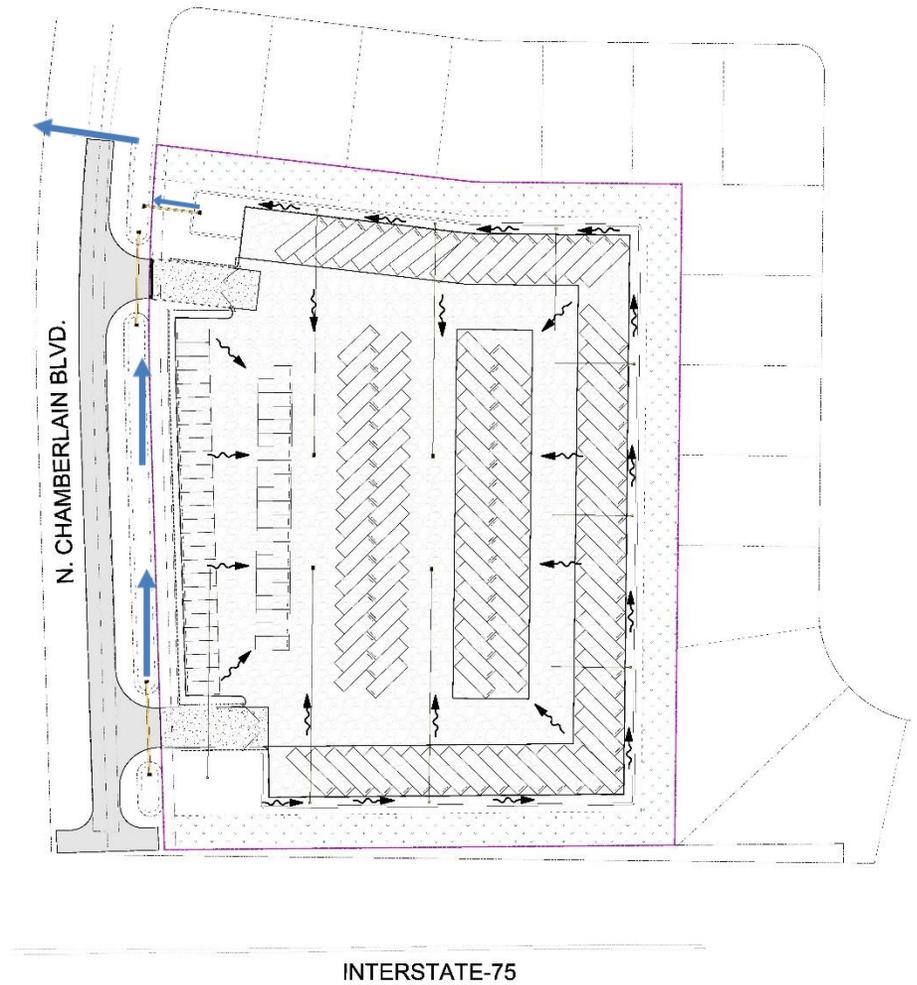


WATER MANAGEMENT

Existing Drainage Patterns



Proposed Drainage Plan



CONCLUSION

- The Proposed Mini Storage project with an accessory use of open storage is a low intensive commercial infill development use of the existing property that is supported by the existing zoning without any modifications
- The proposed porous parking area will allow for rainwater to recharge into the existing ground while also limiting the large stormwater discharges through a permitted Southwest Florida Water Management District control structure.
- Native Vegetation is proposed to be maintained onsite and utilized as a natural buffer for the surrounding residential neighbors.
- Natural buffer area is proposed to be augmented to provide a lush/thicker buffer for screening requirements.
- The proposed project provides for a growing storage need for the City of North Port residents while at the same time balances City of North Port's ULDC requirements associated with Natural Resources, Water Management, Low Impact Design approaches, and limits impacts to the surrounding road systems.
- The points outlined above confirms that the proposed DMP application request for the 75 Park Place project is consistent with the City of North Ports Unified Land Development Code.