



DEVELOPMENT REVIEW COMMITTEE AGENDA

12/18/2024

1. PRE-24-195, City of North Port Operations Pavilion

Project Planner: Bill Rounds

Parcel ID: 0983048840

Zoning: Government Use (GU)

Future Land Use: PUBLIC/INSTITUTIONAL

This project is located at 1850 W Price Blvd in North Port. It is currently the location of the City of North Port's Public Works Facility. Staff previously reviewed this project in June of 2024 when the intent was to replace the existing building (damaged during Hurricane Ian) with the proposed pole barn within the same general footprint. The original, damaged building is circled in red in Figure 1 below. As demonstrated in the attached concept plan, the proposed pole barn will be constructed in an alternate location on this site. The alternate location is circled in yellow in Figure 1 below.



Figure 1 – Location



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The new pole barn will be within the footprint of the existing impervious area. As such, expansion of the existing stormwater management system is not anticipated. The new location will not impact existing on-site drainage patterns and will not directly impact exiting on-site underground drainage conveyances.

As shown in Figure 2 below, the City currently has an existing 8" watermain (in blue) and an existing 8" gravity sewer (in green) within the vicinity of the new building. The intent would be to connect the proposed building to these facilities. It should be noted that the building will only contain a utility sink and associated drain. The demand associated with this building is minimal.

The existing gravity sewer conveys to an existing on-site lift station at the NW corner of the site. It is not anticipated that upgrades to the existing lift station will be required for this project.

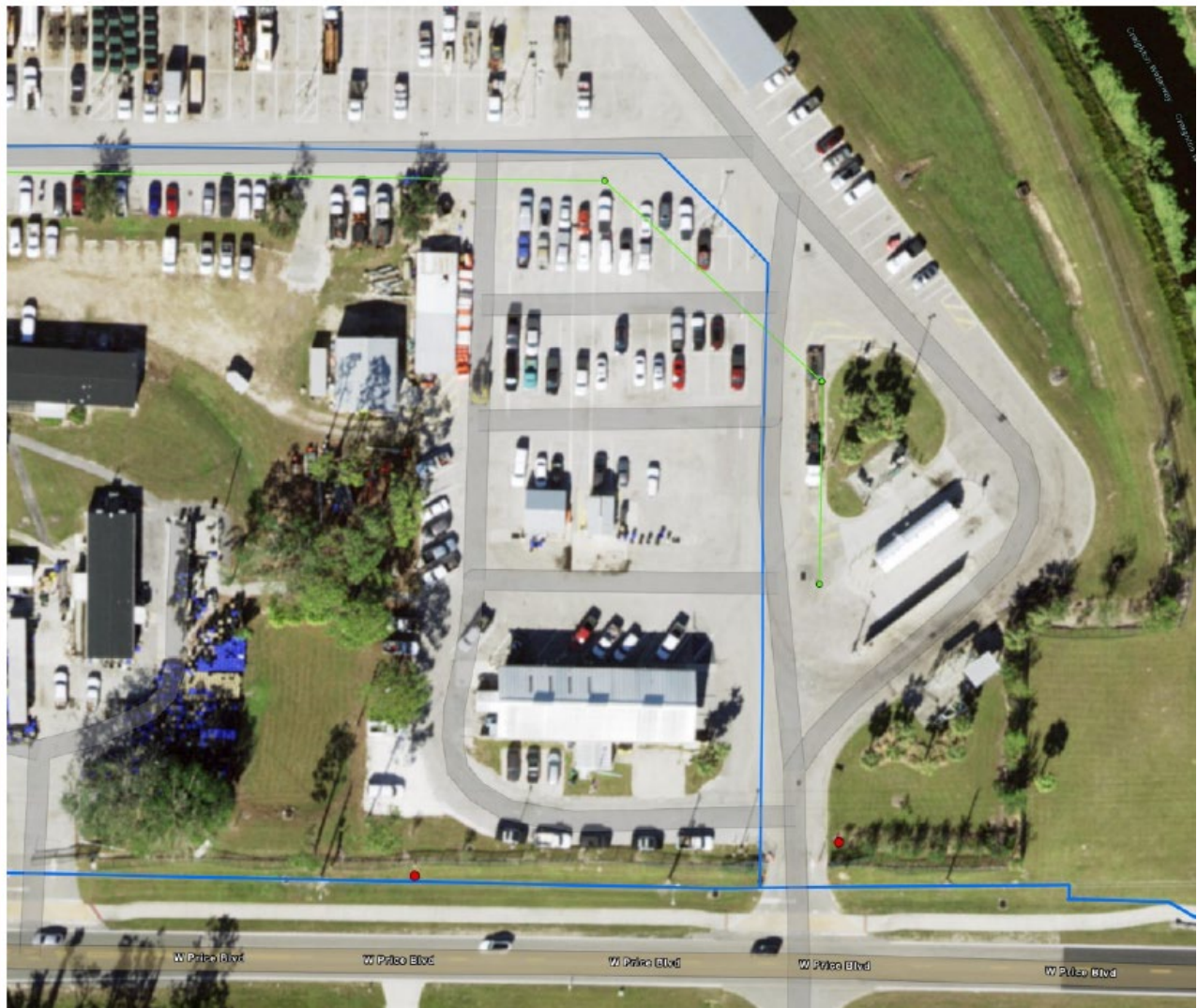


Figure 2 – Existing Utility Mains



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The existing parking impacted by the placement of the new pole barn structure will eventually be replaced by the construction of a future parking garage within the footprint of the existing, damaged building. As such, parking replacement / expansion is not anticipated with this project.

[Click here to view Site Plan](#)

2. **PRE-24-196, Toledo Blade Day Care** **Project Planner: Bill Rounds**

Parcel ID: 0960130510

Zoning: Activity Center 4 (AC-4)

Future Land Use: ACTIVITY CENTER

Construct a 10,000sf single-story purpose-built daycare facility with 5,000sf of outdoor play area.

[Click here to view Site Plan](#)