



DEVELOPMENT REVIEW COMMITTEE AGENDA

Wednesday, July 9, 2025

9:00AM

Room 244

CALL TO ORDER

ROLL CALL

Pre-construction Meetings

1. PSDP-25-00212, Dutch Bros Coffee
Project Planner: Sherry Willette

Pre-application Conferences (PRE)

2. PRE-25-022, Toledo Blade Road & I-75
Project Planner: Sherry Willette
3. PRE-25-023, Cocoplum North
Project Planner: Sherry Willette

Development Petitions

Preliminary Project Review (PPRE)

4. PPRE-25-02137, Wellen Park MOB
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-construction Meetings

1. PSDP-25-00212, Dutch Bros Coffee

Project Planner: Sherry Willette

The project proposes a new stand-alone 950 SF quick service coffee shop (Dutch Bros. Coffee). This development does not have any inside seating. Customers will utilize drive thru and online ordering mainly. The proposed development will connect to two (2) existing frontage roads (Taco Bell & Popeyes) and one (1) backage road. The water, sewer, and storm will connect to an existing master system.

[Click here to view documents](#)

Pre-application Conferences (PRE)

2. PRE-25-022, Toledo Blade Road & I-75

Project Planner: Sherry Willette

This proposed project consists of a mixed-use development situated on approximately 14 acres of land at the NW intersection of the I-75 and Toledo Blade Boulevard interchange or 0959001000. The subject property is zoned Corridor.

The project will be comprised of an inline retail development on the southern half of the site and a multi-family development on the northern half of the site with 2 proposed access points on Toledo Blade Boulevard. We propose to provide requisite stormwater management facilities in the form of wet ponds on the site and will connect to City water and sewer facilities as available. Number of proposed units: 150 - 250.

[Click here to view Site Plan](#)

3. PRE-25-023, Cocoplum North

Project Planner: Sherry Willette

The site contains ±5.77 acres and is located at the northeast corner of Sumter Blvd and Tamiami Trail, 15121 Tamiami Trl or 1002001060, 1002001000, 1002001003. The subject property is zoned Activity Center 1.

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The Cocoplum Village Shops expansion project includes the design and construction of approximately 156,000 SF of commercial space that is in conformance with DMA-20-089.

[Click here to view Site Plan](#)

Development Petitions

Preliminary Project Review (PPRE)

4. PPRE-25-02137, Wellen Park MOB

Project Planner: Sherry Willette

The construction of an approximately 40,000sqft medical office building with associated utility, roadway, and stormwater infrastructure.

[Click here to view Site Plan](#)