



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

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Thursday, December 7, 2023

9:00 AM

City Commission Chambers

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**1. CALL TO ORDER**

**2. ROLL CALL**

**Present:** 5 - Chair Nita Hester, Board Member Ludos, Board Member Irizarry, Board Member Patricoski and Board Member Waugh

**Absent:** 2 - Vice Chair Kenneth Maturo and Board Member Baer

**ALSO PRESENT:**

**3. PLEDGE OF ALLEGIANCE**

**4. PUBLIC COMMENT**

**5. APPROVAL OF MINUTES**

- A. [23-1647](#) Approve the November 2, 2023 Planning and Zoning Advisory Board Meeting Minutes

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

**Yes:** 5 - Chair Hester, Board Member Ludos, Board Member Irizarry, Board Member Patricoski and Board Member Waugh

**Absent:** 2 - Vice Chair Maturo and Board Member Baer

**6. PUBLIC HEARING**

- A. [CPA-23-124](#) Consideration of Petition No. CPA-23-124 Small-Scale Comprehensive Plan Amendment to the Future Land Use Map Tract B, 51st Addition to Port Charlotte Subdivision (QUASI-JUDICIAL)

*A motion was made by Board Member Ludos, seconded by Board Member Irizarry, to recommend approval to the City Commission of Ordinance No. 2023-31 and find that, based on competent substantial evidence, the amendment is consistent with the standards and intent of the City of North Port Comprehensive Plan and Florida Statutes.*

*The motion carried on the following vote with Chair Hester dissenting:*

**Yes:** 4 - Board Member Ludos, Board Member Irizarry, Board Member Patricoski and Board Member Waugh

**No:** 1 - Chair Hester

**Absent:** 2 - Vice Chair Maturo and Board Member Baer

- B.** [REZ-23-120](#) Consideration of Petition No. REZ-23-120 Rezone Tract B, 51st Addition to Port Charlotte Subdivision (QUASI-JUDICIAL)

*A motion was made by Board Member Ludos, seconded by Board Member Waugh, to recommend approval of Ordinance No. 2023-32 and find that, based on the competent substantial evidence, the rezoning will not adversely affect the public interest, health, safety and general welfare; and that the specific requirements in the City of North Port Comprehensive Plan, and the standards listed in Section 1-33.E(1) of the Unified Land Development Code have been met.*

*The motion carried on the following vote with Chair Hester dissenting:*

**Yes:** 4 - Board Member Ludos, Board Member Irizarry, Board Member Patricoski and Board Member Waugh

**No:** 1 - Chair Hester

**Absent:** 2 - Vice Chair Maturo and Board Member Baer

- C.** [DMP-23-121](#) Consideration of Petition No. DMP-23-121 Serenity Multi-Family (QUASI-JUDICIAL)

*A motion was made by Board Member Waugh, seconded by Board Member Patricoski, to recommend approval of Petition No. DMP-23-121 as presented and find that based on the competent substantial evidence, the Development Master Plan complies with the Unified Land Development Code.*

*The motion carried on the following vote:*

**Yes:** 5 - Chair Hester, Board Member Ludos, Board Member Irizarry, Board Member Patricoski and Board Member Waugh

**Absent:** 2 - Vice Chair Maturo and Board Member Baer

- D.** [DMP-22-256](#) Consideration of Petition No. DMP-22-256, Talon Bay Self Storage(QUASI-JUDICIAL)

*A motion was made by Board Member Ludos, seconded by Board Member Patricoski, to recommend approval of Petition No. DMP-22-256 as presented and find that based on the competent substantial evidence, the Development Master Plan complies with the Unified Land Development Code. The motion carried on the following vote:*

**Yes:** 5 - Chair Hester, Board Member Ludos, Board Member Irizarry, Board Member Patricoski and Board Member Waugh

**Absent:** 2 - Vice Chair Maturo and Board Member Baer

- E.** [DMP-23-055](#) Consideration of Petition No. DMP-23-055, Solana RV Resort. (QUASI-JUDICIAL)

*A motion was made by Board Member Waugh, seconded by Board Member Irizarry, to recommend approval of Petition No. DMP-23-055 as presented, clarifying*

*the 300 square feet of signage is for 3 signs at 100 square feet each, and find that based on the competent substantial evidence, the Development Master Plan complies with the Unified Land Development Code.*

*The motion carried on the following vote with Board Member Patricoski dissenting due to road safety concerns:*

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

**No:** 1 - Board Member Patricoski

**Absent:** 2 - Vice Chair Maturo and Board Member Baer

*There was consensus to continue Item No. 23-1697 to the December 21, 2023 Planning and Zoning Advisory Board Meeting.*

**F. [DMP-23-081](#)** Consideration of Petition No. DMP-23-081, Fellowship Replat (Tommy’s Carwash US-41) (QUASI-JUDICIAL)

*A motion was made by Board Member Ludos, seconded by Board Member Patricoski, to recommend approval of Petition No. DMP-23-081 as presented with the following modification requests and find that based on the competent substantial evidence, the Development Master Plan complies with the Unified Land Development Code.*

**Modifications:**

*1. A modification request from ULDC Sec. 21-8.C, Use of curbs and wheel stops. The applicant wants to remove the wheel stops based on past developments and the potential tripping hazard on their sites. They do, however, provide bollards at each vacuum stall abutting any sidewalks.*

*2. A modification request from ULDC Sec. 37-41.B, Bike paths, bike lanes and bike rack. The applicant wants to remove the requirement to provide a bike path around the stormwater pond. The applicant believes the bike path is not applicable to a commercial carwash development.*

*4. Urban Design Pattern Book (UDPP), Pg. 29 - A modification request from UDPP Pg. 29, Planters. The applicant wants to remove the requirements to provide planters for the proposed carwash. The applicant does not believe they are applicable to a commercial carwash development.*

*5. Urban Design Pattern Plan, Pg. 31 - A modification request from UDPP Pg. 31, Trash receptacles shall be placed at all door entries and next to each pedestrian bench. The applicant wants to request a modification to the location of the trash receptacles to allow them at each vacuum stall.*

*6. Urban Design Pattern Plan, Pg. 31 - A modification request from the UDPP, Pg. 31, walking trails shall be incorporated within all developments. The applicant does not believe a walking trail is applicable to a commercial carwash development.*

*The motion carried on the following vote:*

**Yes:** 5 - Chair Hester, Board Member Ludos, Board Member Irizarry, Board Member Patricoski and Board Member Waugh

**Absent:** 2 - Vice Chair Maturo and Board Member Baer

**7. PRESENTATION**

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

*This Item was continued to the December 21, 2023 Planning and Zoning Advisory Board Meeting.*

**8. FUTURE AGENDA ITEMS**

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

**9. PUBLIC COMMENT**

**10. ADJOURNMENT**