



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes - Final City Commission Workshop

### *CITY COMMISSIONERS*

*Pete Emrich, Mayor*

*Barbara Langdon, Vice Mayor*

*Jill Luke, Commissioner*

*Debbie McDowell, Commissioner*

*Alice White, Commissioner*

### *APPOINTED OFFICIALS*

*Jerome Fletcher, City Manager*

*Amber L. Slayton, City Attorney*

*Heather Faust, City Clerk*

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Monday, November 7, 2022

9:00 AM

Commission Chambers

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### CALL TO ORDER

Mayor Emrich called the meeting to order at 9:00 a.m.

### ROLL CALL

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

### ALSO PRESENT:

City Manager Jerome Fletcher, Deputy City Attorney Michael Golen, City Clerk Heather Taylor, Assistant City Clerk Adrian Jianelli, Fire Chief Scott Titus, Police Chief Todd Garrison, Legislative Analyst Todd Miles, Economic Development Program Manager Mel Thomas, Parks and Recreation Director Sandy Pfundheller, Planning Manager Lori Barnes, Planner III Katherine Woellner, Public Works Director Chuck Speake, and Neighborhood Development Service Director Alaina Ray

### PLEDGE OF ALLEGIANCE

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

### 1. PUBLIC COMMENT:

There was no public comment.

### 2. GENERAL BUSINESS:

[22-3606](#)

Discussion and Possible Direction Regarding City of North Port Federal and State Legislative Priorities.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding removing Home Rule from Federal priorities not State priorities, Sarasota Technical College (STC) funding verbiage, affordable housing verbiage, adding reform verbiage, condensing Warm Mineral Springs (WMS) verbiage, and Emergency Medical Transportation.

Mr. Miles spoke to affordable housing memorandum, emergency medical transportation, consolidating WMS language, and timeline for finalization.

Commission questions and discussion continued regarding STC verbiage, affordable housing verbiage, encouraging intended use of Sadowski funding, and adding disaster recovery title.

***There was consensus to table the discussion of this item until after Item 22-3668.***

### [22-3423](#)

Discussion and Possible Direction on City Commission Partnership Policy for Events.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Ms. Pfundheller spoke to the item.

Commission questions and discussion took place regarding defining property as an event, revising language for clarification of events on city property, application approval process, required information for partnership, partnering on events on private property, partnering for larger events, partnership application review timeline, funding, application submittal deadline, direct cost, supporting document examples, partnerships with individuals and non-profits (501C3), allowing individual partnerships and non-501C3 organizations, upcoming referendum discussion, policy purpose and intent, and next steps.

Mr. Golen spoke to definition of City event/property.

Commission questions and discussion continued regarding definition of City property, application evaluations, required information on partnerships, attendees, revenue, review of application time, fundraising activities, application deadlines, staff labor cost, supporting documents, non profit organizations, events vs. activities agreements, various 501's, private properties, restrictions, benefits, financial merits, Commission approval, charging fees, purpose of policy, Tour of North Port event, special event permit, special commitment program, and next steps.

***There was consensus to not limit the applications based on funding, to proceed as presented including the clarifying language regarding events/property.***

Recess was taken from 10:02 a.m. to 10:15 a.m.

### [22-3668](#)

To be Heard at 10:00 a.m. or Shortly Thereafter. Discussion and Possible Direction Regarding Economic Recovery Following Hurricane Ian with Greg Vaday of the Economic Development Administration (EDA) and Overall Review of the EDA

Mayor Emrich announced the item and provided welcoming remarks.

Mr. Fletcher introduced the item and Greg Vaday.

Mr. Vaday, Economic Development Representative, U.S. Economic Development Administration (EDA) introduced Recovery Support Function (RSF) Agency representation including U.S. Department of Housing and Urban Development (HUD), U.S. Army Corps of Engineers (USACE), Federal Emergency Management Agency (FEMA), U.S. Department of Agriculture (USDA), U.S. Department of Health and Human Services (HHS), U.S. Department of Interior (DOI), Florida Department of Economic Opportunity (FL DEO), Florida Department of Transportation (FL DOT), Enterprise Florida, Inc. (EFI), and provided a presentation including mission statement, EDA Regions, investment programs, job creation, eligible applicants, Public Works and Economic Adjustment Assistance Programs, role in disaster recovery, economic resilience, disaster assistance, funding, sample funded projects, and Comprehensive Economic Development Strategies (CEDs) requirements.

