



**Action Report**  
**Planning & Zoning Advisory Board**

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Thursday, January 18, 2024

9:00 AM

City Commission Chambers

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**1. CALL TO ORDER**

**2. ROLL CALL**

**Present:** 6 - Chair Nita Hester, Vice Chair Kenneth Maturo, Board Member Ludos, Board Member Irizarry, Board Member Patricoski and Board Member Waugh  
**Absent:** 1 - Board Member Baer

**ALSO PRESENT:**

**3. PLEDGE OF ALLEGIANCE**

**4. PUBLIC COMMENT**

**5. APPROVAL OF MINUTES**

- A. [24-0066](#) Approve the December 7, 2023 Planning and Zoning Advisory Board Meeting Minutes

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

**Yes:** 6 - Chair Hester, Vice Chair Maturo, Board Member Ludos, Board Member Irizarry, Board Member Patricoski and Board Member Waugh

**Absent:** 1 - Board Member Baer

- B. [24-0073](#) Approve the December 21, 2023 Planning and Zoning Advisory Board Meeting Minutes

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

**Yes:** 6 - Chair Hester, Vice Chair Maturo, Board Member Ludos, Board Member Irizarry, Board Member Patricoski and Board Member Waugh

**Absent:** 1 - Board Member Baer

**6. PUBLIC HEARING**

- A. [ANX-23-175](#) Consideration of Petition ANX-23-175, Flash Investors - River Road via Ordinance No. 2024-03.

*A motion was made by Board Member Hester, seconded by Board Member Ludos, to recommend approval of Ordinance No. 2024-03, based competent substantial*

*evidence, as presented. The motion carried on the following vote:*

**Yes:** 6 - Chair Hester, Vice Chair Maturo, Board Member Ludos, Board Member Irizarry, Board Member Patricoski and Board Member Waugh

**Absent:** 1 - Board Member Baer

- B.** [PLF-23-158](#) Consideration of Petition PLF-23-158, Manasota Beach Road Extension, Plat No. 1. (QUASI-JUDICIAL)

*A motion was made by Board Member Maturo, seconded by Board Member Irizarry, to recommend approval of the Manasota Beach Road Extension, Plat No. 1., Petition No. PLF-23-158, 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:** 6 - Chair Hester, Vice Chair Maturo, Board Member Ludos, Board Member Irizarry, Board Member Patricoski and Board Member Waugh

**Absent:** 1 - Board Member Baer

## **7. FUTURE AGENDA ITEMS**

- A.** [23-1646](#) Discussion Topics and Future Agenda Items

*There was consensus to direct staff to provide the Board with the draft rewrite of Chapter 3 of the Unified Land Development Code regarding encroachments into setbacks and easements.*

## **8. PUBLIC COMMENT**

## **9. ADJOURNMENT**