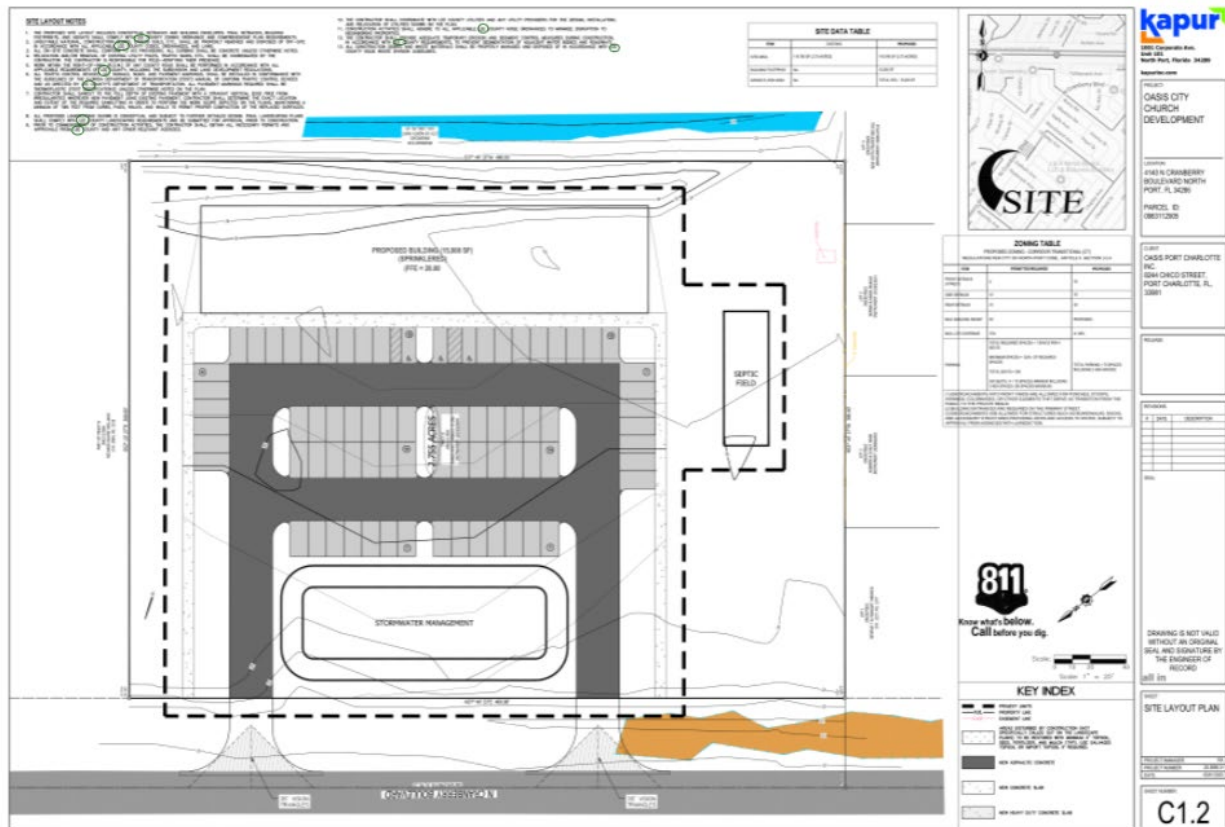


**Natural Resources Division**

**Project Review Summary**

**July 2025**

**Prepared for the Environmental Advisory Board**

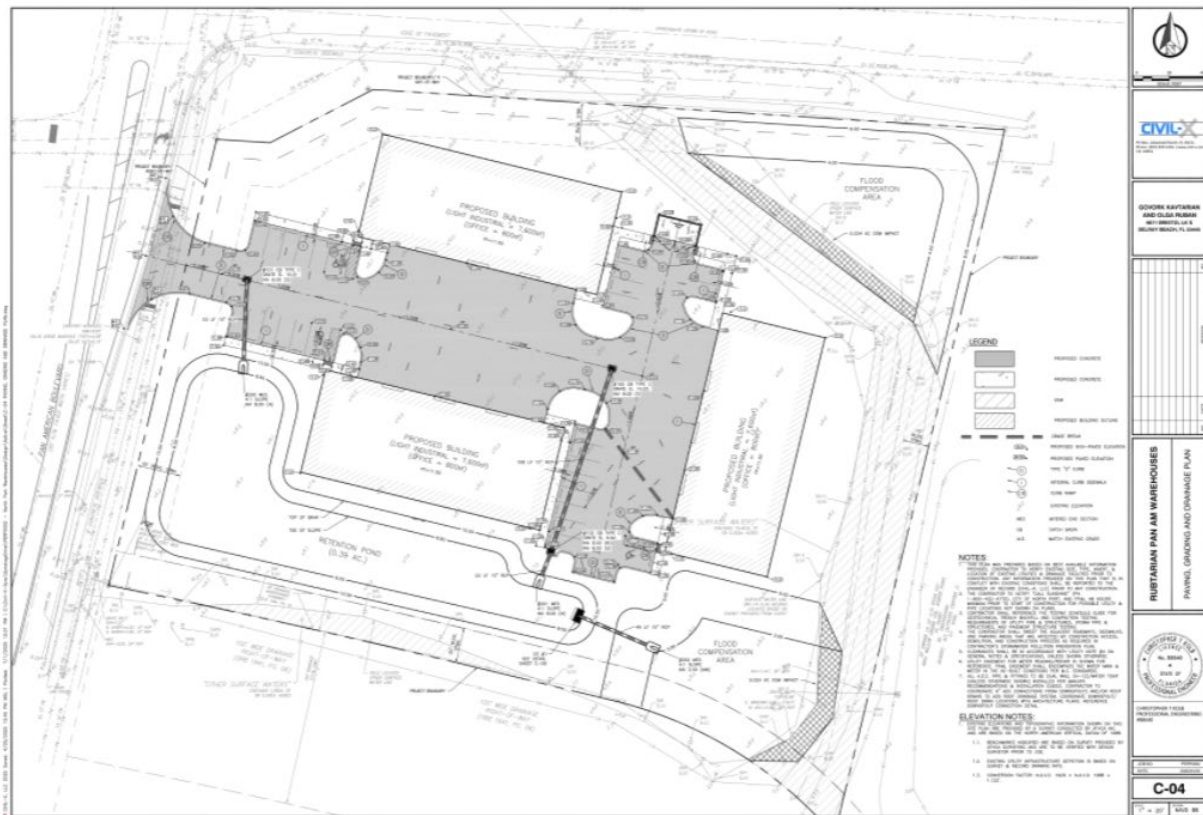


PPRE-25-02854- Rubtarian Pan Am

Meets Requirements with conditions-Preliminary review is not a decision.

PID: 0997005075

The Rubtarian Pan Am project includes three office-light industrial buildings totaling 25,200 square feet. The site provides access, parking, and circulation for office and warehouse use. Landscape buffers and easements are shown along the perimeter. Water and fire lines connect from the adjacent right-of-way. We will need to connect the gravity sewer to the site. Stormwater runoff is collected through surface inlets and conveyed via underground piping to on-site retention areas. The site is located in the Myakkahatchee area, zone 3, and is requesting special to construct light industrial in zone 3

