City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes
Planning & Zoning Advisory Board

Thursday, November 6, 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: 6 - Vice Chair Ludos, Board Member Patricoski, Chair Waugh, Board Member Bagaev, Board Member Keogh and Alternate I Wolf

Absent: 2 - Board Member Irizarry and Alternate II Gortz

ALSO PRESENT

Staff Liaison Willette-Grondin, Assistant City Clerk Powell, and Board Specialist Fritz.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Waugh.

4. PUBLIC COMMENT

There was no public comment.

5. APPROVAL OF MINUTES

A. 25-2853 Approve the September 18, 2025, Planning and Zoning Advisory Board Meeting Minutes.

Chair Waugh announced the item and requested a motion.

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: 6 - Vice Chair Ludos, Board Member Patricoski, Chair Waugh, Board Member Bagaev, Board Member Keogh and Alternate I Wolf

Absent: 2 - Board Member Irizarry and Alternate II Gortz

6. PUBLIC HEARING

A. PSPP-25-02711 Consideration of Petition No. PSPP-25-02711 via Resolution No. 2025-R-72 to Approve a Preliminary Subdivision Plat for West Lake; a 156-Lot Residential Single-Family Subdivision on Approximately 164.48 Acres Located South and West of Preto Boulevard and North of Playmore 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.

Trevor Storm, Wellen Park, being duly sworn, provided a presentation including number of units, open space, Everly Community, lot sizes, elevation, and allowable units.

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

There was no rebuttal by the Applicant.

There was no rebuttal by Staff.

There was no public comment.

Board questions and took place regarding flood insurance.

Bruce Mellen, Mattamy Homes, being duly sworn, responded to questions regarding identifying builders.

Board questions and continued regarding committee review group, modification potential, traffic concerns, wetland impact, flood insurance rate map, eagle nests, and expansion of lanes on Preto Blvd.

There was no closing argument by Staff.

There was no closing argument by the Applicant.

Chair Waugh closed the public hearing and requested a motion.

A motion was made by Vice Chair Ludos, seconded by Board Member Patricoski, to recommend that the City Commission approve PSPP-25-02711 via Resolution No. 2025-R-72, West Lake 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: 6 - Vice Chair Ludos, Board Member Patricoski, Chair Waugh, Board Member Bagaev, Board Member Keogh and Alternate I Wolf

Absent: 2 - Board Member Irizarry and Alternate II Gortz

B. PSPP-25-03327 Consideration of Petition No. PSPP-25-03327 via Resolution No. 2025-R-73 to Approve a Preliminary Subdivision Plat for Fire Station 87 to Create Two Parcels, Parcel 1 for a Public Safety Facility and Parcel 2 for an Open-Space Park on Approximately 4.77 Acres Located at the Intersection of the Northeast Corner of Manasota Beach Road and Preto Boulevard. (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.

William Crosley, West Villages Improvement District, being duly sworn, provided a presentation including acreage, location, parcels, conveyance to city, design, permitting and construction, estimated construction completion timeline.

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

There was no rebuttal by the Applicant.

There was no rebuttal by Staff.

There was no public comment.

Bruce Mellen, Mattamy Homes, being duly sworn, responded to questions regarding construction timeline.

Board questions and discussion took place regarding traffic safety concerns, financing, need for fire station, surveillance camera, park components, location, and ingress and egress.

Ms. Barnes, being duly sworn, spoke to transportation impact analysis and the Board's role to determine consistency with Comprehensive Plan.

Discussion continued regarding noise impacts.

Staff provided a closing argument regarding overview on project and request for approval.

There was no closing argument by the Applicant.

Chair Waugh closed the public hearing and requested a motion.

A motion was made by Vice Chair Ludos, seconded by Board Member Bagaev, to recommend that the City Commission approve PSPP-25-03327, via Resolution No. 2025-R-73, Fire Station 87 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: 6 - Vice Chair Ludos, Board Member Patricoski, Chair Waugh, Board Member Bagaev, Board Member Keogh and Alternate I Wolf

Absent: 2 - Board Member Irizarry and Alternate II Gortz

C. PSPP-25-03102 Consideration of Petition No. PSPP-25-03102 via Resolution No. 2025-R-76 to Approve a Preliminary Subdivision Replat for Wellen Park Downtown Phase 5, Extending Wellen Park Boulevard Right of Way and Creating Preservation/Conservation Area, Stormwater Management, Open Space and Future Development Tracts on Approximately 76.7308 Acres Located West of West Villages Parkway and East of Preto Boulevard. (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.

