



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes Planning & Zoning Advisory Board

Thursday, March 21, 2024

9:00 AM

City Commission Chambers

1. CALL TO ORDER

Chair Waugh called the meeting to order at 9:00 a.m.

2. ROLL CALL

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

Absent: 1 - Board Member Hester

Also Present:

Assistant City Attorney Margaret Roberts, Staff Liaison Austin Grubb, Planning and Zoning Manager Hank Flores, Assistant City Clerk Matthew Powell, and Board Specialist II Micheal Bodmer

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Chair Ludos.

4. PUBLIC COMMENT

There was no public comment.

5. APPROVAL OF MINUTES

- A. [24-0473](#) Approve the March 7, 2024 Planning and Zoning Advisory Board Meeting Minutes

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

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

Absent: 1 - Board Member Hester

6. PUBLIC HEARING

- A. [ANX-23-190](#) Consideration of Petition ANX-23-190, Warm Mineral Springs Motel Voluntary Annexation via Ordinance No. 2024-08.

Chair Waugh announced the item.

Mr. Flores provided a presentation including overview, staff review, Comprehensive Plan,

public notice, existing land use map, location, fiscal analysis, and business impact.

Discussion took place regarding location, septic system, timeline, staff review, and previous damage to property.

There was no public comment.

Chair Waugh requested a motion.

A motion was made by Board Member Baer, seconded by Board Member Maturo, to recommend approval of Ordinance No 2024-08, based on competent substantial evidence, as presented. The motion carried on the following vote:

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

Absent: 1 - Board Member Hester

7. PRESENTATION

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

Chair Waugh announced the item.

Ms. Roberts provided a presentation including overview, definition, role, procedures, introduction of case, ex part disclosures, presentations, considerations, aggrieved party, evidence, rebuttals, public comment, board questions, closing arguments, board action, motions, appeals, and legal counsel.

Discussion took place regarding staying impartial, public records requests, and board questions.

There was no public comment.

8. FUTURE AGENDA ITEMS

Future agenda items included new regulations regarding Unified Land Development Code (ULDC) and Gateway Master Plan.

9. PUBLIC COMMENT

There was no public comment.

10. ADJOURNMENT

Chair Waugh adjourned the meeting at 10:19 a.m.

By: _____
Linda Waugh, Chair