



# DEVELOPMENT REVIEW COMMITTEE AGENDA

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

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Wednesday, April 8, 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-25-02556, City of North Port Emergency Operations Center (EOC)**

*Project Planner: Adriana Silva*

*Construction of City's Emergency Operations Center (new construction) to the immediate east of the City's existing Fire Station #81 site. This is within the overall City Center property. Stormwater management for this site will be accomplished through the existing pond to the north of Fire Station #81 and the utilities will connect to existing sewer facilities to the north of the site and to existing water facilities within the City Center Blvd ROW to the south of the site.*

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

**2. PRE-26-010, Ukrainian Baptist Church**

*Project Planner: Adriana Silva*

Inquiring about an Addition (Gathering Hall).

### **Development Petitions**

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

**3. PSDP-25-04914, Manasota Beach Road Segment 8**

*Project Planner: Adriana Silva*

Construct roadway and 4 stormwater ponds.

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**4. PSDP-25-04595, Westlake Amenity - 3rd review**

*Project Planner: Sherry Willette-Grondin*

*Proposed project consists of the amenity center for Westlake Subdivision.*

**Subdivision, Final Plat (PSFP)**

**5. PSFP-26-00368, Edgewater East**

*Project Planner: Sherry Willette-Grondin*

*Final Plat*

**Subdivision, Preliminary Plat (PSPP)**

**6. PSPP-26-00014, Driftwater at Wellen Park Village H**

*Project Planner: Sherry Willette-Grondin*

*This application is for the development of a parcel(s) of land, identified under Sarasota County Property Appraiser Identification #0787160001, 0788010001, 0797001100, 0797001200, and 0790120001, located east of South River Road and north of East River Road. This property lies within Sections 34 & 35, Township 39S, and Range 20E. This application proposes the construction of ±577 residential lots, consisting of ±485 single-family detached and ±92 single-family attached, as well as an amenity center and the associated roadway, utility, and drainage infrastructure. The property is currently owned by Myakka River Club, LLLP, the applicant for this project.*

**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).*