



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes Planning & Zoning Advisory Board

Thursday, July 11, 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: 5 - Board Member Hester, Board Member Irizarry, Board Member Patricoski, Chair Linda J. Waugh and Board Member Baer

Absent: 1 - Vice Chair Phillip Ludos

Also Present:

Board Specialist Bodmer, Assistant City Attorney Roberts, Planner Willette-Grondin, Planner Brown, and Development Services Director Ray

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Board Member Michael Patricoski.

4. PUBLIC COMMENT

There was no public comment.

5. APPROVAL OF MINUTES

- A. [24-0941](#) Approve the June 20, 2024 Planning and Zoning Advisory Board Meeting Minutes

A motion was made by Board Member Hester, seconded by Board Member Baer, to approve the Minutes with adjournment changed from Chair Waugh to Vice Chair Ludos. The motion carried on the following vote:

Yes: 5 - Board Member Hester, Board Member Irizarry, Board Member Patricoski, Chair Waugh and Board Member Baer

Absent: 1 - Vice Chair Ludos

6. NEW BUSINESS

- C. [VAC-24-039](#) Consideration of Petition VAC-24-039 through Resolution No. 2024-R-29 Vacating a Portion of the Platted Rear 20-Foot Maintenance Easement Located on Lot 2, Block 1604 of the 32nd Addition to the Port Charlotte Subdivision (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, 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.

Mr. Brown stated the applicant was not present.

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 Staff.

There was no public comment.

Discussion took place regarding dimensions, survey, drainage map, and maintenance easement.

There were no closing arguments by Staff.

Chair Waugh closed the public hearing and requested a motion.

A motion was made by Board Member Hester, seconded by Board Member Patricoski, to recommend approval of the Vacating a Portion of the Platted Rear 20-Foot Maintenance Easement Located on Lot 2, Block 1604 of the 32nd Addition to the Port Charlotte Subdivision Petition VAC-24-039, and that the City Commission find that, based on the competent and substantial evidence, the vacation is consistent with Florida Statutes Section 177.101, the Unified Land Development Code, and the North Port Comprehensive Plan.

Discussion continued regarding property owner, approval of vacation easements, recent survey, location of house, and other improvements.

The motion carried by unanimous vote.

- D. [VAC-24-042](#) Consideration of Petition VAC-24-042 through Resolution No. 2024-R-31 Vacating the Platted Rear 10-foot Utility and Drainage Easement Located on Lot 11, Block 1391 of the 28th Addition to the Port Charlotte Subdivision (QUASI-JUDICIAL).

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

Mr. Bodmer read the Petition by title only and swore in those wishing to provide testimony.

Chair Waugh called for disclosure of ex-parte communications.

Chair Waugh, 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.

Mr. Brown stated the applicant was not present.

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 Staff.

There was no public comment.

Discussion took place regarding drainage and utility easement space, lot 10 verses lot 11 easements, and utilities survey.

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 Irizarry, to recommend approval of the Vacating the Platted Rear 10-foot Utility and Drainage Easement Located on Lot 11, Block 1391 of the 28th Addition to the Port Charlotte Subdivision Petition VAC-24-042, and that the City Commission find that, based on the competent and substantial evidence, the vacation is consistent with Florida Statutes Section 177.101, the Unified Land Development Code, and the North Port Comprehensive Plan. The motion carried by unanimous vote.

- A. [REZ-24-079](#) Consideration of Petition Number REZ-24-079, Sarasota Memorial Hospital (SMH) at Wellen Park through Ordinance No. 2024-25, Rezone ± 27.7816 acres from No Zoning Designation District (NZD) Classification to Village (V) Classification. (QUASI-JUDICIAL)

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

Mr. Bodmer read the Petition by title only and swore in those wishing to provide testimony.

Chair Waugh called for disclosure of ex-parte communications.

Board Member Irizarry disclosed a site visit.

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

Mr. Bodmer stated there were no aggrieved parties.

Jackson Boone, Boone Law Firm, being duly sworn, provided a presentation including overview, location, and requested approval.

Ms. Willette-Grondin, 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, public notices, staff recommendation.

There were no rebuttals by the Applicant or Staff.

In person public comment:

John Lucynski: Expressed support of the item.

Discussion took place regarding traffic study.

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 Board Member Hester, seconded by Board Member Irizarry, to recommend approval of the Sarasota Memorial Hospital (SMH) at Wellen Park through Ordinance No. 2024-25, Rezone ± 27.7816 acres from No Zoning Designation District (NZD) Classification to Village (V) Classification Petition REZ-24-079, and that the City Commission find that, based on the competent and substantial evidence, the rezone is consistent with Florida Statutes Section 166.041, the Unified Land Development Code, and the North Port Comprehensive Plan. The motion carried by unanimous vote.

- B.** [VPA-24-078](#) Consideration of Petition Number VPA-24-078, Sarasota Memorial Hospital (SMH) at Wellen Park Village E VDPP Amendment through Ordinance No. 2024-26, amending the Village E Village District Pattern Plan (West Villages AKA Wellen Park); Amending the Unified Land Development Code to Reference the Amended Village District Pattern Plan. (QUASI-JUDICIAL)

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

Mr. Bodmer read the Petition by title only and swore in those wishing to provide testimony.

Chair Waugh called for disclosure of ex-parte communications.

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

Board Member Irizarry disclosed a site visit.

Mr. Bodmer stated there were no aggrieved parties.

Jackson Boone, Boone Law Firm, being duly sworn, provided a presentation including overview, location, initial master plan, additional building space, revising maps, development standards, open space, minimal lot setbacks, and requested approval.

Ms. Willette-Grondin, being duly sworn, provided a presentation including overview, applicant, property owner, request, location, aerial view, neighborhood meeting, 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.

Recess was taken from 10:16 a.m. to 10:21 a.m.

Chair Waugh called for disclosure of ex-parte communications.

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

Discussion took place regarding village E standards, ULDC, village D standards, staff declined recommendation, compliance standards, Wellen Park authority, open space consideration, mixed use area, and signage.

There were no closing arguments by Staff.

The Applicant provided a rebuttal regarding open space.

Chair Waugh closed the public hearing and requested a motion.

A motion was made by Board Member Hester, seconded by Board Member Baer, to recommend approval of the Sarasota Memorial Hospital (SMH) at Wellen Park Village E VDPP Amendment through Ordinance No. 2024-26, amending the Village E Village District Pattern Plan (West Villages AKA Wellen Park); Amending the Unified Land Development Code to Reference the Amended Village District Pattern Plan, Petition VPA-24-078, to include city staff conditions and request the city commissioner to lower the open space from 5% from any number from 0-5%, and that the City Commission find that, based on the competent and substantial evidence, the VDPP Amendment is consistent with Florida Statutes Section 166.041, the Unified Land Development Code, and the North Port Comprehensive Plan.

Discussion continued regarding open space percentage.

The motion carried by unanimous vote.

7. FUTURE AGENDA ITEMS

Future agenda items include accomplishments, and surveys.

8. PUBLIC COMMENT

There was no public comment.

9. ADJOURNMENT

Chair Waugh adjourned the meeting at 11:25 A.M

By: _____
Linda Waugh, Chair