



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Agenda Zoning Board of Appeals

Monday, December 16, 2024

9:00 AM

City Commission Chambers

Special Meeting

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. PUBLIC HEARING

- A. [AZB-24-122](#) Consideration of Petition AZB-24-122, Appeal to Development Order Issuance for Heron Creek-Parcel K Multi-Family Project (Major Site and Development Plan Approval MAS-23-160) (Lobeck) (QUASI-JUDICIAL)

Attachments: [01 - Application to Request Appeal to MAS-23-160 \(1\).pdf](#)
[02 - Affected Aggrieved Person Status](#)
[03 - Heron Creek Associates Response to Appeal](#)
[04 - Affidavit of James L. Bevillard](#)
[05 - Affidavit of Ronald A. York](#)
[06 - DS Memo Residential Entitlements](#)
[07 - BMO Letter Comprehensive Plan Amendment](#)
[08 - N. Fossick Letter](#)
[09 - M. Roberts Memo - Analyze - Parcel K - Heron Creek](#)
[10 - Summary Judgment](#)
[11 - Ordinances](#)
[12 - Marsh Creek Questionnaire Checklist](#)
[13 - Correspondence from DCA](#)
[14 - BMO Letter Land Use Conversion Table](#)
[15 - Comprehensive Plan 1988-1998](#)
[16 - Comprehensive Plan 11-10-97 and amended](#)
[17 - Comprehensive Plan 6-27-17](#)
[18 - Applicants Calculations](#)
[19 - Staff calculations](#)
[20 - Notice of Representation](#)
[21 - Heron Creek Associates, Ltd. Amended Response to Appeal](#)
[22 - Revised Request for Affected Aggrieved Person Status](#)
[23 - Parcel K TIS \(12-6-23\)-Signed and Sealed.pdf](#)
[24 - Heron Creek Pattern Book.pdf](#)
[Notice of Representation](#)
[Notice of Representation](#)
[Notice of Representation](#)
[Additional Documents](#)

6. GENERAL BUSINESS

[24-1560](#) Discussion and Possible Action Regarding Approval of the 2025 Meeting Schedule

Attachments: [2025 Meeting Schedule](#)

7. UPDATES:

[25-1716](#) Update on the Newly Adopted Unified Land Development Code and Changes to the Zoning Board of Appeals.

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.