



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes Planning & Zoning Advisory Board

Thursday, May 16, 2024

9:00 AM

City Commission Chambers

1. CALL TO ORDER

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

2. ROLL CALL

Present: 7 - Board Member Hester, Board Member Maturo, Vice Chair Phillip Ludos, Board Member Irizarry, Board Member Patricoski, Chair Linda J. Waugh and Board Member Baer

Also Present:

Board Specialist Marcus, Board Specialist Bodmer, Planning & Zoning Manager Flores, Planner Willette-Grondin, Assistant Director Development Services Barnes, Director Development Services Ray, and Assistant City Attorney Roberts

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Board Member Patricoski.

4. PUBLIC COMMENT

There was no public comment.

5. APPROVAL OF MINUTES

- A. [24-0751](#) Approve the May 2, 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 with correction of Item No. 24-0647 regarding a typographical error of the word city. The motion carried on the following vote:

Yes: 7 - Board Member Hester, Board Member Maturo, Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh and Board Member Baer

6. PUBLIC HEARING

- A. [PLF-23-185](#) Consideration of Petition PLF-23-185, Replat of Tract F, Second Addition to North Port Charlotte Estates, Kamsler Acres (QUASI-JUDICIAL)

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

Mr. Bodmer read the Petition by title only and swore in those wishing to provide testimony.

Chair Waugh called for disclosure of ex-parte communications.

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

Board Member Irizarry disclosed a site visit.

Mr. Bodmer stated there were no aggrieved parties.

Jackson Boone, Boone Law firm, being duly sworn, provided a presentation including overview, location, and requested approval.

Ms. Willette-Grondin, 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 public comment.

Discussion took place regarding road access, agricultural use, and surrounding area.

There were no closing arguments by Staff or the Applicant.

Chair Waugh closed the public hearing and requested a motion.

A motion was made by Board Member Baer, seconded by Board Member Maturo, to recommend approval of the Second Addition to North Port Charlotte Estates Replat, Petition No. PLF-23-185, 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.

Discussion continued regarding plat verse replat.

The motion carried on the following vote:

Yes: 7 - Board Member Hester, Board Member Maturo, Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh and Board Member Baer

B. [PLF-23-256](#) Consideration of Petition PLF-23-256, Sunstone Village F3, Wellen Park, Final Plat (QUASI-JUDICIAL)

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

Mr. Bodmer read the Petition by title only and swore in those wishing to provide testimony.

Chair Waugh called for disclosure of ex-parte communications.

Chair Waugh, Vice Chair Ludos, Board Member Maturo, 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 public comment.

Discussion took place regarding amount of lots, entrances, and flood zones.

There were no closing arguments by Staff or the Applicant.

Chair Waugh closed the public hearing and requested a motion.

A motion was made by Vice Chair Ludos, seconded by Board Member Patricoski, to recommend approval of the Sunstone Village F3, Wellen Park, Final Plat, Petition PLF-23-256 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: 7 - Board Member Hester, Board Member Maturo, Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh and Board Member Baer

C. [CPAL-24-05](#) Consideration of Petition No. CPAL-24-057, Amendment to the Comprehensive Plan to Facilitate the Unified Land Development Code Rewrite (Ordinance No. 2024-09)

7

Chair Waugh announced the item.

Mr. Bodmer read the Petition by title only.

Ms. Barnes provided a presentation including overview, future land use map, low density residential, Unified Land Development Code (ULDC), code language, public schools, and Activity Center 7.

Discussion took place regarding code language, special exemption, US41 master plan, water infrastructure, developer agreements, Sarasota County park agreements, Lady Slipper zone, density assessment, stormwater, Little Salt Springs, Sarasota County School Board, Private Property Rights Protection Act, new homes in flood areas, Federal Emergency Management Agency (FEMA) flood maps, city owned property purpose, site grading, and dimensional standards.

Ms. Roberts spoke to public comment time limit.

Mr. Lobeck requested additional time for public comment.

Discussion continued regarding public comment time limit.

A motion was made by Board Member Maturo, seconded by Board Member Irizarry, to extend public comment to 5 minutes. The motion carried on the follow vote:

Yes: 7 - Board Member Hester, Board Member Maturo, Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh and Board Member Baer

Public Comment:

Roland Oliver: Spoke to maximum density.
Dan Lobeck: Spoke to Activity Center 2.
Larry McNellis: Spoke to acreage to home ratio.

Chair Waugh requested a motion.

A motion was made by Board Member Hester, seconded by Vice Chair Ludos, to recommend approval to the City Commission of Ordinance No. 2024-09 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, and to include the email from Mr. Lobeck.

Discussion continued regarding boards role, extended time for public comment, property rights, and golf course deed.

Ms. Ray spoke to golf course use, private property, and extension.

The motion carried on the follow vote:

Yes: 4 - Board Member Hester, Vice Chair Ludos, Board Member Patricoski and Chair Waugh

No: 3 - Board Member Maturo, Board Member Irizarry and Board Member Baer

7. FUTURE AGENDA ITEMS

Future Agenda items include clarification of ex-parte.

8. PUBLIC COMMENT

Peter James: Spoke to government corruption.
Barb Di Coco: Spoke to Board role.
Dan Lobeck: Spoke to public official roles and emergency orders.

9. ADJOURNMENT

Chair Waugh adjourned the meeting at 10:54 a.m.

By: _____
Linda Waugh, Chair