



# DEVELOPMENT REVIEW COMMITTEE AGENDA

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

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Wednesday, March 18, 2026

9:00AM

Room 244

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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.

## **CALL TO ORDER**

## **ROLL CALL**

### **Pre-Application Conferences (PRE)**

**1. PRE-26-009, Towmaxx Towing**

*Project Planner: Adriana Silva*

This application is to be sure that the plans as previously submitted will be in accordance with the new regulations. I understand that there have been changes to the regulations since the original submittal. PRE-23-125: Construction of a 3573 SF Roofed area consisting of 1138 sf (2-story) building to be used as a residential unit on the second story, with an office on the first story; 2435 sf area will serve as an open roofed parking area.

**2. PRE-26-011, Child Protection Center - Campus of Healing Expansion**

*Project Planner: Adriana Silva*

Addition of a second Social Services building on the existing Child Protection Center Property (PID: 1001160002). Will include all associated modifications to required parking, stormwater, utilities, landscaping, etc.

### **Development Petitions**

#### **Site Development Plan (PSDP)**

**3. PSDP-25-02417, Avella North Port-3<sup>rd</sup> Review**

*Project Planner: Adriana Silva*

The proposed development consists of a 216-unit multi-family project that includes seven (7) three-story apartment buildings and associated one-story clubhouse building with amenities and 339 surface parking spaces.

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**4. PSDP-25-04866, Oasis City Church**

*Project Planner: Adriana Silva*

The facility will be used primarily for weekly worship services and associated limited activities. The project includes construction of a church building, associated parking areas, stormwater management system, drive aisles, sidewalks, and landscaped open space.

**5. PSDP-25-03540, Cocoplum North Expansion-2nd review**

*Project Planner: Adriana Silva*

Cocoplum North Expansion is a project between S. Sumter Blvd and S. Safford Blvd. at U.S. 41 (Tamiami Trail) in North Port, Sarasota County, Florida. Project to include 130,000 S.F (+/-) of new commercial, restaurant, & retail small shops, as well as utilizing the existing 30,700 SF (+/-) vacant building at 15121 Tamiami Trail. Project will require the installation of new public and private utility infrastructure and well as the removal and/or relocation of existing public and private utility infrastructure. The existing stormwater pond will be modified and improved and additional stormwater infrastructure will be installed, including an underground vault system. Also proposed are enhancements to the existing bank along the Cocoplum waterway at the rear of the site.

**6. PSDP-25-04595, Westlake Amenity-2nd review**

*Project Planner: Sherry Willet-Grondin*

The proposed project consists of the amenity center for Westlake Subdivision.

### **Master Concept Plans**

#### **Master Concept Plan Amendment (PMCPA)**

**7. PMCPA-25-04223, 7Brew @ HERON CREEK TOWN CENTRE DEV CONC PLAN-2<sup>nd</sup> Review**

*Project Planner: Adriana Silva*

The project consists of the construction of (1) 540sqft Drive-Thru Only Coffee Shop and storage cooler and includes associated parking, utilities, drainage, grading, dumpster enclosure, landscaping and irrigation and other appurtenances. The site is 24,115 SF or 0.4 AC. The 7Brew - 1289 S Sumter Blvd site is within the Heron Creek Towne Centre, identified as Parcel Number 0977030020. A Master Concept Plan Amendment to Record Number: PMCP-00-00000118 (previously 05-04 MAS), will be submitted.

### **Special Exceptions (PSE)**

#### **Special Exceptions**

**8. PSE-25-03657, North Port Light Industrial**

*Project Planner: Lori Barnes*

Special exception to allow industrial in Zone 3 of the Conversation Restricted Overlay Zone (industrial, light is a permitted use in AC-1).

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## **Subdivision, Preliminary Plat (PSPP)**

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9. **PSPP-25-03969, Wellen Park Village I Phase 2B-3<sup>rd</sup> Review**

*Project Planner: Sherry Willet-Grondin*

183 single family lots.

## **ADJOURNMENT**

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