



DEVELOPMENT REVIEW COMMITTEE AGENDA

DRC meetings begin at 9AM and conclude when all items are addressed.

Wednesday, November 19, 2025

9:00AM

Room 244

CALL TO ORDER

ROLL CALL

Pre-Construction Meeting

1. PSDP-24-00000100, INNOVATION AVE - OFFICE/WAREHOUSE
Project Planner: Adriana Silva
2. PSDP-25-02221, Sumter Crossing Car Rental
Project Planner: Adriana Silva

Development Petitions

Comprehensive Plan Amendment (PCPA)

3. PCPA-25-02056, 4043 Cincinnati St
Project Planner: Lori Barnes

Subdivision Preliminary Plat (PSPP)

4. PSPP-25-04035, Edgewater East
Project Planner: Sherry Willette-Grondin

Pre-application Conferences (PRE)

5. PRE-25-042, Serenity at North Port
Project Planner: Lori Barnes

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-Construction Meeting

1. PSDP-24-00000100, INNOVATION AVE - OFFICE/WAREHOUSE

Project Planner: Adriana Silva

The site contains ±0.84 acres and is located at 1021 Innovation Ave or 0961130300. The zoning is Activity Center 4 and the future land use is Activity Center 4. The project is a 2-building Office/Warehouse facility.

[Click here to view documents](#)

2. PSDP-25-02221, Sumter Crossing Car Rental

Project Planner: Adriana Silva

The site contains ±1.23 acres and is located at 7060 Sumter Crossing Dr or 1002170040. The zoning is Activity Center 1 and the future land use is Activity Center 1. The project is a car rental facility with associated infrastructure and parking spaces on an existing out parcel at the northeast intersection of Sumter Crossing Drive and Chancellor Boulevard.

[Click here to view documents](#)

Development Petitions

Comprehensive Plan Amendment (PCPA)

3. PCPA-25-02056, 4043 Cincinnati St

Project Planner: Lori Barnes

The site contains ±10,000 square feet and is located at 4043 Cincinnati Street or 0961088802. The zoning is Corridor, Transitional and the future land use is Medium-Intensity Corridor. The applicant would like to change the future land use from Medium-Intensity Corridor to Low Density Residential.

[Click here to view Site Plan](#)

Subdivision Preliminary Plat (PSPP)

4. PSPP-25-04035, Edgewater East

Project Planner: Sherry Willette-Grondin

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The site contains ± 7.1754 square feet and is located at 7820 S Tamiami Trail or 0783001005. The zoning is Village and the future land use is Village. The proposed project consists of 76 single-family-attached homes.

[Click Here to View Site Plan](#)

Pre-application Conferences (PRE)

5. PRE-25-042, Serenity at North Port

Project Planner: Lori Barnes

The site contains ± 18.63 acres and is located on Toledo Blade Blvd or 1007252118. The zoning is Residential, Multifamily (R-3) and the future land use is High Density Residential (HDR).

A DMP approval was obtained in 2023 for the Property for a 180-unit multi-family development project featuring a clubhouse/amenity area, parking garage structures, and two access locations off of Toledo Blade Blvd.

The applicant is proposing many features of the approved DMP but includes two additional residential buildings and additional parking garage structures. Information regarding the unit count, bedroom type, square footage totals, and number of stories for the residential buildings are provided in the Serenity North Port – Data Summary table sheet.

[Click here to view Site Plan](#)