



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes Planning & Zoning Advisory Board

Thursday, January 15, 2026

9:00 AM

City Commission Chambers

1. CALL TO ORDER

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

2. ROLL CALL

Present: 6 - Board Member Irizarry, Board Member Patricoski, Chair Waugh, Board Member Bagaev, Alternate I Wolf and Alternate II Gortz

Absent: 1 - Board Member Keogh

ALSO PRESENT

Staff Liaison Willette-Grondin, City Attorney Coughlin, and Board Specialist Fritz.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Waugh.

4. PUBLIC COMMENT

There is no public comment.

5. APPROVAL OF MINUTES

- A. [26-0303](#) Approve the December 18, 2025, Planning and Zoning Advisory Board Meeting Minutes.

Chair Waugh announced the item and requested a motion.

A motion was made by Board Member Irizarry, seconded by Board Member Patricoski, to approve the minutes as presented. The motion carried on the following vote:

Yes: 5 - Board Member Irizarry, Board Member Patricoski, Chair Waugh, Board Member Bagaev and Alternate I Wolf

Not Present: 1 - Alternate II Gortz

Absent: 1 - Board Member Keogh

A motion was made by Board Member Wolf, seconded by Board Member Patricoski, to hear Item No. PSPP-25-03579 at this time. The motion carried the following vote:

Yes: 5 - Board Member Irizarry, Board Member Patricoski, Chair Waugh, Board Member Bagaev and Alternate I Wolf

Not Present: 1 - Alternate II Gortz

Absent: 1 - Board Member Keogh

7. PUBLIC HEARING

- A. [PSPP-25-03579](#) Consideration of Petition No. PSPP-25-03579 via Resolution No. 2026-R-05 to Approve a Preliminary Subdivision Plat for Brightmore East, a 290-Unit Multi-family Residential Community on Approximately 108.8 Acres located Generally West of South River Road and North of Manasota Beach Road. (QUASI-JUDICIAL)

Chair Waugh announced the item, stated this is a quasi-judicial hearing, and requested the Board Specialist to read the petition title and swear in those wishing to provide testimony.

Ms. Fritz read the petition title and swore in those wishing to provide testimony.

Chair Waugh called for disclosure of ex-parte communications.

Board Members disclosed no ex-parte communications.

Ms. Fritz stated there were no aggrieved parties.

Ms. Willette-Grondin, being duly sworn, provided a presentation including overview, proposed preliminary subdivision plat, consistency with Florida Statutes, compliance with the Comprehensive Plan, Unified Land Development Code, environmental survey, flood zone, staff review, public notice, legal review, and staff recommendations.

John Luczynski, Wellen Park, being duly sworn, provided a presentation including extension of Brightmore, amenity center, trail connection, property details and location, and future plans.

There was no rebuttal by the Applicant.

There was no rebuttal by Staff.

There was no public comment.

Board questions and discussion took place regarding utilization of trails and flood standards.

Mr. Luczynski spoke to flood plain maps, future revisions, and permits.

Ms. Willette-Grondin spoke to compliance for building permit.

Board questions and discussion continued regarding emergency entrance for subdivision, and separation of single versus multiple family homes.

Ms. Willette-Grondin spoke to division of preliminary subdivision, transitional buffer, and future infrastructure plan.

Mr. Luczynski spoke to previous presentation of petition.

Board questions and discussion continued regarding traffic concerns and ingress and egress.

Mr. Luczynski spoke to precise location of project.

Board questions and discussion continued regarding permit approval and timeline and number of gates within community.

Ms. Willette-Grondin presented a closing argument requesting permits, compliance with all code and Florida Statutes, and requested approval.

Mr. Luczynski presented a closing argument requesting approval.

Chair Waugh closed the public hearing and requested a motion.

