



Meeting Minutes  
Planning & Zoning Advisory Board

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Thursday, June 20, 2024

9:00 AM

City Commission Chambers

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**1. CALL TO ORDER**

Vice Chair Ludos called the meeting to order at 9:00 a.m.

**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:**

Assistant City Attorney Margaret Roberts, Board Specialist II Micheal Bodmer, Planning and Zoning Manager Hank Flores, and Planner David Brown

**3. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by the Board.

**4. PUBLIC COMMENT**

There was no 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)

Vice Chair Ludos announced the item and stated this is a quasi-judicial hearing.

Vice Chair Ludos, Board Member Irizarry, Board Member Hester, Board Member Patricoski, and Board Member Baer disclosed no ex-parte communications.

Mr. Bodmer stated there were no aggrieved parties.

Jake French, Stein Investment Group, being duly sworn, provided a presentation including overview, utilities, and requested approval.

Mr. Brown, being duly sworn, provided a presentation including overview, applicant, property owner, request, location, aerial view, compliance with Unified Land Development Code (ULDC) and Florida Statutes, and recommendations.

There were no rebuttals by the Applicant or Staff.

There was no Board question.

There was no public comment.

There were no closing arguments by Staff or the Applicant.

Vice Chair Ludos closed the public hearing and requested a motion.

***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)**

Vice Chair Ludos announced the item and stated this is a quasi-judicial hearing.

Vice Chair Ludos, Board Member Irizarry, Board Member Hester, Board Member Patricoski, and Board Member Baer disclosed no ex-parte communications.

Mr. Bodmer stated there were no aggrieved parties.

Chris Fisher, Clearview Land Design, being duly sworn, provided a presentation including overview, location, and requested approval.

Mr. Flores, being duly sworn, provided a presentation including overview, applicant, property owner, request, location, aerial view, compliance with Unified Land Development Code (ULDC) and Florida Statutes, and recommendations.

There were no rebuttals by the Applicant or Staff.

There was no Board questions.

There was no public comment.

Discussion took place regarding amount of homes on property.

There were no closing arguments by Staff or the Applicant.

Vice Chair Ludos closed the public hearing and requested a motion.

***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**

Discussion took place regarding future meetings.

There were no additional future agenda items.

**8. PUBLIC COMMENT**

There was no public comment.

**9. ADJOURNMENT**

Vice Chair Ludos adjourned the meeting at 9:18 a.m.

By: \_\_\_\_\_  
Linda Waugh, Chair