



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Action Report Planning & Zoning Advisory Board

---

Thursday, April 2, 2026

9:00 AM

City Commission Chambers

---

### 1. CALL TO ORDER

### 2. ROLL CALL

**Present:** 5 - Board Member Patricoski, Board Member Waugh, Board Member Bagaev, Board Member Keogh and Chair Wolf

**Absent:** 1 - Vice Chair Gortz

### ALSO PRESENT

### 3. PLEDGE OF ALLEGIANCE

### 4. PUBLIC COMMENT

### 5. APPROVAL OF MINUTES

- A. [26-0504](#) Approve the March 5, 2026, Planning and Zoning Advisory Board Meeting Minutes.

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

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

**Absent:** 1 - Vice Chair Gortz

- B. [26-0537](#) Approve the January 15, 2026, Planning and Zoning Advisory Board Meeting Minutes.

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

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

**Absent:** 1 - Vice Chair Gortz

### 6. PUBLIC HEARING

- A. [SPX-23-053](#) Consideration of a Petition Granting a Special Exception to Allow a Multi-Family Residential Use Located Generally at the Southeast Corner of

South Toledo Blade Boulevard and Woodhaven Drive, in the Commercial General (Cg) Zoning District Pursuant to the City of North Port Unified Land Development Code Sections 53-40 and 53-259

*A motion was made by Board Member Patricoski, seconded by Board Member Waugh, to recommend denial of Resolution No. 2026-R-20, Petition No. SPX-23-053 and find that, based on the competent substantial evidence: granting the special exception will adversely affect the public interest, health, safety and general welfare; 1 or more of the 16 standards listed in Section 53-259.A(3) of the Unified Land Development Code have NOT been met.*

*The motion carried on the following:*

**Yes:** 4 - Board Member Patricoski, Board Member Waugh, Board Member Bagaev and Chair Wolf

**No:** 1 - Board Member Keogh

**Absent:** 1 - Vice Chair Gortz

**7. FUTURE AGENDA ITEMS**

**8. PUBLIC COMMENT**

**9. ADJOURNMENT**