



# DEVELOPMENT REVIEW COMMITTEE AGENDA

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

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Wednesday, April 29, 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-Construction Meeting**

#### **1. PSDP-25-02664, Nort Port CBOC- (Heron Creek VA)**

*Project Planner: Adriana Silva*

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.

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

#### **2. PRE-26-012, North Port Department of Public Works**

*Project Planner: Adriana Silva*

The North Port Public Works previously conducted a study to upgrade and maximize their existing DPW facility. A full master planning and programming effort has been completed, and project has now advanced to design and permitting stage in preparation for construction.

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**3. PRE-26-013, Retail Pharmacy - S. Tamiami Trail & N. River Rd**

*Project Planner: Adriana Silva*

Proposed improvements include a +/-14,113 s.f. retail pharmacy with drive-thru and associated infrastructure such as parking, utilities, and cross access with the adjacent developments. The pharmacy will be located on a +/-1.87-acre portion of the current parcel. It does not appear that this site is included within the master development for stormwater management.

**4. PRE-26-014, Suncoast Technical College Commercial Outparcels**

*Project Planner: Sherry Willette-Grondin*

The application intends to update the approved DMA and associated master site plan to allow for the future commercial development of the property. The proposed application intends to restart and update DMA-21-269 and PSDPA-24-00000037 with a new intended lot combination.

**Development Petitions**

**Site Development Plan (PSDP)**

**5. PSDP-25-03540, Cocoplum North Expansion - 3rd 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-25-04645, Suncoast Tabernacle Church – 2nd Review**

*Project Planner: Adriana Silva*

Construction of approximate 5,087 sf worship center.

**Master Concept Plan (PMCP)**

**7. PMCPA-24-00000083, Village E VDPP Amendment PID 0786002100-5th review**

*Project Planner: Sherry Willette-Grondin*

Village E VDPP Amendment PID 0786002100 – Mattamy.

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## **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).*