

Natural Resources Division

Project Review Summary

March 2025

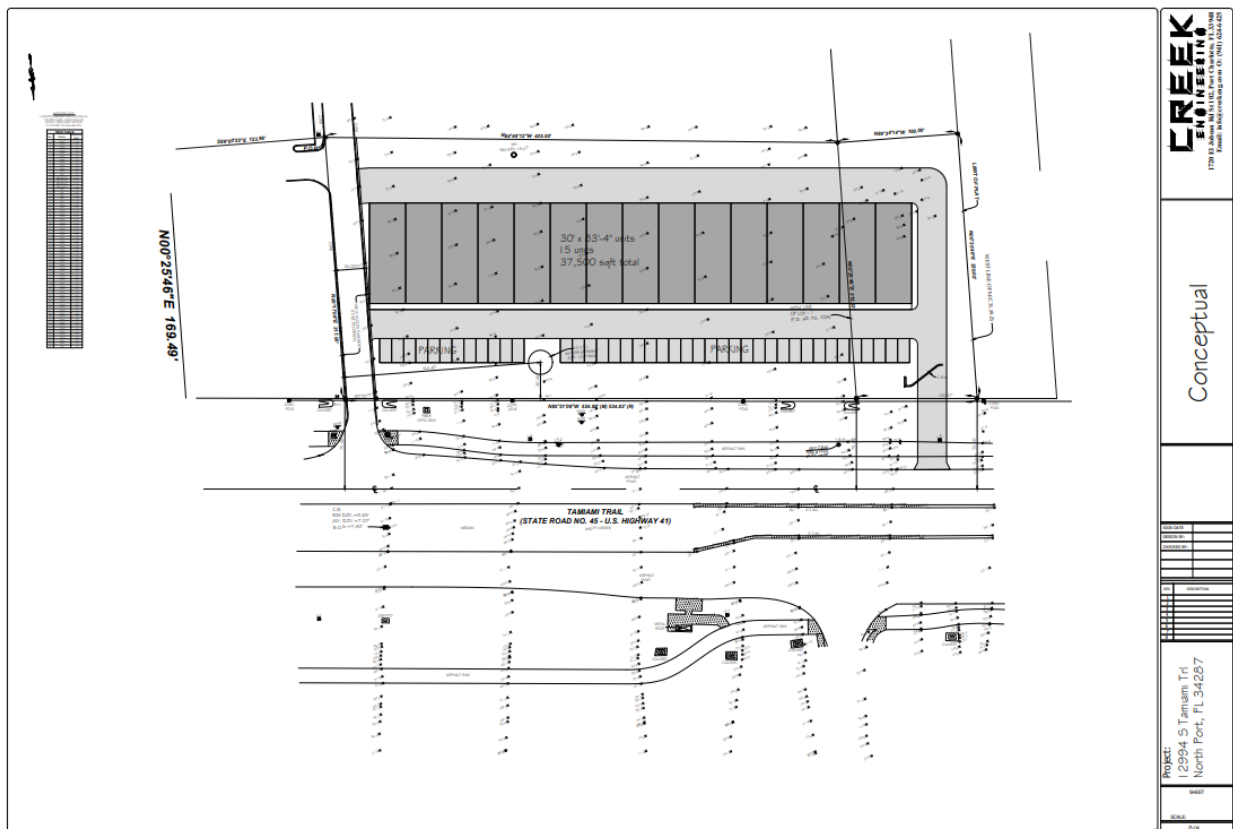
Prepared for the Environmental Advisory Board

April 7, 2025

PPRE-25-00374 - Flexi-Space - 12994 S Tamiami Trl - PID 0997050005

This is a pre-application review rather than a decision-making process review. To proceed with a formal submission, certain requirements are mandatory.

