



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Action Report

Planning & Zoning Advisory Board

Thursday, January 5, 2023

9:00 AM

City Commission Chambers

1. CALL TO ORDER

2. ROLL CALL

Present: 4 - Chair Nita Hester, Vice Chair Kenneth Maturo, Michael T. Patricoski and Linda J. Waugh

Absent: 2 - Phillip Ludos and Jose Irizarry

Also Present

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

5. APPROVAL OF MINUTES

- A. [23-0141](#) Approval of Minutes for the December 15, 2022 Planning and Zoning Advisory Board Meeting.

A motion was made by Board Member Waugh, seconded by Board Member Patricoski, to approve the Minutes as amended, removing the word "for" at the bottom of page four. The motion carried by the following vote:

Yes: 4 - Chair Hester, Vice Chair Maturo, Board Member Patricoski and Board Member Waugh

Absent: 2 - Board Member Ludos and Board Member Irizarry

6. PUBLIC HEARING

- A. [PLF-22-198](#) Consideration of Petition No. PLF-22-198, Arbor Oaks at the Woodlands Final Plat (QUASI-JUDICIAL)

A motion was made by Vice Chair Maturo, seconded by Board Member Patricoski, to recommend approval to the Commission of Petition No. PLF-22-198, Arbor Oaks at the Woodlands, as presented, and find that based on the 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: 4 - Chair Hester, Vice Chair Maturo, Board Member Patricoski and Board Member Waugh

Absent: 2 - Board Member Ludos and Board Member Irizarry

B. [PLF-22-213](#) Consideration of Petition No. PLF-22-213, Everly at Wellen Park Final Plat (QUASI-JUDICIAL)

A motion was made by Board Member Waugh, seconded by Vice Chair Maturo, to recommend approval to the Commission of Petition No. PLF-22-213, Everly at Wellen Park, as presented, and find that based on the 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: 4 - Chair Hester, Vice Chair Maturo, Board Member Patricoski and Board Member Waugh

Absent: 2 - Board Member Ludos and Board Member Irizarry

C. [PLF-22-217](#) Consideration of Petition No. PLF-22-217, Lakespur at Wellen Park Final Plat (QUASI-JUDICIAL)

A motion was made by Vice Chair Maturo, seconded by Board Member Waugh, to recommend approval to the Commission of Petition No. PLF-22-217, Lakespur at Wellen Park, as presented, and find that based on the 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: 4 - Chair Hester, Vice Chair Maturo, Board Member Patricoski and Board Member Waugh

Absent: 2 - Board Member Ludos and Board Member Irizarry

D. [PLF-22-225](#) Petition No. PLF-22-225, Wellen Park Village E, Tract 4 Replat (QUASI-JUDICIAL)

A motion was made by Board Member Waugh, seconded by Board Member Patricoski, to recommend approval to the Commission of Petition No. PLF-22-225, Wellen Park Village E, Tract 4 Replat, as presented, and find that based on the 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. approval The motion carried by the following vote:

Yes: 4 - Chair Hester, Vice Chair Maturo, Board Member Patricoski and Board Member Waugh

Absent: 2 - Board Member Ludos and Board Member Irizarry

E. [PLF-22-227](#) Petition No. PLF-22-227, Wellen Park Downtown Tract 6 & 9, Replat (QUASI-JUDICIAL)

A motion was made by Vice Chair Maturo, seconded by Board Member Patricoski, to recommend approval to the Commission of Petition No. PLF-22-227, Wellen Park Downtown Tract 6 & 9, as presented, and find that based on the 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: 4 - Chair Hester, Vice Chair Maturo, Board Member Patricoski and Board Member Waugh

Absent: 2 - Board Member Ludos and Board Member Irizarry

- F. [DMA-22-208](#) Consideration of Petition No. DMA-22-208, Amendments to the Pattern Book for Development of Towne Center (AKA Heron Creek Pattern Book)

A motion was made by Board Member Waugh, seconded by Vice Chair Maturo, to recommend approval to the Commission of Ordinance No. 2023-06, Petition No. DMA-22-208, Amendments to the Pattern Book for Development of Towne Center (AKA Heron Creek Pattern Book) and find that based on competent substantial evidence, the Development Master Plan Amendment complies with the North Port Comprehensive Plan and the Unified Land Development Code. The motion carried by the following vote:

Yes: 4 - Chair Hester, Vice Chair Maturo, Board Member Patricoski and Board Member Waugh

Absent: 2 - Board Member Ludos and Board Member Irizarry

7. GENERAL BUSINESS

- A. [23-0013](#) Approve the Planning and Zoning Advisory Board 2023 Meeting Schedule.

A motion was made by Vice Chair Maturo, seconded by Board Member Patricoski, to approve the Planning and Zoning Advisory Board 2023 Meeting Schedule as presented. The motion carried by the following vote:

Yes: 4 - Chair Hester, Vice Chair Maturo, Board Member Patricoski and Board Member Waugh

Absent: 2 - Board Member Ludos and Board Member Irizarry

- B. [23-0014](#) Election of Chair and Vice Chair.

The nomination of Nita Hester as Chair carried by the following vote.

Yes: 4 - Chair Hester, Vice Chair Maturo, Board Member Patricoski and Board Member Waugh

Absent: 2 - Board Member Ludos and Board Member Irizarry

The nomination of Ken Maturo as Vice Chair carried by the following vote:

Yes: 4 - Chair Hester, Vice Chair Maturo, Board Member Patricoski and Board Member Waugh

Absent: 2 - Board Member Ludos and Board Member Irizarry

8. FUTURE AGENDA ITEMS

9. PUBLIC COMMENT

10. ADJOURNMENT