



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Action Report - Draft Planning & Zoning Advisory Board

Thursday, September 7, 2023

9:00 AM

City Commission Chambers

- A.** Consideration of Petition No. CPAL-22-247 (Ordinance No. 2023-25) Toledo Blade 320, Amending the Future Land Use Designation from Agricultural, Estates to Industrial for a ±55.02 Acre Area and to High Density Residential for a ±262.34 Acre Area (QUASI JUDICIAL)

A motion was made by Board Member Ludos, seconded by Board Member Waugh, to recommend approval to the City Commission of Ordinance No. 2023-25, and find that, based on competent substantial evidence, the amendment is consistent with the standards and intent of the City of North Port Comprehensive Plan and Florida Statutes.

The motion carried on the following vote:

Yes: 5 - Chair Hester, Board Member Ludos, Board Member Irizarry, Board Member Waugh and Board Member Baer

No: 1 - Board Member Patricoski

Absent: 1 - Vice Chair Maturo

- B.** Consideration of Petition REZ-22-237 (Ordinance No. 2023-26) Toledo Blade 320, to Rezone ± 55.02 Acres Located East of Toledo Blade Boulevard Approximately 1 Mile North of I-75 in Section 6, Township 39 South, Range 22 East of Sarasota County. (QUASI-JUDICIAL)

A motion was made by Board Member Baer, seconded by Board Member Ludos, to recommend approval of Ordinance No. 2023-26 contingent upon approval of Petition No. CPAL-22-247 by City Commission, and find that, based on the competent substantial evidence, the rezoning will not adversely affect the public interest, health, safety and general welfare; and that the specific requirements in the City of North Port Comprehensive Plan if amended, and the standards listed in Section 1-33.E(1) of the Unified Land Development Code (ULDC) have been met.

The motion carried on the following vote:

Yes: 4 - Chair Hester, Board Member Ludos, Board Member Irizarry and Board Member Baer

No: 2 - Board Member Patricoski and Board Member Waugh

Absent: 1 - Vice Chair Maturo

- C.** Consideration of Petition No. CPAL-23-103, Comprehensive Plan Amendment to Adopt and Update the 10-Year Water Supply Facilities Plan

A motion was made by Board Member Waugh, seconded by Board Member Irizarry, to recommend approval to the City Commission of Ordinance No. 2023-27,

and find that, based on competent substantial evidence, the amendment is consistent with the standards and intent of the City of North Port Comprehensive Plan and Florida Statutes. The motion carried on the following vote:

Yes: 5 - Chair Hester, Board Member Ludos, Board Member Irizarry, Board Member Patricoski and Board Member Waugh

Not Present: 1 - Board Member Baer

Absent: 1 - Vice Chair Maturo