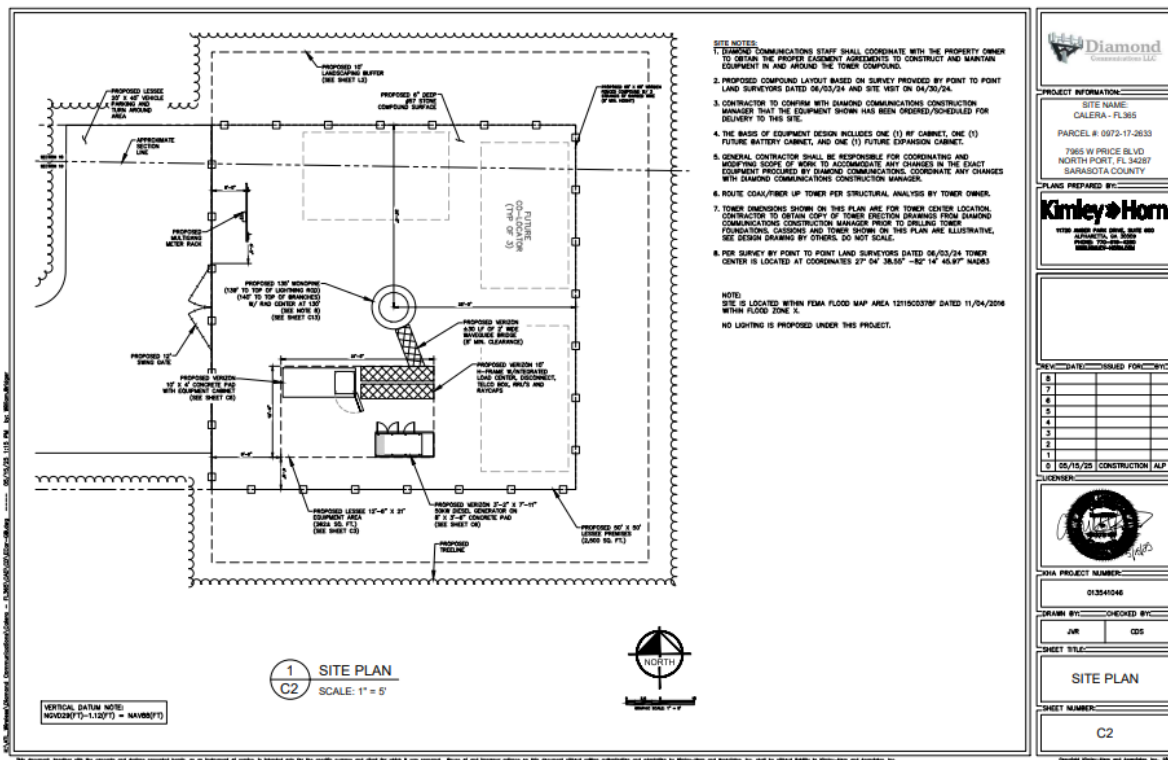


PSDP-24-00829- Caldera

Meets Requirements with Conditions

PID:0972172663

Diamond respectfully requests a Site Development Plan approval for Folio:0972172633, to allow the construction of a 140' AGL monopole style communication tower with pine tree camouflage techniques applied ("Monopine") and related fenced compound and power meter/telco rack. The Monopine's canopy of engineered and foliated branches will cover the upper half of the structure, with the antennas mounted on green headframes nestled within the canopy of branches. The antennas will additionally be covered with foliage to help them better blend into the canopy. The net effect is to make the monopine look as if it is a tall pine such as a Norfolk pine, particularly when viewed in the context of other trees in the area. The site is situated in the southwest quadrant of the intersection of West Price Blvd and South Biscayne Dr. The area is functionally developed as a node of church properties, with single family housing existing farther out in all directions. Mature vegetation is scattered throughout the area, which helps break up view sheds and buffer the Monopine from surrounding uses. Verizon will be the anchor tenant and is attempting to solve coverage gaps in the area while also taking traffic strain off surrounding towers to allow the network to reliably serve the public in the area. The parent parcel is 2.8 Acres and Diamond's leased area consists of 2,500 square feet. The parent parcel currently carries a Low Density Residential Future Land Use designation and an RSF-2 zoning designation.

