



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes Planning & Zoning Advisory Board

Thursday, April 2, 2026

9:00 AM

City Commission Chambers

1. CALL TO ORDER

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

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

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

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

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

Chair Wolf announced the item.

Public Comment:

Kelly Varatta: Expressed opposition to Petition No. PMCP-24-00000041.

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.

Chair Wolf announced the item and requested a motion.

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

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.

Chair Wolf disclosed driving by site. Board Member Keogh, Patricoski, Waugh, and Bagaev disclosed no ex-parte communications.

Ms. Coughlin, being duly sworn, spoke to clarification on disclosing ex-parte communications and spoke to aggrieved party status.

Ms. Fritz stated there were no aggrieved parties.

Joe Medred, Genesis Planning and Development Incorporated, being duly sworn, provided a presentation including team, overview, development location, history and background, zoning, commercial general permitted uses and development standards, Future Land Use plan designation, consistency with medium-intensity corridor, proposed Development Master Concept Plan, structure and amenity placement, land use intensity, trip reduction comparison, Live Local Act, compatibility, neighborhood outreach, stipulations, summary, approval request, and turn lane clarification.

Ms. Barnes, being duly sworn, provided a presentation including overview, history, site information, surrounding land usage and zoning, Development Master Plan, staff review, Comprehensive Plan (2017) and Unified Land Development Code (2010) analysis, public notice and resolution review, and staff recommendation.

Mr. Medred provided a rebuttal including site size, rezoning, Staff inconsistency findings versus special exceptions, turn lane change and traffic impact study.

Ms. Barnes provided a rebuttal including current policies versus former, general commercial zoning district, pedestrian access integration, inconsistencies with old and new Comprehensive Plan, Live Local Act requirements, future commercial out-parcels and development, companion regulation, multi-family stand alone special exceptions, Comprehensive Plan (2017) and ULDC (2010) inconsistencies, and request for denial.

Public comment:

John Chateau: expressed opposition to the petition.

Board questions and discussions took place regarding objections and findings not met, opportunity for applicant to correct findings, proposed zoning, commercial companies, and site and development process.

Ms. Barnes provided a closing statement regarding expertise, turnover and previous communications, residential to commercial conservative balance, mixed-use development integration and non-residential components, and request for denial.

Mr. Medred provided a closing argument regarding proper stipulation, updated plan, and request for approval.

Chair Wolf closed the public hearing and requested a motion.

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 and 1 or more of the 16 standards listed in Section 53-259.A(3) of the Unified Land Development Code have NOT been met.

Board questions and discussions continued regarding Comprehensive Plan and ULDC timeline changes and turnover.

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

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

There was no discussion.

8. PUBLIC COMMENT

There was no public comment.

9. ADJOURNMENT

Chair Wolf adjourned the meeting at 10:28 a.m.

By: _____
Charles Wolf, Chair