



Action Report

Planning & Zoning Advisory Board

Thursday, November 17, 2022

9:00 AM

City Commission Chambers

1. CALL TO ORDER

2. ROLL CALL

Present: 7 - Chair Nita Hester, Vice Chair Kenneth Maturo, Carolann Palm-Abramoff, Phillip Ludos, Jose Irizarry, Michael T. Patricoski and Linda J. Waugh

Also Present

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

5. APPROVAL OF MINUTES

- A. [22-3745](#) Approval of Minutes for the November 3, 2022 Planning and Zoning Advisory Board Meeting.

A motion was made by Board Member Ludos, seconded by Board Member Irizarry, to approve the Minutes as amended, reflecting that Board Member Ludos led the Pledge of Allegiance. The motion carried by the following vote:

Yes: 7 - Chair Hester, Vice Chair Maturo, Board Member Palm-Abramoff, Board Member Ludos, Board Member Irizarry, Board Member Patricoski and Board Member Waugh

6. PUBLIC HEARING

- A. [PLF-22-115](#) Consideration of Petition No. PLF-22-115, Wellen Park Golf & Country Club Phase 1C (QUASI-JUDICIAL)

A motion was made by Board Member Palm-Abramoff, seconded by Board Member Waugh, to recommend approval to the City Commission of Petition No. PLF-22-121, as presented, and find that based on competent substantial evidence, the Plat complies with all regulations set forth in the Comprehensive Plan, the Unified Land Development Code (ULDC) and Florida Statutes Chapter 177.

Board Member Palm-Abramoff, seconded by Board Member Waugh, to recommend approval to the City Commission of Petition No. PLF-22-115, as presented, and find that based on competent substantial evidence, the Plat complies with all regulations set forth in the Comprehensive Plan, the Unified Land Development Code (ULDC) and Florida Statutes Chapter 177. The motion carried by the following vote:

Yes: 7 - Chair Hester, Vice Chair Maturo, Board Member Palm-Abramoff, Board Member Ludos, Board Member Irizarry, Board Member Patricoski and Board Member Waugh

7. GENERAL BUSINESS

- A. [2021-CPAL-233](#) Ordinance 2022-31 (2021-CPAL-233), Amendment to the City of North Port Comprehensive Plan to Adopt a New Chapter 13, Coastal Management Element, including Goals, Objectives, and Policies, Adopting a Coastal Management Map Series; Amending Chapter 5, Conservation and Coastal Zone Management Element and Adopting a Conservation Map Series; Amending the Table of Contents; Amending Chapter 2, Future Land Use Element, Amending Chapter 4, Utilities Element; Amending 9, Public School Facilities Element; Repealing Conservation and Coastal Zone Management Maps 5-1 through 5-17

A motion was made by Board Member Ludos, seconded by Board Member Palm-Abramoff, to recommend approval to the City Commission of Ordinance No. 2022-31 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, and request that Staff review the policy regarding SLOSH/Hurricane Zones under Chapter 5, verifying the placement is correct, and to investigate whether clarification of the maps in Chapters 5 and 13 is necessary. The motion carried by the following vote:

Yes: 7 - Chair Hester, Vice Chair Maturo, Board Member Palm-Abramoff, Board Member Ludos, Board Member Irizarry, Board Member Patricoski and Board Member Waugh

8. FUTURE AGENDA ITEMS

9. PUBLIC COMMENT

10. ADJOURNMENT