Ms. Thomas provided an overview of the question-and-answer process.

Commission questions and discussion took place including transportation corridors regarding available resources, water control structure and reservoir funding resources, programs for home based business owners, housing resources for employees, incubator project options, funding options for rebuilding damaged houses, public private partnerships, Suncoast Technical Center as resource, ability to win competitive grants, broadband, aligning economies, demands higher than means to provide service, tenant/landlord legal issues, counseling services, small to medium business opportunities, tourism, transportation, and survey return percentages.

Mr. Vaday spoke to upcoming regional workshops.

There was no public comment.

Recess was taken from 12:38 p.m. until 1:30 p.m.

## [22-3606](#)

Discussion and Possible Direction Regarding City of North Port Federal and State Legislative Priorities.

Mayor Emrich re-announced the item.

Mr. Miles spoke to State Legislative priorities to include infrastructure water quality improvements, septic to sewer, testing and resiliency, and storm water management under infrastructure/disaster recovery.

***There was consensus to add water quality improvement, stormwater management, and providing septic to sewer conversion incentives testing and resiliency.***

Mr. Miles spoke to affordable housing to include supports all initiatives and incentives to support affordable housing projects including use of the Sadowski funds for local housing assistance as intended and approved by state wide voters and property insurance industries reform.

***There was consensus under affordable housing to include:***

- 1. Supports all initiatives and incentives to support affordable housing projects including use of the Sadowski funds for local housing assistance as intended and approved by state wide voters.***
- 2. Property insurance industries reform.***

Mr. Miles spoke to Suncoast Technical College (STC) as a new subheading to state: supports continued funding to ensure all facilities in growing student population needs are

fully met.

***There was consensus under Suncoast Technical College (STC) as a new subheading to state: supports fully funding to ensure all facilities in growing student population needs are fully met.***

Mr. Miles spoke on adding a subheading under Disaster Recovery under State Legislative.

Commission questions and discussion took place regarding removing water quality.

***There was consensus to eliminate water quality bullet point.***

Mr. Miles spoke on adding a Disaster Recovery bullet point.

Commission questions and discussion took place regarding adding a Disaster Recovery bullet point, insurance and tort reform, public adjusters, adding subheading property insurance industry reform.

***There was consensus to add Disaster Recovery bullet point and to add a subheading property insurance industry reform.***

Mr. Miles spoke to Federal Legislative priorities to include adding storm water management under infrastructure and removing water quality bullet point.

***There was consensus to copy the State infrastructure verbiage to Federal and remove water quality bullet.***

Commission questions and discussion took place regarding American Rescue Plan Act (ARPA) funds, federal funded programs, adding Federal Emergency Management Agency (FEMA) reimbursements, debris removal for 90 days, copy workforce housing, Sadowski funds, debris in ditches, canals and household.

***There was consensus to include FEMA reimbursements and debris removal for 90 days.***

Mr. Miles spoke to workforce housing under Federal.

***There was consensus to supports all initiatives and incentives to support and provide affordable workforce housing program.***

### [22-3581](#)

Discussion and Possible Direction Regarding the Draft of the Unified Land Development Code Chapter 1 - General Provisions Relating to the Adoption of the ULDC, Zoning Districts and the Official Zoning Map, Concurrency Management, and Transfer of Development Rights

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Ms. Woellner provided a presentation to include United Land Development Code (ULDC) update general provisions, structure, contents of Chapter 1, ULDC Adoption, Zoning Districts and Official Zoning Map, Concurrency Management, Transfer of development rights, and answered questions on sending and receiving zones, process of giving up rights, resort development, commercial development, activity centers, and recap to questions to staff prior to the meeting.

There was no public comment.

**3. PUBLIC COMMENT:**

There was no public comment.

**4. ADJOURNMENT:**

Mayor Emrich adjourned the meeting at 3:09 p.m.

City of North Port, Florida

By: \_\_\_\_\_  
Pete Emrich, Mayor

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

These minutes were approved on the \_\_\_\_ day of \_\_\_\_\_, 2022.