



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Agenda

### Planning & Zoning Advisory Board

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Thursday, December 18, 2025

9:00 AM

City Commission Chambers

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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

#### 2. ROLL CALL

#### 3. PLEDGE OF ALLEGIANCE

#### 4. PUBLIC COMMENT

#### 5. APPROVAL OF MINUTES

- A. [25-3065](#) Approve the November 6, 2025, Planning and Zoning Advisory Board Meeting Minutes.

Attachments: [Minutes](#)

#### PRESENTATION

- A. [26-0191](#) Planning 101 Training

Attachments: [Planning 101 Training Presentation](#)

#### GENERAL BUSINESS

- A. [25-3046](#) Discussion and Possible Action Regarding the Planning and Zoning Advisory Board 2025 Annual Report to City Commission

Attachments: [Draft Planning & Zoning Advisory Board 2024 Annual Report](#)

- B. [26-0169](#) Consideration of an Amendment Section 3.2.4. of the Unified Land Development Code - Business Activity and Delivery Hours in CT and COR Zoning Districts

**Attachments:**      [Ordinance No. 2026-04](#)  
                              [CT and COR All Uses](#)  
                              [Use Table Changes](#)  
                              [Noise Ordinance Specific Prohibitions](#)  
                              [Hours of Operation Report](#)  
                              [AGO 77-139 Business Hours Restrictions](#)  
                              [Economic Development Element](#)  
                              [Economic Development and Growth Management Pillar](#)  
                              [06-03-24 Workshop Minutes](#)  
                              [04-15-25 CEDAB Meeting Minutes](#)  
                              [06-02-25 Workshop Minutes](#)  
                              [11-04-25 City Commission Action Report](#)

## **FUTURE AGENDA ITEMS**

## **PUBLIC COMMENT**

## **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) Note: Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's office 48 hours in advance of the meeting. (SEE F.S. 286.26)

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