



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes - Draft Planning & Zoning Advisory Board

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Thursday, January 19, 2023

9:00 AM

City Commission Chambers

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### 1. CALL TO ORDER

Chair Hester called the meeting to order at 9:00 a.m.

### 2. ROLL CALL

Board Member Baer introduced himself.

Chair Hester requested a consensus to excuse Vice Chair Maturo's absence.

***There was a consensus to excuse Vice Chair Maturo's absence.***

**Present:** 6 - Chair Nita Hester, Phillip Ludos, Jose Irizarry, Michael T. Patricoski, Linda J. Waugh and Frank J. Baer

**Absent:** 1 - Vice Chair Kenneth Maturo

### Also Present

Assistant City Attorney Margaret T. Roberts, Planner III Sherry Willette-Grondin, Planner II Noah Fossick, and Recording Secretary Susan Hale

### 3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Board Member Waugh.

### 4. PUBLIC COMMENT

There was no public comment.

### 5. APPROVAL OF MINUTES

A. [23-0186](#) Approval of Minutes for the January 5, 2023 Planning and Zoning Advisory Board Meeting.

***A motion was made by Board Member Waugh, seconded by Board Member Baer, to approve the Minutes as presented. The motion carried by the following vote:***

**Yes:** 6 - Chair Hester, Board Member Ludos, Board Member Irizarry, Board Member Patricoski, Board Member Waugh and Board Member Baer

**Absent:** 1 - Vice Chair Maturo

### 6. PRESENTATION

A. [22-3845](#) Sunshine Law Training (Presented by the Office of the City Attorney)

Chair Hester requested to move Presentations Item No. 22-3845 after the Public Hearing due to scheduling conflict of Deputy City Attorney Golen.

***Without objection, Item No. 22-3845 was moved to the next meeting.***

**7. PUBLIC HEARING**

**A. [PLF-22-219](#) Consideration of Petition No. PLF-22-219, Strand at Cedar Grove Final Plat (QUASI-JUDICIAL)**

Chair Hester introduced the item.

Ms. Hale swore in all those wishing to provide testimony.

The Board reported having no ex parte communications.

There were no aggrieved or adversely affected persons.

Chris Pereira, representing Centex Homes, being duly sworn, provided a review including number of units, acreage, location, connection to rest of the development, and staff approvals.

Mr. Fossick, being duly sworn, provided an overview including location, number of units, acreage, staff approvals, bond received, and surveyor review.

There were no rebuttals from the Applicant or Staff.

There was no public comment.

There were no closing arguments from Staff or the Applicant.

Chair Hester closed the public hearing and requested a motion.

***A motion was made by Board Member Waugh, seconded by Board Member Irizarry, to recommend approval to the Commission of Petition No. PLF-22-219, 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:** 6 - Chair Hester, Board Member Ludos, Board Member Irizarry, Board Member Patricoski, Board Member Waugh and Board Member Baer

**Absent:** 1 - Vice Chair Maturo

**B. [PLF-22-233](#) Consideration of Petition No. PLF-22-233, Antigua at Wellen Park, Replat (QUASI-JUDICIAL)**

Chair Hester introduced the item.

Ms. Hale swore in all those wishing to provide testimony.

The Board reported having no ex parte communications.

There were no aggrieved or adversely affected persons.

John Luczynski, Senior Vice President of Wellen Park, being duly sworn, noted a survey error and tree easement removed.

Ms. Willette-Grondin, being duly sworn, provided an overview including lots affected, front easement requirements, bonds secured, approval of original plat, location, and staff review.

There were no rebuttals by the Applicant or Staff.

There was no public comment.

Mr. Luczynski spoke to sight triangle easements.

There were no closing arguments from Staff or the Applicant.

Chair Hester closed the public hearing and requested a motion.

***A motion was made by Board Member Baer, seconded by Board Member Ludos, to recommend approval to the Commission of Petition No. PLF-22-233, 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:** 6 - Chair Hester, Board Member Ludos, Board Member Irizarry, Board Member Patricoski, Board Member Waugh and Board Member Baer

**Absent:** 1 - Vice Chair Maturo

**C. [VAC-22-193](#)** Consideration of Petition No. VAC-22-193, request to partially vacate a portion of the platted rear 20-foot maintenance easement located on lot 46, Block 2148, 45th Addition to Port Charlotte Subdivision. VAC-22-193. (QUASI-JUDICIAL)

Chair Hester introduced the item.

Ms. Hale sworn in all those wishing to provide testimony.

The Board reported having no ex parte communications.

There were no aggrieved or adversely affected persons.

Richard Casa, representing Custom Pools by Precision, Inc., being duly sworn, provided an overview including as-built measurements, minimal easement encroachment, and requested a Vacation of Easement.

Ms. Willette-Grondin, being duly sworn, provided an overview including an aerial view of site, as-built survey, area to be vacated, utility agency reviews, digital approvals, Florida Statute notifications, and variance not part of this review.

There were no rebuttals from the Applicant or Staff.

There were no public comments.

Mr. Casa spoke to the as-built plans and footer inspection.

Ms. Willette-Grondin spoke to the actions producing the encroachment.

There were no closing arguments from Staff or the Applicant.

Chair Hester closed public hearing and requested a motion.

***A motion was made by Board Member Baer, to recommend approval to the City Commission of No. VAC-22-193, subject to the Variance Application being submitted and approved. The motion failed due to lack of a second.***

There was no second and discussion ensued questioning the motion.

Ms. Willette-Grondin spoke to the Vacation of Easement and the Variance being stand alone petitions.

Mr. Roberts spoke to a condition not being needed.

***A motion was made by Board Member Baer, seconded by Board Member Ludos, to recommend approval to the City Commission of Petition No. VAC-22-193, Resolution No. 2023-R-08, as presented and recommends appropriate action on the Variance Application. The motion carried by the following vote:***

**Yes:** 6 - Chair Hester, Board Member Ludos, Board Member Irizarry, Board Member Patricoski, Board Member Waugh and Board Member Baer

**Absent:** 1 - Vice Chair Maturo

**8. FUTURE AGENDA ITEMS**

Future agenda items include a discussion regarding remedial action pertaining to flooded roads after a major stormwater event.

**9. PUBLIC COMMENT**

There was no public comment.

**10. ADJOURNMENT**

Chair Hester adjourned the meeting at 9:32 a.m.

By: \_\_\_\_\_  
Nita Hester, Chair

Minutes approved on the \_\_\_ day of \_\_\_\_\_, 2023.