



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

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Thursday, May 16, 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. [24-0751](#) Approve the May 2, 2024 Planning and Zoning Advisory Board Meeting Minutes

*A motion was made by Board Member Hester, seconded by Board Member Baer, to approve the Minutes as with correction of Item No. 24-0647 regarding a typographical error of the word City 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-23-185](#) Consideration of Petition PLF-23-185, Replat of Tract F, Second Addition to North Port Charlotte Estates, Kamsler Acres (QUASI-JUDICIAL)

*A motion was made by Board Member Baer, and seconded by Board Member Maturo, to recommend approval of the Second Addition to North Port Charlotte Estates Replay, Petition No. PLF-23-185, 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:*

*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. [PLF-23-256](#) Consideration of Petition PLF-23-256, Sunstone Village F3, Wellen Park, Final Plat (QUASI-JUDICIAL)

*A motion was made by Vice Chair Ludos, seconded by Board Member Patricoski, to recommend approval of the Sunstone Village F3, Wellen Park, Final Plat, Petition PLF-23-256 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:*

- C. [CPAL-24-05](#) 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 Maturo, Board Member Patricoski, to extend public comment to 5 minutes. The motion carried on the follow 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, and seconded by Vice Chair Ludos, To recommend approval to the City Commission of Ordinance No. 2024-09 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, and to include the email from Mr. Lobec.*

*The motion carried on the follow vote:*

- Yes:** 4 - Board Member Hester, Vice Chair Ludos, Board Member Patricoski and Chair Waugh
- No:** 3 - Board Member Maturo, Board Member Irizarry and Board Member Baer

**7. FUTURE AGENDA ITEMS**

**8. PUBLIC COMMENT**

**9. ADJOURNMENT**