

Natural Resources Division

Project Review Summary

February 2025

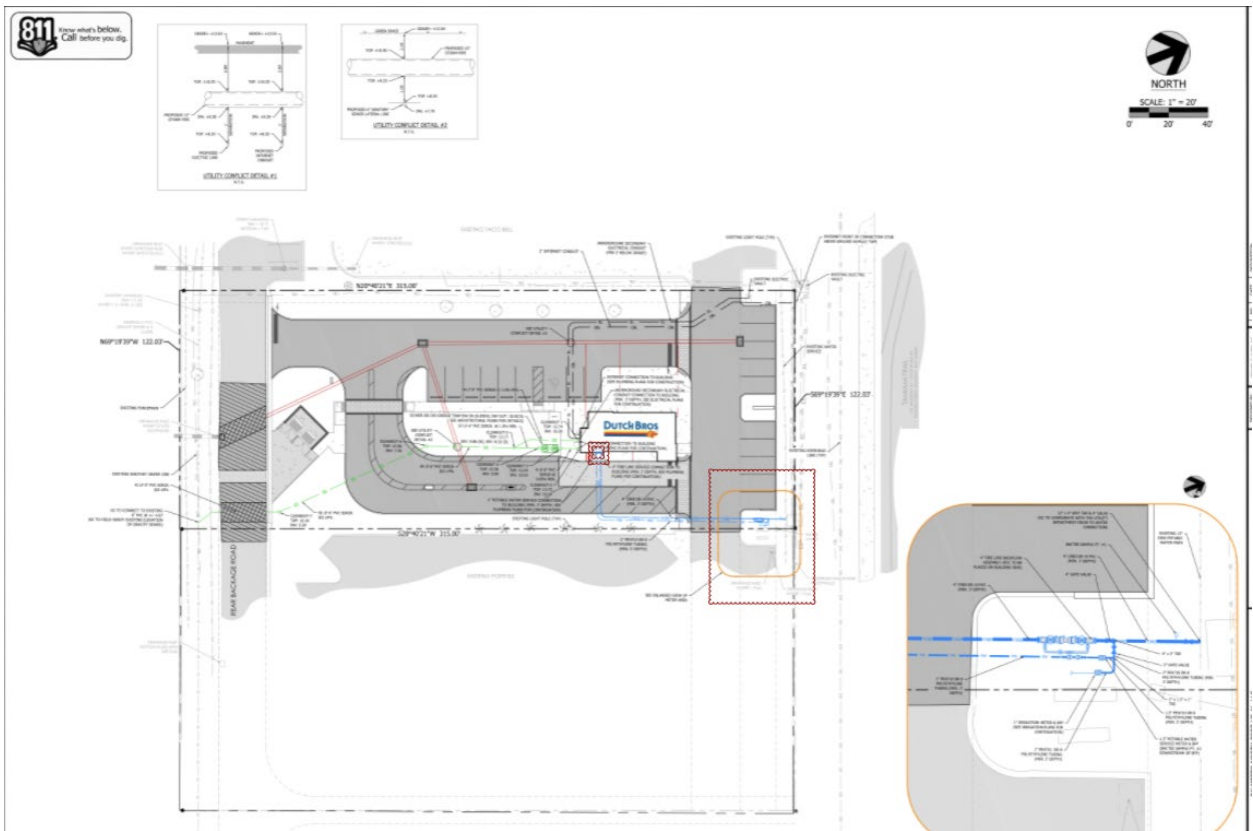
Prepared for the Environmental Advisory Board

PSDP-25-00212 - Dutch Bros Coffee - 14914 Tamiami Trl, North Port, FL 34287 - PID 1000240009

The review for PSDP-25-00212 requires several revisions. These include submitting an Environmental Survey and updating the site plans to comply with the specific landscaping requirements outlined in the North Port Unified Land Development Code.

Key issues noted in the review include the need for an environmental assessment conducted by a qualified professional, proper documentation of trees that will be preserved within the property boundaries, and compliance with regulations pertaining to landscaping for fences and walls, as well as landscaping for parking areas and buffer zones.

