



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

Monday, January 9, 2023

9:00 AM

Commission Chambers

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, Deputy City Attorney Michael Golen, City Clerk Heather Faust, Recording Secretary Matthew Powell, Police Captain Scott King, Fire Chief Scott Titus, Planner III Katie Woellner, Planning Manager Lori Barnes, Planner II Randy Bowling, and Neighborhood Development Service Director Alaina Ray

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Kathleen Therrien.

1. PUBLIC COMMENT:

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

Sandy Smith: spoke to Warm Mineral Springs (WMS) Public Private Partnership (P3).

Linda Manley: spoke to WMS P3.

Anna Milewska: spoke to WMS P3.

Barbara Lockhart: spoke to WMS P3.

Dale Bartush: spoke to WMS P3.

Bill Goetz: spoke to WMS P3.

Ella Mandus: spoke to WMS P3.

Fima Tompakov: spoke to WMS P3.

Renee LePere: spoke to WMS P3.

Tracie Story: spoke to WMS P3.

Vladimir Klimontov: spoke to WMS P3.

Zhanna Yefimov: spoke to WMS P3.

Jackie Lafler: spoke to WMS P3.
Urszula Kubrak: spoke to WMS P3.
Carol McCoy: spoke to WMS P3.
Zakhar Zats: spoke to WMS P3.

In-person public comments:

Jill Luke: spoke to WMS P3.
Denise Walder: spoke to WMS P3.
Gabriela Ferland: spoke to WMS P3.
Edward Ferland: spoke to WMS P3.
Luci Bromberg: spoke to WMS P3.
Juno Enoch: spoke to WMS P3.
Edie Driest: spoke to WMS P3.
David Iannotti: spoke to WMS P3.
Krzysztof Merrel: spoke to WMS P3.
Theresa Pratt: spoke to WMS P3.
Juliette Jones: spoke to WMS P3.
Allain Hale: spoke to WMS P3.
Kathleen Therrien: spoke to WMS P3.

2. GENERAL BUSINESS:

[23-0012](#)

Discussion and Possible Direction Regarding the Draft of the Unified Land Development Code Chapter 2 - Development Review, Including Articles on Administration and Enforcement, Development Application Types, Application Requirements, and Decision Makers.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Ms. Woellner provided a presentation on Chapter 1 updates, Chapter 2 Article I through IV and highlights, and Commission questions in need of further direction regarding conceptual plans for all development.

Commission questions and discussion took place regarding conceptual plans, neighborhood meetings, application statistics, community involvement, economic development, Commission role, development review process, and Development Master Plan (DMP) requirements.

There was consensus to retain neighborhood meetings as it is currently required in the existing DMP code process.

Consensus was requested to maintain the DMP process as it is currently required in the existing code, possibly changing the name to "Conceptual Development Plan" pending staff review.

Commission questions and discussion continued regarding verbiage, acreage requirements, legal liabilities, community input process, and pausing discussion regarding the DMP process pending zoning code review.

There was consensus to pause conversation on the DMP process until after review of corrections regarding the zoning code.

Commission questions and discussion continued regarding application review process,

staff reports, requesting documents process, public noticing requirements, and property sign posting requirements in regards to the neighborhood meeting process.

There was consensus to direct staff to modify the language regarding sign posting to include posting the property as part of the neighborhood meeting process.

Commission questions and discussion continued regarding variances to buffer sizes and waiver requests.

There was consensus to pause discussion regarding variances to buffer sizes until after review of corrections regarding buffer code.

Commission questions and discussion continued regarding waivers, public art, and temporary use.

Ms. Faust read the following public eComment into the record:

Bill Goetz: spoke to compliance with the Florida Department of Environmental Protection.

In-person public comments:

Allain Hale: spoke to staff presentation.

Jeffrey Scott: spoke to zoning process.

Jill Luke: spoke to application process.

Recess was taken from 11:20 a.m. to 11:30 a.m.

[23-0062](#)

Discussion and Possible Direction Regarding Warm Mineral Springs Potential Comprehensive Plan Amendments to (1) Achieve P3 Vision for Warm Mineral Springs Activity Center 7 and (2) Corrective Amendments to Activity Center 7A.

Mayor Langdon announced the item.

Mr. Fletcher responded to Commission questions regarding reopening Warm Mineral Springs (WMS) and introduced the item.

Ms. Barnes provided a presentation including amendments to achieve Public Private Partnership (P3) vision for WMS including activity center location, current Comprehensive Plan standards, additional limitations in Comprehensive Plan, future land use, maximum density and intensity, P3 proposal, development intensity assumptions, Comprehensive Plan amendments, and additional staff recommendations.

Commission questions and discussion took place regarding staff recommendations, acreage usage, protected land, P3 requirements, Comprehensive Plan compliance, open space minimum, future land use, Comprehensive Plan approval process, proposed unit locations, community conversations, economic development, floor area ratio (FAR), density and intensity maximums, Comprehensive Plan amendments, and next steps.

Consensus was requested to direct staff to proceed with the numbers in the plan with the understanding that before further Commission action, staff will provide Commission the numbers for sixty two acres.

Commission questions and discussion continued regarding recommended changes, acreage allotment, development restrictions, P3 requirements, creating an activity center, and next steps.

Ms. Barnes continued her presentation on Activity Center 7A including Comprehensive Plan amendments, maximum density and intensity, Comprehensive Plan conflict and contract zoning, and additional staff recommendations.

Commission questions and discussion continued regarding density and intensity calculation, Planned Community Development (PCD) zoning, Comprehensive Plan limitations, environmental impact on WMS, development requests, and next steps.

There was consensus to adopt the Comprehensive Plan changes as presented.

Staff provided a recap of Commission discussion and next steps.

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

Rachel Soares: spoke to WMS P3.
Marius Boletta: spoke to WMS P3.
Dave Phillips: spoke to WMS P3.
Eugene Livchin: spoke to WMS P3.
Marina Lvovsky: spoke to WMS P3.
JoanHerron SanLwin: spoke to WMS P3.
Zofia Wypyska: spoke to WMS P3.
Vasyl Lendyel: spoke to WMS P3.
Kathy White: spoke to WMS P3.
Tia Tyler: spoke to WMS P3.
Anna Fidler: spoke to WMS P3.

In-person public comments:

Robin San Vincente: spoke to WMS P3.
James Strawser: spoke to WMS P3.
Kara Mullen: spoke to WMS P3.
Jasmine Bowman: spoke to WMS P3.
Brigitte Grassman: spoke to WMS P3.
Kenneth Wells: spoke to WMS P3.
Jill Luke: spoke to WMS P3.
Jenna Slater: spoke to WMS P3.
Sharon Bryant Phillips: spoke to WMS P3.
Kay Chase: spoke to WMS P3.
Inga Puziua: spoke to WMS P3.
David Iannotti: spoke to WMS P3.
Jeffrey Scott: spoke to WMS P3.
Urszula Kubiak: spoke to WMS P3.

3. PUBLIC COMMENT:

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

Susan Gastony: spoke to Warm Mineral Springs (WMS) Public Private Partnership (P3).
Juan Valdivia: spoke to WMS P3.
Anna Fidler: spoke to WMS P3.

4. ADJOURNMENT:

Mayor Langdon adjourned the meeting at 2:22 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.