



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes Planning & Zoning Advisory Board

Thursday, October 4, 2018

9:00 AM

CITY HALL RM 244

NOTE: This is a draft copy of the minutes of the 10-04-2018 Planning & Zoning Advisory Board Meeting, has not been approved by the Board and is subject to change.

CALL TO ORDER/ROLL CALL

The Planning & Zoning Advisory Board Regular Meeting was called to order at 9:03 a.m. in Meeting Room 244 by Chair Nicholson.

Present: Thomas Nicholson, Jr., Chair; Kevin Rouse, Vice-Chair; Norbert Schneider; John Metzger; and Philip Lamade.

Staff: Assistant City Attorney Michael Golen; Planner Joshua Pelfrey; Senior Planner Nicole Galehouse; Planner Alison Christie; and Recording Secretary Hale.

The Pledge of Allegiance was led by the Board.

1. PUBLIC COMMENT

There was no public comment.

3. PUBLIC HEARING

A. [18-679](#)

Petition No. PLF-18-152, Gran Paradiso, Phase 8 (Quasi-Judicial)

Recording Secretary Hale swore in all those wishing to provide testimony.

Board Members reported having no Ex parte communication to disclose.

Peter VanBuskirk, P.E., representing Kimley Horn and Associates, provided a review of the Gran Paradiso, Phase 8, Final Plat and requested approval by the Board.

Planner Josh Pelfrey provided a Staff Review of the petition.

The Applicant had no questions of Staff and agreed with the Staff Report.

Questions ensued: 1) flood mitigation plans for the area were explained along with why retention small lakes were utilized instead of canals; 2) the criteria for wet retention and percolation into the land; 3) red tide was explained to be tidal-related; 4) this project abides by all City and County regulations regarding when fertilizer may be applied and all lawn and landscaping maintenance is performed by the same company and they will apply any fertilizer uniformly; 5) lakes are discharged through the area wetlands which dissipates much of the nutrients from fertilizers; 6) reasoning was provided of why the

system of lakes and wetlands was adopted rather than canals to mitigate water runoff.

There was no public comment and there were no aggrieved parties.

A motion was made by Vice-Chair Rouse, seconded by Board Member Schneider, that the Planning & Zoning Advisory Board recommend to the City Commission to approve Petition No. PLF-18-152, Gran Paradiso Phase 8 in its entirety. The motion carried by the following vote:

Yes: 5 - Chair Nicholson, Vice-Chair Rouse, Board Member Schneider, Board Member Lamade and Board Member Metzger

4. CONSENT AGENDA

A. [18-700](#)

Approval of Minutes for the August 16, 2018 Planning & Zoning Advisory Board Regular Meeting.

A motion was made by Board Member Metzger, seconded by Board Member Schneider, to approve the Consent Agenda. The motion carried by the following vote:

Yes: Chair Nicholson, Vice-Chair Rouse, Board Member Schneider, Board Member Lamade, and Board Member Metzger.

Discussion ensued: 1) clarification was provided that the Board will be receiving further training regarding Board responsibilities; 2) following a concern, it was suggested to contact the Commissioners to make a policy/protocol to provide the Planning & Zoning Advisory Board Agenda and backup material the Friday prior to the meeting date; 3) Assistant City Attorney Golen stated that the Board has jurisdiction to request such an action; 4) Board Member Lamade voiced concern that the present discussion has alerted the Staff that sufficient time is needed to review the meeting material and this ties the Planning Department to actions they may not be feasible; 5) it was noted that if Vice-Chair Rouse wins the election to be Commissioner, he must resign from the Board.

A motion was made by Board Member Metzger, seconded by Board Member Schneider, to request that the City Commission to have agendas and books provided at a minimum on the Friday prior to the Planning & Zoning Advisory Board meeting as a policy in writing, except in emergencies. The motion carried by the following vote with Board Member Lamade dissenting.

Yes: Chair Nicholson, Vice-Chair Rouse, Board Member Schneider, Board Member Lamade, and Board Member Metzger.

2. ANNOUNCEMENTS

A. [18-699](#)

The Current Vacancies and Upcoming Expiration Dates for Boards and Committees.

Recording Secretary Hale read the Current Vacancies and Upcoming Expiration Dates for Boards and Committees into the record.

5. PUBLIC COMMENT

There was no public comment.

6. ADJOURNMENT

Chair Nicholson adjourned the Planning & Zoning Advisory Board Regular Meeting at 9:39 a.m.

City of North Port, Florida

By: _____
Thomas Nicholson, Jr., Chair

Minutes approved at the Planning & Zoning Advisory Board Regular Meeting this ____ day of _____, 2018.