



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Action Report

Planning & Zoning Advisory Board

Thursday, January 19, 2023

9:00 AM

City Commission Chambers

1. CALL TO ORDER

2. ROLL CALL

There was a consensus to approve Vice Chair Maturo's absence.

Present: 6 - Chair Nita Hester, Phillip Ludos, Jose Irizarry, Michael T. Patricoski, Linda J. Waugh and Frank J. Baer

Absent: 1 - Vice Chair Kenneth Maturo

Also Present

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

5. APPROVAL OF MINUTES

- A. [23-0186](#) Approval of Minutes for the January 5, 2023 Planning and Zoning Advisory Board Meeting.

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

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

Absent: 1 - Vice Chair Maturo

6. PRESENTATION

- A. [22-3845](#) Sunshine Law Training (Presented by the Office of the City Attorney)

Without objection, No. 22-3845 was moved to the next meeting.

7. PUBLIC HEARING

- A. [PLF-22-219](#) Consideration of Petition No. PLF-22-219, Strand at Cedar Grove Final Plat (QUASI-JUDICIAL)

A motion was made by Board Member Waugh, seconded by Board Member Irizarry, to recommend approval to the Commission of Petition No. PLF-22-219, as presented, and find that based on the competent substantial evidence, the Plat complies with all regulations set forth in the Comprehensive Plan, the Unified Land

Development Code (ULDC) and Florida Statutes Chapter 177. The motion carried by the following vote:

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

Absent: 1 - Vice Chair Maturo

B. [PLF-22-233](#) Consideration of Petition No. PLF-22-233, Antigua at Wellen Park, Replat (QUASI-JUDICIAL)

A motion was made by Board Member Baer, seconded by Board Member Ludos, to recommend approval to the Commission of Petition No. PLF-22-233, as presented, and find that based on the competent substantial evidence, the Plat complies with all regulations set forth in the Comprehensive Plan, the Unified Land Development Code (ULDC) and Florida Statutes Chapter 177. The motion carried by the following vote:

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

Absent: 1 - Vice Chair Maturo

C. [VAC-22-193](#) Consideration of Petition No. VAC-22-193, request to partially vacate a portion of the platted rear 20-foot maintenance easement located on lot 46, Block 2148, 45th Addition to Port Charlotte Subdivision. VAC-22-193. (QUASI-JUDICIAL)

A motion was made by Board Member Baer, seconded by Board Member Ludos, to recommend approval to the City Commission of No. VAC-22-193, Resolution No. 2023-R-08, as presented and recommend appropriate action on the variance application. The motion carried by the following vote:

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

Absent: 1 - Vice Chair Maturo

8. FUTURE AGENDA ITEMS

9. PUBLIC COMMENT

10. ADJOURNMENT