



Action Report
Planning & Zoning Advisory Board

Thursday, December 21, 2023

9:00 AM

City Commission Chambers

1. CALL TO ORDER

2. ROLL CALL

Present: 4 - Chair Nita Hester, Board Member Ludos, Board Member Irizarry and Board Member Patricoski

Absent: 3 - Vice Chair Kenneth Maturo, Board Member Waugh and Board Member Baer

Also Present:

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

5. APPROVAL OF MINUTES

- A. [24-0014](#) Approve the December 7, 2023 Planning and Zoning Advisory Board Meeting Minutes

A motion was made by Board Member Ludos, seconded by Board Member Irizarry, to continue Item No. 24-0014 to the next meeting. The motion carried on the following vote:

Yes: 4 - Chair Hester, Board Member Ludos, Board Member Irizarry and Board Member Patricoski

Absent: 3 - Vice Chair Maturo, Board Member Waugh and Board Member Baer

6. PUBLIC HEARING

- A. [VAC-23-240](#) Consideration of Petition VAC-23-240 (Resolution No. 2024-R-02) Vacating A Portion of the Rear Maintenance Easement for Lot 8, Block 1134,25th Addition to Port Charlotte Subdivision.

A motion was made by Board Member Patricoski, seconded by Board Member Irizarry, to recommend approval to the City Commission of Resolution No. 2024-R-02 as presented. The motion carried on the following vote:

Yes: 4 - Chair Hester, Board Member Ludos, Board Member Irizarry and Board Member Patricoski

Absent: 3 - Vice Chair Maturo, Board Member Waugh and Board Member Baer

- B. [VAC-23-237](#) Consideration of Petition VAC-23-237 (Resolution No. 24-R-03).

Vacating a Portion of the Rear Maintenance Easement for Lot 32, Block 814, 19th Addition to Port Charlotte Subdivision. (QUASI-JUDICIAL)

A motion was made by Board Member Irizarry, seconded by Board Member Patricoski, to recommend approval to the City Commission of Resolution No. 2024-R-03 as presented. The motion carried on the following vote:

Yes: 4 - Chair Hester, Board Member Ludos, Board Member Irizarry and Board Member Patricoski

Absent: 3 - Vice Chair Maturo, Board Member Waugh and Board Member Baer

C. [PLF-23-167](#) Consideration of Petition PLF-23-167, Central Parc at North Port PH 1 (QUASI-JUDICIAL)

A motion was made by Board Member Ludos, seconded by Board Member Patricoski, to recommend approval of the Central Parc at North Port Phase I Plat, Petition No. PLF-23-167, 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: 4 - Chair Hester, Board Member Ludos, Board Member Irizarry and Board Member Patricoski

Absent: 3 - Vice Chair Maturo, Board Member Waugh and Board Member Baer

7. PRESENTATION

A. [23-1697](#) Discussion Regarding Chapter 4, Site Development, of the Draft Unified Land Development Code (ULDC) Update

8. FUTURE AGENDA ITEMS

A. [23-1646](#) Discussion Topics and Future Agenda Items

9. PUBLIC COMMENT

10. ADJOURNMENT