

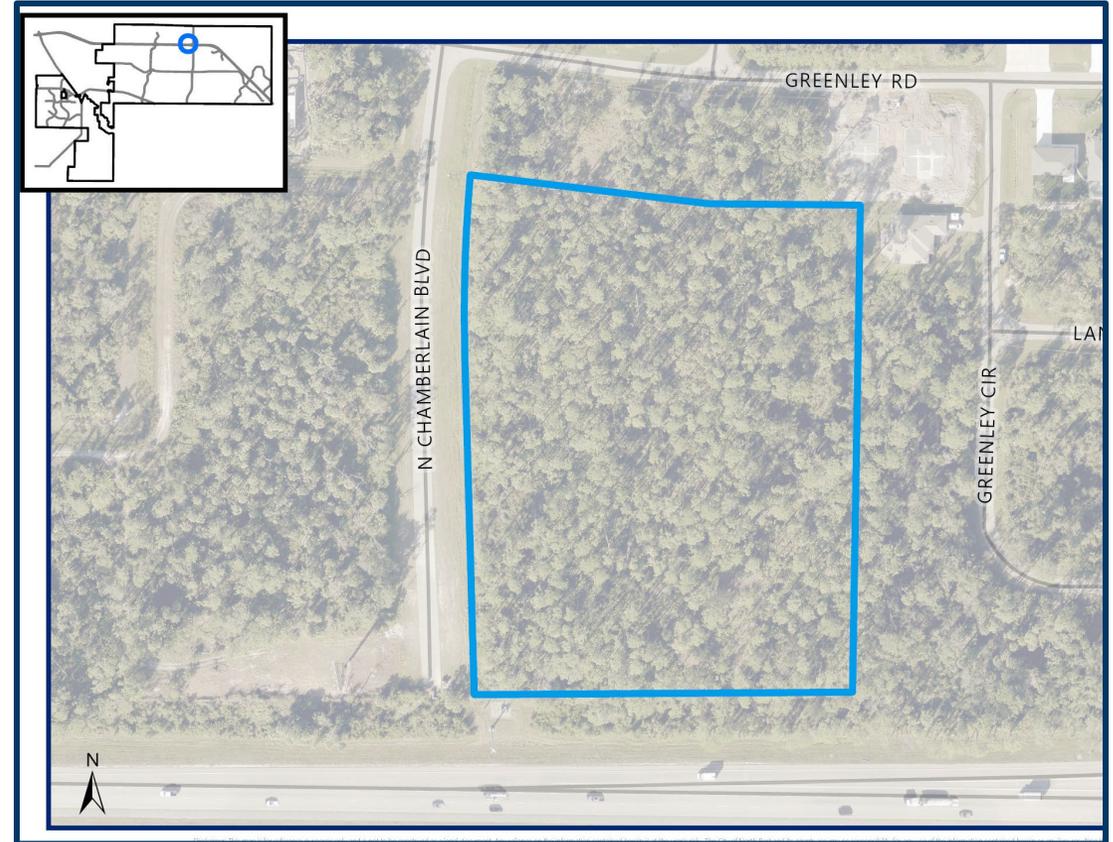


75 PARK PLACE DEVELOPMENT MASTER PLAN

Petition No. PMCP-24-00000041

(Formerly DMP-24-041)

Presented by: The Planning & Zoning Division



Overview

Applicant: Frank J. Feeney, P.E., Quattrone & Associates, Inc

Property Owner: 5000 Chamberlain LLC

Petition: Approve the 75 Park Place Development Master Plan for a recreational vehicle personal storage establishment with 175 parking stalls.

Location: Southeast of the intersection of N Chamberlain Boulevard and Greenley Road, (Section 12, Township 39 South, Range 21 East)

Project Area: Approximately 6.37 acres

History

On February 23, 2024, the Planning and Zoning Division of the City of North Port received an application to construct a personal storage facility for recreational vehicles and boat storage.

A pre-application meeting for the project (PRE-22-075) was held on April 29th, 2022 (Exhibit D, Pre-Application Notes).

The application was submitted prior to the new Unified Land Development Code (ULDC) adoption on October 28, 2024, and has been reviewed under the 2010 ULDC provisions.

The vacant parcel consists of ± 6.37 acres of natural vegetation, and per the 2010 ULDC, has a zoning designation of Commercial General (CG). The property is located at the terminus of a dead-end road adjacent to Interstate 75.

SITE INFORMATION

2010 ULDC LAND USE

Adopted Future Land Use Map Designation: Commercial (C)

Adopted Zoning Map Designation: Commercial General (CG)

Existing Land Uses: Vacant.

