



North Port

FLORIDA



North Port Environmental Regulations

May 4, 2026

5:30 PM

Stefan Kalev

Natural Resources Manager

Environmental Advisory Board

Natural Resources Division

The Natural Resources Division stewards the City's natural assets to protect, manage, and conserve them for current and future generations.



Our Team

Development Services Department



Natural Resources Division





Comprehensive Plan

- The Conservation Element within the [City's Comprehensive Plan](#) outlines that the City shall protect, conserve, and enhance its natural, environmental, and historic resources to ensure sustainable environmental quality.
- The Conservation Element is implemented through 12 Objectives, each supported by multiple Policies.
- These Objectives and Policies provide the regulatory and procedural framework for environmental stewardship and compliance at the local, state, and federal levels.
- Example
 - Objective 3: Encourages the preservation of native vegetation and promote the creation of an urban forest through phased tree canopy goals.
 - Policy 3.1: *The City shall regularly review and amend, as applicable, the Land Development Regulations applying to tree protection and landscaping guidelines for development to promote the preservation and use of native and drought-tolerant species...*



2022-2025 Strategic Vision Plan

- The City established a [2022-2025 Strategic Vision Plan](#).
 - It is based on a series of revisions to the City's Vision, Mission, and Organizational Value Statements.
 - It also includes modifications and additions to the outlined Pillars, Priorities, and Performance Indicators.
- Six Pillars have been identified by the Commission.
- ***Environmental Resiliency and Sustainability*** is one of these pillars.



Environmental Resiliency and Sustainability Pillar

- Goal: Safeguard and expand North Port's tree canopy through development standards, codes, and ordinances that balance growth with green space.
- Programs & Initiatives (Tree-Focused):
 - Preserve and expand tree canopy as part of all development and redevelopment projects
 - Support the ULDC target of 35% citywide tree canopy coverage by build-out (ER&S 1.4)
 - Procure software tools to measure and monitor canopy coverage accurately (ER&S 1.4)
 - Integrate Green Infrastructure standards into the ULDC to ensure long-term canopy protection (ER&S 1.5)
 - Promote tree preservation and planting as a core element of sustainable site design





Unified Land Development Code - Chapter 4

- Chapter 4 – Site Development Standards
- Promote context-sensitive site design consistent with community character.
- Ensure protection of wetlands and water bodies.
- Provide and maintain adequate open space.
- Require tree preservation and integration of existing vegetation where feasible.
- Safeguard listed and protected species and their habitats.
- Respect and incorporate the natural topography and site characteristics.
- Establish and enforce buffering and landscaping requirements to mitigate impacts and enhance aesthetics.





Unified Land Development Code - Chapter 6

- Establishes regulations to **protect, conserve, and manage** North Port's natural, cultural, and historic resources while ensuring safe and sustainable development.
- Key Areas Covered:
 - Environmental Protection
 - Archaeological & Historical Preservation
 - Endangered & Threatened Species Protection
 - Flood Damage Prevention
 - Myakka River Protection Zone
 - Wetland Protection Regulations
 - Tree Protection Regulations (Article VII)
 - Preservation, exemptions, harmful acts, removal standards, and more



Environmental Protection

- Regulates activities that may impact natural systems, water quality, and ecological function.
- Requires development to avoid or minimize environmental harm.
- Ensures compliance with local, state, and federal environmental standards.
- Supports long-term sustainability and resource conservation.



Archaeological & Historical Preservation

- Protects archaeological sites, cultural resources, and historic features during development.
- Requires surveys or assessments when sites may contain sensitive resources.
- Establishes procedures for preservation, avoidance, or mitigation.
- Ensures compliance with state and federal cultural resource laws.



Endangered & Threatened Species Protection

- Provides regulations to protect listed species and their habitats.
- Requires species surveys when development may impact protected wildlife.
- Establishes avoidance, minimization, and mitigation requirements.
- Coordinates with state and federal wildlife agencies.



Flood Damage Prevention

- Implements standards to reduce flood risk and protect life and property.
- Regulates development in flood-prone areas.
- Ensures compliance with FEMA and NFIP requirements.
- Supports resilient community planning and stormwater management.






Wetland Protection Regulations

- Protects wetlands and their ecological functions.
- Requires delineation, assessment, and avoidance where feasible.
- Establishes mitigation requirements when impacts are unavoidable.
- Ensures compliance with state and federal wetland regulations.





Tree Protection Regulations

- Follows the Unified Land Development Code (ULDC) and is guided by the North Port Comprehensive Plan, and the 2022-2025 Strategic Vision Plan.
 - The process has been refined through ongoing updates and adjustments over time.
 - Significant revisions adopted to the ULDC in 2022 and 2024.
 - Process is designed to provide financial incentives for developers to preserve habitat and trees, if possible.
- 



Conclusion

- The Comprehensive Plan sets the City's long-term environmental goals.
- The ULDC turns those goals into enforceable development standards.
- The Strategic Vision Plan reinforces canopy, resiliency, and sustainability priorities.
- Together, they create a cohesive framework for protecting North Port's natural resources.
- Ongoing implementation and community engagement keep this work moving forward.



*Every task, no matter how small, can
contribute towards the protection of our
natural resources.*



Please reach out!

naturalresources@northportfl.gov
northportfl.gov/naturalresources

Thank you! Additional questions?



This presentation includes information and images sourced from publicly available materials, educational resources, and third-party publications. Copyrights for external images and content remain with their respective owners.