



**Action Report**  
**Planning & Zoning Advisory Board**

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Thursday, March 7, 2024

9:00 AM

City Commission Chambers

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**1. CALL TO ORDER**

**2. ROLL CALL**

**Present:** 6 - Board Member Hester, Vice Chair Phillip Ludos, Board Member Irizarry, Board Member Patricoski, Chair Linda J. Waugh and Board Member Baer

**Absent:** 1 - Board Member Maturro

**ALSO PRESENT:**

**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

*A motion was made by Board Member Baer, seconded by Vice Chair Ludos, to approve the Minutes as presented. The motion carried on the following vote:*

**Yes:** 6 - Board Member Hester, Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh and Board Member Baer

**Absent:** 1 - Board Member Maturro

**6. PUBLIC HEARING**

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

*A motion was made by Vice Chair Ludos, seconded by Board Member Irizarry, to recommend approval of the Wellen Park Downtown Phase 2 Plat, Petition No. PLF-23-259, and that the City Commission find that, based on the competent and substantial evidence, the plat is consistent with Florida Statutes Section 177.081, the Unified Land Development Code, and the North Port Comprehensive Plan. The motion carried on the following vote:*

**Yes:** 6 - Board Member Hester, Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh and Board Member Baer

**Absent:** 1 - Board Member Maturro

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

*A motion was made by Board Member Hester, seconded by Board Member Patricoski, to recommend approval of the Lakespur at Wellen Park Phase 3 Plat, Petition No. PLF-23-251, and that the City Commission find that, based on the competent and substantial evidence, the plat is consistent with Florida Statutes Section 177.081, the Unified Land Development Code, and the North Port Comprehensive Plan. The motion carried on the following vote:*

**Yes:** 6 - Board Member Hester, Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh and Board Member Baer

**Absent:** 1 - Board Member Maturo

**7. PRESENTATION**

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

*A motion was made by Board Member Irizarry, seconded by Board Member Baer, to continue the presentation to a subsequent Planning and Zoning Advisory Board meeting. The motion carried on the following vote:*

**Yes:** 6 - Board Member Hester, Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh and Board Member Baer

**Absent:** 1 - Board Member Maturo

**8. PUBLIC COMMENT**

**9. ADJOURNMENT**