Ms. Coughlin, being duly sworn, responded to board questions regarding appropriate time to ask questions regarding corrected backup material.

Chair Waugh called for disclosure of ex-parte communications.

Board Members disclosed no ex-parte communications.

Ms. Fritz stated there were no aggrieved parties.

Trevor Storm, Wellen Park, being duly sworn, provided a presentation including timeline.

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

There was no rebuttal by the Applicant.

There was no rebuttal by Staff.

There was no public comment.

Discussion took place regarding staff review.

Staff provided a closing argument regarding request for approval.

There was no closing argument by the Applicant.

Chair Waugh closed the public hearing and requested a motion.

A motion was made by Board Member Wolf, seconded by Board Member Patricoski, to recommend that the City Commission approve PSPP-25-03102 via Resolution No. 2025-R-76, Wellen Park Downtown Phase 5 Preliminary Subdivision Replat, 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: 6 - Vice Chair Ludos, Board Member Patricoski, Chair Waugh, Board Member Bagaev, Board Member Keogh and Alternate I Wolf

Absent: 2 - Board Member Irizarry and Alternate II Gortz

D. PSPP-25-01904 Consideration of Petition No. PSPP-25-01904 via Resolution No. 2025-R-71 to Approve a Preliminary Subdivision Plat as Presented by the Applicant, for Madera at Wellen Park, a 32-Lot Residential Townhome Subdivision on Approximately 8.6514 acres Located North of Tamiami Trail (US-41) and West of North River 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.

Bruce Mellen, Mattamy Homes, being duly sworn, provided a presentation including number of units, location, number of buildings, completion of develop-able land, and density.

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

There was no rebuttal by the Applicant.

There was no rebuttal by Staff.

Public comment:
Collin Dobrovolny: being duly sworn, expressed opposition.
Jan Lombardo: being duly sworn, expressed opposition.

Ms. Coughlin, being duly sworn, responded to questions regarding public comments versus aggrieved party.

Board Questions and discussion took place regarding base flood elevations, buffers, ingress and egress, stormwater drainage, open space requirements, Federal Emergency Management Agency (FEMA), and requirements for open space.

Staff provided a closing argument regarding residential concerns, housing types, and request for approval.

There was no closing argument by the Applicant.

Chair Waugh closed the public hearing and requested a motion.

A motion was made by Vice Chair Ludos, seconded by Board Member Wolf, to recommend that the City Commission approve PSPP-25-01904 via Resolution No. 2025-R-71, Madera at Wellen Park Preliminary Subdivision plan, 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 - Vice Chair Ludos, Board Member Patricoski, Chair Waugh, Board Member Keogh and Alternate I Wolf

No: 1 - Board Member Bagaev

Absent: 2 - Board Member Irizarry and Alternate II Gortz

Discussion continued regarding Florida Department of Transportation (FDOT) approval.

7. GENERAL BUSINESS

A. 25-2896 Discussion and Possible Action Regarding Approval of the Planning and Zoning Advisory Board Meeting Schedule for 2026.

Chair Waugh announced the item.

Ms. Willette-Grondin introduced the item.

Discussion took place regarding cancellation, meeting frequency, item types and date amendments.

A motion was made by Board Member Bagaev, seconded by Board Member Wolf, to approve the Planning and Zoning Advisory Board Meeting Schedule for 2026. The motion carried on the following vote:

Yes: 5 - Vice Chair Ludos, Chair Waugh, Board Member Bagaev, Board Member Keogh and Alternate I Wolf

Not Present: 1 - Board Member Patricoski

Absent: 2 - Board Member Irizarry and Alternate II Gortz

8. FUTURE AGENDA ITEMS

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

Ms. Willette-Grondin spoke to training and annual report.

9. PUBLIC COMMENT

There was no public comment.

10. ADJOURNMENT

Chair Waugh adjourned the meeting at 10:34 a.m.

By: ____

Linda Waugh, Chair