



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

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.

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

6. PUBLIC HEARING

A. [PSPP-25-02](#)
[596](#)

Consideration of Petition PSPP-25-02596 through Resolution No. 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:

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

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