



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

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Thursday, July 11, 2024

9:00 AM

City Commission Chambers

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**1. CALL TO ORDER**

**2. ROLL CALL**

**Present:** 5 - Board Member Hester, Board Member Irizarry, Board Member Patricoski, Chair  
Linda J. Waugh and Board Member Baer

**Absent:** 1 - Vice Chair Phillip Ludos

**Also Present:**

**3. PLEDGE OF ALLEGIANCE**

**4. PUBLIC COMMENT**

**5. APPROVAL OF MINUTES**

- A. [24-0941](#) Approve the June 20, 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 corrected. The motion carried on the following vote:*

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

**Absent:** 1 - Vice Chair Ludos

**6. NEW BUSINESS**

- C. [VAC-24-039](#) Consideration of Petition VAC-24-039 through Resolution No. 2024-R-29 Vacating a Portion of the Platted Rear 20-Foot Maintenance Easement Located on Lot 2, Block 1604 of the 32nd Addition to the Port Charlotte Subdivision (QUASI-JUDICIAL).

*A motion was made by Board Member Hester, seconded by Board Member Patricoski, to recommend approval of the Vacating a Portion of the Platted Rear 20-Foot Maintenance Easement Located on Lot 2, Block 1604 of the 32nd Addition to the Port Charlotte Subdivision Petition VAC-24-039, and that the City Commission find that, based on the competent and substantial evidence, the vacation is consistent with Florida Statutes Section 177.101, the Unified Land Development Code, and the North Port Comprehensive Plan.*

*The motion carried by unanimous vote.*

- D. [VAC-24-042](#) Consideration of Petition VAC-24-042 through Resolution No. 2024-R-31 Vacating the Platted Rear 10-foot Utility and Drainage Easement Located on Lot 11, Block 1391 of the 28th Addition to the Port Charlotte Subdivision (QUASI-JUDICIAL).

*A motion was made by Board Member Baer, seconded by Board Member Irizarry, to recommend approval of the Vacating the Platted Rear 10-foot Utility and Drainage Easement Located on Lot 11, Block 1391 of the 28th Addition to the Port Charlotte Subdivision Petition VAC-24-042, and that the City Commission find that, based on the competent and substantial evidence, the vacation is consistent with Florida Statutes Section 177.101, the Unified Land Development Code, and the North Port Comprehensive Plan. The motion carried by unanimous vote.*

- A. [REZ-24-079](#) Consideration of Petition Number REZ-24-079, Sarasota Memorial Hospital (SMH) at Wellen Park through Ordinance No. 2024-25, Rezone ± 27.7816 acres from No Zoning Designation District (NZD) Classification to Village (V) Classification. (QUASI-JUDICIAL)

*A motion was made by Board Member Hester, seconded by Board Member Irizarry, to recommend approval of the Sarasota Memorial Hospital (SMH) at Wellen Park through Ordinance No. 2024-25, Rezone ± 27.7816 acres from No Zoning Designation District (NZD) Classification to Village (V) Classification Petition REZ-24-079, and that the City Commission find that, based on the competent and substantial evidence, the rezone is consistent with Florida Statutes Section 166.041, the Unified Land Development Code, and the North Port Comprehensive Plan. The motion carried by unanimous vote.*

- B. [VPA-24-078](#) Consideration of Petition Number VPA-24-078, Sarasota Memorial Hospital (SMH) at Wellen Park Village E VDPP Amendment through Ordinance No. 2024-26, amending the Village E Village District Pattern Plan (West Villages AKA Wellen Park); Amending the Unified Land Development Code to Reference the Amended Village District Pattern Plan. (QUASI-JUDICIAL)

*A motion was made by Board Member Hester, seconded by Board Member Baer, to recommend approval of the Sarasota Memorial Hospital (SMH) at Wellen Park Village E VDPP Amendment through Ordinance No. 2024-26, amending the Village E Village District Pattern Plan (West Villages AKA Wellen Park); Amending the Unified Land Development Code to Reference the Amended Village District Pattern Plan, Petition VPA-24-078, to include city staff conditions and request the city commissioner to lower the open space from 5% from any number from 0-5%, and that the City Commission find that, based on the competent and substantial evidence, the VDPP Amendment is consistent with Florida Statutes Section 166.041, the Unified Land Development Code, and the North Port Comprehensive Plan. The motion carried by unanimous vote.*

*The motion carried by unanimous vote.*

**7. FUTURE AGENDA ITEMS**

**8. PUBLIC COMMENT**

**9. ADJOURNMENT**

