



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes - Draft Planning & Zoning Advisory Board

Thursday, January 5, 2023

9:00 AM

City Commission Chambers

1. CALL TO ORDER

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

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

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

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Chair Maturo.

4. PUBLIC COMMENT

There was no public comment.

5. APPROVAL OF MINUTES

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

Chair Hester introduced the item and requested a motion.

Discussion ensued regarding a typo on page 4.

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 between the words "Developer" and "responsible." 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)

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.

Strickland T. Smith, P.E., with Heidt Design, being duly sworn, provided an overview including location, lot sizes, Development Master Plan (DMP) approval, staff review, construction bond, and requested approval.

Mr. Fossick, being duly sworn, provided a review including location, number of lots, bond received, and staff review.

There was no rebuttal from the Applicant or Staff.

There was no public comment.

Mr. Fossick spoke to number of lots being consistent with the Development of Regional Impact (DRI) for that area.

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 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)

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, Wellen Park Senior Vice President, being duly sworn, provided an

overview including number of lots, location, and school design.

Mr. Fossick, being duly sworn, provided a review including number of lots, location, previously approved infrastructure and subdivision plans, bond received, Homeowners' Association (HOA) acceptance of the street tree and landscape easements, and staff review.

There were no rebuttals from the Applicant or Staff.

There was no public comment.

Mr. Fossick spoke to the 241 lots in the entitlements for Village K.

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 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)

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, Wellen Park Senior Vice President, being duly sworn, provided an overview including connecting trails, location, number of lots, mixed home products, and prior approval of Village K.

Mr. Fossick, being duly sworn, provided a review including location, number of lots, future residential tracts, staff approval, bond received, Homeowners' Association (HOA) acceptance of the street tree and landscape easements, and staff review.

There were no rebuttals from the Applicant or Staff.

There was no public comment.

Mr. Fossick spoke to future school board plans, and approval of entitlements.

Mr. Luczynski spoke to future phases connecting to River Road, main access point, and two future access roads to River Road.

Mr. Fossick spoke to emergency access roads meeting requirements.

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 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.

Chair Hester noted that currently, the plat does not have a second access point and public allowed to use emergency access if necessary.

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)

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, Wellen Park Senior Vice President, being duly sworn, provided a review including parking modifications.

Ms. Willette-Grondin, being duly sworn, presented an overview including location, previous infrastructure plans, approved pattern plan, reconfiguration of lots, commercial gas station, bond received, staff review, consistency with the Unified Land Development Code (ULDC) infrastructure plan, and no associated subdivision plan.

There were no rebuttals from the Applicant or Staff.

There was no public comment.

Mr. Luczynski spoke to access to U.S. 41, traffic round-about, and gas station access to U.S. 41.

Ms. Willette-Grondin spoke to a scrivener's error regarding tract being "east" of Parkway Boulevard not "west."

There were no closing arguments from Staff or the Applicant.

There was no public comment.

Chair Hester closed the public hearing and requested a motion.

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, Track 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. 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)

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, Wellen Park Senior Vice President, being duly sworn, provided an overview including commercial entrance, extension of two roads to West Villages Parkway, hotel, three tracts, construction beginning late 2023, and future city hall.

Ms. Willette-Grondin, being duly sworn, provided an overview including location, master subdivision and infrastructure plan, three tracts planned, acreage, surety bond, staff review, and compliance with State Statutes.

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 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)

Chair Hester introduced the item.

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

Board Members reported having no ex parte communications.

There were no aggrieved or adversely affected parties.

Jeffrey Boone of Boone Law Firm, being duly sworn, provided a review including zoning designation, location, pattern book plan details, relocation of Main Street, change in general commercial uses, walking analysis, multi-modal trails, sidewalk width enhancements, and a separate Homeowners' Association (HOA).

Mr. Fossick, being duly sworn, provided an overview including amendments, location of development, planned commercial and residential development, advertisements, and mailers to neighbors.

There were no rebuttals from the Applicant or Staff.

There was no public comment.

Mr. Boone spoke to bike paths incorporated in multi-modal paths and existing bike paths on Sumter Boulevard.

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 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.

Chair Hester introduced the item.

Discussion ensued regarding the correction of an error in one of the dates.

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.

Chair Hester introduced the item and stated nominations were now in order for the office of Chair.

Vice Chair Maturo nominated Nita Hester as Chair.

Chair Hester queried if there were any further nominations. Without objection, the nominations were closed and a vote was taken.

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

Chair Hester introduced the item and stated nominations were now in order for the office of Vice Chair.

Chair Hester nominated Ken Maturo as Vice Chair.

Chair Hester queried if there were any further nominations. Without objection, the nominations were closed and a vote was taken.

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

There were no suggested items for future agendas.

9. PUBLIC COMMENT

There was no public comment.

10. ADJOURNMENT

Chair Hester adjourned the meeting at 9:57 a.m.

By: _____
Nita Hester, Chair

Minutes approved on the ___ day of _____, 2023.