



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes City Commission Regular Meeting

### *CITY COMMISSIONERS*

*Barbara Langdon, Mayor*  
*Alice White, Vice Mayor*  
*Pete Emrich, Commissioner*  
*Debbie McDowell, Commissioner*  
*Phil Stokes, Commissioner*

### *APPOINTED OFFICIALS*

*Jerome Fletcher, City Manager*  
*Amber L. Slayton, City Attorney*  
*Heather Faust, City Clerk*

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Tuesday, February 14, 2023

10:00 AM

City Commission Chambers

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### CALL TO ORDER

Mayor Langdon called the meeting to order at 10:00 a.m.

### ROLL CALL

**Present:** 5 - Mayor Barbara Langdon, Vice Mayor Alice White, Commissioner Pete Emrich, Commissioner Debbie McDowell and Commissioner Philip Stokes

### ALSO PRESENT:

City Manager Jerome Fletcher, City Attorney Amber Slayton, Assistant City Clerk Adrian Jianelli, Recording Secretary Matthew Powell, Police Chief Todd Garrison, Fire Chief Scott Titus, and Planner III Sherry Willette-Grondin

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by City Manager Jerome Fletcher.

### 1. APPROVAL OF AGENDA

Mayor Langdon requested a motion.

***A motion was made by Commissioner Emrich, seconded by Commissioner McDowell, to approve the Agenda as presented. The motion carried on the following vote:***

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

### 2. PUBLIC COMMENT:

Ms. Jianelli read the following public eComments into the record:

Joseph Bartoszewicz: expressed opposition of the Warm Mineral Springs (WMS) Public Private Partnership (P3).

Charlene Brown: expressed opposition of the WMS P3.

Marius Boletta: expressed opposition of the WMS P3.

Ella Mandus: expressed opposition of the WMS P3.  
Vasyl Lendyel: expressed opposition of the WMS P3.  
Krzysztof Merkel: expressed opposition of the WMS P3.  
Luci Bromberg: expressed opposition of the WMS P3.  
Barbara Lockhart: expressed opposition of the WMS P3.  
Zhanna Yefimov: expressed opposition of the WMS P3.

Ms. Jianelli played the following voicemail public comments into the record:

Eugene Liberman: expressed desire to open WMS.  
Ella Mandus: expressed opposition of the WMS P3.  
Anna Capalimage: expressed opposition of the WMS P3.  
Zakhar Zatz: expressed opposition of the WMS P3.  
Elena Libo: expressed opposition of the WMS P3.  
Yevgeny and Olga Tverskoy: expressed desire to open WMS.  
Svetlana Liberman: expressed desire to open WMS.

In person public comments:

Timothy Doyle: expressed concern for public comment process.  
Bogdan Bojdanovis: expressed desire to open WMS.  
Allain Hale: expressed opposition of the WMS P3.  
Alina Stolaski: expressed desire to open WMS.  
Susan Gastony: expressed desire to preserve WMS and expressed opposition to the approval of the January 9, 2023 City Commission Workshop Meeting Minutes as presented.  
Robin J. SanVicente: expressed opposition of the WMS P3 and expressed opposition to the approval of the January 9, 2023 City Commission Workshop Meeting Minutes as presented.  
Juno Enoch: expressed opposition of the WMS P3 and expressed opposition to the approval of the January 9, 2023 City Commission Workshop Meeting Minutes as presented.  
David Iannotti: expressed opposition of the WMS P3 and expressed opposition to the approval of the January 9, 2023 City Commission Workshop Meeting Minutes as presented.  
Urszula Kubiak: expressed opposition of the WMS P3.  
Jeffrey Scott: expressed concern for City policy and expressed opposition of the WMS P3.  
Jasmine Bowman: expressed opposition of the WMS P3 and expressed opposition to the approval of the January 9, 2023 City Commission Workshop Meeting Minutes as presented.  
John Meisel: expressed support for restoration of WMS and expressed opposition of the WMS P3.

### **3. ANNOUNCEMENTS**

**A. [23-0155](#) Current Vacancies and Upcoming Expirations for Advisory Boards and Committees**

Mayor Langdon announced the item and called on the Assistant City Clerk to read the announcements.

Ms. Jianelli read the announcements into the record.

Commission discussion took place regarding reordering the Agenda.

