



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes Zoning Board of Appeals

Wednesday, March 30, 2022

6:00 PM

City Commission Chambers

1. CALL TO ORDER

Chair Martin called the meeting to order at 6:00 p.m.

2. ROLL CALL

Present 4 - Chair Timothy Martin, Board Member Ronnie Carroll, Board Member Robert C. Dyer, and Board Member Joseph Pumilia

Absent 1 - Board Member Gustavo Collazo

Also Present

Planner III Sherry Willette, Assistant City Attorney Margaret Roberts, Planner I Sam Hudson, and Recording Secretary Amanda Baker

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by the Board.

4. PUBLIC COMMENT

There was no public comment.

5. PUBLIC HEARING

[VAR-22-008](#) VAR-22-008 3131 Jollivette Road (QUASI JUDICIAL)

Chair Martin announced the item, read the Petition title, stated this is a quasi-judicial hearing, and opened the public hearing.

Ms. Baker swore in those wishing to provide testimony.

There were no ex-parte communications.

Ms. Baker noted there were no aggrieved parties.

Miriam Schaefer, on behalf of LGI Homes, being duly sworn, provided an overview to include lot size and shape, original design plans, surveyor determination, and financial factors.

Mr. Hudson, being duly sworn, provided a presentation including petition advertisement, lot size, aerial view, site survey, utility agency approval, criteria met, and staff's recommendation.

There was no rebuttal from the Applicant or Staff.

There was no public comment.

Board questions took place regarding the original permits being approved and property development.

There was no closing argument from Staff.

Ms. Schaefer provided a closing argument regarding the company's master plans including pre-approved building plans.

Chair Martin closed the public hearing and requested a motion.

A motion was made by Board Member Carroll, seconded by Board Member Pumilia, that the Zoning Board of Appeals hereby finds that Petition No. VAR-22-008, the request of variance from the Unified Land Development Code (ULDC) Section 53-128 - Minimum setback requirements, to allow for an 18.6-foot rear setback where a minimum 25-foot rear setback is required, meets all five findings for granting a variance and hereby approves granting Petition No. VAR-22-008. The motion carried on the following vote:

Yes: 4 - Chair Martin, Board Member Carroll, Board Member Dyer and Board Member Pumilia

Absent: 1 - Board Member Collazo

6. GENERAL BUSINESS

[22-2282](#)

Discussion and Possible Action Regarding the Revised 2022 Zoning Board of Appeals Meeting Schedule

Chair Martin announced the item.

Discussion took place regarding the January 14, 2022 meeting discussion including changing the time and date.

A motion was made by Board Member Dyer, seconded by Board Member Pumilia, to approve the 2022 Zoning Board of Appeals meeting schedule as presented. The motion carried on the following vote:

Yes: 4 - Chair Martin, Board Member Carroll, Board Member Dyer and Board Member Pumilia

Absent: 1 - Board Member Collazo

[22-2374](#)

Election of Vice-Chair

Chair Martin stated nominations were now in order for the office of Vice Chair.

Board Member Carroll nominated Board Member Dyer.

Chair Martin queried if there were any further nominations. Without objection, the nominations were closed

The nomination of Robert Dyer as Vice Chair carried on a voice vote.

7. APPROVAL OF MINUTES

[21-1934](#)

Approval of Minutes for the November 12, 2021 Zoning Board of Appeals Meeting

Chair Martin announced the item.

Discussion took place regarding board members who were present during the November 12, 2021 meeting.

A motion was made by Board Member Pumilia, seconded by Board Member Dyer, to approve the Minutes as presented. The motion carried on the following vote:

Yes: 4 - Chair Martin, Board Member Carroll, Board Member Dyer and Board Member Pumilia

Absent: 1 - Board Member Collazo

[22-2296](#)

Approval of Minutes for the January 14, 2022 Zoning Board of Appeals Meeting

Chair Martin announced the item and requested a motion.

A motion was made by Board Member Carroll, seconded by Board Member Pumilia, to approve the Minutes as presented. The motion carried on the following vote:

Yes: 4 - Chair Martin, Board Member Carroll, Board Member Dyer and Board Member Pumilia

Absent: 1 - Board Member Collazo

8. PUBLIC COMMENT

There was no public comment.

9. ADJOURNMENT

Chair Martin adjourned the meeting at 6:30 p.m.

By: _____
Timothy Martin, Chair

These minutes were approved on the ____ day of _____, 20__.