



**Planning and Zoning Advisory Board
2024 Annual Report to City Commission**

City Code Section 4-4 – Reports, states that all boards shall provide a verbal or written report to the City Commission including the previous year’s activities and goals for the upcoming year. The Planning and Zoning Advisory Board (PZAB) approved the following at their regularly scheduled meeting on April 3, 2025, to forward to City Commission.

PZAB Agenda Items	2023	2024
Annexation	1	4
Final Plat	21	15
Rezone	2	2
Village Pattern Plan	2	0
Village Pattern Plan Amendment	1	1
Village Index Map Amendment	2	0
Village Pattern Book Amendment	0	0
Development Master Plans	9	1
Development Master Plan Amendment	4	0
Small Scale Comprehensive Plan Amendment	2	2
Large Scale Comp Plan Amendment	2	0
Special Exceptions	2	0
Vacation of Easements	9	7
Text Amendments	0	4
General Petitions	0	0
Total	57	36
Training	4	3
Presentations/Special Projects	7	3
Discussions	7	12
Joint Meetings with Commission	0	0
Workshops	0	0
Total	18	18

The number of petitions heard by PZAB in 2024 was down approximately 37 percent from 2023. Four (4) of the Twenty-two (22) PZAB regular meetings in 2024 were canceled. This trend was roughly consistent with previous years. PZAB had two (2) Special Sessions in 2023 and zero (0) Special Sessions in 2024.

The Goals of the Planning and Zoning Advisory Board for the 2024 year included:

1. Consideration of proposed revisions to the newly-adopted ULDC that further support the community, economy, and future development of the City;



2. Ongoing support for the expansion of critical infrastructure to ensure long-term economic and environmental resiliency;
3. Continued training opportunities for the Board and staff including, but not limited to:
 - a. Training on Comprehensive Plan goals, objectives, and policies;
 - b. Review of the development goals from the Commission;
 - c. Update of other Board's goals or master plans, specifically:
 - i. Parks and Recreation;
 - ii. Environmental; and
 - iii. Road and Drainage;
 - d. Review of the Planning staff tools used to determine approval status (e.g., NPFAM model); and
 - e. Updates on the City's Strategic Plan as it may relate to City's ULDC and Comprehensive Plan.

Accomplishments in 2024:

The Board should evaluate 2024 goals and determine if there should be carry-over's and then add any new goals for 2025.

1. Reviewed and adopted a revised Unified Land Development Code (ULDC) that supports the community, economy, and future development of the City;
2. Reviewed and adopted a revised Future Land Use Element providing a vision for the City that is consistent with the community's requirements and aspirations;

The Goals of the Planning and Zoning Advisory Board for the 2025 year include:

1. Support the expansion of critical infrastructure to ensure long-term economic and environmental resiliency;
2. Continued training opportunities for the Board and staff including, but not limited to:
 - a. Training on Comprehensive Plan goals, objectives, and policies;
 - b. Review of the development goals from the Commission;
 - c. Update of other Board's goals or master plans, specifically:
 - i. Parks and Recreation;
 - ii. Environmental; and
 - iii. Road and Drainage;
 - d. Review of the Planning staff tools used to determine approval status (e.g., NPFAM model); and
 - e. Updates to the City's Strategic Plan as it may relate to ULDC and Comprehensive Plan.

The Planning and Zoning Advisory Board Role:



The Planning and Zoning Advisory Board (PZAB) is the City of North Port's Local Planning Agency required by the Florida Statutes, Chapter 163. PZAB is responsible for determining development applications' consistency with the Comprehensive Plan and providing recommendations to City Commission for development petitions within a public hearing as specified within the ULDC.