



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes Planning & Zoning Advisory Board

Thursday, July 17, 2025

9:00 AM

City Commission Chambers

1. CALL TO ORDER

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

2. ROLL CALL

Present: 5 - Vice Chair Ludos, Board Member Patricoski, Chair Waugh, Board Member Bagaev and Alternate I Wolf

Absent: 3 - Board Member Irizarry, Board Member Keogh and Alternate II Gortz, *Baer*

ALSO PRESENT

Assistant City Attorney Coughlin, Staff Liaison Willette-Grondin, Assistant Director of Development Services Quintas, and Board Specialist Gray

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by ~~the Board~~ *Mr. Ludos*.

4. PUBLIC COMMENT

There was no public comment.

5. APPROVAL OF MINUTES

25-2439

Approval of the April 3, 2025 Planning and Zoning Advisory Board Minutes

Chair Waugh announced the item and requested a motion.

A motion was made by Vice Chair Ludos, seconded by Board Member Bagaev, to approve the minutes. The motion carried on the following vote:

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

Absent: 3 - Board Member Irizarry, Board Member Keogh and Alternate II Gortz, *Baer*.

6. PUBLIC HEARING

- A. PSPP-25-02 Consideration of Petition PSPP-25-02596 through Resolution No. 596 2025-R-45, Village K Townhomes Preliminary Subdivision Plat for a 146-lot residential townhome subdivision along with two commercial outparcel Tracts 900 & 901.

Chair Waugh announced the agenda item and administered the oath to individuals wishing to provide testimony.

Chair Waugh called for the disclosure of any ex-parte communications.

Board Members disclosed no ex-parte communications.

Board Specialist Gray read the item by title into the record and stated that there were no aggrieved parties.

Ms. Willette-Grondin, being duly sworn, provided a presentation regarding the plat location, parcel number, Village K Pattern Plan, townhomes, commercial areas, affected acreage, amenities, open space requirements, the Unified Land Development Code (ULDC), and applicable design standards.

John Luczynski, Land Development Wellen Park, LLLP, being duly sworn, addressed the location of the parcel, proposed design improvements, access points, proximity to public supply wells, Village K, the number of dwelling units, and the projected timeline.

Chair Waugh reiterated that there were no aggrieved parties and opened the floor for rebuttal.

There was no rebuttal by the Applicant.

There was no rebuttal by Staff.

There was no public comment.

Board questions and discussion took place regarding ongoing maintenance, open space provisions, future commercial development, townhomes, parcel configuration, traffic patterns, water capacity, Southwest Florida Water Management District (SWFWMD or Swift Mud), reclassification, zoning, lot lines, and applicable code.

Ms. Willette-Grondin clarified the correct chapter of the code applicable to the petition.

Mr. Quintas, being duly sworn, spoke to using the motions approved by legal and site the new section to their motion.

Board questions and discussion continued concerning distinctions between the Unified Land Development Code (ULDC) and Village development standards.

Ms. Willette-Grondin delivered closing arguments, including the staff recommendation, collaboration with the City Attorney to update the approved suggested motions, and the recommendation of approval for the petition, Village K Townhomes Preliminary Subdivision Plat.

Mr. Luczynski did not provide closing arguments.

Chair Waugh closed the public hearing and requested a motion.

A motion was made by Vice Chair Ludos, seconded by Board Member Bagaev, to recommend approval of petition PSPP-25-02596 as presented and find that, based on competent substantial evidence, the preliminary subdivision plat complies with all applicable regulations set forth in the City of North Port Comprehensive Plan and Chapter 2, Section 2.2.9 of the ~~City Code~~. The motion carried on the following vote:

article

ULDC

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

Absent: 3 - Board Member Irizarry, Board Member Keogh and Alternate II Gortz, ~~Boer~~.

7. FUTURE AGENDA ITEMS

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

Discussion took place regarding updates on City development, the Board role, relevant information to the petitions, and call load for emergency services.

8. PUBLIC COMMENT

There was no public comment.

9. ADJOURNMENT

Chair Waugh adjourned the meeting at 9:53 a.m.

By: _____

Linda Waugh, Chair



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Item: PFLU-25-02427 **Version:** 1 **Name:**
Type: Petition **Status:** Agenda Ready
Created: 8/14/2025 **In control:** [Planning & Zoning Advisory Board](#)
Agenda: 9/4/2025 **Final action:**

Description: Consideration of Petition No. PFLU-25-02427 Small-Scale Comprehensive Plan Amendment to the Future Land Use Map for property located at 4043 Jennings Boulevard

Attachments: 1. [Ordinance No. 2025-22](#), 2. [Staff Report with Exhibits](#), 3. [Staff Presentation](#)

History: (0) [Staff Summary](#)

Assigned To: Planning and Zoning Advisory Board

Staff: DM: Lori Barnes, AICP, CPM, Deputy Director, Development Services Department

SUBJECT: Consideration of Petition No. PFLU-25-02427 Small-Scale Comprehensive Plan Amendment to the Future Land Use Map for property located at 4043 Jennings Boulevard

Recommended Action

Recommend that the City Commission approve PFLU-25-02427 via Ordinance No. 2025-22 and find that the amendment is consistent with the standards and intent of the Florida Statutes, City of North Port Comprehensive Plan and the decision criteria listed in Section 2.2.6.D. of the Unified Land Development Code have been met.

Planning and Zoning Advisory Board Options

Option to Approve: I move to recommend that the City Commission approve PFLU-25-02427 via Ordinance No. 2025-22 and find that the amendment is consistent with the standards and intent of the City of North Port Comprehensive Plan and Florida Statutes.

Option to Deny: I move to recommend that the City Commission deny PFLU-25-02427 via denial of Ordinance No. 2025-22 and find that the amendment is not consistent with the standards and intent of the Florida Statutes, City of North Port Comprehensive Plan and the decision criteria listed in Section 2.2.6.D. of the Unified Land Development Code, including:

Select one or more WITH SUPPORTING REASONS:]

Consistent with the Florida Statutes 163.3184 or 163.3187 as applicable;
Discourages the proliferation of sprawl pursuant to Florida Statutes 163.3177(6)(a) 9.a. and b.;