

Natural Resources Division

Project Review Summary

November 2025

Prepared for the Environmental Advisory Board

PMCP-24-00000041- 75 PARK PLACE

PID: 0959115475

5000 CHAMBERLAIN LLC

The proposed project will serve recreational vehicles (RVs), trailers, and boat parking with an approximate parking lot capacity of 228 spaces. The “75 Park Place” property is not located within any identified Activity Centers with a Future Land Use Designation of “Commercial”. This proposed Development Master Plan contemplates a commercial parking lot use that is consistent with the current and future land uses as defined in the Unified Land Development Code. The owner of this site intends to configure the project to accommodate varying parking stall sizes, allowing for the handling of trailers, boats, and recreational vehicles of different sizes. The site is situated at the end of a dead-end road adjacent to the Interstate 75 right-of-way and is well-suited for a commercial parking lot. The proposed use will not create any large water or sewer demands due to the project's nature. City of North Port Water and Sewer service is not available at this location. Limited potable water service and irrigation water will be provided via an on-site well. On-site sewage pump-out service will be provided for recreational vehicles via an on-site septic system that will be properly permitted through the regulatory agencies. The Stormwater management system has been authorized by the Southwest Florida Water Management District (ERP permit #: 43046653.000) and has been designed to accommodate the proposed parking lot.

Meets Requirements with Conditions

Staff Conditions:

1. 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.
2. 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.
 - a. 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.

Note: The City's Program Administrator has determined that the originally proposed plan is acceptable at this stage of review. Please disregard my previous comment.



Properties

Use the selector above to switch between layers in the map.

Information

Symbology

Show in map legend

National Wetlands Inventory - Wetlands (Map Service)

