City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes
Planning & Zoning Advisory Board

Thursday, July 2, 2026 | **9:00 AM** | **City Commission Chambers**

1. CALL TO ORDER

Chair Wolf called the meeting to order at 9:03 a.m.

2. ROLL CALL

Present: 4 - Board Member Patricoski, Board Member Bagaev, Chair Wolf and Vice Chair Gortz

Absent: 3 - Board Member Waugh, Board Member Keogh and Alternate I Kowalczyk

ALSO PRESENT

Staff Liaison Willette-Grondin, Assistant City Attorney Coughlin, Development Services Deputy Director Barnes, Development Services Director Ray, Board Specialist Lindner, and Board Specialist Crawford.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by the Board.

4. PUBLIC COMMENT

There was no public comment.

5. APPROVAL OF MINUTES

26-0861 Approve the June 4, 2026, Planning and Zoning Advisory Board Meeting Minutes.

Chair Wolf announced the item and requested a motion.

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

Yes: 4 - Board Member Patricoski, Board Member Bagaev, Chair Wolf and Vice Chair Gortz

Absent: 3 - Board Member Waugh, Board Member Keogh and Alternate I Kowalczyk

6. GENERAL BUSINESS

26-0927 Consideration of an Amendment to Sections 3.1.2, 4.4.1. and Appendix A, Article I of the Unified Land Development Code to Provide for Compliance with Section 553.385, Florida Statutes.

Chair Wolf announced the item.

Ms. Ray introduced the item and spoke to compliance requirements, enforcement limitations, and proposed changes.

Board questions and discussion took place regarding housing development standards and State building codes, previous legislation, future requirements, multiple lot ownership, mobile versus manufactured home clarifications and requirements, hurricane-related property loss, and Housing and Urban Development (HUD) standards.

There was no public comment.

Chair Wolf requested a motion.

A motion was made by Vice Chair Gortz, seconded by Board Member Patricoski, to recommend that the City Commission approve the amendment to Sections 3.1.2., 4.4.1., and Appendix A, Article I of the Unified Land Development Code via Ordinance No. 2026-20 and find that the amendment is consistent with the North Port Comprehensive Plan. The motion carried on the following vote:

Yes: 4 - Board Member Patricoski, Board Member Bagaev, Chair Wolf and Vice Chair Gortz

Absent: 3 - Board Member Waugh, Board Member Keogh and Alternate I Kowalczyk

7. FUTURE AGENDA ITEMS

Chair Wolf announced the item.

There was no discussion.

8. PUBLIC COMMENT

There was no public comment.

9. ADJOURNMENT

Chair Wolf adjourned the meeting at 9:25 a.m.

By: _________________
Charles Wolf, Chair