



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes Planning & Zoning Advisory Board

Thursday, December 18, 2025

9:00 AM

City Commission Chambers

1. CALL TO ORDER

Vice Chair Ludos called the meeting to order at 9:02 a.m.

2. ROLL CALL

Present: 6 - Vice Chair Ludos, Board Member Irizarry, Board Member Patricoski, Board Member Bagaev, Board Member Keogh and Alternate I Wolf

Absent: 2 - Chair Waugh and Alternate II Gortz

ALSO PRESENT

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

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Chair Ludos.

4. PUBLIC COMMENT

There was no public comment.

5. APPROVAL OF MINUTES

- A. [25-3065](#) Approve the November 6, 2025, Planning and Zoning Advisory Board Meeting Minutes.

Vice Chair Ludos announced the item and requested a motion.

A motion was made by Board Member Irizarry, seconded by Board Member Patricoski, to approve the Minutes as presented. The motion carried on the following vote:

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

Absent: 2 - Chair Waugh and Alternate II Gortz

6. PRESENTATION

- A. [26-0191](#) Planning 101 Training

Vice Chair Ludos announced the item.

Ms. Willette-Grondin provided a presentation including purpose and intent, Strategic

Plan, Comprehensive Plan, Land Development Regulations, and role of the Board.

Board discussion took place throughout the presentation regarding use of commercial property, future growth of public transportation, the financial obligations of the Wellen Park water treatment facility, Little Salt Spring Park, fitness machines at the Mullen and Morgan Centers, trails, affordable housing, and Florida Building Code.

Ms. Barnes spoke to the mandating of affordable housing and Florida Building Code regulations.

Board discussion continued throughout the presentation regarding Americans with Disabilities Act (ADA) in public schools, Fire Rescue inspections, modification of City name, Development Department's operations, future cemetery, and re-branding impact.

Ms. Barnes spoke to the increase of economic development.

Board discussion continued throughout the presentation regarding approval of petitions for Wellen Park and Board approval process.

Ms. Barnes spoke to Unified Land Development Code changes.

Board discussion continued regarding ex parte communication with site visits.

Ms. Coughlin spoke to Sunshine Law for site visits.

Board discussion continued regarding traffic concerns and Little Salt Spring opening.

Ms. Barnes spoke to traffic counts recommendations to Commission, traffic volume statements, and City's influence on the spring.

7. GENERAL BUSINESS

A. [25-3046](#) Discussion and Possible Action Regarding the Planning and Zoning Advisory Board 2025 Annual Report to City Commission

Vice Chair Ludos announced the item.

Ms. Willette-Grondin introduced the item.

Board discussion took place regarding the reviewing of the Unified Land Development Code (ULDC), training opportunities, and other Board updates.

Ms. Barnes spoke to tracking ULDC updates and communicating conflicts with required changes.

Board discussion continued regarding reviewing material before meetings, attendance policy, and deadlines.

Recess was taken from 11:22 a.m. to 11:28 a.m.

A motion was made by Board Member Wolf, seconded by Board Member Irizarry, to approve the formatting of the Annual Report as a written report. The motion carried on the following vote:

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

Absent: 2 - Chair Waugh and Alternate II Gortz

B. [26-0169](#) Consideration of an Amendment Section 3.2.4. of the Unified Land Development Code - Business Activity and Delivery Hours in CT and COR Zoning Districts

Vice Chair Ludos announced the item.

Ms. Barnes introduced the item.

Board discussion took place regarding after hour operation, noise ordinance alterations, and future project clarifications.

Vice Chair Ludos requested a motion.

A motion was made by Board Member Keogh, seconded by Board Member Patricoski, to recommend that the City Commission approve the amendment via Ordinance No. 2026-04 and find the amendment is consistent with the City of North Port Comprehensive Plan. The motion carried on the following vote:

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

Absent: 2 - Chair Waugh and Alternate II Gortz

8. FUTURE AGENDA ITEMS

Vice Chair Ludos announced and queried Board Members regarding items to be placed on a future agenda.

Board discussion took place regarding next meeting date and Board duties.

9. PUBLIC COMMENT

There was no public comment.

10. ADJOURNMENT

Vice Chair Ludos adjourned the meeting at 11:48 a.m.

By: _____
Linda Waugh, Chair