



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes Planning & Zoning Advisory Board

Thursday, September 4, 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: 6 - Board Member Irizarry, Board Member Patricoski, Chair Waugh, Board Member Bagaev, Board Member Keogh and Alternate I Wolf

Absent: 2 - Vice Chair Ludos and Alternate II Gortz

ALSO PRESENT:

Staff Liaison Willette-Grondin, Development Services Deputy Director Barnes, Assistant City Attorney Coughlin, and Assistant City Clerk Powell

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Board Member Irizarry.

4. PUBLIC COMMENT

There was no public comment.

5. APPROVAL OF MINUTES

- A. [25-2639](#) Approve the July 17, 2025, Planning and Zoning Advisory Board Meeting Minutes.

Chair Waugh announced the item and requested a motion to continue to review recommended changes.

A motion was made by Board Member Patricoski, seconded by Board Member Irizarry, to continue Item No. 25-2639 to the next Planning and Zoning Advisory Board Meeting. The motion carried on the following vote:

Yes: 6 - Board Member Irizarry, Board Member Patricoski, Chair Waugh, Board Member Bagaev, Board Member Keogh and Alternate I Wolf

Absent: 2 - Vice Chair Ludos and Alternate II Gortz

6. PUBLIC HEARING

- A. [PFLU-25-02427](#) 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

Chair Waugh announced the item.

Mr. Powell read the petition by title only.

Ms. Barnes provided a presentation including overview, background, site information, review process, staff analysis, consistency with Comprehensive Plan, Unified Land Development Code (ULDC), and Florida Statutes, property rights element, public school facilities element, public notices, neighborhood meeting, and staff recommendations.

Discussion took place regarding property location, zoning changes, property owner appeal process, walking trail impact, wetlands, and environmental impact.

There was no public comment.

Chair Waugh closed the public hearing and requested a motion.

A motion was made by Board Member Patricoski, seconded by Board Member Wolf, 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. The motion carried on the following vote:

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

No: 1 - Board Member Bagaev

Absent: 2 - Vice Chair Ludos and Alternate II Gortz

B. [PRZ-25-02428](#) Consideration of Petition No. PRZ-25-02428 rezone 3.30 acres from Environmental (EC) to Agriculture (AG) for property located at 4043 Jennings Boulevard (QUASI-JUDICIAL)

Chair Waugh announced the item and stated this is a quasi-judicial hearing.

Mr. Powell read the petition by title only and swore in those wishing to provide testimony.

Chair Waugh called for disclosure of ex-parte communications.

Board Member Wolf, Board Member Irizarry, Board Member Keogh, and Board Member Patricoski disclosed no ex-parte communications.

Chair Waugh disclosed a site visit and conversations with Myakka State Forest personnel regarding walking trail status.

Board Member Bagaev disclosed a site visit.

Mr. Powell stated there were no aggrieved parties.

Ms. Barnes, being duly sworn, provided a presentation including overview, background, site information, review process, staff analysis, consistency with Comprehensive Plan, Unified Land Development Code (ULDC), and Florida Statutes, property rights element, public notices, neighborhood meeting, and staff recommendations.

There was no rebuttal by Staff.

There was no public comment.

There was no board discussion.

Staff provided a closing argument including request for approval recommendation.

Chair Waugh closed the public hearing and requested a motion.

A motion was made by Board Member Irizarry, seconded by Board Member Patricoski, to recommend that the City Commission approve PRZ-25-02428 via Ordinance No. 2025-21 and find that, based on the competent substantial evidence, the specific requirements in the City of North Port Comprehensive Plan, and the decision criteria listed in Section 2.2.13.C. of the Unified Land Development Code have been met.

Discussion continued regarding approval process in relation to Petition No. PLFU-25-02427.

The motion carried on the following vote:

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

No: 1 - Board Member Bagaev

Absent: 2 - Vice Chair Ludos 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 staff contacts points.

8. PUBLIC COMMENT

There was no public comment.

9. ADJOURNMENT

Chair Waugh adjourned the meeting at 9:36 a.m.

By: _____
Linda Waugh, Chair