Additionally, the application must adhere to the City of North Port's planting specifications and provide detailed landscape plans. These plans should include measures for protecting existing trees during construction and an irrigation plan.



PSDP-24-00829 - FL-365 Calera - 1174 S Biscayne Dr, North Port, FL 34287 - PID 0972172633

The project application must include a comprehensive environmental assessment conducted by an environmental professional. The landscape plan must comply with specific screening regulations for wireless communication towers. Furthermore, any tree removal outside the easement boundary requires consent from the property owner, along with a detailed tree survey and mitigation calculations. Since the area is designated as a habitat for the Florida Scrub-Jay, development approval is contingent on obtaining the necessary federal or state permits. Additionally, there are restrictions on land clearing during the nesting season, which runs from March 1 to June 30.



PSDP-24-0000182 - Ekos at Arbor Park - 1191 W Price Blvd, North Port, FL 34288 United States - PID 0984030010

A Gopher Tortoise Survey must be conducted within 90 days of starting construction. The parcel is outside the Special Flood Hazard Area (SFHA), but the SFHA AE flood zone is located directly to the east, with a Base Flood Elevation of 20.9' NAVD.



PSDP-24-00000100 - 1021 Innovation Ave - 1021 Innovation Ave, North Port, FL 34289 - PID 0961130300

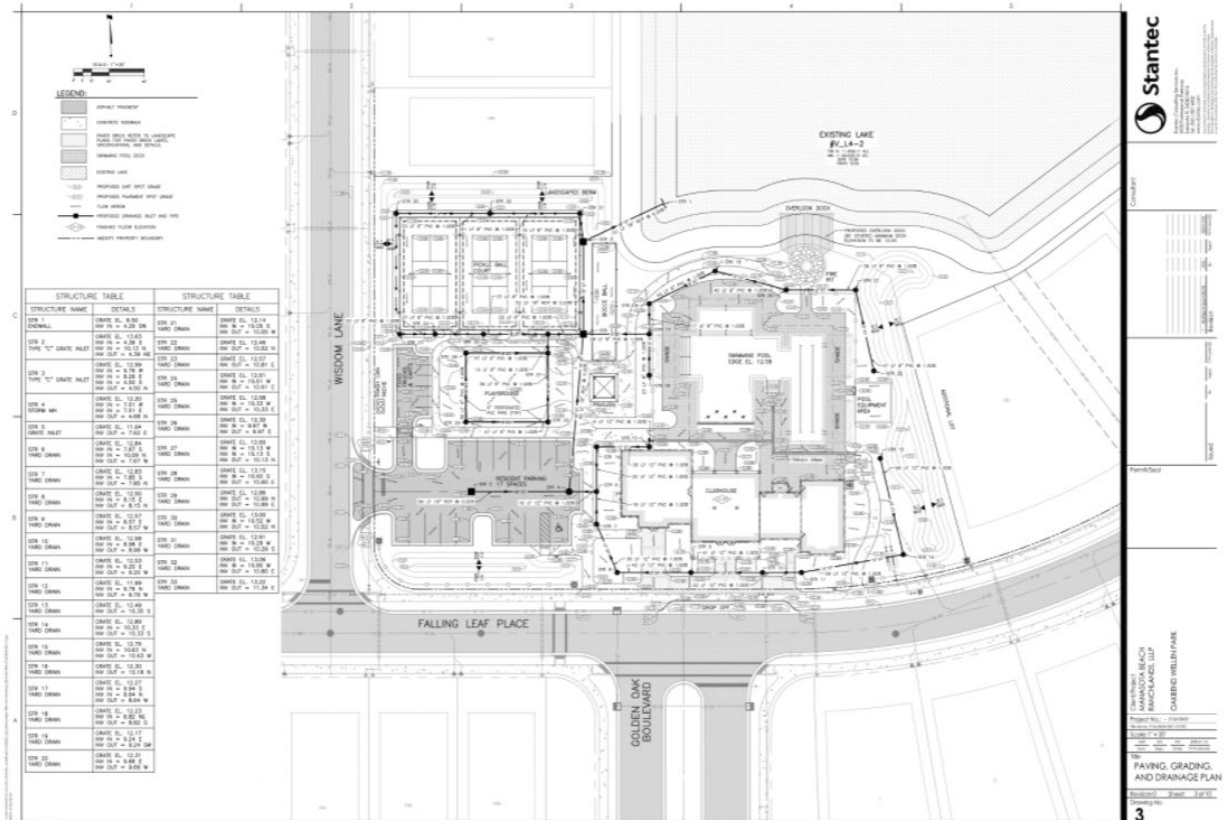
The required revisions include ensuring compliance with the landscape and tree protection plan as outlined in the ULDC, paying all applicable tree mitigation fees before the pre-construction meeting, and providing a detailed spreadsheet listing trees to be removed along with mitigation calculations. A tree protection barricade inspection must be arranged prior to the meeting. Additionally, the site plan must incorporate Type E buffers for commercial property adjacency, revise the landscaping for fences and walls according to the ULDC, include the location and dimensions of landscape buffer areas, preserve existing vegetation with protective barriers, and detail the irrigation plan signed by a qualified professional. Lastly, a gopher tortoise survey must be conducted prior to any development activities.



