



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Action Report

Planning & Zoning Advisory Board

Thursday, December 18, 2025

9:00 AM

City Commission Chambers

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