



Action Report
Planning & Zoning Advisory Board

Thursday, June 16, 2022

9:00 AM

City Hall Room 244

1. CALL TO ORDER

2. ROLL CALL

Present: 4 - Vice Chair Nita Hester, Kenneth Maturo, Carolann Palm-Abramoff and Jose Irizarry

Absent: 2 - Chair James Sawyer and Phillip Ludos

Also Present

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

5. APPROVAL OF MINUTES

- A. [22-2958](#) Approval of Minutes for the May 19, 2022 Planning and Zoning Advisory Board Meeting.

A motion was made by Board Member Irizarry, seconded by Board Member Maturo, to approve the Minutes as presented. The motion carried by the following vote:

Yes: 4 - Vice Chair Hester, Board Member Maturo, Board Member Palm-Abramoff and Board Member Irizarry

Absent: 2 - Chair Sawyer and Board Member Ludos

6. PUBLIC HEARING

- A. [VAC-22-092](#) Resolution 2022-R-38, The Property Owners, Patrick and Michelle Ireland, are Requesting the City of North Port Grant a Vacation of a Portion of the Platted Rear 10-foot Maintenance Easements on Lots 3, 4, 18, and 19, Block 822, Nineteenth Addition to Port Charlotte Subdivision to Construct a Pool and Cabana.(QUASI JUDICIAL)

A motion was made by Board Member Palm-Abramoff, seconded by Board Member Maturo, to recommend approval to the City Commission Resolution No. 2022-R-38 as presented. The motion carried by the following vote:

Yes: 4 - Vice Chair Hester, Board Member Maturo, Board Member Palm-Abramoff and Board Member Irizarry

Absent: 2 - Chair Sawyer and Board Member Ludos

- B. [REZ-21-335](#) Ordinance 2022-06, Rezone of 15.64 Acres from "Commercial General" (CG) to "Planned Community Development" (PCD) Located Northwest of I-75 and Toledo Blade Boulevard (QUASI-JUDICIAL)

A motion was made by Board Member Maturo, seconded by Board Member Palm-Abramoff, to recommend denial to the City Commission of Ordinance No. 2022-06, and find that, based on the competent substantial evidence the proposed Rezone does not comply with the Unified Land Development Code (ULDC), Section 1-33, and the City of North Port Comprehensive Plan, Future Land Use Goals 1 and 2, and Policy 2.21. The motion failed by the following vote:

Yes: 2 - Board Member Maturo and Board Member Irizarry

No: 2 - Vice Chair Hester and Board Member Palm-Abramoff

Absent: 2 - Chair Sawyer and Board Member Ludos

A motion was made by Vice Chair Hester, seconded by Board Member Palm-Abramoff, to recommend approval to the City Commission of Ordinance No. 2022-06 as presented.

The motion carried by the following vote:

Yes: 3 - Vice Chair Hester, Board Member Palm-Abramoff and Board Member Irizarry

No: 1 - Board Member Maturo

Absent: 2 - Chair Sawyer and Board Member Ludos

- C. [DMP-21-334](#) Development Master Plan, Toledo Blade Flats, DMP-21-334 located northwest of I-75 and Toledo Blade Boulevard (QUASI-JUDICIAL)

A motion was made by Board Member Maturo, seconded by Board Member Irizarry, to recommend denial to the City Commission of Petition No. DMP-21-334, and find that, based on the competent substantial evidence the proposed Development Master Plan does not comply with the Unified Land Development Code (ULDC), Section 53-102, and the City of North Port Comprehensive Plan, Future Land Use Goal 2, Policies 2.4.1 and 2.4.3.

The motion carried by the following vote:

Yes: 4 - Vice Chair Hester, Board Member Maturo, Board Member Palm-Abramoff and Board Member Irizarry

Absent: 2 - Chair Sawyer and Board Member Ludos

7. FUTURE AGENDA ITEMS

8. PUBLIC COMMENT

9. ADJOURNMENT