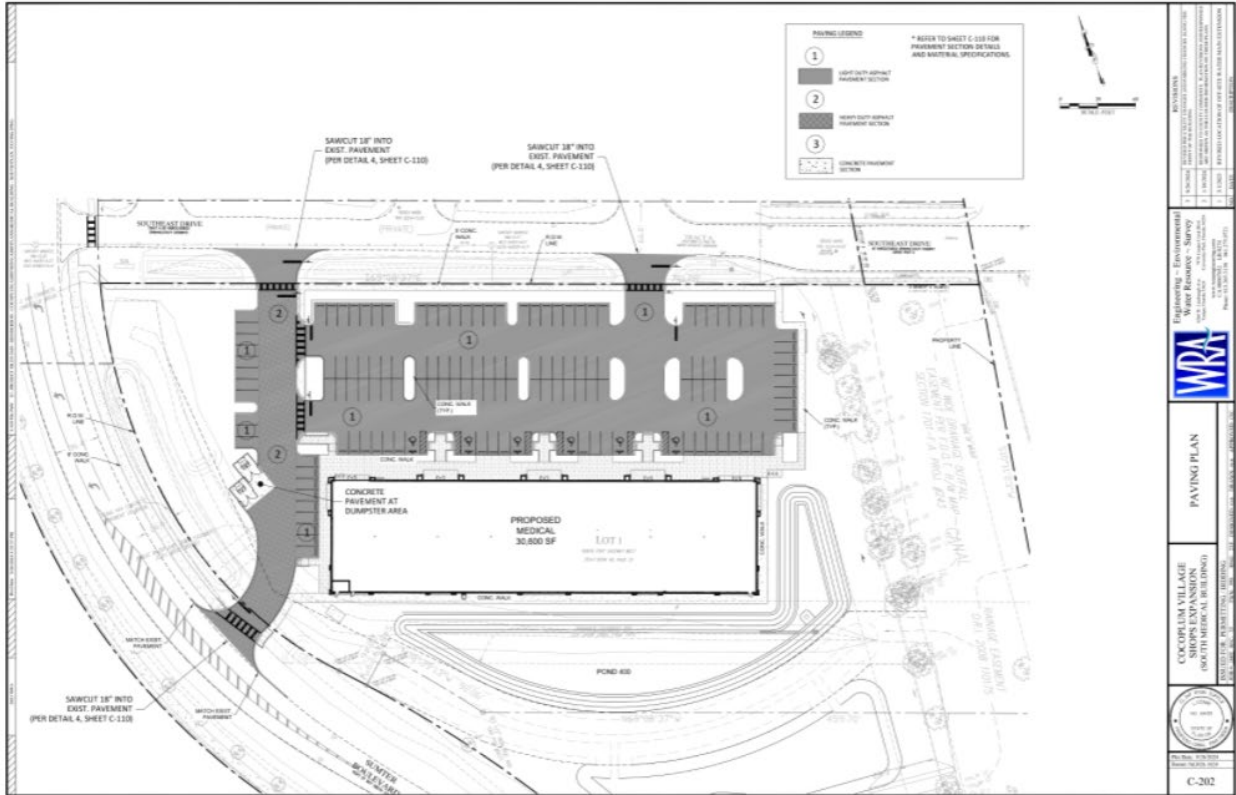
A professionally signed landscape plan is essential, and the project must comply with sustainable development standards by incorporating Low Impact Development (LID) practices, such as minimizing impervious surfaces and implementing green infrastructure. Additionally, landscaping for parking areas must consist of at least 10 square feet of green space per parking space, include terminal landscape islands, and feature a 5-foot-wide landscaped perimeter with canopy trees. Additionally, a privacy barrier is required to shield headlights from public areas.



