



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes Planning & Zoning Advisory Board

Thursday, September 5, 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: 6 - Board Member Hester, Vice Chair Phillip Ludos, Board Member Irizarry, Board Member Patricoski, Chair Linda J. Waugh and Board Member Baer

ALSO PRESENT

City Clerk Faust, Board Specialist Price, Assistant City Attorney Roberts, Planning and Zoning Manager Flores, and Development Services Director Ray.

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. [24-1142](#) Approve the July 11, 2024 and July 18, 2024 Planning and Zoning Advisory Board Meeting Minutes

Chair Waugh announced the item and noted amendment needed for July 11, 2024 minutes.

A motion was made by Board Member Hester, seconded by Board Member Irizarry, to approve the July 11, 2024 minutes as amended to remove "Vice Chair Ludos" from Item No. VPA-24-078. The motion carried on the following vote:

Yes: 6 - Board Member Hester, Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh and Board Member Baer

A motion was made by Board Member Baer, seconded by Board Member Patricoski, to approve the July 18, 2024 minutes as presented. The motion carried on the following vote:

Yes: 6 - Board Member Hester, Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh and Board Member Baer

6. PUBLIC HEARING

- A. [DMP-24-080](#) Consideration of Petition DMP-24-080, Sarasota Memorial Hospital

(SMH) at Sumter Development Master Plan (QUASI-JUDICIAL)

Chair Waugh announced the item.

Ms. Faust read the Petition title and swore in those wishing to provide testimony.

Chief Waugh called for disclosure of ex-parte communications.

Board Member Patricoski disclosed a site visit and discussion with hospital board member.

Board Member Irizarry disclosed a site visit and discussion with hospital board member.

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

Ms. Faust stated there were no aggrieved parties.

Jackson Boone, Boone Law Firm, being duly sworn, spoke to ex-parte disclosures, provided a presentation including location, future land use and zoning, surrounding zoning, entitlements, development master plan (DMP) distinctions from other DMPs, building height, lot coverage, minimum open space standards, access points, implementation of Sarasota Memorial Hospital (SMH) branded architecture, DMP expiration, property use areas, drainage and maintenance easements, landscape buffers, sidewalk, modification requests, and staff review.

A motion was made by Vice Chair Ludos, seconded by Board Member Baer, to extend the presentation time 20 minutes. The motion carried on the following vote:

Yes: 6 - Board Member Hester, Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh and Board Member Baer

Patrick Healy, Kimley Horn, being duly sworn, provided a presentation including drainage and storm water, impact on surrounding areas, model and evaluation, raising site out of floodplain, storm water retention, and exhibiting environmental resource permit.

Christopher Hatton, Kimley Horn, being duly sworn, provided a presentation including traffic study overview.

Mr. Boone continued his presentation including traffic analysis Phase I, consistency with Comprehensive Plan and Uniform Land Development Code (ULDC), staff conditions, and requested approval.

Mr. Flores, being duly sworn, provided a presentation including overview, staff review, neighborhood meeting, future land use designation, zoning designation, concept plan, modification requests, consistency with Comprehensive Plan, notice of public hearings, and staff recommendations.

There were no rebuttals by the Applicant or Staff.

There was no public comment.

Board questions and discussion took place regarding storm water retention, traffic concerns, flooding concerns, comparison to Wellen Park site, and modification to include expiration date.

Jeffrey Boone, Boone Law Firm, being duly sworn, spoke to lack of healthcare designation.

Ms. Ray, being duly sworn, spoke to project phases.

Kara Macnutt, Monarch Ecology, being duly sworn, responded to questions regarding wetlands.

Board questions and discussion continued regarding flooding, helipad, landscaping, traffic study, zoning, impact of including expiration, and mechanical equipment wind rating.

There were no closing arguments by Staff.

Mr. Jackson Boone provided closing arguments including uniqueness of DMP and requested approval.

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 Petition No. DMP-24-080 as presented and find that based on competent substantial evidence, the Development Master Plan complies with the Unified Land Development Code.

Board discussion took place regarding timeframe/expiration.

The motion carried on the following vote:

Yes: 6 - Board Member Hester, Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh and Board Member Baer

7. GENERAL BUSINESS

A. [24-1208](#) Discussion and Possible Action Regarding Approval of the 2025 Annual Meeting Schedule

Chair Waugh announced the item.

Board questions and discussion took place regarding removing meetings.

Ms. Roberts spoke to prior board discussion.

Ms. Ray spoke to impact on staff and backlog.

No action was taken on this item.

8. FUTURE AGENDA ITEMS

There were no future agenda items.

9. PUBLIC COMMENT

There was no public comment.

10. ADJOURNMENT

Chair Waugh adjourned the meeting at 10:51 a.m.

By: _____
Linda Waugh, Chair