



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

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Thursday, May 2, 2024

9:00 AM

City Commission Chambers

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**1. CALL TO ORDER**

**2. ROLL CALL**

**Present:** 7 - Board Member Hester, Board Member Maturo, Vice Chair Phillip Ludos, Board Member Irizarry, Board Member Patricoski, Chair Linda J. Waugh and Board Member Baer

**Also Present:**

**3. PLEDGE OF ALLEGIANCE**

**4. PUBLIC COMMENT**

**5. APPROVAL OF MINUTES**

- A. [24-0674](#) Approve the April 18, 2024 Planning and Zoning Advisory Board Meeting Minutes

*A motion was made by Board Member Baer, seconded by Board Member Irizarry, to amend the agenda to add Unified Land Development Code (ULDC) Chapter 5 to Item No. 24-0647. The motion carried on the following vote:*

**Yes:** 7 - Board Member Hester, Board Member Maturo, Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh and Board Member Baer

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

**Yes:** 7 - Board Member Hester, Board Member Maturo, Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh and Board Member Baer

**6. PUBLIC HEARING**

- A. [PLF-23-258](#) Consideration of Petition PLF-23-258, Wellen Park Village E, Tract 3 Replat. (QUASI-JUDICIAL)

*A motion was made by Vice Chair Ludos, seconded by Board Member Maturo, to recommend approval of the Wellen Park Village E, Tract 3 Plat, Petition No. PLF-23-258, 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:** 7 - Board Member Hester, Board Member Maturo, Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh and Board Member Baer

- B. [CPAL-24-057](#) Consideration of Petition No. CPAL-24-057, Amendment to the Comprehensive Plan to Facilitate the Unified Land Development Code Rewrite (Ordinance No. 2024-09)

*A motion was made by Board Member Hester, seconded by Board Member Baer, to continue Item No. 24-0654 to May 16, 2024. Planning and Zoning Advisory Board meeting. The motion carried on the following vote:*

**Yes:** 7 - Board Member Hester, Board Member Maturo, Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh and Board Member Baer

**7. GENERAL BUSINESS**

- A. [24-0647](#) Discussion Regarding the Draft of the Unified Land Development Code Chapter 6 - Natural Resources

*A motion was made by Vice Chair Ludos, seconded by Board Member Baer, to recommend approval to the City Commission of the sign code as presented including all the previous consensus given. The motion carried on the following vote:*

**Yes:** 7 - Board Member Hester, Board Member Maturo, Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh and Board Member Baer

*A motion made by Board Member Hester, seconded by Board Member Baer, to recommend approval to the City Commission of Chapter 6 of the ULDC as presented and to recommend City Commission review the existing developed residential property language in Section 45-4k. to determine if the exemption for residential improved property should be included in the proposed Section 6.7.4.2.*

*The motion carried on the follow vote: with Vice Chair Ludos dissenting.*

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

**No:** 1 - Vice Chair Ludos

**8. FUTURE AGENDA ITEMS**

**9. PUBLIC COMMENT**

**10. ADJOURNMENT**