



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes - Draft Planning & Zoning Advisory Board

Thursday, May 19, 2022

9:00 AM

City Commission Chambers

1. CALL TO ORDER

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

2. ROLL CALL

Present: 5 - Vice Chair Nita Hester, Kenneth Maturo, Carolann Palm-Abramoff, Phillip Ludos and Jose Irizarry

Absent: 1 - Chair James Sawyer

Also Present

Assistant City Attorney Michael Golen, Planning Division Manager Lori Barnes, 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 Maturo.

4. PUBLIC COMMENT

There was no public Comment.

5. APPROVAL OF MINUTES

- A. [22-2864](#) Approval of Minutes of the May 5, 2022 Planning and Zoning Advisory Board Meeting.

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

Yes: 5 - Vice Chair Hester, Board Member Maturo, Board Member Palm-Abramoff, Board Member Ludos and Board Member Irizarry

Absent: 1 - Chair Sawyer

6. PUBLIC HEARING

- [PLF-22-031](#) Consideration of Petition No. PLF-22-031, Brightmore at Wellen Park, Phases 1A, 1B, 1C, 2A, and 3 Final Plat (QUASI-JUDICIAL)

Vice Chair Hester introduced the item.

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

The Board Members reported having no ex parte communications.

There were no aggrieved or adversely affected persons.

John Luczynski, Senior Vice President of Wellen Park LLP, being duly sworn, provided an overview of the Final Plat including number of units, amenities, age-restricted community, and expected opening date of models.

Mr. Fossick, being duly sworn, provided staff's report including number of lots, associated roadways, total acreage, location, approved infrastructure plans, water/sewer surety bond, street tree and landscape easements, and plat review and approval.

There were no rebuttals by the Applicant or Staff.

There was no public comment.

Mr. Fossick spoke to meeting all requirements of the Village District Pattern Plan.

There were no closing arguments from Staff or by Applicant.

Vice Chair Hester closed the public hearing and requested a motion.

A motion was made by Board Member Ludos, seconded by Board Member Palm-Abramoff, to recommend approval to the City Commission of Petition No. PLF-22-031 as presented and find that based on the competent substantial evidence, the Plat complies with the Unified Land Development Code (ULDC) and Florida Statutes, Chapter 177. The motion carried by the following vote:

Yes: 5 - Vice Chair Hester, Board Member Maturo, Board Member Palm-Abramoff, Board Member Ludos and Board Member Irizarry

Absent: 1 - Chair Sawyer

7. PRESENTATION

A. [22-2875](#) Planning 101 Training

Vice Chair Hester introduced the item.

Ms. Willette-Grondin summarized the guiding tools for City developments and introduced Planning Division Manager Lori Barnes.

Ms. Barnes provided a presentation regarding purpose and intent of the training session and overview of the Strategic Plan, Comprehensive Plan, Land Development Regulations (Unified Land Development Code -- ULDC), and Role of City Staff.

Discussion ensued regarding City property inventory and acquiring vacant lots for development, regulations and development priorities, Strategic Plan components for growth, property rights and tree removal as applied to the Tree Ordinance, future multi-family developments access to City water/sewer, additional staff review after as-built submissions, fire department ingress/egress points, City's growth rate and factors driving development, activity center themes, urban design standards, Warm Mineral Springs development and procurement process, pedestrian issues on Ortiz Boulevard, minimizing

residential development in Activity Centers, deferral incentives for future businesses, public-private partnerships, North Port workforce dilemma, Sarasota Technical College contribution to workforce, Myakka River as "coastal waters" in North Port, and Staff will update the Board on the status of the Warm Mineral Springs Request for Proposal (RFP).

8. FUTURE AGENDA ITEMS

Future agenda items included a review of tree protection regulations at a future meeting.

9. PUBLIC COMMENT

There was no public comment.

10. ADJOURNMENT

Vice Chair Hester adjourned the meeting at 11:20 a.m.

By: _____
James Sawyer, Chair

Minutes approved on the ___ day of _____, 2022.