

Planning and Zoning Advisory Board Discussion List

1. Hurricane resilience planning through stormwater management and capital improvements

Requesting PZAB Member: Michael T. Patricoski

Requested Date: 12/15/2022

Staff Response: *Staff anticipates discussing this topic with Chapter 4 of the ULDC update and will request that representatives from Engineering attend that meeting to provide feedback.*

The new ULDC incorporates a requirement for a higher level of stormwater design (100-year) that will be encouraged and voluntary until expiration of the preemption on adopting regulations that impose a more restrictive or burdensome regulation of development or more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, that amendment shall be effective in accordance with Chapters 203-304 and 203-349, Laws of Florida as they may be amended, expire (currently, June 30, 2027). The new ULDC also provides bonuses and incentives for even higher design storm engineering.

In addition, the Public Works Department is working with a consultant on a city-wide North Port Vulnerability Assessment and Adaptation Plan to address capital improvement needs for resiliency. This also ties into the bond referendum that the City Commission is proceeding with for the November election so that, if approved, the city may borrow in some circumstances for needed improvements without a voter referendum for each project.

2. Level of service standards for new and existing roadway development.

Requesting PZAB Member: Ken Maturo

Requested Date: 2/16/2023

Staff Response: *Staff anticipates discussing this topic as it applies to the ULDC update and advised PZAB members with concerns regarding existing road network improvements to express concerns at the appropriate board meeting.*

Level of service standards cannot be changed at this time due to preemption on adopting regulations that impose a more restrictive or burdensome regulation of development or more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, that amendment shall be effective in accordance with Chapters 203-304 and 203-349, Laws of Florida as they may be amended, expire (currently, June 30, 2027). In the interim, Public Works and Development Services will continue preparing the amendments that will be needed in the comprehensive plan and ULDC to address mobility and level of service standards.

- ~~3. Parks and Recreation master plan update. (Parks and Recreation Master Plan update, 6/1/2023)~~

Requesting PZAB Member: Jose Irizarry

Requested Date: 2/16/2023

Staff Response: *Staff will request a representative from Parks and Recreation to provide PZAB with an update on upcoming projects.*

4. Discuss Goal 5 of the FLUE of the Comprehensive Plan

Requesting PZAB Member: Nita Hester

Requested Date: 7/20/2023

Staff Response: Staff has already addressed some of this with the ULDC rewrite; the Comprehensive Plan will also need to be updated prior to adoption of the ULDC update.

Goal 5 will no longer exist on adoption of the new comprehensive plan (adoption anticipated 7/23). I had to go back and listen to that part of the meeting because just looking at Goal 5 does not capture the intent behind the conversation, which was really about minimizing residential development and maximizing economic benefit. The new comprehensive plan and ULDC incorporates new mixed-use districts and maximum residential percentages for each development that incorporates residential (max 65% residential w/35% non-residential with the comp plan allowing 25% non-residential if city commission approves a waiver). Note that, as stated during the meeting this was discussed, we cannot enforce this in areas with DRI development orders and/or VDPPs entitled with land use trade off matrix.

Goal 5: To realize the long-range planning vision for the City of North Port, the City shall create the Village Land Use Classification. The Village Land Use Classification has been designed to promote a pattern of development that will overcome the problems associated with urban sprawl; encourage a better jobs/housing balance; promote a pattern of development that will reduce reliance on the personal automobile by allowing a greater variety of land uses closer to work and home; protect and enhance environmental assets and provide for an orderly transition from rural to urban land uses through a planning process that couples a build out vision with the proper timing and location of adequate public facilities through the preparation of Village District Pattern Plan(s) (VDPP).

- ~~5. Presentation on the calculation of Economic Impact Analyses (Presentation on the calculations of Economic Impact Analyses, 6/1/2023)~~

~~**Requesting PZAB Member:** Nita Hester~~

~~**Requested Date:** 3/2/2023~~

~~**Staff Response:** Staff will coordinate with Economic Development to provide a presentation.~~

- ~~6. Strategic Plan Update (Strategic Plan Update, 6/15/2023)~~

~~**Requesting PZAB Member:** Nita Hester~~

~~**Requested Date:** 3/2/2023~~

~~**Staff Response:** Staff will provide an update on the City Manager's Office's Strategic Plan as it applies to updating the Comprehensive Plan and ULDC.~~

7. Discuss allowable encroachments into setbacks and easements.

Requesting PZAB Member: Ken Maturo

Requested Date: 10/5/2023

Staff Response: Staff has addressed this concern with the ULDC rewrite. Staff will provide a presentation on this topic before the ULDC draft comes back to PZAB for their recommendation for adoption.

This was discussed as part of the Chapter 3 workshop. Administrative variances are incorporated into the new ULDC to address approval of minor setback encroachments without a public hearing. As to easement encroachments, these must be address through a Vacation application, which, per the Florida Statutes require governing board approval (City Commission). The new ULDC streamlines the process by eliminating the required PZAB review of these applications.

~~8. Recent Surveys with Vertical and Horizontal Improvements for applications (Surveys for As-Built, Removed 8/31/2023)~~

Requesting PZAB Member: Frank Baer

Requested Date: 4/20/2023

Staff Response: *This has been addressed with the ULDC rewrite; however, staff will consider whether we can add a more stringent requirement in the interim.*

Topics Discussed:

- Annual Report, 2/16/2023
- Change in Absences Policy, 4/6/2023
- Parks and Recreation Master Plan update, 6/1/2023 (Item #3)
- Presentation on the calculation of Economic Impact Analyses, 6/1/2023 (Item #5)
- Strategic Plan Update, 6/15/2023 (Item #6)
- Surveys for As-Built, Removed 8/31/2023 (Item #8)