



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes - Draft Planning & Zoning Advisory Board

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Thursday, June 20, 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:** 4 - Thomas Nicholson Jr., Philip Lamade, John Metzger and Nicholas Trolli

**Absent:** 2 - Kevin Rouse and James Sawyer

### Also Present

Nichole Galehouse, Planning Division Manager, Planner Alison Christie, Planner Joshua Pelfrey and Recording Secretary Ida Goodman.

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

### 4. PUBLIC COMMENT

There was no public comment.

### 5. APPROVAL OF MINUTES

- A. [19-0649](#) Minutes of the June 6, 2019 Meeting

*A motion was made by Board Member Trolli, seconded by Board Member Metzger to approve the June 6, 2019 Planning & Zoning Advisory Board Meeting Minutes as presented. The motion carried unanimously by voice vote.*

### 6. PUBLIC HEARING

- A. [PLF-19-086](#) Plat, Oasis, Phase 2: Final Plat for ±19 Acres for 67 Single-Family lots with Associated Road Right-of-Way, Drainage, and Utility Easements within the Oasis at the West Villages (QUASI-JUDICIAL)

Subsequent to reading Agenda item 6A into the record, Recording Secretary Goodman, 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 and Board Members reported no ex-parte communications.

Joseph R. Jasper, P.S.M., Stantec Consulting Services, Inc., being duly sworn, on behalf of Thomas Ranch Land Partners Village I, LLLP, provided an overview noting that the plat has been reviewed and approved by the City Surveyor and requested approval.

Mr. Pelfrey, being duly sworn, noted that the City has received a surety bond in the amount 5.586 million dollars for the underlying infrastructure and that the final plat has been reviewed and determined to be within State Statutes.

There were no aggrieved persons wishing to speak, no rebuttal or closing arguments from applicant or staff and no public comment.

***A motion was made by Board Member Trolli, seconded by Board Member Lamade to recommend the City Commission approve PLF-19-086 Plat, Oasis, Phase 2: Final Plat. The motion carried unanimously by voice vote.***

- B. [PLF-19-050](#) Plat, West Villages Marketplace: Final Plat for ±24.8 Acres of Commercial Lots with Associated Road Right-ofWay, Drainage, and Utility Easements within Village "D" of the West Villages (QUASI-JUDICIAL)

Subsequent to reading Agenda item 6B into the record by title, Recording Secretary Goodman, 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 and Board Members reported no ex-parte communications.

Matt Morris, P.E., Morris Engineering and Consulting LLC, being duly sworn, provided an overview and noted that the Plat is consistent with the approved sub-division and infrastructure plans, a bond has been provided to the City for the required infrastructure, and has been reviewed and approved by staff.

Mr. Pelfrey, being duly sworn, noted that the City has received a surety bond in the amount 1.795 million dollars for the underlying infrastructure and that the final plat has been reviewed by the City Surveyor and determined to be within State Statutes.

There were no aggrieved persons wishing to speak, no rebuttal or closing arguments from applicant or staff and no public comment.

***A motion was made by Board Member Trolli, seconded by Board Member Metzger to recommend the City Commission approve PLF-19-050 West Villages Marketplace: Final Plat for 24.8 Acres Commercial Lots with Associated Road Right-of-Way, Drainage and Utility Easements within Village "D" of West Villages. The motion carried unanimously by voice vote.***

- C. [TXT-19-125](#) Ordinance 2019-24, Amendment to the Unified Land Development Code Chapter 53, Article XVIII – “V” Village Zoning District, for the Purpose of Adopting and Incorporating by Reference the West Villages Index Map, West Villages Pattern Book, and Village District Pattern Plans for Villages A, B, C, & D, TXT-19-125

Recording Secretary Goodman read the Agenda item into the record.

Ms. Galehouse provided an overview and noted that the West Villages Index Map and Pattern Book were adopted by ordinance but never codified into the Unified Land Development Code (ULDC).. Following staff and legal review, it was determined that it was in the City's best interest to adopt the Ordinance into the ULDC, the ordinance has been properly advertised and reviewed by the City Attorney for form and correctness, requested that, if approved, the motion include a change on page 6, line 223, subsection F, replacing with "Public facilities such as schools, fire stations, parks, police stations and wastewater and water treatment facilities may be developed at any time with subsequent to review and approval of a major site and development plan . All other

developments within the Wet Villages shall require the adoption of the Village District Pattern Plan" and noted staff is recommending approval with conditions.

