



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes Planning & Zoning Advisory Board

Thursday, February 7, 2019

9:00 AM

CITY COMMISSION CHAMBERS

1. CALL TO ORDER/ROLL CALL

The Planning & Zoning Advisory Board Regular Meeting was called to order at 9:00 a.m. in the City Chambers by Chair Nicholson.

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

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

Absent: Nicholas Trolli.

2. The Pledge of Allegiance was led by the Board.

3. PUBLIC COMMENT

There was no public comment.

4. ANNOUNCEMENTS

A. [19-0076](#)

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

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

It was requested that Agenda Item 7.A. will be heard prior to 6.A.

A motion was made by Board Member Sawyer, seconded by Board Member Schneider to move Agenda Item 7.A. prior to Item 6.A. The motion carried unanimously by voice vote.

5. ELECTION OF CHAIR AND VICE-CHAIR

A motion was made by Board Member Schneider, seconded by Vice-Chair Rouse, to nominate Thomas Nicholson, Jr. as Chair of the Planning & Zoning Advisory Board for another year. There were no other nominations and the motion carried unanimously by voice vote.

A motion was made by Vice-Chair Rouse, seconded by Board Member Sawyer, to close the nominations for Chair. The motion carried unanimously by voice vote.

A motion was made by Board Member Schneider, seconded by Board Member Sawyer, to nominate Board Member Rouse as the Vice-Chair of the Planning &

Zoning Advisory Board. There were no other nominations and the motion carried unanimously by voice vote.

A motion was made by Board Member Sawyer, seconded by Board Member Schneider, to close the nominations for Vice-Chair. The motion carried unanimously by voice vote.

7. PUBLIC HEARING

A. [19-0059](#) Plat, Gran Paradiso, Phase 4-E, Petition No. PLF-18-268 (QUASI-JUDICIAL)

Recording Secretary Hale read Agenda Item 7.A. into the record.

Board members had no ex parte communications to report and Recording Secretary Hale, Notary Public for the State of Florida, as a Quasi-judicial hearing, swore in all those wishing to speak on the Public Hearing Agenda item.

Ty Gremaux, of Kimley Horn and Associates, representing Lennar Homes, provided an overview of the petition.

City Planner Josh Pelfrey reported Staff had no conflicting issues and reported the request is within State regulations regarding plats, and conforms with the underlying subdivision.

There was no rebuttal by the petitioner.

Discussion ensued: 1) there are three additional points of connecting roadways to the north, southwest and the southeast; 2) everything has been mitigated and accessible safety-wise for emergency vehicle ingress and egress; 3) total buildable space cannot be determined at this time but the area is vast; 4) the different housing types in West Villages was explained as a way to promote a range of housing options and affordability for residents; 4) housing prices are market-driven. There was no public comment.

A motion was made by Vice-Chair Rouse, seconded by Board Member Schneider, that the Planning & Zoning Advisory Board recommends to the City Commission to approve Petition No. PLF-18-268, Gran Paradiso, Phase 4-E in its entirety. The motion carried unanimously by voice vote.

6. PRESENTATION

A. [19-0068](#) Planning Division Presentation: Petition Types and Approval Processes.

Recording Secretary Hale read Agenda Item 6.A. into the record.

Planning Division Manager Nicole Galehouse provided a PowerPoint overview of the planning process.

Questions ensued: 1) a copy of the PowerPoint will be emailed to all Board Members; 2) it was stated that Staff is working on increasing public awareness with an expanded presence of Planning & Zoning projects on social media. Additionally, inquiries regarding ongoing projects may also be emailed to the Commissioners; 3) the mixed-use development on the corner of Sumter and Price Boulevards is part of the Heron Creek Development of Regional Impact and complies with the City's Urban Designs Pattern Book; 4) the Heron Creek Pattern Plan has its own regulations and plans for that

quadrant; 5) neighborhood meetings are only required when they go through a Development Master Plan.

8. CONSENT AGENDA

- A. [19-0077](#) Approval of minutes for the January 3, 2019 Planning & Zoning Advisory Board Regular Meeting.

Following a concern, the process of posting approved Board minutes on the City's website was explained.

A motion was made by Board Member Metzger, seconded by Board Member Sawyer, to approve the June 21, 2018; July 19, 2018 and August 2, 2018 Planning & Zoning Advisory Board Meeting Minutes as presented. The motion carried unanimously by voice vote.

9. PUBLIC COMMENT

There was no public comment.

Chair Nicholson reported: 1) information is still being gathered regarding a revision to the City's Administrative Code; 2) expressed gratitude for the service of Board Member Schneider whose appointment term limit of eight years will expire in February.

10. ADJOURNMENT

Chair Nicholson adjourned the Planning & Zoning Advisory Board Meeting at 9:44 a.m.

City of North Port, Florida

By: _____
Thomas Nicholson, Jr.

Minutes approved at the Planning & Zoning Advisory Board Regular Meeting this ____ day of _____, 2019.