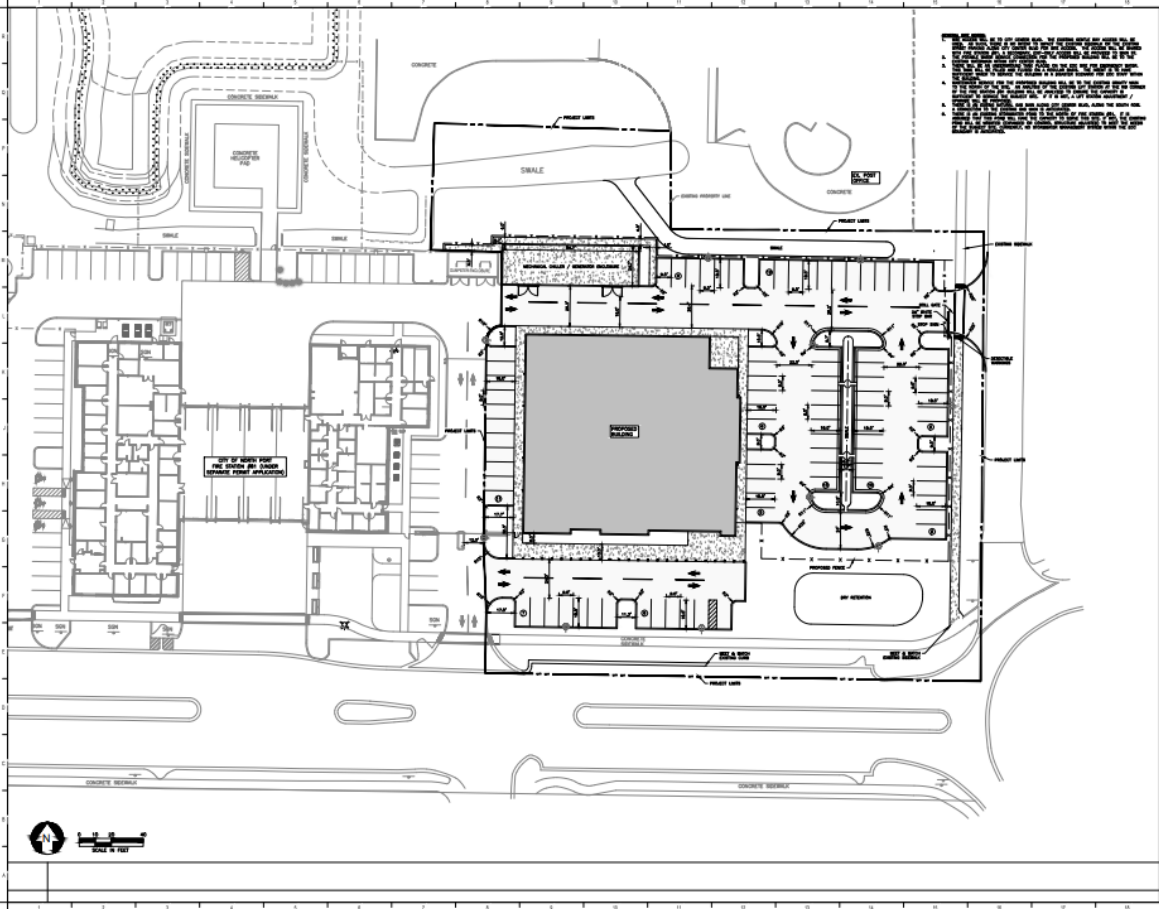


PSDP-25-02556 City of North Port Emergency Operations Center (EOC)

Meets requirements with Conditions

PID 0977001030

This EOC Project is the construction of a new facility within the City Center Property (PID 0977001030) near the NW Corner of Sumter Blvd and Main St (aka Rue S Berryman St). This site is to the immediate east of the existing Fire Station #81 facility, which is at 4980 City Center Blvd, North Port, FL. The proposed building is a one-story, (+/-) 19,275 sf. The public entry is on the south side of the building near the public parking spaces. The staff parking will be gated and will be on the north and east sides of the building. The EOC will share the existing Gentle Way with the Fire Station #81 site (to the immediate west), but this will not be a public access point for the EOC. The potable water service connection for the proposed building will be to the existing watermain within City Center Blvd. Wastewater service will be to the existing gravity main to the north. An analysis of the existing lift station at the NW corner of the Fire Station #81 building (to the immediate west of the subject site) will be analyzed to ensure the capacity is sufficient to service the subject site. If it is not, a lift station adjustment / upgrade will be proposed. There is an existing natural gas main along City Center Blvd, along the south ROW. A connection to the existing gas main is not anticipated at this juncture. There is an existing stormwater pond to the north. Per the previously submitted Fire Station #81 re-construction project, this pond will be expanded to serve the EOC site. The expanded pond will serve both the re-constructed Fire Station #81 building as well as the EOC. This pond expansion is being permitted as part of the Fire Station #81 project and an allowance for the EOC impervious area and stormwater conveyance connection was provided. The EOC on-site stormwater collection and conveyance system is permitted under the EOC application.



**North Port**  
FLORIDA

**CITY OF NORTH PORT -  
EMERGENCY OPERATIONS  
CENTER**

PROJECT LOCATION:  
4000 E. CENTER BLVD.,  
NORTH PORT, FLORIDA 34201

**SCHENKEL  
SHULTZ**  
300 S.W. 10th Avenue  
Tampa, FL 33601  
(813) 281-1111

**ENGINEERING, L.L.C.**  
Civil Engineering & Land Surveying  
4000 E. Center Blvd., Suite 200  
North Port, FL 34201  
(941) 635-1111

**SCALE**  
1" = 40' - 0"

COMPL. BY: B0004  
DATE: 04/25/2023  
DRAWN BY: JH  
MASTER SITE PLAN

**CS-300**  
50% CONSTRUCTION DOCUMENTS

BOBBY R. CLAYBROOK, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 10804. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BOBBY R. CLAYBROOK, PE ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.