



Action Report

Planning & Zoning Advisory Board

Thursday, April 21, 2022

9:00 AM

City Commission Chambers

1. CALL TO ORDER

2. ROLL CALL

Present: 5 - James Sawyer, Vice Chair Nita Hester, Kenneth Maturo, Carolann Palm-Abramoff and Phillip Ludos

Absent: 4 - John Metzger, Jerry Nicastro, Melanee C. Packard and Jose Irizarry

Also Present

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

5. APPROVAL OF MINUTES

- A. [22-2714](#) Approval of Minutes for the April 7, 3033 Planning and Zoning Advisory Board Meeting.

A motion was made by Board Member Palm-Abramoff, seconded by Board Member Ludos, to approve the Minutes as presented. The motion carried by the following vote:

Yes: 5 - Chair Sawyer, Vice Chair Hester, Board Member Maturo, Board Member Palm-Abramoff and Board Member Ludos

6. PUBLIC HEARING

- A. [PLF-22-010](#) Consideration of Petition No. PLF-22-010, Main Street Ranchlands Plat No. 1 Final Plat (QUASI-JUDICIAL)

A motion was made by Board Member Maturo, seconded by Vice Chair Hester, to recommend approval to the City Commission of Petition No. PLF-22-010 as presented and find that, based on the competent substantial evidence, the plat complies with the Unified Land Development Code (ULDC) and Florida Statutes Chapter 177. The motion carried by the following vote:

Yes: 5 - Chair Sawyer, Vice Chair Hester, Board Member Maturo, Board Member Palm-Abramoff and Board Member Ludos

- B. [PLF-22-022](#) Consideration of Petition No. PLF-22-022, Main Street Ranchlands Plat No. 3 Final Plat (QUASI-JUDICIAL)

A motion was made by Board Member Ludos, seconded by Board Member

Palm-Abramoff, to recommend approval to the City Commission of Petition No. PLF-22-022 as presented and find that based on the competent substantial evidence, the plat complies with the Unified Land Development Code (ULDC) and Florida Statutes Chapter 177. The motion carried by the following vote:

Yes: 5 - Chair Sawyer, Vice Chair Hester, Board Member Maturo, Board Member Palm-Abramoff and Board Member Ludos

C. [CPAL-22-003](#) Ordinance No. 2022-10, Amendment to the City of North Port Comprehensive Plan to Add Chapter 12 Property Rights Element

A motion was made by Vice Chair Hester, seconded by Board Member Maturo, to recommend approval to the City Commission of Ordinance No. 2022-10, Petition No. CPAL-22-003 as presented. The motion carried by the following vote:

Yes: 5 - Chair Sawyer, Vice Chair Hester, Board Member Maturo, Board Member Palm-Abramoff and Board Member Ludos

7. FUTURE AGENDA ITEMS

A motion was made by Vice Chair Hester, seconded by Board Member Maturo, to bring the processes and procedures before this Board to ask the Commission to make changes in the City Code and the Unified Land Development Code (ULDC) where appropriate, to allow input by alternates on this Board. The motion carried by the following vote:

Yes: 5 - Chair Sawyer, Vice Chair Hester, Board Member Maturo, Board Member Palm-Abramoff and Board Member Ludos

8. PUBLIC COMMENT

9. ADJOURNMENT