***There was consensus to reorder the Agenda to hear Item No. 23-0198 next.***

**5. PRESENTATIONS: TIME LIMIT OF 15 MINUTES**

- A. [23-0198](#) Proclaim the Recognition of the 100th Birthday Presented to Dominick Frank Giordano

*Commission presented the Proclamation.*

Public Comment:

Aurora Walsh: expressed opposition of the Warm Mineral Springs (WMS) Public Private Partnership (P3).

**4. CONSENT AGENDA:**

Mayor Langdon announced the item and queried the City Manager regarding items pulled from the Consent Agenda for discussion.

Mr. Fletcher noted items pulled from the Consent Agenda for discussion.

Mayor Langdon requested a motion.

*A motion was made by Commissioner McDowell, seconded by Commissioner Emrich, to approve the Consent Agenda with the exception of Item No. 23-0233 and Item No. 23-0213 being pulled for discussion. The motion carried on the following vote:*

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

- A. [23-0200](#) Approve Agreement, BIS Digital Technical Support Agreement Between Business Information Systems, Inc. DBA BIS Digital and the City of North Port for the Annual Full Support Agreement With Hardware Replacement and SAS for the Term of One Year in the Amount Not to Exceed \$5,520.00.

*This item was approved on the Consent Agenda.*

- B. [23-0209](#) Approve Construction Contract No. 2023-15 - Water Distribution System Improvements with Go Underground Utilities, LLC in the Amount of \$362,573.00, With a Contingency of \$36,257.00, for a Total Amount of \$398,830.00.

*This item was approved on the Consent Agenda.*

- C. [23-0221](#) Approve the Disposition of Surplus Assets in an Appropriate Fashion Pursuant to Chapter 2 Administration, Article VIII Procurement, Section 2-419, Disposition of City Assets and Property (d), (1) of the Code of the City of North Port, Florida.

*This item was approved on the Consent Agenda.*

- D. [23-0223](#) Approve the Acceptance of The Harry Shapiro Charitable Foundation Grant in the Amount of \$25,000 for Upfitting a Community Outreach Van for Use with Community Policing Initiatives and Authorize the City Manager or

the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review.

*This item was approved on the Consent Agenda.*

- E. [23-0233](#) Approve the Award of Funds From the Special Event Assistance Program to People for Trees, Inc. in Support of the Tree Fair 2023 to be Held on April 29, 2023, in an Amount up to, and Not to Exceed, \$500 to Cover the Costs of City Fees and Resources.

Mayor Langdon announced the item.

Vice Mayor White introduced the item and stated she will abstain due to role as a Board Member of People for Trees, Inc.

There were no Commission questions or discussion.

***A motion was made by Commissioner McDowell, seconded by Commissioner Stokes, to approve Item No. 23-0233 as presented. The motion carried on the following vote:***

**Yes:** 4 - Mayor Langdon, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

**Abstain:** 1 - Vice Mayor White

- F. [23-0207](#) Approve Change Order No. 1 to Work Assignment No. 2021-09 - Neighborhood Expansion Blue Ridge-Salford North Phase 1 with Kimley-Horn & Associates, Inc., for an Additional Amount of \$18,150.00, for a Total Cost of \$492,946.00

*This item was approved on the Consent Agenda.*

- G. [23-0212](#) Accept the Cash Receipts Summary Report for December 2022.

*This item was approved on the Consent Agenda.*

- H. [23-0006](#) Ratification of City Manager's Use of Emergency Authorization to Enter Into a Contract With Persons Services Corporation for Mitigation and Temporary Roof Work at 1850 West Price Boulevard, Under Purchase Order No. in an Amount Not to Exceed 14,240.

*This item was approved on the Consent Agenda.*

- I. [23-0007](#) Ratification of City Manager's Use of Emergency Authorization to Enter into a Contract with Persons Services Corporation for Mitigation and Temporary Roof Work at 5930 Sam Shapos Way, (Modular Building) Under Purchase Order No. 049711 in an Amount Not to Exceed \$3,540.

*This item was approved on the Consent Agenda.*

- J. [23-0203](#) Ratification of City Manager's Use of Emergency Authorization to Enter Into a Contract with Persons Services Corporation for Mitigation and

Temporary Roof Work at 5930 Sam Shapos Way, (Al Goll Building) Under Purchase Order No. 049712 in an Amount Not to Exceed \$19,200.