Discussion ensued regarding agreements with the City and West Villages for the development of public facilities and article in the newspaper regarding ULDC changes,

Public comment was held from 9:15 a.m. to 9:17 a.m.

Marty Black - staff recommendations to changes in Ordinance 2019-24.

***A motion was made by Board Member Lamade, seconded by Board Member Metzger to recommend the City Commission approve Ordinance 2019-24, Amendment to the Unified Land Development Code Chapter 53, Article XVIII - "V" Village Zoning District, for the Purpose of Adopting and Incorporating by reference the West Villages Index Map, West Villages Pattern Book, and Village District Pattern Plans for Villages A, B, C, & D, TXT-19-125 with staff changes. The motion carried unanimously by voice vote.***

**D. [ORD. NO  
2019-04](#)**

**Ordinance 2019-20, Village Index Map Amendment (QUASI-JUDICIAL)**

Subsequent to reading Agenda item 6D into the record, Recording Secretary Goodman, 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 and Board Members reported no ex-parte communications.

Marty Black, General Manager West Villages, being duly sworn, provided a presentation regarding an overview of the proposal noting that he is in discussions with the City Manager and North Port Fire Chief regarding future Fire/Rescue facility locations.

Ms. Christie, being duly sworn, provided details and maps of the proposed amendments, proposed changes to overall Town Center and Village Center boundaries, changes to Village boundaries, adding potential Police/Fire station location alternatives, adding public use acreage, adding Note 3 referencing the greenbelt framework, amending Note 4 to add language referencing the Principles of Agreement, amending Note 10 regarding the Order of Approval process for government uses in the West Villages, clearly showing park locations and updateing locations of existing traffic signals, concluding the Index Map Amendment is consistent with the Unified Land Development Code and Comprehensive Plan, has been reviewed and approved by staff and the City Attorney for form and correctness and has been advertised as required and recommend approval with changes including an updated Index Map on Attachment A.

There were no aggrieved persons wishing to speak.

Mr. Black agreed to Note 10 being removed, staff had no rebuttal, no closing arguments and no public comment.

Discussion ensued regarding West Villages Town Center Boundaries reductions and connectivity, City approved commercial multi-story space for a Town Center, market driven commercial development, staff concerns regarding reduction in Town Center acreage and the tax base, staff recommended conditions for approval and process for Board denial.

***A motion was made by Board Member Trolli, seconded by Board Member Metzger to recommend the City Commission approve VIA-19-064 Ordinance No. 2019-20, Village Map Amendment with staff recommendations including the relocation of the section of Town Center in Village B located in the northwest quadrant of the***

*intersection of U.S. 41 and River Road in the southeast quadrant will be maintained and that the approval of the Index Map Amendment should not include the reduction of Town Center to the degree it is currently presented, the removal of Note 10 and including an updated Index Map on Attachment A. The motion carried unanimously by voice vote.*

E. [VDC-17-159](#) Ordinance 2019-25, Village E Village District Pattern Plan, VDC-17-159 (QUASI-JUDICIAL)

Subsequent to reading Agenda item 6E into the record, Recording Secretary Goodman, 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 and Board Members reported no ex-parte communications.

Marty Black, being duly sworn, provided a presentation regarding proposed commercial usage, open space and potential usage.

Ms. Galehouse, being duly sworn, provided presentation regarding clarification on the VDPP review process, review of the West Village E Index Map, proposed development, concept site plan, economic impact, ordinance review and options for recommendation noted that the Applicant indicated the VDPP will be consistent with the West Villages VDPB revision which is currently under staff review and that prior to Commission approval of the VDPB, there are items which will be inconsistent with the existing West Villages VDPB Ordinance and the ordinance has been reviewed by the City Attorney for form and correctness and advertised as required.

Mr. Black noted the proposed amendment net benefits to the City of North Port.

There were no aggrieved person wishing to speak, no staff rebuttal, and no public comment..

Discussion ensued regarding the proposed Wastewater Treatment Treatment Plant.,

There were no closing arguments.

