



**Action Report**

**Planning & Zoning Advisory Board**

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Thursday, March 17, 2022

9:00 AM

City Commission Chambers

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**1. CALL TO ORDER**

**2. ROLL CALL**

**Present:** 8 - James Sawyer, Vice Chair Nita Hester, Jerry Nicastro, Kenneth Maturo, Carolann Palm-Abramoff, Phillip Ludos, Melanee C. Packard and Jose Irizarry

**Absent:** 1 - John Metzger

**3. PLEDGE OF ALLEGIANCE**

**4. PUBLIC COMMENT**

**5. APPROVAL OF MINUTES**

- A. [22-2299](#) Approval of Minutes for the February 3, 2022 Planning and Zoning Advisory Board Meeting.

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

**Yes:** 7 - Chair Sawyer, Vice Chair Hester, Board Member Nicastro, Board Member Maturo, Board Member Palm-Abramoff, Board Member Ludos and Alternate I Packard

**Absent:** 2 - Board Member Metzger and Alternate II Irizarry

**6. PRESENTATION**

*A motion was made by Vice Chair Hester, seconded by Board Member Nicastro, to move agenda Item 22-2388 after the Public Hearing and before General Business. The motion carried by the following vote:*

**Yes:** 7 - Chair Sawyer, Vice Chair Hester, Board Member Nicastro, Board Member Maturo, Board Member Palm-Abramoff, Board Member Ludos and Alternate I Packard

**Absent:** 1 - Alternate II Irizarry

- A. [22-2388](#) Quasi-Judicial Training (Presented by the Office of the City Attorney)

**7. PUBLIC HEARING**

- A. [VDC-21-318](#) Ordinance 2022-07, Village I Village District Pattern Plan (QUASI-JUDICIAL)

*A motion was made by Vice Chair Hester, seconded by Board Member Maturo, to*

*recommend approval to the City Commission of Ordinance No. 2022-07, Petition No. VDC-21-318 as presented and find that, based on competent substantial evidence, the Village District Pattern Plan meets the standards of the City of North Port’s Comprehensive Plan, and Section 53-214 of the Unified Land Development Code (ULDC). The motion carried by the following vote:*

**Yes:** 7 - Chair Sawyer, Vice Chair Hester, Board Member Nicastro, Board Member Maturo, Board Member Palm-Abramoff, Board Member Ludos and Alternate I Packard

**Absent:** 1 - Alternate II Irizarry

**B. [VDC-21-319](#)** Ordinance 2022-08, Village K Village District Pattern Plan (QUASI-JUDICIAL)

*A motion was made by Vice Chair Hester, seconded by Board Member Nicastro, to recommend approval to the City Commission of Ordinance No. 2022-08, Petition VDC-21-319 as presented and find that, based on competent substantial evidence, the Village District Pattern Plan meets the standards of the City of North Port’s Comprehensive Plan, and Section 53-214 of the Unified Land Development Code (ULDC). The motion carried by the following vote:*

**Yes:** 7 - Chair Sawyer, Vice Chair Hester, Board Member Nicastro, Board Member Maturo, Board Member Ludos, Alternate I Packard and Alternate II Irizarry

**Absent:** 1 - Board Member Palm-Abramoff

**C. [PLF-21-348](#)** Plat, Wellen Park Golf and Country Club Phase 1A (QUASI-JUDICIAL)

*A motion was made by Vice Chair Hester, seconded by Board Member Maturo, to recommend approval to the City Commission of Petition PLF-21-348 as presented and find that, based on competent substantial evidence, the plat complies with all regulations set forth in the Unified Land Development Code (ULDC) and Florida Statutes Chapter 177. The motion carried by the following vote:*

**Yes:** 7 - Chair Sawyer, Vice Chair Hester, Board Member Nicastro, Board Member Maturo, Board Member Ludos, Alternate I Packard and Alternate II Irizarry

**Absent:** 1 - Board Member Palm-Abramoff

**D. [PLF-21-370](#)** Plat, Antigua at Wellen Park (QUASI-JUDICIAL)

*A motion was made by Vice Chair Hester, seconded by Board Member Nicastro, to recommend approval to the City Commission of Petition PLF-21-370 as presented and find that, based on competent substantial evidence, the plat complies with all regulations set forth in the Unified Land Development Code (ULDC) and Florida Statutes Chapter 177. The motion carried by the following vote:*

**Yes:** 7 - Chair Sawyer, Vice Chair Hester, Board Member Nicastro, Board Member Maturo, Board Member Ludos, Alternate I Packard and Alternate II Irizarry

**Absent:** 1 - Board Member Palm-Abramoff

**8. GENERAL BUSINESS**

*There was a consensus to move agenda Item No. 22-2353 before No. 22-2348.*

**B. [22-2353](#)** Discussion and Possible Action Regarding PZAB Training

*A motion was made by Vice Chair Hester, seconded by Board Member Maturo, to request a workshop with the Planning and Zoning Staff after a regular meeting for a Planning 101 Training Session. The motion carried by the following vote:*

**Yes:** 6 - Chair Sawyer, Vice Chair Hester, Board Member Nicastro, Board Member Maturo, Board Member Ludos and Alternate II Irizarry

**Absent:** 2 - Board Member Palm-Abramoff and Alternate I Packard

**A. [22-2348](#)** Discussion and Possible Action Regarding the Planning and Zoning Advisory Board (PZAB) 2021 Annual Report to City Commission

*A motion was made by Vice Chair Hester, seconded by Board Member Maturo, to use the same goals as in 2021 for the Annual Report to the Commission, to add to this year's goals to continue to have training opportunities for the Board and Staff to include, but not limited to, training overview of the Comprehensive Plan, training on goals, objectives and policies, an overview of the Unified Land Development Code (ULDC), review of the planning Staff tools used to determine approval status (e.g., NPAM model), review of development goals from the Commission, review City's Strategic Plan with City Staff, review of Board duties, and to identify areas for amending governing documents. The motion carried by the following vote:*

**Yes:** 6 - Chair Sawyer, Vice Chair Hester, Board Member Nicastro, Board Member Maturo, Board Member Ludos and Alternate II Irizarry

**Absent:** 2 - Board Member Palm-Abramoff and Alternate I Packard

**9. PUBLIC COMMENT**

**10. ADJOURNMENT**