*This item was approved on the Consent Agenda.*

- K. [23-0204](#) Ratification of City Manager's Use of Emergency Authorization to Enter Into a Contract With Persons Services Corporation for Mitigation and Temporary Roof Work at 6644 West Price Boulevard, Under Purchase Order No. 049713 in an Amount Not to Exceed \$72,895.

*This item was approved on the Consent Agenda.*

- L. [23-0213](#) Ratification of City Manager's Use of Emergency Authorization to Enter Into a Contract With Persons Services Corporation for Mitigation and Temporary Roof Work at 12200 San Servando Avenue Under Purchase Order No. 049714 in an Amount Not to Exceed \$38,630.

Mayor Langdon announced the item.

Vice Mayor White introduced the item.

There were no Commission questions or discussion.

Mayor Langdon requested a motion.

***A motion was made by Vice Mayor White, seconded by Commissioner Stokes, to approve Item No. 23-0213 as presented. The motion carried on the following vote:***

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

- M. [23-0214](#) Ratification of City Manager's Use of Emergency Authorization to Enter Into a Contract with Persons Services Corporation for Temporary Roof Work at 5455 Pan American Boulevard, Under Purchase Order No. 049750 in an Amount Not to Exceed \$1,090.

*This item was approved on the Consent Agenda.*

- N. [23-0196](#) Approve the Appointment of Julianne LaCour as the Diversified Light Industrial/Manufacturing Representative on the Community Economic Development Advisory Board, to Serve a Two-Year Term From February 14, 2023, to February 14, 2025.

*This item was approved on the Consent Agenda.*

- O. [23-0307](#) Approve the Comcast Business Service Order and Business Services Customer Terms and Conditions for Internet Service at Warm Mineral Springs Park for an Estimated One-time Connection Fee and Recurring Annual Service Fees in the Amount of \$3,068.15.

*This item was approved on the Consent Agenda.*

- P. [23-0197](#) Approve the Appointment of Jana M. Gray as a Regular Member of the

Parks and Recreation Advisory Board, to Serve a Term From February 14, 2023, to February 14, 2025.

*This item was approved on the Consent Agenda.*

- Q. [23-0310](#) Approval of Minutes for the January 24, 2023 Commission Regular Meeting

*This item was approved on the Consent Agenda.*

- R. [23-0294](#) Approve the January 20, 2023 Commission Joint Meeting Minutes

*This item was approved on the Consent Agenda.*

**6. PUBLIC HEARINGS:**

**PETITION:**

- A. [CC](#)  
[PLF-22-219](#) Consideration of Petition No. PLF-22-219, Strand at Cedar Grove Final Plat (QUASI-JUDICIAL)

Mayor Langdon announced the item, stated this is a quasi-judicial hearing, and called on the Assistant City Clerk to read by title only.

Ms. Jianelli read the Petition by title only and swore in those wishing to provide testimony.

Mayor Langdon called for disclosure of ex-parte communications.

Commissioner Emrich, Vice Mayor White, Mayor Langdon, Commissioner Stokes, and Commissioner McDowell disclosed no ex-parte communications.

Ms. Jianelli stated there were no aggrieved parties.

Strickland Smith, Heidt Design, being duly sworn, provided a presentation including location, size, number of residential units, approval of Development Master Plan (DMP), infrastructure plans, subdivision plans, infrastructure bond amount, Board recommendation, Staff recommendation, and requested approval.

Ms. Willette-Grondin, being duly sworn, provided a presentation including location, size, number of residential units, approval of DMP, infrastructure plans, subdivision plans, infrastructure bond amount, surveyor approval, Board recommendation, Staff recommendation, and requested approval.

There were no rebuttals by the Applicant or Staff.

There was no public comment.

Commission questions and discussion took place regarding recreation open space development, amenity center location, plat map details, and preserve areas.

There were no closing arguments by Staff or the Applicant.

Mayor Langdon closed the public hearing and requested a motion.

