



DEVELOPMENT REVIEW COMMITTEE AGENDA

3/12/2025

PRE-APPS

1. **PRE-25-007, Myakka State Forest Boardwalk**

Project Planner: David Brown

The proposed project includes the construction of a new ± 620 ft boardwalk and observation deck at Myakka State Forest. The proposed boardwalk will extend from the roadway into the depression marsh. An ADA parking space and ADA connection to the new boardwalk are also included within the scope of work.

The site contains ± 0.26 acres and is located at 2201 S River RD, Englewood, FL 34224 or 0837001000. The site has a zoning of EC - ENVIRONMENTAL CONSERVATION and a FLU of Conservation.

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DEVELOPMENT PETITIONS

2. **PSDP-25-00376, Imagine School at North Port**

Project Planner: Bill Rounds

Imagine School at North Port plans to build a new public charter school on the approximately 20.34-acre site of 1700-1900 East Price Boulevard. The new school will accommodate kindergarten through high school, with up to 1,500 students. The concept is to have two gyms, two cafeterias, a whole athletic field with artificial turf and track, an elementary school playground, and full car stacking loop for drop-off and pick-up.

The site contains ± 3.11 acres and is located at 1998 E Price BLVD or 1120155312, 1119240416, 1119241517, and 1119241913. The site has a zoning of Corridor (COR) and a FLU of High-Intensity Corridor.

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3. **PSDP-24-00502, Chipotle Sun Market Place**

Project Planner: Sherry Willette-Grondin

The project consists of the commercial redevelopment of $0.91 \pm$ acres of existing vacant land for the use of $2,420 \pm$ SF of drive through restaurant with associated parking, utilities, and landscaping. The development will include grading, dumpster enclosure, and other appurtenances.

The site contains ± 0.91 acres and is located at 1275 SUN MARKET PL NORTH PORT, FL, 34288 or 0984070040. The site has a zoning of AC5 - ACTIVITY CENTER 5 and a FLU of Activity Center.

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4. PSDP-24-00000199, Brightmore East

Project Planner: Sherry Willette-Grondin

This application is for the construction of the Brightmore East development within the Village G portion of Wellen Park. The Brightmore East development proposed with this application will include 37 6-unit multifamily buildings, 15 4-unit buildings, and associated infrastructure.

The property is currently owned by Manasota Beach Ranchlands, LLLP, the applicant for this project.

This application proposes the construction of the roadway, utility, and stormwater infrastructure to serve Brightmore East. The project will utilize wet detention stormwater management lakes for stormwater management. The stormwater management systems is being designed as an overall master stormwater system for the overall development. As such, the lakes will be designed to have sufficient volume to provide necessary treatment and attenuation of stormwater to accommodate the full build-out of the overall development.

The site contains ±108.8 acres and is in Section 3, Township 40 South, Range 20 East, North Port, Florida, 34293 on WEST VILLAGES PKWY VENICE or 0799-00-1000 and 0797-00-3000. The development will have vehicular access through Manasota Beach Road to the South of the property.

The site has a zoning of Village G and a FLU of Village.

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5. PSDPA-24-00000037, Suncoast Technical College Commercial Outparcels

Project Planner: Sherry Willette-Grondin

Toledo Blade Partners, LLC is proposing to develop Suncoast Technical College Commercial Subdivision Lots, 1-5, commonly known as 4300 Career Lane, located at the northwest corner of Cranberry Boulevard and Toledo Blade Boulevard (herein referred to as the "project site") to accommodate future commercial uses consisting of gas stations, quick-service restaurants, and other commercial uses. Associated with the proposed development and in conjunction with the City of North Port, infrastructure improvements are taking place within Cranberry Boulevard to provide additional turn lanes and to improve the existing stormwater infrastructure that is owned and maintained by the City.

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6. PPRE-25-00579, Heron Creek VA Clinic

Project Planner: Sherry Willette-Grondin

The VA Clinic consists of the construction of a proposed clinic on Lots 6 and 7 of the Heron Creek Town Center North. Water, sewer and irrigation utilities have been stubbed to the site as part of the previous master infrastructure and a stormwater stub out has also been provided to collect runoff and convey it to the construction stormwater management facility. The site has been cleared and rough graded and will be developed in accordance with design requirements of the Heron Creek and Urban Design Standards Pattern Books.



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The site contains ± 4.69 acres and is located on W PRICE BLVD NORTH PORT, FL, 34286 or 0979120001. The site has a zoning of Activity Center 2 (AC-2) and a FLU of Activity Center.

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