



December 22, 2025

Planning and Zoning Advisory Board – 2025 Annual Report to City Commission

The Planning and Zoning Advisory Board (PZAB) functions as the Local Planning Agency for the City of North Port, as required by Florida Statutes, Chapter 163.

PZAB is responsible for evaluating the consistency of development applications with the Comprehensive Plan. It also offers recommendations to the City Commission concerning development petitions that require a public hearing, as specified in ULDC Table 2.2.2.1.

Application Type per Table 2.2.2.1

| Application types heard before PZAB | | | |
|---|-------------------|---------|-----------------------------|
| Type | Approval Document | Appeals | Quasi-Judicial |
| Annexation, Voluntary | Ordinance | Court | No |
| Appeal to PZAB | Resolution | Court | <u>Yes</u> if site specific |
| Comprehensive Plan Amendment, Large Scale | Ordinance | Court | No |
| Comprehensive Plan, Small Scale | Ordinance | Court | No |
| Master Concept Plan | Resolution | Court | Yes |
| Subdivision, Minor | Resolution | Court | Yes |
| Subdivision, Preliminary Plat | Resolution | Court | Yes |
| Rezone | Ordinance | Court | Yes |
| ULDC Text Amendments | Ordinance | Court | No |
| Waiver | Resolution | Court | Yes |



ANNUAL REPORT TO COMMISSION:

Pursuant to the Code of the City of North Port, Florida, Part II – Code of Ordinances, Chapter 4 Boards and Committees

Sec. 4-4. Meetings.

(c) **Reports.** All boards must provide verbal or written reports to the city commission to include the previous calendar year's activities and their goals for the following calendar year in the first quarter of the calendar year each year. The city commission will review the annual reports, duties, responsibilities and goals of the boards, and, if necessary, meet with the boards to address issues.

The Planning and Zoning Advisory Board approved the following at their regularly scheduled meeting on January 15, 2026, to submit the report to the City Manager, who will forward it with a cover memo to the City Commission.

GOALS FOR 2026:

The objectives of the Planning and Zoning Advisory Board for the year 2026 include:

1. The Board will regularly assess the Unified Land Development Code to identify potential future amendments that will benefit the community, economy, and the City's future, along with providing recommendations for these amendments.
2. The Board will continuously assess the Future Land Use Element of the Comprehensive Plan and will offer recommendations for any future amendments that align with the City's vision and meet the community's needs and objectives as outlined in the Comprehensive Plan.
3. Support the expansion of critical infrastructure to ensure long-term economic and environmental resiliency;
4. Continued training opportunities for the Board and staff including, but not limited to:
 - a. Training on Comprehensive Plan goals, objectives, and policies'
 - b. Review of the development goals from the Commission;
 - c. Update of other Board's goals or master plans, specifically:
 - i. Parks and Recreation
 - ii. Environmental; and
 - iii. Road and Drainage;
 - d. Updates on the City's Strategic Plan as it may relate to the City's ULDC and



Comprehensive Plan.

- e. Updates regarding proposed amendments that could affect planning and development practices during the forthcoming 2026 Legislative Sessions.

The table below provides a comprehensive overview of the petitions presented to the Planning and Zoning Advisory Board (PZAB) in 2025. It details each petition type and the outcomes of their review process, offering insight into the board's decision-making and recommendations to the City Commission.

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Planning and Zoning Advisory Board Hearings 2025

| Meeting Date | File Number | Petition Name | Petition Type | Quasi-Judicial | Outcome |
|---------------|-------------------|--|---|----------------|---|
| 1/16 | DMA-24-093 | Ekos at Arbor Park II | Master Concept Plan Amendment | Yes | Approved 4-2 |
| 2/6 | VAC-24-174 | Belladonna Schwartz | Vacation of Platted Easement | Yes | Approved 5-2 |
| 7/17 | PSPP-25-02596 | Village K Townhomes | Preliminary Subdivision Plan | Yes | Approved 5-0 |
| 9/2 | PFLU-25-02427 | Ackerman | Small-Scale Comprehensive Plan Amendment to the Future Land Use Map | No | Approved 5-1 |
| | PRZ-25-02428 | Ackerman | Rezone | Yes | Approved 5-1 |
| 9/18 | PMCPA-24-00000114 | Central Parc at North Port | Pattern Plan Amendment | Yes | Approved 7-0 |
| 11/6 | PSPP-25-02711 | West Lake | Preliminary Subdivision Plan | Yes | Approved 6-0 |
| | PSPP-25-03327 | Fire Station 87 | Preliminary Subdivision Plan | Yes | Approved 6-0 |
| | PSPP-25-03102 | Wellen Park Downtown Phase 5 | Preliminary Subdivision Plan - Replat | Yes | Approved 6-0 |
| | PSPP-25-01904 | Madera | Preliminary Subdivision Plan | Yes | Approved 5-1 |
| 12/18 | 26-0169 | Consideration of an Amendment Section 3.2.4 of the Unified Land Development Code-Business Activity and Delivery Hours in CT and COR Zoning Districts | General Business Item | No | Approved 6-0 The Board recommended that the City Commission approve the proposed amendment, as it is consistent with the Comprehensive Plan. |
| Totals | | | | | 11 |
| | | | | | |



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|---|---|
| Training (Planning 101 & Sunshine Law) | 2 |
| Discussions | 3 |
| Presentations/Special Projects | 0 |
| Joint Meetings with Commission | 0 |
| Workshops | 0 |
| Totals | 5 |

This concludes the 2025 Annual Report for the Planning and Zoning Advisory Board, which summarizes the types of projects reviewed, outlines the goals for 2026, and details the business completed in 2025.