



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes City Commission Workshop

**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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Monday, November 6, 2023

9:00 AM

City Commission Chambers

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### CALL TO ORDER

Mayor Langdon called the meeting to order at 9:00 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 Jimenez, Development Services Assistant Director Lori Barnes, Development Services Director Alaina Ray, Recording Secretary Matthew Powell, Police Captain Joseph Fussell, Fire Chief Scott Titus, Planning and Zoning Manager Hank Flores, and Communications Manager Jason Bartolone

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Linda Murphy.

### 1. PUBLIC COMMENT:

Ms. Jimenez read the following eComment into the record:  
Juno Enoch: expressed opposition to rezoning relating to Item No. 23-1566.

### 2. GENERAL BUSINESS:

- A. [23-1531](#) Presentation of the City of North Port 2023 National Community Survey Results.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Brandon Barnett, Polco National Research Center, provided a presentation including

overview, resident role, community livability facets, survey methodology, benchmarking database and comparisons, quality and importance facets, key findings, governance, economy, community design and quality, safety, special topics, information sources, summary, debriefing, resident engagement, and performance dashboards.

Commission questions and discussion took place regarding debriefing survey questions, metric results, communication, diversity of housing options, environmental protection, potential for incorporating survey in focus groups or community meetings, City goals, community participation and connectivity, customer service, transportation, cultural and art opportunities, customer care center, limitations, and direction requested.

There was no public comment.

**B. [23-1566](#)**

**Discussion and Possible Direction Regarding ULDC Rewrite, Specifically for Activity Centers and Updated Zoning Map**

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Ms. Barnes introduced Mr. Flores, spoke to errors relating to existing and projected activity center percentages, and provided a presentation including background and purpose, existing and proposed activity center maps, expansion of activity centers, existing Comprehensive Plan percentages, proposed regulations relating to residential development, percentage projections, non-residential comparisons and zoning, existing zoning map, existing and projected zoning percentages, and updated draft zoning map.

Commission questions and discussion took place regarding maximum achievable percentage of commercial development in activity centers, recommended commercial development percentage for fiscal sustainability, proposed rezoning anticipated commercial development percentage, and errors relating to existing and projected activity center percentages.

In response to Commission questions, Ms. Barnes noted she will provide a corrected existing and projected activity center percentages sheet.

Commission questions and discussion continued regarding safeguarding activity center commercial development, mixed-used development vertical integration requirements, Activity Center 10 single-family homes, attracting mixed-use developers, Unified Land Development Code (ULDC) rewrite relating to infrastructure requirements for development in residential designated neighborhoods, denoting buffer reduction bonus incompatibility adjacent to residential development, projected affordable housing diversity, housing study timeline, San Maria Circle zoning designation, and spot zoning definition.

***There was consensus to direct staff to revisit the mixed-use (MX-2) designation of San Maria Circle for consideration of residential, low (R-1) or mixed-use transitional (MX-1).***

Recess was taken from 10:26 a.m. to 10:40 a.m.

Commission questions and discussion continued regarding stormwater management development regulations, concerns relating to property between Hillsborough Boulevard and Cocoplum Waterway, Cranberry Boulevard MX-1 designation, Nordendale Boulevard and Price Boulevard MX-2 designation, and Live Local Act applicability relating to mixed-use development.

In response to Commission questions, Ms. Barnes noted she will provide information regarding the Live Local Act applicability relating to mixed-use development.

Commission questions and discussion continued regarding Bobcat Trail village designation and golf course preservation, previous Commission direction relating to agricultural estates versus agricultural zoning name, and previous Commission direction relating to prohibiting mining, fracking, and refining.

In response to Commission questions, Ms. Slayton spoke to a previous memorandum regarding legal review relating to prohibiting mining, fracking, and refining.

Commission questions and discussion continued regarding prohibiting uses comparison, previous Commission direction relating to prohibiting drive-thru facilities adjacent to residential zoned properties, and equestrian stables and boarding activity center uses.

Consensus was requested to prohibit equestrian stables and boarding in Activity Centers 1, 2, 3, 4, and 5, and allow it in Activity Center 10 as a special exception.

Commission questions and discussion continued regarding safety concerns relating to permitting versus special exception of shooting range/archery - outdoor land use.

***There was consensus to have shooting range/archery - outdoor land use be changed to special exception for Activity Centers 4, 6, and 10.***

Commission questions and discussion continued regarding transportation terminal definition and uses in Activity Center 7.

Consensus was requested to prohibit transportation terminals in Activity Center 7.

Commission questions and discussion continued regarding transportation terminal definition and examples, definitions missing from uses chart, and bar or nightclub versus restaurant definitions and uses.

Consensus was requested to permit bar or nightclub uses in all Activity Centers with no special exception requirements.

Commission questions and discussion continued regarding Activity Center 9 exclusion of designated development breakdown and meeting procedure recommendations.

Recess was taken from 11:49 a.m. to 12:30 p.m.

Commission questions and discussion continued regarding places of assembly large versus small scale determination utilizing transportation trips versus square footage, essential services - major special exception versus prohibited in Activity Center 7, essential services - major exclusion of police and fire stations versus essential services - minor inclusion of police and fire substations, discrepancy of animal daycare versus personal services indoor pet sitting permitted uses, personal storage facilities definition relating to recreational vehicle storage, animal boarding differentiation from puppy mills, day care facilities definition, patient related medical testing laboratory definition category, religious institution definition versus use chart discrepancy, assisted living facilities definition versus use chart bed amount discrepancy, and recreation commercial prohibited use in Activity Center 6.

Consensus was requested to allow recreational commercial in Activity Center 6.

Commission questions and discussion continued regarding retail sales and services small-scale determination and definition, Section 3.6.1 verbiage relating to inclusion of reference to the ULDC, building height and density incentives applicability to Live Local Act, stormwater incentive changes, multi-family density changes, and floor area ratio (FAR).

Ms. Jimenez read the following eComment into the record:  
Jasmine Bowman: expressed opposition to rezoning.

**3. PUBLIC COMMENT:**

There was no public comment.

**4. ADJOURNMENT:**

Mayor Langdon adjourned the meeting at 1:05 p.m.

City of North Port, Florida

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

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