Wetlands

Estuarine and Marine Deepwater

Estuarine and Marine Wetland

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Lake

Other

Riverine

Wetlands_Project_Metadata

Appearance

Blending

Normal

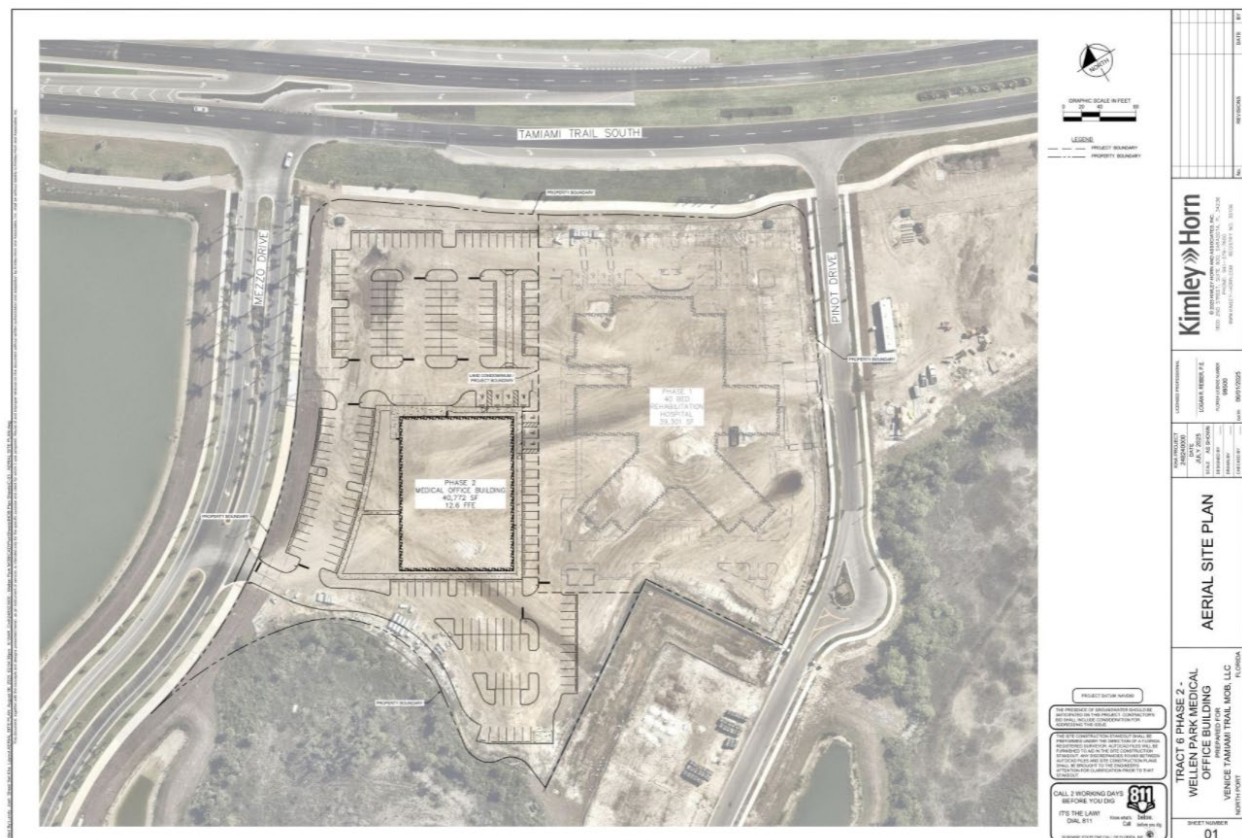
Transparency

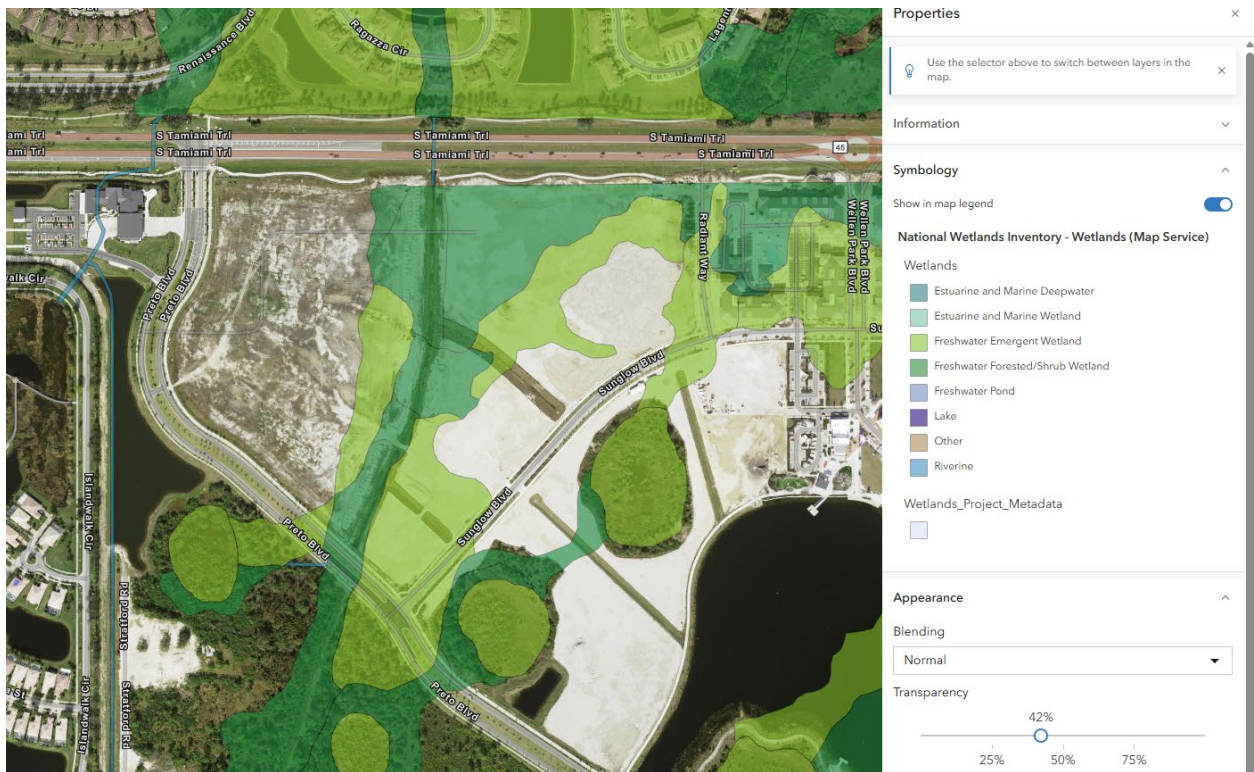
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PID 0786011001