***A motion was made by Commissioner McDowell, seconded by Commissioner Emrich, to approve Petition No. PLF 22-219 as presented and find that, based on the competent substantial evidence, the Strand at Cedar Grove Plat complies with Unified Land Development Code (ULDC) and Florida Statutes Chapter 177. The motion carried on the following vote:***

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

**B. [CC](#) [PLF-22-233](#) Petition No. PLF-22-233, Antigua at Wellen Park, Replat (QUASI-JUDICIAL).**

Mayor Langdon announced the item, stated this is a quasi-judicial hearing, and called on the Assistant City Clerk to read by title only.

Ms. Jianelli read the Petition by title only and swore in those wishing to provide testimony.

Mayor Langdon called for disclosure of ex-parte communications.

Commissioner McDowell, Commissioner Stokes, Mayor Langdon, Vice Mayor White, and Commissioner Emrich disclosed no ex-parte communications.

Ms. Jianelli stated there were no aggrieved parties.

John Luczynski, Senior Vice President Wellen Park, being duly sworn, provided a presentation including lots, easement size, tree placement, removal of side yard easement, and requested approval.

Ms. Willette-Grondin, being duly sworn, provided a presentation including lots, easement size, tree placement, removal of side yard easement, approval of subdivision concept plan and infrastructure plan, location, minimum development standards, bond amount, surveyor approval, Board recommendation, Staff recommendation, and requested approval.

There were no rebuttals by the Applicant or Staff.

There was no public comment.

Commission questions and discussion took place regarding street replat versus side yard.

There were no closing arguments by Staff or the Applicant.

Mayor Langdon closed the public hearing and requested a motion.

***A motion was made by Commissioner McDowell, seconded by Commissioner Stokes, to approve Petition No. PLF 22-233 as presented and find that, based on the competent substantial evidence, the Antigua at Wellen Park Replat complies with the Unified Land Development Code (ULDC) and the Florida Statutes Chapter 177. The motion carried on the following vote:***

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

**ORDINANCE - Second Reading**

- C. [ORD. NO. 2023-07](#) An Ordinance of the City of North Port, Florida, Repealing and Replacing Chapter 4, Article I of the Code of the City of North Port, Florida, Relating to Advisory Boards and Committees; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Mayor Langdon announced the item and called on the Assistant City Clerk to read by title only.

Ms. Jianelli read the Ordinance by title only and introduced the item.

Commission questions and discussion took place regarding restrictions of relatives.

There was no public comment.

Mayor Langdon closed the public hearing and requested a motion.

***A motion was made by Commissioner Stokes, seconded by Vice Mayor White, to adopt Ordinance No. 2023-07 as presented. The motion carried on the following vote:***

- Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

**RESOLUTION:**

- D. [RES. NO. 2023-R-08](#) A Resolution of the City Commission of the City of North Port, Florida, Vacating a Portion of the Rear Maintenance Easement for Lot 46, Block 2148, Port Charlotte Subdivision; Providing for Findings; Providing for Recording; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. (QUASI-JUDICIAL)

Mayor Langdon announced the item, stated this is a quasi-judicial hearing, and called on the Assistant City Clerk to read by title only.

Ms. Jianelli read the Resolution by title only and swore in those wishing to provide testimony.

Mayor Langdon called for disclosure of ex-parte communications.

Commissioner Emrich, Vice Mayor White, Mayor Langdon, Commissioner Stokes, and Commissioner McDowell disclosed no ex-parte communications.

Ms. Jianelli stated there were no aggrieved parties.

Richard Casa, Custom Pools by Precision, being duly sworn, provided a presentation including surveyor plan, setback requirements, and requested approval.

Ms. Willette-Grondin, being duly sworn, provided a presentation including location, structure, compliance with Florida Statutes Chapter 177, easement size, utilities agencies approval, pool permits, Board recommendation, Staff recommendation, and



requested approval.

There were no rebuttals by the Applicant or Staff.

There was no public comment.

There were no Commission questions or discussion.

There were no closing arguments by Staff or the Applicant.

Mayor Langdon closed the public hearing and requested a motion.

***A motion was made by Commissioner McDowell, seconded by Commissioner Emrich, to adopt Resolution No. 2023-R-08 as presented. The motion carried on the following vote:***

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

- E.** [RES. NO. 2023-R-11](#) A Resolution of the City Commission of the City of North Port, Florida, Accepting the Transfer of Certain Sanitary Sewer Lift Station and Wastewater Infrastructure Improvements and Associated Warranties in Village F and Village G of Wellen Park; Providing for Filing of Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Langdon announced the item and called on the Assistant City Clerk to read by title only.

