



Action Report
Planning & Zoning Advisory Board

Thursday, September 4, 2025

9:00 AM

City Commission Chambers

1. CALL TO ORDER

2. ROLL CALL

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

Absent: 2 - Vice Chair Ludos and Alternate II Gortz

ALSO PRESENT:

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

5. APPROVAL OF MINUTES

- A. [25-2639](#) Approve the July 17, 2025, Planning and Zoning Advisory Board Meeting Minutes.

A motion was made by Board Member Patricoski, seconded by Board Member Irizarry, to continue Item No. 25-2639 to the next Planning and Zoning Advisory Board Meeting. The motion carried on the following vote:

Yes: 6 - Board Member Irizarry, Board Member Patricoski, Chair Waugh, Board Member Bagaev, Board Member Keogh and Alternate I Wolf

Absent: 2 - Vice Chair Ludos and Alternate II Gortz

6. PUBLIC HEARING

- A. [PFLU-25-02427](#) Consideration of Petition No. PFLU-25-02427 Small-Scale Comprehensive Plan Amendment to the Future Land Use Map for property located at 4043 Jennings Boulevard

A motion was made by Board Member Patricoski, seconded by Board Member Wolf, to recommend that the City Commission approve PFLU-25-02427 via Ordinance No. 2025-22 and find that the amendment is consistent with the standards and intent of the City of North Port Comprehensive Plan and Florida Statutes. The motion carried on the following vote:

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

No: 1 - Board Member Bagaev

Absent: 2 - Vice Chair Ludos and Alternate II Gortz

- B.** [PRZ-25-02428](#) Consideration of Petition No. PRZ-25-02428 rezone 3.30 acres from Environmental (EC) to Agriculture (AG) for property located at 4043 Jennings Boulevard (QUASI-JUDICIAL)

A motion was made by Board Member Irizarry, seconded by Board Member Patricoski, to recommend that the City Commission approve PRZ-25-02428 via Ordinance No. 2025-21 and find that, based on the competent substantial evidence, the specific requirements in the City of North Port Comprehensive Plan, and the decision criteria listed in Section 2.2.13.C. of the Unified Land Development Code have been met.

The motion carried on the following vote:

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

No: 1 - Board Member Bagaev

Absent: 2 - Vice Chair Ludos and Alternate II Gortz

7. FUTURE AGENDA ITEMS

8. PUBLIC COMMENT

9. ADJOURNMENT