



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes Planning & Zoning Advisory Board

Thursday, September 18, 2025

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: 7 - Vice Chair Ludos, 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

Development Services Director Ray, Board Specialist Fritz, Interim City Attorney Golen, and Assistant City Clerk Powell.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Board Member Patricoski.

4. PUBLIC COMMENT

There was no public comment.

5. APPROVAL OF MINUTES

- A. [25-2737](#) Approve the September 4, 2025, Planning and Zoning Advisory Board Meeting Minutes.

Chair Waugh announced the item.

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

Yes: 7 - Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh, Board Member Bagaev, Alternate I Wolf and Alternate II Gortz

Absent: 1 - Board Member Keogh

- B. [25-2739](#) Approve the July 17, 2025, Planning and Zoning Advisory Board Meeting Minutes.

Chair Waugh announced the item.

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

Yes: 7 - Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh, Board Member Bagaev, Alternate I Wolf and Alternate II Gortz

Absent: 1 - Board Member Keogh

6. PUBLIC HEARING

- A. [PMCPA-24-0000114](#) Consideration of Petition No. PMCPA-24-00000114 (Formerly DMA-24-114), Central Parc at North Port Pattern Plan Amendment via Ord. No. 2025-28 to revise the buffer plan and amend Article III, Table 3.3.1.2 of the Unified Land Development Code to reference the amended Central Parc at North Port Pattern Plan. In addition, the applicant is requesting two (2) waivers from the 2010 ULDC Section 21-9 Table 1 for property located north of Greenwood Avenue and west of South Sumter Boulevard. (QUASI-JUDICIAL)

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

Mr. Powell read the petition title and swore in those wishing to provide testimony.

Chair Waugh spoke to meeting decorum and called for disclosure of ex-parte communications.

Chair Waugh, Board Member Gortz, Board Member Irizarry, Board Member Wolf, Board Member Patricoski, and Board Member Bagaev disclosed no ex-parte communications.

Vice Chair Ludos disclosed a site visit.

Mr. Powell stated there were no aggrieved parties.

Peter Van Buskirk, Kimley-Horn and Associates, being duly sworn, provided a presentation including personal background, request, zoning and uses, January 2018 concept, Unified Land Development Code (ULDC) Section 21-9, location, ULDC required landscape buffers, current buffer plan, proposed revisions to the plan, staff recommendations, waiver requests, and Lake 13.

Discussion took place regarding time extension.

A motion was made by Vice Chair Ludos, seconded by Board Member Irizarry, to extend the presentation by 5 minutes for all parties. The motion carried on the following vote:

Yes: 7 - Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh, Board Member Bagaev, Alternate I Wolf and Alternate II Gortz

Absent: 1 - Board Member Keogh

Mr. Buskirk continued the presentation including Lake 9, waivers, request, and closing.

Ms. Ray, being duly sworn, provided a presentation including overview, history, land use, proposed changes, waiver requests, staff analysis, Central Parc approved buffers, analysis of buffer changes, required planting locations, request to change buffer,

consistency with Florida Statutes, Comprehensive Plan, and ULDC, public comment, neighborhood meeting, public notice, legal review, and staff recommendation.

Mr. Van Buskirk provided a rebuttal regarding comparable buffers, intent, and waiver requests.

Ms. Ray provided a rebuttal regarding buffer requirements, public input, and staff recommendations.

Public comment:

Wilburn Meade: being duly sworn, expressed opposition to buffer removal.

James Blucher: being duly sworn, expressed support to the proposed petition.

Lucky Roman: being duly sworn, expressed opposition to buffer removal and concern for flooding.

Debbie Perri: being duly sworn, expressed opposition to buffer removal and submitted photos into evidence.

James Murphy: being duly sworn, expressed opposition to the proposed petition.

Charlotte Francis: being duly sworn, expressed opposition to the proposed petition.

Richard Arnold: being duly sworn, expressed opposition to buffer removal.

Recess was taken from 10:16 a.m. to 10:21 a.m.

Chair Waugh called for disclosure of ex-parte communications.

Board Members disclosed no ex-parte communications.

Discussion took place regarding drainage concerns, Board role, constructed versus previously existing lakes, buffer requirements and options, public input, and environmental impact.

Mr. Van Buskirk provided a closing argument regarding flooding concerns, buffer requirements, and public input.

Ms. Ray provided a closing argument regarding motion options, buffer requirements, and staff recommendations.

Chair Waugh closed the public hearing and requested a motion.

A motion was made by Vice Chair Ludos, seconded by Board Member Gortz, to recommend that the City Commission approve Petition No. PMCPA-24-00000114 (Formerly DMA-24-114) via Ordinance No. 2025-28 as presented by the applicant, without the grant of Waivers 1 and 2, and the change proposed to the buffer adjacent to Lake 13. Buffers adjacent to Lakes 5, 9 and 13 shall meet the planting/screening specifications of a Type 2 buffer.

Discussion continued regarding tree canopy impact, waiver requests, and staff analysis.

The motion carried on the following vote:

Yes: 7 - Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Chair Waugh, Board Member Bagaev, Alternate I Wolf and Alternate II Gortz

Absent: 1 - Board Member Keogh

7. FUTURE AGENDA ITEMS

Discussion took place regarding ex-parte communication requirements.

Mr. Golen spoke to Board role and requirements.

Discussion continued regarding ethics concerns and site visits.

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

Discussion continued regarding zoning requirements.

8. PUBLIC COMMENT

There was no public comment.

9. ADJOURNMENT

Chair Waugh adjourned the meeting at 10:02 a.m.

By: _____
Linda Waugh, Chair