



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Agenda

Planning & Zoning Advisory Board

Thursday, July 16, 2026

9:00 AM

City Commission Chambers

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

1. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

5. APPROVAL OF MINUTES

- A. [26-0956](#) Approve the July 2, 2026, Planning and Zoning Advisory Board Meeting Minutes.

Attachments: [Minutes](#)

6. PUBLIC HEARING

- A. [PMCPA-25-03560](#) Consideration of Petition No. PMCPA-25-03560, Village D Village District Pattern Plan Amendment, Updating Non-Residential Building Signage Standards, Defining Public, Institutional, and Civic Spaces, Amending Section 3.4.1 of the Unified Land Development Code to Incorporate the Revised Pattern Plan, Updating Section 5.3.2 to Require Village D Wall Signs to Comply with Chapter 5 Standards, Setting Criteria for Deemed Compliance and Legal Nonconforming Status for Existing Signage Prior to the Ordinance's Effective Date. (QUASI-JUDICIAL)

Attachments: [Staff Report with Exhibits](#)
[Staff Presentation](#)
[Amendment Village D Presentation](#)

- B. [PMCPA-24-0000083](#) Consideration of Petition No. PMCPA-24-0000083 (formerly VPA-24-083), Village E District Pattern Plan Amendment, Expanding the Village E Boundary, Deferring Non-Residential Signage and Mixed-Use Parking Standards to the Unified Land Development Code (ULDC), Adjusting Land Use Entitlements, Amending the ULDC to Reference the

Updated Pattern Plan, and Establishing Standards for Deemed Compliance and Legal Nonconforming Status Prior to the Ordinance's Effective Date. (QUASI-JUDICIAL)

Attachments: [Staff Report with Exhibits](#)
 [Staff Presentation](#)
 [Amendment Village E 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)

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.

The North Port City Hall is accessible in accordance with the Americans with Disabilities Act (ADA). Designated, accessible parking is available on the west side of City Hall, with building access from the parking area. Accommodations and translation services are available at no cost. Any person requiring a reasonable accommodation to participate in this meeting is asked to contact the City Clerk's Office at least 48 hours in advance by email at cityclerk@northportfl.gov or by telephone at (941) 429-7270. Persons using TTY/TDD may access this number via the Florida Relay Service by dialing 711.