



Action Report

Planning & Zoning Advisory Board

Thursday, March 2, 2023

9:00 AM

City Commission Chambers

1. CALL TO ORDER

2. ROLL CALL

Present: 7 - Chair Nita Hester, Vice Chair Kenneth Maturo, Phillip Ludos, Jose Irizarry, Michael T. Patricoski, Linda J. Waugh and Frank J. Baer

Also Present

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

5. APPROVAL OF MINUTES

- A. [23-0374](#) Approve Minutes for the February 16, 2023 Planning and Zoning Advisory Board Meeting.

A motion was made by Board Member Ludos, seconded by Vice Mayor Maturo, to approve the Minutes as presented. The motion carried by the following vote:

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

6. PUBLIC HEARING

- A. [PLF-22-229](#) Consideration of Petition No. PLF-22-229, Sunstone Village F5 Phase 2, Final Plat (QUASI-JUDICIAL)

A motion was made by Board Member Baer, seconded by Board Member Irizarry, to find Petition No. PLF-22-229, the Sunstone Village F5 Phase 2, consistent with the City of North Port Comprehensive Plan based on the competent substantial evidence as presented and recommend the City Commission approve the petition. The motion carried by the following vote:

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

- B. [DMA-21-269](#) Consideration of Petition No. DMA-21-269, Suncoast Technical College Commercial Outparcels, Development Master Plan Amendment (QUASI-JUDICIAL)

A motion was made by Vice Chair Maturo, seconded by Board Member Ludos, to find Petition No. DMA-21-269, Suncoast Technical College Commercial Outparcels Development Master Plan Amendment, consistent with the City of North Port

Comprehensive Plan based on the competent substantial evidence as presented and recommend the City Commission approve the petition with the below conditions:

Condition #1 – A developer’s agreement for the traffic impact mitigation and cost-sharing of the Cranberry Boulevard/Career Lane intersection signalization and the Cranberry Boulevard roadwork will be required within 180 days of the development master plan approval.

Condition #2 - Stormwater comments are applicable at the site development stage. Stormwater requested the following condition on the order of approval. The detailed stormwater system design, treatment, and attenuation analysis for the additional roadway imperious areas will need to be addressed in the future site development applications, and any needed drainage easements must be provided. The motion carried by the following vote:

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

7. PRESENTATION

- A. [22-3845](#) Quasi-Judicial Training (Presented by the Office of the City Attorney)

8. GENERAL BUSINESS

- A. [23-0365](#) Discussion and Possible Action Regarding the 2022 Annual Report Draft

There was a consensus to add Review of the Planning Staff Tools used to determine approval status, to review changes in the City’s Strategic Plan and the Capital Improvement Program (CIP) element, and to review Board duties and to identify areas for amending the Board’s governing documents.

There was a consensus to forward the Board’s Annual Report to the City Manager and City Commission.

9. FUTURE AGENDA ITEMS

10. PUBLIC COMMENT

11. ADJOURNMENT