



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes Planning & Zoning Advisory Board

---

Thursday, April 18, 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:

Board Specialist Bodmer, Assistant City Attorney Roberts, Planner I Brown, Assistant Director of Development Services Barnes, and Development Services Director Ray

### 3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Board Member Nina Hester.

### 4. PUBLIC COMMENT

There was no public comment.

### 5. APPROVAL OF MINUTES

- A. [24-0537](#) Approve the March 21, 2024 Planning and Zoning Advisory Board Meeting Minutes

*A motion was made by Vice Chair Ludos, seconded by Board Member Baer, to approve the Minutes amending Vice Chair to Board Member on Item No. ANX-23-190. 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-23-214](#) Consideration of Petition PLF-23-214, Heron Creek Place, Phase 2 (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, and Board Member Patricoski disclosed no ex-parte communications.

Vice Chair Ludos disclosed a site visit.

Board Member Maturo disclosed a site visit.

Board Member Baer disclosed a site visit.

Mr. Bodmer stated there were no aggrieved parties.

Mr. Brown, being duly sworn, noted the Applicant is not present and 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 was no rebuttal by Staff.

There was no public comment.

Discussion took place regarding flood zone designation, economic benefit, apartments already being built, parcel location, compliance with the Comprehensive Plan, and purpose.

Ms. Roberts spoke to clarification on plat verse replat.

There was no closing argument by Staff.

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 Petition No. PLF-23-214 as presented and find that based on the competent substantial evidence, the Plat complies with all regulations set forth in the City of 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. [PLF-23-080](#) Consideration of PLF-23-080, Fellowship Re-plat. (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 Maturo, Board Member Irizarry, Board Member Hester, Board Member Patricoski, and Board Member Baer disclosed no ex-parte communications.

Vice Chair Ludos disclosed a site visit.

Board Member Patricoski disclosed a site visit.

Mr. Bodmer stated there were no aggrieved parties.

Stefan Beuge, Shumaker, Loop & Kendrick, LLP, 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.

Discussion took place regarding business designation and clarification on location.

Saralyn Dorrill, Shumaker, Loop & Kendrick, LLP, spoke to the location.

There was no public comment.

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 Patricoski, to recommend approval of Petition No. PLF-23-080 as presented and find that based on the competent substantial evidence, the Plat complies with all regulations set forth in the City of 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

**7. PRESENTATION**

**A.** [24-0595](#) Discussion Regarding Chapter 5, Signs of the Draft Unified Land Development Code (ULDC) Update

Chair Waugh announced the item.

Ms. Barnes spoke to Unified Land Development Code (ULDC) deadline.

Discussion took place regarding material delay, potential special meeting, and correcting the delay.

Ms. Ray spoke to the potential of providing presentation.

Ms. Barnes provided a presentation including signage, regulations, enforcement, exemptions, rules of measurement, maintenance, sign types, standards, sign dimensions, variances, and nonconforming signage.

Discussion continued regarding distance between freestanding signs, and sunset dates.

***There was consensus to set sunset dates on signs that are nonconforming.***

Ms. Barnes continued the presentation including billboards, cost to remove billboards, billboard permits, and limiting amount of billboards.

Discussion continued regarding existing billboards, city limits, and billboard distance.

***There was consensus to allow only the 15 billboards that currently exist to stay,***

*with Board Member Patricoski dissenting.*

Discussion continued regarding billboards being distracting, truck signs, wall art, regulation, inflatable signs, height restriction, street signage, and hardship.

**8. FUTURE AGENDA ITEMS**

There were no future agenda items.

**9. PUBLIC COMMENT**

There was no public comment.

**10. ADJOURNMENT**

Chair Waugh adjourned the meeting at 10:58 a.m.

By: \_\_\_\_\_  
Linda Waugh, Chair