



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes - Final Planning & Zoning Advisory Board

Thursday, May 2, 2019

9:00 AM

CITY COMMISSION CHAMBERS

MINUTES APPROVED AT THE 06-06-2019 MEETING

1. CALL TO ORDER

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

2. ROLL CALL

Present: 6 - Thomas Nicholson Jr., Kevin Rouse, Philip Lamade, John Metzger, James Sawyer and Nicholas Trolli

Also Present:

City Attorney Amber Slayton, Planner Allison Christie, Planner Christopher Whittaker, Planner Josh 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. [19-0464](#) Minutes of the April 18, 2019 Regular Meeting.

Addressing a concern regarding discussion on Item 6A, Chair Nicholson clarified that the discussion was referred to under Item 6B and that the minutes reflect a summary of the meeting.

A motion was made by Board Member Trolli, seconded by Vice-Chair Rouse, to approve the April 18, 2019 Planning & Zoning Advisory Board Regular Meeting Minutes as presented. The motion carried unanimously on a voice vote.

6. PUBLIC HEARING

A. [PLF-18-265](#) Plat, Cypress Falls Phase 2D, A 53 Unit Single Family Residential Subdivision (QUASI-JUDICIAL)

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

Board Members had no ex-parte communications to report and 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.

Applicant Strickland Smith, being duly sworn and representing Centex Homes, provided an overview and testified that this item is for approval of the final section of the previously approved Cypress Falls subdivision and the City has review the final plat with no objections noted.

Mr. Whittaker, being duly sworn, confirmed the Applicants testimony, provided an overview of the staff review, reviewed a map of the area, noted that the City Surveyor has approved and there were no issues with the Staff Development Review and recommended approval based on staff findings.

Clarification was provided to the Board regarding mitigation process for preserved areas and flood plain encroachments.

There were no aggrieved persons wishing to speak, no rebuttal or closing arguments from Applicant or Staff and the public hearing was closed.

A motion was made by Board Member Trolli, seconded by Vice-Chair Rouse to recommend the City Commission approve PLF-18-265 Plat, Cypress Falls Phase 2D. The motion carried unanimously on a voice vote.

B. [PLF-19-036](#) Plat, Islandwalk, Phase 8 (QUASI-JUDICIAL)

Recording Secretary Goodman read Agenda Item 6B into the record.

Board Members had no ex-parte communications to report and 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.

Applicant Strickland Smith, being duly sworn and representing Divosta Homes, provided an overview and noted PLF-19-036 has been reviewed and approved by staff.

Mr. Pelfrey, being duly sworn, testified that he concurred with the Applicant's testimony, the City Surveyor has no objections and recommended approval.

There were no aggrieved persons wishing to speak, no rebuttal or closing arguments from Applicant or Staff and the public hearing was closed.

A motion was made by Board Member Sawyer, seconded by Board Member Trolli to recommend the City Commission approve PLF-19-036 Plat, Island Walk, Phase 8. The motion carried unanimously on a voice vote.

**C. [CPAL-19-02](#)
[8](#)** Ordinance 2019-14, Amendment to the City of North Port Comprehensive Plan Future Land Use Map 2-7 and Existing Land Use Map 2-8, Amending the Future Land Use of ± 12.00 acres from "Public" to "Village"

Recording Secretary Goodman read Agenda Item 6C into the record.

Marty Black, on behalf of Manasota Beach Ranchlands, provided an overview noting that the Amendment is to change the future land use designation to Village as the property is no longer identified as a future school site.

Ms. Christie noted that the Comprehensive Plan Amendment was advertised as required and reviewed by the City Attorney for form and correctness.

Mr. Black provided clarification regarding areas highlighted in the provided map including the area currently owned by the Sarasota County School Board, the location of planned commercial development and State College of Florida parking area.

A motion was made by Vice-Chair Rouse, seconded by Board Member Metzger to recommend the City Commission approve Ordinance 2019-14. The motion carried unanimously on a voice vote.

7. PUBLIC COMMENT

There was no public comment.

8. ADJOURNMENT

Chair Nicholson adjourned the Planning & Zoning Advisory Board Regular Meeting at 9:25 a.m.

Thomas Nicholson, Jr., Chair

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