



DEVELOPMENT REVIEW COMMITTEE AGENDA

Wednesday, June 11, 2025

9:00AM

Room 244

CALL TO ORDER

ROLL CALL

Pre-application Conferences (PRE)

1. PRE-25-019, North Port AC#5 NW Quadrant
Project Planner: David Brown
2. PRE-25-020, Rubtarian Pan Am Warehouses
Project Planner: David Brown

ADJOURNMENT

DEVELOPMENT REVIEW COMMITTEE AGENDA

Wednesday, June 11, 2025

9:00AM

Room 244

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-25-019, North Port AC#5 NW Quadrant

Project Planner: David Brown

The site contains ±31 acres and is located West of North Toledo Blade Blvd and North of West Price BLVD at 1200 W PRICE BLVD in NORTH PORT or 0983070010. The current zoning is AC5 - ACTIVITY CENTER 5.

The Applicant is requesting for a voluntary preapplication meeting with P&Z to discuss the proposed horizontal mixed-use project in AC#5. The project will include a mix of multifamily & townhome residential, light industrial, and commercial uses.

[Click here to view Site Plan](#)

2. PRE-25-020, Rubtarian Pan Am Warehouses

Project Planner: David Brown

The Rubtarian Pan Am Warehouses project includes three office-warehouse buildings totaling 25,200 square feet. The site provides access, parking, and circulation for office warehouse use. Landscape buffers and easements are shown along the perimeter. Water and fire lines connect from the adjacent right-of-way. A grinder station is proposed on site for sanitary sewer service, with laterals serving each building. Stormwater runoff is collected through surface inlets and conveyed via underground piping to on-site retention areas.

The site is located in the Myakkahatchee area, which was not identified in the previous pre-application meeting. This may affect coordination with regional drainage or environmental review and will need to be addressed during permitting.

The site contains ±3.3 acres and is located at 5690 Pan American Blvd or 0997005075.

The current zoning is Activity Center 1.

[Click here to view Site Plan](#)