



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes - Draft Planning & Zoning Advisory Board

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Thursday, December 5, 2019

9:00 AM

CITY HALL ROOM 244

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### 1. CALL TO ORDER

Chair Nicholson called the meeting to order at 9:00 a.m.

### 2. ROLL CALL

**Present:** 5 - Thomas Nicholson Jr., Nicholas Trolli, Philip Lamade, John Metzger and James Sawyer

**Absent:** 1 - Jerry Nicaastro

### Also Present:

Planning Division Manager Nicole Galehouse, Planner Alison Christie, and Recording Secretary Susan Hale.

### 3. The Pledge of Allegiance was led by the Board.

### 4. PUBLIC COMMENT

There was no public comment.

### 5. APPROVAL OF MINUTES

- A. [19-1475](#) Approval of Minutes for the November 7, 2019 and the November 21, 2019 Planning & Zoning Advisory Board Meetings.

*A motion was made by Board Member Sawyer, seconded by Vice Chair Trolli, to approve the November 7, 2019 Meeting Minutes as presented. The motion carried unanimously on a voice vote.*

*A motion was made by Vice Chair Trolli, seconded by Board Member Sawyer, to approve the November 21, 2019 Meeting Minutes as presented. The motion carried unanimously on a voice vote.*

### 6. GENERAL BUSINESS

- A. [DMP-19-186](#) Development Master Plan, Woodlands - Phase 1, 288,510 square feet of light industrial, flex warehouse, and office space. (QUASI-JUDICIAL)

Ms. Hale read the agenda item into the record and swore in all those wishing to provide testimony.

Board Members reported having no ex parte communications.

Todd Mathes, of Benderson Development, provided a review of the proposal including location of the development, uses of future parcels, ingress/egress, stormwater control, floodplain management area, location of parking, and agreed with all staff changes and conditions.

Ms. Christie presented staff recommendations including location, project access points, two parking waivers requested by developer, required neighborhood meetings held, consistency with the City's Comprehensive Plan and the Unified Land Development Code (ULDC), striking of note #15 regarding impact fees, note #14 to read "bench, trash can and bike rack locations to be coordinated with City staff during approval of urban design standards review," and staff recommends approval with the requested waivers, the Utilities conditions, and the changes in note #14 and #15.

There were no aggrieved or adversely affected persons, no rebuttals from the petitioner or staff, and no public comment.

Ms. Christie spoke to the model used to analyze and forecast jobs.

Mr. Mathes explained the flexibility of future business uses within the development, and potential tenants not disclosed at this time.

There were no closing arguments from the petitioner or staff.

***A motion was made by Vice Chair Trolli, seconded by Board Member Metzger, to recommend to the City Commission to approve DMP-19-186, with the requested waivers, conditions and the two changes. The motion carried unanimously on a voice vote.***

**B. [19-1474](#)**

Discussion and possible action regarding the 2020 Meeting Schedule for the Planning & Zoning Advisory Board.

***A motion was made by Board Member Sawyer, seconded by Board Member Metzger, to approve the 2020 Meeting Schedule as presented. The motion carried unanimously on a voice vote.***

**7. PUBLIC COMMENT**

There was no public comment.

**8. ADJOURNMENT**

Chair Nicholson adjourned the meeting at 9:22 a.m.

By: \_\_\_\_\_  
Tom Nicholson, Jr., Chair

Minutes approved on the \_\_\_ day of \_\_\_\_\_, 2019.