PSDP-25-00254 - Oak Bend Amenity Center - 7820 S Tamiami Trl, Venice, FL 34293 - PID 0784004000

The revised requirements necessitate a detailed demonstration of compliance with Low Impact Development (LID) standards. This includes implementing sustainable construction practices and incorporating stormwater design elements that adhere to LID principles, such as reducing impervious surfaces and using native landscaping.

Additionally, a revised landscape plan must be submitted, which should clearly highlight visibility triangles in key areas like parking lots and road intersections. A Gopher Tortoise resurvey is also required to be conducted within 90 days prior to any development activities, ensuring that all environmental considerations are thoroughly addressed before proceeding.



Stantec

PROJECT: OAK BEND AMENITY CENTER
 LOCATION: TAMAMI TRAIL, VENICE, FL
 DATE: 08/20/2025
 DRAWING NO.: 25-00254-03
 SHEET NO.: 3 OF 3
 PAVING, GRADING, AND DRAINAGE PLAN

PSDP-25-00253 - Village K Townhomes - 2849 S River Rd, Venice, FL 34293 - PID 0811005000

The proposed parcel is situated within a FEMA AE 8 Special Flood Hazard Area (SFHA), necessitating specific revisions. The cover sheet must include current FEMA map panel information, and preliminary plat sheets should clearly delineate flood hazard areas, floodway boundaries, flood zones, and design flood elevations according to Unified Land Development Code. Additionally, to promote sustainable development, projects are encouraged to adhere to Florida Green Building Standards, pursue LEED Certification, and incorporate Low Impact Development (LID) practices. These practices should aim to minimize impervious surfaces and promote environmental features such as pervious pavements, green roofs, and stormwater reuse systems. Furthermore, a gopher tortoise survey is required to be conducted within 90 days before construction begins.



