



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes Planning & Zoning Advisory Board

Thursday, April 16, 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: 4 - Board Member Patricoski, Board Member Waugh, Chair Wolf and Vice Chair Gortz

Absent: 2 - Board Member Bagaev and Board Member Keogh

ALSO PRESENT

Staff Liaison Willette-Grondin, Assistant City Attorney Coughlin, Development Services Deputy Director Barnes, Development Services Director Ray, 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. [26-0646](#) Approve the April 2, 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 Patricoski, to approve the Minutes as presented. The motion carried on the following vote:

Yes: 4 - Board Member Patricoski, Board Member Waugh, Chair Wolf and Vice Chair Gortz

Absent: 2 - Board Member Bagaev and Board Member Keogh

6. PETITION

- A. [PAX-25-012](#)
[90](#) Consideration of a Voluntary Annexation of approximately 2,967.331 acres of real property into the City of North Port boundary generally located south and west of the City of North Port city limits, along S. River Road, near its intersection with Winchester Boulevard.

Chair Wolf announced the item and requested the Board Specialist to read the petition title.

Ms. Fritz read the petition title.

John Luczynski, Winchester Florida Ranch LLLP, and William Merrill, Icard Merrill, provided a presentation including before and after annexation map, overview, benefits of annexation, Wellen Park wetland preservation, public improvements and benefits, land donations, open space summary, annexation purpose and reason, annexation criteria under Florida Statute, contiguity, compactness, and enclaves analysis, criteria under Unified Land Development Code (ULDC), Comprehensive Plan consistency and supporting documents, interlocal service boundary agreement under Florida Statute, and request for approval.

Ms. Willette-Grondin provided a presentation including overview, annexation area, request purpose, background, service capacity, conclusion, staff review summary and analysis, municipal versus voluntary annexation, creation of enclaves aerial map, area one, two, three, and four maps, conclusion, Future Land Use (FLU) objective 1.4, intergovernmental coordination element, compliance with ULDC, public notice and legal review, business impact estimate, and staff recommendations.

There was no rebuttal by the applicant or staff.

There was no public comment

Board questions and discussions took place regarding business and agricultural impact, project ownership, residential development versus commercial balance and services, and community development taxing.

Ms. Willette-Grondin provided a closing argument requesting approval.

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 Patricoski, seconded by Vice Chair Gortz, to recommend the City Commission approve Petition No. PAX-25-01290 and find the Winchester Florida Ranch, LLLP, Voluntary Annexation is consistent with the City of North Port Comprehensive Plan. The motion carried on the following vote:

Yes: 4 - Board Member Patricoski, Board Member Waugh, Chair Wolf and Vice Chair Gortz

Absent: 2 - Board Member Bagaev and Board Member Keogh

7. GENERAL BUSINESS

- A. [26-4980](#) Consideration of an Amendment to Section 6.1.3. of the Unified Land Development Code to Provide for Consolidation of the Revenue Account Formerly Known as the Tree Fund into the Environmental Protection Fund

Chair Wolf announced the item.

Ms. Barnes introduced the item.

Board questions and discussions took place regarding tree planting and maintenance.

There was no public comment.

Chair Wolf requested a motion.

A motion was made by Vice Chair Gortz, seconded by Board Member Patricoski, to recommend the City Commission approve the amendment to Section 6.1.3. of the Unified Land Development Code via Ordinance No. 2026-11 and find that the amendment is consistent with the North Port Comprehensive Plan. The motion carried on the following vote:

Yes: 4 - Board Member Patricoski, Board Member Waugh, Chair Wolf and Vice Chair Gortz

Absent: 2 - Board Member Bagaev and Board Member Keogh

8. FUTURE AGENDA ITEMS

Chair Wolf announced the item.

There was no discussion.

9. PUBLIC COMMENT

There was no public comment.

10. ADJOURNMENT

Chair Wolf adjourned the meeting at 9:54 a.m.

By: _____
Charles Wolf, Chair