



DEVELOPMENT REVIEW COMMITTEE AGENDA

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

Wednesday, March 4, 2026

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.

CALL TO ORDER

ROLL CALL

Pre-Construction Meeting

1. PSDP-24-00829, FL-365 Calera

Project Planner: Adriana Silva

Diamond respectfully requests a Site Development Plan approval for Folio:0972172633, to allow the construction of a 140' AGL monopole style communication tower with pine tree camouflage techniques applied ("Monopine") and related fenced compound and power meter/telco rack. The Monopine's canopy of engineered and foliated branches will cover the upper half of the structure, with the antennas mounted on green headframes nestled within the canopy of branches. The antennas will additionally be covered with foliage to help them blend better into the canopy. The net effect is to make the Monopine look as if it is a tall pine such as a Norfolk pine, particularly when viewed in the context of other trees in the area. The site is situated in the southwest quadrant of the intersection of West Price Blvd and South Biscayne Dr. The area is functionally developed as a node of church properties, with single family housing existing farther out in all directions. Mature vegetation is scattered throughout the area, which helps break up view sheds and buffer the Monopine from surrounding uses. Verizon will be the anchor tenant and is attempting to solve coverage gaps in the area while also taking traffic strain off surrounding towers to allow the network to reliably serve the public in the area. The parent parcel is 2.8 Acres and Diamond's leased area consists of 2,500 square feet. The parent parcel currently carries a Low Density Residential Future Land Use designation and an RSF-2 zoning designation.

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Development Petitions

2. PSDP-25-04926, The Learning Experience- 2nd Review

Project Planner: Adriana Silva

Construction of a 10,000 sf The Learning Experience childcare facility with all associated site work.

Master Concept Plans

3. PMCP-25-01007, North Port 300 - 2nd Review

Project Planner: Lori Barnes

Development Master Plan to lay out the proposed future development parameters for this commercial and residential project.

ADJOURNMENT

Project documents are posted on the City FTP site at
<https://www.northportfl.gov/filesshare>
(select the Planning Folder and scroll to meeting date and then Project Name).