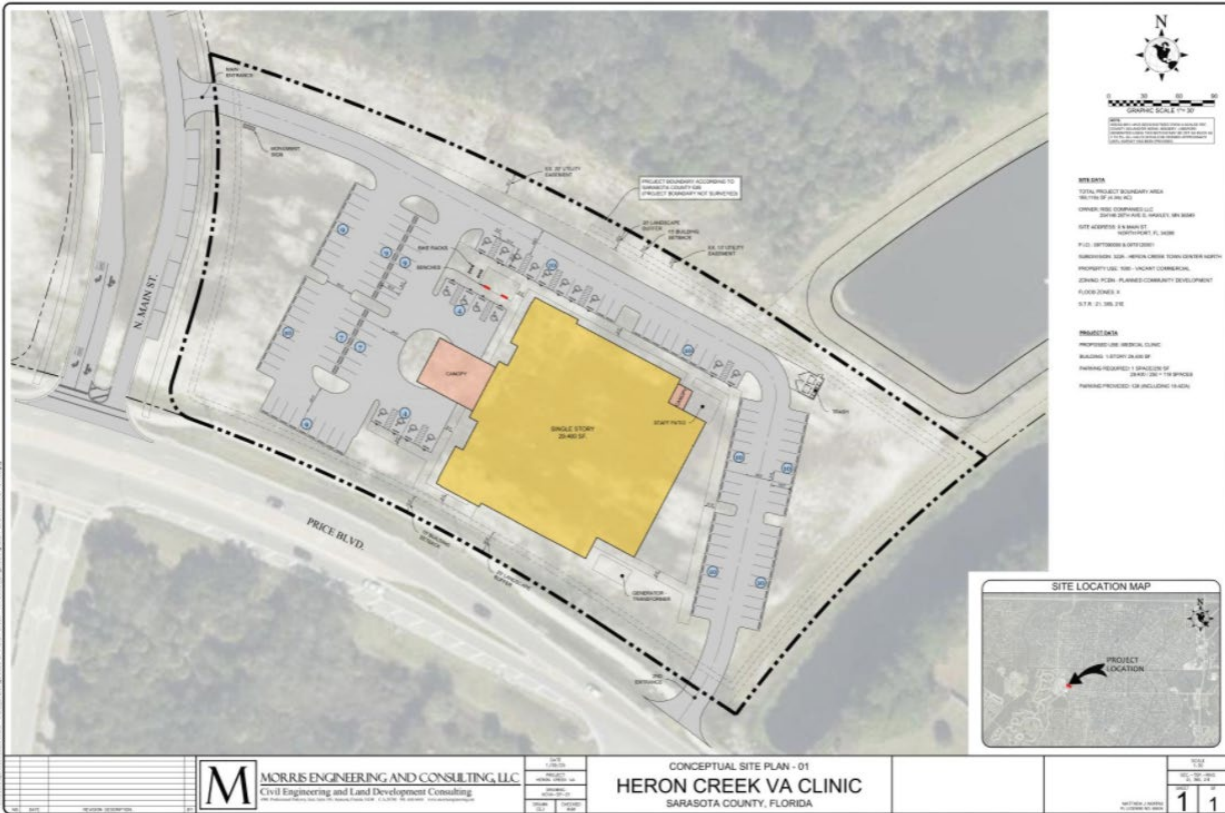
PLN-25-00281 - Lakeside Collision - PID 1116030030

The revisions required entail an updated Environmental Assessment that includes a wildlife survey, vegetative survey with site plan, and a Wetland Jurisdictional survey if applicable. Additionally, the design must align with Low Impact Development (LID) practices by demonstrating sustainable construction measures and minimizing impervious surfaces. The buffer landscaping must be updated to include Buffer E specifications adjacent to property lines, while the landscaping plan should incorporate one canopy tree per terminal island and enhanced plantings around dumpsters and buildings as per fencing requirements. Finally, a comprehensive tree survey is needed, detailing heritage and protected trees.



