



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes - Final Planning & Zoning Advisory Board

Thursday, November 15, 2018

9:00 AM

CITY COMMISSION CHAMBERS

MINUTES APPROVED AT THE DECEMBER 6, 2018 MEETING

CALL TO ORDER/ROLL CALL

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

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

Staff: Assistant City Attorney Golen; Interim Planning Division Manager Nicole Galehouse; Planner Alison Christie; Development Tech I Kimberly Gehrke and Recording Secretary Hale.

The Pledge of Allegiance was led by the Board.

1. PUBLIC COMMENT

There was no public comment.

2. ANNOUNCEMENTS

- A. [18-802](#) The Current Vacancies and Upcoming Expiration Dates for Boards and Committees.

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

3. PRESENTATION

- A. [18-794](#) Presentation by Hector Muñoz: "Agriculture: If you ate today, Thank a farmer"

Hector Munoz provided a PowerPoint regarding allowing residents to farm and distribute food in Activity Centers.

Michael Golen arrived 9:05 a.m.

Discussion ensued: 1) Mr. Munoz recommended to change the City's Comprehensive Plan and Ordinances to add this to the list of permitted activities in Activity Centers; 2) currently, only commercial properties are allowed to grow food and sell it; 3) this same PowerPoint was presented to the Commission; 4) the State of Florida mandates that certain Agri-Tourism criteria must be met, one of which is requiring five-acre lots or larger in order to participate; 5) Tampa and Miami have partnerships and programs that allow

this program in addition to some shared properties; 6) it was stated that the Commission directed Staff to work on the request and return with an Ordinance prior to the end of the year; 7) there is a community garden located in the Warm Mineral Springs area for private use and consumption; 8) it was requested to email the draft Ordinance to the Board members; 9) concern was expressed regarding pesticide runoff issues that may develop and other aspects must also be considered; 10) Assistant City Attorney Golen stated that the Board will have opportunity to review the draft Ordinance with all the zoning changes and at that time a recommendation to the Commission would be appropriate.

4. PUBLIC HEARING

A. [18-788](#)

The Preserve, Phase 2 (PLF-18-197), Replat of Phase 1 Tracts 700, 701, 702

Recording Secretary Hale read the agenda item by title and sworn in all those wishing to provide testimony.

Bobbi Claybrook with AM Engineering, representing West Villages, provided a brief overview of the proposed project.

Interim Planning Manager Nicole Galehouse provided Staff's presentation. There were no questions from the Board.

A motion was made by Vice-Chair Rouse, seconded by Board Member Metzger, that the Planning & Zoning Advisory Board recommend to the City Commission, to approve The Preserve, Phase 2 (PLF-18-197), in its entirety. The motion carried by the following vote:

Yes: 6 - Chair Nicholson, Vice-Chair Rouse, Board Member Schneider, Board Member Lamade, Board Member Metzger and Board Member Sawyer

5. CONSENT AGENDA

Following a statement by Board Member Sawyer, to abstain due to not being a Board Member at the time, Assistant City Attorney Golen clarified that if he is present at this meeting, he must vote on an item. However, he may vote no, and state those reasons.

A motion was made by Board Member Metzger, seconded by Vice-Chair Rouse, to approve the Consent Agenda as presented. The motion carried by the following vote:

Yes: 6 - Chair Nicholson, Vice-Chair Rouse, Board Member Schneider, Board Member Lamade, Board Member Metzger and Board Member Sawyer

A. [18-807](#)

Approval of Minutes for the October 4, 2018 Meeting.

6. PUBLIC COMMENT

Public comment was held 9:59 a.m. - 10:03 a.m.

Chuck English: distributed a sheet and expressed concern regarding a paragraph in Chapter 14 of the Unified Land Development Code (ULDC) and that the language broadly written; has no accountability; and that type of language is found throughout the ULDC.

After a question, Assistant City Attorney Golen stated that the Board cannot discuss this today because it was not on the agenda but that there is a Commission Workshop

Meeting scheduled for December 3, 2018 to discuss the ULDC.

7. ADJOURNMENT

Chair Nicholson adjourned the Planning & Zoning Advisory Board Regular Meeting at 10:03 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.