***A motion was made by Board Member Trolli, seconded by Board Member Metzger to recommend the City Commission approve Ordinance No. 2019-25 Villate E Village District Pattern Plan, VDC-17-159 as presented. The motion carried unanimously by voice vote.***

F. [VDC-17-160](#) Ordinance 2019-19, Village F Village District Pattern Plan (QUASI-JUDICIAL)

Subsequent to reading Agenda item 6F into the record, Recording Secretary Goodman, 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 and Board Members reported no ex-parte communications.

Marty Black, being duly sworn, provided a presentation regarding requested amendments.

Ms. Galehouse, being duly sworn, provided review of the proposed requested amendment and noted that the ordinance has been reviewed by City Attorney for form and correctness and has been advertised as required.

There were no aggrieved person wishing to speak, no staff or applicant rebuttal, and no public comment.

There were no closing arguments from staff and Mr. Black noted that the changes are consistent with Commission approval of other amendments to the Village Pattern Books.

***A motion was made by Board Member Trolli, seconded by Board Member Metzger to recommend the City Commission approve Ordinance No. 2019-19 as presented. The motion carried unanimously by voice vote.***

**G. [VDC-17-161](#) Ordinance 2019-26, Village G Village District Pattern Plan, VDC-17-161 (QUASI-JUDICIAL)**

Subsequent to reading Agenda item 6G into the record, Recording Secretary Goodman, 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 and Board Members reported no ex-parte communications.

Marty Black, being duly sworn, provided an overview including location and proposed amendments.

Ms. Galehouse, being duly sworn, provided the proposed amendments including land use, differences between VDPP and ULDC and noted that the ordinance has been reviewed by City Attorney for form and correctness, has been advertised as required and is consistent with the approved and adopted the Village District Pattern Plan.

There were no aggrieved persons wishing to speak.

In rebuttal, Mr. Black noted the economic impact by the Atlanta Braves Stadium, the Town Center proposal having a positive economic impact and requested that the ordinance be approved, the Index Map be reopened for discussion and modifying the request to increase the Town Center acreage.

There was no rebuttal by staff, no closing arguments and no public comment.

Discussion ensued regarding staff position on reopening the Index Map, suggestion on changing the recommendation from staff, corrected tax assumptions including the Atlanta Braves Stadium prior to presenting to the Commission, the proposed job opportunities, Board approval process and connectivity to the Town Center.

***A motion was made by Board Member Trolli, seconded by Board Member Metzger to recommend the City Commission approve Ordinance No. 2019-26, Village G Village District Pattern Plan, VDC-17-161 as presented. The motion carried unanimously by voice vote.***

***A motion was made by Board Member Trolli, seconded by Board Member Metzger to re-open the Index Map and discuss VIA-19-064. The motion carried unanimously by voice vote.***

**Ordinance No. 2019094 - Continued**

[ORD. NO  
2019-04](#)

Ordinance 2019-20, Village Index Map Amendment (QUASI-JUDICIAL)

Discussion ensued regarding substituting language in the recommended action on the

Village Index Map Amendment, staff and applicant recommendations, adding language to the motion to include staff, previous motion for this Agenda item, review of the map previously provided, land multi-use requirements and applicant working together in reviewing the Index Map reduction.

*A motion was made by Board Member Trolli, seconded by Board Member Lamade to reconsider the motion previously taken on Item 6D, VIA-19-064, Ordinance 2019-20 Village Index Map Amendment to change the language that would be as follows, That staff recommends the Planning and Zoning Advisory Board recommend the following, the relocation of the section of Town Center in Village B located in the northwest quadrant of the intersection of U.S. 41 and River Road in the southeast quadrant will be maintained, the removal of Note 10 and including an updated Index Map on Attachment A and approval of the Index Map Amendment should not include the reduction of the Town Center to the degree it is presented, and the applicant and staff work together to identify additional acreage to bring that acreage to an acceptable level. The motion carried unanimously by voice vote.*

**7. PUBLIC COMMENT**

There was no public comment.

**8. ADJOURNMENT**

Chair Nicholson adjourned the meeting at 11:07 a.m.

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Thomas Nicholson, Jr. Chair

Minutes were approved at the Planning & Zoning Advisory Board Meeting this \_\_\_ day of \_\_\_\_\_, 2019.