

Natural Resources Division

Project Review Summary

June 2025

Prepared for the Environmental Advisory Board

June 25, 2025

DAVIS WELLEN PARK II - MULTI FAMILY - PSDPA-25-02027

PID: 0783060100

This submittal proposes a revision to the previously approved final plans, specifically related to the site grading design. The proposed site grades have been adjusted to reduce the volume of import fill required. The originally assumed mass grading elevation was not fully achieved during initial site work, resulting in the need for a significant amount of additional import fill. To mitigate this, the grading plan has been revised accordingly. As the scope of the modifications is limited solely to grading and drainage, we respectfully request that the review be limited to the Stormwater Division. This focused review will help facilitate the most efficient processing of the revision and minimize the use of city staff time and resources. Additionally, the project is currently under construction, and timely review of these grading-related changes will help prevent delays in the overall project schedule.



PMCPA-24-00000114- Central Parc

PID 0999001010

Amendment and ULDC waiver request to modify the approved Central Parc Pattern plan to allow for residences outside of the proposed development an unobstructed view of the lakes.

Approve with Conditions

The City Commission is responsible for deciding whether to approve or deny this amendment. The applicant is currently not in compliance with the guidelines outlined in the comprehensive plan and the Unified Land Development Code (ULDC). As a result, our concerns have been included as conditions for the permit.

1. Your request to justify a waiver for specific perimeter plantings based on aesthetic concerns for off-site homeowners is not compliant with ULDC Section 53-118 and the comprehensive plan sections 4.4 and 9.27. Please revise your waiver request to align with the Comp plan and ULDC's intent, focusing on design or environmental constraints within the site.
Policy 9.27: As reflected in City of North Port Zoning standards, potential incompatibilities between land uses due to the density, intensity, character, or type of use proposed shall be mitigated through site and architectural design techniques, including but not limited to any or all of the following:
 - provision and location of open space, perimeter buffers, landscaping, and berms;
 - the location and screening of sources of light, noise, mechanical equipment, refuse areas, delivery areas, and storage areas.Policy 4.4: Provide and enhance neighborhood preservation mechanisms through the Unified Land Development Code in residential neighborhoods by:
 - Requiring buffering and screening from nearby incompatible land uses through significant landscaped buffer guards.
2. Chapter 53-118 states that waivers must adhere to specific criteria outlined by these regulations or conditions of approval, ensuring the public interest is not compromised. Future residents of Central Parc, who have a financial stake in the property, may raise concerns about the absence of a buffer and may have certain expectations when purchasing a home in this area. They anticipate that the community will maintain a clear boundary to promote privacy, neighborhood safety, and a quiet environment.
3. The revised plan you submitted places landscape buffers within the mixed-use tracts, rather than within the required perimeter boundaries. ULDC Section 21-9 stipulates that buffers must be established within the outer boundary of the parcel. Buffers situated within tracts that do not form part of the perimeter property line do not fulfill the landscaping requirements. Moreover, despite the presence of a lake between the mixed-use buildings, that area is still classified as mixed use and must conform to the buffer and landscaping specifications outlined in Section 21-9. Please ensure all perimeter buffers are relocated to align with the outer property boundaries and reflect these changes clearly in your revised site plan.
4. Please revise your site plan to incorporate a Type A buffer along the property line adjacent to single-family, two-family homes, and mixed-use areas. This design should include a 5-foot-wide landscaping area containing one tree every 50 feet, as well as shrubs, in addition to the required 40-

foot-wide buffer. It's important to note that perimeter buffers cannot be credited toward meeting interior landscaping requirements; they must entirely meet the standards set forth in this section.

