



DEVELOPMENT REVIEW COMMITTEE AGENDA

Friday, July 25, 2025

9:00AM

Room 244

CALL TO ORDER

ROLL CALL

Pre-application Conferences (PRE)

1. PRE-25-026, 7Brew North Port
Project Planner: Sherry Willette
2. PRE-25-027, Wellen Park Downtown Hotel
Project Planner: Sherry Willette

ADJOURNMENT

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DRC PREAMBLE

The Development Review Committee is a technical advisory committee, not a decision-making body, composed of members from various City departments who review development applications for compliance with the Comprehensive Plan and the ULDC. The public is invited to attend this meeting, but participation in the form of public comment is not permitted. Pre-application meetings are informational, do not approve development rights, and are intended to provide preliminary comments for proposed development projects. Comprehensive reviews will be provided upon formal submittal of a complete and sufficient application.

Pre-application Conferences (PRE)

1. PRE-25-026, 7Brew North Port

Project Planner: Sherry Willette

The site contains ±10.16 acres and is located at 1291 S Sumter Blvd or 0977030020. Construction of a 540 SF 7 Brew Coffee shop and 210 SF remote cooler with associated parking, drive-thru/aisle, and utility infrastructure. The zoning is Activity Center (AC-2) and the future land use is Activity Center (AC-2).

[Click here to view Site Plan](#)

2. PRE-25-027, Wellen Park Downtown Hotel

Project Planner: Sherry Willette

The proposed project consists of a 5-story/148 rooms hotel, including the construction of utilities, a parking lot, and a stormwater management system. The project is located in Section 32, Township 39S, and Range 20E in the city of North Port, Florida. The project will be known as Wellen Park Downtown Hotel, it corresponds to Tract 6A according to the Wellen Park Downtown Tracts 6 & 9 Replat.

The maximum impervious area for the overall basin being routed to Preto Lake 2 was accounted for in the calculations and model for Village D Master Infrastructure (INF-19-289). This area has since been broken down into smaller tracts/boundaries. The allowable impervious area for those developed tracts/boundaries has been subtracted from the remaining allowable impervious area for Preto Lake 2. We will continue this process for the proposed improvements and will remain within the allowable impervious area previously permitted with Village D Master Infrastructure.

The site contains ±2.40 acres and is located West of Villages Pwky and South of Tamiami Trail on Market Way in North Port City boundary PID 0783070610. The zoning is Village and the future land use is Village. The site is located in Village D.

[Click here to view Site Plan](#)