PSDPA-25-00694 - COCOPLUM ADDITION - MEDICAL - 5900 S SUMTER BLVD

NORTH PORT, FL 34287 - PID 1002090020

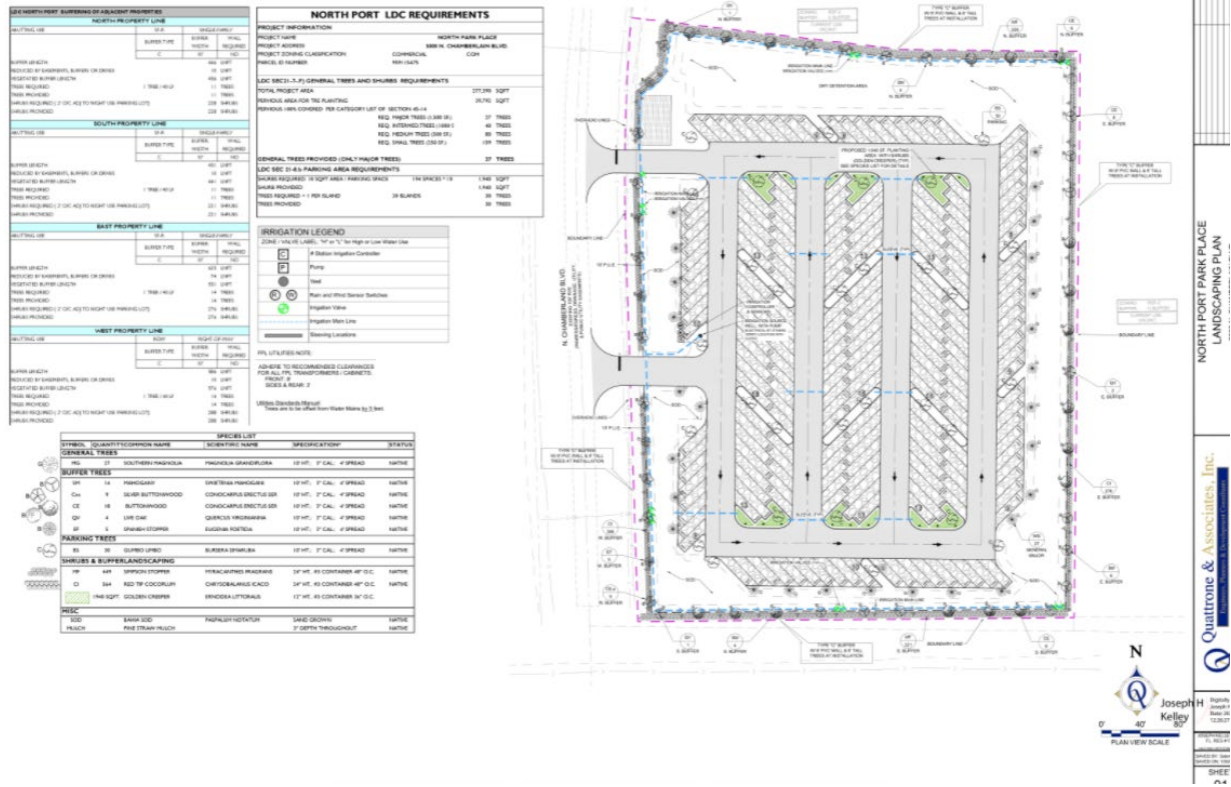
The applicant proposes to remove a paved drop-off area in front of the building and replace it with landscaping. We do not have any comments or concerns regarding this plan amendment.



PMCP-24-0000041- 75 Park Place, North Port, FL 34286 - PID 0959115475

The applicant responded to our requested revisions from September 9, 2024. However, these documents are insufficient and do not comply with the regulations outlined in the Unified Land Development Code (ULDC). We recommend additional revisions to this project.

Overall Comment: The application requires further revisions due to its failure to adequately address the open space and landscaping requirements and the preservation of heritage trees in accordance with the City of North Port Unified Land Development Code. The Master Concept Plan lacks a comprehensive strategy for preserving an appropriate percentage of these significant trees, which are essential for maintaining the site's ecological integrity and aesthetic value. The revised plan must incorporate the recommendations for tree preservation along the north and east property boundaries to comply with the relevant regulations and enhance the site's landscape.



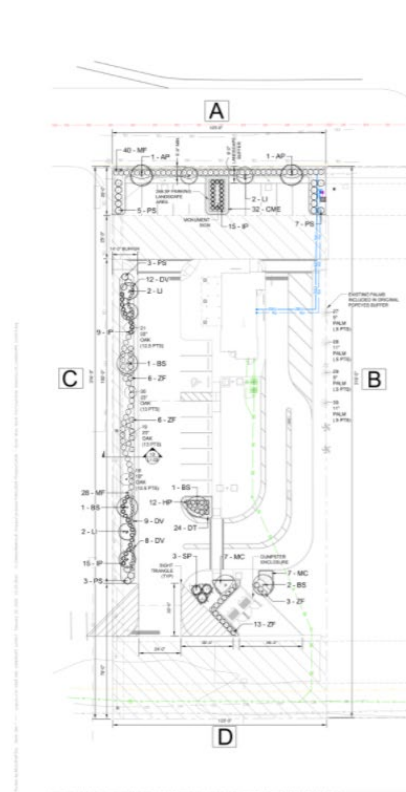
**PSDPA-25-00659- Woodlands Office Park Phase 2- 1010 PANACEA BLVD, NORTH PORT, FL
34289- PID 1115001000**

Revisions required: The application statement references changes to the landscaping along Toledo Blade; however, a landscape plan has not been included with your submission. Please provide a landscape plan for our review. Additionally, include a project narrative that clearly outlines your proposed modifications and identifies them on the site plans.

No plans were received for this project.

PSDP-25-00212- Dutch Bros Coffee - 14914 TAMIAMI TRL, NORTH PORT, FL 34287- PID 1000240009

All previous comments have been addressed and the project has been approved.



