



Meeting Minutes  
Planning & Zoning Advisory Board

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Thursday, February 15, 2024

9:00 AM

City Commission Chambers

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**1. CALL TO ORDER**

Chair Waugh called the meeting to order at 9:00 a.m.

**2. ROLL CALL**

**Present:** 6 - Board Member Hester, Vice Chair Phillip Ludos, Board Member Irizarry, Board Member Patricoski, Chair Linda J. Waugh and Board Member Baer

**Absent:** 1 - Board Member Maturo

**ALSO PRESENT:**

Assistant City Attorney Margaret Roberts, Staff Liaison Austin Grubb, Development Services Assistant Director Lori Barnes, Police Legal Advisor Katlyn Coughlin, Planner III Carl Bengé, Planning and Zoning Manager Hank Flores, Planner I David Brown, and Assistant City Clerk Matthew Powell

**3. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Board Member Baer.

**4. PUBLIC COMMENT**

Deborah Plasencia: spoke to neighborhood in Activity Center 6 being rezoned with City rezoning.

**5. APPROVAL OF MINUTES**

- A. [24-0280](#) Approve the February 1, 2024 Planning and Zoning Advisory Board Meeting Minutes

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

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

**Absent:** 1 - Board Member Maturo

**6. PUBLIC HEARING**

- A. [PLF-23-127](#) Consideration of Petition PLF-23-127, Re-Plat Woodlands Commercial Park, Phase 1. (QUASI-JUDICIAL)

Chair Waugh announced the item and stated this is a quasi-judicial hearing.

Mr. Powell swore in those wishing to provide testimony.

Chair Waugh called for disclosure of ex-parte communications.

Chair Waugh, Board Member Irizarry, Board Member Hester, Board Member Patricoski, and Board Member Baer disclosed no ex-parte communications.

Vice Chair Ludos disclosed a site visit.

Mr. Powell stated there were no aggrieved parties.

Todd Mathes, Benderson Development, being duly sworn, spoke to history and request.

Mr. Brown, being duly sworn, provided a presentation including overview, applicant, property owner, request, location, aerial view, compliance with Unified Land Development Code (ULDC) and Florida Statutes, and recommendations.

There were no rebuttals by the Applicant or Staff.

There was no public comment.

Discussion took place regarding Florida Emergency Management Agency (FEMA) flood map updates, development plans and timeline, accessibility, and stormwater management.

There were no closing arguments by Staff or the Applicant.

Chair Waugh closed the public hearing and requested a motion.

***A motion was made by Board Member Baer, seconded by Board Member Hester, to recommend approval of the Woodlands Commercial Park, Phase 1 Plat, Petition No. PLF-23-127, 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:***

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

**Absent:** 1 - Board Member Maturo

**B. [PLF-23-201](#) Consideration of Petition PLF-23-201, Wellen Park Downtown Phase 3 (QUASI-JUDICIAL)**

Chair Waugh announced the item and stated this is a quasi-judicial hearing.

Mr. Powell swore in those wishing to provide testimony.

Chair Waugh called for disclosure of ex-parte communications.

Chair Waugh, Vice Chair Ludos, Board Member Irizarry, Board Member Hester, Board Member Patricoski, and Board Member Baer disclosed no ex-parte communications.

Mr. Powell stated there were no aggrieved parties.

John Luczynski, Land Development Wellen Park, being duly sworn, spoke to history, development plans, timeline, and requested approval.

Mr. Brown, being duly sworn, provided a presentation including overview, applicant, property owner, request, location, aerial view, compliance with Unified Land Development Code (ULDC) and Florida Statutes, and recommendations.

There were no rebuttals by the Applicant or Staff.

There was no public comment.

Discussion took place regarding Florida Emergency Management Agency (FEMA) flood map updates.

There were no closing arguments by Staff or the Applicant.

Chair Waugh closed the public hearing and requested a motion.

***A motion was made by Board Member Hester, seconded by Board Member Baer, to recommend approval of the Wellen Park Downtown Phase 3 Plat, Petition No. PLF-23-201, with consideration to the updated Florida Emergency Management Agency flood map information as it relates to this property, 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:***

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

**Absent:** 1 - Board Member Maturo

**C. [PLF-23-245](#) Consideration of Petition PLF-23-245, Palmera at Wellen Park Phases 1A, 1B, 1C & 1D (QUASI-JUDICIAL)**

Chair Waugh announced the item and stated this is a quasi-judicial hearing.

Mr. Powell swore in those wishing to provide testimony.

Chair Waugh called for disclosure of ex-parte communications.

