



Action Report

Planning & Zoning Advisory Board

Thursday, April 20, 2023

9:00 AM

City Commission Chambers

1. CALL TO ORDER

2. ROLL CALL

Present: 6 - Chair Nita Hester, Vice Chair Kenneth Maturo, Jose Irizarry, Michael T. Patricoski, Linda J. Waugh and Frank J. Baer

Absent: 1 - Phillip Ludos

Also Present

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

5. APPROVAL OF MINUTES

- A. [23-0698](#) Approve Minutes of the April 6, 2023 Planning and Zoning Advisory Board Meeting.

A motion was made by Board Member Irizarry, seconded by Board Member Baer, to correct "ato" to "to" in the General Business request to hear Item No. 23-0657 next. The motion carried by the following vote:

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

Absent: 1 - Board Member Ludos

6. PUBLIC HEARING

- A. [VAC 22-272](#) Consideration of Petition No. VAC-22-272: Request to Vacate a Portion of Maintenance, Utility, and Drainage Easements on Lot 23, Block 1936, Forty-First Addition to Port Charlotte Subdivision (QUASI-JUDICIAL)

A motion was made by Vice Chair Maturo, seconded by Board Member Baer, to recommend approval to the Commission of Resolution No. 2023-R-33 as presented. The motion carried by the following vote:

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

Absent: 1 - Board Member Ludos

- B. [PLF-23-009](#) Consideration of Petition No. PLF-23-009, Brightmore at Wellen Park, Phases 1A-1C, 2A, and 3, Replat of Tract 513 and Tract 601 (QUASI-JUDICIAL)

A motion was made by Board Member Irizarry, seconded by Board Member Patricoski, to recommend approval to the Commission of Petition No. PLF-23-009, as presented, and find that based on the competent substantial evidence, the Plat complies with all regulations set forth in the Comprehensive Plan, the Unified Land Development Code (ULDC) and Florida Statutes Chapter 177. The motion carried by the following vote:

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

- C. [PLF-23-010](#) Consideration of Petition No. PLF-23-010, Brightmore at Wellen Park, Phases 1A-1C, 2A, and 3 - Replat of Tract 514 and Tract 608 (QUASI-JUDICIAL)

A motion was made by Board Member Baer, seconded by Vice Chair Maturo, to recommend approval to the Commission of Petition No. PLF-23-010, as presented, and find that based on the competent substantial evidence, the Plat complies with all regulations set forth in the Comprehensive Plan, the Unified Land Development Code (ULDC) and Florida Statutes Chapter 177. The motion carried by the following vote:

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

Absent: 1 - Board Member Ludos

- D. [PLF-23-011](#) Consideration of Petition No. PLF-23-011, Brightmore at Wellen Park Phases 1A-1C, 2A, and 3, Replat of Tract 607 and Tract 705 (QUASI-JUDICIAL)

A motion was made by Board Member Waugh, seconded by Vice Chair Maturo, to recommend approval to the Commission of Petition No. PLF-23-011, as presented, and find that based on the competent substantial evidence, the Plat complies with all regulations set forth in the Comprehensive Plan, the Unified Land Development Code (ULDC) and Florida Statutes Chapter 177. The motion carried by the following vote:

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

Absent: 1 - Board Member Ludos

- E. [PLF-23-012](#) Consideration of Petition No. PLF-23-012, Plat, Brightmore at Wellen Park, Phases 1A-1C, 2A, and 3, Replat of Tract 614 and Tract 910 (QUASI-JUDICIAL)

A motion was made by Board Member Baer, seconded by Board Member Waugh, to recommend approval to the Commission of Petition No. PLF-23-012, as presented, and find that based on the competent substantial evidence, the Plat complies with all regulations set forth in the Comprehensive Plan, the Unified Land Development Code (ULDC) and Florida Statutes Chapter 177. The motion carried by

the following vote:

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

Absent: 1 - Board Member Ludos

- F. [PLF-23-013](#) Consideration of Petition No. PLF-23-013, Brightmore at Wellen Park, Phases 1A-1C, 2A, and 3 - Replat of Lots 81-94, and a Portion of Tract 606 (QUASI-JUDICIAL)

A motion was made by Vice Chair Maturo, seconded by Board Member Irizarry, to recommend approval to the Commission of Petition No. PLF-23-013, as presented, and find that based on the competent substantial evidence, the Plat complies with all regulations set forth in the Comprehensive Plan, the Unified Land Development Code (ULDC) and Florida Statutes Chapter 177. The motion carried by the following vote:

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

Absent: 1 - Board Member Ludos

7. FUTURE AGENDA ITEMS

- A. [23-0714](#) List of Future Agenda Items

8. PUBLIC COMMENT

9. ADJOURNMENT