



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes Planning & Zoning Advisory Board

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Thursday, July 18, 2024

9:00 AM

City Commission Chambers

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### 1. CALL TO ORDER

Vice Chair Ludos called the meeting to order at 9:06 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:

Board Specialist Bodmer, Development Services Assistant Director Barnes, Assistant City Attorney Roberts, and Staff Liaison Flores

### 3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by the Board.

### 4. PUBLIC COMMENT

In person public comment:

Laurie Zobel: Spoke to extending water and sewage for the new activity centers.

### 5. APPROVAL OF MINUTES

### 6. PUBLIC HEARING

- A. [TXT-22-188-1](#) Consideration of Amendment to the Unified Land Development Code (ULDC) (TXT-22-188-1) (Ordinance No. 2024-13) Repealing all Chapters Except Chapter 29-Sign Regulations and Creating New Chapters 1-4 and 6, and Appendix

Vice Chair Ludos announced the item.

Ms. Barnes provided a presentation regarding Unified Land Development Code (ULDC) timeline, draft rewrite, past workshops, community outreach, zoning map changes, vacant land fencing, permitting usage, operating hour changes, rezoning permits, and formatting issues.

Discussion took place regarding islands in parking considered open space, walking trail's maximum width, business introduction, future interchange plan, technical standards design manual draft, and chapter language.

There was no public comment.

***A motion was made by Board Member Hester, seconded by Board Member Irizarry, to recommend approval of Ordinance No. 2024-13 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

- B.** [TXT-22-188-2](#) Consideration of Amendment to the Unified Land Development Code (ULDC) (TXT-22-188-2) (Ordinance No. 2024-14) Repealing Chapter 29-Sign Regulations of the ULDC and Creating a New Chapters 5-Signs

Vice Chair Ludos announced the item.

There was no Board discussion.

There was no public comment.

***A motion was made by Board Member Baer, seconded by Board Member Irizarry, to recommend approval of Ordinance No. 2024-14 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

- C.** [TXT-22-188-3](#) Consideration of Amendment to the Unified Land Development Code (ULDC) (TXT-22-188-3) (Ordinance No. 2024-15) Repealing Ordinance No. 2010-15 and the Official Zoning Map as Amended and Adopting a New Official Zoning Map

Vice Chair Ludos announced the item.

There was no Board discussion.

There was no public comment.

***A motion was made by Board Member Baer, seconded by Board Member Hester, to recommend approval of Ordinance No. 2024-15 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

## **7. GENERAL BUSINESS**

- A.** [24-1105](#) List of Future Agenda Items

Vice Chair Ludos announced the item.

Discussion took place regarding completion of items on the list.

**8. FUTURE AGENDA ITEMS**

There were no future agenda items.

**9. PUBLIC COMMENT**

There was no public comment.

**10. ADJOURNMENT**

Vice Chair Ludos adjourned the meeting at 9:44 a.m.

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