



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Action Report Planning & Zoning Advisory Board

Thursday, July 16, 2026

9:00 AM

City Commission Chambers

1. CALL TO ORDER

2. ROLL CALL

Present: 5 - Board Member Patricoski, Board Member Bagaev, Board Member Keogh, Chair Wolf and Vice Chair Gortz

Absent: 2 - Board Member Waugh and Alternate I Kowalczyk

ALSO PRESENT

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

5. APPROVAL OF MINUTES

- A. [26-0956](#) Approve the July 2, 2026, Planning and Zoning Advisory Board Meeting Minutes.

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

Yes: 5 - Board Member Patricoski, Board Member Bagaev, Board Member Keogh, Chair Wolf and Vice Chair Gortz

Absent: 2 - Board Member Waugh and Alternate I Kowalczyk

6. PUBLIC HEARING

- A. [PMCPA-25-03560](#) Consideration of Petition No. PMCPA-25-03560, Village D Village District Pattern Plan Amendment, Updating Non-Residential Building Signage Standards, Defining Public, Institutional, and Civic Spaces, Amending Section 3.4.1 of the Unified Land Development Code to Incorporate the Revised Pattern Plan, Updating Section 5.3.2 to Require Village D Wall Signs to Comply with Chapter 5 Standards, Setting Criteria for Deemed Compliance and Legal Nonconforming Status for Existing Signage Prior to the Ordinance's Effective Date. (QUASI-JUDICIAL)

A motion was made by Vice Chair Gortz, seconded by Board Member Bagaev, to recommend approval of Petition No. PMCPA-25-03560 and find the amendments to the Village D Village District Pattern Plan are consistent with the City of North Port Comprehensive Plan. The motion carried on the following vote:

Yes: 5 - Board Member Patricoski, Board Member Bagaev, Board Member Keogh, Chair Wolf and Vice Chair Gortz

Not Present: 2 - Board Member Waugh and Alternate I Kowalczyk

- B.** [PMCPA-24-0000083](#) Consideration of Petition No. PMCPA-24-00000083 (formerly VPA-24-083), Village E District Pattern Plan Amendment, Expanding the Village E Boundary, Deferring Non-Residential Signage and Mixed-Use Parking Standards to the Unified Land Development Code (ULDC), Adjusting Land Use Entitlements, Amending the ULDC to Reference the Updated Pattern Plan, and Establishing Standards for Deemed Compliance and Legal Nonconforming Status Prior to the Ordinance's Effective Date. (QUASI-JUDICIAL)

A motion was made by Vice Chair Gortz, seconded by Board Member Bagaev, to recommend that the City Commission approve Petition No. PMCPA-24-00000083 via Ordinance No. 2026-23 and find the amendments to the Village E Village District Pattern Plan are consistent with the City of North Port Comprehensive Plan. The motion carried on the following vote:

Yes: 5 - Board Member Patricoski, Board Member Bagaev, Board Member Keogh, Chair Wolf and Vice Chair Gortz

Not Present: 2 - Board Member Waugh and Alternate I Kowalczyk

7. FUTURE AGENDA ITEMS

8. PUBLIC COMMENT

9. ADJOURNMENT