A motion was made by Board Member Irizarry, seconded by Board Member Patricoski, to recommend that the City Commission approve PSPP-25-03579, via Resolution No. 2026-R-05, Brightmore East Preliminary Subdivision Plat and find that, based on the competent substantial evidence, the specific requirements in the City of North Port Comprehensive Plan have been met. The motion carried on the following vote:

Yes: 5 - Board Member Irizarry, Board Member Patricoski, Chair Waugh, Board Member Bagaev and Alternate I Wolf

Not Present: 1 - Alternate II Gortz

Absent: 1 - Board Member Keogh

Recess was taken from 9:45 a.m. until 9:50 a.m.

6. PRESENTATION

A. [26-0305](#) Presentation of Sunshine Law Training (Presented by the Office of the City Attorney)

Chair Waugh announced the item.

Ms. Coughlin provided a presentation including public meetings definition, open meeting requirements, social gatherings and meetings, attorney general opinions, communications on personal devices, penalties for violation and examples, public records definition and requests, email and text messages, public records retention, Florida Commission on Ethics, prohibited conduct, abuse of public position, disclosure or use of certain information, 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.

Board discussion took place regarding answering public questions, process for interviews, discussion between Board Members and City Commission, exempt information, collective bargaining, and email disclosures.

Ms. Willette-Grondin spoke to accessibility of agenda and notifying Board Members for meetings.

Board discussion continued regarding communication after meetings, ex-parte

interactions in public places, event invitations due to Board position, and examples of foreseeable issues.

There was no public comment.

8. GENERAL BUSINESS

A. [26-0290](#) Discussion and Possible Action Regarding the Planning and Zoning Advisory Board 2025 Annual Report to City Commission

Chair Waugh announced the item.

Mrs. Willette-Grondin introduced the item.

Board discussion took place regarding approval of report.

There was no public comment.

Chair Waugh requested a motion.

A motion was made by Board Member Bagaev, seconded by Board Member Irizarry, to approve the Planning and Zoning Advisory Board 2025 Annual Report to the City Commission. The motion carried on the following vote:

Yes: 5 - Board Member Irizarry, Board Member Patricoski, Chair Waugh, Board Member Bagaev and Alternate I Wolf

Not Present: 1 - Alternate II Gortz

Absent: 1 - Board Member Keogh

B. [26-0250](#) Election of Chair and Vice Chair

Chair Waugh announced the item and called for nominations for Chair.

Board discussion took place regarding attendance, term length for chair, and hybrid meetings.

Board Member Patricoski nominated Chair Waugh to serve as Chair.

Chair Waugh asked for any additional nominations.

There was no public comment.

With no additional nominations Chair Waugh closed the nominations and requested a motion.

A motion was made by Board Member Patricoski, seconded by Board Member Bagaev to elect Chair Waugh as Chair. The motion carried on the following vote:

Yes: 5 - Board Member Irizarry, Board Member Patricoski, Chair Waugh, Board Member Bagaev and Alternate I Wolf

Not Present: 1 - Alternate II Gortz

Absent: 1 - Board Member Keogh

Chair Waugh called for nominations for Vice Chair.

Board Member Patricoski nominated Board Member Irizarry to serve as Vice Chair.

Chair Waugh asked for any additional nominations.

There was no public comment.

With no additional nominations Chair Waugh closed the nominations and requested a motion.

A motion was made by Board Member Patricoski, seconded by Board Member Wolf to elect Board Member Irizarry as Vice Chair. The motion carried on the following vote:

Yes: 5 - Board Member Irizarry, Board Member Patricoski, Chair Waugh, Board Member Bagaev and Alternate I Wolf

Not Present: 1 - Alternate II Gortz

Absent: 1 - Board Member Keogh

9. FUTURE AGENDA ITEMS

Chair Waugh announced and queried Board Members regarding items to be placed on a future agenda.

Board discussion took place regarding potential projects and reapplication for terms.

10. PUBLIC COMMENT

There was no public comment.

11. ADJOURNMENT

Chair Waugh adjourned the meeting at 11:10 a.m.

By: _____
Linda Waugh, Chair