Chair Waugh, Vice Chair Ludos, Board Member Irizarry, Board Member Hester, Board Member Patricoski, and Board Member Baer disclosed no ex-parte communications.

Mr. Powell stated there were no aggrieved parties.

John Luczynski, Land Development Wellen Park, being duly sworn, provided a presentation including location, pending permits, development plans, and requested approval.

Mr. Grubb, being duly sworn, provided a presentation including overview, applicant, property owner, request, location, aerial view, compliance with Unified Land Development Code (ULDC) and Florida Statutes, and recommendations.

There were no rebuttals by the Applicant or Staff.

There was no public comment.

Discussion took place regarding Florida Emergency Management Agency (FEMA) flood map updates, surrounding connections, number of units, housing types, and exclusion of surveyor review.

There were no closing arguments by Staff or the Applicant.

Chair Waugh closed the public hearing and requested a motion.

***A motion was made by Vice Chair Ludos, seconded by Board Member Hester, to recommend approval of the Palmera at Wellen Park Phases 1A, 1B, 1C and 1D, Petition No. PLF-23-245, with consideration to the updated Florida Emergency Management Agency flood map information as it relates to this property, 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.***

Discussion continued regarding FEMA flood map update requirements.

***The motion carried on the following vote:***

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

**Absent:** 1 - Board Member Maturo

**D. [ANX-23-129](#)** Consideration of Petition ANX-23-129, US 41 & Tamiami Trail via Ordinance No. 2024-02.

Chair Waugh announced the item.

Mr. Bengé noted the applicant is not present and provided a presentation including overview, applicant, property owner, request, location, aerial view, background, staff review, public notice, existing land use map, compliance with Comprehensive Plan and Unified Land Development Code (ULDC), and recommendations.

Discussion took place regarding acreage, property owner, and contiguity.

There was no public comment.

Chair Waugh requested a motion.

***A motion was made by Vice Chair Ludos, seconded by Board Member Patricoski, to recommend approval of Ordinance No. 2024-02, based competent substantial evidence, as presented. The motion carried on the following vote:***

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

**Absent:** 1 - Board Member Maturo

**E. [TXT-23-270](#)** Consideration of Petition No. TXT-23-270 (Ordinance 2024-04) Amending the Unified Land Development Code, Chapter 17- Flood Damage Prevention Regulations – Updating the Effective Date in order to continue in the National Flood Insurance Program (NFIP)

Chair Waugh announced the item.

Mr. Flores spoke to Florida Emergency Management Agency (FEMA) flood map updates, implementation, insurance requirements, compliance with Unified Land Development Code (ULDC) and Florida Statutes, and recommendations.

Discussion took place regarding FEMA flood map updates, insurance requirements, appeal process, topographical map review, and costs.

There was no public comment.

Chair Waugh requested a motion.

***A motion was made by Board Member Hester, seconded by Vice Chair Ludos, to recommend approval to the City Commission of Ordinance No. 2024-04, and that the City Commission request information regarding the topographical discrepancies. The motion carried on the following vote:***

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

**Absent:** 1 - Board Member Maturo

**7. PRESENTATION**

**A. [24-0196](#) Presentation: Sunshine Law Training (Office of the City Attorney)**

Chair Waugh announced the item.

Ms. Coughlin provided a presentation including public meetings definition, open meeting requirements, penalties for violation, penalty examples, public records definition, identifying a public record, email and text messages, public records requests, public records retention, Florida Commission on ethics, prohibited conduct, prohibited relationships, voting and conflicts of interest, relatives, penalties, meeting procedures, quorum and motions, discussion, alternate members, and requesting information that is not a public record.

Discussion took place regarding email communication.

There was no public comment.

**8. GENERAL BUSINESS**

**A. [24-0282](#) Discussion and Possible Action Regarding Approval of the Planning and Zoning Advisory Board 2023 Annual Report.**

Chair Waugh announced the item.

Mr. Grubb spoke to changes, accomplishments, and recommendations.

Discussion took place regarding recommended revisions and goals.

There was no public comment.

Chair Waugh requested a motion.

*A motion was made by Board Member Baer, seconded by Board Member Irizarry, to approve the Planning and Zoning Advisory Board 2023 Annual Report as amended to remove the last paragraph and update the last date of revision. The motion carried on the following vote:*

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

**Absent:** 1 - Board Member Maturo

**9. FUTURE AGENDA ITEMS**

A. [24-0176](#) Future Agenda Items

There were no additional future agenda items.

**10. PUBLIC COMMENT**

There was no public comment.

**11. ADJOURNMENT**

Chair Waugh adjourned the meeting at 10:39 a.m.

By: \_\_\_\_\_  
Linda Waugh, Chair