



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Agenda

### Planning & Zoning Advisory Board

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Thursday, May 7, 2020

9:00 AM

Zoom

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#### Virtual Meeting - Amended to Add Additional Documents

#### Notice of Virtual Meetings and Instructions to Watch and/or Participate in Meeting

- A. [20-2212](#) Meeting Notice and Instructions

Attachments: [Notice and Instructions](#)

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. PLEDGE OF ALLEGIANCE

#### 4. PUBLIC COMMENT

#### 5. APPROVAL OF MINUTES

- A. [20-2181](#) Approval of Minutes for the March 5, 2020 Planning & Zoning Advisory Board meeting.

Attachments: [Minutes](#)

#### 6. PUBLIC HEARING

- A. [ANX-20-057](#) An Ordinance of the City of North Port, Florida, Annexing ±1.6 Acres of Real Property Located in the Unincorporated Area of Sarasota County, Florida and Contiguous to the Existing City Limits of the City of North Port, Pursuant to Petition No. ANX-20-057, and Redefining the Boundary Lines of the City to Include This Property; Providing for Findings; Providing for Annexation; Providing for Assessment and Taxation; Providing for Filing of Approved Documents; Providing for Conflicts; Providing for Severability; and Providing for an Effective Date.

Attachments: [Ordinance 2020-17](#)  
[Staff Report with Exhibits](#)  
[ANX-20-057 Presentation](#)

- B. [VIA-20-038](#) An Ordinance of the City of North Port, Florida, Amending the Unified Land Development Code, Section 53-213.a.(2), Village Index Map; Providing for

Amendments to the West Villages Index Map for Certain Portions of Village F, Village G, and Village I, Including One or More of the Following: Boundaries, Acreages, Locations of Police/Fire Stations and Utility Site, Roadway Alignments, Village Centers, Park Acreages, Potential School Sites, Hotel Site and Deleting a Local Road; Providing for Findings; Providing for Adoption; Providing for Filing of Approved Documents; Providing for Severability; Providing for Conflicts; and Providing an Effective Date.

**Attachments:**     [Ordinance 2020-16](#)  
                              [Proposed Index Map](#)  
                              [Staff Report with Exhibits](#)  
                              [Applicant Presentation](#)  
                              [West Villages Presentation](#)

- C.     [VPA-20-010](#)     An Ordinance of the City of North Port, Florida, Amending the Unified Land Development Code, Chapter 53, Article XVIII – V Village, Section 53-214.F.(7), Village G Village District Pattern Plan (West Villages); Amending the Boundary of Village G to Add ±41.00 Acres to the Southwest Corner of the Village and Amending the Neighborhood Layout; Providing for Findings; Providing for Adoption; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

**Attachments:**     [Ordinance 2020-15](#)  
                              [Staff Report with Exhibits](#)  
                              [Applicant Presentation](#)  
                              [West Villages Presentation](#)

- D.     [VPA-20-009](#)     An Ordinance Of the City Of North Port, Florida, Amending the Unified Land Development Code, Chapter 53, Article XVIII – V Village, Section 53-214.F.(6), Village F Village District Pattern Plan (West Villages); Amending the Boundary of Village F to Add ±8.00 Acres to the Southeast Area of the Village and Adjusting the Neighborhood Layout; Providing for Findings; Providing for Adoption; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

**Attachments:**     [Ordinance 2020-14](#)  
                              [Staff Report with Exhibits](#)  
                              [Applicant Presentation](#)  
                              [West Villages Presentation](#)

- E.     [SPX-19-269](#)     A Resolution of the City of North Port, Florida Granting a Special Exception for Petition No. SPX-19-269 to Allow for the Use of a Convenience Store with Fuel Pumps Located Generally at the Intersection of West Price Boulevard and North Cranberry Boulevard in the Neighborhood Commercial High Intensity (NC-HI) Zoning District, Pursuant to the City of North Port Unified Land Development Code Sections 53-179 And 53-259;

Providing for Findings; Granting the Special Exception With Conditions; Providing for Severability; Providing for Conflicts; and Providing an Effective Date. (QUASI-JUDICIAL)

**Attachments:**

[Resolution 2020-R-11](#)

[Staff Report with Exhibits](#)

[Staff Qualifications](#)

[SPX-19-269 Application](#)

[Request for Aggrieved Party Status - Tracy](#)

[7-Eleven Staff Presentation](#)

[Phase I ESA Rpt - 7-Eleven 38989 North Port FL](#)

[Signage Plan](#)

[SPX Packet - Exhibit B](#)

[SPX Packet - Exhibit H](#)

[7-Eleven #38989 North Porth C5.0 - PGD](#)

[7-Eleven #38989 North Porth C4.0 - SITE](#)

[7-Eleven #38989 North Porth C4.1 - FUEL TRUCK ROUTING](#)

[7-Eleven #38989 North Porth C6.0 - UTILITY](#)

[7-Eleven #38989 North Porth C6.2 - FIRE](#)

[DMP Project Narrative](#)

[Lighting Plan and Specifications](#)

[North Port Zoning Map](#)

[OPW Loop System](#)

[SPX Packet - Exhibit K](#)

[Stormwater Analysis](#)

[UST-Diagram](#)

- F. [SPX-19-270](#) A Resolution of the City of North Port, Florida Granting a Special Exception for Petition No. SPX–19-270 to Allow for the Use of a Convenience Store With Car Wash Located Generally at the Intersection of West Price Boulevard and North Cranberry Boulevard in the Neighborhood Commercial High Intensity (NC-HI) Zoning District, Pursuant to the City of North Port Unified Land Development Code Sections 53-179 And 53-259; Providing for Findings; Granting the Special Exception With Conditions; Providing for Severability; Providing for Conflicts; and Providing an Effective Date. (QUASI-JUDICIAL)