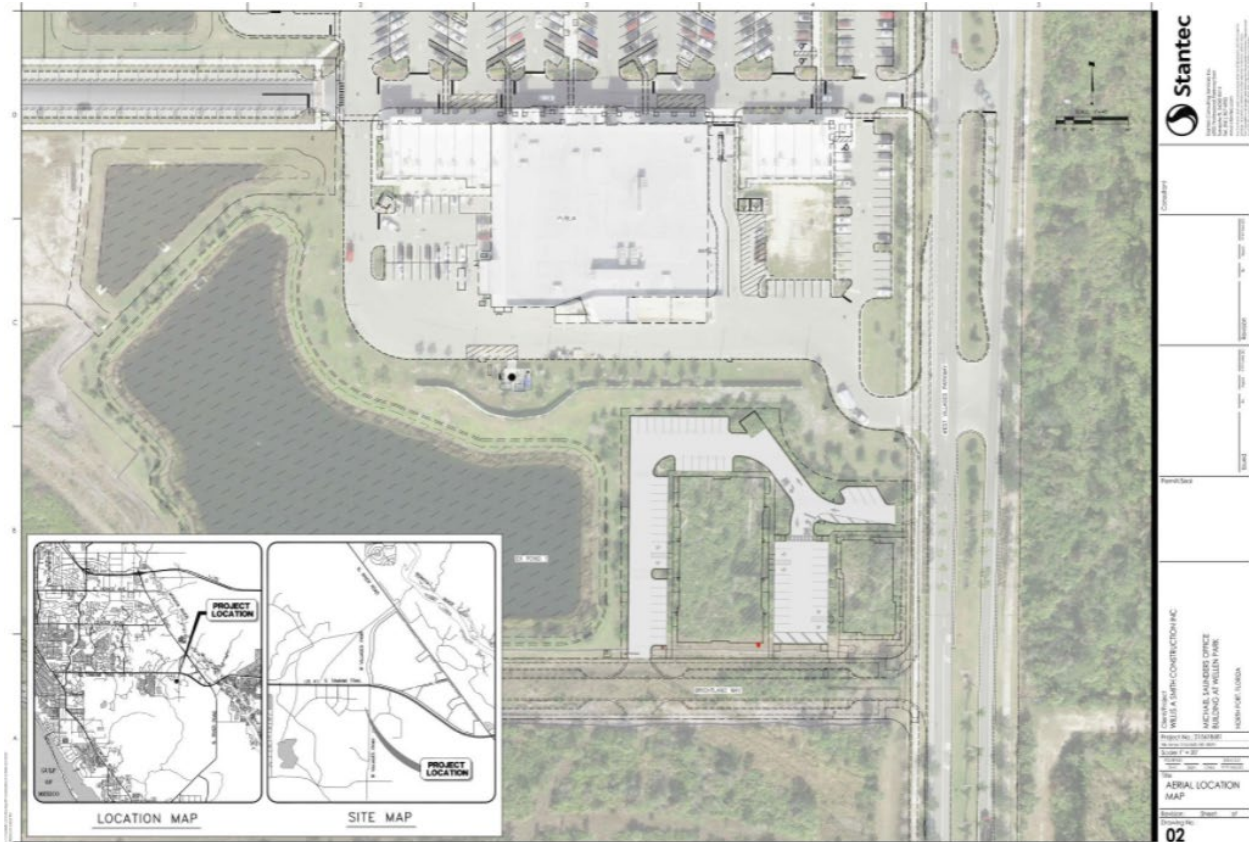
PPRE-25-00579 - VA Clinic Preliminary Review - PID 0979120001

The application requirements for the project include submission of a site plan and preliminary plat that display current FEMA map panel information and delineate flood hazard areas, along with a landscaping plan that complies with Sections 2.7.2 and 3.2 of the Heron Creek Pattern Plan. An Environmental Assessment, a tree survey, and a tree protection plan are also required. The landscape plan must meet specified buffer requirements and include pervious pavement recommendations while emphasizing context-sensitive site design. Utility areas must be screened, and low-volume irrigation systems are encouraged to minimize overspray.



