



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Agenda

### Planning & Zoning Advisory Board

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Thursday, September 18, 2025

9:00 AM

City Commission Chambers

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MEETING PROCEDURE: By submitting a "Request to Speak" card to the City Clerk, the Public may comment during the course of the meeting. Comments on all scheduled Agenda Items will be heard immediately following the presentation by the Staff or Petitioner. Please wait until you are recognized by the Presiding Officer, state your name and address so that your comments may be properly recorded and limit your remarks to a period of three (3) minutes or less. The Board will act on an Agenda Item after comments from the Staff, Petitioner and Public have been heard.

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. PLEDGE OF ALLEGIANCE

#### 4. PUBLIC COMMENT

#### 5. APPROVAL OF MINUTES

- A. [25-2737](#) Approve the September 4, 2025, Planning and Zoning Advisory Board Meeting Minutes.  
*Attachments:* [Minutes](#)
- B. [25-2739](#) Approve the July 17, 2025, Planning and Zoning Advisory Board Meeting Minutes.  
*Attachments:* [Original Minutes](#)  
[Updated Minutes](#)  
[Recommended Changes](#)

#### 6. PUBLIC HEARING

- A. [PMCPA-24-0000114](#) Consideration of Petition No. PMCPA-24-00000114 (Formerly DMA-24-114), Central Parc at North Port Pattern Plan Amendment via Ord. No. 2025-28 to revise the buffer plan and amend Article III, Table 3.3.1.2 of the Unified Land Development Code to reference the amended Central Parc at North Port Pattern Plan. In addition, the applicant is requesting two (2) waivers from the 2010 ULDC Section 21-9 Table 1 for property located north of Greenwood Avenue and west of South Sumter Boulevard. (QUASI-JUDICIAL)

**Attachments:**      [Ordinance No 2025-28](#)  
                                 [Staff Report with Exhibits](#)  
                                 [Staff Presentation](#)

## **7. FUTURE AGENDA ITEMS**

## **8. PUBLIC COMMENT**

## **9. ADJOURNMENT**

No stenographic record by a certified court reporter is made of these meetings. Accordingly, anyone seeking to appeal any decisions involving the matters herein will be responsible for making a verbatim record of the meeting/testimony and evidence upon which any appeal is to be based. (SEE: F.S. 286.0105) Note: Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's office 48 hours in advance of the meeting. (SEE F.S. 286.26)

**NONDISCRIMINATION:** The City of North Port does not discriminate on the basis of race, color, national origin, sex, age, disability, family or religious status in administration of its programs, activities or services.

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