



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes Planning & Zoning Advisory Board

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Thursday, June 4, 2026

9:00 AM

City Commission Chambers

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### 1. CALL TO ORDER

Chair Wolf called the meeting to order at 9:00 a.m.

### 2. ROLL CALL

**Present:** 6 - Board Member Patricoski, Board Member Waugh, Board Member Bagaev, Board Member Keogh, Chair Wolf and Vice Chair Gortz

**Absent:** 1 - Alternate I Kowalczyk

### ALSO PRESENT

Staff Liaison Willette-Grondin, Planner II Silva, Development Services Deputy Director Barnes, Assistant City Attorney Coughlin, and Board Specialist Fritz.

### 3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by the Board.

### 4. PUBLIC COMMENT

There was no public comment.

### 5. APPROVAL OF MINUTES

- A. [26-0784](#) Approve the April 16, 2026, Planning and Zoning Advisory Board Meeting Minutes.

Chair Wolf announced the item.

***A motion was made by Vice Chair Gortz, seconded by Board Member Waugh, to approve the minutes as presented. The motion carried on the following vote:***

**Yes:** 6 - Board Member Patricoski, Board Member Waugh, Board Member Bagaev, Board Member Keogh, Chair Wolf and Vice Chair Gortz

**Absent:** 1 - Alternate I Kowalczyk

### 6. PUBLIC HEARING

- A. [DMA-23-249](#) Consideration of Tuscola Commons Development Master Plan Amendment for the Development of a Self-Storage Facility in the Planned Community Zoning District pursuant to the 2010 City of North Port Unified Land Development Code Section 53-116 and the 2017 City of North Port

Comprehensive Plan (QUASI-JUDICIAL).

Chair Wolf 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 Wolf called for disclosure of ex-parte communications.

Board Members Waugh and Patricoski disclosed site visit.

Board Members Keogh and Bagaev, Chair Wolf, and Vice Chair Gortz disclosed no ex-parte communications.

Ms. Fritz stated there were no aggrieved parties.

Linda Stewart, Pape-Dawson, being duly sworn, provided a presentation including location, request for amendment and master plan, surrounding conditions and site location map, existing future land use map, development master plan modification, architectural building elevations, renderings and colors, traffic impact statement, truck turning template, parking calculations, neighborhood workshop, staff report conditions, and compliance.

Board questions and discussions took place regarding handicap parking.

Ms. Silva, being duly sworn, provided a presentation including overview, staff review, site maps, Comprehensive Plan (2017) and Unified Land Development Code (2010) analysis, public notice and neighborhood meeting, and staff recommendation.

There was no rebuttal by the applicant or staff.

There was no public comment.

Board questions and discussions continued regarding employment calculations and open space percentages.

Ms. Silva provided a closing statement requesting approval.

There was no closing argument by applicant.

Chair Wolf closed the public hearing and requested a motion.

***A motion was made by Board Member Waugh, seconded by Board Member Patricoski, to recommend approval of Petition No. DMA-23-249 (PMCPA-23-00000249), and find that, based on the competent substantial evidence, the Tuscola Commons Development Master Plan Amendment complies with all regulations set forth in the 2017 City of North Port Comprehensive Plan. The motion carried on the following vote:***

**Yes:** 5 - Board Member Patricoski, Board Member Waugh, Board Member Keogh, Chair Wolf and Vice Chair Gortz

**No:** 1 - Board Member Bagaev

**Absent:** 1 - Alternate I Kowalczyk

**7. FUTURE AGENDA ITEMS**

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

There was no discussion.

**8. PUBLIC COMMENT**

There was no public comment.

Board questions and discussions took place regarding financial disclosure statement plans.

**9. ADJOURNMENT**

Chair Wolf adjourned the meeting at 9:35 a.m.

By: \_\_\_\_\_  
Charles Wolf, Chair