PLANT SCHEDULE

SYMBOL	SIZE	QTY	BOTANICAL NAME	COMMON NAME	CODE	CLS	SIZE
1-AP	12"	1	Asplenium nidus	Spider Plant	ASPLN	12"	12" x 12" x 12"
2-LI	12"	1	Chlorophytum comosum	Spider Plant	CHLCO	12"	12" x 12" x 12"
3-PS	12"	1	Polka Dot Plant	Polka Dot Plant	PSY	12"	12" x 12" x 12"
4-DV	12"	1	Dieffenbachia spathulata	Dieffenbachia	DIFF	12"	12" x 12" x 12"
5-SP	12"	1	Spider Plant	Spider Plant	SPY	12"	12" x 12" x 12"
6-DT	12"	1	Dieffenbachia spathulata	Dieffenbachia	DIFF	12"	12" x 12" x 12"
7-MC	12"	1	Monstera deliciosa	Monstera	MON	12"	12" x 12" x 12"
8-SS	12"	1	Strobilanthes spathulata	Strobilanthes	STR	12"	12" x 12" x 12"
9-DV	12"	1	Dieffenbachia spathulata	Dieffenbachia	DIFF	12"	12" x 12" x 12"
10-DT	12"	1	Dieffenbachia spathulata	Dieffenbachia	DIFF	12"	12" x 12" x 12"
11-SS	12"	1	Strobilanthes spathulata	Strobilanthes	STR	12"	12" x 12" x 12"
12-HP	12"	1	Heptapleuron spathulata	Heptapleuron	HEP	12"	12" x 12" x 12"
13-2P	12"	1	2-Palms	2-Palms	2P	12"	12" x 12" x 12"
14-SS	12"	1	Strobilanthes spathulata	Strobilanthes	STR	12"	12" x 12" x 12"
15-PS	12"	1	Polka Dot Plant	Polka Dot Plant	PSY	12"	12" x 12" x 12"
16-DV	12"	1	Dieffenbachia spathulata	Dieffenbachia	DIFF	12"	12" x 12" x 12"
17-SS	12"	1	Strobilanthes spathulata	Strobilanthes	STR	12"	12" x 12" x 12"
18-HP	12"	1	Heptapleuron spathulata	Heptapleuron	HEP	12"	12" x 12" x 12"
19-DT	12"	1	Dieffenbachia spathulata	Dieffenbachia	DIFF	12"	12" x 12" x 12"
20-SS	12"	1	Strobilanthes spathulata	Strobilanthes	STR	12"	12" x 12" x 12"
21-HP	12"	1	Heptapleuron spathulata	Heptapleuron	HEP	12"	12" x 12" x 12"
22-DT	12"	1	Dieffenbachia spathulata	Dieffenbachia	DIFF	12"	12" x 12" x 12"
23-SS	12"	1	Strobilanthes spathulata	Strobilanthes	STR	12"	12" x 12" x 12"
24-DT	12"	1	Dieffenbachia spathulata	Dieffenbachia	DIFF	12"	12" x 12" x 12"

LANDSCAPE CALCULATIONS

CODE	REQUIRED	PROVIDED
1-AP	1	1
2-LI	1	1
3-PS	1	1
4-DV	1	1
5-SP	1	1
6-DT	1	1
7-MC	1	1
8-SS	1	1
9-DV	1	1
10-DT	1	1
11-SS	1	1
12-HP	1	1
13-2P	1	1
14-SS	1	1
15-PS	1	1
16-DV	1	1
17-SS	1	1
18-HP	1	1
19-DT	1	1
20-SS	1	1
21-HP	1	1
22-DT	1	1
23-SS	1	1
24-DT	1	1

- NOTES:**
- REFER TO SHEETS L1-01 THROUGH L1-05 FOR LANDSCAPE DETAILS FOR LANDSCAPE DETAIL AND DETAILS.
 - ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CONTRACT DOCUMENTS.
 - REPLACEMENT TREES SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS AND SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS AND SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.
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SWS
SOUTHWESTERN SWIRL SERVICES

DUTCH BROS
14914 TAMIAMI TRAIL
NORTH PORT, FL 34287

REVISIONS

NO.	DATE	DESCRIPTION

SUBMITTAL INFORMATION

PROJECT NO: 25-00212
 CONTRACT DATE: 08/20/2025
 DRAWING NO: L1-01
 SHEET NO: 0001 OF 01
 REVISIONS: 00
 DATE: 08/20/2025

SIGNATURE & SEAL

CODE MIN. LANDSCAPE LAYOUT L1.01