**Attachments:**

[Resolution 2020-R-12](#)  
[Staff Report with Exhibits](#)  
[Staff Qualifications](#)  
[SPX-19-270 Application](#)  
[Request for Aggrieved Party Status - Tracy](#)  
[7-Eleven Staff Presentation](#)  
[Phase I ESA Rpt - 7-Eleven 38989 North Port FL](#)  
[Signage Plan](#)  
[SPX Packet - Exhibit B](#)  
[SPX Packet - Exhibit H](#)  
[7-Eleven #38989 North Porth C5.0 - PGD](#)  
[7-Eleven #38989 North Porth C4.0 - SITE](#)  
[7-Eleven #38989 North Porth C4.1 - FUEL TRUCK ROUTING](#)  
[7-Eleven #38989 North Porth C6.0 - UTILITY](#)  
[7-Eleven #38989 North Porth C6.2 - FIRE](#)  
[DMP Project Narrative](#)  
[Lighting Plan and Specifications](#)  
[North Port Zoning Map](#)  
[OPW Loop System](#)  
[SPX Packet - Exhibit K](#)  
[Stormwater Analysis](#)  
[UST-Diagram](#)

- G.**     [DMP-19-280](#)     Development Master Plan, 7-11 Full-Service Convenience Store  
(QUASI-JUDICIAL)

**Attachments:**      [7-Eleven Full-Service Convenience Store Development Master Plan](#)  
[Staff Report with Exhibits](#)  
[Staff Qualifications](#)  
[Request for Aggrieved Party Status - Tracy](#)  
[7-Eleven Staff Presentation](#)  
[Phase I ESA Rpt - 7-Eleven 38989 North Port FL](#)  
[Signage Plan](#)  
[SPX Packet - Exhibit B](#)  
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[7-Eleven #38989 North Porth C5.0 - PGD](#)  
[7-Eleven #38989 North Porth C4.0 - SITE](#)  
[7-Eleven #38989 North Porth C4.1 - FUEL TRUCK ROUTING](#)  
[7-Eleven #38989 North Porth C6.0 - UTILITY](#)  
[7-Eleven #38989 North Porth C6.2 - FIRE](#)  
[DMP Project Narrative](#)  
[Lighting Plan and Specifications](#)  
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## **7. PUBLIC COMMENT**

## **8. ADJOURNMENT**

No stenographic record by a certified court reporter is made of these meetings. Accordingly, anyone seeking to appeal any decisions involving the matters herein will be responsible for making a verbatim record of the meeting/testimony and evidence upon which any appeal is to be based. (SEE: F.S. 286.0105) Note: Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's office 48 hours in advance of the meeting. (SEE F.S. 286.26)

**NONDISCRIMINATION:** The City of North Port does not discriminate on the basis of race, color, national origin, sex, age, disability, family or religious status in administration of its programs, activities or services.

**AMERICAN WITH DISABILITIES ACT OF 1990 -** The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties should contact the City Clerk to obtain a hearing device for use during meetings.

**CITY OF NORTH PORT ADVISORY BOARD VACANCY LIST**

Art Advisory Board 2 Regular Members, 2 Alternates, 1 Youth

Audit Committee 2 North Port Citizens

Beautification & Tree/Scenic Highway Committee 2 Alternates

Charter Review Advisory Board 1 Regular Member, 2 Alternates.

Citizens' Tax Oversight Committee 5 Regular Members

Community Economic Development Advisory Board 1 Homeowners' Association Member, 1 Diversified Light Industrial Manufacturing, 1 Public Relations, 1 Land Use Attorney.

Environmental Advisory Board 2 Alternates, 2 Youth

Historic and Cultural Advisory Board 2 Member Openings. One regular member may be a youth. 4 Members from any of the following disciplines: anthropology; real estate, land development, or finance; conservation or curation; land use planning or historic or cultural preservation planning; historic or cultural landscape architecture; general or building contractor; or professional engineering. No more than 2 members shall be from the same discipline.

Municipal Police Officers Trust Fund 1 Member chosen by majority of other four trustees

North Port Youth Council 3 Student Members

Parks & Recreation Advisory Board 1 Alternate, 1 Youth Member

Planning & Zoning Advisory Board 2 Alternates

Public Utility Advisory Board 3 Regular, 2 Alternates (1 Alternate may be a youth 14-17)

Zoning Board of Appeals 2 Alternates

**UPCOMING EXPIRATION DATES FOR BOARD MEMBERS**

**2020**

04-24-20 Virginia Haley, Community Economic Development Advisory Board

04-26-20 Thomas Nicholson, Jr., Planning & Zoning Advisory Board

05-22-20 Maureen Coble, Parks & Recreation Advisory Board

05-14-20 Zhaneta Albritton, Art Advisory Board

06-11-20 Dylan Hubbard, North Port Youth Council

06-11-20 Kevyn Dufrense, North Port Youth Council

06-11-20 Madisyn Crites, North Port Youth Council

06-11-20 Aidan Hubai, North Port Youth Council

06-11-20 Damien Auxier, North Port Youth Council

06-12-20 Chris Sterner, Historic and Cultural Advisory Board

06-12-20 Bill Goetz, Historic and Cultural Advisory Board

06-26-20 Verna Blaine, Environmental Advisory Board

07-10-20 Edie Driest, Environmental Advisory Board

07-23-20 Mason Thull, Parks & Recreation Advisory Board

07-24-20 Joseph Hafner, Community Economic Development Advisory Board

07-24-20 Lauri Fern, Environmental Advisory Board