



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Action Report Planning & Zoning Advisory Board

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Thursday, December 18, 2025

9:00 AM

City Commission Chambers

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### 1. CALL TO ORDER

### 2. ROLL CALL

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

**Absent:** 2 - Chair Waugh and Alternate II Gortz

### ALSO PRESENT

### 3. PLEDGE OF ALLEGIANCE

### 4. PUBLIC COMMENT

### 5. APPROVAL OF MINUTES

- A. [25-3065](#) Approve the November 6, 2025, Planning and Zoning Advisory Board Meeting Minutes.

*A motion was made by Board Member Irizarry, 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 Irizarry, Board Member Patricoski, Board Member Bagaev, Board Member Keogh and Alternate I Wolf

**Absent:** 2 - Chair Waugh and Alternate II Gortz

### 6. PRESENTATION

- A. [26-0191](#) Planning 101 Training

### 7. GENERAL BUSINESS

- A. [25-3046](#) Discussion and Possible Action Regarding the Planning and Zoning Advisory Board 2025 Annual Report to City Commission

*A motion was made by Board Member Wolf, seconded by Board Member Irizarry, to approve the formatting of the Annual Report as a written report. The motion carried on the following vote:*

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

**Absent:** 2 - Chair Waugh and Alternate II Gortz

- B.** [26-0169](#) Consideration of an Amendment Section 3.2.4. of the Unified Land Development Code - Business Activity and Delivery Hours in CT and COR Zoning Districts

*A motion was made by Board Member Keogh, seconded by Board Member Patricoski, to recommend that the City Commission approve the amendment via Ordinance No. 2026-04 and find the amendment is consistent with the City of North Port Comprehensive Plan. The motion carried on the following vote:*

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

**Absent:** 2 - Chair Waugh and Alternate II Gortz

## **8. FUTURE AGENDA ITEMS**

## **9. PUBLIC COMMENT**

## **10. ADJOURNMENT**