



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes Planning & Zoning Advisory Board

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Thursday, March 7, 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 Maturro

### ALSO PRESENT:

Assistant City Attorney Margaret Roberts, Staff Liaison Austin Grubb, Planner I David Brown, Planning and Zoning Manager Hank Flores, Board Specialist II Micheal Bodmer, and Assistant City Clerk Matthew Powell

### 3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by the Board Member Patricoski.

### 4. PUBLIC COMMENT

There was no public comment.

### 5. APPROVAL OF MINUTES

- A. [24-0352](#) Approve the February 15, 2024 Planning and Zoning Advisory Board Meeting Minutes

*A motion was made by Board Member Baer, 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 Maturro

### 6. PUBLIC HEARING

- A. [PLF-23-259](#) Consideration of Petition PLF-23-259, Wellen Park Downtown Phase 2 (QUASI-JUDICIAL)

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

Mr. Bodmer 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.

Ms. Roberts spoke to ex-parte disclosure requirements.

Mr. Bodmer stated there were no aggrieved parties.

Mr. Brown, being duly sworn, noted the applicant is not present and 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 was no rebuttal by Staff.

There was no public comment.

Discussion took place regarding Federal Emergency Management Agency (FEMA) flood maps.

There was no closing argument by Staff.

Chair Waugh closed the public hearing and requested a motion.

***A motion was made by Vice Chair Ludos, seconded by Board Member Irizarry, to recommend approval of the Wellen Park Downtown Phase 2 Plat, Petition No. PLF-23-259, 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-23-251](#) Consideration of Petition PLF-23-251, Lakespur at Wellen Park Phase 3 (QUASI-JUDICIAL)**

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

Mr. Bodmer 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. Bodmer stated there were no aggrieved parties.

Mr. Brown, being duly sworn, noted the applicant is not present and 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 was no rebuttal by Staff.

There was no public comment.

Discussion took place regarding flood potential, roadway accessibility, traffic impact study, wetlands, and Federal Emergency Management Agency (FEMA) flood maps.

There was no closing argument by Staff.

Chair Waugh closed the public hearing and requested a motion.

***A motion was made by Board Member Hester, seconded by Board Member Patricoski, to recommend approval of the Lakespur at Wellen Park Phase 3 Plat, Petition No. PLF-23-251, 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

**7. PRESENTATION**

**A. [24-0199](#)** Presentation: Quasi-Judicial Proceedings Training (Office of the City Attorney)

Chair Waugh announced the item and spoke to presenter request for continuance.

***A motion was made by Board Member Irizarry, seconded by Board Member Baer, to continue the presentation to a subsequent Planning and Zoning Advisory Board meeting. 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

**8. PUBLIC COMMENT**

There was no public comment.

**9. ADJOURNMENT**

Chair Waugh adjourned the meeting at 9:20 a.m.

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