



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Agenda

### Planning & Zoning Advisory Board

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Thursday, March 7, 2024

9:00 AM

City Commission Chambers

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MEETING PROCEDURE: By submitting a "Request to Speak" card to the City Clerk, the Public may comment during the course of the meeting. Comments on all scheduled Agenda Items will be heard immediately following the presentation by the Staff or Petitioner. Please wait until you are recognized by the Presiding Officer, state your name and address so that your comments may be properly recorded and limit your remarks to a period of three (3) minutes or less. The Board will act on an Agenda Item after comments from the Staff, Petitioner and Public have been heard.

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. PLEDGE OF ALLEGIANCE

#### 4. PUBLIC COMMENT

#### 5. APPROVAL OF MINUTES

- A. [24-0352](#) Approve the February 15, 2024 Planning and Zoning Advisory Board Meeting Minutes

Attachments: [Minutes](#)

#### 6. PUBLIC HEARING

- A. [PLF-23-259](#) Consideration of Petition PLF-23-259, Wellen Park Downtown Phase 2 (QUASI-JUDICIAL)

Attachments: [PLF-23-259 Staff Report w Exhibits](#)  
[Plat PLF-23-259](#)

- B. [PLF-23-251](#) Consideration of Petition PLF-23-251, Lakespur at Wellen Park Phase 3 (QUASI-JUDICIAL)

Attachments: [PLF-23-251 Staff Report w Exhibits](#)  
[Plat PLF-23-251](#)

#### 7. PRESENTATION

- A. [24-0199](#) Presentation: Quasi-Judicial Proceedings Training (Office of the City Attorney)

**Attachments:**      [Quasi-Judicial Training Handout](#)  
                                 [Quasi-Judicial Process Flow Chart](#)  
                                 [City Code Excerpts Chapter 2 Article III Quasi-Judicial Proceedings](#)

## **8. PUBLIC COMMENT**

## **9. ADJOURNMENT**

No stenographic record by a certified court reporter is made of these meetings. Accordingly, anyone seeking to appeal any decisions involving the matters herein will be responsible for making a verbatim record of the meeting/testimony and evidence upon which any appeal is to be based. (SEE: F.S. 286.0105) Note: Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's office 48 hours in advance of the meeting. (SEE F.S. 286.26)

**NONDISCRIMINATION:** The City of North Port does not discriminate on the basis of race, color, national origin, sex, age, disability, family or religious status in administration of its programs, activities or services.

**AMERICAN WITH DISABILITIES ACT OF 1990 -** The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties should contact the City Clerk to obtain a hearing device for use during meetings.