



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

---

Thursday, June 20, 2024

9:00 AM

City Commission Chambers

---

**1. CALL TO ORDER**

**2. ROLL CALL**

**Present:** 5 - Board Member Hester, Vice Chair Phillip Ludos, Board Member Irizarry, Board Member Patricoski and Board Member Baer

**Absent:** 1 - Chair Linda J. Waugh

**Also Present:**

**3. PLEDGE OF ALLEGIANCE**

**4. PUBLIC COMMENT**

**5. APPROVAL OF MINUTES**

- A. [24-0897](#) Approve the June 6, 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 as presented. The motion carried on the following vote:*

**Yes:** 5 - Board Member Hester, Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski and Board Member Baer

**Absent:** 1 - Chair Waugh

**6. PUBLIC HEARING**

- A. [PLF-23-255](#) Consideration of Petition PLF-23-255, Tract B, Suncoast Plaza III, Replat and Renaming of Subdivision to Sig North Port (QUASI-JUDICIAL)

*A motion was made by Board Member Baer, seconded by Board member Irizarry, to recommend approval of Tract B, Suncoast Plaza III, replat, petition No. PLF-23-255 with the relocation of the 30 ft utility easement and renaming of the subdivision to say North Port 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.*

**Yes:** 5 - Board Member Hester, Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski and Board Member Baer

**Absent:** 1 - Chair Waugh

**B. [PLF-24-054](#) Consideration of PLF-24-054, Sunstone Village F5 Phase 3 (QUASI-JUDICIAL)**

*A motion was made by Board Member Hester, seconded by Board Member Baer, to recommend approval of the Sunstone Village F5 Phase 3 Final Plat Petition No. PLF-24-054, 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:** 5 - Board Member Hester, Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski and Board Member Baer

**Absent:** 1 - Chair Waugh

**7. FUTURE AGENDA ITEMS**

**8. PUBLIC COMMENT**

**9. ADJOURNMENT**