



Action Report
Planning & Zoning Advisory Board

Thursday, January 15, 2026

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, Alternate I Wolf and Alternate II Gortz

Absent: 1 - Board Member Keogh

ALSO PRESENT

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

5. APPROVAL OF MINUTES

- A. [26-0303](#) Approve the December 18, 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: 5 - Board Member Irizarry, Board Member Patricoski, Chair Waugh, Board Member Bagaev and Alternate I Wolf

Not Present: 1 - Alternate II Gortz

Absent: 1 - Board Member Keogh

7. PUBLIC HEARING

- A. [PSPP-25-03579](#) Consideration of Petition No. PSPP-25-03579 via Resolution No. 2026-R-05 to Approve a Preliminary Subdivision Plat for Brightmore East, a 290-Unit Multi-family Residential Community on Approximately 108.8 Acres located Generally West of South River Road and North of Manasota Beach Road. (QUASI-JUDICIAL)

A motion was made by Board Member Irizarry, seconded by Board Member Patricoski to recommend that the City Commission approve PSPP-25-03579, via Resolution No. 2026-R-05, Brightmore East 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: 5 - Board Member Irizarry, Board Member Patricoski, Chair Waugh, Board Member Bagaev and Alternate I Wolf

Not Present: 1 - Alternate II Gortz

Absent: 1 - Board Member Keogh

6. PRESENTATION

- A. [26-0305](#) Presentation of Sunshine Law Training (Presented by the Office of the City Attorney)

8. GENERAL BUSINESS

- A. [26-0290](#) Discussion and Possible Action Regarding the Planning and Zoning Advisory Board 2025 Annual Report to City Commission

A motion was made by Board Member Bagaev, seconded by Board Member Irizarry to approve the Planning and Zoning Advisory Board 2025 Annual Report to the City Commission. The motion carried on the following vote:

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

Not Present: 1 - Alternate II Gortz

Absent: 1 - Board Member Keogh

- B. [26-0250](#) Election of Chair and Vice Chair

A motion was made by Board Member Patricoski, seconded by Board Member Bagaev to elect Chair Waugh as Chair. The motion carried on the following vote:

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

Not Present: 1 - Alternate II Gortz

Absent: 1 - Board Member Keogh

A motion was made by Board Member Patricoski, seconded by Board Member Wolf to elect Board Member Irizarry as Vice Chair. The motion carried on the following vote:

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

Not Present: 1 - Alternate II Gortz

Absent: 1 - Board Member Keogh

9. FUTURE AGENDA ITEMS

10. PUBLIC COMMENT

11. ADJOURNMENT