



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes Planning & Zoning Advisory Board

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Thursday, March 5, 2026

9:00 AM

City Commission Chambers

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### 1. CALL TO ORDER

Chair Waugh 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

### ALSO PRESENT

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

### 3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Board Member Wolf.

### 4. PUBLIC COMMENT

There was no public comment.

### 5. GENERAL BUSINESS

- A. [26-0466](#) Reconsideration of Item No. 26-0250 "Election of Chair and Vice Chair" Due to Chair Exceeding Term Length.

Chair Waugh announced the item and called for nominations for Chair.

Board Member Patricoski nominated Board Member Wolf to serve as Chair.

With no additional nominations Chair Waugh closed the nominations and requested a motion.

***A motion was made by Board Member Patricoski, seconded by Board Member Bagaev, to elect Board Member Wolf as Chair. 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

Chair Waugh announced the item and called for nominations for Vice Chair.

Board Member Gortz nominated Board Member Gortz to serve as Chair.

With no additional nominations Chair Waugh closed the nominations and requested a motion.

*A motion was made by Board Member Gortz, seconded by Board Member Patricoski, to elect Board Member Gortz as Vice Chair. 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

**6. APPROVAL OF MINUTES**

**A.** [26-0359](#) Approve the January 15, 2026, Planning and Zoning Advisory Board Meeting Minutes.

Chair Wolf announced the item and requested a motion.

*A motion was made by Board Member Patricoski, 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

**7. PUBLIC HEARING**

**A.** [PMCP-24-0000041](#) Consideration Of Petition PMCP-24-0000041 (DMP-24-041), 75 Park Place Development Master Plan For A Personal Storage Facility With 175 Parking Stalls For Recreational Vehicles And Boat Storage. On ± 6.37 Acres Generally Located Southeast of The Intersection of N Chamberlain Boulevard and Greenley Road. (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 disclosed no ex-parte communications.

Ms. Fritz stated there were no aggrieved parties.

Frank Feeney, Quattrone and Associates, being duly sworn, provided a presentation regarding team, presentation outline, request, location, surrounding properties, project zoning, access, landscape buffers, water management, and conclusion.

Ms. Silva, being duly sworn, provided a presentation regarding overview, history, site information, proposed development plan and master plan, staff review, consistency with Comprehensive Plan and the Unified Land Development Code (ULDC), neighborhood meeting and public notice, and staff recommendation.

Board questions and discussions took place regarding hours of operation, staffing, and overnight stays.

Lori Barnes, Development Services Deputy Director, being duly sworn, spoke to City Code regarding overnight stays and violation.

Board questions and discussions continued regarding turn access, vehicle length, water and sewer, landscaping, stored vehicle maintenance, overnight lighting, signage, restrooms, and Americans with Disabilities Act (ADA) processes.

Ashley Bloom, property owner, being duly sworn, spoke to design, septic, property purpose, and employment.

Board questions and discussions continued regarding onsite dumpster, timeline, and fencing length and material.

There was no rebuttal by the Applicant.

There was no rebuttal by Staff.

There was no public comment.

There was no closing argument by Staff

There was no closing argument by the Applicant.

Chair Wolf closed the public hearing and requested a motion.

***A motion was made by Board Member Gortz, seconded by Patricoski, to recommend that the City Commission approve petition PMCP-24-0000041 (DMP-24-041), the Development Master Plan for 75 Park Place as presented, and find that, based on the competent substantial evidence, the specific requirements in the City of North Port Comprehensive Plan have been met. 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

**8. FUTURE AGENDA ITEMS**

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

Board discussion took place regarding Board insurance coverage.

Ms. Coughlin spoke to City being legal entity.

Ms. Willette-Grondin spoke to future meeting dates and packet pickup.

**9. PUBLIC COMMENT**

There was no public comment.

**10. ADJOURNMENT**

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

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