Ms. Jianelli read the Resolution by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

Mayor Langdon closed the public hearing and requested a motion.

***A motion was made by Commissioner McDowell, seconded by Commissioner Stokes, to adopt Resolution No. 2023-R-11 as presented. The motion carried on the following vote:***

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

- F.** [RES. NO. 2023-R-12](#) A Resolution of the City Commission of the City of North Port, Florida, Accepting Replacement Stormwater Flowage Easements for Lot 2 and Lot 3 of West Villages Market Place as Recorded in Plat Book 53, Page 140 of Sarasota County, Florida Official Records; Providing for Incorporation of Recitals; Providing for Agreements Accepting Easements; Providing for Recording; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Langdon announced the item and called on the Assistant City Clerk to read by title only.

Ms. Jianelli read the Resolution by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor Langdon closed the public hearing and requested a motion.

***A motion was made by Commissioner McDowell, seconded by Commissioner Emrich, to adopt Resolution No. 2023-R-12 as presented.***

Commission discussion took place regarding public comments.

Public Comment intended for Resolution No. 2023-R-11:

Timothy Doyle: expressed concern for cost.

Commission requested City Manager to speak with Mr. Doyle to explain the process for accepting lift stations, asset construction, and maintenance.

Commission discussion continued regarding public comment Agenda topic and reopening Resolution No. 2023-R-11.

***Commissioner McDowell withdrew her motion.***

[RES. NO.  
2023-R-11](#)

A Resolution of the City Commission of the City of North Port, Florida, Accepting the Transfer of Certain Sanitary Sewer Lift Station and Wastewater Infrastructure Improvements and Associated Warranties in Village F and Village G of Wellen Park; Providing for Filing of Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

***A motion was made by Commissioner McDowell, seconded by Commissioner Stokes, to reopen, restate, and revoke for Resolution No. 2023-R-11. No vote was taken on the motion.***

***A motion was made by Commissioner McDowell, seconded by Commissioner Stokes, to adopt Resolution No. 2023-R-11 as presented. The motion carried on the following vote:***

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

[RES. NO.  
2023-R-12](#)

A Resolution of the City Commission of the City of North Port, Florida, Accepting Replacement Stormwater Flowage Easements for Lot 2 and Lot 3 of West Villages Market Place as Recorded in Plat Book 53, Page 140 of Sarasota County, Florida Official Records; Providing for Incorporation of Recitals; Providing for Agreements Accepting Easements; Providing for Recording; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Discussion took place regarding procedure recommendation.

*A motion was made by Commissioner McDowell, seconded by Commissioner Emrich, to adopt Resolution No. 2023-R-12 as presented. The motion carried on the following vote:*

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

Recess was taken from 11:48 a.m. to 12:03 p.m.

**7. GENERAL BUSINESS:**

**A. [23-0330](#)** Discussion and Possible Action Regarding the Use of Commission Contingency Account for Commission Strategic Planning and Team Building Retreat.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding travel expenses.

Public Comment:

Timothy Doyle: spoke to discussion topics during retreat, meeting procedure, and citizen rights.

Mayor Langdon requested a motion.

*A motion was made by Commissioner McDowell, seconded by Vice Mayor White, to approve the use of the Commission contingency fund for the unfunded portion of the Commission retreat in the amount of \$2,285.17, with a not to exceed total of \$3000. The motion carried on the following vote:*

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

**B. [23-0234](#)** Discussion and Possible Action Regarding Approval of the January 9, 2023, Commission Workshop Meeting Minutes

Mayor Langdon announced the item.

Ms. Jianelli introduced the item.

Commission questions and discussion took place regarding consensus related to Activity Center 7 versus Activity Center 7A, reflecting support or opposition for public comments, and no consensus for the Warm Mineral Springs (WMS) Public Private Partnership (P3).

*A motion was made by Commissioner McDowell, seconded by Vice Mayor White, to direct the City Clerk to amend the January 9, 2023 Commission Workshop Meeting Minutes to have public comments reflect support or opposition of the WMS P3 and to include support or opposition with all future public comments.*

Public Comment:

Ms. Jianelli read the following public eComments into the record:

Natalie Shultis: expressed opposition of the WMS P3.

