



Meeting Minutes
Planning & Zoning Advisory Board

Thursday, May 2, 2024

9:00 AM

City Commission Chambers

1. CALL TO ORDER

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

2. ROLL CALL

Present: 7 - Board Member Hester, Board Member Maturo, Vice Chair Phillip Ludos, Board Member Irizarry, Board Member Patricoski, Chair Linda J. Waugh and Board Member Baer

Also Present:

Assistant City Attorney Margaret Roberts, Staff Liaison Austin Grubb, Planning and Zoning Manager Hank Flores, Board Specialist Bodmer, Planner Brown, Development Service Director Ray, and Assistant Development Service Director 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

- A. [24-0674](#) Approve the April 18, 2024 Planning and Zoning Advisory Board Meeting Minutes

A motion was made by Board Member Baer, seconded by Board Member Irizarry, to amend the agenda to add Unified Land Development Code (ULDC) Chapter 5 to Item No. 24-0647. The motion carried on the following vote:

Yes: 7 - Board Member Hester, Board Member Maturo, Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh and Board Member Baer

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

Yes: 7 - Board Member Hester, Board Member Maturo, Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh and Board Member Baer

6. PUBLIC HEARING

- A. [PLF-23-258](#) Consideration of Petition PLF-23-258, Wellen Park Village E, Tract 3 Replat. (QUASI-JUDICIAL)

Chair Waugh announced the item and stated this is a quasi-judicial hearing.

Mr. Bodmer swore in those wishing to provide testimony.

Chair Waugh called for disclosure of ex-parte communications.

Chair Waugh, Vice Chair Ludos, Board Member Maturo, Board Member Irizarry, Board Member Hester, Board Member Patricoski, and Board Member Baer disclosed no ex-parte communications.

Mr. Bodmer stated there were no aggrieved parties.

Peter Van Buskirk, Kimley-Horn and Associates, being duly sworn, provided a presentation including, overview, location, and requested approval.

Mr. Brown, being duly sworn, provided a presentation including overview, applicant, property owner, request, location, aerial view, compliance with Unified Land Development Code (ULDC) and Florida Statutes, and recommendations.

There were no rebuttals by the Applicant or Staff.

There was no public comment.

Discussion took place regarding lot access, clarification on what tract, and flood zone.

There were no closing arguments by Staff or the Applicant.

Chair Waugh closed the public hearing and requested a motion.

A motion was made by Vice Chair Ludos, seconded by Board Member Maturo, to recommend approval of the Wellen Park Village E, Tract 3 Plat, Petition No. PLF-23-258, and that the City Commission find that, based on the competent and substantial evidence, the plat is consistent with Florida Statutes Section 177.081, the Unified Land Development Code, and the North Port Comprehensive Plan. The motion carried on the following vote:

Yes: 7 - Board Member Hester, Board Member Maturo, Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh and Board Member Baer

- B.** [CPAL-24-05](#) Consideration of Petition No. CPAL-24-057, Amendment to the Comprehensive Plan to Facilitate the Unified Land Development Code Rewrite (Ordinance No. 2024-09)

7

Chair Waugh announced the item.

Ms. Barnes spoke to continuing this item to a future meeting.

A motion was made by Board Member Hester, seconded by Board Member Baer, to continue Item No. 24-0654 to May 16, 2024. Planning and Zoning Advisory Board meeting. The motion carried on the following vote:

Yes: 7 - Board Member Hester, Board Member Maturo, Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh and Board Member Baer

7. GENERAL BUSINESS

A. [24-0647](#) Discussion Regarding the Draft of the Unified Land Development Code Chapter 6 - Natural Resources

Chair Waugh announced the item.

Ms. Barnes provided a presentation including Commission's decision on signs.

Discussion took place regarding sunset dates, damaged signs, and number of billboards currently up.

A motion was made by Vice Chair Ludos, seconded by Board Member Baer, to recommend approval to the City Commission of the sign code as presented including all the previous consensus given. The motion carried on the following vote:

Yes: 7 - Board Member Hester, Board Member Maturo, Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh and Board Member Baer

Ms. Barnes continued the presentation regarding general articles, archeological, endangered and threatened species, flood prevention, Myakka River protection zone, tree regulations, open spaces, development areas, review, tree protection fund, historic buildings, map figures, Federal Emergency Management Agency (FEMA) model flood ordinance, eliminating unnecessary wordiness, wetland buffer, and next steps.

Discussion continued regarding 1-2 family residents, Section 6.2.2 completion, water dependent structures, waivers, plat approval, site development, federal endangered list of birds, ULDC Chapter 6 completion, Little Salt Springs activities, nonconforming buildings, permit review timeframe, property tree removal, dead tree exemption, recreational vehicles, stormwater management facility, heritage tree, and historical buildings.

A motion made by Board Member Hester, seconded by Board Member Baer, to recommend approval to the City Commission of Chapter 6 of the ULDC as presented and to recommend City Commission review the existing developed residential property language in Section 45-4k. to determine if the exemption for residential improved property should be included in the proposed Section 6.7.4.2.

Discussion continued regarding property owners rights.

The motion carried on the follow vote: with Vice Chair Ludos dissenting.

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

No: 1 - Vice Chair Ludos

Ms. Barnes spoke to Senate Bill 250.

8. FUTURE AGENDA ITEMS

Mr. Grubb spoke to activity center 3.

Ms. Ray spoke to state deadline of the activity center 3.

Discussion took place regarding accepting a grant.

9. PUBLIC COMMENT

There was no public comment.

10. ADJOURNMENT

Chair Waugh adjourned the meeting at 11:04 a.m.

By: _____
Linda Waugh, Chair