



Action Report

Planning & Zoning Advisory Board

Thursday, May 4, 2023

9:00 AM

City Commission Chambers

1. CALL TO ORDER

2. ROLL CALL

- 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. [23-0749](#) Approval of Minutes for the April 20, 2023 Planning and Zoning Advisory Board Meeting.

A motion was made by Board Member Baer, seconded by Board Member Irizarry, to approve the Minutes, amending the motion to read: "to approve the minutes with the correction." 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. PUBLIC HEARING

- A. [CPAL-23-046](#) Consideration of Petition No. CPAL-23-046: Amendment to the Comprehensive Plan Future Land Use Element - Activity Center 7A, Warm Mineral Springs

A motion was made by Board Member Waugh, seconded by Board Member Baer, to recommend City Commission approve Ordinance No. 2023-18, striking "shall" in Ordinance No. 2023-18, Exhibit B, Policy 2.7.16 in the second line and find that, based on competent, substantial evidence, the Amendment is consistent with the standards and intent of the adopted Comprehensive Plan and Florida Statutes. 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.** [VI1-22-139](#) Consideration of Petition VI1-22-139 Toledo Village Index Map via Ordinance No. 2023-13. (QUASI-JUDICIAL)

A motion was made by Board Member Ludos, seconded by Board Member Irizarry, to recommend City Commission approve Ordinance No. 2023-13, Petition VI1-22-139, Toledo Village Index Map, and find that, based on competent substantial evidence the proposed petition and ordinance does comply with the Comprehensive Plan and/or the Unified Land Development Code (ULDC). 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.** [VP2-22-140](#) Consideration of Petition VP2-22-140 Toledo Village Village District Pattern Book via Ordinance No. 2023-12. (QUASI-JUDICIAL)

A motion was made by Board Member Irizarry, seconded by Board Member Waugh, to recommend City Commission approve Ordinance No. 2023-12, Petition VP2-22-140, Toledo Village Village Pattern Book, and find that, based on the competent substantial evidence, the proposed petition and ordinance does comply with the Comprehensive Plan and/or the Unified Land Development Code (ULDC). 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

7. FUTURE AGENDA ITEMS

- A.** [23-0714](#) List of Future Agenda Items

8. PUBLIC COMMENT

9. ADJOURNMENT