



Action Report

Planning & Zoning Advisory Board

Thursday, August 18, 2022

9:00 AM

City Commission Chambers

1. CALL TO ORDER

2. ROLL CALL

Present: 3 - Vice Chair Nita Hester, Kenneth Maturo and Jose Irizarry

Absent: 2 - Carolann Palm-Abramoff and Phillip Ludos

Also Present

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

5. APPROVAL OF MINUTES

- A. [22-3271](#) Approval of Minutes for the July 21, 2022 Planning and Zoning Advisory Board Meeting and Minutes for the August 4, 2022 Planning and Zoning Advisory Board (No Quorum Meeting).

A motion was made by Board Member Irizarry, seconded by Vice Chair Maturo, to approve the Minutes as presented. The motion carried by the following vote:

Yes: 3 - Vice Chair Hester, Board Member Maturo and Board Member Irizarry

Absent: 2 - Board Member Palm-Abramoff and Board Member Ludos

6. PUBLIC HEARING

- A. [VAC-22-102](#) Resolution 2022-R-44, Amanda and Jose Losada, Property Owners, Request to Vacate a Portion of the Platted Rear Ten-foot (10') Utility and Drainage Easement on Lots 1 and 2, Block 2453, Forty-ninth Addition to Port Charlotte Subdivision to Construct Pool. (QUASI-JUDICIAL)

A motion was made by Board Member Maturo, seconded by Board Member Irizarry, to recommend approval to the City Commission of Resolution No. 2022-R-44 as presented. The motion carried by the following vote:

Yes: 3 - Vice Chair Hester, Board Member Maturo and Board Member Irizarry

Absent: 2 - Board Member Palm-Abramoff and Board Member Ludos

- B. [CPAL-22-061](#) Ordinance No. 2022-22 (CPAL 22 061). An Ordinance of the City of North Port, Florida, Amending the Future Land Use Designation of ± 83.417 Acres Generally Located North of Interstate 75 and East of Toledo Blade Boulevard from Agricultural, Estates and Activity Center to Village and Amending the City of North Port Comprehensive Plan Future Land Use Map 2-7. (QUASI-JUDICIAL)

A motion was made by Board Member Irizarry, seconded by Board Member Maturo, to recommend approval to the City Commission of Ordinance No. 2022-22 and find that, based on competent, substantial evidence, the amendment is consistent with the standards and intent of the adopted Comprehensive Plan and Florida Statutes. The motion carried by the following vote:

Yes: 3 - Vice Chair Hester, Board Member Maturo and Board Member Irizarry

Absent: 2 - Board Member Palm-Abramoff and Board Member Ludos

- C. [REZ-22-095](#) Ordinance No. 2022-21 (REZ 22 095). An Ordinance of the City of North Port, Florida, Rezoning ± 789 Acres Generally Located North of Interstate 75 and East of Toledo Blade Boulevard from No Zoning Designation (Nzd) to Village (V) and Amending the Official Zoning Map. (QUASI-JUDICIAL)

A motion was made by Board Member Maturo, seconded by Board Member Irizarry, to recommend approval to the City Commission of Ordinance No. 2022-21 and find that, based on the competent substantial evidence, the rezoning will not adversely affect the public interest, health, safety and general welfare, and that the specific requirements in the City of North Port Comprehensive Plan, and the standards listed in Section 1-33.E(1) of the Unified Land Development Code (ULDC) have been met. The motion carried by the following vote:

Yes: 3 - Vice Chair Hester, Board Member Maturo and Board Member Irizarry

Absent: 2 - Board Member Palm-Abramoff and Board Member Ludos

- D. [TXT-22-081](#) Ordinance No. 2022-18: Amendment to the Unified Land Development Code, Chapter 17- Flood Damage Prevention Regulations, Relating to Accessory Structures and Manufactured Homes in Flood Hazard Areas and Definitions.

A motion was made by Board Member Irizarry, seconded by Board Member Maturo, to recommend approval to the City Commission of Ordinance No. 2022-18, as presented and find the proposed amendments are consistent with the City of North Port Comprehensive Plan. The motion carried by the following vote:

Yes: 3 - Vice Chair Hester, Board Member Maturo and Board Member Irizarry

Absent: 2 - Board Member Palm-Abramoff and Board Member Ludos

7. GENERAL BUSINESS

- A. [22-3361](#) Election of Chair and Vice Chair.

Board Member Maturo nominated Nita Hester to be Chair of the Planning and Zoning Advisory Board. Board Member Irizarry seconded the nomination. There

were no other nominations and the nominations were closed. Vice Chair Hester called for a vote. The vote carried by the following vote:

Yes: 3 - Vice Chair Hester, Board Member Maturo and Board Member Irizarry

Absent: 2 - Board Member Palm-Abramoff and Board Member Ludos

Chair Hester nominated Board Member Maturo to be Vice Chair of the Planning and Zoning Advisory Board. Board Member Iziarry seconded the nomination. There were no other nominations and the nominations were closed. Chair Hester called for a vote. The vote carried by the following vote:

Yes: 3 - Vice Chair Hester, Board Member Maturo and Board Member Irizarry

Absent: 2 - Board Member Palm-Abramoff and Board Member Ludos

8. FUTURE AGENDA ITEMS

9. PUBLIC COMMENT

10. ADJOURNMENT