CURRENT LAND USE

Adopted Future Land Use Map Designation: Medium Intensity Corridor (MIC)

Adopted Zoning Map Designation: Corridor Transitional (CT)

Existing Land Uses: Vacant.

SURROUNDING LAND USES:

Direction	Existing Land Uses	Future Land Use Map Designation	Zoning Map Designation
North	Vacant; Single-Family Residential	Low-Density Residential	Residential Low (R-1)
South	ROW (I-75)	Low-Density Residential	Residential Low (R-1)
East	Vacant; Single-Family Residential	Low-Density Residential	Residential Low (R-1)
West	Vacant; ROW	Medium Intensity Corridor	Corridor Transitional (CT)

Proposed Development Master Plan

Frank J. Feeney, P.E., Quattrone & Associates, Inc (Applicant) is formally petitioning the City for approval of a Development Master Plan (DMP) to construct a personal storage use establishment for a personal use storage facility for recreational vehicles, boats, and similar personal vehicles with 175 parking stalls.

The parking stalls are to be screened with an opaque wall and covered, as depicted on the Development Master Plan.

The Master Development Plan details that a 1.60 ac portion of the parking stalls to be provided under roofed structures that are enclosed on 3 sides.

The proposed DMP details setbacks, buffering, landscaping, and screening requirements to be further detailed at the time of Site Development and Infrastructure Plan application.

Staff Review

A pre-application meeting for the project (PRE-22-075) was held on April 29th, 2022 (Exhibit D, Pre-Application Notes). PMCP-24-00000041 underwent staff review; the reviewing departments had no issues, with the exception of the following conditions:

Natural Resources has the following conditions:

1. During the last review cycle, the requirement for including shrubs in the Type C buffer was not reflected in your most recent revision. A Type C buffer requires the planting of shrubs, along with one tree every 40 feet. Although the revised landscaping plans indicate that a Type C buffer will be provided, the landscape calculations do not account for any shrubs as proposed. At the time of the site development review, please ensure that shrubs are included in your landscaping calculations and on the plans. It is recommended to use Florida native vegetation. Sec. 21-9.
2. The tree survey indicates more trees than what is proposed for preservation on the site plans. During the Site Development Review, it is recommended to keep this buffer in its natural state. By doing so, there will be no need to plant additional trees to meet the requirements for a Type C buffer, as the existing trees will satisfy this criterion. All trees designated for protection should have a barricade installed around them, which must remain in place throughout the construction period to prevent any damage to the protected trees. Chapter 45- Tree Protection Regulations.

Fire has the following conditions:

1. If at any time this project offers temporary living sites for use by recreational vehicles and camping units as defined in NFPA 1194 - Standard for Recreational Parks and Campgrounds, 2021 Edition, the requirements for Wildland/Urban Interface areas shall apply in accordance with NFPA 1144 - Standard for Reducing Structure Ignition Hazards from Wildland Fire, 2018 Edition.
2. If at any time this project offers temporary living sites for use by recreational vehicles and camping units as defined in NFPA 1194 - Standard for Recreational Parks and Campgrounds, 2021 Edition, the requirements set forth therein shall apply.

Consistency with the City of North Port 2017 Comprehensive Plan –

Effective at time of submittal

FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL 1: Ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

Commercial – These lands are designated to provide areas in which customary and traditional conduct of trade, retail services, commerce and residential uses may be carried on without disruption by the encroachment and intrusion of incompatible residential and other uses (0.95 FAR, 15 DU/acre excluding bonuses, incentives or transfer of development rights. As a guideline, the residential should not exceed 50% of the floor area).

The subject property is zoned Commercial General and is located at the end of a dead-end roadway adjacent to the Interstate 75 right-of-way, appropriate for low-intensity commercial use.

Staff finds Petition No. PMCP-24-00000041, 75 Park Place Development Master Plan consistent with the Future Land Use GOP's Policy 1.1 of the City's Comprehensive Plan.

**Consistency with
the City of North
Port 2017
Comprehensive
Plan & 2010
Unified Land
Development
Code –**

**Effective at time
of submittal**

FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES

Policy 4.10: The City shall continue to amend the Unified Land Development Code to provide up-to-date design requirements to ensure that development of neighborhood commercial areas that are compatible with surrounding residential land uses through the use of screening, landscaping and buffer yards.

The subject property is bordered by single-family residential uses and vacant lands to the north and east. To the west there are vacant lands, zoned for commercial uses, and a roadway Interstate 75 to the south. The proposed low-intensity commercial personal storage use is appropriate for this location provided buffering and screening standards are applied along the residential interfaces.