07 AMENDED Buffer Plan

Central Parc at North Port Planned Community Development (PCD) Pattern Plan

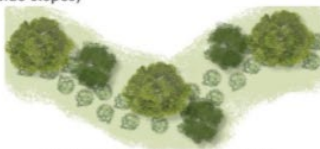


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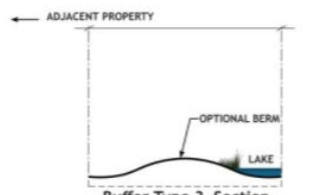
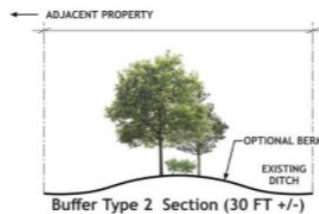
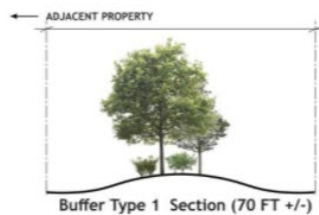
- Buffer Type 1 (Typical 100 FT)**
- 3 Canopy Trees
 - 3 Understory Trees
 - 30 Shrubs (can be grouped together)
 - 3 FT to 5 FT high berm (Maximum 4:1 (H:V) side slopes)



- Buffer Type 2 (Typical 100 FT)**
- 3 Canopy Trees
 - 3 Understory Trees
 - 30 Shrubs (can be grouped together)
 - Optional 1FT to 3FT high berm (Maximum 4:1 (H:V) side slopes)



- Buffer Type 3 (Typical 100 FT)**
- Sod
 - Optional 1FT to 3FT High Berm (Maximum 4:1 (H:V) side slopes)



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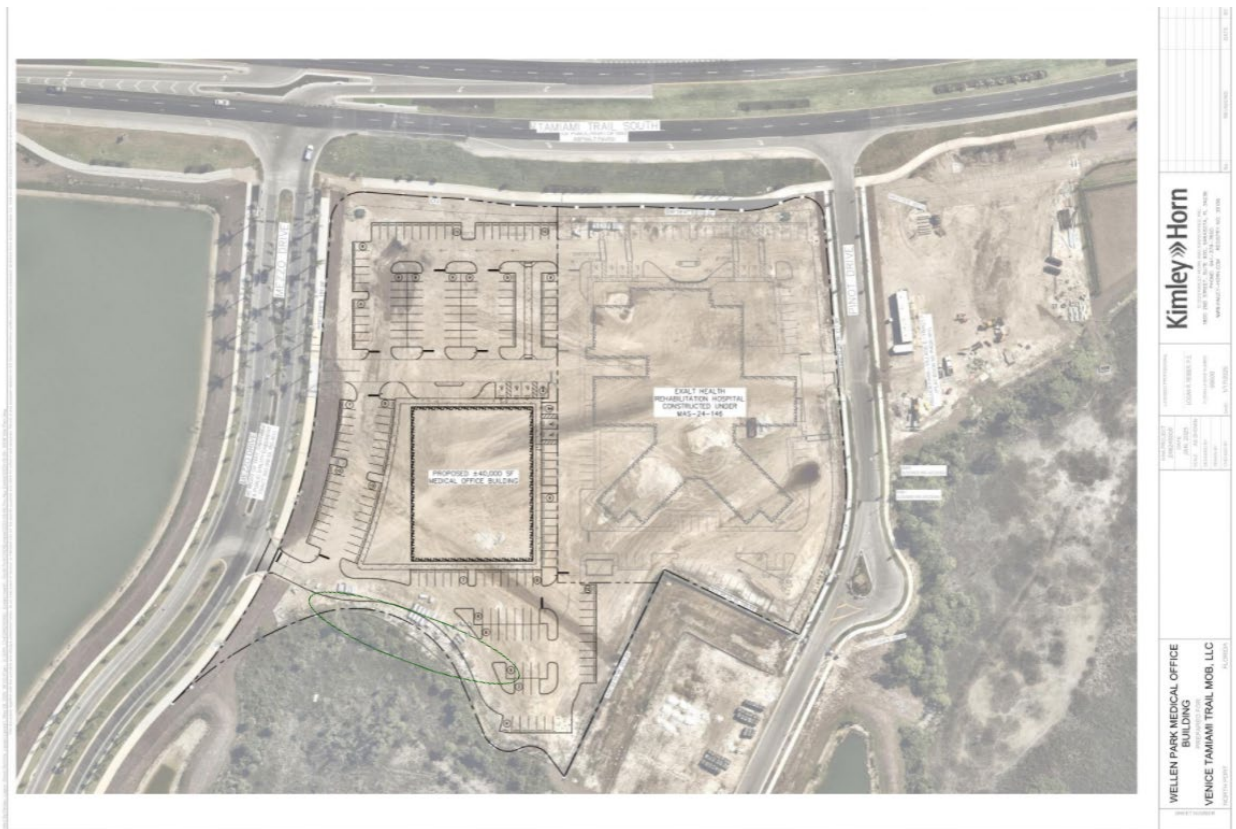
Wellen Park MOB-PPRE-25-02137