Meets Requirements with Conditions

1. The applicant must plant all trees and landscaping in accordance with code regulations. They should follow the “right tree, right place” policy. No medium or large canopy trees should be planted within 20 feet of overhead utilities. Trees classified as small may be planted adjacent to power lines, with a recommended six-foot setback. Palms that can grow taller than 10 feet must be placed with a setback equal to their maximum frond length plus 3 feet.
2. A root barrier must be installed when a tree is within 10 feet of any street, sidewalk, driveway, underground utilities, or structure (see Section 4.3.2).
3. The property owner or their successor is responsible for maintaining all landscaping materials in a healthy condition, as approved, indefinitely. They must also replace any landscaping materials that are damaged, diseased, dead, or considered hazardous (see Section 4.3.1).





PSDP-25-03691 - Sarasota Memorial Hospital North Port - Phase 2

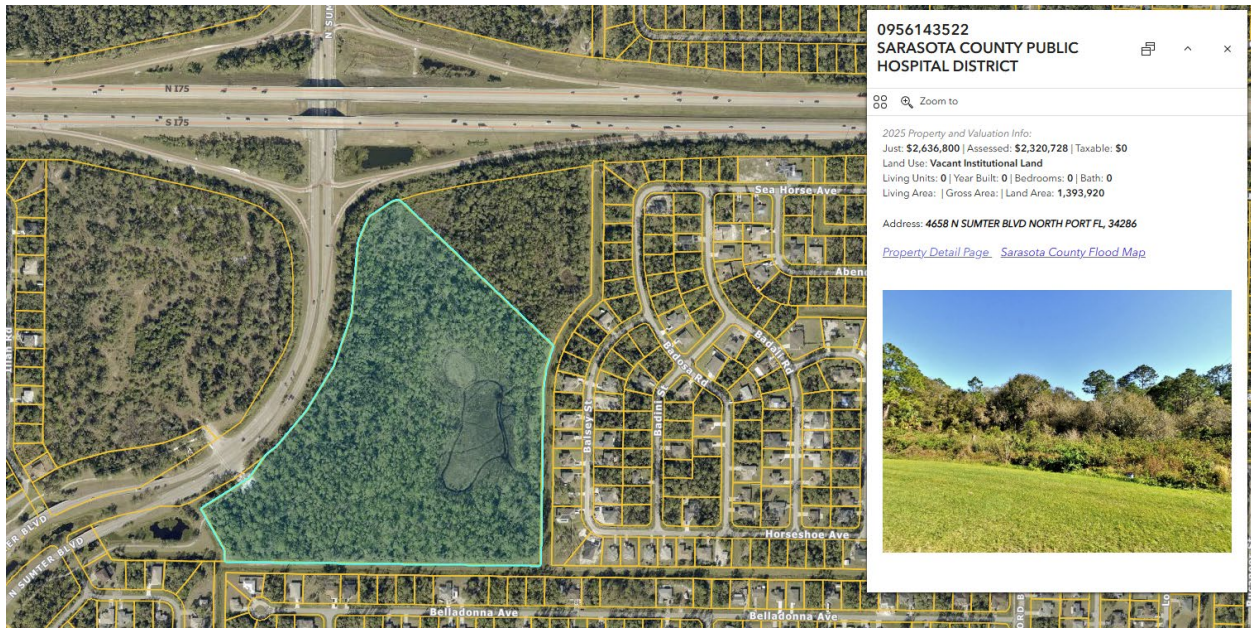
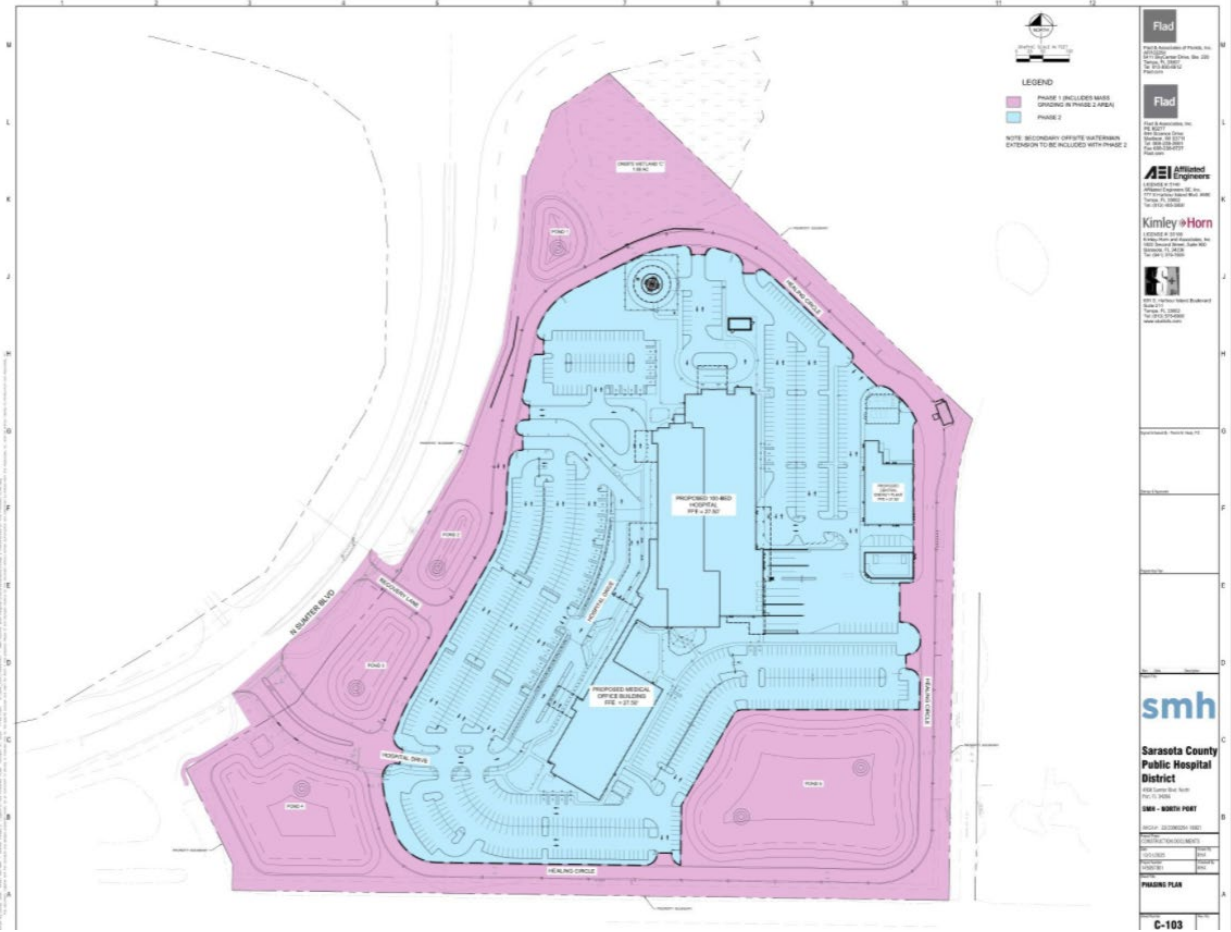
PID 0956143522

Approval for Phase 2 of the Sarasota Memorial Hospital North Port project. Phase 2 will consist of the construction of the stormwater management system, sanitary sewer collection system, potable water distribution system, roadways, and parking areas to serve the 100-bed hospital, central energy plant and 60,000 SF medical office building.

Approved with Conditions

Conditions:

1. The applicant must plant all trees and landscaping in accordance with code regulations. They should follow the “right tree, right place” policy. No medium or large canopy trees should be planted within 20 feet of overhead utilities. Trees classified as small may be planted adjacent to power lines, with a recommended six-foot setback. Palms that can grow taller than 10 feet must be placed with a setback equal to their maximum frond length plus 3 feet.
2. A root barrier must be installed when a tree is within 10 feet of any street, sidewalk, driveway, underground utilities, or structure (see Section 4.3.2).
3. The property owner or their successor is responsible for maintaining all landscaping materials in a healthy condition, as approved, indefinitely. They must also replace any landscaping materials that are damaged, diseased, dead, or considered hazardous (see Section 4.3.1).
4. The wetland mitigation for the proposed project exceeds the amount approved in the SWFWMD permit. Copies of all required permits shall be provided prior to construction commencement (see Section 2.1.4. g)





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