Staff finds Petition No. PMCP-24-00000041, 75 Park Place Development Master Plan consistent with the Future Land Use GOP's Policy 4.10 of the City's Comprehensive Plan and the 2010 ULDC.

Consistency with the City of North Port 2017 Comprehensive Plan –

Effective at time of submittal

FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES

Objective 3: The economic base shall be increased and diversified relative to the City's economic tax base through planning and development activities which attract new business and industries, while also encouraging the expansion of existing businesses and industries as indicated in the Economic Development Element.

Policy 3.3: To promote overall sustainability and tax base diversification, the City shall pursue a goal of at least 18% non-residential development.

Based on the construction costs of the project, the city estimates an ad valorem of \$2,720.31 the first year, aligning with the City's objective to increase and diversify its economic tax base through non-residential development.

Staff finds Petition No. PMCP-24-00000041, 75 Park Place Development Master Plan consistent with the Future Land Use GOP's Policy 3.3 of the City's Comprehensive Plan.

**Consistency with
the City of North
Port 2017
Comprehensive
Plan & 2010
Unified Land
Development
Code –**

**Effective at time
of submittal**

**ECONOMIC DEVELOPMENT ELEMENT GOALS, OBJECTIVES, AND
POLICIES**

Policy 1.1.6: The City shall seek to diversify its tax base through the implementation of programs to attract additional commercial, industrial and mixed-use developments and encourage the development or redevelopment of vacant or underutilized parcels.

Policy 1.1.6 seeks to diversify its tax base by encouraging the development of vacant or underutilized parcels for commercial use. The subject parcel is currently vacant, and the proposed personal storage use offers a low intensity commercial development that minimizes infrastructure demands and traffic impacts while providing a functional commercial use appropriate for the site location (adjacent to Interstate 75 and residential low zoned properties).

Staff finds Petition No. PMCP-24-00000041, 75 Park Place Development Master Plan consistent with the Economic Development GOP's Policy 1.1.6 of the City's Comprehensive Plan.

**Consistency with
the 2010 Unified
Land
Development
Code –**

**Effective at time
of submittal**

ULDC Chapter 53, Section 53-37

The subject property is zoned Commercial General, which permits a range of commercial uses consistent with the site's location adjacent to Interstate 75.

CG is intended to provide areas in which the customary and traditional conduct of trade, retail sales and commerce may be carried on without disruption by the encroachment and intrusion of incompatible residential uses and protection from the adverse effects of undesirable industrial uses.

The proposed use as a personal storage establishment for recreational vehicles, trailers, and boats represents a low-intensity commercial use that is compatible with the zoning district intent and surrounding land use pattern.

While single-family residential uses exist to the north and east, the absence of occupied commercial structures, minimal traffic generation, and required compliance with buffering, landscaping, and screening standards mitigate potential compatibility impacts.

The petition may be found consistent with Section 53-37 of the ULDC.

**Consistency with
the 2010 Unified
Land
Development
Code –**

**Effective at time
of submittal**

**ULDC Chapter 53, Commercial General Standards &
ULDC Chapter 21, Landscape Regulations**

The 75 Park Place Development Master Plan as presented complies with the applicable 2010 Unified Land Development Code requirements for landscape buffers, perimeter screening, and setbacks adjacent to residential properties to mitigate potential visual and operational impacts.

The absence of occupied structures, limited vehicle trip generation, and location adjacent to Interstate 75 further reduce potential compatibility concerns.

Compliance with applicable setbacks, buffering, landscaping, and screening requirements have been demonstrated, and will be required to be further detailed at the time of Site Development and Infrastructure Plan application.

Neighborhood Meeting & Public Notice

Pursuant to Section 53-5.E. of the Unified Land Development Code, the applicant held a neighborhood meeting on February 11, 2025, from 5:30 p.m. to 6:30 p.m. at the Shannon Staub Library Meeting Room located at 4675 Career Lane, North Port, FL 34289.

Questions from the community addressed the proposed use, infrastructure associated with the project, anticipated environmental impacts, and buffers proposed with the project.

Notice of Public Hearings were mailed to the owner and property owners within a 1,320-foot radius of the subject property on February 17, 2026. The petition was also advertised in a newspaper of general circulation within the City of North Port on February 17, 2026.

Staff Recommendation

Approve the Development Master Plan for Petition PMCP-24-00000041 (DMP-24-041), 75 Park Place as presented.



Questions?