Preliminary review for a proposed Medical Office building in the Wellen Park Area

PID 0786011001

Approve With Conditions

Overall Comment: The ULDC mandates that a landscape plan, signed by a licensed landscape architect or engineer, is essential for site development plans. All projects must adhere to Sustainable Development and low-impact development design standards, which focus on reducing impervious surfaces and incorporating native landscaping. Additionally, compliance with the West Villages Pattern Plan's Section 10 Design Standards for Landscaping and Irrigation is required. For commercial developments, a minimum of 20% of the site must be designated as open space. Buffer zones around wetlands must align with jurisdictional boundaries and ecological importance, and there are stringent maintenance requirements for preserving native vegetation within these zones.



PSDP-25-01431- Oasis Phase 3

PID 0785001000

Construction of 32 single-family attached homes on 6.91 acres, with the construction of a stormwater management system.

Recommend Approval with Conditions:

The conditions for approval require a detailed gopher tortoise survey within 90 days of land clearing, with any burrows needing to be avoided and appropriate relocation permits obtained if necessary. Construction must cease if protected species are found, and permits from FWC and/or USFWS are required. A tree survey and removal plan must be submitted, identifying trees designated for removal or preservation and including specific mitigation calculations for certain species. No land clearing can begin until arborist inspections and tree protection measures are verified, along with a mandatory pre-construction meeting. Additionally, the site is located within a FEMA AE flood zone, necessitating compliance with specific elevation requirements.

1. A 100% Gopher Tortoise survey will be required within 90 days of start of land clearing activities. All gopher tortoise burrows found on-site must be avoided within the required 25 ft radius. If gopher tortoises are proposed to be relocated, an FWC relocation permit for the relocation is needed, and a copy provided to the City. On completion of the relocation actions, submit a summary After Action report to the City that identifies the total number of tortoises relocated to the designated property.
2. If any protected or listed species are present onsite, construction shall cease, and the applicant must obtain applicable permits or avoidance strategies from the FWC and/or USFWS.
3. The Site Development and Infrastructure Application requires submittal of a tree survey and tree removal and protection plan in accordance with City of North Port ULDC Section 2.3.2 PP. Provide a tree survey overlaid on the site plan showing all proposed improvements (building, parking, etc.). Identify all trees proposed to be removed, preserved, or relocated. A spreadsheet listing trees to remove (types and DBH) shall also be provided, along with tree mitigation calculations, conservation credits, and mitigation fees due. Spreadsheet listing of trees to be removed needs only contain pines and oaks \geq 12 inches DBH and Palms with \geq 54" clear trunk height. The plan scale must be suitable for evaluation. The tree survey, tree removal, and protection plan may be combined if legibility can be assured. This information must be submitted prior to the mandatory pre-construction meeting.
4. No land clearing or site disturbance activities shall commence until all required arborist inspections and tree protection barricade installations have been completed and verified by the City. Additionally, no clearing shall occur prior to the completion of the mandatory pre-construction meeting with City staff. To coordinate required arborist inspections, please contact the City Arborist, Jeremy Rogus, at jrogus@northportfl.gov or 941-429-7055 or the Natural Resources Division at naturalresources@northportfl.gov.

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