



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes Planning & Zoning Advisory Board

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Thursday, October 3, 2024

9:00 AM

City Commission Chambers

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### 1. CALL TO ORDER

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

### 2. ROLL CALL

**Present:** 5 - Vice Chair Phillip Ludos, Board Member Irizarry, Board Member Patricoski, Chair Linda J. Waugh and Board Member Baer

### ALSO PRESENT

City Clerk Faust, Board Specialist Price, Assistant City Attorney Roberts, Development Services Planner Bengé, Development Services Planner Brown, Development Services Planner Willette-Grondin, and Development Services Planner Barnes

### 3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by the Board.

### 4. PUBLIC COMMENT

There was no Public Comment.

### 5. APPROVAL OF MINUTES

[24-1474](#)

Approve the September 5, 2024 Planning and Zoning Advisory Board Meeting Minutes

Chair Waugh announced the item and requested a motion to continue the minutes to the next meeting to address two corrections.

***A motion was made by Board Member Irizarry, seconded by Board Member Patricoski, to continue the approval of the minutes to the next meeting. The motion carried on the following vote:***

**Yes:** 5 - Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh and Board Member Baer

### 6. GENERAL BUSINESS

- A. [VAC-24-104](#) Consideration of Petition VAC-24-104 through Resolution No. 2024-R-63 Vacating a Portion of the Platted 15-Foot Street Tree and Landscape Easement Located on Lot 29, Gran Place Subdivision (QUASI-JUDICIAL).

Chair Waugh announced the item and called on the Board Specialist to read the Petition title and swear in those wishing to provide testimony.

Ms. Price read the Petition by title.

Ms. Faust swore in those wishing to provide testimony.

Chair Waugh called for disclosure of ex parte communications.

There were no ex parte communications.

Ms. Price stated there were no aggrieved parties.

Mr. Brown, being duly sworn, provided a presentation including overview, background, review process, compliance with Florida Statutes and Unified Land Development Code (ULDC), and staff recommendations.

There were no rebuttals by Staff.

There was no public comment.

Board questions and discussion took place regarding vacating streetside landscaping, landscape requirements, rectifying errors made during development, and final inspection status.

Ms. Willette-Grondin, being duly sworn, spoke to board requirements to make decision based on meeting Florida Statute criteria.

Board questions and discussion continued regarding cash bond, notification and ULDC requirements, impact on future developments, and survey review.

Ms. Barnes, being duly sworn, spoke to staff plan review errors.

There were no closing arguments by Staff.

Chair Waugh 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 City Commission of Resolution No. 2024-R-63, as presented. The motion was carried on the following vote:***

**Yes:** 5 - Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh and Board Member Baer

**B. [24-1473](#)**

Discussion and Possible Action Regarding Approval of the Revised 2025 Annual Meeting Schedule

Chair Waugh announced the item.

Board questions and discussion took place regarding break time.

Ms. Faust spoke to prior meeting discussion and staff recommendation.

There was no public comment.

Chair Waugh requested a motion.

***A motion was made by Board Member Ludos, seconded by Board Member Irizarry,***

*to approve the 2025 Planning and Zoning Advisory Board Meeting Schedule as revised. The motion carried on the following vote:*

**Yes:** 5 - Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh and Board Member Baer

**7. FUTURE AGENDA ITEMS**

Chair Waugh announced and queried the Board Members regarding items to be placed on a future agenda.

There were no future agenda items from the Board.

Mr. Bengé introduced himself and spoke to the Board's annual report and providing last year's report to the Board.

The Board discussed whether the current year's goals could be sent in advance to be reviewed and Mr. Bengé agreed to send.

**8. PUBLIC COMMENT**

There were no public comments.

**9. ADJOURNMENT**

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

By: \_\_\_\_\_  
Linda Waugh, Chair