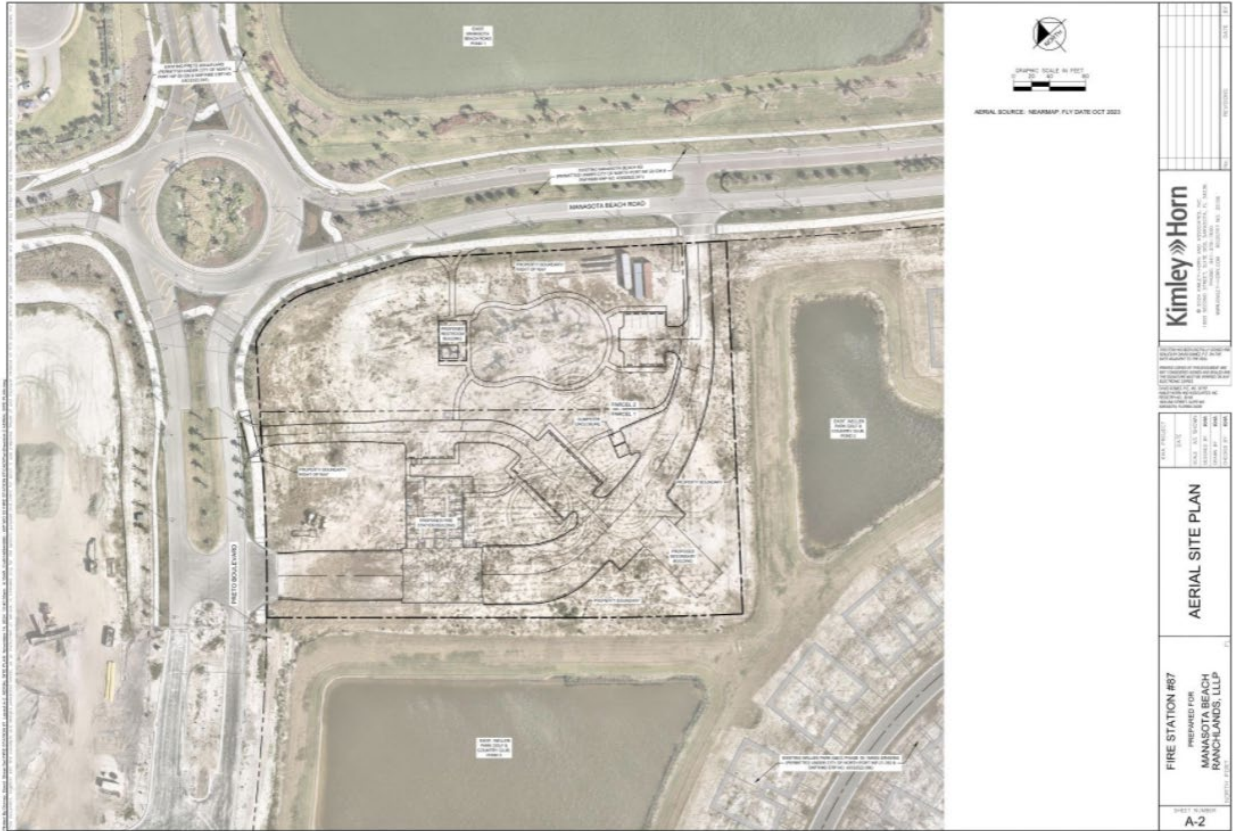
PSDP-25-00426 - Michael Saunders Office Building - PID 0783080040

The application is missing key requirements related to the delineation of flood hazard areas and base flood elevations, as specified in the Unified Land Development Code. Additionally, the landscaping plan needs revision to address the limitations on solid building wall lengths and the necessary landscaping treatments for visible blank walls. Lastly, a Gopher Tortoise resurvey is required within 90 days prior to the commencement of development activities.



PSDP-25-00232 - Wellen Park Fire Station - PID 0807051000

The required revisions include providing a signed irrigation plan from a certified irrigation technician or landscape architect. This plan should detail the type of irrigation system, application rates, and controller duration times for each zone. Additionally, there are no comments or concerns regarding the floodplain or arbor aspects of the project.



PSDP-24-0000107 – Wellen Park F3 Amenity Center - PID 0800041000

Notes: Developments must proceed sustainably to protect the limited, valuable natural resources within the City. Sustainable measures such as construction to Florida Green Building Standards, LEED Certification, and use of Low Impact Development (LID) designs are encouraged. The design engineer must demonstrate that LID practices are incorporated to the maximum extent practicable in the stormwater design. Examples of LID design practices are to minimize impervious areas and encourage the use of pervious pavement, green roofs, rain cisterns, reuse of stormwater for irrigation, direct runoff to bioretention/biotreatment vegetated swale areas prior to discharge stormwater pond, Florida Friendly native landscaping, and other surface water quality improvement controls and devices.

No arborist comments or conditions were raised, leading to the approval of the application as submitted.