James Strawser: expressed opposition of the WMS P3 and expressed opposition to the

approval of the January 9, 2023 City Commission Workshop Meeting Minutes as presented.

Tia Tyler: expressed opposition of the WMS P3.

Ms. Jianelli played the following voicemail public comments into the record:

Natalie Shultis: expressed opposition of the WMS P3.

Stephanie Maglone: expressed opposition of the WMS P3.

Allison Tuccelli: expressed opposition of the WMS P3.

Alec Rodriguez: expressed opposition of the WMS P3.

The motion was restated by Commissioner McDowell.

City Attorney reminded the Commission about Commission Policy No. 2021-04 for Meeting Minutes and records.

***Vice Mayor White withdrew her second. Commissioner McDowell withdrew her motion.***

***A motion was made by Commissioner McDowell, seconded by Commissioner Stokes, to direct the City Clerk to amend the January 9, 2023 Commission Workshop Meeting Minutes to have public comments reflect support or opposition of the WMS P3. The motion carried on the following vote:***

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

***A motion was made by Commissioner McDowell, seconded by Commissioner Stokes, to direct the City Clerk to bring Policy No. 2021-04 for discussion and possible action to reflect support or opposition in the Meeting Minutes for all future public comments. The motion carried on the following vote:***

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

***A motion was made by Commissioner McDowell, seconded by Commissioner Stokes, to retain the consensus as captured, including the next sentences to state: Staff provided a recap of Commission discussion and next steps. Ms. Barnes stated staff will bring back Activity Center 7A for Comprehensive Plan changes independent from the border of the WMS area property Activity Center 7. The motion carried on the following vote:***

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

**C. [23-0261](#)**

Discussion and Possible Action Regarding Approval of the January 10, 2023, Commission Regular Meeting Minutes

Mayor Langdon announced the item.

Ms. Jianelli introduced the item.

Commission questions and discussion took place regarding no possibility of Commission questions, missing economic development Comprehensive Plan Goal 5, and missing land is necessary to create jobs.

There was no public comment.

***A motion was made by Commissioner McDowell, seconded by Vice Mayor White,***

*to direct the City Clerk to amend the January 10, 2023 Commission Regular Meeting Minutes to reflect Commission discussion took place regarding Comprehensive Plan Goal 5 regarding maximum economic development, requirement to be economically stable, and nonresidential land is necessary to create jobs.*

Commission questions and discussion took place regarding verbatim for nonresidential.

**The motion carried on the following vote:**

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

**8. PUBLIC COMMENT:**

Ms. Jianelli read the following public eComment into the record:  
Concerned Citizen: expressed concern for mosquito management.

In person public comment:

Timothy Doyle: expressed concern for mosquito management and public comment process.

**9. COMMISSION COMMUNICATIONS:**

Commissioner Emrich did not have a report.  
Vice Mayor White reported on important topics and events attended.  
Commissioner Stokes reported on important topics and events attended.  
Commissioner McDowell reported important topics and events attended.

***There was consensus to appoint Commissioner McDowell as the 2023 representative on the Florida League of Cities (FLC) Advocacy Committee.***

Mayor Langdon reported on important topics and events attended.

**10. ADMINISTRATIVE AND LEGAL REPORTS:**

Mr. Fletcher did not have a report.

Ms. Slayton did not have a report.

Ms. Jianelli did not have a report.

**11. ADJOURNMENT:**

Mayor Langdon adjourned the meeting at 1:09 p.m.

City of North Port, Florida

By: \_\_\_\_\_  
Barbara Langdon, Mayor

Attest: \_\_\_\_\_  
Heather Faust, City Clerk

These minutes were approved on the \_\_\_\_ day of \_\_\_\_\_, 2023.



**APPOINTED OFFICERS (continued)**

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, Alice White, hereby disclose that on February 14, 2023, 20\_\_ :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, \_\_\_\_\_;
- inured to the special gain or loss of my relative, \_\_\_\_\_;
- inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- inured to the special gain or loss of People for Trees Inc., which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

I am an unpaid Board member of the 501(c)3 non-profit group People for Trees.

Grant Funding in the amount not-to-exceed \$500 was issued for the Annual Tree Fair, April 29, 2023 to cover the rental cost associated for the City Center Greens.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

2-14-23  
Date Filed

Alice White  
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.